

FRESNO COURT HOUSE

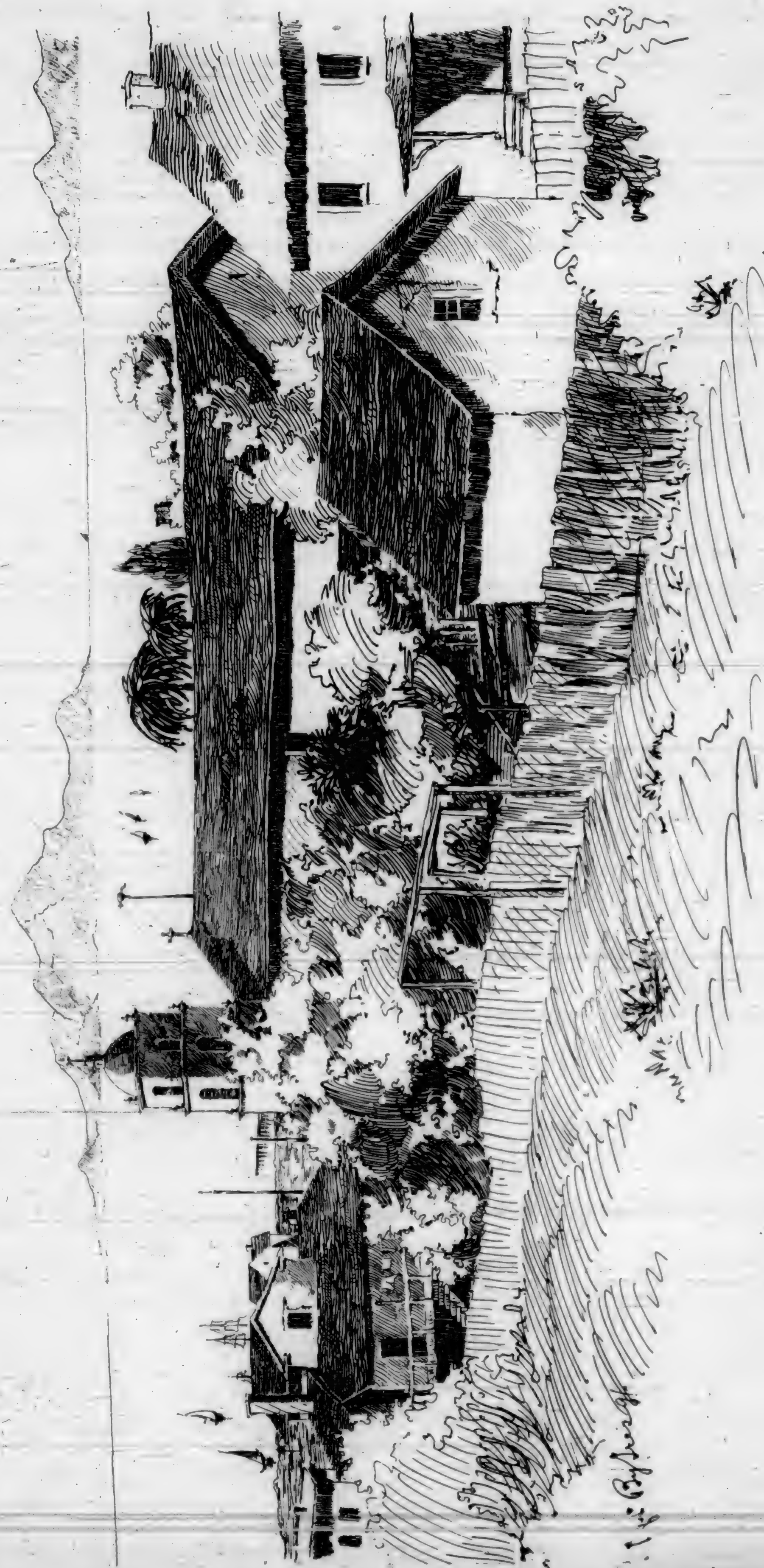
WILLIAM CURLETT
T. A. EISEN } Architects.

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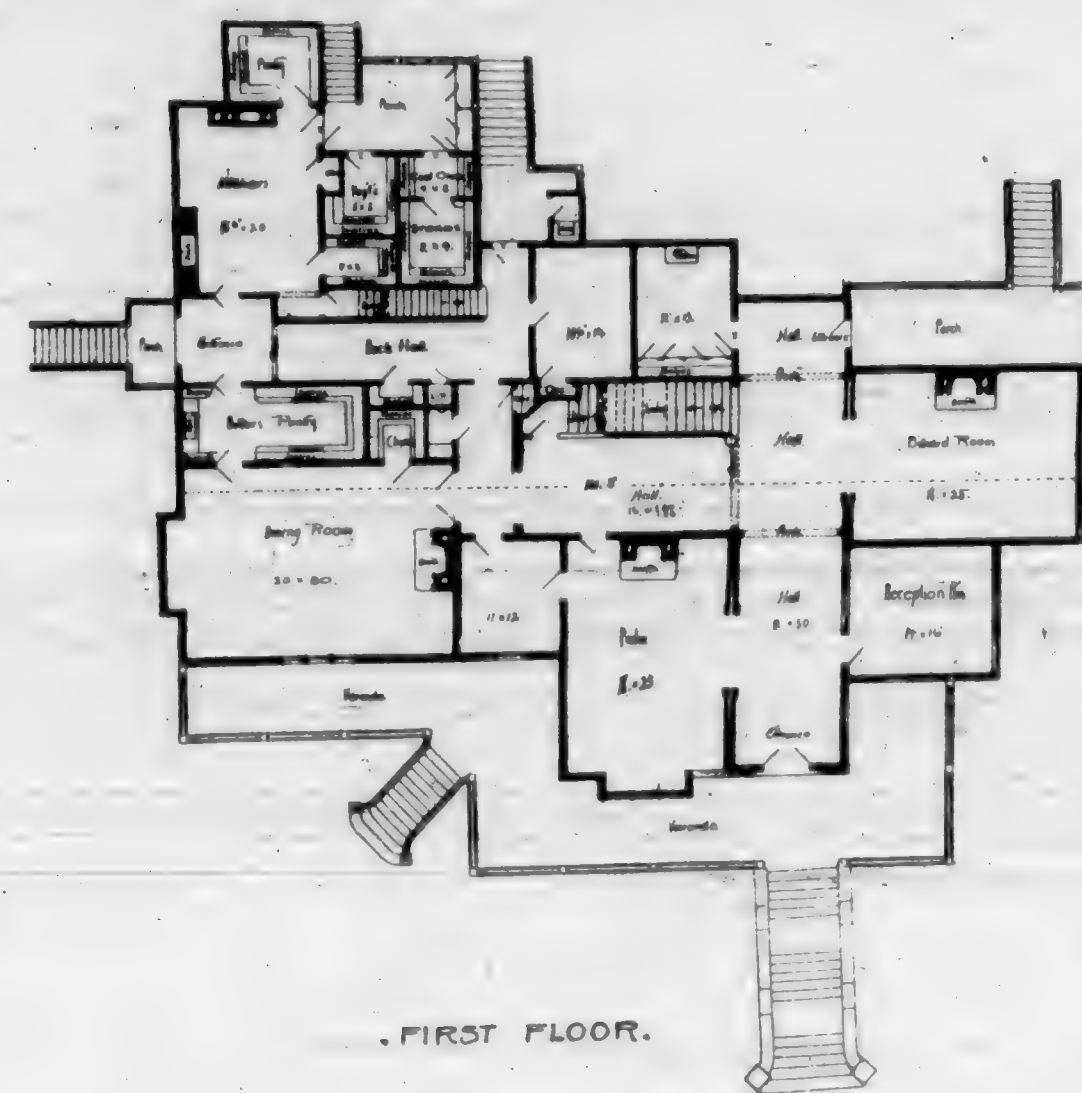


THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

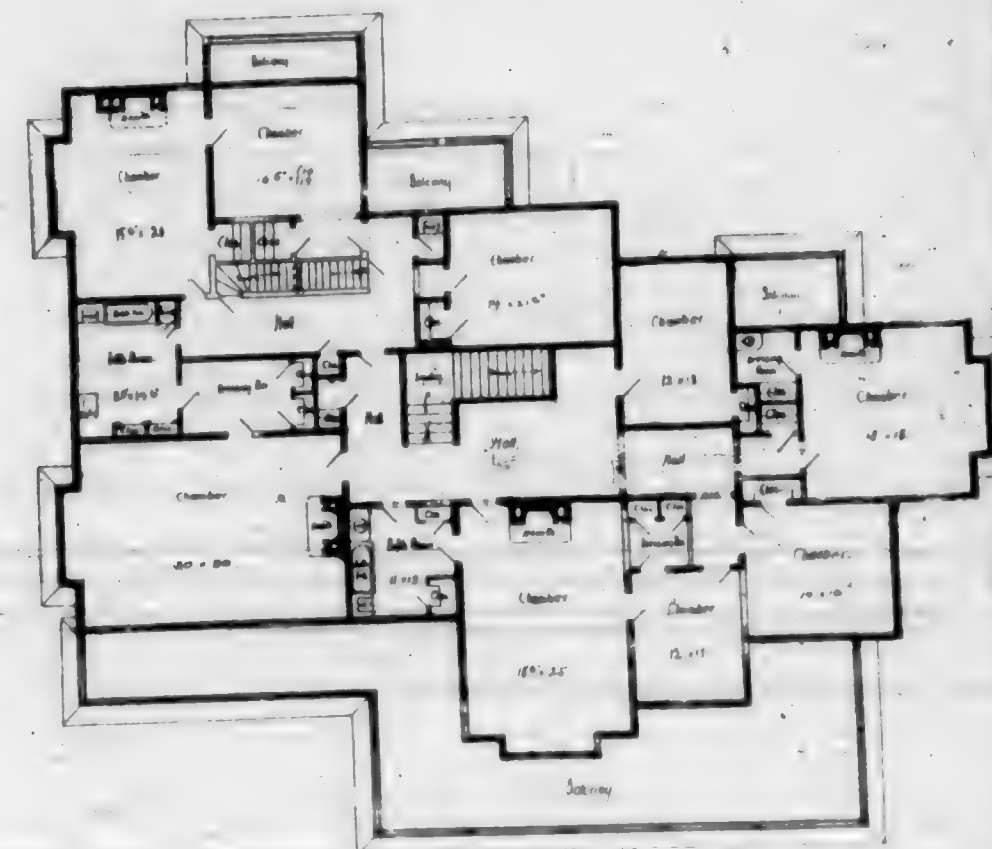


VENTURA MISSION.

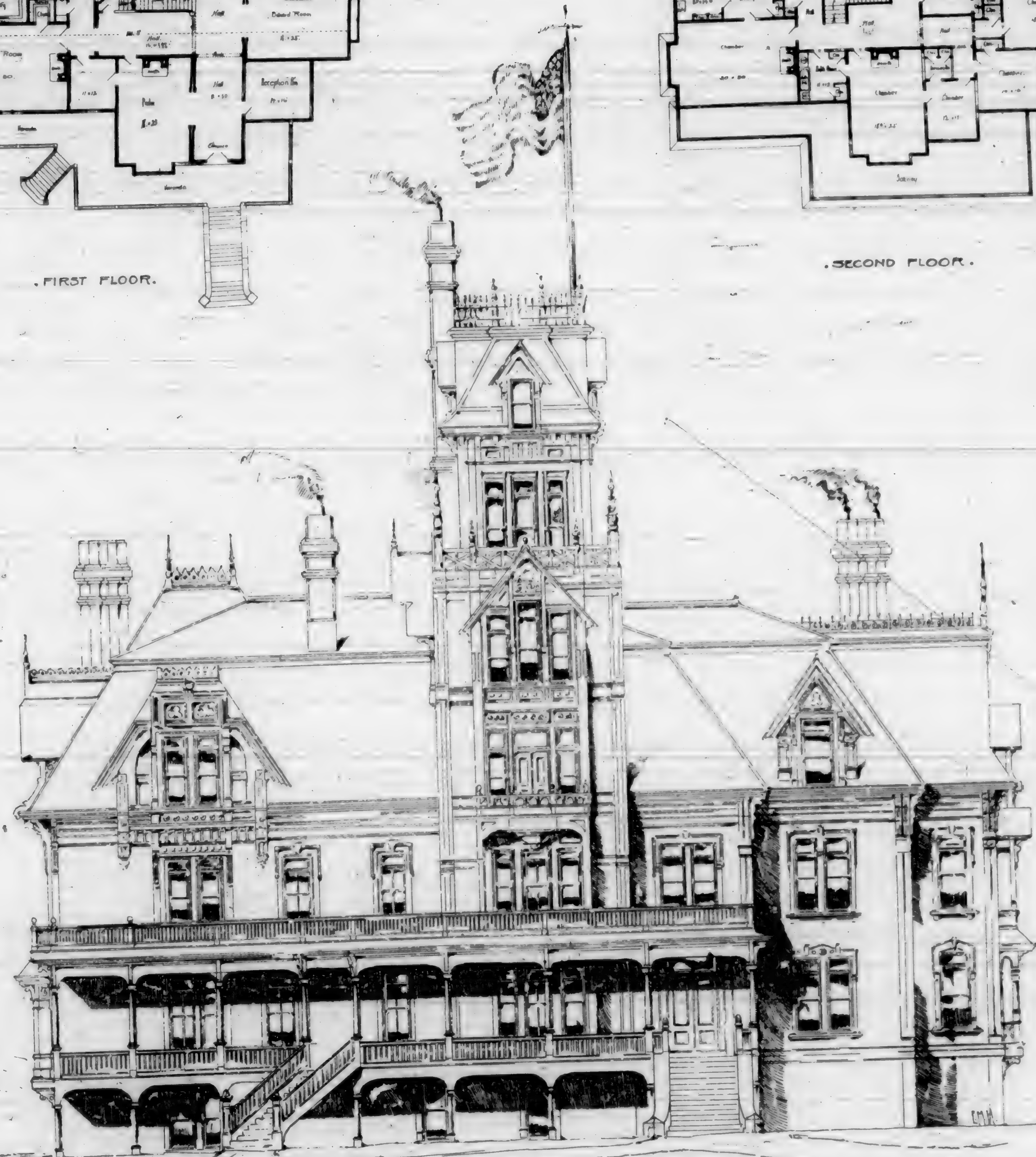
THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



FIRST FLOOR.



SECOND FLOOR.



THE JOHNSON RESIDENCE.

.. SONOMA COUNTY ..
.. CAL. ..

B. M. Douglass and Son
ARCHITECTS.
330 PINE STREET S.F.

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.

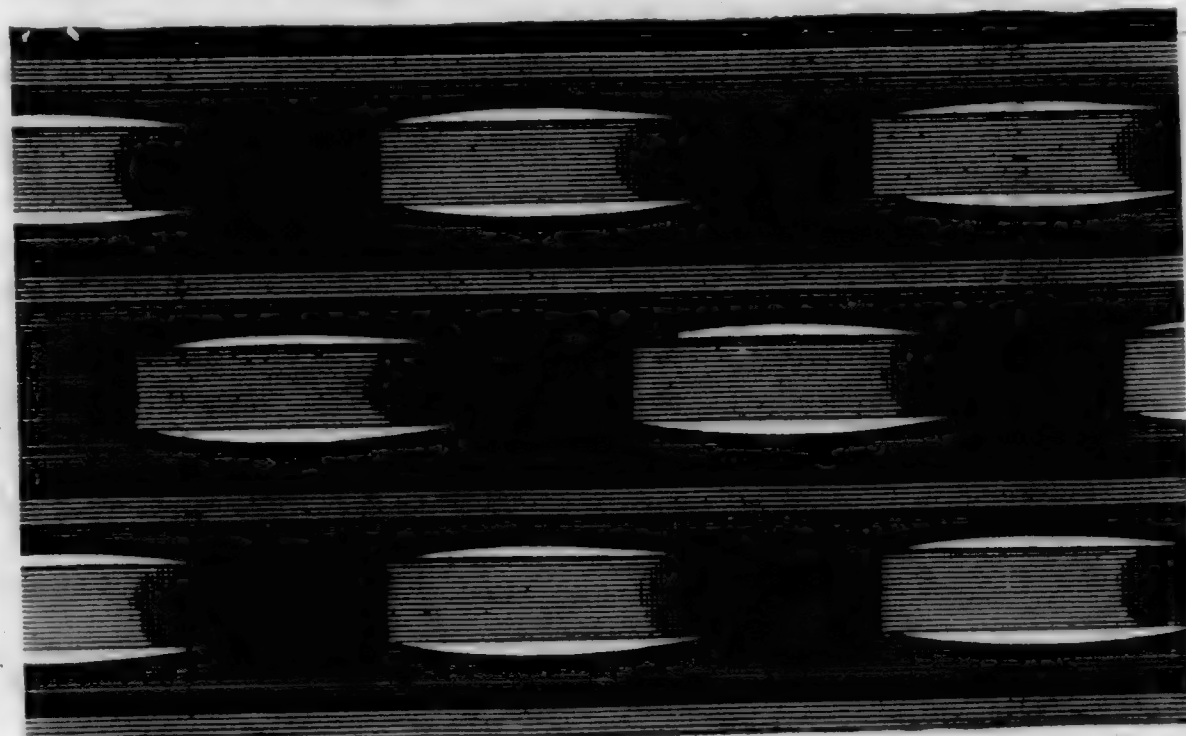
THE BOSTWICK STEEL LATH.

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, 35 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; \$2235, 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, \$300; cost, \$1475; signed, Nov. 3; filed, Nov. 3; payments, \$450, frame up and chimneys built; \$525, brown coated; \$507, completed; \$507, 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; \$900, outside finish on; \$900, inside on; \$212.50, completed; \$400.50, 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, Rechenbach & 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; \$650, interior work.

Eleventh near Market. Iron work; owner, Church of the Advent; architects, Coxhead & Coxhead; contractor, Wm. Crenan; bond, \$600; cost, \$1800; signed, Oct. 10; filed, Oct. 28; payments, 75 per cent as work progresses; balance, 35 days.

Elizabeth near Castro. To build; owner, Henry Soetjé; 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.

Farels and 22nd. To build; owner, Anna Devrieze; architect, Geo. E. Voelkel; contractor, Louis Cereghini; bond, \$3000; cost, \$3900; signed, Oct. 6; filed, Oct. 10; payments, \$500, frame up and building roofed; \$1000, plastering completed; \$1400, 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; \$1000, 35 days.

Franklin and Grove. Plumbing and gas-fitting; owner, Catherine Oliver; architect, T. J. Welsh; contractors, Ford Bros.; bond, \$300; cost, \$1328; 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. 15; 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.

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. 15; 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; \$414, completed; \$414, 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, \$2107; 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, \$800, brick walls up and roof boards on; \$540, carpenter work completed; \$550, completed; \$550, 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, \$800, brick walls up and roof boards on; \$540, carpenter work completed; \$550, completed; \$550, 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, Hibbernia 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, \$3997.75, completed; \$1920.25, 35 days.

O'Farrell near Mason. To build; owner, Jose Guadalupe; architect, Clinton Day; contractor, W. T. Connary; cost, \$1365.47; signed, Oct. 23; filed, Nov. 2; payments, \$1525, roof boards ready for in; \$550, rough plumbing in; \$216.57, and ments; \$1525, roof boards when completed; \$443, 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, \$1590; signed, Oct. 14; filed, Oct. 15; payments, \$350, 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; \$900, 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.

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 & Casareto; 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, \$3500; 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, \$300, 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, Gary; contractors, Marcuse & Remmel; cost, \$1800; signed, Oct. 28; filed, Nov. 2; 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,

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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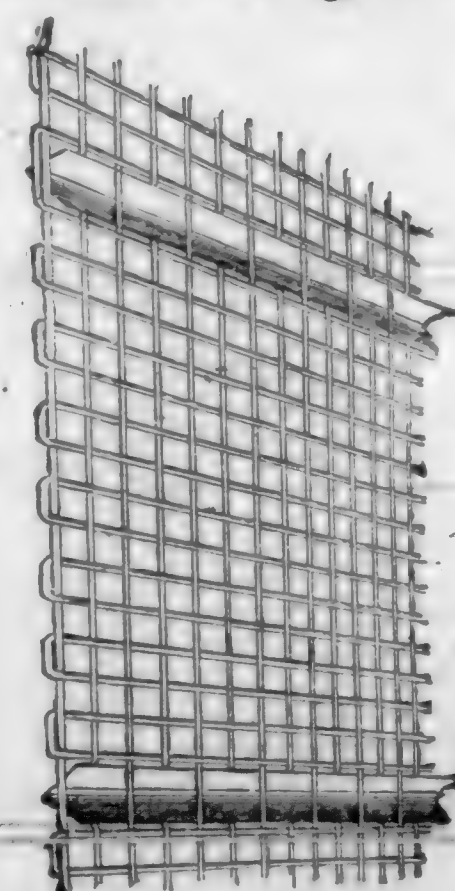
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VOLUME XII.

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NUMBER 12.

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

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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.

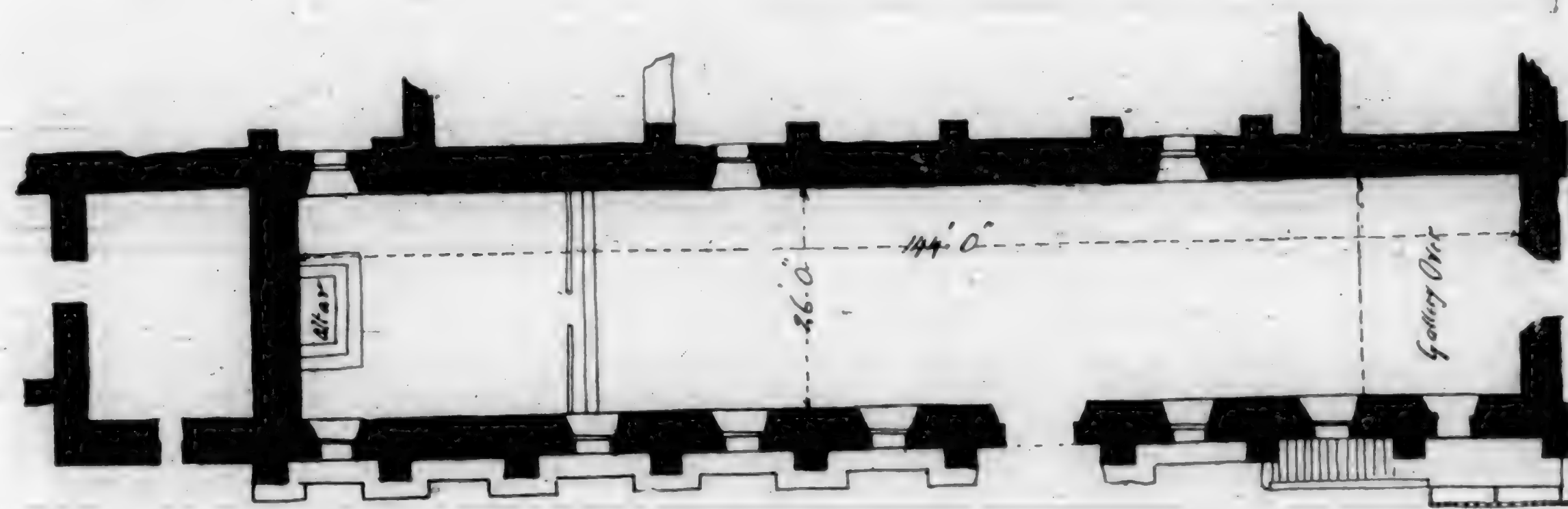
Throughout other sections of California, Oregon and Washington the building business has been more than usually active.

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.

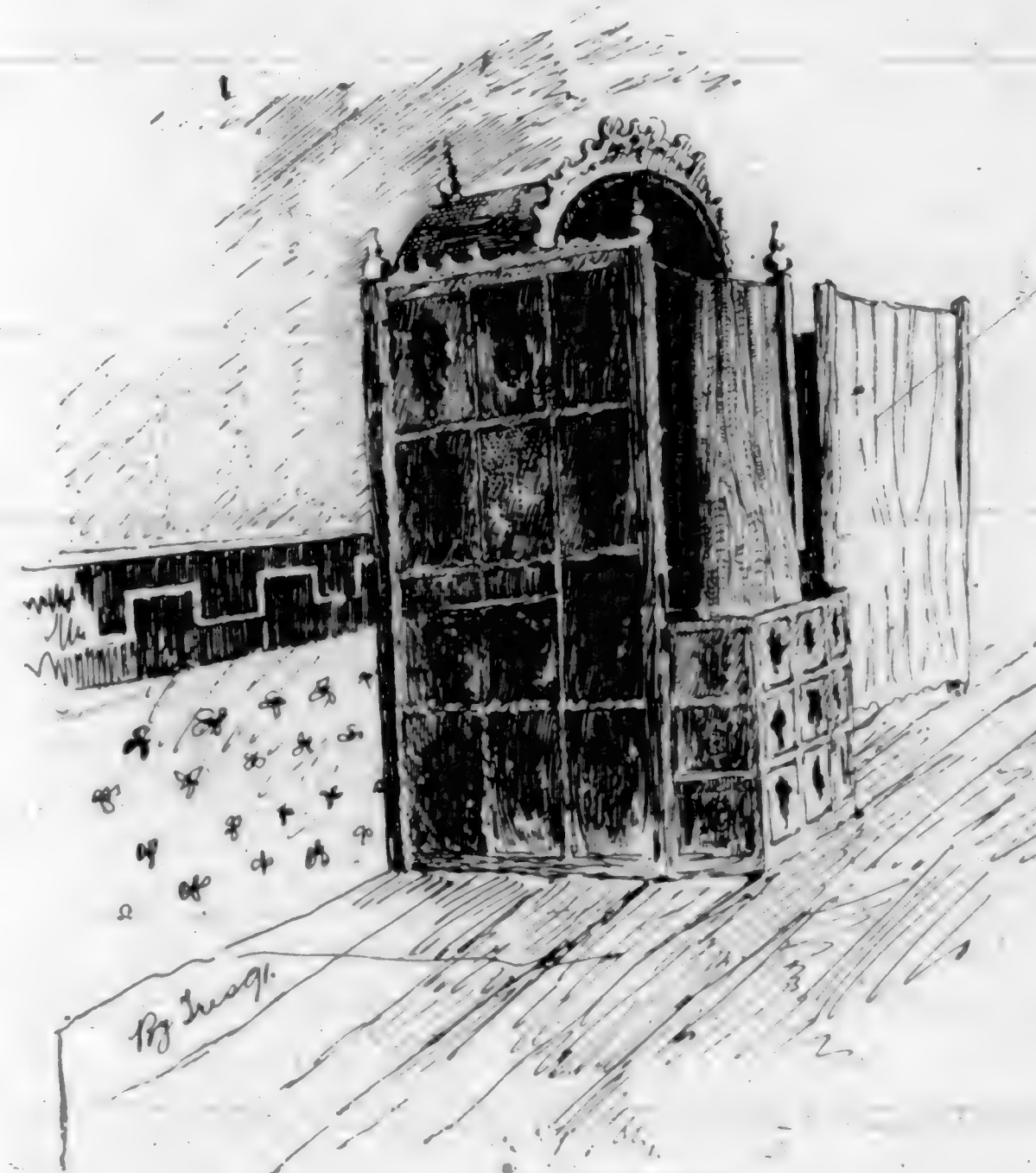
If the buildings erected by the Government were conducted on business methods, the same as the erection of like structures by individuals, it would be economy to the public service.

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.

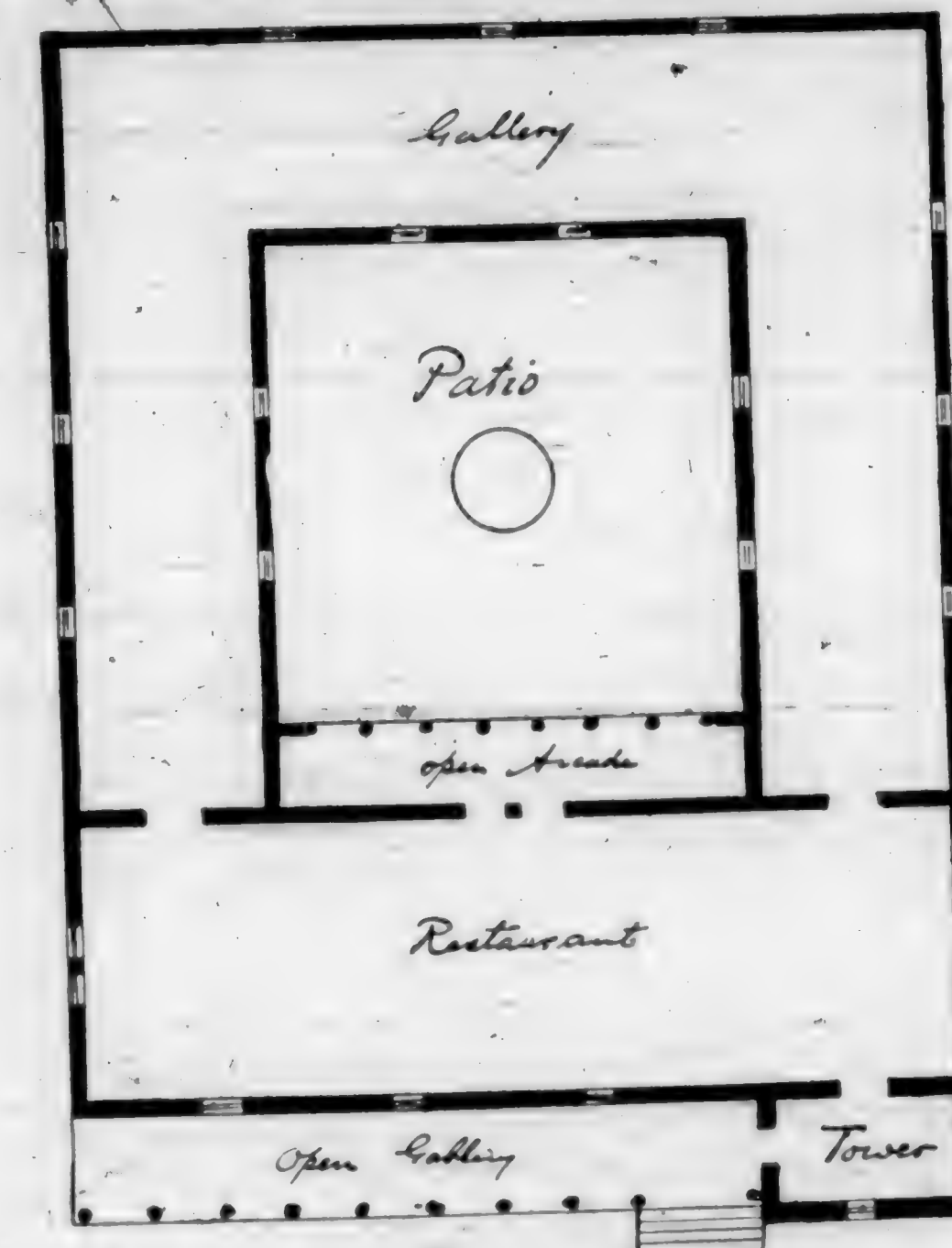
The supervising architect's office has some most capable assistants, as much good work in the buildings of the Government shows; but there are not enough capable employees for the amount of work devolving upon the office, and, under existing regulations, they are not obtainable.

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.

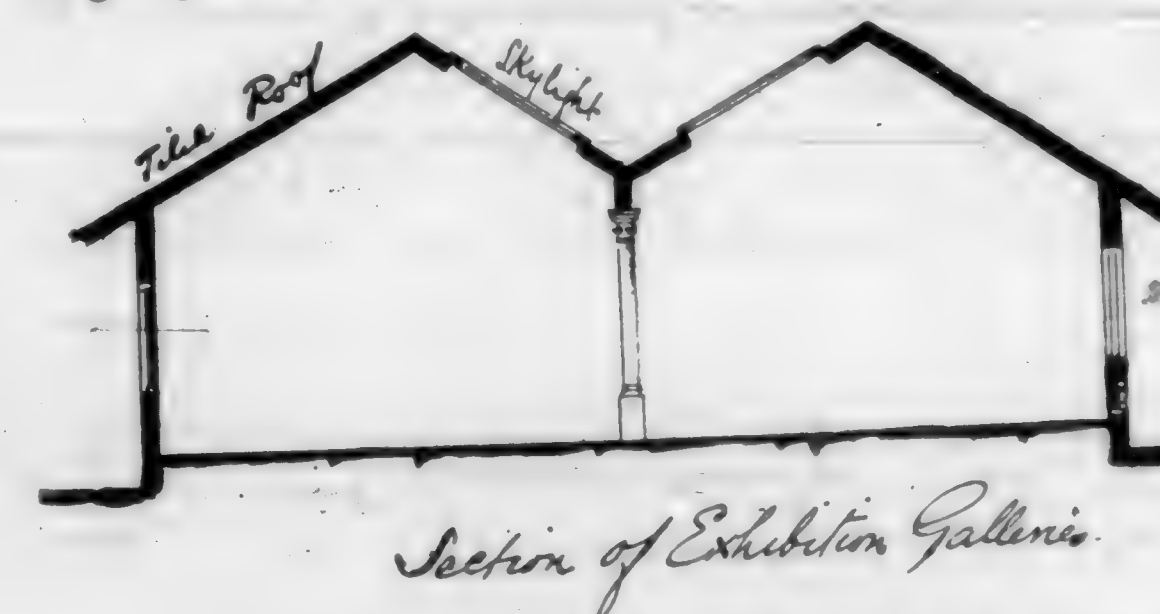
Synopsis of a paper read before the members of the San Francisco Chapter of the American Institute of Architects, Dec. 11, 1891, by W. J. Cuthbertson.

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.

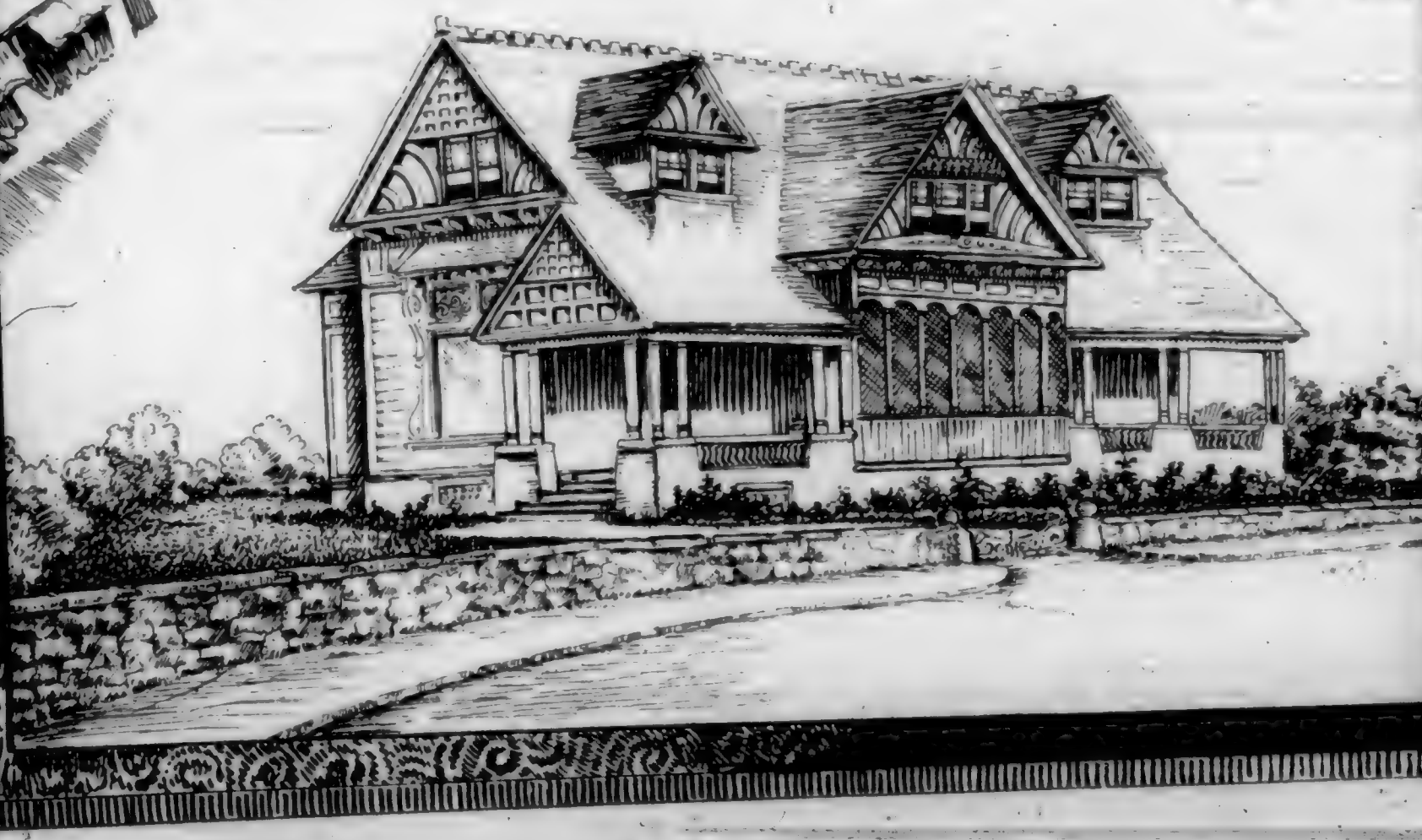
The designs selected will be published without charge. All drawings, whether accepted or not, will be returned to their authors, who must bear express charges both ways.

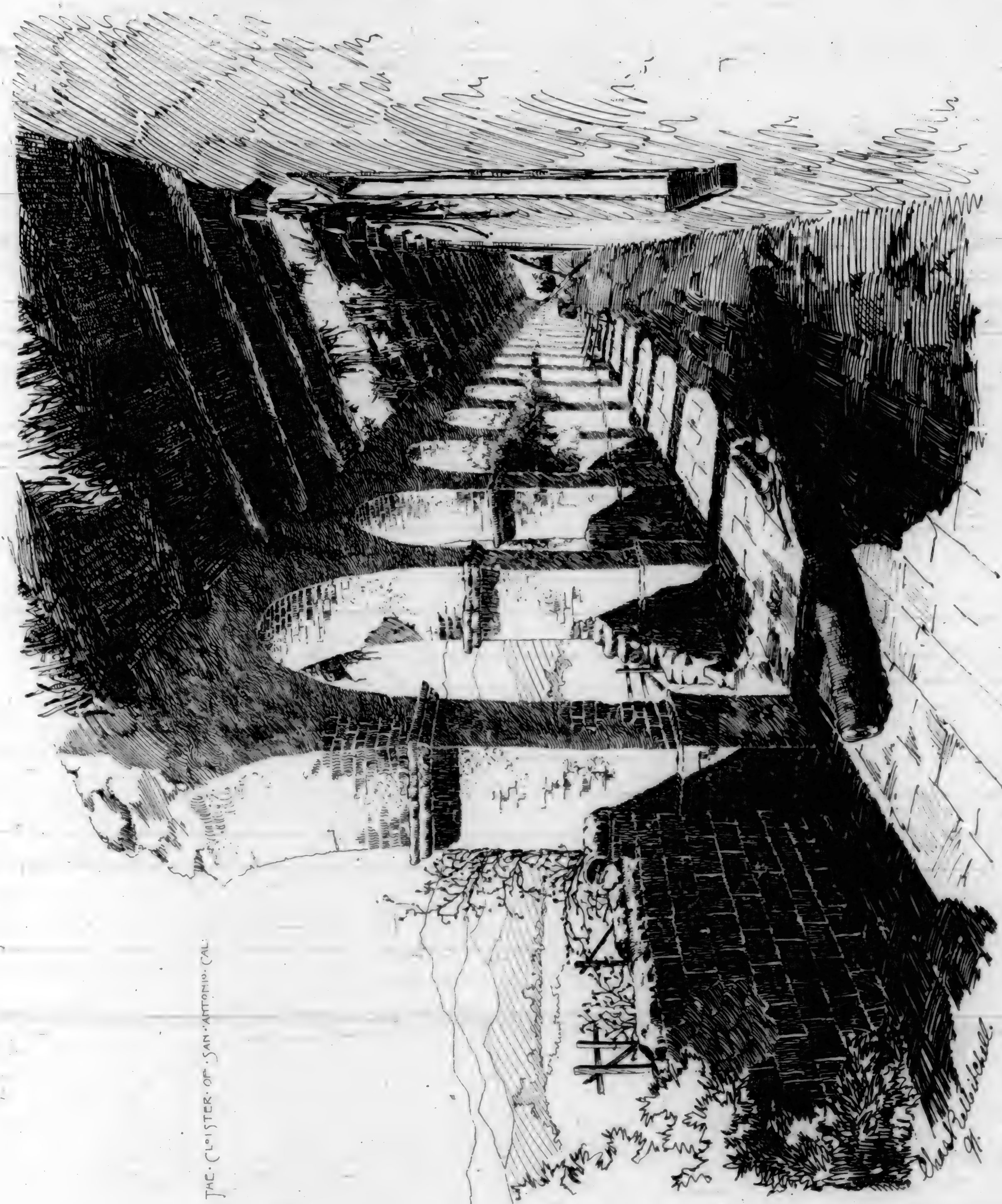
The double page containing several designs for residences as built in the Hawaiian Islands—C. B. Ripley of Honolulu is the architect.

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

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

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.





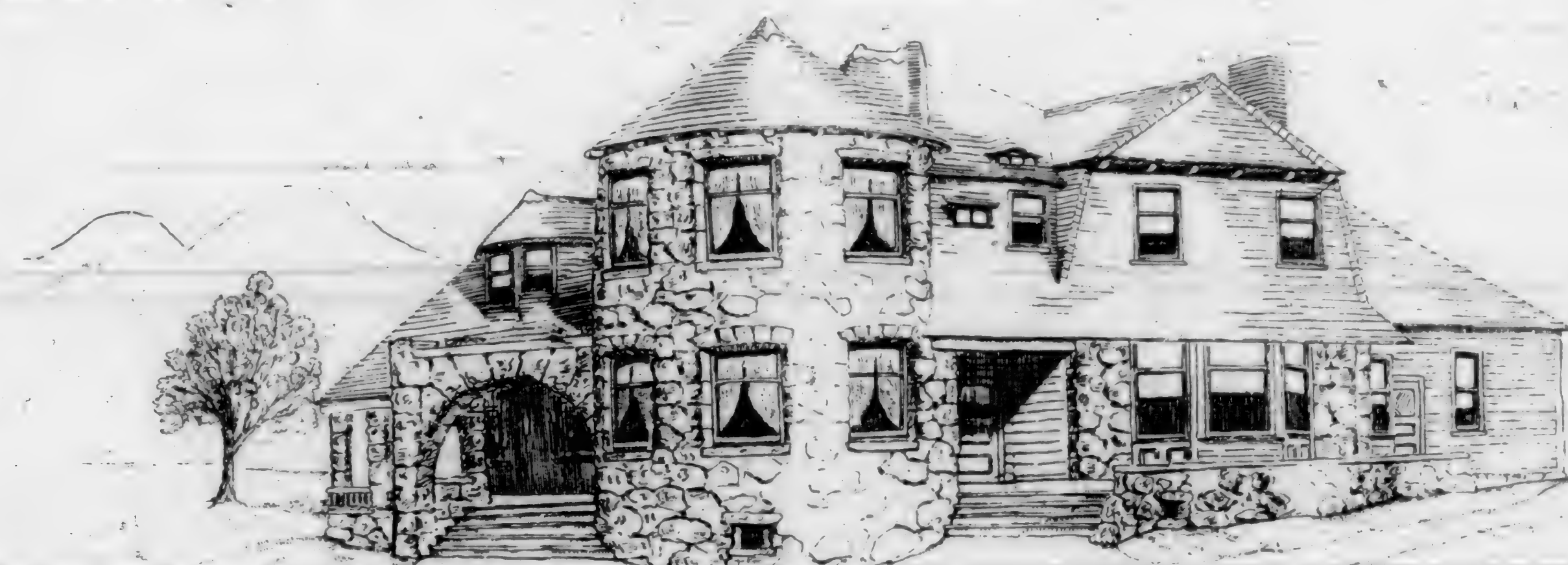
THE CLUSTER OF SAN ANTONIO CAL.

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



M. G. BUCBEE.
ARCHITECT 419 CAL. ST.
SAN FRANCISCO.

Residence in Ross Valley - T. B. Berry Esq.



M. G. BUCBEE - ARCHITECT.
419 CALIFORNIA.

BUILT BY STUDENTS.

Comparatively few people are aware that Chicago has a building almost wholly built by the students of an industrial school. The new building of the Institute of Technology, 147 Throop street, is the first building west of New York City ever put up wholly or in part by students. No better evidence of the practical character of the instruction of a school could be desired.

The teaching of trades is in accordance with the broad plan of this Institute which proposes to teach "Any person, any study, day and evening." It now announces the organization of evening classes in Electricity, Plumbing and Brick-laying, as well as Architecture, Engineering and Telegraphy, beginning December 1st next. Draughting of all kinds is made a specialty, four instructors being employed.

A desirable opportunity is thus offered young men who want to "earn better wages."

EVERY MAN HIS OWN BRICK-LAYER.

If all the claims that are made for a new brick invented by a German mechanic are shown to be founded in fact, the bricklayer and his affiliated craftsmen may well view with alarm so startling an innovation. This brick is made of cast iron and is hollow, with a shell so thin that its weight is less than that of an ordinary clay brick. Its size and shape are about the same as those of the common brick, but its most interesting peculiarity is the manner in which it is laid up. Each brick has grooves and ribs on its upper and lower sides which engage with corresponding grooves and ribs on the fellow bricks, making a close fit; and there are also circular openings on the upper side of each brick, adapted to receive projections—one of which is hooked or claw-shaped—on the under side of the brick immediately above it. The result of these ingenious devices is to form not only a wall of great solidity and strength, practically fire-proof, and susceptible of being made highly ornamental by the use of paint, but a wall which a man may build for himself, and tear down and build over again—no mortar being used in the construction—very much after the manner of juvenile architects with their building-blocks. The large air spaces in these bricks, moreover, conduce to the coolness of the house in summer and its warmth in winter.—*Mechanical News*, N. Y.

A FAMOUS TOMB.

When the wife of the Emperor Shah Jehan was on her death bed, her husband, known throughout India as one who had loved his wife with affection akin to idolatry, promised to rear to her memory a tomb which for magnificence would out-do anything known in the history of the world. No sooner had the remains of his loved partner been deposited in a temporary sarcophagus of white marble than Jehan set about carrying out his purpose. He gathered the architects and builders of all known countries, and conferred with them as to what would be the most costly and extravagant design. The result of their deliberations is the famous Taj Mahal, a mausoleum which caused a whole empire to pay tribute and employ 20,000 workmen for 17 years. Its beauty is such as to discourage an attempt at description.

It stands on the bank of the Jumma river, one of the largest feeders of the Ganges, in India. It is about a mile below the fort of Agra, and is approached through an avenue of lofty cypress trees, the tomb being at the end, nearly the third of a mile from the gateway of the green avenue.

The tomb itself is of dazzling whiteness, standing on a double terrace, the first being of sandstone, about 20 feet high, and 1,000 feet broad. At each end of this sandstone terrace there is a miniature mosque built of dark red stones, the doorways facing each other.

The second terrace is only 15 feet in height and 300 feet square. On each corner of this 300-foot terrace pure white marble minarets, each 140 feet in height, have been erected, the "Taj" or tomb, being in the center, every stone of the exterior being of marble, fine in texture and without a flaw.

The Taj is what one could hardly call an octagonal structure, neither is it square, the corners being truncated so as to give it the appearance of being eight-sided, the whole surmounted by a dome 200 feet high. It is not the massiveness of this structure which made it famous in the annals of India, but its graceful airiness, which combines both solidity and beauty.

In speaking of it Bishop Heber has truly said: "They built like Titans and finish like jewelers." The dome and the sides of the tomb are inlaid with agate, sapphire, jasper and other precious stones, all wrought into flowers, wreaths and vines of exquisite loveliness.

In the center of the edifice, directly under that magnificent dome, are two sarcophagi containing the remains of the emperor and his loved wife, and above them the inscription: "To the Memory of an Undying Love." STONE.

ANNUAL BUILDING SUMMARY.

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

FOR FIRST SIX MONTHS.											
	No. of Buildings	No. of Contracts	Brick Building Value	No. of Buildings	No. of Contracts	Frame Building Value	No. of Buildings	No. of Contracts	Alterations & Additions Value	No. of Buildings	Total Value
January	3	10	\$ 98,106	30	45	\$ 174,204	6	7	\$ 14,415	39	\$ 286,725
February	5	21	306,354	33	32	150,654	5	6	23,151	43	459,369
March	7	16	221,001	48	58	324,075	13	14	53,389	68	607,962
April	3	8	119,192	50	80	372,799	12	14	44,300	65	596,381
May	3	14	238,880	49	70	285,763	15	17	100,105	67	637,147
June	5	23	211,032	84	123	635,490	16	16	42,348	109	888,889
Total	26	92	\$1,103,874	298	417	\$1,945,094	67	74	\$278,065	391	\$3,410,973

FOR SECOND SIX MONTHS.											
	No. of Buildings	No. of Contracts	Brick Building Value	No. of Buildings	No. of Contracts	Frame Building Value	No. of Buildings	No. of Contracts	Alterations & Additions Value	No. of Buildings	Total Value
July	9	24	\$ 175,247	46	67	\$ 309,994	12	17	\$ 47,895	67	\$ 532,936
August	11	24	192,078	48	84	374,451	21	22	55,190	100	621,719
September	14	29	181,666	65	79	367,362	5	5	27,597	84	577,225
October	6	15	90,915	46	53	245,466	11	16	53,867	65	380,248
November	5	24	188,550	51	61	271,784	9	10	36,312	65	496,649
December	1	5	32,574	24	36	147,854	9	11	30,208	34	210,636
Total	46	123	\$ 861,036	300	380	\$1,717,508	70	81	\$ 250,539	410	\$ 2,829,063
Grand Total	72	215	\$ 2,054,910	598	797	\$ 3,662,602	137	155	\$ 528,604	801	\$ 6,240,036

It will be noticed that while the total number of buildings has been increased by twenty-four, and the number of contracts increased by one hundred and thirty, the total cost of the buildings erected has been decreased by \$148,957, from last year.

This statement has been made up from the files of the ARCHITECTS and we should bear in mind that in addition to this, there must have been many improvements not noted through the records. We should estimate such improvements at not less than \$700,000 in the whole city, making a grand total of say, \$6,946,036 for the year.

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

1880—	397 engagements, value.....	\$1,754,435
1881—	533 " " " " " " " "	3,790,732
1882—	785 " " " " " " " "	3,896,212
1883—	803 " " " " " " " "	5,261,689
1884—	1,127 " " " " " " " "	6,202,807
1885—	1,457 " " " " " " " "	7,043,999
1886—	1,148 " " " " " " " "	6,401,669
1887—	1,093 " " " " " " " "	6,605,054
1888—	891 " " " " " " " "	6,244,220
1889—	1,081 " " " " " " " "	7,500,000
1890—	1,037 " " " " " " " "	7,095,013
1891—	1,162 " " " " " " " "	6,946,036



There is a woman in Wisconsin who has been married fifty-eight years, and who has never missed building the kitchen fire. Her husband is probably the oldest fire escape on record.—*Ex.*

From the *Reno Gazette* we learn that Mr. Wm. Thompson is about to organize a joint Stock Company for the purpose of constructing a one hundred thousand dollar hotel for the accommodation of the traveling public seeking rest and recuperation. Reno, we believe, is destined in the near future to become a popular health resort. Its dry, invigorating and health-restoring atmosphere gives it a natural climatic advantage over many of the present famous places.

The utility of chemical engines as an aid to the efficiency of the fire department is beyond question. During the last year many of the fires in this city were put out by means of this apparatus alone, without the use of water. The damage to stock by water was saved.

From the *Timberman*, we learn that the hemlock region in Pennsylvania where the trees were infected with worms during the summer, many of the trees are dead, and in order to save the logs they will have to be cut down within a period of a year.

The use of iron and steel in place of wood has been felt in the lumber sections, and while the demand for timber for building and railroad purposes has proportionally decreased, the deficit has been fully met by the increased demand for wood for the manufacture of paper stock. The demand on our forests for paper stock bids fair to increase to immense proportions in the future.

More light is wanted for the City Hall. After several decades have passed, the City Hall Commissioners have passed a resolution asking the Board of Supervisors to order lighted at night the lamps around the City Hall grounds.

The use of Vitified brick as a paving material for street roadways is growing in popularity. Localities where experiments have been tried with the proper quality of paving brick has so far satisfied the authorities, that preparations have been made for an increase the coming season. It seems to us that it is full time for San Francisco to move in this direction.

The San Francisco Gaslight Company is about to erect the largest gas holder in America. The new works of the company at North Beach, will embrace all the latest improvements in that line, and when finished will be the most complete plant in the country.

San Jose proposes to build a Ship Canal, to tide-water, thus becoming a port of entry for the shipping of the world.

There can be no better advertisement of a city than a reputation for good streets; even one may suffice to make a place well-known. For years the city of Cleveland was not

mentioned that Euclid Avenue was not spoken of. San Jose was known far and wide by its "Alameda," a shaded and well-kept driveway, extending to its neighbor, Santa Clara, now unhappily destroyed by a wrong-headed and foolish municipal authority.

Oakland could and should have dozens of equally fine and well-known drives; it has every requirement therefor but the enterprise to create. Look at Eight street as it stands today, lined its entire length with beautiful residences and fine improvements, bordered from Broadway to the Point with magnificent poplar trees, stately and regular as the grenadiers of the Imperial guard, possessing an air of aristocratic refinement, unvexed with the omnipresent and exasperating car tract, it is yet avoided by every driver of a vehicle, from the daring butcher cart to the luxurious laudeau, by reason of its wagon-wrecking, bone-cracking driveway.

More than this, no city can afford to have obstructed streets. It is the manifest duty of the city authorities to cause to be opened all the streets within its limits, no matter what the cost, that, whatever it may be, far more than comes back in increased values, and additional conveniences, in the bettered appearance of the city, and in the increased estimation in which it will be held both at home and abroad.

—*Alameda County Real Estate Review.*



The American Architect and Building News, weekly, published by Ticknor & Co., Boston, Mass., has the usual quantity of interesting matter.

Architecture and Building, weekly, published by W. T. Comstock, New York.

The Inland Architect and News Record, monthly, published by the Inland Publishing Co., Chicago, Ills.

Canadian Architect and Builder, monthly, 31 King street, West Toronto, Canada.

The Journal of the Royal Institute of British Architects, monthly, London, England.

Japanese Journal of Architecture, monthly, Tokyo, Japan.

The Engineering Magazine, monthly, published by the Engineering Magazine Co., New York.

The Sanitary Plumber, semi-monthly, New York.

The Sanitary News, weekly, Chicago.

Specialties, monthly, 187 Union street, Borough, London, S. E.

Brick Roadways, a new quarterly periodical, is published by Chas. T. Davis, 161 La Salle St., Chicago, Ill., at the low price of one dollar per year. As the name implies, it is devoted to the dissemination of knowledge relating to brick roadways.

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, Tres.

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, Tres.

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, Tres.

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

AN adjourned meeting of the SAN FRANCISCO CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS, was held at 408 California street, on the 18th inst., the President, Geo. H. Sanders, presiding.

A communication was received from Geo. H. Sanders, containing a report of the Chapters Students Class for the year; stating that although no work had been recently submitted to the Chapter, yet the members had been diligent in their work and would at an early period, probably at the January meeting, make an exhibition of drawings and models for criticism. Mr. Sanders suggested that prizes or awards of some kind should be made to those showing the best work, and that the Chapter should formulate new rules and regulations in matters relating to competition for the guidance of the students, and that several prizes should be set apart for the more energetic ones to strive for. These suggestions were approved by the members and the subject laid over for especial discussion at the January meeting when it is hoped that all the members who can conveniently do so, will be present to take part in the proceedings.

THE regular meeting of the California Electrical Society was held in their rooms, Academy of Science Building, on Monday evening, December 7th.

Mr. Geo. R. Low, electrical expert of the Pacific Insurance Union, read a paper upon the hazards of Arc Circuits and the methods of restricting the same.

This paper is one of a series which Mr. Low is now delivering before the society. Many instances were mentioned where fires had started from defective insulation; and methods of construction for buildings suggested in a manner to reduce the danger from fire.

The paper was full of information valuable to Architects and Builders.

AT the expiration of each subscription the bill for the succeeding year is mailed, and we shall be pleased to renew the name on our subscription books. The price is three dollars per year, in advance.

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.

ONE LIEN ON TWO BUILDINGS.—Where work is done on a building and barn under one contract, and they are situated on the same tract of land, a joint lien on both buildings may be filed instead of a separate one on each.

Crawford v. Anderson, (Appellant), Court of Indiana, 28 N. E. Rep., (52C).

INTEREST IN LAND NECESSARY TO SUSTAIN MECHANIC'S LIEN.—A contract for the sale of land, which obligated the buyer to erect six houses thereon within a specified time, and in which the seller agreed to advance a designated sum to partly pay the cost of their construction, is sufficient to show the seller's consent that the buildings be erected, and renders his interest in the land subject to such liens as might be filed for labor and material furnished for the construction of the houses. A stipulation in the contract of sale that any mechanic's lien should be subject to the seller's consent to the erection of the houses, and was not sufficient to subordinate to the seller's rights the lien of a person furnishing materials for the work, who was not connected with either of the parties to the contract, and who had no notice of the stipulation.

Miller v. Mead, Court of Appeals of New York, 28 N. E. Rep. 387, (83C).

SUBCONTRACTORS ASSIGNMENT OF MONEY DUE.—The agreement between a contractor and a subcontractor, provides that fifteen per cent. of the monthly estimates should be reserved until the completion of the work and the payment of all claims by the subcontractor. The subcontractor borrowed money, giving the lender, as security, a first charge on the fifteen per cent. drawback, of which the lender notified the contractor. Thereafter the contractor and subcontractor made an agreement reciting that work, amounting to a certain sum, had been done, and a certain amount paid, and that the subcontractor had on hand material of a certain value, and providing that the contractor should pay him the sum to which the work done amounted, and he should credit the contractor with the amount already paid, and who should purchase the material on hand at a certain price, to be delivered free of all claims, or to pay the claims, and deduct the amount paid. Under this agreement the contractor might pay the labor and material bills necessary to avail himself of the work which had been done with reference to the contract, though nothing was left for the assignee or the subcontractor as he occupied no better position than his assignor, except that the contractor could not after the notice, make voluntary payments to the subcontractor.

Fisk v. Milwaukee B. & T. Wis., Supreme Court of Michigan, 49 N. W. Rep. 873, (232).

APPLICATION OF PAYMENTS.—Where a contractor who was building a house for defendants, delivered a check to plaintiffs' agent, taking a receipt therefor, and requested the agent to apply the proceeds to materials furnished by plaintiffs on a building then being erected for a third person; that the agent refused to so apply the proceeds of the check, but stated that part would be so applied, and that the residue would be applied to certain other contracts, not including that with defendants; that afterwards the contractor went to plaintiffs' office, showed plaintiffs' book-keeper the receipt for the check given by the agent, and the book-keeper, in ignorance of the facts, and relying on the contractor's statements, gave him a receipt for the amount of the check on the materials furnished for defendants' house; that plaintiffs, on discovery of the facts, promptly repudiated the application of the check so made by the contractor, and the contractor afterwards approved plaintiffs' bill for the whole amount of materials furnished on defendants' house, without claiming any credit on account of the check; that the contractor by producing the receipt, afterwards induced defendants to advance "further money" on his contract; and that plaintiffs did not know of the use to which the contractor put the receipt. The defendants were not entitled to have the amount of the check deducted from plaintiffs' claim for material furnished.

Schallert-Ganahl Lumber Co. v. Neal, Supreme Court of California, 27 Pac. Rep. 734, (235C).

RIGHT OF CONTRACTORS BONDSMAN TO RESERVATION OF PAYMENTS.—Where a contractor gives a bond to secure the owner of a building against claims for liens under his contract, and the contract provides that one-fourth of the price should be retained until a final settlement, if the owner pays the contractor the full amount of the contract price immediately upon completion of the building, and without notice to the bondsman, he thereby relieves the latter from liability to the extent of the one-fourth agreed to be reserved, as that was charged with a trust in favor of the bondsmen to make him good, in case of loss.

Kirssig v. Allspaugh, Supreme Court of California, 27 Pac. 655, (96C).

BUSINESS MOSAICS.

The large shipments (recently made) of California tin to Messrs N. & G. Taylor, the pioneer manufacturers of tin-plate in the United States, has stimulated the business at the Temescal Tin Mines, the output being increased as rapidly as possible to fill the orders on hand. Many eastern firms that have recently commenced the business of manufacturing tin plate have ordered tin from these celebrated mines.

Double Acting Lift and Force Pump. All brass. Anti-freezing. Double Acting Force Pumps of this description are often made without guides, the pistons being frequently bent out of line in the act of pumping by the side strain that accompanies the rocking of the handle from a half to a full stroke.

By recent patented improvements, this company has entirely overcome this defect.

By reference to the cut it will be seen that the Guides AA are attached to the sides of the handle, links and cross head are of malleable iron and very strong. Manufactured at The Union Brass Works, The Wm. Powell Co., Proprietors. 50, 52 and 54 Plum street, Cincinnati, Ohio.



An addition to the Piqua Tin Plate Plant. Ground broken this morning for the additional building. As we stated in the CALL of Sept. 16th, the Cincinnati Corrugating Company proposed to extend their Tin Plant in due time, and we are now advised that in pursuance of this determination they have ordered the following additions to their present outfit: One pair Cold Rolls from A. Garrison & Co., Pittsburg; six Annealing Boxes from McKeesport, (Pa.) Machine Co.; four Morewood Tinning Pots; one Five Roll Morewood Tinning Machine; one Pump for Liquid Tin; Complete Kits of Timman's and Washman's Tools; Necessary Shaftings and Pullies; also Fire and Red Brick, Cement, Lime, Castings, Bolts, etc., to erect a complete Tinning "Stack."

The first two items are already shipped. The next three are ordered of C. A. Britton, Cleveland, and will be shipped within three or four weeks. Mr. Britton's machines are made at Cleveland, Ohio, after Welsh machinery imported directly by him for that purpose. An extension is necessary to contain part of the new machinery, etc., for the tin plant, as there is not room for all in their present factory buildings. This extension was commenced this morning in charge of Mr. David Speelman, and will be completed within two weeks.

All the additions to the Tin Plant will be completed in four to six weeks, and the Corrugating Company will then

have increased facilities for making either Bright or Terne Tin Plates of highest grades. The Steel Sheets will be rolled as heretofore, by the Piqua Rolling Mill Company, that rolled several tons of No. 30 gauge Steel Sheets for this purpose last week.

If the Corrugating Company finds the operation of the plant, above referred to, as profitable as they have reason to expect, they propose to double or treble it as fast as good business policy dictates. The course of the Corrugating Company, has been entirely consistent from the beginning, and casts shame upon those who by their senseless partisanship, have cried down the beginning of an American industry in our city, because forsooth, it was on a scale too humble to suit its would-be critics.—*Pique Daily Call.*

One of the most prominent-lumber firms of the city is that of Preston & McKinnon, Pier 5, Steuart street. Their lumber yards are among the largest on this coast, and contain the best of pine, cedar, spruce and redwood. Their mills are located in the regions where the best grades of timber are to be found, and the machinery cuts straight and true to gauge.

The Columbia Daily Calendar. An old friend in a new dress, and an article that has come to be one of the indispensables of an editor's desk, comes to hand in the Columbia Daily Calendar for 1892. The Calendar is in the form of a pad containing 367 leaves, each $5\frac{1}{2} \times 2\frac{3}{4}$ inches; and each slip bears a short paragraph pertaining to cycling or some kindred subject, and at the bottom of each leaf is a blank for memoranda. The stand is an entirely new departure, being made of sheet metal finished in ivory black, and is very compact. This is the seventh issue of this now well-known Calendar, yet all the matter is fresh and new.

Damp-Proof and Water-Tight Cellar. Peter H. Jackson, San Francisco, No. 462, 953. Dated Nov. 10, 1891. This invention relates to building, basement, cellar and vault constructions. The object is to increase the stiffness and strength of walls or floors of buildings without increasing their thickness, so that a structure will remain integral or as originally constructed even after great lapse of time, will resist tensile strain, remain erect under the weakening effects of fire, and may even be able to withstand earthquake shocks and oscillations; to construct basements, cellars, vaults or the like in such manner that the inside will be entirely free from dampness; to construct foundation walls or the walls of basements or cellars on soft bottoms in such manner that they will be capable of sustaining the buildings above them without the employment of piles or other ordinary means for upholding foundations on soft bottoms, and finally, to prevent the tops and bottoms of stiffened walls from being pushed inward when subjected to pressure from without. With these objects in view, the invention consists in a wall, floor or the like, having upon its top surface supporting

walls, and comprising in its structure, along with surface masses of concrete or the like to resist compression, metallic ties or beams embedded slightly beneath the interior or upper surface for the purpose of resisting tensile strain from transverse pressure inward or upward; furthermore, in a wall, floor or the like, composed of two portions—an outer and an inner—the outer portion capable of resisting compressive force and the inner portion capable of withstanding tensile strain, the two portions united by a stratum of asphaltum, or any equivalent water-resisting substance, extending along the neutral axis of the wall or floor, whereby the cellar is rendered damp-proof, and by exclusion of moisture, the metallic parts near the interior surface of the wall are preserved in a constantly dry condition, and any relaxation of the adhesion of the cement thereto is prevented; furthermore, in a wall or floor consisting of an outer and an inner portion united along its neutral axis by a stratum of damp-proof material, the outer portion constructed of cement, artificial stone, or the like, and the inner portion composed of similar material and provided with metallic ties or small beams embedded in it, whereby tensile strain may be successfully withstood and the floor or wall be prevented from bursting inward; furthermore, in a wall or floor composed of two portions united along the neutral axis by a stratum of damp-proof material, the outer portion made of cement, artificial stone, or similar material capable of resisting compressive force, and the inner portion constructed of like substance and consisting of inverted arches having metallic ties or small metallic beams embedded in the foot of the arches for the purpose of withstanding the tensile strain; furthermore, in the combination with the walls having metallic beams, of beams and blocking pieces to resist pressure above or below, or both above and below, and finally in various novel details of construction whereby the objects of the invention are attained.

Hall's Safe and Lock Co., 609-611 Market street, is putting in the safe and vault work in the Crocker Estate Building, besides other prominent buildings in course of erection. This firm is well known for its excellent work.

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 December, 1891, for all the labor and material required for the Approaches, etc., to the U. S. Court House, Post Office, etc., at Los Angeles, California, in accordance with drawing and specification, copies of which may be had at this office or the office of the Superintendent at Los Angeles, California.

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

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

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for the Approaches to the U. S. Court House, Post Office, etc., Building at Los Angeles, Cal.," and addressed to

W. J. EDBROOKE,
Supervising Architect.

December 3, 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 8th day of January 1892, for all the labor and materials required for the plumbing, gas-piping, etc., for the U. S. Custom House, Post Office, etc., building at Port Townsend, Washington, in accordance with the drawings and specification, copies of which may be had on application at this office, or the office of the Superintendent at Port Townsend, Washington.

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

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

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for the Plumbing, Gas-Piping, etc., for the U. S. Custom House, Post Office, etc., Building at Port Townsend, Washington, with the name and address of the bidder on the outside of envelope for identification, and addressed to

W. J. EDBROOKE,
Supervising Architect.

December 3, 1891.

CITY BUILDING NEWS.

Angelica near 10th St. To build; owner, Peter Unrath; architect, A. R. Pflieger; contractor, Frank Williams; bond, \$400; cost, \$175; signed, Nov. 16; filed, Nov. 17; payments, \$45, frame up; \$40 brown coated; \$40, completed; \$40, 35 days.

Baker near Grove. To build; owner, Wm. Lindop; architect, C. H. Muller; contractor, M. J. Peely; cost, \$100; signed, Nov. 19; payments, \$17.50, enclosed and roof boards on; \$17.50, brown coated; \$17.50, completed; \$17.50, 35 days.

Boulevard in Golden Gate Park. To build; owners, Golden Gate Park Co., architect, W. A. Banks; contractor, Willis Norton; cost, \$780; signed, Nov. 17; filed, Nov. 19; payments, 75 per cent as work progresses on 1st day of each month; balance, 35 days.

Bryant, Nos. 528 and 530. Alterations and additions; owner, Cornelius Pringle; architect, J. C. Newson; contractors, Humston & Page; cost, \$1550; signed, Nov. 16; filed, Nov. 24; payments, 75 per cent as work progresses; balance, 35 days.

Buchanan and Washington. Plumbing and gasfitting; owner, Julia Strassburger; architects, Sulfield & Kohlberg; contractor, R. A. Vance; cost, \$1400; signed, Nov. 20; filed, Nov. 25; payments, \$50, rough work in; \$50, completed; \$450, 35 days.

California near Walnut. To build; owner, R. C. Miller; contractor, W. W. Redhall; bond, \$400; cost, \$285; signed, Nov. 17; filed, Nov. 18; payments, \$75, roof on and building enclosed; \$70, brown coated; \$70, completed; \$70, 35 days.

Carl near Willard. To build; owners, Metropolitan Railway Co.; architects, Shea & Shea; contractors, Anderson Bros.; cost, \$915; signed, Nov. 19; filed, Nov. 27; payments, \$250, frame up; \$250, outside finish on; \$250, completed; \$275, 35 days.

Castro, near 23d. To build; owner, Jos. Harris; architect, M. J. Welsh; contractor, R. J. Dowling; bond, guaranteed; cost, \$3573; signed, Nov. 30; filed, Dec. 1; payments, \$43.75, frame up; \$43.75, brown coated; \$43.75, completed; \$43.75, 35 days.

Clipper near Diamond. To build; owner, Katherine de Blauford; architects, Copeland & Pierce; contractors, McPhee & Bailey; cost, \$173; signed, Nov. 13; filed, Nov. 14; payments, \$50, frame up; \$50, brown coated; \$50, inside finish on; \$50, completed; \$40, 35 days.

Elizabeth near Castro. To build; owners, Wm. Curley; architect, C. M. Rousseau; contractor, Wm. Peters; bond, \$800; cost, \$1600; signed, Nov. 13; filed, Nov. 14; payments, \$40, frame up; \$40, brown coated; completed, \$40, 35 days.

Ellis near Buchanan. Moving and alterations; owner, Chas. Lewis; architect, S. Hatfield; contractor, Allan MacDonald; cost, \$445; signed, Oct. 22; filed, Nov. 6; payments, \$80, old building moved and lower frame up; \$50, rustic on; \$50, white coated; \$57.75, completed; \$121.25, 35 days.

Grove near Lyon. To build; owners, D. & V. Badameer; architects, H. McDougal & Son; contractor, A. Jackson; cost, \$300; signed, Nov. 27; filed, Nov. 28; payments, \$50, frame up and roof on; \$50, brown coated; \$50, completed; \$50, 35 days.

Harrison and Langdon. To build; owner, J. MacNamara; architects, B. McDougal & Son; contractors, Brennan Bros.; cost, \$625; signed, Dec. 1; filed, Dec. 2; payments, \$50, frame up; \$50, frame set and rough plumbing in; \$50, brown coated; \$18.75, completed; \$18.75, 35 days.

Hickory near Gough. To build; owner, M. A. de Laveigne; architect, P. R. Schmidt; contractor, J. J. O'Brien; cost, \$480; signed, Nov. 6; filed, Nov. 9; payments, 75 per cent as work progresses on 1st and 15th day of each month; balance, 35 days.

Howard and Washington Ave. Alterations and additions; owner, The Gesellschaft Teutonia; architect, Henry Geiffuss; contractor, F. L. Hansen; cost, \$270; signed, Nov. 18; filed, Nov. 19; payments, 75 per cent as work progresses on 1st day of each month; balance, 35 days.

Jackson near Scott. Stone and brickwork; owner, Albert Gallatin; architect, Clinton Day; contractor, John McCarthy; cost, \$704; signed, Oct. 23; filed, Nov. 19; payments, 75 per cent of work done at end of 30 days; 75 per cent of work done 30 days after first payment; 75 per cent completed; balance, 35 days.

Laguna St. bet. Broadway and Vallejo. To pave road and lay granite curbs, owner, — contractor, G. Raiser; cost, \$2400; signed, Sept. 28; filed, Nov. 16.

Market, Larkin and Hayes; stairwork; owners, B. & J. S. Doe; architect, J. H. Littlefield; contractors, Vanderberg & Lewis; bond, guaranteed; cost, \$905; signed, Oct. 1; filed, Nov. 11; payments, 75 per cent as work progresses; balance, 35 days.

Market, Larkin and Hayes. To fit up drug store; owners, Oesting & Co.; architect, P. R. Schmidt; contractors, Wolffhaus, et al; cost, \$2100; signed, Nov. 12; filed, Nov. 16; payments, 75 per cent as work progresses on 1st and 15th day of each month; balance, 35 days.

Mason near O'Farrell. Alterations and additions; owner, Martin O'Dea; architect, Chas. I. Havens; contractor, Robert Curry; cost, \$745; signed, Nov. 14; filed, Nov. 21; payments, \$1350, frame up and building enclosed; \$1350, brown coated; \$1350, hard finished and outside millwork done; \$1350, completed; \$1900, 35 days.

McAllister and Jones. Lathing, plastering, etc.; owners, Hibernia S. & L. Society; architects, Pissis & Moore; contractor, Thos. Mannix; cost, \$735; signed, Nov. 23; filed, Nov. 28; payments, 75 per cent of work done on 1st and 15th day of each month; balance, 35 days.

McAllister & Jones. Window sash frames and doors; owners, Hibernia S. & L. Society; architects, Plessis & Moore; contractors, L. & E. Emanuel; cost, \$808.55; signed, Dec. 1; filed, Dec. 3; payments, 75 per cent as work progresses on 1st and 15th day of each month; balance 35 days.

Mission near 16th. Alterations and additions; owner, Richard Doyle; architect, M. J. Welsh; contractor, A. S. Cook; bond, guaranteed cost, \$245; signed, Nov. 18; filed, Nov. 21; payments, \$12.50, frame up; \$12.50, brown coated; \$12.50, completed; \$12.50, 35 days.

O'Farrell and Franklin. Brickwork and excavations; owner, A. H. Loughborough; architects, Shea & Shea; contractors, M. Fennell & Son; cost, \$200; signed, Nov. 14; filed, Nov. 18; payments, \$70, brickwork finished above ground; \$90, brick basement finished to first story; \$20, chimneys finished; \$20, completed; \$70, 35 days.

O'Farrell and Franklin. Carpenter work, etc.; owner, A. H. Loughborough; architects, Shea & Shea; contractor, D. G. Chisholm; cost, \$135.75; signed, Nov. 14; filed, Nov. 18; payments, \$208, rustic on; \$208, outside finish on; \$207, completed; \$389, 35 days.

O'Farrell and Franklin. Painting; owner, A. H. Loughborough; architects, Shea & Shea; contractor, H. H. Thnen; cost, \$700; signed, Nov. 14; filed, Nov. 23; payments, \$262, exterior and 2 coats and interior primed; \$283, completed; \$175, 35 days.

O'Farrell and Franklin. Plastering and lathing; owner, A. H. Loughborough; architects, Shea & Shea; contractor, D. O'Sullivan; cost, \$185; signed, Nov. 14; filed, Nov. 18; payments, \$73, first coat mortar on; \$73, completed; \$49, 35 days.

O'Farrell and Franklin. Plumbing and gasfitting; owner, A. H. Loughborough; architects, Shea & Shea; contractors, S. Ickelheimer & Bros; cost, \$190; signed, Nov. 18; filed, Nov. 23; payments, \$89, rough plumbing in; \$73, completed; \$475, 35 days.

O'Farrell near Gough. To build; owner, Byron Maury; architect, John Marquis; contractor, J. H. McKay; cost, \$946; signed, Nov. 18; filed, Nov. 23; payments, \$120, frame up and roof shingled; \$120, frames set and ready to lath; \$120; brown coated; \$184, completed; \$165, 35 days.

O'Farrell and Laguna. To build; owner, Amelia Newhouse; contractor, S. T. Crawford; cost, \$220; signed, Nov. 17; filed, Nov. 18; payments, \$50; frame up and roof boarded; \$90, brown coated; \$50, completed; \$50, 35 days.

Pacific near Stockton. To build; owner, Ng Chung; contractors, Fennell & Sons; cost, \$418; signed, Nov. 18; filed, Nov. 18; payments, \$50, walls completed; \$50, roof completed and partitions set; \$50, completed; \$68, 35 days.

Pacific near Stockton. Addition; owner, Ng Chung; contractors, Martin, Fennell & Son; cost, \$120; signed, Nov. 23; filed, Nov. 23; payments, \$30, walls completed; \$30, partitions set; \$30, entire roof completed; \$30, 35 days.

Pine near Broderick. Excavating, brick, carpenter work, etc.; owner, Mary Murphy; architects, Martens & Coffey; contractor, L. Arthur; cost, \$270; signed, Nov. 18; filed, Nov. 12; payments, \$60, frame up and roof on; \$675, brown coated; \$745, completed; \$80, 35 days.

Pine near Sansome. Concrete work; owner, Daniel Meyer; architects, Salfeld & Kohlberg; contractors, Chatain & Gillett; cost, \$745; signed, Nov. 4; filed, Nov. 10; payments, 75 per cent as work progresses; balance 35 days.

Quincy. No. 21. Alterations and additions; owner, Henry Jacques; architect, Emile Pieper; contractor, Jean Salanave; bond, \$100; cost, \$150; payments, \$40; front up and rough work up inside; \$40, ready for painting; \$40, completed; \$150, 35 days.

Ridley near Church. To build, except plumbing and painting; owners, A. E. and J. Franks; architects, P. R. Schmidt; contractor, C. E. Dunstater; cost, \$1425; signed, Nov. 21; filed, Nov. 21; payments, \$50 standing finish on; \$58.75, completed; \$56.25, 35 days.

San Lobos near Orizaba. To build; owners, Chas. E. Doty and wife; architect, Edward Burns; contractors, C. L. and J. A. Buck; bond, \$300; cost, \$300; signed, Nov. 23; filed, Nov. 25; payments, \$22.50, frame up and rustic on; \$22.50, brown coated; \$22.50, completed; \$22.50, 35 days.

Seventeenth St. No. 491. Additions; owner, Wm. Von Voss; contractor, Henry Pauls; cost, \$150; signed, Nov. 9; filed, Nov. 24; payments, \$60, frame up; \$40, mortar on; \$30, completed; \$20, 35 days.

Sunnyside Ave. near Baden. To build; owner, Geo. Kralick; contractors, Peterson & Person; bond, \$300; cost, \$732; signed, Nov. 18; filed, Nov. 19; payments, \$50, frame up; \$325, completed; \$184, 90 days after completion or if not so paid shall bear interest at 7 per cent.

Sutter near Taylor. Elevator; owner, Maria L. Smith; architects, C. R. & J. M. Wilson; contractor, A. J. McNicholl; cost, \$240; signed, Nov. 3; filed, Nov. 9; payments, \$50, shaft ready for cage; \$50, tanks set and mortar in place; \$75, completed; \$85, 35 days.

Sutter near Taylor. Carpenter work; owner, Maria L. Smith; architects, C. R. & J. M. Wilson; contractor, Wm. Knowles; cost, \$906.4; signed, Nov. 8; filed, Nov. 8; payments, \$600, frame up; \$300, brown coated; \$500, inside finish on; \$662, completed; \$731, 35 days.

Sutter near Taylor. Painting; owner, Maria L. Smith; architects, C. R. & J. M. Wilson; contractor, H. F. Wagner; cost, \$190; signed, Nov. 6; filed, Nov. 9; payments, \$710, inside two coats and outside primed; \$715, completed; \$475, 35 days.

Sutter near Taylor. Plumbing and gasfitting; owner, Maria L. Smith; architects, C. R. & J. M. Wilson; contractor, E. A. Vance; cost, \$400; signed, Nov. 5; filed, Nov. 9; payments, \$150, rough work in; \$1545, completed; \$1015, 35 days.

Sutter and Jones. Plastering, lathing and cementing; owner, A. Wolf; architect, Chas. J. Devlin; orig-contractor, Jon. A. Ehman; sub-contractor, I. C. Conner; cost, \$100; signed, Nov. 12; filed, Nov. 12; payments, \$60, brown coated; \$475, white coated; \$250, completed; \$225, 35 days.

Tay near Sacramento. To build; owner, Mrs. C. M. Haynes; contractors, Frost & Kohler; bond, \$500; cost, \$1380; signed, Nov. 25; filed, Nov. 25; payments, \$480, frame up; \$400, brown coated; \$500, completed.

Twenty-ninth near Dolores. To build; owner, W. Wahn; contractor, A. Klahn; cost, \$1000; signed, Nov. 14; filed, Nov. 14; payments, \$700, brown coated; \$700, completed; \$500, 35 days.

Twenty-third near Guerrero. Alterations and additions; owner, T. C. Maher; architect, W. O. Banks; contractor, O. E. White; cost, \$1700; signed, Nov. 5; filed, Nov. 10; payments, \$500, frame up; \$375, brown coated; \$400, completed; \$425, 35 days.

Vallejo and Van Ness Ave. Plumbing; owners, H. & H. E. Law; architect, Wm. Brown; contractor, G. Humphreys; cost, \$1325; signed, Nov. 19; filed, Nov. 18; payments, \$381, sewer in and first floor roughed; \$381, all building is roughed in; \$381, completed; \$332, 35 days.

Waller near Masonic. To build; owner, Mary J. Nachtigall; architect, N. A. Comstock; contractor, John P. McCormick; bond, \$200; cost, \$3675; signed, Nov. 3; filed, Nov. 9; payments, \$1268.75, frame up; \$1268.75, brown coated; \$1268.75, completed; \$1268.75, 35 days.

Washington near Central Ave. To build; owner, Ada Martin; architect, Samuel Newson; contractor, H. M. Kirkwood; bond, \$1500; cost, \$4700; signed, Nov. 4; filed, Nov. 9; payments, \$850, frame up; \$1100, brown coated; \$2750, 1 year after completion to be secured by a mortgage.

Washington near Laurel. To build; owner, A. H. Breckenfeld; architect, P. S. Barber; contractors, Sandy & Gillogley; bond, \$1000; cost, \$4000; signed, Nov. 24; filed, Nov. 24; payments, \$1000, frame up; \$1000, brown coated; \$1000, completed; \$1000, 35 days.

Washington near Walnut. Carpenter, brick work, excavating, etc.; owner, Frank Morton; architect, J. C. Newson; contractor, W. E. Lane; cost, \$3550; signed, Nov. 14; filed, Nov. 17; payments, \$1000, frame up; \$1055, brown coated; \$1055, completed; \$1000, 35 days.

ALAMEDA COUNTY.

Block 5, Barker Tr., Berkeley. To build; owner, G. F. W. Schultz; contractor, E. E. Armstrong; cost, \$200; signed, Nov. 10; filed, Nov. 11; payments, \$50, building up and inclosed; \$50, brown mortar on; \$50, completed; \$50, 35 days.

Block C, Klinknerville Tr. To build, owner, C. A. Klinkner; architects, J. J. & T. D. Newson; contractor, H. D. & A. S. Sellers; cost, \$2475; signed, Nov. 27; filed, Nov. 27; payments, \$455, frame up etc.; \$455, chimneys built rustic on and roof shingled etc.; \$455, rough plumbing done; floors laid etc.; \$455, complete; \$619, 35 days.

Broadway and 14th, Oakland. Brick, granite, terra-cotta chimneys; owner, Joseph Macdonough; architects, Mooser & Cuthbertson; contractor, John McCarthy; bond, \$10,250; cost, \$41,000; signed, Nov. 24; filed, Nov. 28; payments, 75 per cent of the value of work done; balance 25 per cent, 35 days.

Broadway and 14th, Oakland. Cast and Wrought iron work; owner, Joseph Macdonough; architect, Mooser & Cuthbertson; contractors, O'Connell & Lewis; bond, \$5400; cost, \$21,470; signed, Nov. 16; filed, Nov. 28; payments, \$450, basement and sidewalk iron work in set; \$800, 1 story structural work complete; \$570, completed; \$300, 35 days.

Broadway and 14th, Oakland. Gas fitting, plumbing, etc.; owner, Joseph Macdonough; architects, Mooser & Cuthbertson; contractor, R. Rice; bond, \$1557; cost, \$7800; signed, Nov. 24; filed, Nov. 28; payments, at rate of 75 per cent of value of work done; balance 25 per cent, 35 days.

Broadway and 14th, Oakland. Granite work; owner, John McCarthy; architects, Mooser & Cuthbertson; contractor, J. P. M. Phillips; cost, \$3700; signed, Nov. 27; filed, Nov. 28; payments, 75 per cent of value of work done as work progresses; balance 35 days.

Broadway and 14th, Oakland. Sandstone; owner, Joseph Macdonough; architects, Mooser & Cuthbertson; contractor, David O'Neil; cost, \$5487; signed, Nov. 28; filed, Nov. 28; payments, 75 per cent to be paid when said value of work done; \$1575, 35 days.

Broadway and 14th, Oakland. Terra-cotta work; owner, John McCarthy; architects, Mooser & Cuthbertson; contractors, A. Seiger & Sons; cost, \$12,500; signed, Nov. 27; filed, Nov. 28; payments, 75 per cent of value of work done as work progresses, balance 35 days.

Capp, near Nicol Ave., Fruit Vale. To build; owner, Myra L. Maxwell; architect, W. H. Lillie; contractor, James Richards; bond, \$2000; cost, \$5000; signed, Nov. 21; filed, Nov. 30; payments, \$750, entire frame up; \$750, enclosed, \$750, brown coat mortar on; \$750 standing finish on \$750, completed; \$1250, 35 days.

Delaware near California, Berkeley. To build; owner, Geo. S. Sherman; contractor, Wm. A. Powell; cost, \$1020; signed, Nov. 28; filed, Dec. 1; payments, \$255, frame up; \$255, ready for brown mortar on; \$255, within 10 days after building; \$255, 35 days.

Eighteenth Ave. near 16th St., Alameda. To build; owner, James Williams; contractor, F. A. Brown; cost, \$3000; signed, Nov. 14; filed, Nov. 20; payments, \$750; frame up; \$750, 1st coat mortar on; \$750, completed; \$750, 32 days.

Enchil Park Tract, Alameda. To build; owner, Jennie Leroux; architects, Mooser & Cuthbertson; contractor, E. Wrampel; bond, guaranteed; cost, \$2400; signed, Nov. 19; filed, Nov. 24; payments, \$300, frame up; \$300, completed; \$300, 35 days.

Flint Tract No. 2, Oakland. To build; owner, Irving J. R. Cockcroft; architects, A. W. Pattiani & Co; contractors, Caldwell & Nickerson; cost, \$2950; signed, Oct. 31; filed, Nov. 7; payments, \$200, chimney built and frame work completed; \$800, brown mortar on and exterior primed; \$800, completed; \$750, 35 days.

Fruit Vale Ave., near School, Brooklyn. To build; owner, Horace C. Watson; contractors, A. W. Pattiani & Co; cost, \$1497; signed, Nov. 10; filed, Nov. 12; payments, \$247, window frames set brown mortar on and exterior primed; \$825, completed; \$825, 35 days.

High and Monroe, Alameda. To build; owner, N. Reinecker; contractor, C. H. Foster; cost, \$2250; signed, Nov. 8; filed, Nov. 9; payments, \$400, rustic on lower story and second floor laid; \$400, enclosed; \$400, brown mortar on, frames set and tower completed; \$300, white coat mortar on; \$850, 36 days.

Linden near 16th St., Oakland. To build; owner, Mrs. Anna Laist; architect, Theo F. Laist; contractor, Richard Shinnott; cost, \$3385; signed, Nov. 12; filed, Nov. 18; payments, 75 per cent as work progresses on 1st and 15th days of each month; balance 35 days.

Lot 4, Oakland Heights. To build; owner, Chas. D. Olney; architect, J. C. Newson; contractor, J. A. Eastman; cost, \$4425; signed, Nov. 18; filed, Nov. 23; payments, \$1105; frame up; \$1105, plastering on walls; \$1105, completed; \$1105, 35 days.

Park St. near Alameda Ave., Alameda. To build; owner, D. L. Randolph; architect, Joseph A. Leonard; contractors, D. Straub & Son; cost, \$888; signed, Nov. 18; filed, Nov. 19; payments, \$1500, 1st story completed; \$1500, all brick-work done; \$1900, plastering done; \$1888, 35 days.

Standford Tract, Oakland. To build; owner, B. S. Hubbard; architect, John Conant; contractors, Stenborgh & Baker; cost, \$2250; signed, Nov. 17; filed, Nov. 17; payments, \$562.50, frame up and rustic on; \$562.50, 1 coat plaster on etc; \$562.50, carpenter work done; \$562.50, 35 days.

Summit Ave. To build; owner, Mrs. E. Hadden; architects, Wood & Lovell; contractors, Ingerson & Gore; cost, \$3300; signed, Nov. 23; filed, Nov. 24; payments, \$825, frame up and sheathing on; \$825, rough plumbing all in and brown coat on; \$825, completed; \$825, 35 days.

Summit Ave. To build; owner, W. K. Vickery; architects, Wood & Lovell; contractors, Ingerson & Gore; cost, \$4500; signed, Nov. 23; filed, Nov. 24; payments, \$1075, frame up and sheathing on; \$1075, rough plumbing all in and brown coat on; \$1075, completed; \$1075, 35 days.

Taylor Ave. near 9th, Alameda. To build; owner, John Sath; contractors, J. S. Hanley & Co.; cost, \$1675; signed, Nov. 2; filed, Nov. 8; payments, \$418.75, frame up, rafters and sheathing on roof; \$418.75, enclosed, cornices on roof shingled, etc.; \$418.75, finished and priming coat paint on, ready for plastering; \$418.75, 36 days.

Town of Clinton, East Oakland. To build; owner, Elizabeth A. Bangle; contractor, Chas. Murcell; cost, \$2500; signed, Nov. 17; filed, Nov. 21; payments, \$647.50, frame up and roof on; \$647.50, rough coat plaster on, etc.; \$647.50, completed; \$647.50, 35 days.

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VOL. XIII.

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1892.

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

VOLUME XIII.

JANUARY 20th, 1892.

NUMBER I.

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

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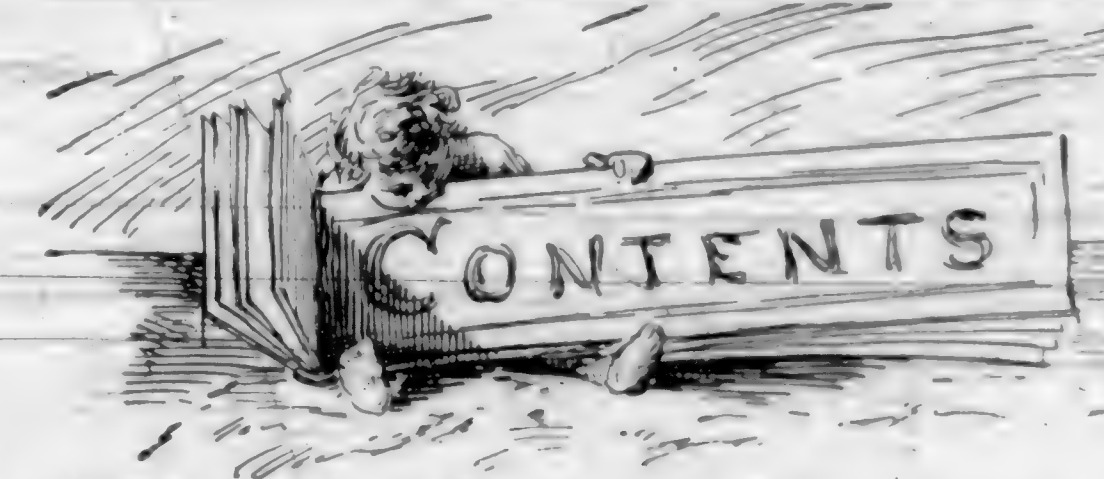
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NOTICE.

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

WITH this issue begins the Thirteenth 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.

LOOKING ahead, we see many signs of progressive activity throughout the land. New inventions and improvements in everything connected with building, are seeking the light and making their utility known. Commerce is spreading her influence more and more over the Pacific Slope, and in her train construction, architecture and art will surely follow.

Villages and cities must of necessity arise where commerce goes, and architecture through proper channels will display itself in many winning ways; and that which is now but simply utilitarian, must assume the decorative character of the older and more fashion loving cities. Supply follows demand, and capitalists and others seem to be alive to the wants of the hour, consequently, new quarries of ornamental and building stone are being opened and developed, new manufacturing establishments are being erected and put in operation, new systems of irrigation and water power are being developed, and the new mystic power of electricity already contests the ground so long held by older methods.

The advance already commenced is imbued with new life and vigor, and it becomes the duty of the profession to keep it going in the right direction. While keeping in view the past, we have abundant reason to congratulate our friends on the cheering prospect before us, and the brightness on the horizon of the dawning future.

RURAL population illustrates the domestic and wholesome side of life. The home and fireside, as the abode of wife and children, should receive the most conscientious thought in the preparation of the plans, so as to produce convenient and beautiful structures for the home, that life may be brightened, and the disadvantages and unnecessary burdens lessened.

MEMORIAL ARCH, SANTA CRUZ.

DESCRPTION of the Memorial Arch erected by the citizens at Santa Cruz, California, in commemoration of the early settlement of Santa Cruz by the Mission Fathers, one hundred years ago.

Said arch is located in front of the R. C. Church and forms the entrance into the church grounds, the whole width of the structure being subdivided into three entrances or



MEMORIAL ARCH, SANTA CRUZ.

gate-ways, of which the central and large opening will admit of processions passing through, and the openings on both sides of same are intended for every day use.

The frontage of the monument is 34 feet 6 inches, and the height to the top of cross about 24 feet 6 inches. The material is finely cut granite.

The style of Architecture is the Gothic and corresponds to the Architecture of the church.

The design is by Mr. T. J. Welsh, Architect of this city.

THE CALIFORNIA STATE BUILDING FOR THE WORLD'S FAIR.

Instructions by the Committee to Architects.

THE style is to be of the Mission and Moorish type, covering a ground area of from 60,000 to 65,000 feet, with a gallery floor space of two-thirds the same area, and the interior must be so provided as to be easily arranged in departments, with offices, committee and assembly rooms, cafe, kitchen and lavatories. An interior court is to be provided for semi-tropical plants around which arcades will be constructed.

WE have received from D. D. Davisson a piece of an old lintel, recently taken from the Mission Church of Sonoma, California. This piece of lintel is 18 inches wide, 7 inches thick, and about a foot long, and shows the marks of the ax. It is perfectly sound except a little on the two outer edges. This lintel is of redwood, and was 16 feet long and spanned an opening 11 feet wide, and was originally placed in the wall about 100 years ago. This goes to prove that California Redwood is almost impervious to decay.

POST OFFICE SITE.

The following paper was read before the San Francisco Chapter of the American Institute of Architects, at the last meeting, by Geo. H. Sanders, President.

GENTLEMEN:—Though there is every probability of the Post Office site being finally settled at Seventh and Mission streets, it may not be wholly out of place to discuss the principles on which the site of a great public building should be selected; the controversies in the public press which have prevailed for months past on the subject, having utterly failed in the opinion of the writer, to evolve any definite idea on the subject.

From an Architect's stand-point it would seem that the real points at issue, involving all those higher considerations of architectural fitness and artistic qualities which give value to the setting and reflect beauty upon a great architectural work, have been left wholly out of sight.

In regard to convenience of position some sort of statement on the subject should certainly have been made by the Department, and the fact that such has not been done would seem to argue that it is of no great consequence so far as it is concerned, and such is probably the case. In fact the real parties to consult on the subject are the great wholesale and retail book firms, some of whom are said to handle several tons of mail matter every week. To these the question of hauling becomes a matter of considerable importance and for their convenience a warehouse and branch station on the water front which would save double moving, would be by far the best arrangement.

This would leave the matter of centrality to the transient public, the most important question to decide. The branch stations throughout the city solving the subject for the general public.

The matter would then resolve itself into those questions of prominence and accessibility by the public—proximity to the great hotels, and last, but not least, beauty and dignity of position.

Ready accessibility from the principal streets and by leading car lines, would enter largely into the above considerations—together with that of aspect, as regards exposure to light, and prospect in the matter of spaciousness of surrounding areas, and altitude—affording good views of the building on every side, especially of the principal fronts.

The lack of all these considerations is conspicuously absent in many public buildings, especially our City Hall. From no single point can this building be seen as a whole, were it ever possible to view this structure to advantage (when finished), it would be found to be one of the most picturesque and "architecturesque" buildings in America, if not in the world.

The Larkin street facade is one of the finest in existence, and the McAllister street front, were it visible as a whole, would be found to be a very noble composition. But from no place can it be so seen and the architectural qualities of the building are almost wholly lost—and one of the noblest sites in America has been sacrificed to a miserable parsimony which realized something less than the cost of the foundation of the building—by the sale of the best part of it.

The City Hall of Philadelphia is another lamentable example in which millions have been spent on the architectural embellishments and materials of a building which can never be seen to advantage from any one point. Surrounded, as it will doubtless be, some day by tall ten-story structures or higher, it will be out of sight, except for its pipe stem of a

tower, from the top of which old Ben Franklin will view with astonishment the improvident folly of his townsmen.

The Capitol at Washington, the Hartford Capitol, and our own at Sacramento, are notable examples of stately good taste and wise magnanimity in the selection of sites. These buildings can be seen to advantage from every side, and it can be readily noted how immensely their architectural values are enhanced by their surroundings and the possibility of viewing them from a proper distance.

As a site for a great public building such as our Post Office undoubtedly will be, it seems to the writer that there is one supremely fitted for the purpose—one not excelled by any in America—both as regards convenience of accessibility, position on important streets, and at an altitude equally attainable from the higher as well as lower levels of the city and which would render the building conspicuously visible throughout the principal part of the town.

I allude to the block on the north side of Union Square, bounded by Post on the south, Sutter on the north, and Stockton and Powell to the east and west. It contains only one building of much importance, and though it might be very costly, it would be well worth all the money that would have to be paid for it, even if the city had to bear half the expense.

Placed in the middle of this block with the open square rising gently from Geary street, with the three principal fronts exposed to the east, south and west, the sunlight and shadows would play about it from dawn till twilight and all night long the moon would follow in her phases, bringing out the architectural features of the pile and giving to every detail its true value and expression. The northern front too, with its bold central entrance and massive architecture would by mere contrast and strength of simple forms, aid the other three by proving a foil to their delicacy and beauty.

It would be the commercial front "par excellence." With ample space all round the building the effect would be to double the apparent size of Union Square, and would thus prove of double value to the city. Were the whole of the block in question to be devoted to the Post Office site, there would be ample room to double the width of Sutter, Stockton and Powell streets, or rather lay the added space out in park.

On each face of the building should be a grand entrance leading to corridors and offices surrounding a central court or hall which could be covered over with glass at the first story, serving all the purposes of the general office on the ground floor—a very fine effect could be attained by forming a terrace at Sutter street, the terrace to return to the central portico on the north side, and level with the second story of the building; by this means the basement or lower story would be made equal to any in the building—the mail carts could obtain access to the building by passing through archways under this terrace on the north front. Over this point and above the grand staircase and in connection with the elevators would rise the tower or dome or whatever form may be determined on as the central feature—and this on account of the breadth of Union Square on the south would be easily visible from Geary street.

Unless care is observed in the selection of sites for public buildings on other than mere questions of expense and private interest, what possible use is subserved in spending one-fourth or one-third of the whole cost of site and building, in architectural adornments which can never be seen to advantage and are therefore thrown away?

Neither the present site, that of the Mechanics' Pavilion nor that of Seventh and Mission possess the requisites of

good sites on account of the absence of the conditions above noted.

To have to pass through a number of mean and narrow streets to an out of the way corner of the city as at present, or to approach it from the rear from market street as in the case of Seventh and Mission, would be in both cases inconsistent with proper architectural dignity and consistency.

The Mechanics' Institute site is too much hemmed in, and presents features identical with those noticed above in speaking of the City Hall.

The west side of Union Square, another site which has been proposed, is unsuitable on account of the rapid fall of the ground along its principal front, and would be at a disadvantage on account of area, as it would occupy the short side of the block.

Until the true economy of selecting sites for our public buildings, possessed of the necessary qualities of aspect, prospect, and spaciousness is acknowledged, we shall possess no buildings of any architectural value, because whatever they have will be invisible and therefore lost on account of the absence of the conditions necessary to enable the beholder to view them to advantage.

In view of the above considerations it would seem to be the duty of every architect, artist or man of sense and taste, to protest against the shocking waste of money as well as of opportunity and professional ability which is going on continually, not only, alas, in San Francisco, but elsewhere throughout the country on account of popular ignorance and indifference in matters connected with the architectural adornment of the cities and towns we inhabit; and this is lamentably true not only in regard to the State and Municipal buildings and public areas and squares, but in every street and highway it is the same. Every where there is diversity instead of community of interest and the private gets the public gudgeon at an advantage at every turn.

What has made "unter den Linden," "The Place d'la Concord" and the "Ring Strasse" the admiration of and the resort of the world, but the spacious grandeur, architectural magnificence and stately beauty of these noted places and the structures which surround them? It will be something other than private interest and political greed which will accomplish the architectural regeneration of San Francisco.

IN view of the influenza epidemic prevailing at the present time, we give Dr. Harrison's description of infusoria found in air, water and in secretions thrown off by persons suffering from influenza then prevailing in Boston, and which was published in the *Youth's Companion* of January 16, 1879, under the heading of "Colds, or Epidemic Influenza." "Its symptoms are a dry, violent cough, sneezing, copious discharge from the nose, and in severe cases prostration and fever. It is supposed contagious and produced by a small cell, with cilia or feet, which has been named by Dr. E. Cutter, "Arhizopoda" (root footed parasites).

a. site." The cuts a and b show the parasites magnified 900 diameters.

b. Some were found in the air, some in water, and a large number in discharges from the nose, all identical.

They have the power of moving their cilia in any direction, even withdrawing them into their bodies.

Dr. Harrison believes they have the power of producing this parasitic catarrh.

Dr. Cutter recommends inhaling fumes of burning sulphur, it gives relief and destroys the parasite.

MYTHOLOGY.

TERMINUS, a divinity at Rome who was supposed to preside over bounds and limits, and to punish all unlawful usurpation of land. His worship was first introduced at Rome by Numa, who persuaded his subjects that the limits of their lands and estates were under the immediate inspection of heaven. His temple was on the Tarpeian rock, and he was represented with a human head without feet or arms, to intimate that he never moved, wherever he was placed. The people of the country assembled once a year with their families, and crowned with garlands and flowers the stones which separated their different possessions, and offered victims to the god who presided over their boundaries. It is said that when Tarquin the Proud wished to build a temple on the Tarpeian rock to Jupiter, the god Terminus refused to give way, though the other gods resigned their seats with cheerfulness; whence Ovid has said,

Restitit, et magno cum jove templa tenet.

TERMINALIA, annual festivals at Rome, observed in honor of the god Terminus, in the month of February. It was then usual for peasants to assemble near the principal land-marks which separated their fields, and after they had crowned them with garlands and flowers, to make libations of milk and wine, and to sacrifice a lamb or a young pig. They were originally established by Numa, and though at first it was forbidden to shed the blood of victims, yet in process of time land-marks were plentifully sprinkled with it.

TERMINALIS, a surname of Jupiter, because he presided over the boundaries and lands of individuals, before the worship of the god Terminus was introduced.

ACADEMIA, a place near Athens surrounded with high trees, and adorned with spacious covered walks, belonging to Academus, from whom the name is derived. Some derive the word from "exaz dnuos," removed from the people. Here Plato opened his school of philosophy, and from this, every place sacred to learning has ever since been called *Academia*. To exclude from it profaneness and dissipation, it was even forbidden to laugh there. It was called *Academia vetus*, to distinguish it from the second *Academy*, founded by Arcesilaus, who made some few alterations in the Platonic philosophy, and from the third which was established by Carneades.

ACHELOUS, the son of Oceanus or Sol by Terra or Tethys, god of the river of the same name in Epirus. As one of the numerous suitors of Dejanira, daughter of Æneus, he entered the lists against Hercules, and being inferior, changed himself into a serpent, and afterwards into an ox. Hercules broke off one of his horns, and Achelous being defeated, retired in disgrace into his bed of waters. The broken horn was taken up by the nymphs, and filled with fruits and flowers; and after it had for some time adorned the hand of the conqueror, it was presented to the goddess of plenty. Some say that the was changed into a river after the victory of Hercules. This river is in Epirus, and rises in mount Pindus, and after dividing Acarnania from Ætolia, falls into the Ionian sea. The sand and mud which it carries down, have formed some islands at its mouth. This river is said by some to have sprung from the earth after the deluge.

RURAL NOTES.

THE orthodox picket is made the same width at bottom as at top, leaving the space at a, the same as at b—Fig. 1. We have seen pickets made with the lower end wider than the

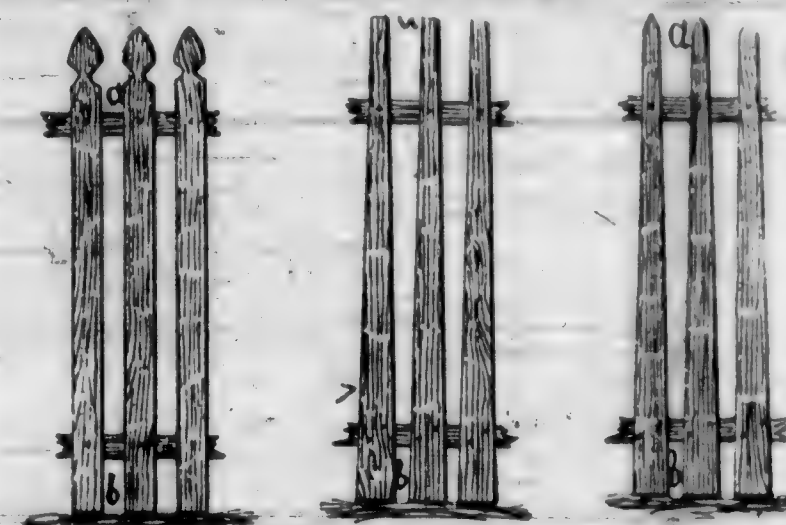


Fig. 1.

Fig. 2.

Fig. 3.

upper end, being tapered as at Fig. 2. Thus the space at b, is less than at a. The advantage is at once apparent, small animals are prevented from passing through at points near the ground. The pickets may be sharpened at top as in Fig. 3. This tapering form requires no more timber than the old style by sawing the boards reversed as at Fig. 4. We believe there would be a ready sale for this form of picket if the saw mills would place them on the market.

The pickets may be from 3 feet 6 inches, to 4 feet 6 inches in length, and the width, 3 or 4 inches at the lower end and from 1½ to 2 inches at top, sawed from boards 1 inch thick. The pickets may be set at any distance apart as may be desired, we would suggest, however, that the space at b Fig. 2 should not exceed 1 to 2 inches.

THE ladder shown in Fig. 5, is a very convenient arrangement. It is formed of a plank 2 inches thick and 12 or 14 inches wide. Steps a and b are sewed in and cut out to form a 4 inch step. The cut is made vertical to c, in

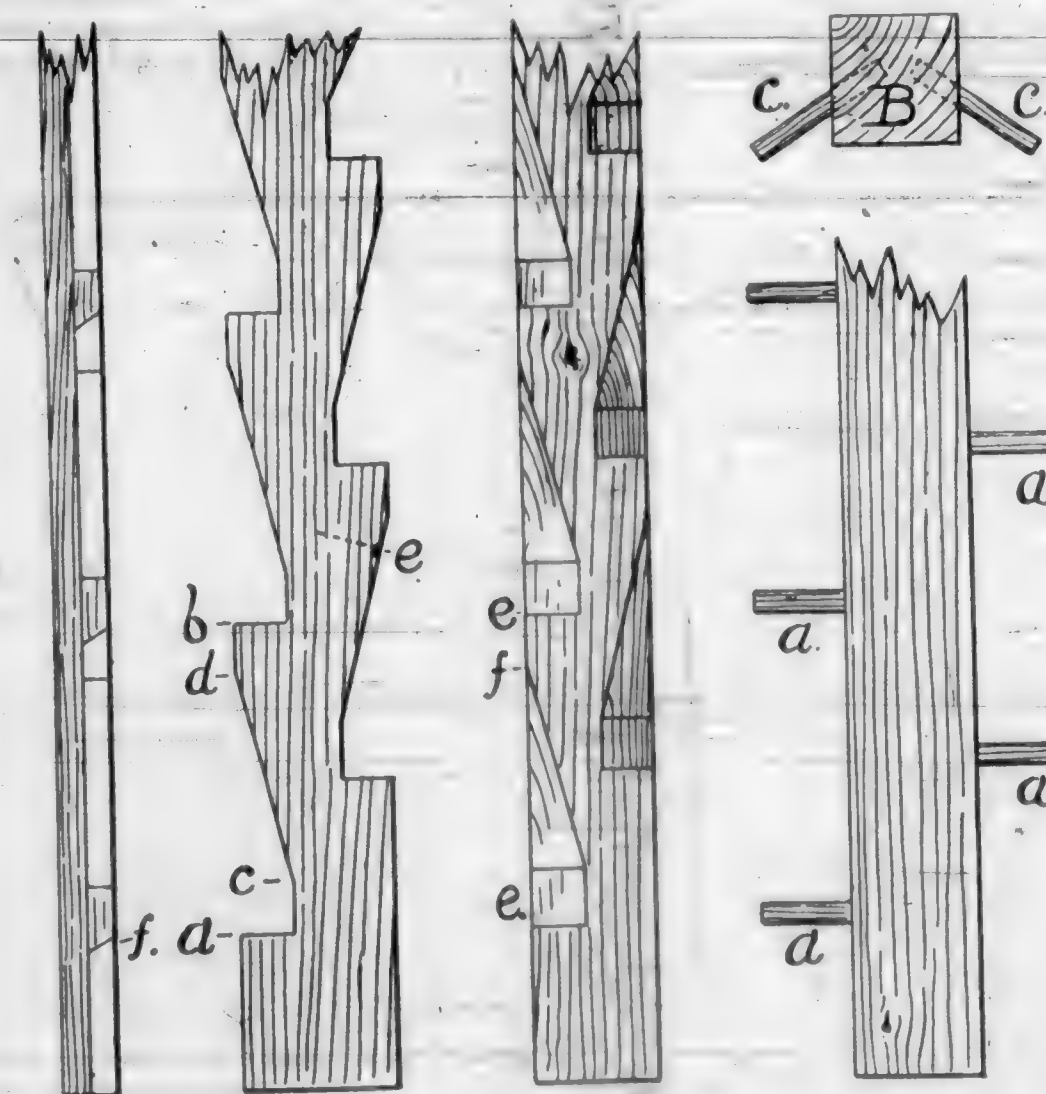


Fig. 5.

Fig. 6.

Fig. 7.

order to give a good foot-hold, and run out at d, to give strength to the step. The steps may be strengthened with large nails as at e. The steps a—b are cut with a bevel or pitch on the top to shed the water where same is placed in an exposed situation. The steps a—b are placed at each

side alternately, giving each rise from 12 to 15 inches as desired. In 1869 the writer had a well dug to a depth of 54 feet, having about 6 feet depth of water. A suction and force pump was set at a depth of 12 feet from the bottom of the well, the pump therefore required to be operated from the top of the well, the rods being supported by a guide-plank, which was cut out as above described to facilitate inspection. A scantling should be nailed at the back and made to break joints where the length requires it. The device can be used as a fire escape or as a ladder to the roof. It is also convenient in barns, sheds, granaries and the many places where the regular ladder would be cumbersome.

In Fig. 6, is an arrangement that the writer saw in use some forty years ago, where the corners of the large timbers of a barn were cut out in the manner shown.

Fig. 7 shows a frame post of barn or factory with the usual pin ladder, A the post, and b-b pins or rungs. An improvement is shown at B, where c-c are the rungs set at a slight angle to prevent the foot slipping outward. The rungs are placed alternately with regard to the height, the usual way being to place them opposite.

WORLD'S FAIR NOTES.

The Exposition attractions in the vicinity of the main lagoon entrance, just south of the great Manufactures Building, are to be quite different from those originally planned. No Casino will stand at the end of the pier 1,000 feet from shore, and there will not be a curved mole bearing columns emblematic of the thirteen States. In place of the latter there will be a peristyle 60 feet wide and 300 feet long, extending north and south and spanning the lagoon entrance by a grand arch. Ranged along this peristyle will be emblematic columns representing all of the states and territories. At the north end of the peristyle will be placed the Music Hall, which for a time it was thought would have to be put on the wooded island. It will measure 140 by 200 feet, and will have an auditorium large enough to seat 2,000 people with an orchestra of 75 pieces and a chorus of 300 persons.

Medusaline, a new composition designed as a substitute for brick and building stone, has been adopted for the sidewalks and driveways in the Exposition grounds. The committee on grounds and buildings granted the contract to the Medusaline Manufacturing Company of Chicago for the construction of 450,000 square feet of such sidewalks and driveways. The price is 6½ cents per square foot. The concrete composition to be used by the contractors is said to be as hard as perfect stone, and it is now thought probable that it will be used instead of staff for the exterior ornamentation of the Fine Arts Palace, and several other buildings.

"He is a Brick." The oldest bit of slang which can be traced to a historical origin is said to be, "He is a Brick." Plutarch in his 'life' of Lycurgus, gives an account of the visit of an ambassador from Epirus to the city of Sparta, who saw much to admire and praise. But he wondered greatly that Sparta was not a walled town and asked the explanation of its lack of defensive works. No answer was returned that day. Early the next morning, however, for the Spartans rose at dawn—the Epirote was awakened and conducted to the field of exercise outside the city, where the army of Sparta was drawn up in battle array. "There," said Lycurgus, "are the walls of Sparta and every man is a brick."—*The Brickmaker*.



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.

OAKLAND THEATRE.

The Theatre at Oakland is being erected on the corner of Fourteenth street and Broadway for Mr. Joseph Macdonough, from designs by Messrs. Mooser & Cuthbertson, Architects of this city.

The view and sketch plans show the general arrangement.

OLYMPIC CLUB BUILDING.

The Olympic Club Building is in course of erection on the northerly side of Post street between Mason and Taylor streets. The first story will be of stone, and above this pressed brick with Terra Cotta trimmings. The Corner-stone was lately laid by Mayor Sanderson.

The President is Mr. William Greer Harrison.

The Architect is Mr. H. A. Schulze.

HIGH SCHOOL, SAN BERNARDINO.

This building, which is now in course of erection consists of four stories, the lower one is to be occupied by workshop, boys and girls gymnasiums, bath-rooms, toilets, and heating and ventilating apparatus of the most effective description.

On the first floor is the main entrance hall, 34x64, with a spacious stairway in the centre giving access to each floor, and embraces also large hat and cloak rooms, hallway from rear entrance, assembly room 33x51, superintendents offices and store room and three recitation rooms 26x35. This floor is approached on the principal front by a bold flight of granite steps 14 feet wide which give access to a spacious vestibule having encaustic tile floor and paneled wainscoting to the walls. The teachers private rooms are placed on each side of the vestibule.

The second floor contains a stair hall of the same size as that below, together with assembly room 33x51, library 23x35, four recitation rooms 26x33, and boys and girls hat rooms and toilets.

The third floor contains in addition to the stair hall, an auditorium 44x79 with ante-rooms, also laboratory with supplies, and dark room and recitation room.

The basement story is 10 feet 8 inches clear height and each of the other stories are 15 feet 6 inches clear.

The interior is filled up and arranged in the most complete and perfect manner for carrying on the work of the school, drinking fountains are placed in each of the stair halls and the heating and thorough ventilation of every portion of the building is of the most perfect description.

The exterior walling will be built of brickwork on concrete foundations, the basement story faced with coursed rock faced ashlar, and the sills, lintels, belt courses and cornices, etc., will be of rock faced Ventura or Arizona stone.

The roofs will be strongly constructed and trussed, and will be covered with metallic shingles, the ventilators and roof of tower will be covered with tin, with the rolls and bosses formed of lead.

The building is being erected by contract, 51,195 dollars being about 1,000 dollars less than the estimate of the architect.

The architect is Mr. T. H. Goff of San Bernardino, who is also supervising the erection of the Insane Asylum for the city and county of San Bernardino, Cal.

ANCHORING BOLTS.

From a letter to the Troy Polytechnic some interesting particulars are quoted about the usefulness of various substances for anchoring bolts into stone. It was necessary, in the construction of an elevated railway, in a place where a line led over rock, to anchor the foundation by bolts to the ledge; and in view of the expense and other objectional qualities of sulphur and lead for this purpose, it was resolved to try whether cement could be made available. To test the question, fourteen holes were drilled in a ledge of limestone rock, all forty-two inches deep, and bolts, some three-quarters and some one inch, were set in the holes. Around four of the bolts sulphur was then poured, lead was put round four more, and Portland cement mixed neat around the remaining ones. Two weeks later the bolts were pulled by a powerful lever. Out of those run with sulphur, one was drawn out under a strain of 12,000 pounds. With the others the iron yielded before the sulphur gave way. Three of the bolts caked with lead also broke in place, one pulling out; but of those set in cement, one yielded slightly and then broke, while all the others broke in place, showing that Portland cement is not only cheaper for setting iron into stone, as well as less likely to corrode the iron, but is stronger and much more easily applied. This account reminds us, the journal referred to adds, of a little experience of our own, which has a certain interest. In the construction of a building where external anchors are used, some of the bolts, which were built through the walls, were set by a mistake of the maker, with the ends cut for wood screws, instead of being threaded for a nut. As the work was being hurried, and there was not time to wait for others, they were used, on the assurance of the maker that he could fit nuts to them. After the walls were ready for the anchors it was found that no machine was made that would tap an iron nut to fit a wood screw, and the manufacturer made nuts of babbitt metal, which were forced on the screws. They were rejected by the architect on account of the softness of the metal, and a bolt, with the nut, was tested at the Watertown arsenal, on the Emery testing machine, to determine the resistance of the nut. The bolt was pulled in one direction and the nut in the opposite one, and neither yielded until a force of 5,600 pounds had been applied, when the nut burst, the threads stripped and the bolt pulled out. The bolt was three-quarters of an inch, somewhat deeply cut, so that the resistance of the nut was about three-quarters of the strength of the bolt, and if it had been made thicker the iron would probably have yielded before the soft babbitt metal.—*The World's Progress.*



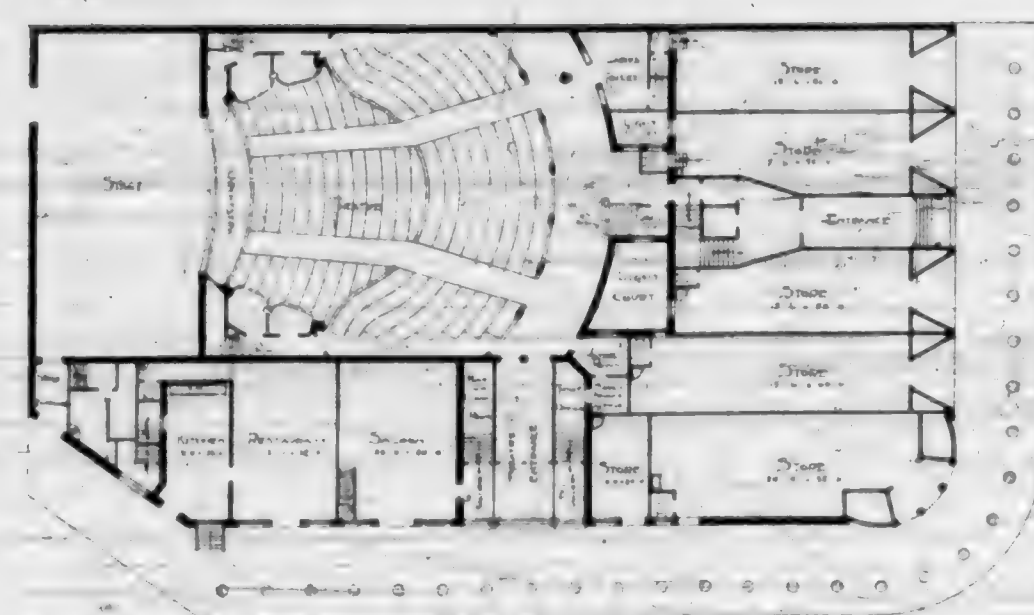
HIGH SCHOOL FOR CITY OF SAN BERNARDINO Cal:

T. H. GOFF, ARCHITECT. San Bernardino

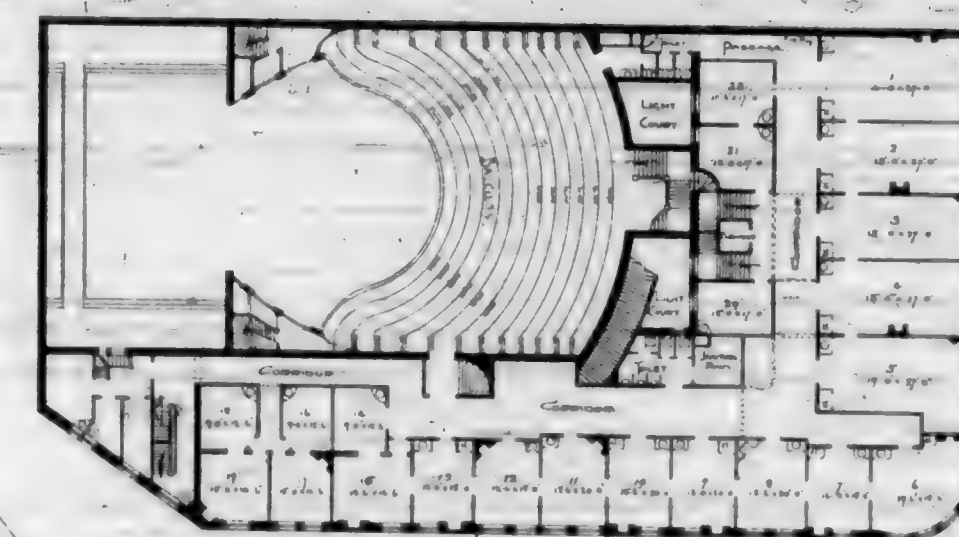


THE OLYMPIC CLUB
SAN FRANCISCO

HENRY A. SCHVLZE ARCHITECT



First Floor Plan



Second Floor Plan

"The MACDONOUGH."

Oakland



Mooser & Culbertson - Architects

THE DIFFERENT KINDS OF ASH.

The following inquiry is from the lumber buyer of a large manufacturing concern:

I have a limited knowledge of ash lumber, and in buying it am often unable to classify it with certainty.

1. Is there any way to distinguish absolutely between white, gray, brown and black ash plank? Newhall and Gray have different names, viz., white ash, red ash, green ash, blue ash and black, water or hoop ash.
2. Which of these are synonymous with gray and brown?
3. To which variety does calico ash belong?
4. Does eastern and western black ash differ in appearance or quality of lumber?

There seem to be so many slightly differing shades of color, and degrees of strength and elasticity, as to cause much diversity of opinion among those with whom I meet, and as I have little opportunity to become familiar with standing trees or with logs, I desire definite knowledge to guide in selection of plank.

5. Does selected gray, brown or black equal in strength and suitability for mechanical uses the average of first or forest growth white ash?
6. In what portions of the principal ash producing states can the toughest lumber of the different varieties be obtained?

If these questions can be suitably answered in your columns, kindly print the information at an early date, and greatly oblige

A NEW SUBSCRIBER.

When reduced to lumber there is no method known by which to "distinguish absolutely" between white, gray, brown and black ash. Botanists distinguish by the leaf, bark and fruit, but with these data for determination absent, the judgment is at fault. The white ash, however, is most easily determined from its light color, medium density and elasticity, and some experts even claim to judge almost the locality from which the tree came, by breaking a sliver between the fingers. The ash is a tree which, as a rule, prefers a low, rich, moist, but not wet, soil, with a rather heavy clay loam subsoil. It is quite tolerant of change of conditions, but suffers greatly in quality when growing on dry or limestone soil.

The white ash, as is well known, is the most valuable of the ash family, reaching a height sometimes of 120 feet, and a diameter of five feet. It is found from Canada to Florida, and as far west as the first tier of states west of the Mississippi river, but reaches its greatest and richest development in the Ohio river bottoms, including, in a general way, the southern parts of Ohio, Indiana and Illinois, and the bottom lands of western Tennessee and eastern Missouri and Arkansas. The terms white, red, green, blue, etc., are common designations, rarely accurate, frequently local, given to the different species, but which are often misleading, as the same term is applied to different species in different places. The white ash is so called from the fact that the bulk of the wood is a light yellow or cream color when fresh cut, turning to a pale brown on exposure, and the core or heart is small, often only three or four inches wide in a tree 30 inches in diameter.

The blue ash gets its name from the fact that the inner bark when soaked in water yields a dark blue dye. The wood is darker in color, generally a rich brown, heavier, more solid, and, as a rule, more brittle. It will stand nearly the same transverse strain, but breaks with a less splintered fracture than white. The blue ash is chiefly confined to the territory east of the Alleghanies, and though not as common nor as valuable as white ash, is much used for the same purposes. It is indistinguishable in lumber except by the darker color and greater weight and hardness. The blue ash, a medium sized tree growing on the upland and especially limestone soil, comes next to the white in quality and in extent of territory over which it is found. It is chiefly confined to the states west of New York and north of the Ohio river, but including Iowa and Missouri. It is the heaviest of the ashes, and from the character of the soil it prefers, is naturally quite brittle, but it has a good light yellow color and works well with a high polish in manufacture. The green ash is also a widely spread species, of equal value with the blue, and more elastic. It is supposed to take its name from the pale green color of the leaves, as it prefers a low, almost swampy, soil. It shrinks badly in drying, and is not a very durable wood, except when kept dry as in interior work.

The only other botanical species which has a well recognized name is the black or hoop ash, so called from the dark color of the heart wood. This term, however, is not distinguishing, as the blue and green species when exceptionally dark receive the same name. The wood of the black ash is readily split into thin layers, which are used for barrel hoops,

and it is softer and lighter than the white. The color of the sap wood is so light that it is quite undistinguishable from the white ash. The tree is a small one, preferring low wet bottom lands and swamps.

Other kinds of wood called ash are the wafer ash, or hop tree, a small tree of little economic value, and the yellow ash, or yellow wood, gopher wood, or shittim wood, a beautiful tree, but very scarce, found in Tennessee and the mountains of North Carolina and Kentucky. Its firm, strong-grained, yellow wood takes a beautiful polish and is very durable, but unfortunately it is so rare as to be almost impossible to procure. In fact, it is said that there are not a thousand trees in all the Alleghany and Blue Ridge ranges. The bark is smooth and light gray, and the leaves in shape resemble the beech, but are arranged on a leaf stalk like the ash. It grows as far north as Massachusetts, and a number of handsome specimens can be seen in and around Boston and Cambridge.

As has been said before, any grading based on color is misleading, is not based on any necessary differences in quality, and varies with different localities. The term gray or brown may be applied to a dark colored white ash growing on the upland, or to a specimen of the blue, green or black ash. Calico ash is a similar name used to designate those specimens of the white ash whose heart wood is variegated and of unusual size. Such specimens are often seen in the delta of the Mississippi or the bottom lands between Cairo and Vicksburg.

As a general rule when elasticity is the prime requisite, the selected white ash of medium weight and rather coarse quality is demanded, such as for light wagons or where the material must be reduced to the smallest size consistent with safety. For purposes where strength is required or initial resistance to flexion or indentation, the brown or black varieties are to be preferred, and where there is a generous margin of safety allowed between size of the finished article and the strain that will be put on it. The brown lumber also will, as a rule, resist weather the best, though the real cause is not to be found in the color but in the character of the wood depending almost entirely on the soil in which it grew. The "toughest" lumber, using that term to denote the most elastic, is found where the white ash reaches its most favorable development.

The relative value of northern and southern ash for various purposes has not yet been carefully investigated, and much remains to be done. In fact, little has yet been accomplished in this line in the investigation of any of the woods of this country, though it is a question of great importance to the manufacturing interests. Each kind of wood has its own special value, and both producer and consumer can work together to better advantage, when the qualities of the various species are known and recognized. The government is doing something from year to year under the able direction of Mr. Fernow, chief of the division of forestry. Many firms, however, and a number of the larger corporations, especially railroads, have been compelled to take up this work in their departments of tests, and consignments of lumber are sometimes rejected for causes which appear to the lumbermen quite insufficient. A year or two ago a large quantity of heavy timbers to be used in the Auditorium were rejected because they were short leaf yellow pine. Of course if the specifications called for long leaf and nothing else, the rejection was right, but scientific investigation shows that the practical difference between the two kinds is often very small, and in the instance under consideration the one would have been precisely as good as the other. The prejudice against the short leaf, however, was such that it had to go. In structures of wood, investigations will soon be possible as a result of the numerous experiments now being made, and the effect will be to make manufacturers more careful, and to give greater security to human life.—*Henry L. Tolman in the Northwestern Lumberman, December 26, 1891.*

The Illinois Board of World's Fair Commissioners has ordered specifications for the architectural reproduction in drawings of all the Illinois state institutions and public buildings, sixteen in number.

ARCHITECTURE—A WOMAN'S STUDY.

We take the following article from the "Architectural Review" published in 1870—by Samuel Sloan of Philadelphia.

We have ever been of opinion that the refined taste inherent in woman's very nature, most especially fits her for the æsthetic requirements of architectic study, and we will confess to some surprise that while the gentle sex is in quest of mental occupation, the charms which surround this art of ours should fail to attract them to inquire into its claims to attention, as a something worthy their application.

With such an impression we awaited the, to our mind, certain development of woman's evident destiny, and were not a little pleased to meet in the *Woman's Journal* with the following:

"Why do not some of our bright girls who graduate from High, and Norman Schools, and who are looking for a vocation, study Architecture? It is a profession that pays well, after it is thoroughly learned, and one in which women of a certain kind of talent might excel." * * *

There are many professional men who would not doubt give females an opportunity of making themselves proficient in drafting, and that they would answer their expectations, we feel that we can judge from what we have seen some accomplish. There is, in fact, no good reason why the delicacy of woman's hand, and the preceptive taste so peculiarly her own, should not be productive of admirable drawings and acceptable designs. In literature she has acquired a position which rivals that of man himself. In painting and in sculpture, she commands respect. In music she stands pre-eminent. In all the sciences which are said to complete a polite education, she is ever forward and not infrequently first. Then why should she not add Architecture, with all its lore of history, and its elegant accuracy of science, to her accomplishments? The day is already dawning which shall see woman greatly elevated above her too long existent inequality of mental position; and now that the other professions are gallantly opening ranks to receive her, it is not too soon for architects also to acknowledge her claims, and invite her to a trial of her ability in culling the choicest flowers of beauty to adorn the classic elegancies of design.

We do not propose, or even suppose that the gentler sex will ever assume the ruder and more masculine (so to speak) out-of-door operations, connected with the practical department of our profession—not at all; but, we do think that in the arrangement of plans, in Domestic Architecture for instance, that woman is the best judge of the convenience and economy of dwellings, for she it is who is the most interested party, and even in the external appearance of our homes who so anxious for the picturesque and the pleasing as she who presides there.

A liferary woman is never so intently particular in her work, as when with heartfelt affection she depicts the detailed beauties of the humblest cottage home. Does not this characteristic show that taste, the most natural and refined reigns in her bosom and sways her very imagination. What more is asked than the cultivation of this genuine art-love to make woman devoted to Architecture, with all its graces and attractions so winning, because so kindred to her mind?

By all means, then, let us offer her a liberal welcome, and we shall reap the grateful benefit in the expansion of that patronage we look for so ardently for our profession, and without which, with all its claims to the widest recognition, it will but live on slowly, patronized by the comparatively few, but scarcely recognized by the great majority.

Bellamy—"If the theories of socialism were adopted, sir, men would live as happily as children do now." Smith—"Yes, each one watching greedily to see that nobody else got a bigger apple."

"How's this, Dauber? You've painted Father Time with a mowing machine instead of a scythe." "That's all right. We artists of the modern school keep up with inventive progress."



Electricity Simplified—The Practice and Theory of Electricity, by T. O'Connor Sloane, E.M., Ph. D. Illustrated—Published by Norman W. Henley & Co., New York.

The work on Electricity is the plainest of any that has come under our knowledge. Every student of electricity should have one.

The book is to be had from Messrs. Osborn & Alexander, 401 Market street, San Francisco. We may present some chapters from this work in future numbers of our paper.

Practical Centring by Owen B. Maginnis, with illustrations—published by W. T. Comstock, New York, and for sale by Messrs. Osborn & Alexander, 401 Market street, San Francisco.

This is a book that should be in the hands of every builder and every workman in the trade.

The book treats of centring for all classes of stone, brick or wood work, and for scaffolding, and the cutting of rough or finished lumber for work of this description.

The work is so fully illustrated that we cannot well make extracts from its pages.

The Cosmopolitan with its usual complement of good things comes to us for January, 1892. Price \$3.00 per year.

The Fortnightly Review, monthly, by the Leonard Scott Publication Co., 231 Broadway, New York. Price \$4.50 per year.

This review is one of the essential periodicals of the present day. Twice every month the reader is supplied with the freshest thoughts of the world's great writers and thinkers.

Lippincott's Magazine comes to us for January, 1892. This popular magazine has been before the public for twenty-five years and has advanced with the requirements of the cultivated taste in literature to a first position. The stories represent the actual conditions of life, the authors being prominent in their special lines. The stories are complete in each number. J. B. Lippincott Co., Philadelphia. Price \$3.00 per year.

The Timber Trades Journal, an English periodical devoted to the timber interests of the world, has opened a branch office at 136 Liberty street, New York. Our dealers in Pacific Coast woods may find it to their interest to communicate with said journal.

The Phrenological Journal for January, 1892, comes to us full of useful knowledge about the science of health and human nature. Price \$1.50 per year. Fowler & Wells Co. publishers, 775 Broadway, New York.

We have received the first number of the *Pacific Builder*, a new monthly periodical devoted to the building interests of the Pacific Coast. It is published by May S. Purteile, at Portland, Oregon. Price \$1.00 per year. It starts out with a good healthy look, and we wish it success.

The Mexican Financier, published in New York, and simultaneously in the City of Mexico, by the Seeger & Guernsey Company, is a very useful paper to the trading public who may have business with the people of Mexico.

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.
H. T. BESTOR, 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.
W. C. CROSETT, Sec. W. C. CROSETT, Treas.

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

THE annual meeting of the Technical Society of the Pacific Coast, was held at the rooms in the Academy of Sciences Building, 819 Market street, on Friday, January 15th, for the purpose of electing the officers and directors for the ensuing year.

Reports of the officers were submitted, showing the transactions of the past year, and the President in his annual address reviewed the work of the Society.

The following officers were elected for the year 1892:—President—John Richards, Mech. Eng.; Vice-President—Luther Wagoner, Min. Eng.; Treasurer—Geo. F. Schild, Naval Arch.; Secretary—Otto Von Geldern, Civil Eng. Directors—H. C. Behr, Geo. W. Dickie, W. R. Eckart, C. E. Grunsky, and A. Schierholz.

THE regular meeting of the San Francisco Chapter of the American Institute of Architects, was held the 15th inst. at 408 California street. The President, Geo. H. Sanders presiding.

The vacant position of Secretary was filled by the election of H. T. Bestor.

A report on the Chapter Classes was received from Mr. Sanders, and free hand crayon drawings, in "black and white," were received and placed on the wall.

For the January competition, three "pen and ink" drawings were received.

A committee, consisting of Messrs. Sanders, Pissis, Everett, Gash and Cuthbertson, was appointed on Competitions of the Students Classes.

The drawings of these competitions will remain on exhibition at the headquarters of the Chapter, 408 California street, and all Architects or persons interested in this work, are invited to inspect the same.

President Sanders read a paper on the Post Office Site as an Architectural problem, which was ordered printed in the California Architect, and copies forwarded to the daily press of San Francisco. This paper will be found in full in another column.

AT the expiration of each subscription the bill for the succeeding year is mailed, and we shall be pleased to renew the name on our subscription books. The price is three dollars per year, in advance.

From various sources for a long while past have come demands for a revision of the building laws of New York city, and an organized movement has now been begun to secure the passage of an amended law by the next legislature. In order to accomplish this a Board of Revision has been formed, composed of gentlemen named by the American Institute of Architects, the Architectural Iron Works Association, a carpenter and mason from the Mechanics' and Traders' Exchange, a representative of the Real Estate Owners' Association and of the Board of Fire Underwriters, the Superintendent of the Bureau of Buildings and the Counsel of the Fire Department. This board will meet twice a week, to hear the views of architects, builders, real estate owners and others interested in the subject, and will then endeavor to frame a law which shall meet all objections against the present one.—*Fire and Water.*

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.

ATTORNEY'S FEES OF OWNER IN LIEN CASE.—Where the owner of a building has been compelled to enforce liens, to which both he and the contractor were parties, he is entitled to set off against the contract price, not only the amount of the judgments recovered, but all that he had been compelled to pay to relieve his property from the liens, including his attorney's fees and costs.
Cavell v. Washburn, Supreme Court of California, 27 Pac. Rep. 859, (68C).

LIABILITY OF WIFE FOR CONTRACT OF HUSBAND.—Where a husband contracts for the erection of a house on his wife's separate property, the fact that the wife examined the plans for the building, watched the progress of the work, and personally and by letters urged the material-men to push on the work, are sufficient to sustain the verdict that the wife is liable to the mechanic's lien of the material-men. In such case it was proper to charge "that a husband cannot, by making a contract like this, charge his wife's property, unless it appears that the materials were furnished with her knowledge and consent." If she assented to the contract made by her husband in this respect, * * * if she knowingly received the goods, assented to the application of the goods to her property, she is bound by the contract.
Boney v. Thackam, Supreme Court of Pennsylvania, 22 At. Rep. 754, (123C).

PENALTY CLAUSE IN BUILDING CONTRACT.—A person named Kemper and one named Candon entered into a written contract whereby Candon agreed to build a wall, etc., or else at his election, to remove a certain house three feet, and put it in as good condition as it was before; and in such contracts the parties further stipulated as follows: "It is mutually agreed between said parties that a failure on the part of said Candon to perform these obligations shall entitle said Kemper to recover from him the sum of five hundred dollars as liquidated and ascertained damages for the breach of this contract." Candon elected not to build the wall, etc., and afterwards failed to remove the house. The cost of removing the house, and putting it in as good condition as it was before, would not have exceeded \$100. When the parties made the contract, and stipulated for damages in case of breach, fixing the amount at \$500, they could not have had in contemplation actual compensatory damages; and therefore the sum of \$500 mentioned in such contract as liquidated and ascertained damages must be treated as a penalty, and not as liquidated damages, and therefore it cannot be enforced, and only actual damages can be recovered.
Candon v. Kemper, Supreme Court of Kansas, 27 Pac. Rep. 829, (200C).

SERVICE OF LIEN NOTICE ON WIFE.—A wife, who, in addition to her dower and homestead rights, has been awarded exclusive possession of a homestead pending a suit for divorce and alimony instituted by her, is a proper party to an action to enforce a mechanic's lien thereon, and where judgment by default has been obtained in such action against the husband alone by collusion between him and plaintiff, she may become a party, and contest the alleged lien.
Weston v. Weston, Supreme Court of Wisconsin, 49 N. 884, (867C).

LIEN FOR LUMBER FURNISHED TO RAILROAD CONTRACTOR.—Lumber sold to a subcontractor of a railway, for the erection of shanties for its employees and suitable stables for his teams, is not within the statute granting a lien for labor performed on material furnished in the construction, repair, and equipment of the railroad, and gives no right of action against the railway company.
Stewart Chute Lumber Co. v. Missouri Pac. Ry. Co., Supreme Court of Nebraska, 49 N. W. Rep. 769, (75).

BUSINESS MOSAICS.

The San Francisco Mineral Paint Co., the manufacturers of Royal Metallic Paint, an artificial stone coloring and mortar stain, have resumed operations with new machinery and are grinding their material to the finest possible limit that the latest improved machinery will permit. From people who have used it, and are judges of such material, it is pronounced to be the best in the market.

The following letter was received from N. & G. Taylor Co., importers and dealers in Tin Plate, Metals, Sheet Iron, Wire, etc.:

Philadelphia, January 6, 1892.

Editor of "CALIFORNIA ARCHITECT AND BUILDING NEWS."—We are very glad indeed to say that the Block Tin received by us from the Temescal mines we found equal to any tin we ever used. We used some of it in the manufacture of Solder, but the major portion was used in the manufacture of Bright Tin-plate.

It affords us great pleasure to say that we made Bright Tin-plate from Steel sheets made in Pennsylvania, Block Tin from the Temescal mines in California, and the work was done by men born, bred and raised in Philadelphia. If this is not American Tin-plate from a to z and will not satisfy those doubters who are endeavoring to create such an impression against the industry, we really don't believe they would be satisfied if they did all the work themselves.

To us the manufacture of Tin-plate is nothing new nor mysterious; we feel that we have understood the business for many years and that our position is quite different from most importers, in place of being bound to the sale of certain makers' brands and subject to their whims and wishes, we have had brands that we own, which we sold under the most positive guarantees offering absolute protection to the buyer, and we consider it good sound business judgment to prefer to make such plates here under our own supervision in place of having them made three thousand miles away according to our instructions.

In addition to making Bright Tin-plate we are making Taylor's Guaranteed Roofing Plates, which are known the country over, they are:—Taylor "Old Style," "The Taylor Roofing Tin," "Taylor's Columbia." All of the finest quality, the value regulated by the quantity and quality of the coating.

"He who would bring back the wealth of the Indies, must take with him the wealth of the Indies." Which means that you can't have the value without the cost. You get just what you pay for. The only question is what grade you will buy. Of somethings the cheapest is the best; but of important things, the best is the cheapest.

Removal—John A. Roebing's Sons Co., manufacturers of Wire, Wire Rope, Sash Cord, Fire Proof Wire Lathing, Bare and Insulated Electric Wires for all purposes, have removed from their old quarters, No. 8 California and No. 14 Drumm streets, to their new and commodious building No. 25 and 27 Fremont street, in the middle of the block between Market and Mission streets.

This firm has lately furnished for the new Crocker building, corner of Market and Post streets, quite a quantity of the celebrated Roebing Fire Proof Stiffened Wire Lathing.

The Jos. Dixon Crucible Co., Jersey City, N. J., makes a specialty of Graphite Compositions. In looking over the list of preparations where graphite can be used with success, one can see many uses where this material is superior to anything heretofore brought forward. Being of itself practically indestructible it forms the resisting qualities of a paint where heat is present, also as a resistant to friction in lubricants for heavy machinery.

For Crucibles it has long been known. The lead pencils made by this company have won by their superior excellence, the first position for business or artists use.

We call special attention to Supplement and advertisement of the Colton Marble Co., showing the grand staircase in the Academy of Sciences Building in this city. Mr. John C. Pelton, Jr., Manager, Office, Flood Building, Room 42.

Young Husband—"Well, my dear, did you succeed in finding a stove to suit you?" Young wife—"Indeed, I did. Such good luck! I got a stove that will never cost us a cent for coal. The dealer said it was a self-feeder."

The well known firm of Smith and Trowbridge, "West Coast Wire Works," have dissolved partnership, Mr. James Trowbridge purchasing the interest of Mr. Smith.

The souvenir from Messrs. Merchant & Co., for the year 1892, is received. The illustrations are unique as is usual with this firm. The first illustration shows the earth with Chicago as the central point; long lines of passenger steamships from all parts of the world are centering towards Chicago to inspect the manufactures of Merchant & Co. Plate No. 2 shows the World's Fair grounds with the metal tower of this firm. This tower is to be 4,000 feet high and topped out as a "Star Ventilator", and is proposed to be used to ventilate the building at the World's Fair. The different nations are seen concentrating in all manner of conveyances towards this grand exhibit.

Plate No. 4 shows the method of inspecting the roofing plates.

Plate No. 7 shows the top of the "Star Ventilator" over the 4,000 foot tower, where people of all nations are viewing the wonderful city and country around.

Plate No. 8 shows a grotto cooled to an agreeable temperature by the celebrated "Star Ventilator".

Plate No. 9 shows a close room where most of the inmates have fainted, and where a Brownie is about to place in the ceiling a "Star Ventilator".

Plate No. 10 shows the same room with the contented and-pleased look of the inmates after the ventilator is placed in position.

Plate No. 12 shows a large sheet metal retort which is being viewed with consternation by the Russian, it being so superior to anything heretofore manufactured, that the Russian sheet metal is likely to be superseded in the market.

Plate No. 20 shows Miss Columbia placing the crown of honor upon the head of Messrs. Merchant & Co's. Brownie.

Write your advertisements clearly and truthfully, using sufficient space to show what you are prepared to furnish, have them printed continuously, then if you have anything that anybody wants, your returns will be satisfactory.

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 29th day of January, 1892, for furnishing and delivering at Freight Depot in city where required, Scales for the U. S. Government Building at the following cities:

Burlington, Vt.; Evansville, Ind.; Grand Rapids, Mich.; Macon, Ga.; New Orleans, La.; New York, N. Y.; Oswego, N. Y.; Philadelphia, Pa.; Sandusky, Ohio; Wheeling, W. Va. and Winona, Minn., in accordance with the specification, copies of which may be had at this office.

Bids for one or more of the scales must be accompanied by a certified check for a sum not less than 2 per cent. of the amount of the bid.

The Department will reject all bids received after the time fixed 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 scales for U. S. Government Buildings" and addressed to
W. J. EDBROOKE,
Supervising Architect.

December 31, 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 5th day of February 1892, for all the labor and materials required for the trench excavation, concrete and stone foundations, stone masonry, cut stone brick work of the basement and area walls, first floor and basement beams and girders, basement columns, etc., for the U. S. Court House, Custom House and Post Office at Omaha, Nebraska, in accordance with the drawings and specification, copies of which may be had on application at this office or the office of the Superintendent.

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

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

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for Trench Excavations, Basement and Area Walls, Iron Beams, Columns, etc., for the U. S. Court House, Custom House and Post Office at Omaha, Nebraska," and addressed to,

W. J. EDBROOKE,
Supervising Architect.

January 8, 1892.

CITY BUILDING NEWS.

Battery near Pacific. All cast iron work; owner, Jas. G. Fair; architect, H. A. Schulze; contractors, O'Connell & Lewis; cost, \$2,760; signed, Nov. 17; filed, Dec. 9; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Battery near Pacific. Carpenter and stairwork; owner, Jas. G. Fair; architect, H. A. Schulze; contractor, Smilie Bros.; cost, \$20,837; signed, Nov. 17; filed, Dec. 9; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Battery near Pacific. Excavating, brickwork, etc.; owner, Jas. G. Fair; architect, H. A. Schulze; contractor, John McCarthy; cost, \$22,150; signed, Nov. 17; filed, Dec. 9; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Battery near Pacific. Painting, graining, etc.; owner, Jas. G. Fair; architect, H. A. Schulze; contractor, J. P. M. Phillips; cost, \$1,595; signed, Nov. 21; filed, Dec. 9; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Battery near Pacific. Sandstone, pier, caps, etc.; owner, Jas. G. Fair; architect, H. A. Schulze; contractor, J. P. M. Phillips; cost, \$2,205; signed, Nov. 21; filed, Dec. 9; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Battery near Pacific. Tinsmith work, etc.; owner, Jas. G. Fair; architect, H. A. Schulze; contractor, J. C. Roberts; cost, \$2,686; signed, Nov. 17; filed, Dec. 9; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Battery near Pacific. Wood and iron, lathing; owner, Jas. G. Fair; architect, H. A. Schulze; contractor, Thos. Mannix; cost, \$2,345; signed, Nov. 21; filed, Dec. 9; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Battery near Pacific. Wrought iron work; owner, Jas. G. Fair; architect, H. A. Schulze; contractors, Biglow & Little; cost, \$5,432; signed, Nov. 17; filed, Dec. 9; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Broderick near Ridley. To build; owner, J. Caley; architect, W. H. Lillie; contractors, Harrington & Johnson; bond, \$2,500; cost, \$4,670; signed, Dec. 17; filed, Dec. 18; payments, \$700, frame up; \$700, enclosed; \$700, brown coated; \$700, standing finish on; \$702.50, completed; \$1,167.50; 35 days.

Castro near 23rd. To build; owner, Joseph Harris; architect, M. J. Welsh; contractor, F. C. Kleebauer; bond, \$883.75; cost, \$3,335; signed, Dec. 11; filed, Dec. 11; payments, \$883.75, frame up; \$883.75, brown coated; \$883.75, completed; \$883.75, 35 days.

De Long near Frederick. To build; owner, C. Lehnhardt; architects, John & Danyszynski; contractor, J. L. Hansen; cost, \$2,940; signed, Dec. 28; filed, Dec. 31; payments, \$700, frame up; \$800, brown coated; \$700, completed; \$740, 35 days.

Dolores near Cumberland. To build; owner, Geo. Walcott; architect, R. H. White; contractor, Robt. Currie; bond, \$965; cost, \$3,485; signed, Dec. 22; filed, Dec. 28; payments, \$720, frame up; \$720, ready for brown coat; \$720, standing finish on; \$720, completed; \$965, 35 days.

Elgin Park near Ridley. Alterations and additions; owner, Carlo Oliva; architect, A. J. Barnett; contractors, Antonelli; bond, \$800; cost, \$1,405; signed, Dec. 5; filed, Dec. 5; payments, \$500, where house movers appliances are all removed; \$900, completed; \$575, 35 days.

Elizabeth near Castro. To build; owner, C. B. Van De Mark; architect, Edward Burris; contractor, Jas. Campbell; cost, \$2,830; signed, Dec. 1; filed, Dec. 5; payments, \$712.50; frame up; \$712.50, brown coated; \$712.50, completed; \$712.50, 35 days.

Ellis near Buchanan. To build; owner, Winnie Lafferty; contractor, S. T. Crawford; cost, \$6,000; signed, Dec. 23; filed, Dec. 28; payments, \$1,200, frame up and roof boards on; \$1,800, brown coated and enclosed; \$1,950, completed; \$1,050, 35 days.

Filbert and Dupont. Plastering and lathing; owner, Rev. R. De Carolis; architect, Chas. J. Devlin; contractor, Martin Carrick; cost, \$1,100; signed, Dec. 3; filed, Dec. 5; payments, \$400, brown coated; \$425, completed; \$275, 35 days.

Filbert bet. Fillmore and Steiner. To build; owner, J. F. Habergarten; contractor, L. B. Schmidt; cost, \$2,000; signed, Dec. 22; filed, Dec. 28; payments, \$1,000, brown coated; \$500, completed; \$500, 35 days.

Franklin near Clay. To build; owner, A. P. Totalling, Jr.; architects, Kenitzer & Kollofrath; contractor, Adam Miller; cost, \$15,105; signed, Dec. 14; filed, Dec. 24; payments, \$2,000, frame up; \$2,500, enclosed and roof completed; \$2,000, brown coated; \$3,350, woodwork completed and ready to paint; \$1,555, completed; \$3,750, 35 days.

Geary Street, No. 623. Plumbing and gas-fitting; owner, R. N. Vance; contractor, Jas. Brnart; cost, \$1,500; signed, Dec. 28; filed, Dec. 28; payments, 75 per cent. of the value of work done on 1st day of each month; balance 35 days.

Geary near Buchanan. To build; owner, C. C. Buttr; architects, Shea & Shea; contractors, E. C. Warden & Son; cost, \$12,365; signed, Dec. 9; filed, Dec. 16; payments, \$1,545, rough frame up; \$1,545, rustic on; \$1,545, partitions set and outside finish on; \$1,545, brown coated; \$1,545, white coated; \$1,545, completed; \$3,002, 35 days.