



MODERN HOUSES.
FOR
WILLIAM HINKLE ESQ.

PUBLISHED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.

BRITTON & REY PHOTO. LITH.

MARCH 1892.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

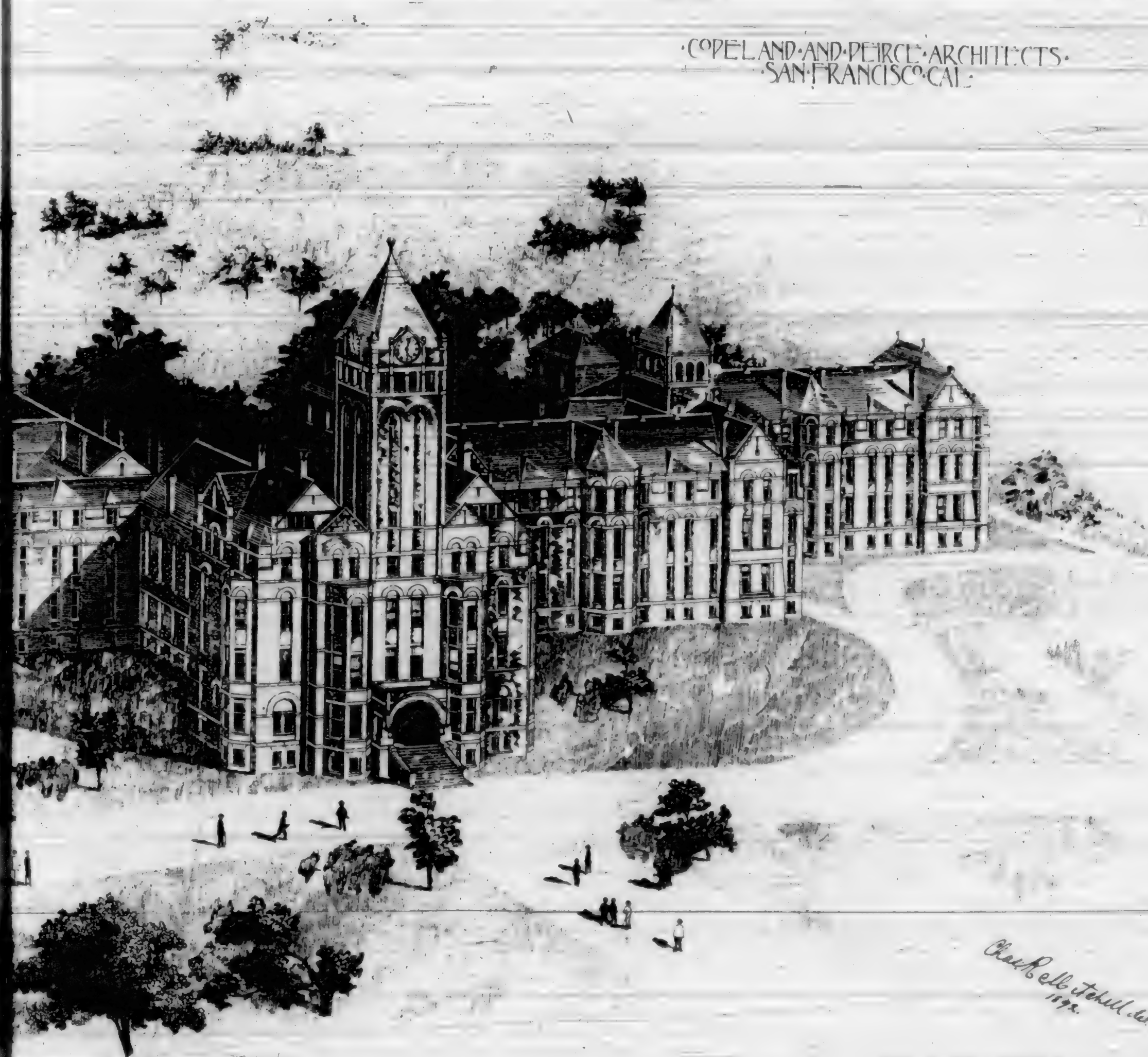
VOL. XIII, NO. 3.

THE MENDOCINO STATE ASYLUM FOR THE INSANE
UKIAH, CALIFORNIA



BRITTON & REY PHOTO-LITH.

COPELAND AND PEIRCE ARCHITECTS.
SAN FRANCISCO CAL.



Chas Bell Tehul de
1892.

PUBLISHED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.

facture of both lead and oils as intended for the use of the house painter, upon which much ingenuity, skill and science has been displayed, to say nothing of the vast sum that has been expended in plants for the manufacture of an article intended for the use, ornament and presentation of our buildings.

White lead, or carbonate of lead, is manufactured from the purest of metallic lead, great care being used in the selection of the same to obtain the best quality, care being taken to avoid that containing much silver, that metal being the one that would cause the discoloration of the finished article. It is a singular fact that of all the rapid processes for making white lead none have superseded the old Dutch method, for producing white lead with body, or covering quality—this is due no doubt to the opaqueness of each particle of the body—if each article is more or less transparent it shows the effect when spread upon wood notwithstanding the same amount of lead may be contained in both preparations.

The white lead ground with linseed oil forms in time a chemical compound instead of a mere mechanical mixture. It is this quality that renders it so valuable a medium for preserving wood from decay. The wood absorbing the oil and carrying the lead into the pores, thus preventing the atmosphere from encroaching upon, and commencing its work of oxidation upon the wood. Another cause for the preservation of the wood may be found in the destructive effect that lead has upon all fungus growth.

If, however, sulphate of baryta, a heavy earth, though of the same weight bulk for bulk, as white lead and also satisfactory in regard to its color, be ground with oil, the result is merely a mechanical mixture, no chemical union takes place between the oil and baryta, no cement is formed and but little protection of the wood afforded. In fact it is little better than a coat of whitewash if so good. Now what is true of the whole, is true of a part, and a mixture of half and half lead and baryta, is only half as good as all lead. Some painters contend that as baryta is a permanent color it is an improvement to add to the lead, this might be true if the oil united chemically with the baryta as it does with the lead. This not being the case however, it may be considered an adulteration pure and simple.

Before leaving the subject it may not be amiss to give an easy mode of detecting the presence of baryta. Take a small quantity of the suspected article, say a table-spoonful or less of the mixed paint, put it over an open fire, in an iron ladel, or small crucible, thus burning off the oil and turpentine. Then add to the remainder placed in a glass vessel, some nitric acid diluted one half with water—the lead will be dissolved forming nitrate of lead, the baryta left as a residue.

Linseed oil, as is well known, is expressed from flaxseed—the best quality being obtained from cold pressed seed—an additional quantity of lower quality is obtained by heat and repressure. It would seem that up to the present time nothing has been devised of a more satisfactory nature than this oil for the purpose of making a mixture with lead, or other mineral oxides, and carbonates for the reason that the oil will form with the lead or other mineral oxides, a chemical combination and therefore a more lasting protection to the wood, and thus serve to give wood and metals a coating well adapted to protect them from the action of the atmosphere.

Pure white or red lead ground with linseed oil, thickened to the proper consistency with spirits of turpentine, furnish a coating to wood or metal that will protect as well as ornament, also remain a protection and ornament for a reasonable

length of time—while on the other hand poor fish oil diluted with benzine and ground up with baryta, affords no adequate protection to either wood or metals, and though for a short time may look well will soon blister, work off, and look dirty—affording no protection to the wood and become anything but an ornament.

The dealer in adulterated paints and oil should be held accountable for a large measure of the blame for such work, many painters doubtless purchase their stock in good faith that the articles they buy are what they profess to be. We were informed some years since that one of the largest of Eastern paint manufacturers, one too that manufactured much pure paint, never placed on the label "pure" except upon adulterated paint.

The claim for Lucol as a new invention to resist water, acids, alkalines, etc., and far above linseed oil in some respects, the writer leaves to others for further consideration.



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.

MENDOCINO STATE ASYLUM FOR THE INSANE.

The buildings for the Mendocino State Asylum for the Insane are now being erected on the State Ground three miles east of the town of Ukiah in Mendocino County. The Asylum consists of eight buildings. The Administration building, four ward buildings, two for the reception of female and two for the reception of male patients, a kitchen building, laundry and bakery building, and a boiler and engine house.

The buildings are built of brick with fire-proof halls and stair cases, the roofs are covered with slate. The fronts are of pressed brick with lone red sand stone trimmings.

The total frontage of buildings is about 9,000 feet, and will be completed on or about January 1, 1893.

When completed they will accommodate about 600 patients.

Messrs. Copeland & Peirce of this city are the architects.

MODERN HOUSES.

Our illustration shows a row of dwellings now being built on the corner of Octavia and Broadway, that will prove quite an improvement to that part of the city.

The location is one of the best, situated as it is on the sunny-side of the block and a commanding elevation allow-



ing an unobstructed Marine view. Each house will be two stories with finished attic and basement.

The interiors will have finish of oak, mahogany and maple in principal rooms, and redwood in natural color in attic rooms. The dining-rooms will have paneled ceilings of oak and high oak wainscot of same material, and floors of plaid hard-wood.

Each house will be finished with all modern conveniences—such as furnaces, dumb waiters chutes, electric lighting, speaking tubes, etc., and new and elegant designs in plaster decorations. The fronts will be finished in shingle, pebble-dash and paneling.

The front entrances are bold and inviting, approached by broad flights of concrete steps, and the vestibule floors laid in mosaic. Front doors will be oak and plate glass and all trimmed in antique copper.

The buildings are being erected by William Hinkle, Esq.

The designs are by Mr. Edward Burns, architect, under whose supervision the entire work will be performed.



Architectural Compositions.

By HENRY P. KIRBY. Published by BATES, KIMBALL & GUILD, 9 Tremont Place, Boston, Mass.

A collection of 50 fac-simile plates in portfolio, 15 by 20 inches, from pen drawings of Cathedrals, Chateaux, Palaces, Country and City Mansions, Hotels, Churches, Railroad Stations, Interiors, Details, etc., etc. Mr. Kirby requires no introduction to architects, as his wonderful pen drawings are already well known. His drawings have a freshness, sparkle and vigor that are entirely their own.

Two editions will be published, both from the same plates. The first printed on Whatman's hand-made paper, with special portfolio and title-page, each copy numbered, and sold only by advance subscription at \$15.00. The second, printed on fine cream tinted paper made expressly for this work, price \$10.00.

California's World's Fair Magazine.

A monthly journal devoted to the interests of the California exhibit at the World's Fair. Published by B. FEHNEMANN, 75 Flood Building, San Francisco. Subscription price, \$3.00 per year. The Magazine is a new publication devoted to the interests of the World's Fair and in the aid to the advancement of industrial progress.

The Timber Trades Journal and Saw Mill.

We have received the Seventeenth Annual Special Issue of the *Timber Trades Journal*. It contains about 400 pages and is fully illustrated, and is an international authority on matters relating to the lumber trade throughout the world. It is published by WILLIAM RIDER & SON, London, Eng. The American office is at 136 Liberty street, New York.

The Engineering Record

Contains an illustrated article on the subject of "Public Baths," and which should be in the library of every architect.

South San Francisco News

Is the title of a new eight-page weekly paper. The first edition appeared on March 4, 1892. It is published by Mr. C. L. BARNES, and is devoted to the interests and development of South San Francisco.

The paper has started out with a bright energetic look and we wish it success.

Toilettes

Is a monthly journal published in New York and treating of art in costumes, and is well illustrated with designs from Worth and other celebrities.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE ARCHITECTS, meets second Friday of each month at 408 California street.

GEO. H. SANDERS, Pres.
H. T. BESTOR, Sec.

OLIVER EVERETT, Vice-Pres.
JOHN M. CURTIS, Treas.

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at Academy of Sciences Building.

JOHN RICHARDS, Pres.
OTTO VON GELDERN, Sec.

L. WAGONER, Vice-Pres.
GEO. F. SCHILD, Treas.

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

GEO. P. LOW, Pres.
W. I. CROSETT, Sec.

C. O. POOLE, Vice-Pres.
O. BROOKS, Treas.

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

THE regular meeting of the San Francisco Chapter of the American Institute of Architects, was held the 11th inst. at their rooms, 408 California street. The President, Geo. H. Sanders, presiding.

A report from the committee on the Chapter Classes was received. For the competition of pen and ink drawings, "Diffidence," Mr. Linden Bree, received first mention; "Mars," Mr. Henry H. Meyers, received second mention; and "Pen and Ink," Mr. C. A. Meussdorffer, received third mention. The committee recommended that the Chapter Medal for the year 1891, be awarded to Mr. Linden Bree.

Drawings from models—Mr. C. A. Meussdorffer was placed first; Mr. Linden Bree, second; Mr. Joseph Rowell, third, and Mr. R. H. Wetmore, Jr., fourth.

Flat Studies—Mr. C. A. Meussdorffer was given first mention; Mr. Harvey E. Harris, second; and Messrs. Meyers and Blackenburg as equally entitled to third mention.

Mr. W. W. Polk was introduced as a visitor. Mr. Polk gave some good advice to the art students who were present, and entertained the members of the Chapter on the subject of the inspiration of art and architecture. The meeting ended with a pleasant discussion in regard to the architecture of the present time. Those who were absent lost a rich treat

COMMERCIAL LAW.

II. THE GENERAL CHARACTERISTICS OF LAW.

LAW is the rule of action prescribed by the supreme power in a state, for the guidance and control of the individual. From the rude regulations of the nomadic tribe, to the finely adjusted system of jurisprudence of to-day, is a long span of gradual but logical and progressive development. As new commercial and social development has extended and multiplied the rights and duties of men, the law has widened in its application to meet the new conditions. The first requisite of law is that it shall be as stable and fixed as the eternal hills, and the next requisite is that it shall be as flexible and pliant as the changing needs of men. We shall see how this apparent paradox is met. First, there are two kinds of law, so to speak; or more correctly, two sources of law; one, the common law and the other statute law. Common law is defined to be that "which runneth back to the time when the mind of man runneth not to the contrary," while statute law is that which is specially enacted. Common law may be said to be the foundation and the structure—statute law the alterations and additions.

The common law contains the essential elements of all jurisprudence. The common law of commerce, or law-merchant as it is termed, is really the judicial adoption of those customs and practices which were adopted among merchants from time memorial. It is practically, a system of philosophy reasoned out from the primal conditions it is designed to protect. Statute law is the enactment of such additional regulations as necessity from time to time requires.

An instance which well illustrates this principle is the Statute of Frauds, so called. At the common law a man might do with his own as he chose. As the cunning of men was educated by experience, it developed that men might, in the proper exercise of this right perpetrate great wrongs upon others. The common law provided no remedy for this, and so resource was had to statute, and a law was enacted, providing, among other things, that upon a sale of personal property there must be an immediate and continued change of possession, to indicate where the title was actually vested. At the common law, there was nothing to prevent a man, when his goods might be levied upon, from saying that they were not his; that he had previously sold them to another, and by collusive testimony the prior sale could be proved. So the statute was enacted to prevent that and other species of fraud. In our own time, the Interstate Commerce Act furnishes an instance of supplementing by statute the requirements of the common law. At the common law a common carrier was required to carry for all who applied, and to charge for his services a fair and reasonable compensation. But it was found that charges, in themselves, fair and reasonable, and therefore within the common law duty of the carrier, became detrimental to the interests of the community by being different for different persons. And so by statute the further duty was imposed upon the carrier charging the same price to all for the same service. These will serve to show the relative relations of statute and common law.

There are two grand divisions of law—civil and criminal, and civil law is composed of two branches—contracts and torts. The law of contracts refers wholly to these obligations which are voluntarily assumed by the individual, while the law of torts refers exclusively to those obligations which are imposed upon him by law. The whole of the law of contracts may be summed up in the statement that

the law will compel a man to do that which he has agreed to do, and the law of torts is simply to enforce against a man the consequences of doing what he ought not to do.

The application of these simple propositions to the complex necessities of such a civilization as ours, sometimes makes the law seem full of uncertainties and strewn with technicality, but it will be found that every case resolves itself down to one or the other of these propositions. The maze of complication which the law presents to the casual observer arises from the application of the underlying principles to the facts of the particular case.

If the facts of a given case are undisputed, there can seldom be a serious difference of opinion as to the law applicable to it. Ingenious lawyers may devise cunning theories, but, with the facts determined, an honest lawyer, properly equipped, ought to be as well able as the judge, to determine what the result of litigation would be.

The first question to be determined is as to whether a wrong exists—if so, we have the word of Blackstone that its remedy may be found in the law. Litigation is rather a question of proof than of law, as a rule, and of that every litigant should be sure before entering court. If men would inform themselves more thoroughly upon their rights and duties under the law, and be better able to judge for themselves of the probable outcome of litigation, thousands of cases which encumber the courts, would never have been brought. And this is information which the business man should possess, and which he ultimately will consider essential to his success.

We have seen the necessity for a general intelligence upon these subjects, we have seen something of the nature of law, and in the next of this series will be found some information as to the application of the law by the courts.

"Copyrighted 1892, the Law News Bureau."

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.

LIABILITY FOR DEATH OF UNSKILLED WORKMAN.—Where a person employs about dangerous work, men who are not skilled in the work, he must provide them with proper safe-guards. A man was employed about dangerous work at a factory, in which he had no experience, under the direction of a competent master mechanic. The master mechanic left the work and placed in charge an unskilled man, and by reason of the use of improper tools and appliances, an accident occurred and the workman was killed. The employer was liable in damages to his surviving family. *McElligatt v. Randolph*, Supreme Court of Errors of Connecticut, 22 At. Rep. 1094, (91C).

PARTNERSHIP RELATIONS UNDER JOINT CONTRACT.—A mason and a carpenter furnished estimates to the owner of a lot for work, in the erection of a building thereon, to be done by each according to his craft. These estimates were separately accepted, but only one contract was made between the owner of the first part, and the mason and the carpenter of the second. Payments as the work progressed were made to either indifferently, and were divided between themselves in the proper proportion. In their notice of lien they described themselves as contractors, and their claim as arising under a single contract, the notice being verified by both. The carpenter assigned his interest to the mason, describing them both in the assignment as claimants for the whole amount of the lien. These facts are sufficient to sustain a finding that they were partners as to the work done and the lien claimed therefore, though both testify that they had no intention of becoming partners. *Parr v. Baur*, City Court of Brooklyn, 16 N. Y. Supp. 258, (157H).

SUFFICIENCY OF MECHANIC'S LIEN STATEMENT.—When the Mechanic's Lien statute requires a person claiming a lien for labor, under an entire contract for labor and materials at an entire price, to file a statement of the amount due him, and provides that "the contract price, the number of days of labor performed or furnished, and the value of the same, shall also be stated," a statement which contains two items, as follows: "Labor of myself, between September 1, 1889, and May 1, 1890;" and "Labor laying 1,100 yards concrete, at twenty-five cents per yard, in the last part of August 1890, and ending August 30, 1890," is insufficient, because these items do not show the number of days labor was performed. *Ellinwood v. City of Worcester*, Supreme Judicial Court of Massachusetts, 28 N. E. Rep. 1053, (114H).

BUSINESS MOSAICS.

Line Drawings made in pen and ink suitable for reproduction by any of the processes in use, can be ordered through this Journal. Architects and Engineers are oftentimes too busy or too isolated to obtain the time or talent for the ornamental drawings. These drawings can be made from the plain drawings, and we will cheerfully furnish information regarding such work.

Shingle Stains are being extensively used for exterior coloring of shingle work on modern dwelling houses, especially of the better class.



The above cut is a sketch of a cottage which was coated with Cabot's Creosote Stains and presents a very pleasing appearance. It was built in Ross Valley, California, last summer, and was planned by M. G. Bugbee, architect of this city. Mr. Samuel Cabot, of Boston, is the manufacturer of these stains and has met with success principally on account of using pure material and no adulterant in his stains. These stains stand the California climate wonderfully, and are perfectly adapted to red wood. The agent of this firm are Bell & Van Wyck, 330 Pine Street, San Francisco.

The Excelsior Redwood Company is one of the most extensive firms on this coast engaged in the manufacture and shipment of finished redwood products for the markets of the business world. The company has two large plants, one in San Francisco and the other in Humboldt County, California.

They have all the latest improved machinery for turning out first-class articles worked ready for the builder. One of the specialties of this firm is the manufacture of tanks from 300 up to 50,000 gallons. The redwood tanks are used for the storage of water, wine and beer.



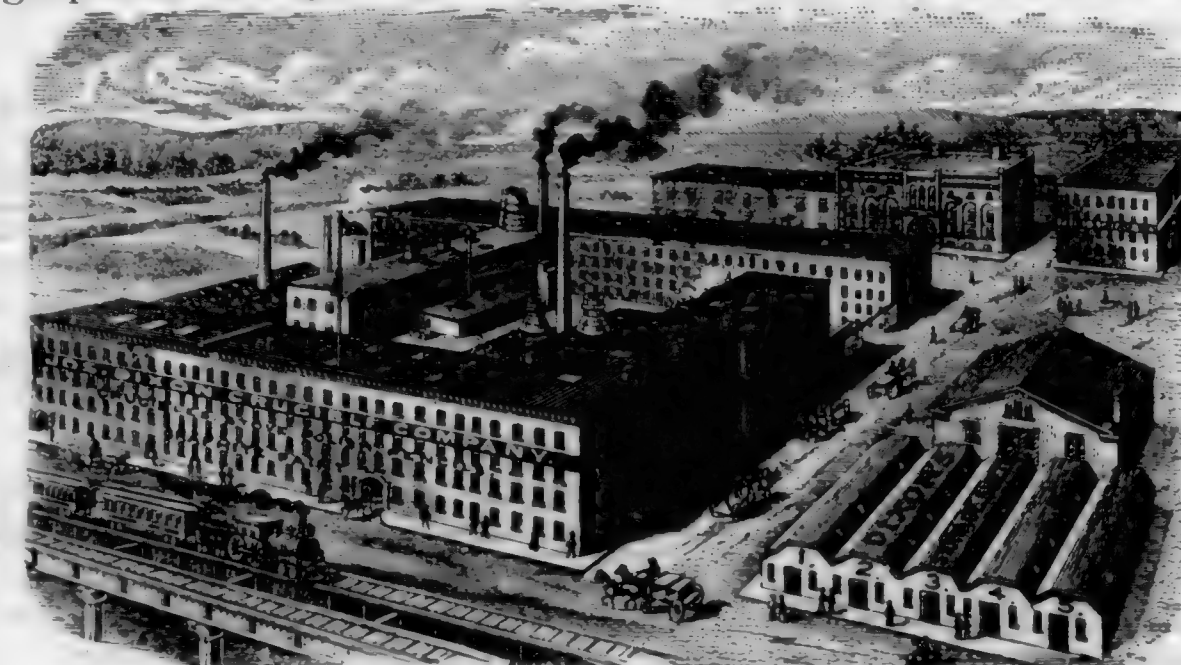
Another specialty is the manufacture of shingles for the Eastern market—redwood shingles having a great advantage over pine or other shingles commonly used in those sections—besides great quantities of split posts, shakes, tree-stakes, piles, fruit-trays, etc. The office of this company is at the corner of Fourth and Channel Streets, San Francisco.

We have received from the Cincinnati Corrugating Co., Ohio, an illustrated catalogue of their manufactures, which include Corrugated Roofing, Siding, Ceiling, Arches, Lath, Shutters and Doors; V Crimp Iron Roofing, Standing Seam Plain Roofing, Roll and Cap Steel Roofing, Outcalt Elastic Joint Roofing, Metallic Weather Boards, Ridge Capping and Beaded Metallic Ceiling; also Roofing Tin Plates and Juniata Galvanized Sheets, "Piqua" Brand.

They make a specialty of ornamental ridge work.

The Graphite Industry is fittingly represented by the Company whose founder first gave it birth.

The Joseph Dixon Crucible Co., Jersey City, N. J., was founded by Joseph Dixon in 1827, who, at that time, began the manufacture of black lead crucibles and completely revolutionized the crucible business. All crucibles used at the present day for melting brass, steel, copper, gold, silver nickel, etc., are made of blacklead, (the common name for graphite) and by the Dixon process.

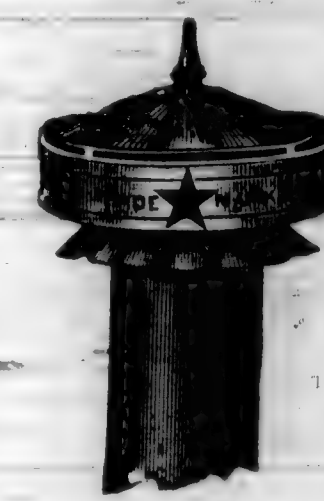


The Dixon Company have not only been progressive, but they have been aggressive, and have pushed their goods into all parts of the civilized world. During the past year they made extensive changes in their factories, and we take pleasure in showing by the illustration above the main works and offices located in Jersey City. Their graphite mines are at Ticonderoga, N. Y., and their cedarmills are at Crystal River, Fla.

The nature of graphite, sometimes called Plumbago, or blacklead, is not generally understood; and therefore, its great value in the mechanical arts has not been fully appreciated. Graphite is one of the forms of carbon. It is not affected by heat, cold, acids, alkalis or any known chemical solvent. It is also the best solid lubricant known to science a remarkable conductor of heat and electricity. The peculiar qualities of Graphite have given it a wide range of usefulness. It is used in the manufacture of lubricants for all purposes, crucibles, stove polish, lead pencils, foundry facings, electrotyping graphite, graphite paint, etc.

The Dixon Company are miners as well as importers of graphite in all its forms, and use no graphite that they do not mine or prepare. Their mines are located in Ticonderoga, N. Y., and they have every facility in the way of chemists and expensive machinery, etc., necessary for completely freeing the graphite from the silica, sulphur and other impurities which it contains when it comes from the mines. The company's illustrated catalogue of graphite productions is an interesting pamphlet and well worth reading. It is sent free on application.

Mott's Patent Open Lavatory, as illustrated on page viii, has many advantages over the old style of lavatory. There is no closet underneath to act as a receptacle for dirt or filth; but it is so arranged that it can be kept perfectly clean, and presents an artistic appearance as is usual with this firm's manufactures.



Merchant & Co's. Star Ventilator is an article which should be carefully examined into by all interested parties. It is made of galvanized iron, copper or brass, and for ventilating churches, school houses, theaters, factories, etc., it has no equal. Special ventilators for railroad cars are also furnished by this firm.

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 8th day of April, 1892, and opened immediately thereafter, for all the labor and materials required for the excavation, foundations, cut stone work and brick work, iron and wood floor and roof construction, roof covering, etc., ready for the interior finish of the U. S. Post Office, etc., Building, at San Jose, Cal., in accordance with drawings and specification, copies of which may be had on application at this office, or the office of the Superintendent at San Jose, 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 right is reserved to reject any and all bids and to waive any defects or any informality in any bid.

All proposals received after the time stated, will be returned to the bidder.

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for the Excavation, Foundations, Cut Stone Work and Brick Work, Iron and Wood Floor and Roof Construction, Roof Covering, etc., ready for the Interior Finish, of the U. S. Post Office, etc., building at San Jose, Cal.," and addressed to,

W. J. EDBROOKE,
Supervising Architect.

February 27, 1892.

CITY BUILDING NEWS.

Antonio near Jones. To build; owner, C. Curtin; architect, M. J. Welsh; contractor, Henry Rohling; cost, \$4,400; signed, Feb. 24; filed, Feb. 24; payments, \$1,100, frame up; \$1,100, brown coated; \$1,100, completed; \$1,100, 35 days.

Baker near Clay. To build; owner, R. C. Miller; contractor, W. W. Rednall; bond, guaranteed; cost, \$5,000; signed, Feb. 20; payments, \$1,200, roof on and building enclosed; \$1,200, brown coated; \$1,200, completed; \$1,200, 35 days.

Baker near Grove. To build; owner, H. H. Lowenthal; architect, Edward Burns; contractors, Huck Bros.; bond, \$3,000; cost, \$5,500; signed, Feb. 17; filed, Feb. 17; payments, \$1,000, frame up; \$1,000, brown coated; \$1,000, completed; \$2,500, 35 days.

Bartlett near 24th. To build; owner, J. H. Robertson; architect, M. J. Welsh; contractors, Douglas & O'Connor; bond, \$1,500; cost, \$3,345; payments, \$1,300, 25, frame up; \$1,500, 25, brown coated; \$1,500, 25, completed; \$1,300, 25, 35 days.

Broadway near Fillmore. To build; owner, Geo. F. Volkman; architects, Kenitzer & Kollfath; contractor, C. F. Ruppel; bond, \$3,650; cost, \$14,600; signed, Feb. 8; filed, Feb. 9; payments, \$3,500, frame up; \$3,500, brown coated; \$3,500, ready to paint; \$600, completed; \$3,650, 35 days.

Broadway and Gough. Plastering, arches and centres; owner, R. M. McMurray; architects, R. H. White & Co.; contractors, Lockwood & Hogan; cost, \$1,125; signed, Feb. 8; filed, Feb. 9; payments, \$450, brown coated; \$383, standing finish on; \$282, 35 days.

Broadway near Gough. To build; owner, Althea Walker; architect, W. H. Lillie; contractor, G. V. Daniels; bond, \$500; cost, \$1,300; signed, Jan. 22; filed, Feb. 8; payments, 75 per cent as work progresses; balance 35 days.

Broadway near Webster. To build; owner, Adolph A. Son; architect, Clinton Day; contractor, Samuel H. Kent; cost, \$18,000; signed, Feb. 27; filed, Feb. 28; payments, \$3,000, second floor joists are set; \$3,000, enclosed and roof boards on; \$2,000, brown coated and exterior primed; \$2,500, inside finish on; \$2,700, completed; \$4,500, 35 days.

Bush and Chelsea Place. Brickwork and trench digging; owner, Mrs. M. W. Newman; architect, P. H. Schmidt; contractor, J. O'Sullivan; cost, \$2,355; signed, Feb. 20; filed, Feb. 20; payments, 1st day of each month 75 per cent of value of work done; balance 35 days.

Bush, bet. Gough and Octavio. Grading; owner, Centenary M. E. Church; architect, W. W. Polk; contractor, F. Simonart; cost, \$300; signed, Feb. 19; filed, Feb. 20.

Bush near Montgomery. Plastering; owner, D. O. Mills; architects, Burnham & Root; contractor, J. L. Trichon; cost, \$19,887; signed, Feb. 19; filed, Feb. 19; payments, 1st and 15th day of each month 75 per cent as work progresses; balance 35 days.



The Wm. Powell Company of Cincinnati, Ohio, manufacture a rubber stopper which is far superior to any stopper heretofore known. It is metal cored, which gives it weight and strength, so that it cannot float out of the socket. It is encased entirely with rubber, so that it cannot injure or dent the most fragile Basin or Bath, and there is no brass stud ring to pull out. For basin, bath, sink and tray plugs they are excellent, and should in all cases be used in preference to the old style of metal stoppers.

The windows of the Crocker Building are being fitted out complete with the Marshall Patent Sash Balance and Burglar Proof Lock.

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 April, 1892, and opened immediately thereafter, for all the labor and materials required to put in place complete the iron columns, steel and iron floor, ceiling and roof construction, skylight roof complete, etc., for the U. S. Custom House and Post Office Building at Newark, N. J., in accordance with the drawings and specification, copies of which may be had at this office or the office of the Superintendent at Newark, N. J.

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 right is reserved to reject any and all bids and to waive any defect or informality in any bid. All bids received after the time stated, will be returned to the bidder.

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for the iron columns, steel and iron floor, ceiling and roof construction, for the U. S. Custom House and Post Office Building at Newark, N. J.," and addressed to,

W. J. EDBROOKE,
Supervising Architect.

March 5, 1892.

Carl near Willard. Retaining walls; owners, Metropolitan Railway Co.; architects, Shea & Shea; contractor, D. J. Brennan; cost, \$1,585; signed, Feb. 16; filed, Feb. 18; payments, \$1,000, brickwork and cementing finished; \$188, completed; \$387, 35 days.

Carl near Willard. A power house; owners, Metropolitan Railway Co.; architects, Shea & Shea; contractors, Anderson Bros.; cost, \$3,100; signed, Feb. 27; filed, Feb. 28; payments, \$2,500, brick wall up and rear wooden walls up; \$2,000, roof trusses and sash in place; \$1,975, completed; \$2,275, 35 days.

Chapultepec and Henrietta. To build; owner, Chas. Brusell; contractors, Peterson & Person; bond, \$400; cost, \$1,182; signed, Feb. 11; filed, Feb. 12; payments, \$285, frame up; \$285, brown coated; \$287, completed; \$285, 35 days.

Eddy near Laguna. To build; owner, Jeanette Joel; architects, John & Balczynski; contractor, Wm. Plums; cost, \$4,085; signed, Feb. 12; filed, Feb. 15; payments, \$800, frame up; \$800, partitions set; \$800, white coated; \$800, completed; \$1,185, 35 days.

Eddy near Scott. Excavating, grading, etc.; owner, Rev. J. F. McGinty; architect, T. J. Welsh; contractor, M. J. Feely; bond, \$1,707; cost, \$6,827; signed, Feb. 20; filed, March 1; payments, \$1,280, frame up; \$1,280, brown coated; \$1,280, white coated; \$1,280, completed; \$1,707, 35 days.

Elizabeth near Noe. To build; owner, F. Campbell; contractor, A. Petry; cost, \$1,700; signed, Feb. 20; filed, Feb. 23; payments, \$425, enclosed; \$425, brown coated; \$425, accepted; \$425, all bills are shown and receipted.

Ellis near Powell. Plumbing and gas-fitting; owner, J. Frowenfeld; architects, Salfeld & Kohlberg; contractor, H. Williamson; cost, \$1,390; signed, Dec. 18; filed, Feb. 16; payments, \$500, rough work in; \$500, accepted; \$390, 35 days.

Fell near Ashbury. To build; owner, Geo. Lang; contractor, W. H. Lillie; cost, \$5,000; signed, Feb. 28; filed, Feb. 28; payments, 1st and 15th day of each month 75 per cent of work done; balance 35 days.

Fifteenth near Guerrero. To build; owner, Mary A. Schmidt; contractors, C. L. & J. A. Buck; cost, \$2,535; signed, Feb. 16; filed, Feb. 18; payments, \$500, rough and rough plumbing in; \$500, brown coated; \$835, completed; \$500, 35 days.

Frederick and Masonic Ave. Artificial stone work; owner, M. A. Fritz; architect, A. J. Barnett; contractors, W. R. Patterson & Co.; cost, \$1,200; signed, Feb. 20; filed, Feb. 23; payments, \$450, sidewalks completed; \$450, completed; \$300, 35 days.

Fulton, No. 817. Alterations and additions; owner, Cora Cliff; contractors, Gardner & Boyden; cost, \$3,650; signed, Feb. 9; filed, Feb. 10; payments, \$1,000, ready for plastering; \$1,000, white coated; \$1,000, ready for painter; \$650, completed.

Geary near Franklin. To build; owner, J. A. Miller; architect, A. J. Barnett; contractor, O. E. White; bond, \$2,000; cost, \$5,000; signed, Feb. 18; filed, Feb. 23; payments, \$1,000; roof boards all on; \$1,000, brown coated; \$750, white coated; \$1,000, completed; \$1,250, 35 days.

Harrison near Third. Alterations; owner, Leon Levy; contractor, L. A. Secor; cost, \$784; signed, Feb. 23; filed, March 3; payments, \$150, rear part done and brick work finished; \$250, plaster on; \$284, accepted.

Hayes and Buchanan. To build; owner, P. J. Gallagher; architect, N. A. Comstock; contractor, Frank Williams; cost, \$5,720; signed, Feb. 15; filed, Feb. 23; payments, \$1,430, frame up; \$1,430, brown coated; \$1,430, completed; \$1,430, 35 days.

Hayes near Webster. To build; owner, Henry F. Blanchet, Jr., architect, Emile Depierre; contractor, David Ross; bond, \$1,200; cost, \$5,500; signed, Feb. 19; filed, Feb. 23; payments, \$800, 1st story joists are on; \$1,200, roof on and building enclosed; \$1,200, standing finish on and glazed; \$800, ready to paint; \$800, accepted; \$1,455, 35 days.

Hyde, No. 812. Carpenter, brickwork and plastering; owner, Mrs. Caroline Stern; architect, Wm. Curlett; contractor, S. Wm.; cost, \$2,555; signed, Feb. 19; filed, Feb. 23; payments, \$300, frame up; \$100, roof on; \$500, brown coated; \$500, completed; \$635, 35 days.

Hyde near California. Alterations and additions; owner, Ellen Littleford; architects, Hendrickson & Mulvey; contractor, Geo. Luck; cost, \$1,825; signed, Feb. 23; filed, Feb. 23; payments, \$1,300, as work progresses; \$525, 35 days.

Ivy Ave. near Laguna. To build; owner, J. B. Bous; architects, Salfeld & Kohlberg; contractor, Henry Holzenberg; cost, \$1,100; signed, Feb. 9; filed, Feb. 16; payments, \$750, frame up; \$750, white coated; \$800, accepted; \$800, 35 days.

Laguna near Green. To build; owner, Jeremiah Donovan; architect, H. D. Mitchell; contractor, J. P. Hayes; bond, \$1,000; cost, \$1,450; signed, Feb. 1; filed, Feb. 5; payments, \$850, frame up; \$850, enclosed and latiss on; \$850, white coated; \$850, completed; \$1,125, 35 days.

Laguna and Greenwich. To build; owners, H. P. Schneider and wife; architect, H. D. Mitchell; contractor, L. B. Schmidt; cost, \$3,000; signed, Feb. 8; filed, Feb. 9; payments, \$1,500, frame up; \$1,500, brown coated; \$1,500, completed; \$1,500, 35 days.

Lloyd near Scott. To build; owner, Max Wiesenhutter; architects, John & Balczynski; contractors, Schutt & Kreckel; cost, \$2,500; signed, Feb. 17; filed, Feb. 17; payments, \$900, frame up, building enclosed, roof on and floors laid; \$800, white coated; \$875, completed; \$875, 35 days.

Mission near Main. To build; owners, John Lee & Co.; architect, M. J. Welsh; contractor, Jas. T. Edwards; cost, \$7,925; signed, Feb. 16; filed, Feb. 16; payments, \$1,400, foundation walls ready for joists; \$1,400, walls ready for 2nd floor joist; \$1,200, walls ready for roof; \$1,000, roof completed; \$900, completed; \$1,925, 35 days.

Mission and 15th. Store fixtures; owner, Jas. J. Stanton; architect, J. E. Kraft; contractor, Chas. M. Depew; cost, \$1,355; signed, Feb. 16; filed, Feb. 17; payments, \$800, work set and ready to paint; \$255, completed; \$400, 35 days.

O'Farrell near Pierce. To build; owner, Henry Geary; contractor, J. J. Monahan; cost, \$3,800; signed, Feb. 8; filed, Feb. 24; payments, \$1,000, frame up; \$800, white coated; \$1,000, 35 days.

O'Farrell near Gough. To build; owners, Dusenbery and J. Stencil; architect, C. L. Hayens; contractor, S. T. Greene; cost, \$1,100; signed, Feb. 25; filed, March 2; payments, \$234, rough frame up and diagonal boarding on; \$234, brown mortar on and principal part of outside finish on; \$234, hard finished and outside mill work up; \$234, completed; \$276, 35 days.

Pacific near Morrell. To build; owner, E. Michelletti; architect, M. J. Welsh; contractor, Ivory Wells; cost, \$3,000; signed, Feb. 18; filed, Feb. 19; payments, \$750, frame up; \$750, brown coated; \$750, completed; \$750, 35 days.

Pace near Schrader. To build; owner, J. F. Surber; architect, W. H. Little; contractors, Brull & Blatman; bond, \$800; cost, \$2,300; signed, Feb. 23; filed, Feb. 23; payments, \$745, frame up; \$345, enclosed; \$345, brown coated; \$345, standing finish on; \$345, completed; \$375, 35 days.

Post near Mason. Tinwork, etc.; owner, Olympic Club; architect, H. A. Schulze; contractors, Jos. E. Forrester & Co.; cost, \$9,865; signed, Feb. 17; filed, Feb. 17; payments, 1st day of each month 75 per cent of work done; balance 35 days.

Powell Street Theater. Electric lighting; owners, Denicke & Siebe; architects, Wood & Lovell; contractors, Edison Electric Co.; cost, \$2,250; signed, Feb. 18; filed, Feb. 19; payments, \$1,050, 50, completed; \$900, 50, 35 days.

Powell Street Theater. Interior work; owners, Denicke & Siebe; architects, Wood & Lovell; contractors, Kellett & McMurray; cost, \$1,500; signed, Feb. 10; filed, Feb. 11; payments, 75 per cent as work progresses; balance 35 days.

Sacramento and Montgomery. Passenger elevator; owners, Pacific Mutual Life Ins. Co.; architects, Wright & Sanders; contractors, Cahill & Hall; cost, \$8,000; signed, Jan. 24; filed, Feb. 6; payments, 1st day of each month 75 per cent of work done; balance 35 days.

Sacramento near Drumm. Alterations and additions; owners, Hirschler & Co.; architect, W. H. Armitage; contractor, J. R. Whalen; cost, \$2,350; signed, Feb. 25; filed, March 2; payments, 15th and 30th day of each month 75 per cent of work done; balance 35 days.

Sacramento and Powell. Grading and brickwork; owner, J. T. M. Kelly; architect, W. H. Armitage; contractors, Martin Pennell & Son; cost, \$1,248; signed, Feb. 17; filed, Feb. 23; payments, \$800, walls ready for plates; \$320, chimneys completed; \$320, 35 days.

Sacramento and Powell. Moving, etc.; owner, J. T. M. Kelly; architect, W. H. Armitage; contractor, J. J. Dunn; cost, \$15,709; signed, Feb. 17; filed, Feb. 23; payments, 1st day of each month 75 per cent work done; balance 35 days.

Sutter bet. Steiner and Fillmore. To build; owner, M. S. Price; architect, H. C. Macy; contractor, P. G. Martin; bond, \$300; cost, \$1,900; signed, Feb. 8; filed, Feb. 10; payments, \$1,370, as work progresses; \$490, 35 days.

Texas near Solano. To build; owner, Hannah Roberts; architect, W. C. Dickerson; contractor, T. Bishop; cost, \$2,350; signed, Feb. 23; filed, Feb. 23; payments, \$450, side walls of frame up; \$550, enclosed and roof tinned; \$600, completed; \$650, 35 days.

Twelfth near Howard. Iron work of engine house, etc.; owners, E. P. White & Co.; architect, J. E. Kraft; contractors, Joshua Henry Machine Works; bond, \$2,500; cost, \$4,511; signed, Feb. 11; filed, Feb. 11; payments, 75 per cent on 1st day of each month; balance 35 days.

Twelfth near Howard. Laundry and engine house; owners, E. P. White & Co.; architect, Julius E. Kraft; contractors, Thos. M. McLachlan; bond, \$7,000; cost, \$11,500; signed, Feb. 10; filed, Feb. 11; payments, 75 per cent of work done 1st day of each month; balance 35 days.

Utah near Yolo. To build; owner, Patrick Barrett; contractor, T. F. Mitchell; cost, \$1,100; signed, Feb. 23; filed, Feb. 23; payments, \$275, frame up; \$275, brown coated; \$275, completed; \$275, 35 days.

Walnut, bet. Sacramento and Clay. Brickwork; owners, L. M. Weismann & al.; contractor, Fred Wagner; cost, \$1,280; signed, Feb. 17; filed, Feb. 19; payments, \$200, all foundations in; \$800, brown coated; \$480, 60 days.

Washington near Baker. To build; owner, H. H. Lowenthal; architect, Edward Burns; contractor, L. B. Schmidt; bond, \$3,000; cost, \$4,500; signed, Feb. 17; filed, Feb. 18; payments, \$1,000, enclosed, rustic on and roof on; \$1,000, brown coated; \$1,500, completed; \$1,500, 35 days.

Webster and Bay. To build; owner, E. J. Wilkinson; architect, C. M. Rousseau; contractor, Andrew Christensen; cost, \$5,700; signed, Feb. 23; filed, Feb. 24; payments, \$1,425, roof on; \$1,425, brown coated; \$1,425, accepted; \$1,425, 35 days.

ALAMEDA COUNTY.

Boardman's map of Oakland. Additions, alterations, etc.; owner, Oakland Preserving Co.; architect, Chas. Mau; contractor, G. S. Johnson; cost, \$1,000; signed, Feb. 25; filed, Feb. 27; payments, \$400, 1/2 material furnished and 1/2 work completed; \$400, 1/2 furnished and 1/2 completed; \$400, completed; \$400, 35 days.

Central and Alameda Ave., Alameda. To build; owner, F. B. Haight; architects, J. C. and E. A. Matthews; contractors, D. Straub & Son; cost, \$4,261.60; signed, Feb. 4; filed, Feb. 9; payments, \$800, frame up and ready for enclosing; \$800, enclosed and chimneys built; \$800, brown mortar on and gas, water and heating pipes are in; \$765.50, completed; \$1,065, 35 days.

College Hl., Lot 8, Berkeley. To build; owner, Jas. S. McShane; contractor, Thos. H. Gilbert; cost, \$5,750; signed, Feb. 23; filed, Feb. 24; payments, \$857, frames up and rustic and shingles on; \$857, brown mortar on; \$857, completed; \$857, 35 days.

Encinal, near Ala. To build; owners, Brucker & Bamsbach; architect, T. G. Cary; contractors, Maruse & Remmel; cost, \$2,000; signed, Feb. 23; filed, Feb. 23; payments, \$500, frame up; \$500, brown mortar on; \$500, completed; \$500, 35 days.

First and Lizzie Street, Alameda. To build; owner, Norman McLeod; architect, H. Meyers; contractor, Wm. Sanderson; cost, \$1,900; signed, Feb. 10; filed, Feb. 11; payments, \$400, frame up and roof sheathed; \$500, building enclosed and mortar on; \$500, completed; \$500, 35 days.

Fountain near Lincoln Ave., Alameda. To build; owner, Mrs. Jennie Shannon; architect, M. Stenbitt; contractors, Maruse & Remmel; cost, \$1,375; signed, Feb. 27; filed, Feb. 27; payments, \$343.75, frame up; \$343.75, brown mortar on; \$343.75, completed; \$343.75, 35 days.

Fulton near Kittridge, Berkeley. To build; owner, Levi Heath; contractor, Geo. A. Embury; cost, \$2,600; signed, Feb. 9; filed, Feb. 10; payments, \$550, frame up; \$550, building enclosed and brown mortar on; \$550, completed; \$550, 35 days.

Kings Ave. near McPherson, Ala. To build; owner, A. D. McMorison; contractor, H. Scholten; cost, \$1,000; signed, Feb. 23; filed, Feb. 23; payments, \$400, frame up and enclosed; \$400, brown mortar; \$400, completed; \$400, 35 days.

Market St. Tract, Oakland. To build; owner, Stephen Zerga; architect, S. Edgar Fisher; contractor, Joseph Menemann; cost, \$1,875; signed, March 1; filed, March 1; payments, \$468.75, rough frame, 1/2 up; \$468.75, brown mortar on and chimneys in; \$468.75, 1/2 completed; \$468.75, 35 days.

Ninth near Broadway, Oakland. Brickwork, etc.; owner, S. Huff; architects, Salfeld & Kohlberg; contractor, Remillard Brick Co.; cost, \$1,400; signed, Feb. 13; filed, Feb. 23; payments, 75 per cent as work progresses, 25 per cent 35 days.

Ninth near Broadway, Oakland. Carpenter work, glazing, etc.; owner, S. Huff; architects, Salfeld & Kohlberg; contractors, McDonald & Eggleston; cost, \$1,100; signed, Feb. 19; filed, Feb. 23; payments, \$1,500, partitions set; \$225, completed; \$750, completed; \$1,025, 35 days.

Ninth near Broadway, Oakland. Cast and wrought iron work; owner, S. Huff; architects, Salfeld & Kohlberg; contractors, Bigelow & Little; cost, \$2,331; signed, Feb. 13; filed, Feb. 23; payments, 75 per cent as work progresses until accepted, 25 per cent 35 days after acceptance of building.

Ninth near Broadway, Oakland. Gas-fitting, plumbing, etc.; owner, S. Huff; architects, Salfeld & Kohlberg; contractor, Henry Maudern; cost, \$300; signed, Feb. 23; filed, Feb. 23; payments, \$370, rough work done; \$370, work accepted; \$370, 35 days.

Ninth near Broadway, Oakland. Iron work, etc.; owner, S. Huff; architects, Salfeld & Kohlberg; contractor, Wm. Cronan; cost, \$800; signed, Feb. 20; filed, Feb. 23; payments, 75 per cent as work progresses and 25 per cent 35 days.

Ninth near Broadway, Oakland. All plastering; owner, S. Huff; architects, Salfeld & Kohlberg; contractor, D. S. McNamara; cost, \$873; signed, Feb. 24; filed, Feb. 23; payments, \$400, brown coat plaster on; \$233, completed; \$220, 35 days.

Oakland Por lots 10 & 11. To build; owner, W. L. Archard; architect, C. M. Wange; contractor, H. J. Specht; cost, \$881; signed, Feb. 9; filed, Feb. 11; payments, as work progresses.

Pacific Ave. and Paru, Alameda. To build; owner, Alvan Roundy; architect, Chas. Shaner; contractor, J. H. Young; cost, \$3,300; signed, Feb. 24; filed, Feb. 25; payments, \$1,000, frame up; \$800, enclosed; \$740, plastering on and windows in; \$850, 35 days.

Peralta Ave. near Belmont, Brooklyn. To build; owner, Harry W. Davis; architects, J. C. Matthews & Son; contractors, McDonald & Eggleston; cost, \$1,482; signed, Feb. 23; filed, Feb. 23; payments, \$150, frame up and ready for enclosing; \$450, enclosed and one coat plaster on; \$511.50, completed; \$570.50, 35 days.

Peralta Park. To build; owner, Mrs. J. E. Hoeking; architect, R. Gray Frise; contractors, Ashley & Dornell; cost, \$3,913; signed, Feb. 10; filed, Feb. 11; payments, \$978.40, roof on, rough plumbing done and 1st coat plaster on; \$978.40, plastering finished, windows put in and hung; \$978.40, 35 days.

Roberts and Wolfskill Tr., O. T. To build; owner, J. W. O'Donnell; architect, O. Everett; contractors, Brichant & Diamond; cost, \$2,350; signed, Feb. 18; filed, Feb. 19; payments, \$387.50, rustic on, building and roof sheathed; \$387.50, brown mortar on; \$387.50, completed; \$387.50, 35 days.

Sixteenth near Jefferson, Oakland. To build; owner, Aaron Jacobs; architect, E. C. McManus; contractor, J. C. Bassett; cost, \$3,500; signed, Feb. 18; filed, Feb. 23; payments, 1st and 15th of each month 75 per cent of value of work done and materials furnished; 25 per cent 35 days.

Twenty-second and New Broadway. To build; owner, Max Greenhood; architects, J. C. Matthews & Son; contractor, F. C. Bignami; cost, \$9,086; signed, Feb. 25; filed, Feb. 28; payments, \$1,200, brick walls of basement are completed; \$1,000, frame up and ready for enclosing; \$1,500, enclosed, gas and water pipes in place and chimneys built; \$1,500, brown mortar on and outside painted one coat; \$1,599.50, completed; \$2,271.50, 35 days.

The California Architect and Building News.

Copyrighted 1891, by the California Architectural Publishing Company.

OFFICE, 408 CALIFORNIA STREET,

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

VOLUME XIII.

APRIL 20th, 1892.

NUMBER 4.

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

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

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

ESTABLISHED 1870. NOW IN THE THIRTEENTH YEAR. INCORPORATED 1889.

W. J. CUTHBERTSON, President. OLIVER EVERETT, Secretary.

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

ADVERTISING RATES:

Space	1 Month.	3 Months.	6 Months.	12 Months.
1 Inch.....	\$ 1 50	\$ 4 00	\$ 7 50	\$ 13 00
2 Inch.....	4 00	10 00	18 00	35 00
3 Inch.....	7 50	18 00	32 00	60 00
1 Column.....	12 50	35 00	65 00	125 00
1/2 Page.....	20 00	55 00	105 00	200 00
1 Page.....	40 00	110 00	200 00	350 00



Index to Advertisers.....	VI
Plan of Denver High School.....	38
The Sublime and Beautiful.....	38
Public Buildings Bill.....	40
Mythology.....	40
Rural Notes.....	41
Books and Periodicals.....	41
Illustrations.....	42
World's Fair Notes.....	42
Notice of Meetings.....	43
Expired Patents.....	44
Legal Decisions.....	44
Business Mosaics.....	44
Tenders to be Received.....	46
Building News.....	46

GAS is rapidly supplanting coal for cooking, heating and general or special household use. The present demand for conveniences for housekeeping can only be met by the substitution of gas for other fuel. It seems somewhat anomalous that in many cases the much vaunted electric light is made applicable by the use of gas which runs a gas engine, which in turn runs a dynamo for inducing the electric fluid-forming the electric light. The field for its use is widening, and the consumption of gas is continually increasing to such an extent as to lead to the conclusion that gas is destined to become the fuel of the future.

When gas became a necessity for lighting purposes, it was the usual custom for the house owner to put in the tubing, leaving for the tenant the furnishing of the fixtures, such as chandeliers, etc. At the present time, it is expected by the tenant that the owner will provide the gaslight fixtures.

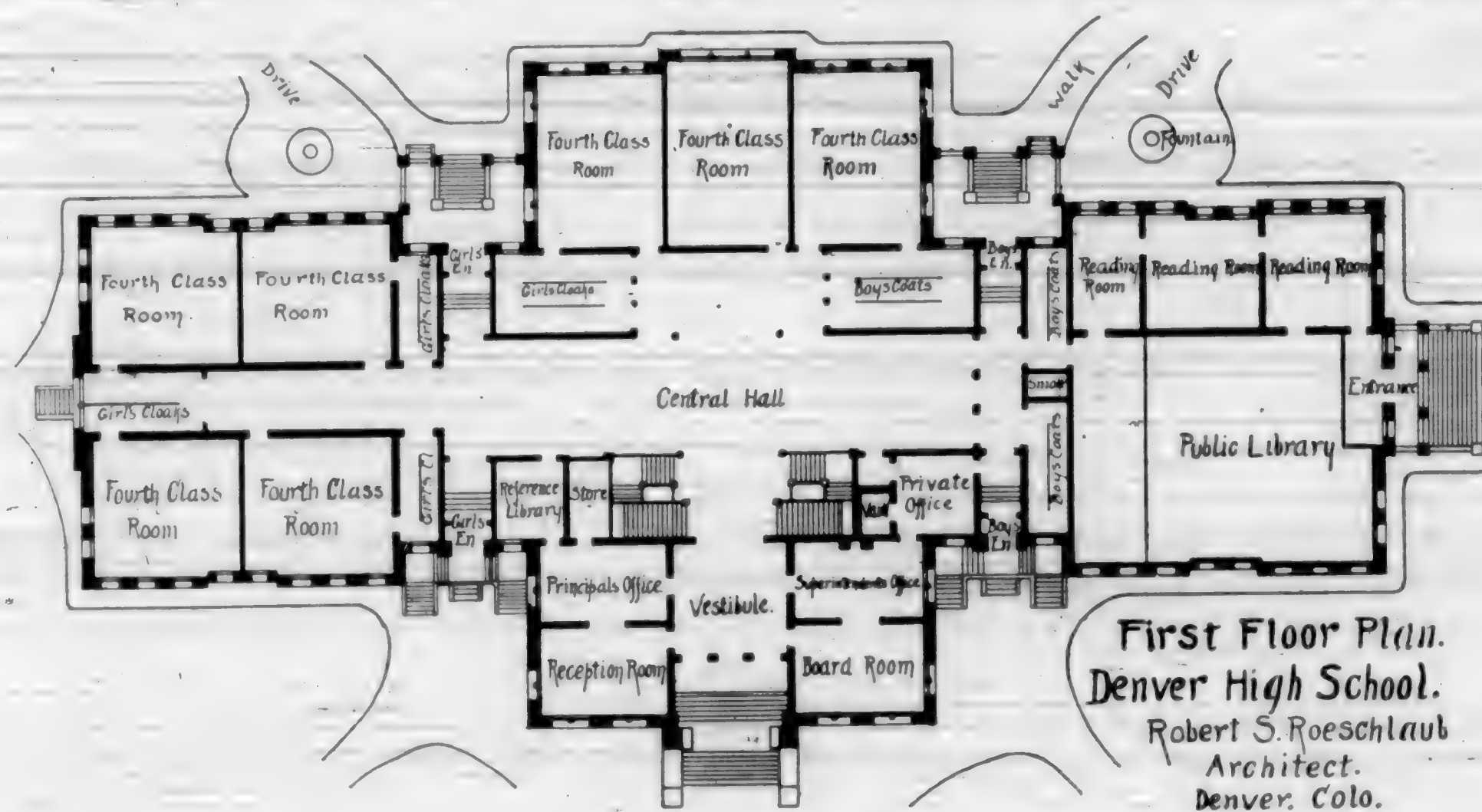
VI In the cooking department, the tenant furnishes the movable stoves, but the owner provides ranges, when set in brick work. The owner puts in all the apparatus where hot air, water or steam is used for heating, also grates for burning wood or coal in open fire places. In some of the larger cities it has become the custom for the owner to provide all the cooking and heating appliances for gas fully connected and ready for the use of the tenant by turning on the gas. The Mecca Flats, recently built in Chicago, comprising a block of ninety flats, each of which has a gas cooking range, gas water heater, and gas clothes drier furnished and fitted up complete ready for the tenant. Another block of one hundred and thirty four flats, each flat has a gas cooking range and all requisite heater generators provided by the owner.

Architects during the last few years have given much attention to the various systems of cooking and heating, and the appliances which would produce the most satisfactory results as to economy and comfort. In all household heating, one main feature to be gained is cheerfulness. A home without cheerfulness seems predated by the atmosphere of the tomb. "The fire on the hearth" enlivens everything in the apartment; care is driven away and contentment reigns over the home. The most feasible way to obtain this desirable condition seems to be the open gas fire grate, it is cleanly to use and always thoroughly under control by the turn of the finger.

It is frequently a source of annoyance to be unable to find the names of streets on the lamps at street corners. In time the letters become so far effaced as to be illegible, while in others the lamp has been turned partially around, thereby indicating a wrong direction.

Where concrete sidewalks are laid, we would suggest that the names of the streets should be formed in bold letters stamped in the material while in a plastic condition. By this method the objections to the present system would be removed.

We are indebted to *Books*, the bulletin of the Public Library, Denver, Col., for the accompanying plan of the East Denver High School and Public Library. Mr. Robert S. Roeschlaub, the architect, has designed a number of public schools for Denver. The building is 208x147 feet, and is intended to accommodate 700 pupils.



In some localities there are times when the torrid heat becomes almost unbearable, verandas are inadequate and even the interior rooms are a delusion. At such times the enemy may be subdued by hanging a wet blanket or cloth in an open window or door, when the apartment will become delightfully cool and agreeable. The more rapid the evaporation from the cloth, the cooler the apartment; consequently, the blanket should face the air current, or at the most heated part.

Many ways will suggest themselves for this arrangement. If a portion of the open space of a veranda should be fitted with an awning of woolen cloth so arranged that it may be wet with a sprinkler or a small water pipe or trough at the top, provided with fine holes, through which water may trickle in sufficient quantity to keep the blanket damp, a surprisingly cool retreat may be thus formed during the most heated term.

For cooling a room the common outside screen door may be covered with woolen cloth which when wet will reduce the excessive heat.

We invite the attention of Students of Architecture to the chapter on *The Art of Planning*, by Mr. I. MACVICAR ANDERSON, President of the Royal Institute of British Architects, and published in the Journal of Proceeding of that Society, and reprinted in the March number of the CALIFORNIA ARCHITECT AND BUILDING NEWS. We believe it to be of great value in educating the younger and inexperienced members to the true value of such work. It is the man who studies and understands the importance of the advantages to be obtained by the adoption of careful planning, who will in the future take the lead in the profession.

No trade or profession gives a man more scope for the exercise of his best faculties than Architecture.

THE SUBLIME AND BEAUTIFUL.

By Edmund Burke.

(Published about 1753.)

CHAPTER ON TASTE.

ON a superficial view, we may seem to differ very widely from each other in our reasonings, and no less in our pleasures; but notwithstanding this difference, which I think to be rather apparent than real, it is probable that the standard both of reason and taste is the same in all human creatures. For if there were not some principles of judgment as well as of sentiment common to all mankind, no hold could possibly be taken either on their reason or their passions, sufficient to maintain the ordinary correspondence of life. It appears indeed to be generally acknowledged, that with regard to truth and falsehood there is something fixed. We find people in their disputes continually appealing to certain tests and standards, which are allowed on all sides, and are supposed to be established in our common nature. But there is not the same obvious concurrence in any uniform or settled principles which relate to taste. It is even com-

monly supposed that this delicate and aerial faculty, which seems too volatile to endure even the chains of a definition, cannot be properly tried by any test, nor regulated by any standard. There is so continual a call for the exercise of the reasoning faculty, and it is so much strengthened by perpetual contention, that certain maxims of right reason seem to be tacitly settled amongst the most ignorant. The learned have improved on this rude science, and reduced those maxims into a system. If taste has not been so happily cultivated, it was not that the subject was barren, but that the laborers were few or negligent; for, to say the truth, there are not the same interesting motives to impel us to fix the one, which urge us to ascertain the other. And, after all, if men differ in their opinion concerning such matters, their difference is not attended with the same important consequences; else I make no doubt but that the logic of taste, if I may be allowed the expression, might very possibly be as well digested, and we might come to discuss matters of this nature with as much certainty, as those which seem more immediately within the province of mere reason. And indeed, it is very necessary, at the entrance into such an inquiry as our present, to make this point as clear as possible; for if taste has no fixed principles, if the imagination is not affected according to some invariable and certain laws, our labor is likely to be employed to very little purpose, as it must be judged a useless, if not an absurd undertaking, to lay down rules for caprice, and to set up a legislature for whims and fancies.

The term taste, like all other figurative terms, is not extremely accurate; the thing which we understand by it is far from a simple and determinate idea in the minds of most men, and it is therefore liable to uncertainty and confusion. I have no great opinion of a definition, the celebrated remedy for the cure of this disorder. For, when we define, we seem in danger of circumscribing nature within the bounds of our own notions, which we often take up by hazard, or embrace on trust, or form out of a limited and partial consideration of the object before us; instead of extending our ideas to take in all that nature comprehends, according to her manner of combining, we are limited in our inquiry by the strict laws to which we have submitted at our setting out.

A definition may be very exact, and yet go but a very little way towards informing us of the nature of the thing defined; but let the virtue of a definition be what it will, in the order of things, it seems rather to follow than to precede our inquiry, of which it ought to be considered as the result. It must be acknowledged, that the methods of disquisition and teaching may be sometimes different, and on very good reason undoubtedly; but, for my part, I am convinced that the method of teaching which approaches most nearly to the method of investigation is incomparably the best; since, not content with serving up a few barren and lifeless truths, it leads to the stock on which they grew; it tends to set the reader himself in the track of invention, and to direct him into those paths in which the author has made his own discoveries; if he should be so happy as to have made any that are valuable.

But to cut off all pretence for cavilling, I mean by the word Taste no more than that faculty or those faculties of the mind, which are affected with, or which form a judgment of, the works of imagination—and the elegant arts. This is, I think, the most general idea of that word, and what is the least connected with any particular theory. And my point in this inquiry is, to find whether there are any principles, on which the imagination is affected, so common to all, so grounded and certain, as to supply the means of reasoning satisfactorily about them. And such principles of taste I fancy there are; however paradoxical it may seem to those who on a superficial view imagine that there is so great a diversity of tastes, both in kind and degree, that nothing can be more indeterminate.

All the natural powers in man, which I know, that are conversant about external objects, are the senses, the imagination, and the judgment. And first with regard to the senses. We do and we must suppose, that as the conformation of their organs are nearly or altogether the same in all men, so the manner of perceiving external objects is in all men the same, or with little difference. We are satisfied that what appears to be light to one eye, appears light to

another; that what seems sweet to one palate, is sweet to another; that what is dark and bitter to this man, is likewise dark and bitter to that; and we conclude in the same manner of great and little, hard and soft, hot and cold, rough and smooth, and indeed of all the natural qualities and affections of bodies. If we suffer ourselves to imagine, that their senses present to different men different images of things, this sceptical proceeding will make every sort of reasoning on every subject vain and frivolous, even that sceptical reasoning itself which had persuaded up to entertain a doubt concerning the agreement of our preceptions. But as there will be little doubt that bodies present similar images to the whole species, it must necessarily be allowed, that the pleasures and the pains which every object excites in one man, it must raise in all mankind, whilst it operates naturally, simply, and by its proper powers only; for if we deny this, we must imagine that the same cause, operating in the same manner, and on subjects of the same kind, will produce different effects; which would be highly absurd. Let us first consider this point in the sense of taste, and the rather, as the faculty in question has taken its name from that sense. All men are agreed to call vinegar sour, honey sweet and aloes bitter; and as they are all agreed in finding these qualities in those objects, they do not in the least differ concerning their effects with regard to pleasure and pain. They all concur in calling sweetness pleasant, and sourness and bitterness unpleasant. Here there is no diversity in their sentiments; and that there is not, appears fully from the consent of all men in the metaphors which are taken from the sense of taste. A sour temper, bitter expressions, bitter curses, a bitter fate, are terms well and strongly understood by all. And we are altogether as well understood when we say, a sweet disposition, a sweet person, a sweet condition, and the like. It is confessed, that custom and some other causes have made many deviations from the natural pleasures or pains which belong to these several tastes: but then the power of distinguishing between the natural and the acquired relish remains to the very last. A man frequently comes to prefer the taste of tobacco to that of sugar, and the flavor of vinegar to that of milk; but this makes no confusion in tastes, whilst he is sensible that the tobacco and vinegar are not sweet, and whilst he knows that habit alone has reconciled his palate to these alien pleasures. Even with such a person we may speak, and with sufficient precision, concerning tastes. But should any man be found who declares, that to him tobacco has a taste like sugar, and that he cannot distinguish between milk and vinegar; or that tobacco and vinegar are sweet, milk bitter and sugar sour; we immediately conclude that the organs of this man are out of order, and that his palate is utterly vitiated. We are as far from conferring with such a person upon tastes, as from reasoning concerning the relations of quantity with one who should deny that all the parts together were equal to the whole. We do not call a man of this kind wrong in his notions, but absolutely mad. Exceptions of this sort, in either way, do not at all impeach our general rule, nor make us conclude that men have various principles concerning the relations of quantity or the taste of things. So that when it is said taste cannot be disputed, it can only mean, that no one can strictly answer what pleasure or pain some particular man may find from the taste of some particular thing. This indeed cannot be disputed; but we may dispute, and with sufficient clearness too, concerning the things which are naturally pleasing or disagreeable to the sense. But when we talk of any peculiar or acquired relish, then we must know the habits, the prejudices, or the distempers of this particular man, and we must draw our conclusion from those.

This agreement of mankind is not confined to the taste solely. The principle of pleasure derived from sight is the same in all. Light is more pleasing than darkness. Summer, when the earth is clad in green, when the heavens are serene and bright, is more agreeable than winter, when everything makes a different appearance. I never remember that anything beautiful, whether a man, a beast, a bird, or a plant, was ever shown, though it were to a hundred people, that they did not all immediately agree that it was beautiful, though some might have thought that it fell short of their expectation, or that other things were still finer. I believe

no man thinks a goose to be more beautiful than a swan, or imagines that what they call a Friezland hen excels a peacock. It must be observed too, that the pleasures of the sight are not near so complicated and confused, and altered by unnatural habits and associations, as the pleasures of the taste are; because the pleasures of the sight more commonly acquiesce in themselves; and are not so often altered by considerations which are independent of the sight itself. But things do not spontaneously present themselves to the palate as they do to the sight; they are generally applied to it, either as food or as medicine; and, from the qualities which they possess for nutritive or medicinal purposes, they often form the palate by degrees, and by force of these associations. Thus opium is pleasing to Turks, on account of the agreeable delirium it produces. Tobacco is the delight of Dutchmen, as it diffuses a torpor and pleasing stupefaction. Fermented spirits please our common people, because they banish care, and all consideration of future or present evils. All of these would lie absolutely neglected if their properties had originally gone no further than the taste; but all these, together with tea and coffee and some other things, have passed from the apothecary's shop to our tables, and were taken for health long before they were thought of for pleasure. The effect of the drug has made us use it frequently; and frequent use, combined with the agreeable effect, has made the taste itself at last agreeable. But this does not in the least perplex our reasoning; because we distinguish to the last the acquired from the natural relish. In describing the taste of an unknown fruit, you would scarcely say that it had a sweet and pleasant flavor like tobacco, opium, or garlic, although you spoke to those who were in the constant use of these drugs, and had great pleasure in them. There is in all men a sufficient remembrance of the original natural causes of pleasure, to enable them to bring all things offered to their senses to that standard, and to regulate their feelings and opinions by it. Suppose one who had so vitiated his palate as to take more pleasure in the taste of opium than in that of butter or honey, to be presented with a bolus of squills; there is hardly any doubt but that he would prefer the butter or honey to this nauseous morsel, or to any other bitter drug to which he had not been accustomed; which proves that his palate was naturally like that of other men in all things, that it is still like the palate of other men in many things, and only vitiated in some particular points. For in judging of any new thing, even of a taste similar to that which he has been formed by habit to like, he finds his palate affected in a natural manner, and on the common principles. Thus the pleasure of all the senses, of the sight, and even of the taste, that most ambiguous of the senses, is the same in all, high and low, learned and unlearned.

Besides the ideas, with their annexed pains and pleasures, which are presented by the sense; the mind of man possesses a sort of creative power of its own: either in representing at pleasure the images of things in the order and manner in which they were received by the senses, or in combining those images in a new manner, and according to a different order. This power is called imagination; and to this belongs whatever is called wit, fancy, invention and the like. But it must be observed, that this power of the imagination is incapable of producing anything absolutely new; it can only vary the disposition of those ideas which it has received from the senses. Now, the imagination is the most extensive province of pleasure and pain, as it is the region of our fears and our hopes, and of all our passions that are connected with them; and whatever is calculated to affect the imagination with these commanding ideas, by force of any original natural impression, must have the same power pretty equally over all men. For since the imagination is only the representation of the senses, it can only be pleased or displeased with the images, from the same principle on which the sense is pleased or displeased with the realities; and consequently there must be just as close an agreement in the imaginations as in the senses of men. A little attention will convince us that this must of necessity be the case.

But in the imagination, besides the pain or pleasure arising from the properties of the natural object, a pleasure is perceived from the resemblance which the imitation has to the original: the imagination, I conceive, can have no pleas-

ure but what results from one or other of these causes. And these causes operate pretty uniformly upon all men, because they operate by principles in nature, and which are not derived from any particular habits or advantages. Mr. Locke very justly and finely observes of wit, that it is chiefly conversant in tracing resemblances; he remarks, at the same time, that the business of judgment is rather in finding differences. It may perhaps appear, on this supposition, that there is no material distinction between the wit and the judgment, as they both seem to result from different operations of the same faculty of comparing. But in reality, whether they are or are not dependent on the same power of the mind, they differ so very materially in many respects, that a perfect union of wit and judgment is one of the rarest things in the world. When two distinct objects are unlike to each other, it is only what we expect; things are in their common way; and therefore they make no impression on the imagination; but when two distinct objects have a resemblance, we are struck, we attend to them, and we are pleased. The mind of man has naturally a far greater alacrity and satisfaction in tracing resemblances than in searching for differences: because by making resemblances we produce new images; we unite, we create, we enlarge our stock; but in making distinctions we offer no food at all to the imagination; the task itself is more severe and irksome, and what pleasure we derive from it is something of a negative and indirect nature. A piece of news is told me in the morning; this, merely as a piece of news, as a fact added to my stock, gives me some pleasure. In the evening I find there was nothing in it. What do I gain by this, but the dissatisfaction to find that I have been imposed upon? Hence it is that men are much more naturally inclined to belief than to incredulity. And it is upon this principle, that the most ignorant and barbarous nations have frequently excelled in similitudes, comparisons, metaphors, and allegories, who have been weak and backward in distinguishing and sorting their ideas. And it is for a reason of this kind, that Homer and the Oriental writers, though very fond of similitudes, and though they often strike out such as are truly admirable, seldom take care to have them exact; that is, they are taken with the general resemblance, they paint it strongly, and they take no notice of the difference which may be found between the things compared.

(To be Continued.)

PUBLIC BUILDINGS BILL.

Under the provisions of the bill passed by the Senate, and now pending before the House Committee on Public Buildings, the following named California towns will get public buildings: Alameda, Auburn, Bakersfield, Berkeley, Chico, Colusa, Eureka, Fresno, Gilroy, Grass Valley, Hanford, Healdsburg, Hollister, Los Angeles, Los Gatos, Marysville, Merced, Modesto, Monterey, Napa, Nevada City, Oakland, Oroville, Pasadena, Petaluma, Placerville, Pomona, Red Bluff, Redding, Riverside, Sacramento, St. Helena, Salinas, San Bernardino, San Diego, San Jose, San Luis Obispo, San Rafael, Santa Ana, Santa Barbara, Santa Clara, Santa Cruz, Santa Rosa, Selma, Stockton, Tulare, Ukiah and Vallejo.—*Sacramento Weekly Union.*

MYTHOLOGY.

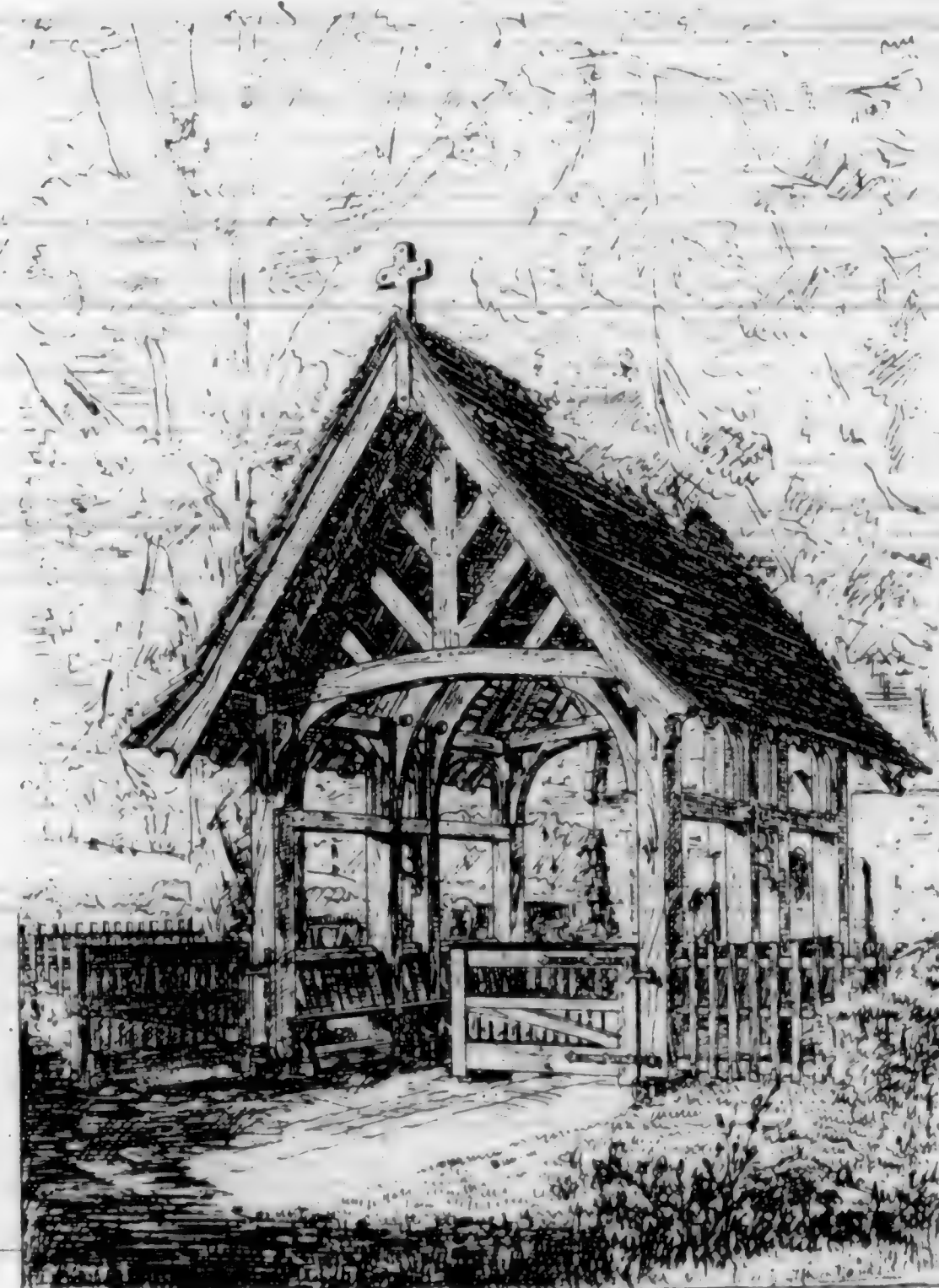
HALCYONE or **HALCYONE**, daughter of **Æolus**, married **Ceyx**, who was drowned as he was going to **Claros** to consult the oracle. The gods apprised **Alcyone** in a dream of her husband's fate; and when she found on the morrow, his body washed on the sea-shore, she threw herself into the sea, and was with her husband changed into birds of the same name, who keep the waters calm and serene, while they build and sit on their nests on the surface of the sea, for the space of 7, 11, or 14 days.

RURAL NOTES.

THE Swiss style is eminently adapted to the hill-side cottage architecture in many of our towns, especially those on rolling ground. The style being based upon wood as the constructive material brings it in accordance, more than any other, with our own staple building material.

The charming picturesque effect of its projecting roof with its bold carved brackets, gives a marked expression to the landscape, protecting the walls during the inclement seasons and shading them during the more heated portion of the day.

A style so well adapted for tasteful homes should receive more attention from the designers of rural homes.



ORNAMENTAL GATE-WAY.

WE herewith present a design for a covered gate-way which would form a picturesque effect as an entrance to gardens, parks or private premises.

THE increased mileage of our railways means the contracting of space and lessening of distance between settlements, which tends to the growth of villages, towns and cities with a rapidity hitherto unknown.

The demand for practical skill in construction, and artistic ability in designing is the necessary consequence.

The diversity and peculiarities of our climate requires special modified features in planning, thus giving to the architect a wide range in the various styles which may be adapted to the locality.



The Photographic Times,

Of March 11th, contains an article on "Development Printing on Prepared Paper". *The Photographic Times*, N. Y., is an illustrated weekly publication, each issue of which contains, in addition to the regular articles, many notes of practical value to the Architect or other person who may wish to finish his own pictures.

The Electrical Review,

New York, has published a Decennial Number, showing ten years of Electrical Progress. The leading article is a review of the Journal as it advanced side by side with the development of electrical science, and today as formally, is recognized as one of the leading papers in that line. The article taken as a whole is a complete history of the practical application of electricity to mechanical power, lighting and the various other uses in the industries of the age. The engravings show many modern electrical plants which contrast strangely with those of the previous ten years.

The Brickbuilder

Is a monthly Journal, published by the *Brickbuilder Publishing Co.*, 4 Liberty Square, Boston.

This is a new publication devoted to the interests of brick architecture. We have publications, already in the field, treating of the manufacture and marketing of brick, but the *Brickbuilder* deals with the finished product as used in the construction of buildings. The subjects have been well selected for the illustrations of the number before us. We wish it success, yet as architecture deals with so many different forms of manufactured articles, we see no real need for a special publication on the architectural features only, for any one particular article.

The Lancet, Clinic.

A weekly Journal of Medicine and Surgery. Published at Cincinnati, Ohio. Aside from the members of the Medical Profession, this paper has many articles of interest to Architects and Sanitarians who wish to keep informed in regard to the discoveries made from time to time in that science.

Fashion and Fancy.

Published monthly at New York, and is devoted to the fashions in costumes, household furnishing and decorating, and each number contains many notes of value to the artist or housekeeper who desires to make home pleasant for both old and young.

The **FORTNIGHTLY REVIEW** for March, has a chapter on the "Dissipation of Energy," by Kelvin; also one on the "Dangers of Modern Finance" by Samuel Montagu.

LIPPINCOTT'S MAGAZINE for April, has an article on "Walking" by Julian Hawthorn.

The **COSMOPOLITAN** for April, contains an illustrated article on "Homes of the Renaissance" by Wallace Wood.



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.

RESIDENCE AT ROSS VALLEY.

The residence illustrated is for Wm. Barber, Esq., an attorney of this city. It is situated in Ross Valley and is being built to rent during the summer months. A deep veranda extends along three sides, and the halls and rooms are spacious and arranged for comfort and convenience.

The design is by Maxwell G. Bugbee, architect.

YOLO COUNTY HOSPITAL, WOODLAND.

Four designs were submitted for this hospital; the design illustrated, by Messrs. Gilbert & Son, architects of Woodland, being selected as the most suitable for erection.

The building has a frontage of 165 feet, by a depth of 110 feet. The foundation walls are six feet in height which secures ample air space. The front shows a central building of two stories in height, designed for the warden and attendants, physician's office, dispensary, library and reading room.

The main building is arranged for two large wards and smaller rooms for special cases. A wide veranda extends along the whole front, connecting with open corridors around each ward, thereby separating the toilet rooms, dining room, etc., from them. There are two turrets at either end of the front; one is finished for the accommodation of insane patients, and the other for the nurse. The dining room and kitchen are located at the rear. The air space under the floor and over the ceiling affords a free circulation of pure air for ventilation. The heating is by the hot water system. The doors of the wards and rooms are made wide to permit the moving of the cots with the patients.

The cost of the building will be about \$12,000.

THE MACDONOUGH THEATER, OAKLAND.

The grand main entrance to the theater will be on the Fourteenth street side of the building, seventy feet from Broadway. It will be twenty-five feet wide and thirty feet long. The entrance is larger than any theater in San Francisco except the Grand Opera House.

The floor will be of mosaic tiling, and the walls of the entrance will be finely frescoed. The ceiling will be dome shape, decorated in elegant style. So large will be the entrance that crowding at all times will be avoided. To the left of the main entrance is the balcony exit, and to the right is the gallery entrance.

The entrance to the foyer and the box office will be in unison with the other parts of the theater. The doors leading to the foyer will be made of carved oak and art glass.

The foyer will be one of the charming features of the new theater. It will be fourteen feet wide and seventy feet long. The staircase leading to the balcony is in the center of the foyer. It will be elegant in every respect, the prevailing wood being polished oak. The floor of the foyer will be richly carpeted. Between the foyer and theater will be arranged arcades the whole width of the theater, so that one standing in the foyer can view the stage. The ceiling over the foyer will be diamond shaped and handsomely decorated in white and gold. The entire woodwork in this section will be of white oak.

At the extreme end of the foyer is the ladies' parlor.

Near the staircase on the right of the foyer is an exit eight feet wide leading to the Broadway entrance of the theater.

The balcony is reached by way of the grand staircase. The foyer here is the same size as on the main floor, with ladies' reception rooms. The arrangements, so far as exits are concerned, are ample.

The ground floor of the auditorium will be 70 feet wide and 90 feet long and will have a seating capacity of 576, exclusive of the boxes.

Special attention has been given to the stage details. The proscenium opening will be circular headed, thirty-six feet in height and thirty-three feet six inches wide. The stage will be equipped in a manner unequalled by any theater west of Chicago.

The contracts call for the lighting of the theater by both gas and electricity. The electricity will be furnished from a special dynamo. In the entire theater there will be 2080 electric lights.

WORLD'S FAIR NOTES.

The enormous steel trusses to sustain the roof of the Manufactures Building are about to be erected. These trusses are the largest ever made for architectural purposes. They span 368 feet and rise to a height of 211 feet. The contract for them calls for about \$460,000.

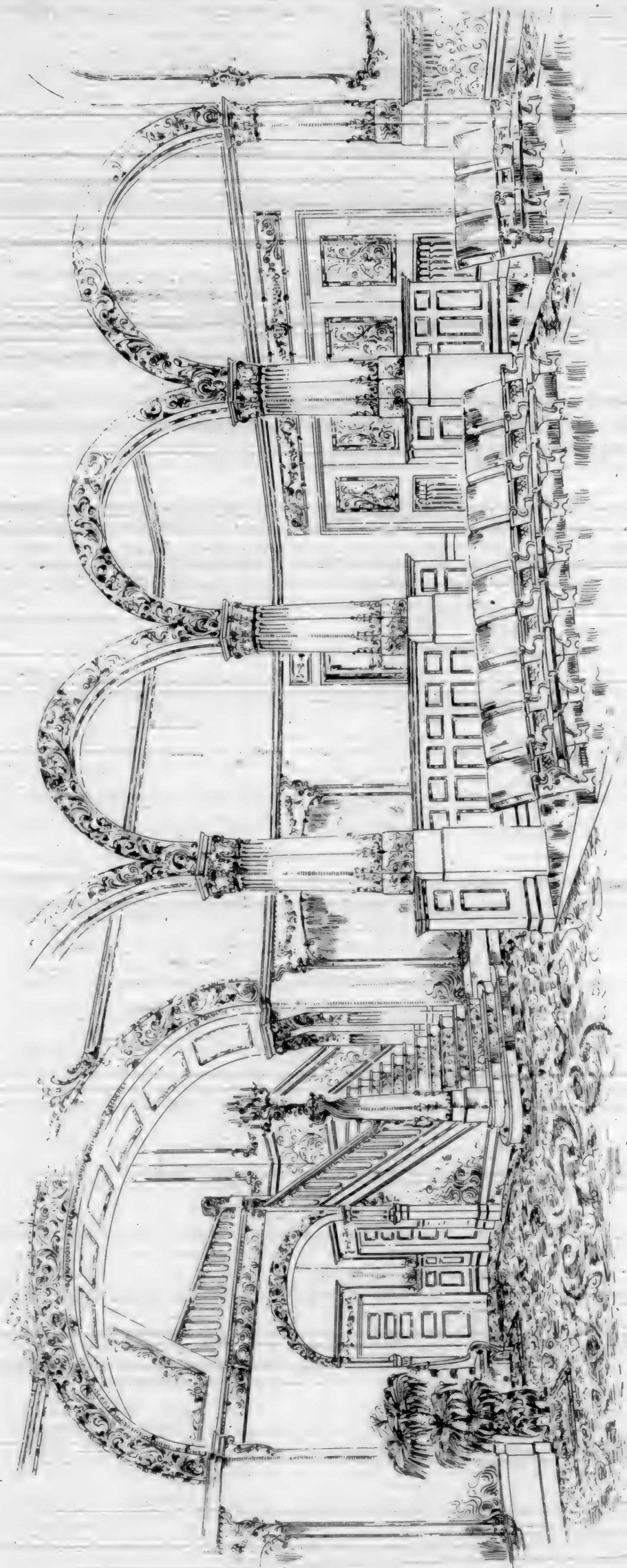
An Esquimaux village, inhabited by from 50 to 75 natives of the frozen regions, will be one of the sights on Midway Plaisance at the Exposition.

A Choral Hall, 160x260 feet, will be erected near the Horticultural Building. There Professor Tomlins, with 2,000 trained voices, will furnish rare choral music during the Exposition. The Welsh International Eisteddfod will occupy the building for a week.

Instead of a reproduction of an Aztec temple, Mexico will construct a typical hacienda, or residence of a wealthy landed proprietor. This will be decorated in lavish manner with Mexican fruits and flowers and archaeological and ethnological specimens. The Mexican exhibit will illustrate the present condition and resources and products of the country rather than its past history.

Jackson Park will retain as one of its permanent attractions the building which Japan will erect for its headquarters at the Exposition. The building will be modeled after one of the most famous and architecturally unique of Japan's ancient temples, and with its surrounding garden will cost \$70,000. About 40,000 square feet will be occupied. The South Park commissioners have accepted the offer of S. Tegima, representative of the Mikado, to give the structure to Chicago on condition that it be kept permanent and in repair, and that one room in it be devoted to a public exhibit of Japanese works of art, which the Japanese government agrees to replenish from time to time.





VIEW OF FOYER.

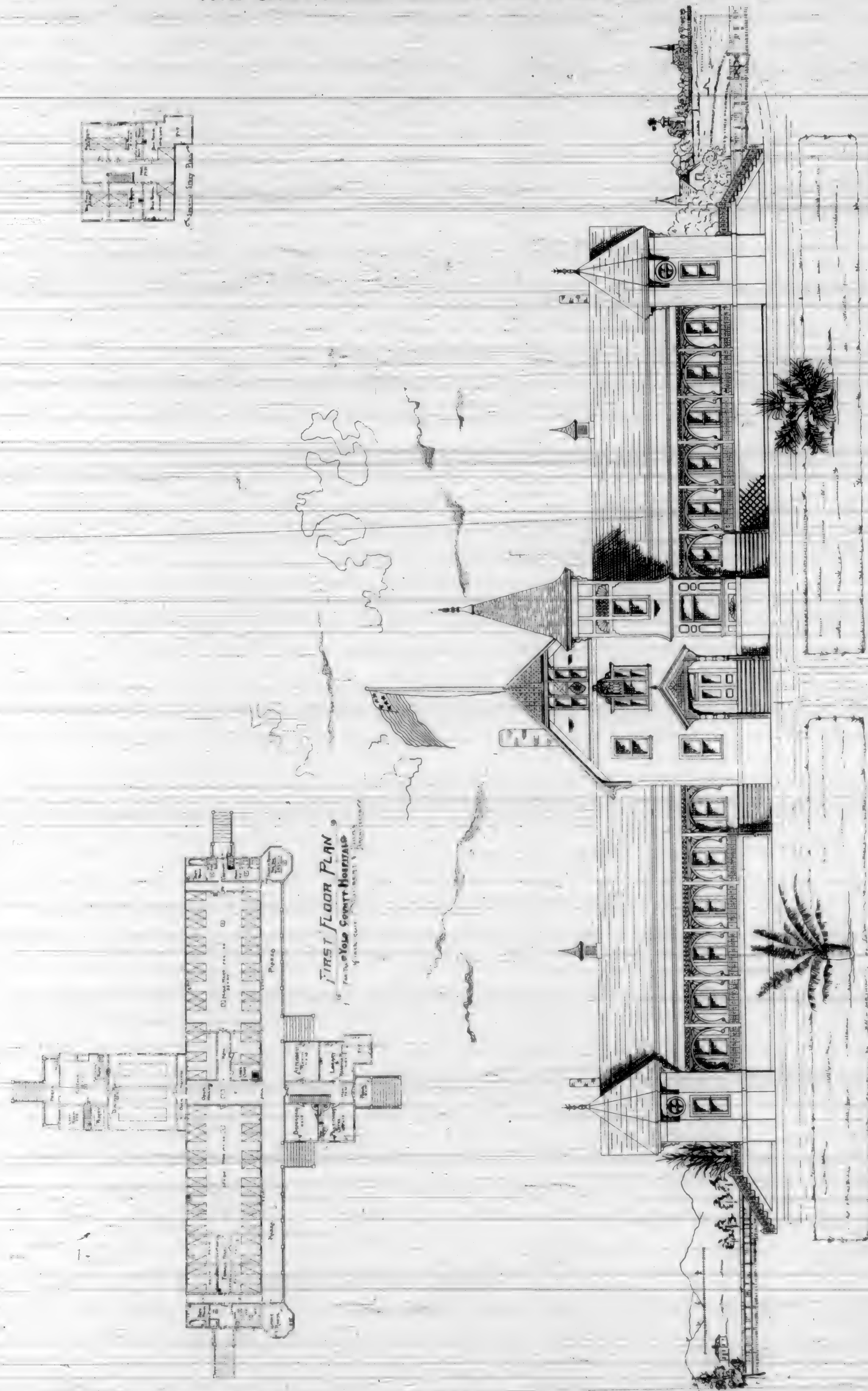
The "MACDONOUGH" Theatre.

BRITTON & KEY PHOTO LITH.

OAKLAND, CAL.

Mooser & Cutler
Architects
PUBLISHED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.



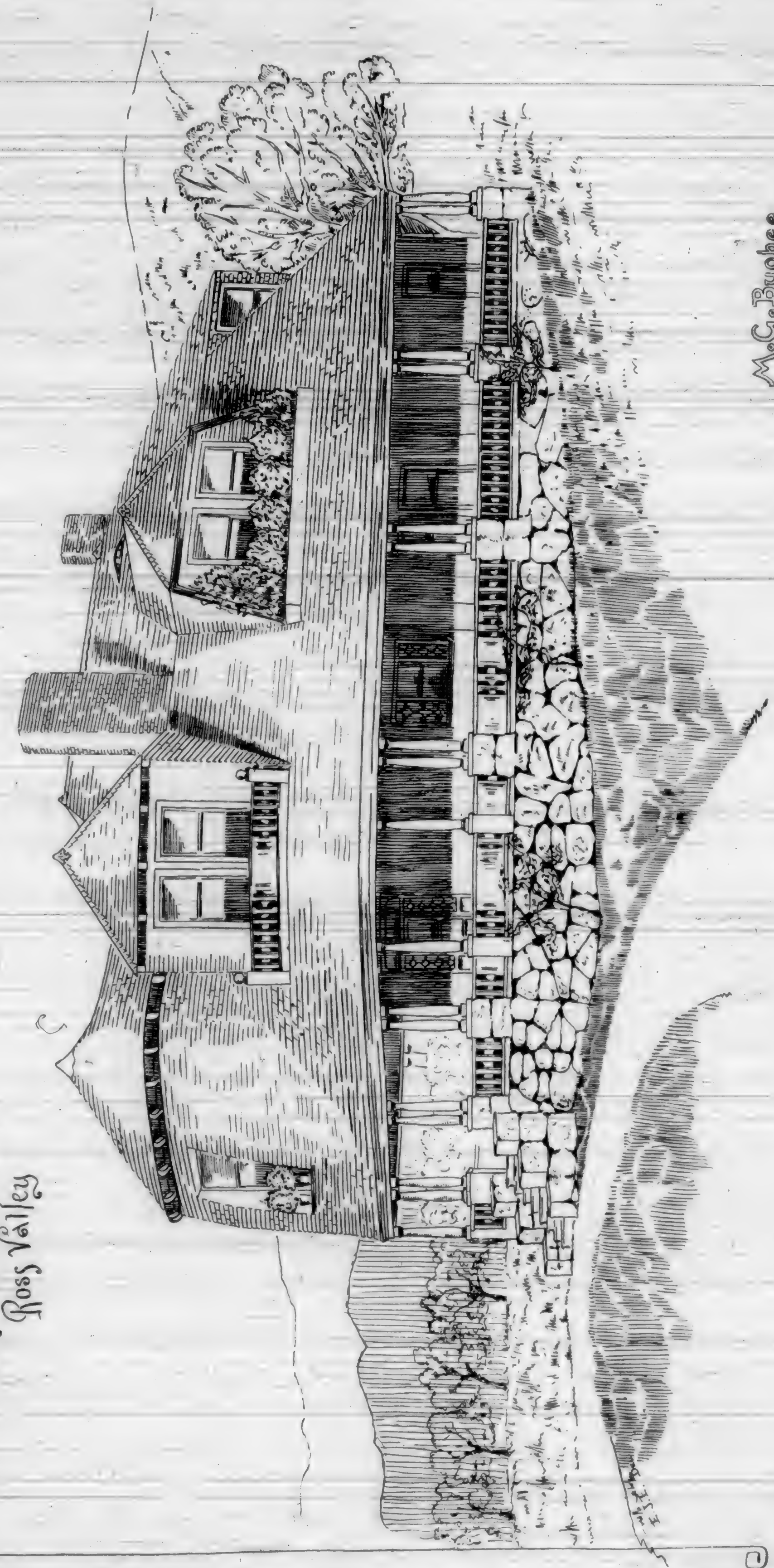


FRONT ELEVATION,
Yolo County
Hospital.

GILBERT & SONS
ARCHITECTS
PUBLISHED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.

BRITTON & REY PHOTO LITH.

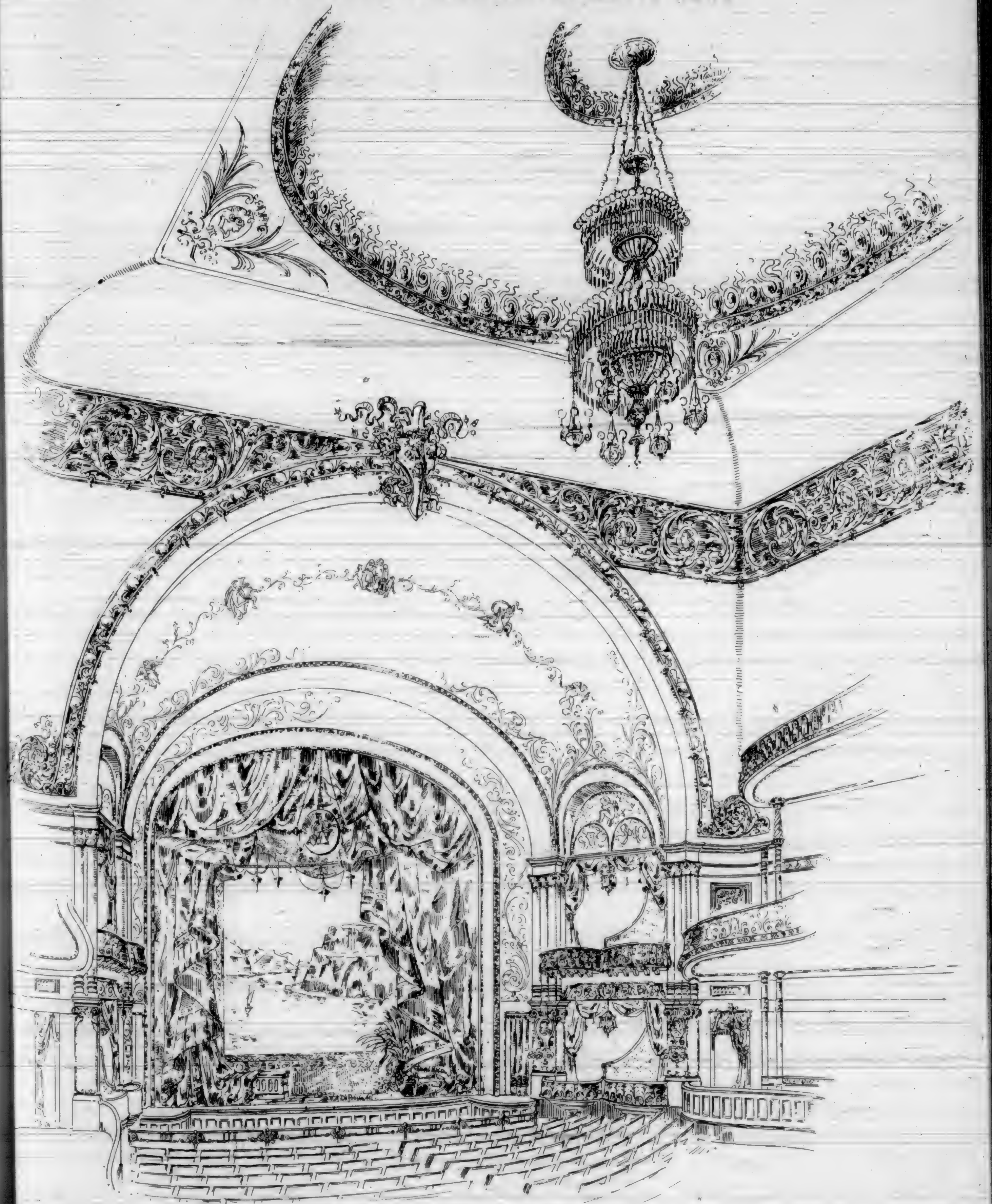
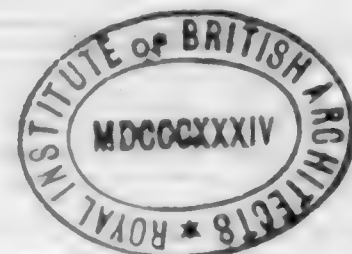
Residence
of
Wm. Barber Esq.
Ross Valley



McGehee
ARCHITECT
419 CALIF. ST.
S.F.

PUBLISHED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.

BRITTON & REY PHOTO LITH.



VIEW OF PROSCENIUM.

BRITTON & REY PHOTO. LITH.

PUBLISHED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE ARCHITECTS,
meets second Friday of each month at 408 California street.

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.

GEO. P. LOW, Pres. C. O. POOLE, Vice-Pres.
W. I. CROSETT, Sec. O. BROOKS, Treas.

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

CLASSES OF INSTRUCTION UNDER THE AUSPICES OF THE SAN FRANCISCO CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS.

At the January meeting the report of the Committee, after noting the honorable mentions for single competitions, contained the following:

"There are several other students of whom I feel it only right to make special mention. First, Mr. Samuel Benson who received first mention for six out of eight 1st honorable mentions in the competitions for 1890. This student was always distinguished for the delicacy, beauty and artistic quality of whatever work he undertook, and I beg to suggest that for such abilities as his, some adequate recognition is due by the Chapter, and I would propose that upon the attainment of the majority of first mentions for general work for any one year, the Honorable degree of Draughtsman, together with the Chapter's medal, to be conferred by the President for the time being on the successful candidate for that year, and the degree alone for the students attaining the second largest number of 1st mentions.

"The next student who distinguished himself by the greatest number of first and second mentions, both in competitions and flat studies, was Mr. Van Vlack; commencing with a good second he succeeded in vanquishing his chief opponent for the final competition of the year, viz: the best pen and ink rendering of a photograph. This was quite a difficult subject, and the difference between the subjects chosen by Mr. Van Vlack, (a carved capital) and Mr. Benson, (the North Entrance to Chartres Cathedral) who came in second, was so great and the work so nearly equal in execution respectively, that it was a matter of delicate judgment to decide between them. A slight lack of effect in general shading, however, in Mr. Benson's drawing, determined the committee to decide in favor of Mr. Van Vlack. Both these gentlemen it would seem were therefore entitled to the degree above suggested with the added distinction of a medal to Mr. Benson as the winner of the greatest number of 1st mentions.

"Third in order to merit for 1st mention are Mr. Meussdorffer and Mr. Bree, both of whom received one 1st mention each. Mr. Rowell was awarded two 2d mentions and two 3d mentions for work which only needed perseverance and diligence to bring it up to a very high order of merit, both for quality of design and execution.

Mr. Frank Holland received two mentions for design

and also produced some excellent flat studies, of which, however, no mention has been made, though executed during the period embraced in the above report."

That the subject may be carefully considered by the Members, the following report has been prepared.

To the San Francisco Chapter of the A. I. A.

GENTLEMEN:—The Committee on Classes to which was referred the question of medals and competitive prizes, at the last meeting of the Chapter, begs leave to submit the following report:

In pursuance of the scheme briefly outlined in the report on classes at the last meeting of the Chapter, your Committee recommends the establishment of three divisions amongst the students attending the Chapter Classes. 1st, Pupils; 2d, Draughtsmen; 3rd, Assistants; and in correspondence with this division it is proposed that the Chapter confer three medals, viz: bronze, silver and gold. That the pupils or students shall compete for the medals in the order above named. The gaining of a bronze medal by a pupil, entitling him to compete for the silver medal of the Draughtsman, and on gaining that, for the gold medal of the Assistant. The holding of all three medals by a competitor constituting him a properly qualified architectural draughtsman of the A. I. A.

These medals would then form, in themselves, an appropriate and interesting as well as valuable testimonial to the holder's ability, and the attainment and conferring of the gold medal at the completion of the student's indentures with his principal, would be likely to form an interesting and noteworthy incident in his career—corresponding with the matriculation of a student in law, medicine or divinity.

To fully attain the benefits to be derived from the adoption of the above proposition, it would be necessary to arrange for proper courses of studies and competitions, suitable for the respective grades of students to be pursued in their order, so that the benefits derived by them should not be confined wholly to the acquirement of superficial skill in draughtsmanship alone, but be accompanied by the acquirement of such knowledge as would seem to solidify and supplement his acquirements in the chosen field of his life's labor.

In furtherance of the above suggestion it is thought that the purchase by the Chapter of some standard works of reference for the use of the students would be a valuable addition to the Chapter library, and constitute a source of attraction to the students who belong to the chapter. These works might be loaned to the students on proper guarantee being given for their preservation and return.

In connection with the above it has also been suggested that a quarterly gathering of the members of the Chapter and students thereof, together with invited guests, should be established, at which the student's competitive drawings should be exhibited and criticised and awards made, and at which some special addresses, calculated to be useful to the students and members as well, should be delivered on some subject connected with architecture and cognate arts.

It is also suggested that a circular be printed in the journal of the chapter and circulated amongst the professional men of the city, containing a resume of the above, as well as an explanatory statement showing the connection between the Chapter and the Chapter students, and setting forth the benefits which it is hoped will be attained by the above arrangements, and also the advantages to be derived by a broadening of the apprenticeship system and the building up of a properly qualified and respectable profession of Architects on the Pacific Coast.

MR. Geo. P. Low, Electrical Inspector for the Pacific Insurance Union, and President of the California Electrical Society, will, at an early date, deliver an address on Electrical Matters Relating to Buildings, before the San Francisco Chapter of the American Institute of Architects.

The members and those invited will receive due notice through the mail. Members are invited to send to the Secretary of the Chapter such questions as they may wish to have discussed.



EXPIRED PATENTS RELATING TO BUILDING.

B	
Britton & Chamberlin—Machine for cutting Shingle Bands.....	Feb. 9-75-159,493.
J. W. Haines—Door Knobs.....	Feb. 9-75-159,509.
H. A. Holt—Wood Molding Machines.....	Feb. 9-75-159,514.
A. B. Kingsbury—Machine for Crozing Stoves.....	Feb. 9-75-159,551.
C. P. Poirer—Mitering Machines.....	Feb. 9-75-159,552.
C. D. Wilson—Gery—Compounds for Picture Frames.....	Feb. 9-75-159,555.
W. Clemson—Saw Frames.....	Feb. 9-75-159,562.
H. Hempel—Miter Boxes.....	Feb. 9-75-159,573.
V. Hepp—Sandpapering Machines.....	Feb. 9-75-159,574.
Z. M. Lane—Awning Hook.....	Feb. 9-75-159,586.
C. Linder—Saw Mills.....	Feb. 9-75-159,589.
J. C. Mackey—Lath Bolting Machines.....	Feb. 9-75-159,591.
F. J. Martin—Saw Burring Tools.....	Feb. 9-75-159,593.
D. M. Mefford—Weather Board Gages.....	Feb. 9-75-159,597.
F. W. Benjamin—Saw Filing Machines.....	Feb. 9-75-159,631.
W. Horholt—Sash Fasteners.....	Feb. 9-75-159,678.
J. Kauffman—Hinges.....	Feb. 9-75-159,682.
J. Tiffany—Refrigerator's floors.....	Feb. 9-75-159,718.
Andrews & Tucker—Manufacture of Matches (Re-issue).....	Feb. 9-75-6,276.
J. Kinzer—Cases for Reversible Latches and Locks (Re-issue).....	6,282.

The above list of recently expired patents, relating to buildings, is supplied us by Alexander & Davis, Patent Attorneys of Washington, D. C. We have engaged this firm to supply us regularly with lists of expired patents relating to this line of inventions, and these lists will appear regularly hereafter, so that our readers will be kept promptly advised of the patents that become public property. Copies of these patents may be had of the above firm at the official cost (10 cts.) with postage added.

BUSINESS MOSAICS.

The A. Lietz Co., 422 Sacramento street, San Francisco, are manufacturers of scientific instruments of all kinds for the use of Architects and Engineers. This company comprises Instrument Makers and Engineers of high repute, who will examine, repair and adjust instruments when required. Supplies for field and office work kept in stock and supplied upon short notice. They have some very excellent levels, inclinometers, etc., especially adapted for the use of Architects.

Perspective Drawings made in pen and ink suitable for reproduction by any of the processes in use, can be ordered through this Journal. Architects and Engineers are often times too busy or too isolated to obtain the time or talent for the ornamental drawings. These drawings can be made from the plain drawings, and we will cheerfully furnish information regarding such work.

Every person in any way interested in the building trades should subscribe for the CALIFORNIA ARCHITECT AND BUILDING NEWS.

The Marshall Improved Window Furniture Co., 126 Main street, is fitting the windows of the Crocker Building with the Marshall Patent Sash Balance. Besides their general usefulness, these fittings have points of superiority which renders them especially applicable in certain situations. The upper or lower sash is locked at any position whether partially or fully open. This feature has advantages for windows opening where they may be accessible from halls, light wells, areas, balconies, fire escapes, etc. See page xv for further particulars.

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.

SMOKE-PROOF LATH.—The Order regulating the construction of buildings in the City and County of San Francisco, states that all elevator or light shafts shall be formed of substantial framing, both sides of which shall be covered with smoke-proof iron laths and finished with three coats of mortar. Much controversy has arisen between the Inspectors of the Fire Wardens and the Builders, as to what constitutes a smoke-proof lath. The Chief Deputy, Mr. Sullivan, claiming that only certain forms of lath fulfill the requirements of the Ordinance, while the Builders claim that none of the iron laths are smoke-proof until after being plastered. Recently Mr. C. C. Morehouse, a plasterer, was arrested for using the Bostwick Steel Lath in the light well of the Otis Building on Sansome street, that form of lath being contrary to the fire ordinance as interpreted by the Fire Wardens. Upon trial in Judge Rix's Court, the Jury after a short consultation found him not guilty.

Fire Wardens vs. Bostwick Steel Lath Co.

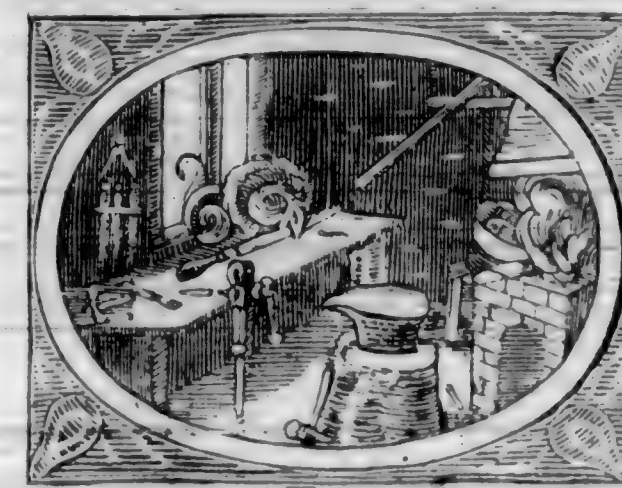
LIABILITY FOR ACCIDENT.—Where a person is injured by an accident occurring while the employees of another are engaged in work upon his premises, he may recover if the injury resulted from the negligence of the workman. But if it was an unavoidable accident, untainted with negligence, he is entitled to no damages. *Steen v. Williamson*, Supreme Court of California, 28 Pac. Rep. 52, (53C).

The quaint style of the old Spanish Missions has attracted the attention of architects as being appropriate for certain localities, one of the prominent features of which is the tile roof moulded in outlines at once bold and picturesque. The weight of the terra-cotta tile, which in many cases has been an objection to be overcome, is now replaced by a new device or imitation Spanish tile. These Spanish tiles are moulded in sheet copper, whereby all the picturesque effect is obtained, while at the same time the weight is very slight in comparison with the old form. These copper tiles are placed on the market by Messrs. Merchant & Co. See advertisement on page xxi.

"Out of sight out of mind" is as applicable to-day as ever. A man might as well take down the sign over his door as to take out his advertisement occasionally. Advertisements should be continuous to insure the greatest benefit. When the usual advertisement fails to appear it gives rise to the thought that the firm has retired from business, or that the articles have been superseded by others in the market.

To Marble Men.—An unusual opportunity is offered to work a marble quarry, which is easy of access, only eight miles on good county road to railroad depot. Ledge is very large, solid and well defined; its marble is of superior quality. Owner will give to any quarry man, who has the necessary plant and is ready to commence work, the privilege of working the quarry for the first six months without royalty. Address owner, Mrs. Annie E. Wright, at New Almaden, Cal., or Julius Reimer, Att'y at Law, 507 Montgomery Street, San Francisco.

One of ÆSOP'S fables is the "Viper and the File."



little by nibbling at one, who, upon occasion, could bite iron and steel.

MORAL.—We are cautioned to consider well before we speak ill of persons or merchandise, either by reason of envy or malevolence; which, like the viper, rather than not bit at all, will fall foul where it can hurt nothing but itself.

You can't pull a man over the fence with a single piece of thread, but if you have pieces enough you can weave them into a solid rope which will prove irresistible. That is the secret of the success of the J. L. Mott Iron Works. Not one design, but hundreds; not one patented improvement, but scores; not for one place only, but for all conceivable positions; no other manufactory in the United States to compare with it.

No wonder their works have been enlarged.

Wise men lay up knowledge; but the mouth of the foolish is near destruction.

Carbolineum Avenarius has become an important article for the preservation of wood. Its chemical action neutralizes the nitrogenous substances of the fibers of the wood which gives it antiseptic properties of great value. Where the humidity varies it prevents the growth and spread of house fungus, and is an excellent disinfectant in stables, barns, etc. For timber and posts bedded in the ground or otherwise exposed to the actions of the elements, it is recognized as an effective preservative, at the same time comparatively inexpensive. It keeps away rats and other vermin, and also destructive insects. Carbolineum is a German invention where it has been manufactured and successfully used for the last fifteen years. Messrs. Muecke & Co., of 319 California street are the importers and agents for the Pacific Coast, and are reporting extensive sales. Write to them for further information.

He that gathereth in summer is a wise son; but he that sleepeth in harvest is a son that causeth shame.

With the growth in population, wealth and luxury on the Pacific Slope, the trade in hard woods for ornamental work and finish will increase. Our stocks of oak, ash, hickory, maple, walnut, mahogany, gum, birch, cherry and beach, is mostly drawn from the eastern markets. The E. D. Albro Co. of Cincinnati, Ohio, are dealers in all lines of domestic and foreign ornamental woods. We invite the attention of parties interested to their advertisement on last page of outside cover.

The young man, the country architect, and the builder who desires to improve himself in the art and science of building, should carefully read and study the best works on that subject to be had. THE CALIFORNIA ARCHITECT AND BUILDING NEWS will furnish him with valuable reading and hints for study, and its advertising pages will give him good ideas in regard to the improvements of the day in that line.

In office or house cheerfulness is more easily attained by the use of the open fire place for heating, than by any other means. The gas fire place heaters, as sold and put in by the San Francisco Gas Company, can be seen at their show rooms, No. 16 Post street. These heaters have many



features of superiority and which should command attention; the mantles and facings of the grates are made as highly ornamental as desired, the burning gas impinges and works its way over the asbestos backing, thereby consuming all the inflammable substance of the gas. Some of our largest and finest office buildings, such for instance as the Mills Building, are being fitted up for these open gas heaters.

This Company also furnishes all kinds of cooking appliances, water heaters, cloth driers, etc., arranged for gas.

Architects and other interested parties are invited to examine the Rapid Safety Filter as provided by the Filter Company.

These filters can be seen in operation at their show rooms, 1209 Market street. Among the various devices for sanitary improvement, the filtration of the water used for the house and office is receiving marked attention, as it has been proven that impure water has been the cause of much sickness.

The Pullman Sash Balances are becoming deservedly popular. The best evidence of this is the fact that there are now in actual use about one million, and the demand is steadily increasing. They will be used in the Oregonian Building at Portland, Ore., and the Carson Building at Eureka, Cal., taking between three and four hundred sets, besides in many residences here and elsewhere on the Coast. In seven years of manufacture they have placed upon the market an article as perfect as it is possible to produce, and will guarantee them to give satisfaction when properly applied.

The manufacturers are receiving many letters from architects who are satisfied with their use, and strongly recommending them.

CITY BUILDING NEWS.

Bartol near Broadway. To build; owner, C. Brannagan; architects, Martens & Coffey; contractors, R. Doyle & Son; cost, \$2,800; signed, March 4; filed, March 5; payments, \$725, frame up; \$725, brown coated; \$719, 35 days.

Baker near McAllister. To build; owner, Chas. H. Rosenthal; architect, R. H. White; contractors, White Bros.; bond, \$1,200; cost, \$4,470; signed, March 23; filed, March 28; payments, \$800, frame up and rafters on; \$820, brown coated; \$800, standing finish on; \$800, completed; \$1,150, 35 days.

Broderick near Hayes. Alterations and additions; owner, Thos. McGroarty; architect, W. H. Armitage; contractor, Jas. Geary; cost, \$3,000; signed, March 14; filed, March 17; payments, \$750, frame up; \$750, brown coated; \$500, standing finish on new building; \$700, completed; \$800, 35 days.

Buchanan near McAllister. Excavating, sewer, plumbing, etc.; owner, D. Buckley; architect, T. J. Welsh; contractors, Ford Bros.; bond, \$302; cost, \$1,305; signed, March 9; filed, March 19; payments, \$461.50, work roughed; \$461.50, completed; \$302, 35 days.

Buchanan near McAllister. Grading, brick-work, etc.; owner, D. Buckley; architect, T. J. Welsh; contractors, Currie & Looney; bond, \$2,010; cost, \$8,030; signed, March 14; filed, March 19; payments, \$1,500, frame up; \$1,500, brown coated; \$1,500, white coated; \$1,500, completed; \$2,010, 35 days.

Bush and Chelsea Place. Patent chimneys and iron stone pipe; owner, Mrs. M. W. Newman; architect, P. R. Schmidt; contractor, Francis M. Stevens; cost, \$2,045; signed, March 9; filed, March 16; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

California near Devisadero. Plumbing; owner, John I. Sabin; architect, Jno. C. Pelton; contractor, W. F. Wilson; cost, \$885; signed, March 5; filed, March 11; payments, \$775, rough work in; \$910, completed.

California near Devisadero. To build; owner, John I. Sabin; architect, John C. Pelton; contractor, F. W. Kern; cost, \$7,354; signed, March 5; filed, March 11; payments, 1st and 15th day of each month 75 per cent. of work done; balance 35 days.

California near Van Ness. Alterations and additions; owner, Harriett S. Stone; architect, W. H. Little; contractor, R. Murry; bond, \$800; cost, \$2,850; signed, March 30; filed, March 31; payments, \$427.50, frame up for new portion and false roof finished on old portion; \$427.50, brown coated; \$427.50, standing finish on; \$427.50, completed; \$712.50, 35 days.

California Ave. near Eugenia. To build; owner, Chas. Mills; contractor, Jno. Mills; cost, \$1,000; signed, Feb. 1; filed, March 17.

California near Montgomery. Indirect steam heating plant; owners, German Savings & Loan Society; architects, Kenitzer & Kollofrath; contractors, W. W. Cronan; bond, \$1,000; cost, \$2,850; signed, Feb. 20; filed, March 12; payments, \$2,137.50, completed; \$712.50, 35 days.

California near Montgomery. Mosaic flooring and tiling; owners, German Savings & Loan Society; architects, Kenitzer & Kollofrath; contractors, W. W. Cronan & Co.; bond, \$1,200; cost, \$4,762; signed, Feb. 24; filed, March 12; payments, \$4,571.50, completed; \$1,190.50, 35 days.

Carl near Stanvon. To build; owner, G. S. Graham; architect, Edward Burns; contractor, Henry Rohling; bond, \$700; cost, \$2,789; signed, March 10; filed, March 12; payments, \$698, frame up; \$697, brown coated; \$697, completed; \$697, 35 days.

Catholic Orphan Asylum, South San Francisco. Concrete, iron, carpenter, etc.; owner, Catherine Roche; architect, T. J. Welsh; contractors, Dyer Bros.; cost, \$2,790; signed, March 30; filed, March 30; payments, 75 per cent. of work done; balance 35 days.

Catholic Orphan Asylum, South San Francisco. New elevator; owner, Catherine Roche; architect, T. J. Welsh; contractors, A. J. McNeill & Co.; cost, \$1,000; signed, March 30; filed, March 30; payments, \$1,000, 35 days.

Clay near Broderick. All work specified; owner, W. R. Eckart; architect, J. Cather Newsum; contractor, W. E. Lane; bond, guaranteed; cost, \$7,369; signed, March 5; filed, March 7; payments, \$1,179.25, second floor joists are in place; \$1,179.25, frame up; \$1,179.25, rough plumbing in and chimneys built; \$1,179.25, ready for lathing; \$1,179, completed; \$1,398, 35 days.

Clay near Broderick. Concrete, granite and cement; owner, W. R. Eckart; architect, J. C. Newsum; contractors, Ransome & Cushing; cost, \$1,400; signed, March 5; filed, March 7; payments, \$500, foundation walls completed; \$450, completed; \$550, 35 days.

Dupont and California. To build; owner, Chas. L. Verouere; architect, Chas. M. Rousseau; contractor, W. H. Wickorsham; cost, \$3,739; signed, March 16; filed, March 17; payments, \$2,185, 2d story joists on; \$2,185, brown coated; \$2,185, completed; \$2,185, 35 days.

Eighteenth near Danvers. To build; owner, Patrick Conlin; architect, Edward Burns; contractor, J. C. Brown; bond, \$2,000; cost, \$3,325; signed, March 7; filed, March 7; payments, \$831.25, frame up and rough boards on; \$831.25, rough plaster and sash on; \$831.25, completed; \$831.25, 35 days.

TENDERS TO BE RECEIVED.

Treasury Department, Office, Supervising Architect, Washington, D. C., April 2, 1892. Sealed proposals will be received at this office until 2 o'clock P. M. on the 28th day of April, 1892, and opened immediately thereafter, for all the labor and materials required to put in place complete the iron beams and girders in basement and first floor, basement columns, etc., for the U. S. Court House, Custom House and Post Office building at Omaha, Nebraska, in accordance with the drawings and specification, copies of which may be had at this office or the office of the Superintendent at Omaha, Nebraska.

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 right is reserved to reject any and all bids and to waive any defect or informality in any bid. All bids received after the time stated, will be returned to the bidders.

Proposals must be enclosed in envelopes, sealed and marked, "Proposals for the iron beams and girders in basement and first floor, basement columns, etc., for the U. S. Court House, Custom House and Post Office Building at Omaha, Nebraska, and addressed to,

W. J. EDEROKE,
Supervising Architect.

Eleventh near Market. Lathing and plastering; owner, Church of the Advent; architects, Coxhead & Coxhead; contractor, Jos. Norris; cost, \$2,200; signed, Feb. 28; filed, March 11; payments, 75 per cent. as work progresses; balance 35 days.

Elizabeth near Diamond. To build; owner, Peter Christensen; contractor, Andrew Christensen; cost, \$4,000; signed, March 23; filed, March 25; payments, \$1,000, frame up; \$1,000, brown coated; \$1,000, completed; \$1,000, 35 days.

Fifteenth near Mission Block. To build; owner, Jas. McMahon; architects, Townsend & Wyncken; contractor, Carl Stroth; bond, \$2,000; signed, March 8; filed, March 8; payments, \$600, frame and east side boarded; \$700, brown coated; \$657, accepted; \$753, 35 days.

Geary near Dupont. Carpenter work; owner, S. Clayburgh; architects, Salfeld & Kohlberg; contractor, Henry Holzenberg; cost, \$6,850; signed, March 22; filed, March 24; payments, \$500, 2d story joists on; \$1,500, roof on; \$1,000, floors laid; \$1,855, completed; \$1,855, 35 days.

Geary and Dupont. Excavating and brickwork; owner, S. Clayburgh; architects, Salfeld & Kohlberg; contractor, Adam Beck; cost, \$14,100; signed, March 22; filed, March 23; payments, \$2,000, basement wall ready for joists; \$1,500, 1st story walls ready for joists; \$1,500, 2d story walls ready for joists; \$1,500, 3rd story walls ready for joists; \$1,500, 4th story walls ready for joists; \$2,400, accepted; \$3,700, 35 days.

Geary near Dupont. Granite and sandstone work; owner, S. Clayburgh; architects, Salfeld & Kohlberg; contractor, J. P. M. Phillips; cost, \$5,700; signed, March 22; filed, March 24; payments, \$1,500, granite of 1st story set; \$1,750, granite of 2d set; \$1,000, completed; \$1,450, 35 days.

Geary near Dupont. Wrought and cast iron work; owner, S. Clayburgh; architects, Salfeld & Kohlberg; contractors, Bigelow & Little; cost, \$2,825; signed, March 23; filed, March 24; payments, \$1,400, work of basement 1st and 2d floor in; \$85, completed; \$600, 35 days.

Green near Mason. To build; owner, Mrs. C. Garibaldi; architects, C. R. & J. M. Wilson; contractor, P. Antonelli; cost, \$5,554; signed, March 11; filed, March 11; payments, \$1,000, frame up and old house completed; \$1,277, brown coated; \$1,277, completed; \$1,400, 35 days.

Geary near Devisadero. Excavating, brick, carpenter, etc.; owner, Mrs. E. Kibber; architect, T. J. Welsh; bond, guaranteed; cost, \$6,750; signed, March 29; filed, March 30; payments, \$1,285.50, frame up; \$1,285.50, brown coated; \$1,285.50, white coated; \$1,285.50, completed; \$1,988, 35 days.

Geary near Dupont. Terra cotta work; owner, S. Clayburgh; architects, Salfeld & Kohlberg; contractors, Gladling, McBean & Co.; cost, \$950; signed, March 17; filed, March 23; payments, \$950, completed.

Guerrero near Army. To build; owner, E. Koeg; architect, M. J. Welsh; contractors, Currie & Looney; cost, \$1,950; signed, March 31; filed, March 31; payments, \$487.50, frame up; \$487.50, brown mortar on; \$487.50, completed; \$487.50, 35 days.

Guerrero bet 18th and 19th. Addition; owner, Jno. J. Carroll; architect, P. R. Schmidt; contractor, Jno. J. O'Brien; cost, \$1,450; signed, March 11; filed, March 12; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Harrison and Fremont. To build; owner, Rev. Jno. F. Nugent; architect, T. J. Welsh; contractor, T. R. Bassett; bond, \$4,295; cost, \$14,295; signed, March 24; filed, March 24; payments, \$2,500, frame up; \$2,500, brown coated; \$2,500, white coated; \$2,500, completed; \$4,295, 30 days.

Howard near 11th. Alterations and additions; owner, Anne Clarke; architect, A. J. Barnett; contractor, W. H. Mead; bond, \$600; cost, \$2,000; signed, March 3; filed, March 8; payments, \$500, frame up and rustic on; \$500, brown coated; \$500, completed; \$500, 35 days.

Jackson and Lyon. Millwork; owners, Herbst & McLeod; architect, J. C. Newsum; contractor, A. Kendall; cost, \$2,800; signed, March 14; filed, March 23; payments, \$525, contractor's second payment is due; \$525, 3rd due; \$525, 4th due; \$525, 5th due; \$700, 6th due.

Jackson and Lyon. To build; owner, Anna Meade; architect, J. Cather Newsum; contractors, Herbst & McLeod; bond, \$3,000; cost, \$11,849; signed, March 3; filed, March 7; payments, \$1,747.35, foundations in and first floor joists are in place; \$1,747.35, 2d floor joists in place; \$1,747.35, rafters in place, chimneys built and enclosed; \$1,747.35, ready for lathing; \$1,747.35, completed; \$2,912.25, 35 days.

Jessie and 4th. Carpenter, plumbing, etc.; owners, Edison Light Co.; architects, Percy & Hamilton; contractors, Thos. McLachlan; bond, \$4,000; cost, \$8,600; signed, March 4; filed, March 15; payments, 1st Saturday of each month 75 per cent. of work done; balance 35 days.

Jessie and 4th. Excavating, concrete, etc.; owners, Edison Light Co.; architects, Percy & Hamilton; contractors, Ransome & Cushing; cost, \$6,575; signed, March 4; filed, March 15; payments, 1st Saturday of each month 75 per cent. of work done; balance 35 days.

Jessie and 4th. Iron and steel work; owners, Edison Light Co.; architects, Percy & Hamilton; contractors, Western Iron Works; bond, \$5,000; cost, \$12,948; signed, March 4; filed, March 15; payments, 1st Saturday of each month 75 per cent. of work done; balance 35 days.

Jessie near 4th. Brick and stone work; owners, Edison Light Co.; architects, Percy & Hamilton; contractors, Peacock & Butcher; bond, \$7,000; cost, \$15,000; signed, March 4; filed, March 15; payments, 1st Saturday of each month 75 per cent. of work done; balance 35 days.

Lobos near Plymouth O. V. To build; owners, Inst. Home Ass'n; contractors, Home Building Co.; cost, \$1,275; signed, March 4; filed, March 5; payments, \$300, rough frame up and enclosed; \$300, brown mortar on; \$300, completed; \$375, 35 days.

Lombard near Mason. To build; owner, Wm. Baublinger; architect, P. R. Schmidt; contractor, Emil Hoelle; cost, \$3,320; signed, March 23; filed, March 25; payments, \$650, frame up; \$600, brown coated; \$600, hard finished; \$600, completed; \$850, 35 days.

McAllister near Broderick. Painting; owners, Board of Education; architect, C. I. Havens; contractor, W. S. Nephum; cost, \$1,245; signed, March 8; filed, March 14; payments, monthly payments, 75 per cent. of work done; balance 35 days.

Minnesota near Butte. To build; owner, Robert Packham; architect, A. J. Barnett; contractor, F. C. Kischauer; bond, \$1,000; cost, \$2,500; signed, March 23; filed, March 25; payments, \$625, roof boards on; \$625, brown coated; \$625, completed; \$625, 35 days.

Mission near 3rd. To build; owner, Wm. Schiele; architect, A. J. Barnett; contractor, Wm. Little; bond, \$3,000; cost, \$10,397.50; signed, March 22; filed, March 22; payments, \$3,000, 2d floor joists on; \$2,500, roof on; \$2,747.50, completed; \$2,750, 35 days.

Mission near 14th. To build; owner, Jas. Torrey; architect, Oliver Everett; contractor, D. H. Matheson; cost, \$12,900; signed, March 8; filed, March 9; payments, \$1,935, basement walls in; \$1,935, frame up; \$1,935, brown coated; \$1,935, white coated; \$1,935, completed; \$3,225, 35 days.

Mission near Sikes Ave. To build; owners, C. Effinger and wife; contractor, H. R. Schmuckert; cost, \$1,650; signed, March 15; filed, March 15; payments, \$412.50, rustic on; \$412.50, brown coated; \$412.50, completed; \$412.50, 35 days.

Mission near Stuart. Excavating, piling and capping; owner, W. J. Lowry; architects, Kenitzer & Kollofrath; contractors, B. McMahon & Son; cost, \$7,532; signed, March 22; filed, March 22; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Nineteenth near Diamond. To build; owner, A. M. Whittle; contractors, Marcuse & Remmel; cost, \$2,370; signed, March 16; filed, March 17; payments, \$592.50, frame up; \$592.50, brown coated; \$592.50, completed; \$592.50, 35 days.

Noe and Jersey. To build; owner, Wm. Postel; contractor, A. Klahn; cost, \$2,814; signed, March 14; filed, March 14; payments, \$700, frame up; \$700, brown coated; \$700, completed; \$714, 35 days.

O'Farrell near Franklin. All work except plumbing; owner, Adolph Cohn; architects, Salfeld & Kohlberg; contractor, H. Honling; cost, \$6,255; signed, March 14; filed, March 15; payments, \$1,300, frame up; \$1,455, enclosed; \$1,000, white coated; \$1,000, completed; \$1,000, 35 days.

O'Farrell near Franklin. Plumbing, gas-fitting and sewer; owner, Adolph Cohn; architects, Salfeld & Kohlberg; contractor, J. Williamson; cost, \$779; signed, March 14; filed, March 15; payments, \$557, rough plumbing in; \$229, completed; \$300, 35 days.

O'Farrell near Franklin. To build; owner, Jacob Schleicher; architects, Shea & Shea; contractor, F. W. Kern; cost, \$7,840; signed, March 18; filed, March 23; payments, \$1,470, frame up; \$1,470, inside ready for brown coat; \$1,470, outside finish up, inside ready for finish; \$1,470, completed; \$1,900, 35 days.

O'Farrell and Franklin. Marble and mosaic work; owner, A. H. Loughborough; architects, Shea & Shea; contractor, Wm. Black; cost, \$1,705; signed, March 24; filed, March 25; payments, \$1,278, completed; \$427, 35 days.

O'Farrell near Franklin. Painting and graining; owner, Adolph Cohn; architects, Salfeld & Kohlberg; contractor, J. M. Sindlinger; cost, \$300; signed, March 24; filed, March 28; payments, \$175, 1st coat on; \$200, completed; \$125, 35 days.

O'Farrell near Gough. Plumbing and gas-fitting; owners, Dusenberry & Stencel; architect, C. I. Havens; contractors, Ford Bros.; cost, \$1,593; signed, Feb. 29; filed, March 4; payments, \$550, gas, water and sewer pipes are in; \$843, completed; \$400, 35 days.

Pacific Ave. near Pierce. Brick and concrete work; owner, J. C. Stubbs; architects, Percy & Hamilton; contractors, Peacock & Butcher; bond, \$1,000; cost, \$2,375; signed, March 13; filed, March 25; payments, 1st Saturday of each month 75 per cent. of value of work done; balance 35 days.

Pacific Ave. near Pierce. Carpenter work; owner, J. C. Stubbs; architects, Percy & Hamilton; contractor, Paul Aguar; cost, \$1,050; signed, March 15; filed, March 15; payments, 75 per cent. of work done on 1st Saturday of each month; balance 35 days.

Pacific Ave. near Pierce. Painting, etc.; owner, J. C. Stubbs; architects, Percy & Hamilton; contractor, Paul Aguar; cost, \$1,050; signed, March 15; filed, March 25; payments, 75 per cent. of work done on 1st Saturday of each month; balance 35 days.

Pacific Ave. near Pierce. Plumbing, etc.; owner, J. C. Stubbs; architects, Percy & Hamilton; contractors, S. Ickelheimer & Bro.; cost, \$1,650; signed, March 15; filed, March 25; payments, 75 per cent. of work done on 1st Saturday of each month; balance 35 days.

Pacific near Powell. To build; owner, Anton Robrecht; architect, Chas. M. Rousseau; contractor, G. Damkroeger; cost, \$1,795; signed, March 8; filed, March 8; payments, \$450, brick-work up; \$450, brown coated; \$445, accepted; \$450, 35 days.

Page near Schrader. To build; owner, J. F. Sarber; architect, W. H. Little; contractor, A. C. Soule; bond, \$625; signed, March 10; filed, March 12; payments, \$375, frame up; \$375, enclosed; \$375, brown coated; \$375, standing finish on; \$375, completed; \$625, 35 days.

Pine near Jones. To build; owner, Geo. Whittle; architects, Townsend & Wyncken; contractor, J. J. Yarb; cost, \$12,500; signed, March 18; filed, March 18; payments, \$2,500, frame up; \$2,000, ready for lathing; \$2,000, plastering completed; \$2,500, completed; \$1,500, 35 days.

Pine near Sansome. Galvanized iron work; owner, Daniel Meyer; architects, Salfeld & Kohlberg; contractor, Geo. H. Tucker; cost, \$1,800; signed, March 16; filed, March 26; payments, \$250, roof on and conductors in place; \$750, accepted; \$350, 35 days.

Pine near Sansome. Glazing and glass material; owner, Daniel Meyer; architects, Salfeld & Kohlberg; contractor, I. Wilkenson; cost, \$1,680; signed, March 15; filed, March 26; payments, 75 per cent. when glass is delivered to building; 25 per cent. completed.

Point Lobos and 22d Ave. To build; owner, M. H. Lawler; architect, A. J. Barnett; contractor, L. B. Schmidt; bond, \$368.75; cost, \$3,475; signed, March 15; filed, March 16; payments, \$868.75, frame up; \$868.75, brown coated; \$868.75, accepted; \$868.75, 35 days.

Post near Mason. Plumbing, etc.; owners, Olympic Club; architect, H. A. Schulze; contractors, Duffey Bros.; cost, \$16,500; signed, March 2; filed, March 16; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Powell Street Theater. Remodeling; owners, Denicke & Siebe; architects, Wood & Lovell; contractor, W. W. Ackerson; cost, \$5,000; signed, March 11; filed, March 18; payments, 1st and 15th day of each month 75 per cent. of work done; balance 35 days.

Ripley near Columbia Place. To build; owner, Geo. Fahrbach; contractor, L. B. Schmidt; cost, \$1,800; signed, March 7; filed, March 8; payments, \$360, brown coated; \$360, accepted.

Sacramento near Gough. To build; owner, J. B. H. Cooper; contractor, A. C. Hussey; cost, \$9,636; signed, March 14; filed, March 16; payments, 25 per cent. when 1/2 of work done and materials furnished; 25 per cent. 1/2 done; 25 per cent. completed; 25 per cent. 35 days.

Sacramento and Montgomery. Plastering; owners, Pacific Mutual Life Ins. Co.; architects, Wright & Sanders; contractor, Chas. Dunlop; cost, \$4,900; signed, March 9; filed, March 15; payments, 1st day of each month 75 per cent. as work progresses; balance 25 per cent. 35 days.

Sacramento and Montgomery. Galvanized iron and tin work; owners, Pac. Mut. Life Ins. Co.; architects, Wright & Sanders; contractor, J. C. Roberts; cost, \$5,492; signed, March 22; filed, March 28; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Sanchez near Elizabeth. To build; owner, J. E. McGillicuddy; contractor, Wm. C. Hamerlon; cost, \$1,501; signed, March 22; filed, March 23; payments, \$800, enclosed and brown coated; \$800, white coated; \$800, completed; \$801, 35 days.

Scott bet. O'Farrell and Geary. Heating and ventilating; owners, Board of Education; architect, T. J. Welsh; contractor, M. McManus; cost, \$3,712; signed, March 17; filed, March 18; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Seventh near Douglas. To build; owner, Adolph C. Bauer; architect, H. Gelfuss; contractor, Henry Rohling; cost, \$3,035; signed, March 17; filed, March 18; payments, \$540, frame up; \$540, enclosed and partitions set; \$540, brown coated and porch work done; \$540, inside finish on; \$540, completed; \$565, 35 days.

Seventh Ave. near D. Dance and skating hall; owner, C. M. Jackson; contractor, J. Schuler; cost, \$1,530; signed, March 17; filed, March 17; payments, \$400, frame up; \$400, roof on and building enclosed; \$330, completed; \$400, 35 days.

Sheridan near 9th. To build; owner, R. O'Connell; architect, M. J. Welsh; contractor, J. J. Grace; bond, \$2,500; cost, \$3,100; signed, March 31; filed, March 31; payments, \$775, frame up; \$775, brown mortar on; \$775, completed; \$775, 35 days.

Shotwell near 24th. To build; owner, Geo. Pennington, Jr.; architect, H. D. Mitchell; contractors, J. McLeod & McLean; bond, guaranteed; cost, \$1,925; signed, March 12; filed, March 22; payments, \$480, frame up; \$480, laths on; \$480, completed; \$485, 35 days.

Sixteenth near Shotwell. To build; owner, Chas. Roschmann; architect, R. Zimmerman; contractor, Emil Hoelle; bond, \$2,000; cost, \$4,000; signed, March 25; filed, March 26; payments, \$1,000, frame up; \$1,000, brown coated; \$1,000, completed; \$1,000, 35 days.

Stockton near Sacramento. To build; owner, Jos. Goetz; architect, T. J. Welsh; contractor, R. Ringrose; bond, \$1,200; cost, \$4,500; signed, March 23; filed, March 31; payments, \$1,650, 1st story up; \$1,650, completed; \$1,200, 35 days.

Strawberry Hill, Park. Alterations and additions to Park Panorama; owner, Thos. U. Sweeney; architects, Percy & Hamilton; contractors, Ransome & Cushing; cost, \$5,000; signed, March 4; filed, March 16; payments, 1st Saturday of each month 75 per cent. of work done; balance 35 days.

Tennessee near Sierra. To build; owner, Hans Rasmussen; contractors, F. Beckelmyer & Co.; cost, \$6,578; signed, March 10; filed, March 11; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Third St. No. 4. Store fixtures and alterations; owner, Thos. Lundy; architect, T. J. Welsh; contractor, C. W. Kinsman; bond, \$425; cost, \$1,780; signed, March 7; filed, March 8; payments, 75 per cent. on completion; 25 per cent. 35 days.

Twelfth</

ALAMEDA COUNTY.

Alameda Tr., near Blk. 18. To build; owner, Adam Kraft; architect, Martens & Coffey; contractors, Herbert & McLeod; cost, \$3,351; signed, Feb. 23; filed, March 12; payments, \$800, rustic on and roof shingled; \$800, brown mortar on and all inside finish; \$800, completed; \$851, 35 days.

Base Bull Grounds, Oak. To build; owner, Barbara Peterson; contractor, Peter Ahern; cost, \$2,747; signed, March 21; filed, March 23; payments, \$755, enclosed without the windows; \$755, doors and windows hung, etc.; \$755, completed; \$755, 35 days.

Barker Tr., Blk. 5, Berkeley. To build; owner, Louis Javete; contractor, F. E. Armstrong; cost, \$1,750; signed, March 12; filed, March 14; payments, \$437, frame up and house enclosed; \$437, brown mortar on; \$437, completed; \$437, 35 days.

Briggs Tr., Alameda. To build; owner, Chas. P. Doe; contractors, Marcuse & Remmel; cost, \$2,835; signed, March 3; filed, March 8; payments, \$788.75, frame up; \$788.75, brown mortar on; \$788.75, completed; \$788.75, 35 days.

Broadway near Monroe, Ala. To build; owner, D. G. Alexander; architect, Chas. S. Shair; contractor, A. W. Cornelius; bond, \$1,200; cost, \$3,252; signed, March 23; filed, March 26; payments, \$966.75, rough frame is up and sheathing on; \$966.75, main roof, \$900, enclosed, roof, rustic and cornice on and window frames in; \$966.75, brown mortar on building and veranda and porch up; \$900, plastering is finished and all wood-work done; \$866.25, 35 days.

Butler Ave. Butler Tr., Oak. To build; owner, C. A. Klunkner; architects, J. J. & T. D. Newson; contractor, G. B. Sommer; cost, \$1,710; signed, March 25; filed, March 26; payments, \$300, rough frame up; rustic on and roof shingled; \$300, frames set, rough plumbing done and rough plaster on; \$900, completed; \$810, 35 days.

Caledonia Ave. nr. Tel., Oakland. To build; owner, John A. Beckwith; architect, Howard Burns; contractor, John Oglet; cost, \$2,400; signed, March 5; filed, March 17; payments, \$600, enclosed, ready for plastering; \$900, plastering done, doors and windows in place; \$900, completed; \$900, 35 days.

Central Ave. nr. McPherson. To build; owner, Mrs. M. Reigelhauf; architect, T. C. Cary; contractors, Marcuse & Remmel; cost, \$2,000; signed, Feb. 23; filed, March 4; payments, \$500, frame up; \$500, brown mortar on; \$500, completed; \$500, 35 days.

Christina nr. King's Ave. To build; owner, George Langhorne; contractor, J. J. Boyle; cost, \$2,100; signed, March 1; filed, March 7; payments, \$255, frame up and secured; \$255, plaster on; \$255, completed; \$255, 35 days.

Christina nr. King's Ave. To build; owner, Geo. Langhorne; contractor, J. J. Boyle; cost, \$3,685; signed, March 2; filed, March 7; payments, \$820, frame up; \$820, plastering completed; \$820, completed; \$825, 35 days.

College Hd., Blk. 4, Bky. To build; owner, Lezie K. Hume; contractors, Estey & Jewett; cost, \$2,800; signed, March 8; filed, March 9; payments, \$700, enclosed; \$700, brown mortar on; \$700, completed; \$700, 35 days.

Eagle Ave. and Bay, Ala. To build; owner, Peter Ahlstrom; contractors, Marcuse & Remmel; cost, \$2,100; signed, March 7; filed, March 7; payments, \$25, frame up; \$25, brown mortar on; \$25, completed; \$25, 35 days.

Eleventh and 5th Ave., Oakland. To build; owner, Oakland Tennis Club; architect, H. L. Smith; contractor, Chas. W. Burles; cost, \$1,008; signed, March 18; filed, March 21; payments, \$732, completed; \$999, 35 days.

Eleventh Ave. near 12th. To build; owner, Chas. Jurgens; architects, J. C. & E. Mathews; contractors, Baughman & Reom; cost, \$3,280; signed, March 23; filed, March 30; payments, \$500, frame up ready for enclosing; \$900, enclosed and chimney built; \$900, gas and water pipes in and brown mortar on and building painted one coat; \$580, completed; \$820, 35 days.

Eleventh St. nr. Center, Oakland. To build; owner, Thos. J. Ford; architects, Townsend & Wyneken; contractors, Currie & Loomer; cost, \$3,000; signed, March 19; filed, March 23; payments, \$700, frame up and houses enclosed; \$700, brown mortar on; \$800, completed; \$800, 35 days.

Elm St. nr. San Pablo Ave. To build; owner, O. J. McKenney; contractor, J. V. Embury; cost, \$3,100; signed, Feb. 23; filed, March 3; payments, \$775, brick foundation completed and frame up; \$775, building enclosed and ready for plastering; \$775, brown mortar on and priming coat on outside of house; \$775, completed.

Fifteenth near 15th Ave., Oakland. To build; owner, Henry Schroeder; contractor, F. A. Brown; cost, \$1,250; signed, March 9; filed, March 14; payments, \$35, frame up; \$35, 1st coat mortar on; \$45, completed; \$35, 32 days.

Franklin nr. Durant, Oakland. To build; owner, Mrs. S. Chamberlain; architects, J. C. Mathews & Son; contractors, Piere & Rich; cost, \$4,632; signed, March 4; filed, March 4; payments, \$500, frame up, ready for enclosing; \$1,000, building enclosed, chimneys built; \$1,000, gas and water pipes in place; \$977, completed; \$1,197, 35 days.

Fruit Vale Ave., Bklyn. Tp. To build; owner, Mrs. A. E. Douglas; architect, C. H. Wedgwood; contractor, Geo. J. D. Kyte; bond, \$1,500; cost, \$1,945; signed, March 23; filed, March 23; payments, \$48.25, building up and enclosed, rustic and roof on; \$186.25, plastered and hard finish on; \$486.25, completed; \$486.25, 35 days.

Fulton near Kirtledge, Berkeley. To build; owner, Paulina H. Rogers; contractor, Geo. A. Embury; cost, \$2,900; signed, March 13; filed, March 21; payments, \$800, frame up; \$500, when enclosed and brown mortar on; \$900, completed; \$700, 35 days.

Garfield Ave. nr. Haight St. To build; owner, J. L. Samkopp; contractor, A. R. Denke; cost, \$1,300; signed, March 14; filed, March 15; payments, \$350, frame up; \$350, 1st coat plaster on; \$550, completed; \$350, 35 days.

Harrison near 14th, Oakland. To build; owner, Fredk. S. Stratton; contractors, A. W. Pattiani & Co.; cost, \$3,082; signed, March 14; filed, March 21; payments, \$1,350, building has rustic and roof shingles on, chimneys built; \$1,300, window frames set, brown mortar on etc.; \$1,161.50, completed; \$1,270.50, 35 days.

Johnson Ave. and Court St. To build; owner, Wm. J. Smith; contractors, Marcuse & Remmel; cost, \$1,450; signed, March 2; filed, March 4; payments, \$362.50, frame up; \$362.50, brown mortar on; \$362.50, completed; \$362.50, 35 days.

Kennedy Tr., Blk. C. To build; owner, C. N. Whitaker; architect, E. C. McManus; contractor, E. P. McGowan; cost, \$3,753; signed, March 6; filed, March 10; payments, \$883, brick work is done, frame up and rustic on; \$883, roof shingled, window frames set, floors laid, etc.; \$883, completed; \$883, 35 days.

Lake View, Oakland. To build; owner, E. W. Woodward; contractor, Geo. W. Flick; cost, \$7,464; signed, March 16; filed, March 16; payments, \$1,866.17, tank house completed and 1st floor joists completed; \$1,866.17, frame work dwelling completed and one coat mortar on; \$1,866.17, dwelling house and stable, completed; \$1,866.17, 35 days.

Lorin Villa Tr. Ok. Tp. To build; owner, Sarah E. Axtell; architect, R. Gray; contractor, William Jess; cost, \$1,315; signed, March 23; filed, March 30; payments, \$325, frame up and roof boards on; \$325, roof and rustic on, window frames in, brown mortar on; \$325, completed; \$340, 35 days.

Lots 15, 16, 17, Blk. 557, Oakland. To build; owner, F. Gee; contractor, F. C. Bignami; cost, \$2,400; signed, March 14; filed, March 18; payments, \$800, frame of each house on; \$800, brown coat plaster on each house; \$800, 35 days.

Lots 6, 7, block 7, addition to Bklyn. To build; owner, John Peters; architect, George Lydskens; contractor, J. A. Eastman; cost, \$1,355; signed, March 23; filed, March 25; payments, \$383, frame up; \$383, brown coat mortar on; \$383, completed; \$383, 35 days.

McClure Acad. Grounds, Ok. To build; owner, Guy C. Earl; architect, Chas. McClure; contractors, Concanan & Shea; cost, \$6,000; signed, March 15; filed, March 15; payments, 75 per cent of the value at May 1st, and June 1st; balance 35 days.

Minturn near R. R. Ave., Ala. To build; owner, Mrs. P. P. Cubery; contractors, Marcuse & Remmel; cost, \$2,000; signed, Feb. 17; filed, March 4; payments, \$725, frame up; \$725, brown mortar on; \$725, completed; \$725, 35 days.

Morgan, bet. Railroad and St. Clara Ave. To build; owner, S. McHenry; contractors, Marcuse & Remmel; cost, \$4,650; signed, March 21; filed, March 25; payments, \$1,275.50, frames up; \$1,275.50, brown coat mortar on; \$1,275.50, completed; \$1,275.50, 35 days.

San Antonio near Union, Ala. To build; owner, S. A. Brooks; architect, Chas. Shair; contractors, Brehaut & Diamond; bond, \$1,300; cost, \$3,083; signed, March 22; filed, March 24; payments, \$788.75, rough frame up and sheathing on; \$788.75, roof on; \$788.75, enclosed, cornice on, window frames in and for shingles of roof on; \$788.75, all wood work is done and building ready for painters; \$788.75, 35 days.

San Leandro, Blk. 48. To build; owner, Miss Nellie Byrne; contractors, Simney & Graffis; cost, \$1,975; signed, March 1; filed, March 10; payments, \$650, enclosed; \$650, brown coat plaster on; \$675, 35 days.

San Pablo Ave. nr. Market St. Addition; owner, Mrs. Rob't Chandler; contractors, Leiter & Prugh; cost, \$500; signed, March 3; filed, March 4; payments, \$200, outside done and brown mortar on; \$100, completed; \$300, 35 days.

Seventh nr. Adeline, Oakland. To build; owner, Mrs. M. I. Kelle; contractors, Leiter & Prugh; cost, \$2,350; signed, March 8; filed, March 8; payments, \$50, house is in place, etc.; \$550, brown mortar is on and outside completed; \$550, completed; \$700, 35 days.

Thirteenth nr. Washington, Oakland. To build; owner, Julius Abrahamson; architect, Chas. Mau; contractors, Judson Iron Manufacturing Co.; cost, \$5,176; signed, March 19; filed, March 19; payments, 75 per cent of sum when the work is fully completed and accepted; 25 per cent, 35 days.

Thirteenth near Washington, Oakland. To build; owner, Hugo Abrahamson; architect, Chas. Mau; contractor, V. L. Fortin; cost, \$11,200; signed, March 19; filed, March 21; payments, \$2,100, 1/2 materials furnished and 1/2 work done; \$2,100, 1/2 done and 1/2 furnished; \$2,800, completed.

Thirteenth nr. Washington. To build; owner, Chas. Mau; architect, Hugo Abrahamson; contractors, Concanan & Shea; cost, \$14,000; signed, March 30; filed, March 31; payments, \$2,737.50, 1/2 materials furnished 1/2 work done; \$2,737.50, 1/2 furnished 1/2 work done; \$2,737.50, 1/2 materials, 3/4 done; \$2,737.50, completed; \$3,550, 35 days.

Thirteenth Ave. and 24th St. To build; owner, Christian Hansen; architect, W. Winterhalter; contractor, C. Waite; bond, \$400; cost, \$1,450; signed, March 23; filed, March 23; payments, \$400, frame up, roofed, enclosed, ready for plaster; \$250, brown coat on and outside finish on; \$400, completed; \$400, 35 days.

Union St. near Euclid Ave., Oakland. To build; owner, Peter Klein; contractor, J. H. Young; cost, \$1,670; signed, March 21; filed, March 23; payments, \$400, frame up; \$400, rustic and roof on; \$400, putty coat on; \$470, 35 days.

Union sch. dist., San Leandro. To build; owners, Trustees of Union sch.; architect, Howard Burns; contractors, Simney & Graffis; cost, \$5,400; signed, March 23; filed, March 25; payments, \$1,374, frame up; \$1,374, enclosed and partitions all on; \$1,374, completed; balance 35 days.

Cable and Electric R. R. owners, Piedmont Cable Co.; contractors, S. F. Tool Co.; cost, \$192,500; signed, March 24; filed, March 25.

MISCELLANEOUS.

Bay City, Oregon. To build school house; cost, \$1,500.

To build saw mill, etc.

Davisville, Cal. To build; owner, Mr. J. Vincill.

Golden Gate, Cal. To build church; owners, Baptist Church.

Hobsonville, Oregon. To build hotel; owners, The Truckee Lumber Co.

Lorin, Cal., Benton St. To build; contractor, W. C. Moran; cost, \$1,100.

Alcatraz near Ellis. To build hall; contractors, Johansen & Sheridan.

Mill Valley, Marin Co., Cal. To build; owner, J. L. Cahill; contractor, Geo. R. Bowles; cost, \$1,000.

To build public hall; owner, J. L. Cahill; contractor, Geo. R. Bowles; cost, \$1,280.

Santa Maria, Santa Barbara Co., Cal. Addition; owner, Mr. Coblenz; contractor, L. T. Jeter.

To build; owner, Mr. Fleisher; contractor, Mr. Orr.

To build; owner, Thos. Boyd; contractor, Mr. Doane.

To build; owner, Mr. Farrington.

To build; owner, Mrs. Stephens.

To build; owner, Mr. Smythe.

To build; owner, Mrs. Gwin.

San Jose, Cal., Tenth St. near St. John. To build; owner, Mrs. M. Cherrie; contractors, Geo. F. Decker & Son; cost, \$2,108.

Ninth and St. John Sts. To build; owner, Chas. E. Howes; contractor, Joseph Des Roches; cost, \$1,164.

Tenth St. near San Salvador. Owner, Etta Parker; contractor, C. A. Bates; cost, \$1,600.

Stockyards, Cal., Dalton Ave. To build; owner, Jerry Smith; contractors, McIntyre & Johnson.

Woodland, Cal. Alterations; owner, District Attorney Hopkins.

The California Architect and Building News.

Copyrighted 1891, by the California Architectural Publishing Company.

OFFICE, 408 CALIFORNIA STREET,

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

VOLUME XIII.

MAY 20th, 1892.

NUMBER 5.

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

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

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

ESTABLISHED 1879.

INCORPORATED 1889.

NOW IN THE THIRTEENTH YEAR.

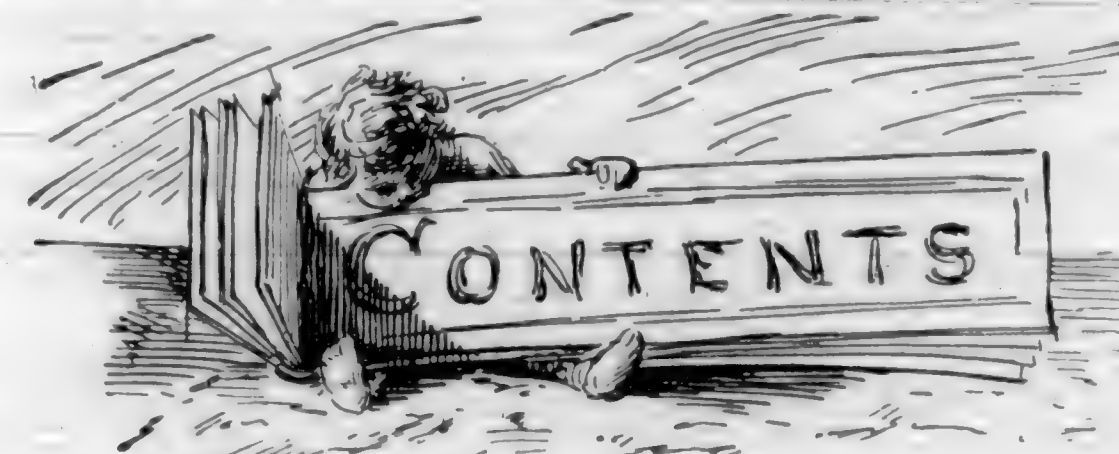
W. J. CUTHBERTSON, President.

OLIVER EVERETT, Secretary.

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

ADVERTISING RATES:

Space	1 Month.	3 Months.	6 Months.	12 Months.
1 inch.....	\$ 1.50	\$ 4.00	\$ 7.50	\$ 13.00
2 inch.....	3.00	8.00	15.00	26.00
3 inch.....	4.50	12.00	22.50	39.00
4 inch.....	6.00	16.00	30.00	52.00
5 inch.....	7.50	20.00	37.50	65.00
6 inch.....	9.00	24.00	45.00	78.00
7 inch.....	10.50	28.00	52.50	91.00
8 inch.....	12.00	32.00	60.00	104.00
9 inch.....	13.50	36.00	67.50	117.00
10 inch.....	15.00	40.00	75.00	130.00



Index to Advertisers.....	VI
Hall of Records at Sutter Co.	50
The Decay of Wood.....	51
Hospital.....	52
The Sublime and Beautiful.....	52
Mythology.....	54
Books and Periodicals.....	55
Illustrations.....	55
Notice of Meetings.....	55
Notes and Comments.....	56
Expired Patents.....	56
Legal Decisions.....	56
Business Mosaics.....	57
Tenders to be Received.....	58
Building News.....	58

AS the building season opens the prospects for the building interests seems to brighten. A very considerable number of buildings have been placed under contract but not equal in number or value for the same time last year. Dwellings of a superior class are being extended far into the suburbs, mainly, because some of the most desirable locations are now accessible by the cable or electric railway system. Buildings for business purposes show an advanced

taste in design, stone and marble being used in place of the cheaper material heretofore in use. This increase in the demand and use of stone has stimulated parties with capital to look around for investment in this line with the result that new quarries are being opened in localities where the material can be economically shipped to market; the freight charge being an important factor in the cost of stone work. If the cost of freight can be reduced from \$25.00 to \$2.00 per ton a remarkable development will take place, which at the end of the year will make a good showing.

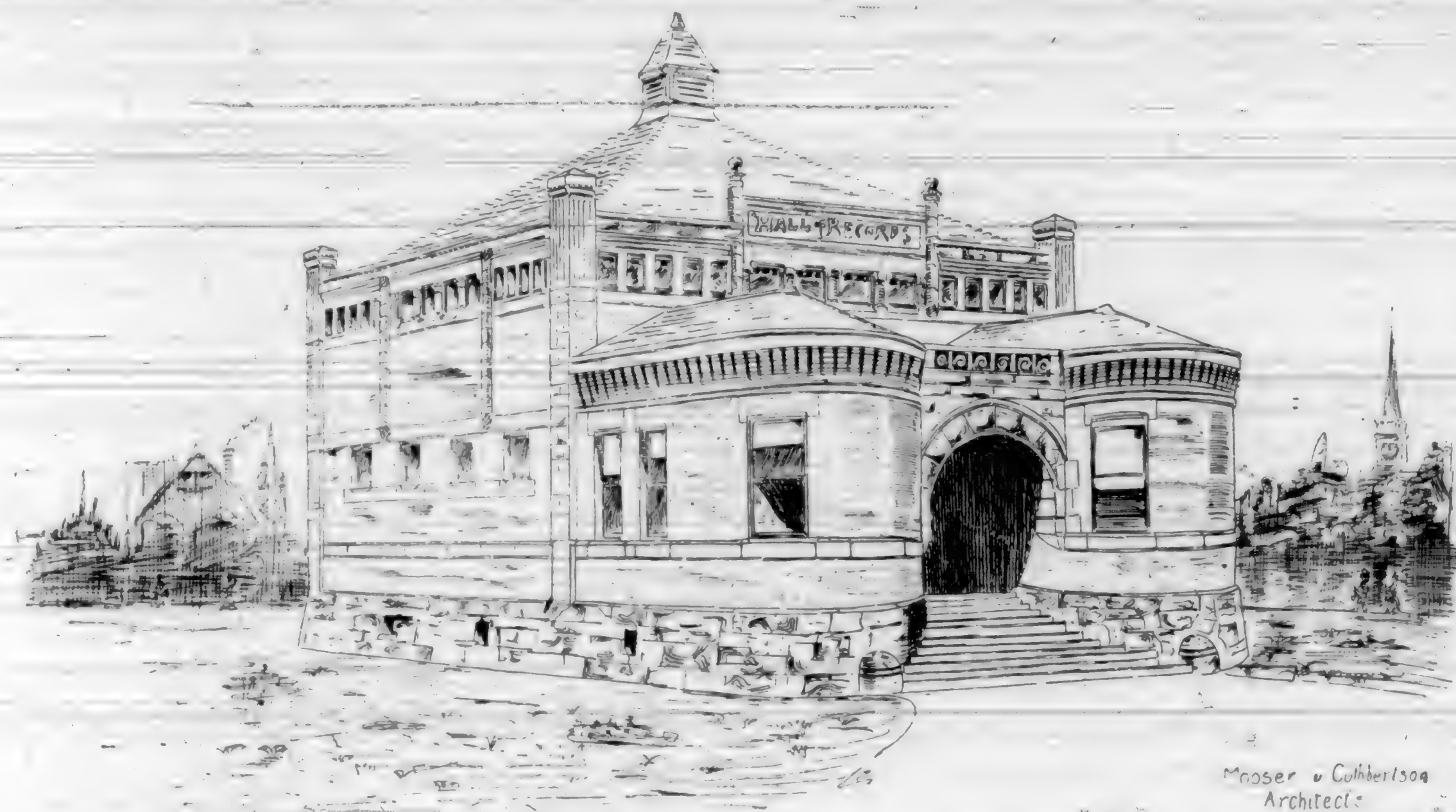
THE North Pacific Coast Line Railroad has been sold to eastern parties, who, it is said, intend to extend it to connect with some through overland road. It is probable that in the future management business principles will manifest themselves to the great benefit of that section. The *Petaluma Argus* suggests two routes by which the road could be extended to tap the immense redwood forests of Mendocino and Humboldt counties at points almost inaccessible at present. At present the road runs through several valleys sheltered from the ocean fogs, and beautifully situated for summer resorts.

Probably no other city in the United States can show such desirable suburban garden spots for quiet homes, and where the climate undergoes such change from the cool fog and dust of the city to a semi-tropical atmosphere and so easily accessible. Many delightful residence locations may be had within one hours travel from San Francisco.

THE architectural profession is becoming more complicated as new appliances are brought into notice in which science enters to such a degree that old systems are being changed, or new methods substituted to meet the new conditions.

The system of giving all the various contracts relating to a building to one contractor is convenient, but at the same time gives rise to many ills, especially those contracts where a considerable degree of scientific knowledge is required.

Electric work, when contracted for separately by well-known firms, would prove more satisfactory to all the parties interested. Where the contracts are carried out by the parties most interested in good work, better work will be the natural result.



Record Hall at Sutter County

THE new Hall of Records for Sutter County, at Yuba City, California, is shown herewith. This building is of stone and brick, with a slate roof, and is entirely fire-proof. Cost \$25,000, without the fittings. Messrs. Mooser & Cuthbertson, Architects.

COMPETITION is a term used as a cloak for unworthy methods of doing business. Ever since the creation of man, individuals and communities have been competing for something, and will continue to do so. Competition is a struggle in which each person endeavors to benefit himself, the natural tendency of which is toward selfishness and a disregard of the rights of others. The great problem is how to succeed by competition without injuring our business or wronging others. Competition is often looked upon as a warfare in which all ways and means for success are considered as fair, but warfare has its code of honor and recognized methods of procedure.

WITH the growth of a great people, there comes not only an increase of wealth, but an increase of want; with the passing away of the time when men struggle to obtain the bare necessities of life there comes a period of luxuries; and luxuries to many of those who can command them become a necessity.

To provide for these additional luxuries new modes of manufacture become necessary, and machines are a factor in the labor problem, and it has been feared by many that machine work will supplant labor to such an extent as to seriously interfere with trained workmanship, and that the time is not far distant when no reward will be offered for excellence.

The experience to the present time has demonstrated that the machine can never cope with the facile hand having a

trained and active brain to guide it. In the field of labor the skilled artisan is always in demand. The machine does one thing, and does it well, and in endless repetition, while the skillful workman does the same thing with many variations. One of the charms of nature is that no two things are exactly alike; every blade of grass, every leaf, stone, stream, hill or cloud differs from every other one of its kind.

It may be well to bear in mind the fact that nature will continue to evolve and unroll new combinations long after the age of machinery has passed away. As we look forward toward the future we cannot fail to see an ever widening field for skilled labor in the manufacture of those things which knowledge and culture demand, and wealth is willing to pay for. With an increase of culture a higher order of craftsmanship will be required.

The leading art workman of the future is the student of to-day, and the young man who aspires to the attainment of excellence in his field of labor, should improve, as far as possible, the opportunities offered.

THE DECAY OF WOOD.

BY A. H. EVERETT.

THE question was asked the writer of this article, the other day, what causes the decay of wood and when does it commence? A comprehensive answer might be that it is a law of nature, a part of the universal law for the reproduction of new forms of life and beauty that we see around us on every side. The most beautiful flowers that grow upon the mountain-side no sooner complete their growth, and arrive, as it were, at perfection, than decay commences; and on the other hand the very granite mountains themselves, that appear to be indestructible,

*"Warm by the tempest, wasted by the rain,
Sink slowly down to fill wide ocean's plane."*

This, however, could not be a satisfactory answer to the architect who wished to preserve the foundation of his building in the most practicable manner from too rapid decay, or give him an idea of the best means, if not of preventing, at least of retarding decay.

One may, perhaps, arrive at a more every day matter of fact conclusion upon the subject before us if we look to the chemist to give some information in regard to the composition of wood, water and air, and the chemical changes that the elements undergo in the process of decay, even if obliged to admit at last that decay is only the result of the action of the universal law of nature. It will aid greatly to the better understanding of the process of decay if we look at the manner nature employs to construct vegetable substances. Organic substances have their origin entirely in plants; there they are first put together, fashioned into innumerable forms, and endowed with their wonderful qualities.

Starting with the germination of the seed, vegetable physiology informs us that every perfect seed contains within itself the rudiment of a new plant, which in some varieties is so complete that the microscope reveals its structure, root, stem and leaves, while in others it is less distinctly developed. This minute plant, the germ, or embryo as it is called, lies imbedded within the mass of seed surrounded by a substance well adapted to protect and preserve it; wrapped in this envelope the embryo remains at the disposal of external agents. Under certain conditions it continues at rest and torpid, but when these conditions are favorably changed, it suddenly awakens from its slumber, puts forth a new power and begins to grow; this is called germination.

The germ during growth, derives its nourishment from that portion of the seed in which it is enclosed, and which consists chiefly of starch. But no nutriment can enter the germ except in a liquid form, and starch is insoluble in water, hence, it cannot accompany the fluid sap when it begins to circulate. To remove this difficulty, nature resorts to a very beautiful process. When a seed is exposed to the joint action of moisture and air, at a proper temperature it absorbs water and oxygen, swells in bulk, chemical action begins, carbonic acid is given off, its temperature rises and a new substance is produced within the seed called "diastase", which has the remarkable power of converting starch into sugar, and this the sap conveys to the plant.

Our tree has its start in life, one part of the embryo shoots downward to form the root, while another extends upward to the surface.

As the stem comes above the ground the leaf appears and a new order of growth now takes place, while a new order of phenomena is manifested equal in beauty and sublime interest to anything in nature.

The leaf is the seat of these chemical changes, and as

Youman in his chemistry says, "whether it be an humble blade of grass or upon the oak that has stood a thousand years its office is the same;" it is at once an organ of exhalation, digestion and respiration, corresponding to the skin, stomach, and lungs of animals.

Water containing mineral and gaseous substances in solution is absorbed by the roots and carried upward as ascending sap to the leaves, from the surface of which much of it evaporates, leaving the remainder in a more concentrated state. This process goes forward in the daytime with great activity. Hales found that a sunflower weighing three pounds exhaled from its leaves thirty ounces of water in a day. According to Gray, the apple tree leaf contains 24,000 pores upon a square inch. Leaves absorb carbonic acid from the air, and although the proportion of this gas in the air seems small, 1-2500 of its bulk, or by calculation about seven tons over each acre, yet the structure of the vegetable machine is such as to draw it from the air in a very rapid manner. The leaf decomposes the acid setting free the oxygen and allowing the carbon to furnish the solid element of wood. Thus we have accounted, though in an imperfect manner, for the union of the three elements, Carbon, Hydrogen and Oxygen into the solid substance we call wood.

We have now the data for making our formula of wood, water and air, and can perhaps in this manner show that decomposition or decay must result in returning these elements again into the atmosphere.

But before doing so it may not be inappropriate to destroy the wood in another manner, first by fire directly with free access of air, in which case we find our wood has returned to the atmosphere in the form of gas, and the vapor of water, with the exception of the small per cent of ash.

Next, if we confine the wood in a retort and exclude the air, the heat will drive off the volatile parts in the form of gas or vapor of water, leaving the carbon in a solid mass called charcoal.

Why this difference? In the former case the free access of air has furnished oxygen to unite with the carbon forming carbonic acid and producing the rapid destruction or combustion of the wood; while in the latter method, the air being excluded, no carbonic acid can be formed, the volatile parts are driven off leaving the carbon unconsumed.

Therefore decay may be called slow combustion, the carbon uniting with oxygen of the air forming carbonic acid gas. When the combination of elements are once broken the different parts will seek fresh combinations, and thus the structure is destroyed.

The carbon united with oxygen from both the air and water forms carbonic acid; the hydrogen united with the nitrogen forms ammonia.

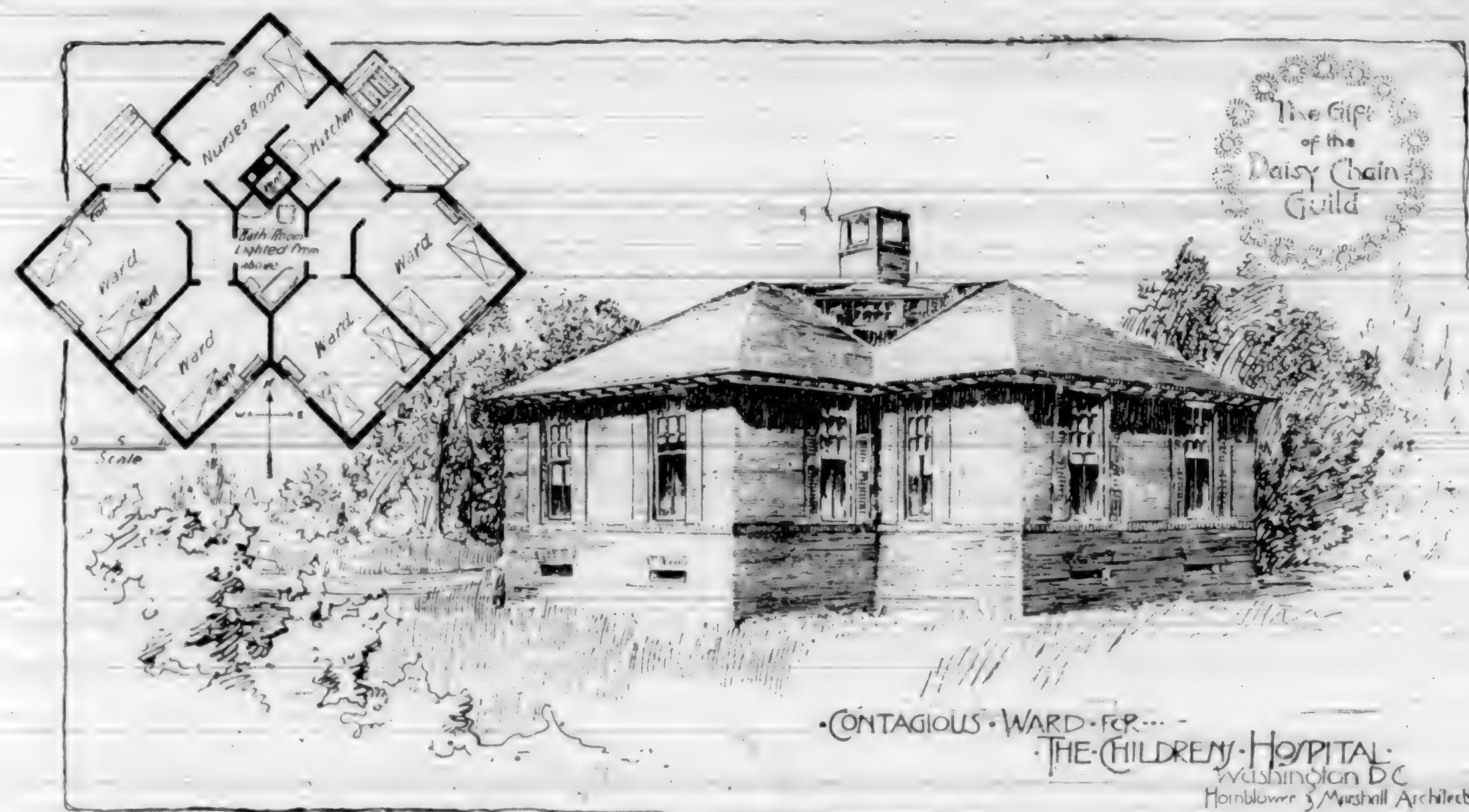
Thus are the elements returned to the atmosphere, free to form fresh combinations, to construct more trees, or perhaps grain may be the next form taken, and thus in its turn aid animal life to exist, only, however, to be again cast forth, decomposed as before to continue traveling around the circle to the end of time.

Having thus taken a hasty glance at the chemistry of decomposition, it may not be out of place to ask if chemistry can do anything to protect from decay, or to prevent the slow combustion of such materials used in the construction of our buildings? Preservation of wood from decay can be in a measure prevented by covering the outside with paint or other preparations which will protect it from air and moisture. Also, the process of Kyanizing wood by impregnating with bi-chloride of mercury, salts of iron, copper and zinc, has been used with good success for the purpose of rendering the albumen from the sap insoluble.

HOSPITAL.

WE are indebted to the *Engineering Record* of March 19th, for the engraving of the Contagious Ward for the Children's Hospital at Washington, D. C. The plans were prepared by Messrs. Hornblower & Marshall, architects, and approved by Dr. John S. Billings, U. S. A. "The structure is one story high, with an air-chamber over and a cellar under the kitchen and nurses' room with access through a bulkhead outside. The air-chamber under the wards is 4 feet high, and the entire surface under the building is concreted. The plan is a square of 38 feet on a side. The building is placed with its angles on the cardinal points of the compass for the purpose of obtaining sunlight in all the rooms. A notch is cut on the south side of the square to expose each ward upon two sides. The out side walls are of brick, tarred on their inner face and plastered directly on the walls with soapstone finish, all the internal angles of the plaster being rounded.

The plan is designed to obtain for each ward-room the



greatest amount of isolation in the least ground area. By sealing the hall doors of the outside wards, they can be cut off entirely from the rest of the building, and access to them can be obtained from the porches. Each ward has cubic contents of 1,850 feet, and will accommodate two beds. Heating is by direct-indirect steam supplied from a central plant outside, with 100 square feet of coil surface to each ward, the radiators being placed under the windows. In each ward there is a fresh-air supply of 7,200 cubic feet per hour at one foot velocity. Ventilation is secured at the floor under the beds and at the ceiling, communicating with a central shaft, with a duct velocity of two feet per second. The shaft current is maintained by heat from the laundry and kitchen stoves, and by a Bunsen burner in the shaft controlled from the bath-room. The bath-room is inclosed at the junction of the passages, carried up the full height of the building and lighted by a skylight and the dormers shown in the perspective. It contains a water-closet, a wash-basin and a tub on trucks for use in the ward rooms. The store and linen lockers are to be movable furniture in the nurses' room. The laundry in the basement will have a steam chest for purposes of disinfection."

It is proposed to make glass tubes to be used for drain and sewer pipes.

THE SUBLIME AND BEAUTIFUL.

By Edmund Burke.

Published about 1753.

CHAPTER ON TASTE.

Continued from page 40.

NOW, as the pleasure of resemblance is that which principally flatters the imagination, all men are nearly equal in this point, as far as their knowledge of the things represented or compared extends. The principle of this knowledge is very much accidental, as it depends upon experience and observation, and not on the strength or weakness of any natural faculty; and it is from this difference in knowledge, that what we commonly, though with no great exactness, call a difference in taste proceeds. A man to whom sculpture is new sees a barber's block, or some ordinary piece of statuary, he is immediately struck and pleased, because he

sees something like a human figure; and, entirely taken up with this likeness, he does not at all attend to its defects. No person, I believe, at the first time of seeing a piece of imitation ever did. Some time after we suppose that this novice lights upon a more artificial work of the same nature; he now begins to look with contempt on what he admired at first; not that he admired it even then for its unlikeness to a man, but for that general, though inaccurate, resemblance which it bore to the human figure. What he admired at different times in these so different figures, is strictly the same; and though his knowledge is improved, his taste is not altered. Hitherto his mistake was from a want of knowledge in art, and this arose from his experience; but he may be still deficient from a want of knowledge in nature. For it is possible that the man in question may stop here, and that the masterpiece of a great hand may please him no more than the middling performance of a vulgar artist; and this not for want of better or higher relish, but because all men do not observe with sufficient accuracy on the human figure to enable them to judge properly of an imitation of it. And that the critical taste does not depend upon a superior principle in men, but upon superior knowledge, may appear from several instances. The story of the ancient painter and the shoemaker is very well known. The shoemaker set the painter right with regard to some mistakes he had made in the shoe of one of his figures, and which the painter, who had not made such accurate observations on shoes, and was content with a general resemblance, had never observed.

But this was no impeachment to the taste of the painter; it only showed some want of knowledge in the art of making shoes. Let us imagine that an anatomist had come into the painter's working-room. His piece is in general well done, the figure in question in a good attitude, and the parts well adjusted to their various movements; yet the anatomist, critical in his art, may observe the swell of some muscle not quite just in the peculiar action of the figure. Here the anatomist observes what the painter had not observed; and he passes by what the shoemaker had remarked. But a want of the last critical knowledge in anatomy no more reflected on the natural good taste of the painter or of any common observer of his piece, than the want of an exact knowledge in the formation of a shoe. A fine piece of a decollated head of St. John the Baptist was shown to a Turkish emperor; he praised many things, but he observed one defect; he observed that the skin did not shrink from the wounded part of the neck. The sultan on this occasion, though his observation was very just, discovered no more natural taste than the painter who executed the piece, or than a thousand European connoisseurs, who probably never would have made the same observation. His Turkish Majesty had indeed been well acquainted with that terrible spectacle, which the others could only have represented in their imagination. On the subject of their dislike there is a difference between all these people, arising from the different kinds and degrees of their knowledge; but there is something in common to the painter, the shoemaker, the anatomist, and the Turkish emperor, the pleasure arising from a natural object, so far as each perceives it justly imitated; the satisfaction in seeing an agreeable figure; the sympathy proceeding from a striking and affecting incident. So far as taste is natural, it is nearly common to all.

In poetry, and other pieces of imagination, the same parity may be observed. It is true that one man is charmed with Don Bellianis, and reads Virgil coldly; whilst another is transported with the *Æneid*, and leaves Don Bellianis to children. These two men seem to have had a taste very different from each other; but in fact they differ very little. In both those pieces, which inspire such opposite sentiments, a tale exciting admiration is told; both are full of action, both are passionate; in both are voyages, battles, triumphs, and continual changes of fortune. The admirer of Don Bellianis perhaps does not understand the refined language of the *Æneid*, who, if it was, degraded into the style of the *Pilgrim's Progress*, might feel it in all its energy, on the same principle which made him an admirer of Don Bellianis.

In his favorite author he is not shocked with the continual breaches of probability, the confusion of times, the offences against manners, the trampling upon geography; for he knows nothing of geography and chronology, and he has never examined the grounds of probability. He perhaps reads of a shipwreck on the coast of Bohemia; wholly taken up with so interesting an event, and only solicitous for the fate of his hero, he is not in the least troubled at this extravagant blunder. For why should he be shocked at a shipwreck on the coast of Bohemia who does not know but that Bohemia may be an island in the Atlantic ocean? And after all, what reflection is this on the natural good taste of the person here supposed?

So far, then, as taste belongs to the imagination, its principle is the same in all men; there is no difference in the manner of their being affected, nor in the causes of the affection; but in the degree there is a difference, which arises from two causes principally; either from a greater degree of natural sensibility, or from a closer and longer attention to the object. To illustrate this by the procedure of the senses, in which the same difference is found, let us suppose a very smooth marble table to be set before two men; they both perceive it to be smooth, and they are both pleased with it because of this quality. So far they agree. But suppose another, and after that another table, the latter still smoother than the former, to be set before them. It is now very probable that these men, who so agreed upon what is smooth, and in the pleasure from thence, will disagree when they come to settle which table has the advantage in point of polish. Here is indeed the great difference between tastes, when men come to compare the excess or

diminution of things which are judged by degree and not by measure. Nor is it easy, when such a difference arises, to settle the point, if the excess or diminution be not glaring. If we differ in opinion about two quantities, we can have recourse to a common measure, which may decide the question with the utmost exactness; and this I take it, is what gives mathematical knowledge a greater certainty than any other. But in things whose excess is not judged by greater or smaller, as smoothness and roughness, hardness and softness, darkness and light, the shades of colors, all these are very easily distinguished when the difference is in any way considerable, but not when it is minute, for want of some common measures, which perhaps may never come to be discovered. In these nice cases, supposing the acuteness of the sense equal, the greater attention and habit in such things will have the advantage. In the question about the tables, the marble polisher will unquestionably determine the most accurately. But notwithstanding this want of a common measure for settling many disputes relative to the senses, and their representative the imagination, we find that the principles are the same in all, and that there is no disagreement until we come to examine into the pre-eminence or difference of things, which brings us within the province of the judgment.

So long as we are conversant with the sensible qualities of things, hardly any more than the imagination seems concerned; little more also than the imagination seems concerned when the passions are represented, because by the force of natural sympathy they are felt in all men without any recourse to reasoning, and their justness recognized in every breast. Love, grief, fear, anger, joy, all these passions have, in their turns, affected every mind; and they do not affect it in an arbitrary or casual manner, but upon certain, natural, and uniform principles. But as many of the works of imagination are not confined to the representation of sensible objects, nor to efforts upon the passions, but extend themselves to the manners, the characters, the actions, and designs of men, their relations, their virtues and vices, they come within the province of the judgment, which is improved by attention, and by the habit of reasoning. All these make a very considerable part of what are considered as the objects of taste; and Horace sends us to the schools of philosophy and the world for our instruction in them. Whatever certainty is to be acquired in morality and the science of life; just the same degree of certainty have we in what relates to them in the works of imitation. Indeed it is for the most part in our skill in manners, and in the observances of time and place, and of decency in general, which is only to be learned in those schools to which Horace recommends us, that what is called taste, by way of distinction, consists; and which is in reality no other than a more refined judgment. On the whole it appears to me, that what is called taste, in its most general acceptation, is not a simple idea, but is partly made up of a preception of the primary pleasures of sense, of the secondary pleasures of the imagination, and of the conclusions of the reasoning faculty, concerning the various relations of these, and concerning the human passions, manners, and actions. All this is requisite to form taste, and the ground-work of all these is the same in the human mind; for as the senses are the great originals of all our ideas, and consequently of all our pleasures, if they are not uncertain and arbitrary, the whole ground-work of taste is common to all, and therefore there is a sufficient foundation for a conclusive reasoning on the matters.

Whilst we consider taste merely according to its nature and species, we shall find its principles entirely uniform; but the degree in which these principles prevail, in the several individuals of mankind, is altogether as different as the principles themselves are similar. For sensibility and judgment, which are the qualities that compose what we commonly call a taste, vary exceedingly in various people. From a defect in the former of these qualities arises a want of taste; a weakness in the latter constitutes a wrong or a bad one. There are some men formed with feelings so blunt, with tempers so cold and phlegmatic, that they can hardly be said to be awake during the whole course of their lives. Upon such persons the most striking objects make but a

faint and obscure impression. There are others so continually in the agitation of gross and merely sensual pleasures, or so occupied in the low drudgery of avarice, or so heated in the chase of honors and distinction, that their minds, which had been used continually to the storms of these violent and tempestuous passions, can hardly be put in motion by the delicate and refined play of the imagination. These men, though from a different cause, become as stupid and insensible as the former; but whenever either of these happen to be struck with any natural elegance or greatness, or with these qualities in any work of art, they are moved upon the same principle.

The cause of a wrong taste is a defect of judgment. And this may arise from a natural weakness of understanding (in whatever the strength of that faculty may consist), or, which is much more commonly the case, it may arise from a want of proper and well-directed exercise, which alone can make it strong and ready. Besides that ignorance, inattention, prejudice, rashness, levity, obstinacy, in short, all those passions, and all those vices, which pervert the judgment in other matters, prejudice it no less in this its more refined and elegant province. These causes produce different opinions upon everything which is an object of the understanding, without inducing us to suppose that there are no settled principles of reason. And indeed, on the whole, one may observe, that there is rather less difference upon matters of taste among mankind, than upon most of those which depend upon the naked reason; and that men are far better agreed on the excellency of a description in Virgil, than on the truth or falsehood of a theory of Aristotle.

A rectitude of judgment in the arts, which may be called a good taste, does in a great measure depend upon sensibility; because, if the mind has no bent to the pleasures of the imagination, it will never apply itself sufficiently to works of that species to acquire a competent knowledge in them. But, though a degree of sensibility is requisite to form a good judgment, yet a good judgment does not necessarily arise from a quick sensibility of pleasure; it frequently happens that a very poor judge, merely by force of a greater complexional sensibility, is more affected by a very poor piece, than the best judge by the most perfect; for as everything new, extraordinary, grand, or passionate, is well calculated to effect such a person, and that the faults do not affect him, his pleasure is more pure and unmixed; and as it is merely a pleasure of the imagination, it is much higher than any which is derived from a rectitude of the judgment; the judgment is for the greater part employed in throwing stumbling-blocks in the way of the imagination, in dissipating the scenes of its enchantments; and in tying us down to the disagreeable yoke of our reason; for almost the only pleasure that men have in judging better than others, consists in a sort of conscious pride and superiority, which arises from thinking rightly; but then, this is an indirect pleasure, a pleasure which does not immediately result from the object which is under contemplation. In the morning of our days, when the senses are unworn and tender, when the whole man is awake in every part, and the gloss of novelty fresh upon all the objects that surround us, how lively at that time are our sensations, but how false and inaccurate the judgments we form of things? I despair of ever receiving the same degree of pleasure from the most excellent performances of genius, which I felt at that age from pieces which my present judgment regards as trifling and contemptible. Every trivial cause of pleasure is apt to affect the man of too sanguine a complexion: his appetite is too keen to suffer his taste to be delicate; and he is in all respects what Ovid says of himself in love,

*"Molle meum levibus cor est violabile telis,
Et semper causa est, cur ego semper amen."*

One of this character can never be a refined judge; never what the comic poet call *"elegantium formarum spectator"*. The excellence and force of a composition must always be imperfectly estimated from its effect on the minds of any, except we know the temper and character of those minds. The most powerful effects of poetry and music have been displayed, and perhaps are still displayed, where these arts are but in a very low and imperfect state. The rude hearer is

affected by the principles which operate in these arts even in their rudest condition; and he is not skillful enough to perceive the defects. But as the arts advance towards their perfection, the science of criticism advances with equal pace, and the pleasure of judges is frequently interrupted by the faults which are discovered in the most finished compositions.

Before I leave this subject I cannot help taking notice of an opinion which many persons entertain, as if the taste were a separate faculty of the mind, and distinct from the judgment and imagination; a species of instinct, by which we are struct naturally, and at the first glance, without any previous reasoning, with the excellencies, or the defects, of a composition. So far as the imagination and the passions are concerned, I believe it true that the reason is little consulted; but where disposition, where decorum, where congruity are concerned, in short, wherever the best taste differs from the worst, I am convinced that the understanding operates, and nothing else; and its operation is in reality far from being always sudden, or when it is sudden, it is often far from being right. Men of the best taste, by consideration, come frequently to change these early and precipitate judgments, which the mind, from its aversion to neutrality and doubt, loves to form on the spot. It is known that the taste (whatever it is) is improved exactly as we improve our judgment, by extending our knowledge, by a steady attention to our object, and by frequent exercise. They who have not taken these methods, if their taste decides quickly it is always uncertainly; and their quickness is owing to their presumption and rashness, and not to any sudden irradiation, that in a moment dispels all darkness from their minds. But they who have cultivated that species of knowledge which makes the object of taste, by degrees, and habitually, attain not only a soundness, but a readiness of judgment, as men do by the same methods on all other occasions. At first they are obliged to spell, but at last they read with ease and with celerity; but this celerity of its operation is no proof that the taste is a distinct faculty. Nobody, I believe, has attended the course of a discussion, which turned upon matters within the sphere of mere naked reason, but must have observed the extreme readiness with which the whole process of the argument is carried on, the grounds discovered, the objects raised and answered, and the conclusions drawn from premises, with a quickness altogether as great as the taste can be supposed to work with; and yet where nothing but plain reason either is or can be suspected to operate. To multiply principles for every different appearance, is useless, and unphilosophical too in a high degree. This matter might be pursued much further; but it is not the extent of the subject which must prescribe our bounds, for what subject does not branch out to infinity? It is the nature of our particular scheme, and the single point of view in which we consider it, which ought to put a stop to our researches.

MYTHOLOGY.

LUNA (*the moon*) was the daughter of Hyperion and Terra, and was the same, according to some mythologists, as Diana. She was worshipped by the ancient inhabitants of the earth with many superstitious forms and ceremonies. It was supposed that magicians and enhancers, particularly those of Thessaly, had an uncontrollable power over the moon, and that they could draw her down from heaven at pleasure by the mere force of their incantations. Her eclipses, according to their opinion, proceeded from thence; and on that account it was usual to beat drums and cymbals to ease her labors, and to render the power of magic less effectual. The Arcadians believed that they were older than the moon.



BRITTON & REY PHOTO LITH.

PUBLISHED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.



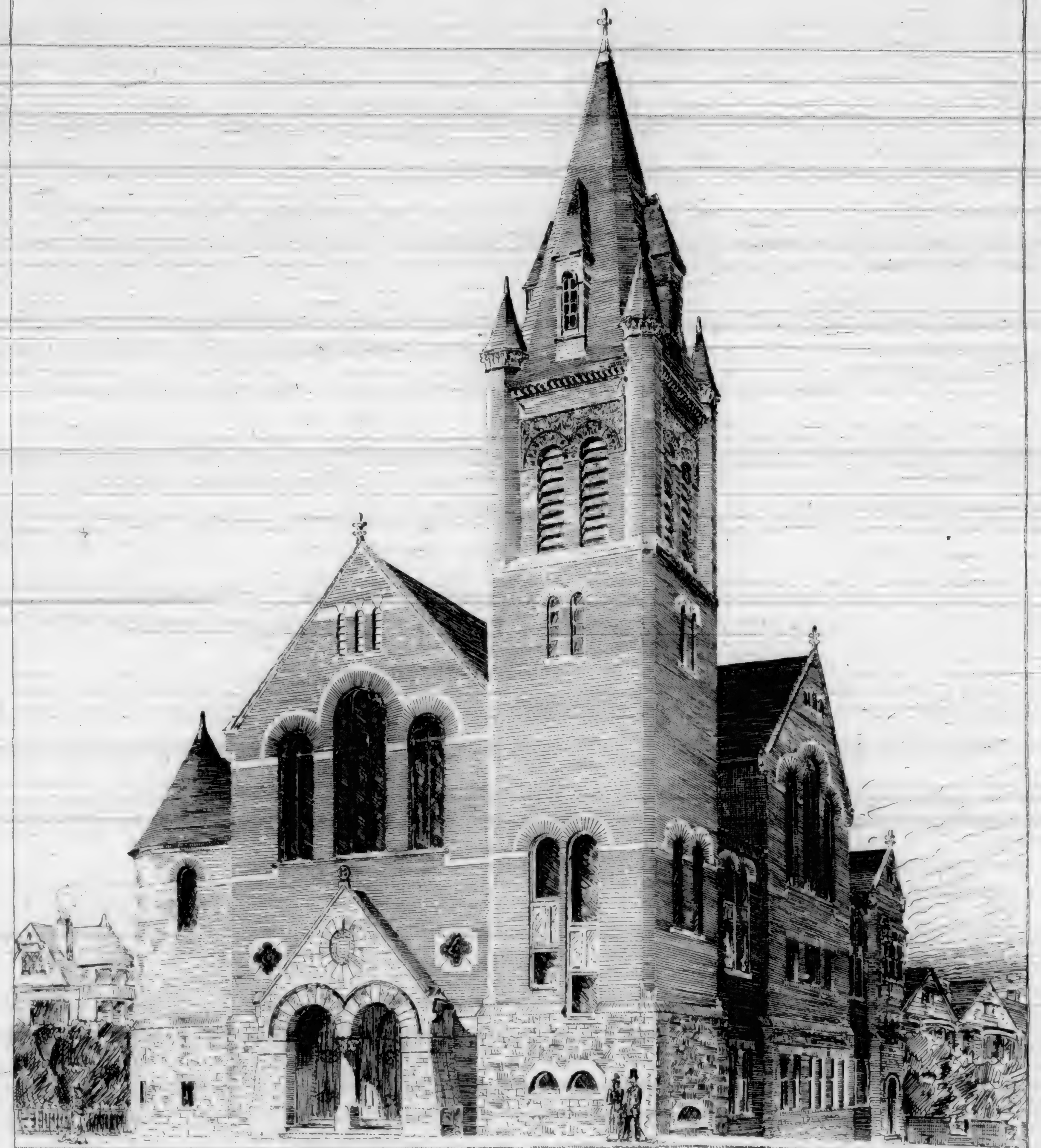
ROUNTREE BRO'S. BLOCK.
COR. WASHINGTON & BUCHANAN STS.
W.H. LILLIE, ARCHT. - RMS. 28-29 ST. ANN'S BLDG.



BRITTON & REY PHOTO LITH.



PUBLISHED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.



RUSH STREET METHODIST CHURCH,
OAKLAND, CALIF.

DESIGNED BY THE
CALIFORNIA ARCHITECTURAL PUBLISHING CO.
SAN FRANCISCO, CAL.



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

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

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

The double page illustration is a block of dwellings in course of erection on the corner of Washington and Buchanan streets in this city. Messrs. Rountree Brothers are the owners. W. H. Lillie, Architect.

On the single page we show an illustration of the Bush street Methodist Church—San Francisco. Messrs. Percy & Hamilton, Architects.

The two dwellings shown on single page are for Mrs. Annie Hendry, at Piedmont, and for Mr. Clayton Smith at Berkeley, California. Mr. B. J. S. Cahill, Architect.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 408 California street.

GEO. H. SANDERS, Pres.	OLIVER EVERETT, Vice-Pres.
H. T. BESTOR, 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, Treas.

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

GEO. P. LOW, Pres.	C. O. POOLE, Vice-Pres.
W. I. CROSETT, Sec.	O. BROOKS, Treas.

MASTER PAINTERS' ASSOCIATION OF THE PACIFIC COAST.

E. M. GALLAGHER, Pres.	H. G. JARMAN, Sec.
------------------------	--------------------

A special meeting of the San Francisco Chapter of the American Institute of Architects was held on the 9th inst. at their rooms, 408 California street, to take into consideration the subject of an exhibition and entertainment by the Chapter. After a general discussion it was decided to defer the exhibition to some time later in the season, and that the Chapter give an entertainment and dinner. The members of the Chapter will be notified in due time.



THE ELECTRICAL RAILWAY IN THEORY AND PRACTICE, by Oscar T. Crosby and Louis Bell, Ph. D., published by the W. J. Johnson Company, New York, 1892, and for sale by Osborn & Alexander, 401 Market Street, San Francisco, California, price \$2.50.

This work treats on the general principles, methods, results and a detailed study of motors. Specific instruction are given in the construction and working of motors and car equipments; the line, track, car houses and stations. The efficiency of electric traction by the steam engine, also by the storage-battery, in connection with high speed service and commercial considerations are given in full. An appendix follows with instructions to linemen, expenditures of electric street railways, and a chapter on lightning protection.

ARCHITECTURAL IRON AND STEEL, AND ITS APPLICATION IN THE CONSTRUCTION OF BUILDINGS, is a new work by Wm. H. Birkmire, published by John Wiley & Sons, New York, and for sale by Osborn & Alexander, 401 Market street, San Francisco, Cal. Price \$3.50.

This work is intended for Architects, Architectural Students and Builders, and treats the subject of iron and steel in its latest forms of application to building construction of the modern type. It takes in a very wide field; commencing with the pig iron through the processes of the manufacture of wrought iron, steel and cast iron, showing the strength and economic use of each. The strength and construction of floors, girders, lintels, trusses, struts, columns of cast and wrought iron, stairways, ornamental iron work, doors and shutters are all described in detail.

Sash, Doors, Blinds, Mouldings, Stair work, Mantles, and all kinds of interior and exterior finish for joiner work; also the latest styles of embossed, ground, and cut glass. Published by Rand, McNally & Company, Chicago, and for sale by Osborn & Alexander, 401 Market street, San Francisco, Cal. Price \$2.00.

This work is nearly all illustrations of designs for doors, sash, wainscot finish, verandas, scroll work, brackets, newels and balusters for stairs and verandas, mantels, sideboards, desks and seats, mouldings, etc.

In the FORTNIGHTLY REVIEW for April, Robert S. Ball discusses the subject of "How Long can the Earth Sustain Life," and Juliette Adam treats of "Woman's Place in Modern Life."

The COSMOPOLITAN for May, has an article by S. P. Langley on the subject of "Mechanical Flight."

LIPPINCOTT'S for May, has a short chapter on "After-dinner Botany," by P. Hemsley.

The LANCET, CLINIC, April 2d, contains an interesting article on "Laboratories of Hygiene," by Dr. John S. Billings, of the U. S. Army. It is proposed to erect and equip buildings especially for the purpose.



Building is quite brisk at Sebastopol.

It is proposed to build a \$100,000 market in Oakland.

A condensed yeast factory is to be erected at Santa Rosa.

Boston capitalists are about to form a new steam ship line here.

The building business in the country districts is quite lively.

The Methodist church of West Berkeley has contracted for a new organ.

Work has been commenced on the new silk factory to be erected at Petaluma.

The citizens of Reno are agitating the project of building a fruit cannery.

The citizens of Santa Maria are moving themselves to establish a public library.

The great tunnel for the Southern Pacific near San Louis has been commenced.

Considerable lumber is being hauled to Alameda from the saw mills in this immediate vicinity.

The haying, harvesting and threshing machines are being put in order for the large harvest in view.

Orange county capitalists have organized to build an extensive pickle factory at Westminster.

A cannery building is in course of erection in Santa Maria, and a large dairy building is under consideration.

The Chicago Historical Society is about to erect a new building from the designs of H. I. Cobb, architect.

The Portuguese Catholics are erecting a building near Petaluma in which to celebrate the ceremonies of the day of Pentecost.

Terra-cotta tiles, glazed or unglazed, are now made in different colors and shapes, thus giving the designer more freedom in composition.

The late Rev. Dr. Benton left a property site at Berkeley to the Pacific Theological Seminary. The trustees have decided to build on the property.

A new paving material now being introduced in London, is composed of granulated cork and bitumen, pressed into blocks, which are laid as brick or wood pavements. A pavement of this material is very elastic and pleasant to the feet, and affords an excellent foothold for horses. There is almost an entire absence of noise.—*Exchange.*

EXPIRED PATENTS RELATING TO BUILDING.

J. Sweet—Sash Holders.....	160,554
E. C. Underwood—Weather Strips.....	160,555
J. B. Cornell—Wrought Iron Column.....	160,574
W. Johnson—Door Hanger.....	160,598
J. Gorton—Chimney Cops.....	160,668
H. L. Dorr—Wood Filling Compound.....	160,010
W. H. Gedney—Construction of Floors for the Passage of Pipes.....	160,014
A. Brandt—Cooling Floors for Breweries.....	160,077
L. Brandt—Slate Roofs.....	160,078
J. Beanland—Quadrant for Opening, Shutting and Fastening Windows.....	159,741
S. W. Gough—Window Ventilators.....	159,800
G. B. Adams—Fastenings for the Meeting Rails of Sashes.....	159,880
E. L. Barnes—Spirit Level.....	159,882
H. C. Parker—Flume for Conveying Timber.....	159,959
J. M. Withers—Fastening for the Meeting Rails of Sashes.....	159,984
J. Hale—Sawing Machine.....	160,768
T. T. Loomis—Steam Pile Driver.....	160,781
J. H. Mathes—Molds for Angle Brick.....	160,832
M. S. Motor—Machine for Sawing Lathes.....	160,838
G. B. Smith—Apparatus for Preserving Wood.....	160,846
H. Winn—Locks for Doors, etc.....	160,859
John Gehr—Sawing Machine.....	160,892
W. P. Hale—Sawing Machine.....	160,899
S. Hiler—Knob Roses.....	160,907
S. Hiler—Door Knobs.....	160,908
M. M. Miller—Sawing Machines.....	160,939
E. A. Rowley—Machines for Relishing Tenons.....	160,957

The above list of recently expired patents, relating to buildings, is supplied us by Alexander & Davis, Patent Attorneys of Washington, D. C. We have engaged this firm to supply us regularly with lists of expired patents relating to this line of inventions, and these lists will appear regularly hereafter, so that our readers will be kept promptly advised of the patents that become public property. Copies of these patents may be had of the above firm at the official cost (10 cts.) with postage added.

LEGAL DECISIONS.

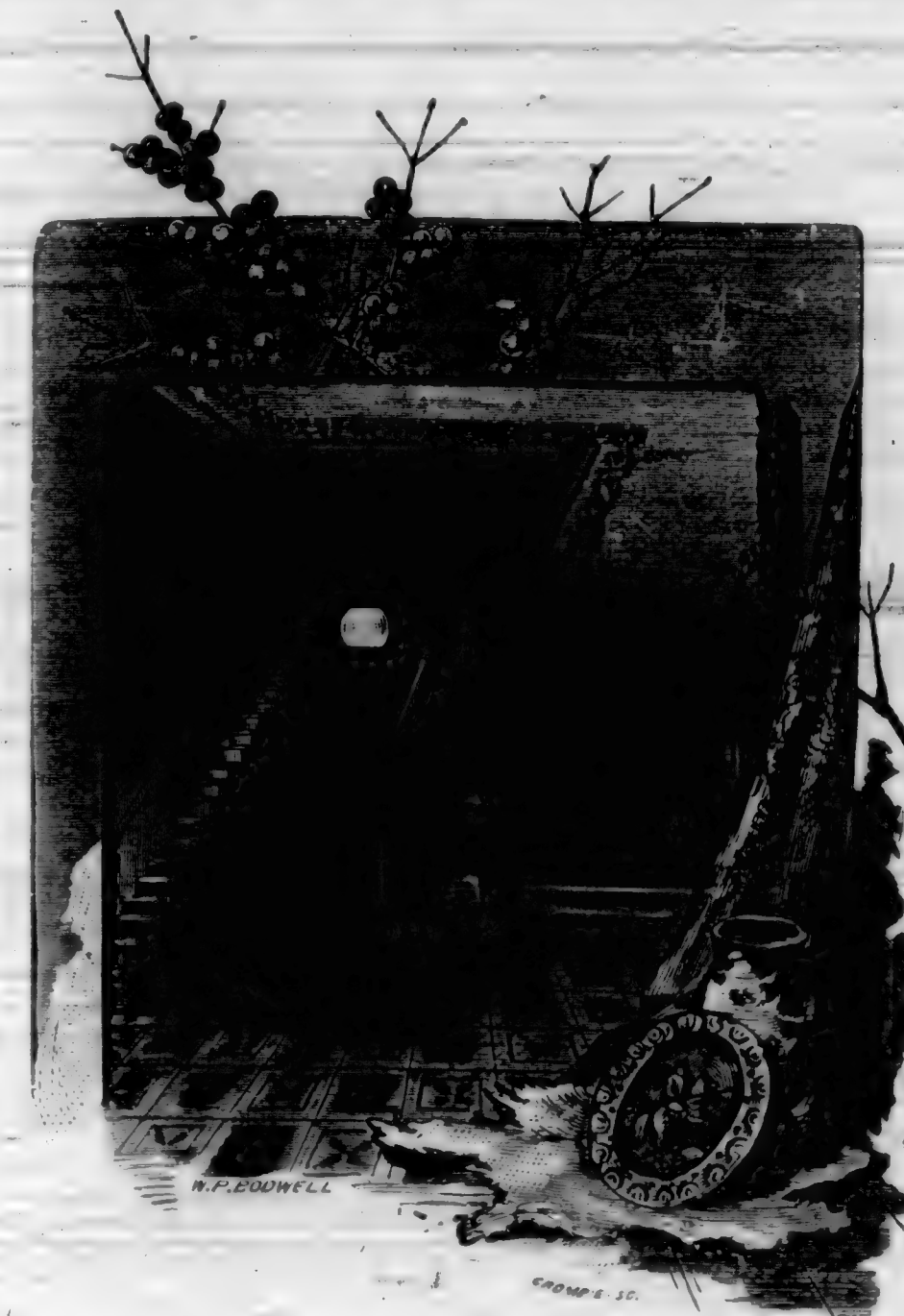
From a large number of Legal Decisions of the higher Courts of the different States of the Union, we select and publish in this column, such as appear applicable to this section of the country.

MATERIAL LIEN IN SOUTH DAKOTA.—A sub-contractor who furnishes materials, lumber, or labor, not to the owner, but to the contractor, for the erection of a new building, can, under the provisions of sections 5469, 5470, Comp. Laws, acquire and enforce a lien on the building and on the interest of the owner of the real estate on which the building stands, to the extent of the value, or the price agreed to be paid by the contractor for the material, lumber, or labor furnished. It is not the contract between the original contractor and the owner which supports the lien under the statute, but it is the use of the materials and work upon the premises, the putting of them into the building and attaching them to the freehold, whereby the owner is benefited by them, which entitles the party furnishing them to a lien to the extent of their value. *Albright v. Smith, Supreme Court, of South Dakota, 51 N. W. Rep. 590, (151C).*

LIMITATION OF ACTION FOR EXTRAS UNDER BUILDING CONTRACT.—Where a written building contract provides that extras shall be paid for at such rates as shall be agreed upon by the parties, the amount due for such extras is an amount due under a written contract, though the price was a verbal agreement, and the statute of limitation as to written contracts applies to it. *Wilkinson v. Johnston, Supreme Court of Texas, 18 S. W. Rep. 746, (61C).*

The October number of the CALIFORNIA ARCHITECT AND BUILDING NEWS will contain a supplement.—The price for single number will be fifty cents. No extra price to regular subscribers before that date.

Burglars at this season of the year being less active than during the winter, is no reason why provision should not be made for the time when it will be needed. Burglar alarms have become a necessity in modern houses. The system used by the Electrical Storage and Supply Co., shows the slightest irregularity in the proper adjustment of windows



and doors which is communicated by alarm signals to any location desired. It can be arranged to work with the doors and windows only, or to turn on the light in whole or part of the house, or all in combination as wished. The circuit lines can be turned on or off as wanted, and when turned on any protected point, when tampered with, will give the alarm. For further particulars see advertisement of the Electrical Storage and Supply Co. on page xii.

N. & G. Taylor Co's. American Tin Plate has become a standard article. The materials, coating and general good qualities give satisfaction wherever used. The plate is of even thickness, soft and pliable, and hammers down without cracking; the coating heavy and evenly applied, and has a clean and superior finish with all the qualities requisite for durability. Workmen in this line say it works and solders well. On account of its many excellent qualities it is gaining in favor wherever a good article is desired.

The Ives Mortice Door Bolt is easily set in place, as it only requires a hole made with a bit in which to insert the bolt. Insert the turn key and screw on the escutcheon and the job is finished. One of the good points for which this bolt is famous is that one turn of the key runs the bolt fully out or back as wanted, so that the user knows at once whether the door is locked or unlocked. The knob and escutcheon is made plain or ornamental to suit any style of hardware in use. The Ives Sash Lock is made with double eccentric mechanism which easily draws the sashes together and locks them securely. This sash lock is well adapted for either light or heavy sashes, and is made ornamental to suit any style of hardware. See advertisement on page x.

Attention is called to the Hercules Gas Engine which works without the electric attachment. All the gas is consumed and used for power; consequently, no smell from unburned gas. It is so completely under control and can be run with so much economy that any person who proposes to use a gas engine should inquire further. See advertisement on page xix.

Carbolineum Avenarius is guaranteed by the Pacific Coast Agents, Messrs. Muecke & Co., 319 California street, San Francisco, to preserve any kind of wood, above or under ground or water, and to prolong its life at least 100 per cent. While a wood-preserved in the truest sense of the word, Carbolineum must also be of great interest to owners of Vessels and to parties using and handling Ropework, Canvass, etc. Messrs. Muecke & Co. claim Carbolineum the only article which will render Rope and Canvass absolutely water proof and make rot or decay an impossibility.

Rope and canvass treated with Carbolineum will be soft and pliable and remain always in this condition without cracking or breaking. Rust from Iron Hinges or Hooks will not in the least affect rope or canvass on which Carbolineum has been used. It is claimed one gallon of it will go as far as four or five gallons of best tar.

The Byrkit-Hall Sheathing Lath is formed of board about one inch thick and five inches wide, having the surface worked out in dovetailed grooves as lock joints to hold the plastering, as shown in the advertisement on page x. The laths are worked in long lengths, ten or twelve feet or more. These laths are especially useful wherever earthquakes are liable to occur, as they add strength to the walls and ceilings. The damage by the late "shake" would have been much less if this lath had been used. The plastering cannot fall off from any considerable space because of the peculiar form of the key. They answer the purpose of a combined sheathing and lath, and when put on at an angle they form a thorough bracing, which is at once apparent to any person experienced in building.

Joists Hangers of metal will soon be placed on the market by James A. Maguire, 661 Market street. The principle of the construction of this hanger will be readily understood by the profession by a glance at the cut as shown in the advertisement on page xi. It will be made out of the best metal, thoroughly tested. The T shaped shank at the back of the hanger is built into the brick wall, leaving the "shoe" hanging entirely outside of the wall. The joists rest in these shoes and are notched in the bottom to correspond with the projection on inside bottom of the "shoe" of the hanger thus making a complete tie to the walls, and at the same time leaving joists free to fall out without prying down the walls, in case of fire.

You will notice that by this method the joists are entirely out of the wall, and the walls are built solid without a break. In light party walls, slow burning construction, framing around chimneys, and preventing dry rot to end of joists, these hangers will have no equal.

Wm. H. Birch & Co., is one of the oldest manufacturers of elevators on the Coast. The devices in use by this firm are simple, safe and easily worked, and the machinery is of the most complete description, which, with the air brake and air cushion renders their elevators the safest and most economical of any in the market.

The Pacific Press Brick Company has for several years been engaged in the manufacture of Fine Bricks, during which time their bricks have enjoyed the highest reputation for color, beauty, accurate bond and durability. The demand for a superior article has induced the company to increase its facilities, and they are now prepared to furnish this superior brick in any size lots as may be wanted. They will be pleased to furnish such information as may be desired by persons interested in this material.

The successful advertiser is one who has something that everybody wants and would buy if he only knew where to get it.

The J. L. Mott Iron Works for this month show a set of their Imperial Porcelain Roll-rim Wash Tubs. These fixtures for the Laundry Room have marble back slabs, and non-absorbent floors, and the tubs supported upon metal standards. By the methods adopted by this company, absolute cleanliness can be had with very little labor. See page xiii.

The firm of Hopper & Schroeder has been dissolved and the business will be carried on by Wm. Schroeder as sole proprietor. Another new furnace for bending glass has been put in. The Embossing room is separate. All descriptions of "art glass" work is done by Mr. Schroeder at the manufactory, 39 1/2 Fremont St., San Francisco.

The new building on California street, for the German Saving and Loan Society, is having the front windows fitted with Clark's Self Coiling Steel Shutters by the Pacific Coast Agents, Edw. B. Hinde & Co., 411 Mission Street, San Francisco.

Browell's Patent Chimneys have given satisfaction wherever used. They are considered earthquake-proof, and are recommended by the highest authorities. In buildings where the recent "shake" damaged so many brick chimneys, the loss would have been much less if these chimneys had been used. Manufactured and put up by J. Browell, 727 Montgomery street, San Francisco.

Rischmuller's Door Opener or Closer is a practical device for opening or closing the entrance door of tenements, flats, etc., without descending one or more sets of stairs. The mechanism is strong and simple, and is entirely concealed from view. The appliance is worked by means of a handle from any desired position, such for instance, as placed at the top of stairs, or in another room, and is always under the complete control of the person operating it.

TENDERS TO BE RECEIVED.

Treasury Department, Office Supervising Architect, Washington, D. C., May 5, 1892. Sealed proposals will be received at this office until 2 o'clock p. m. on the 3rd day of June, 1892, and opened immediately thereafter, for all the labor and materials required for the excavation, foundations, cut stone work, and brick work of the basement and area walls, basement columns, first floor iron beams and wood joists, manhole and sewer connection, for the U. S. Post Office Building at Cedar Rapids, Iowa, 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 Cedar Rapids, Iowa.

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 right is reserved to reject any and all bids and to waive any defect or informality in any bid, if it be deemed in the interest of the Government to do so. All proposals received after the time stated, will be returned to the bidders.

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for excavation, foundations, cut stone work and brick work of the basement and area walls, etc., for the U. S. Post Office Building at Cedar Rapids, Iowa," and addressed to

W. J. EDBROOKE,
Supervising Architect.

Treasury Department, Office Supervising Architect, Washington, D. C., May 4, 1892. Sealed proposals will be received at this office until 2 o'clock p. m. on the 26th day of May, 1892, and opened immediately thereafter, for all the labor and materials required, for the plaster models of the ornamental copper, plaster and woodwork for the U. S. Post Office, Lansing, Michigan, in accordance with drawings and specification, copies of which may be had at this office or the office of the Superintendent at Lansing, Michigan.

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 right is reserved to reject any and all bids and to waive any defect or informality in any bid, if it be deemed in the interest of the Government to do so. All bids received after the time stated will be returned to the bidders. Proposals must be enclosed in envelopes, sealed and marked, "Proposal for Plaster Models of Ornamental Copper, Plaster and Wood Work for the U. S. Post Office, Lansing, Michigan," and addressed to

W. J. EDBROOKE,
Supervising Architect.

CITY BUILDING NEWS.

Baker near Fulton. Carpenter, brick work, etc.; owner, G. Cipollino; architect, J. J. Clark; contractor, J. Gadamis; surety, T. Dolan; cost, \$4,470; signed, April 7; filed, April 8; payments, \$1,000, when contract is signed.

Baker near Grove. Two story frame; owner, Annie Kelly; architect, W. H. Little; contractor, Geo. R. Lang; cost, \$4,470; signed, April 21; filed, April 22; payments, \$670.50, frame up; \$670.50, enclosed; \$670.50, brown coated; \$670.50, completed; \$117.50, 35 days.

Baker near Sutter. Alterations and additions; owner, Jane McEwen; architect, R. H. White; contractors, Bradt & Bateman; cost, \$4,465; signed, April 14; filed, April 22; payments, \$800, frame up; \$815, ready for brown coat; \$815, standing finish on; \$815, completed; \$1,120, 35 days.

Battery and Halleck. Two concrete floors; owner, Rosenda Campbell; architect, T. J. Welsh; contractor, Geo. Goodman; sureties, J. Mahoney, \$375; cost, \$1,500; signed, April 12; filed, April 19; payments, \$1,125, completed; \$375, 35 days.

Battery near Vallejo. Alterations and additions; owner, Achille Paladini; architects, B. McDougall & Son; contractors, A. Massa & N. Toce; cost, \$8,700; signed, March 31; filed, April 22; payments, \$1,000, 1st tier of joists in position; \$1,000, frame up and rustic on; \$1,200, brown coated and sidewalk lights set; \$1,400, white coated and sidewalk laid; \$1,825, completed; \$217.50, 35 days.

Belcher near Ridley. To build; owner, Julia E. Lewin; contractor, J. C. Sloan; sureties, C. R. Egan and W. T. Wheatly; cost, \$3,450; signed, April 11; filed, April 12; payments, \$300, basement frame up; \$400, frame up and rustic on; \$400, ready for lathing; \$400, plastering completed; \$400, exterior has 1st coat paint; \$885, completed; \$885, 35 days.

Broadway near Franklin. Three story flat; owners, J. H. and Mary Hatch; architect, James E. Wolfe; contractor, James R. Whalen; sureties, J. Levi, Sr. and Mendd Esberg; cost, \$9,825; signed, April 16; filed, April 18; payments, \$1,200, diagonal boarding on, and floors laid; \$1,400, rustic on and chimneys built; \$1,800, inside stairs up and brown coated.

Broadway near Franklin. Plumbing and gas-fitting; owners, J. H. and Mary Hatch; architect, J. E. Wolfe; contractor, H. Williams; cost, \$1,050; signed, April 21; filed, April 21; payments, \$450, gas and water pipes in; \$540, completed; \$200, 35 days.

Broderick and California. Granite and sand stone work for a brick church; owner, Rush M. E. Church; architects, Percy & Hamilton; contractors, Wm. H. Johnston; bond, \$3,500; cost, \$6,000; signed, April 11; filed, April 19; payments, 1st Saturday of each month 75 per cent. as work progresses.

Buchanan near Filbert. Mechanical works; owner, S. Jancovich; architects, Townsend & Wyneken; contractor, Ivory Wells; cost, \$2,200; signed, April 25; filed, April 25; payments, \$550, foundation in, frame up, chimneys half up; \$550, enclosed; \$550, completed; \$550, 35 days.

Bush and Chelsea. To build; owner, Mrs. M. Newman; architect, P. R. Schmidt; contractor, Jas. Cochran; cost, \$25,200; signed, April 1; filed, April 2; payments, 1st day of each month 75 per cent. of work done; balance 35 days.

Bush and Chelsea Place. Gas and plumbing work; owner, Mrs. N. W. Newman; architect, P. R. Schmidt; contractors, California Mills; cost, \$500; signed, April 14; filed, April 22; payments, \$1,200, rough gas and water pipes in; \$800, sinks, bathtub, water closets and washtraps set; \$1,000, completed; \$1,000, 35 days.

Bush and Chelsea Place. Mill work; owner, Jas. Cochran; architect, P. R. Schmidt; contractors, California Mills; cost, \$500; signed, April 14; filed, April 16; payments, 75 per cent. as work progresses; balance 35 days.

California near Montgomery. Grill work, screens, ventilators; owners, German Sav. and Loan Society; architects, Smith & Freeman; contractors, Winslow Bros. & Co.; sureties, John Hammond and John J. Mahoney; cost, \$6,214; signed, April 8; filed, April 14; payments, \$1,600.50, completed; \$1,533.50, 35 days.

California near Montgomery. Fresco painting and tinting; owners, German Sav. and Loan Society; architects, Kenitzer & Kollofrath; contractors, E. A. Otto; sureties, E. L. Hueter and Chas. Mayer, Jr.; guaranteed; cost, \$3,500; signed, April 8; filed, April 14; payments, 75 per cent. as work progresses; balance 35 days.

California near Montgomery. Interior finish, counters, chairs; owners, German Sav. and Loan Society; architects, Kenitzer & Kollofrath; contractors, F. W. Krelling & Son; bond, \$6,500; cost, \$13,942; signed, April 8; filed, April 14; payments, 1st and 15th day of each month 75 per cent. of work done; balance 35 days.

California near Gough. To build; owner, Joseph Hyman; architects, Salfeld & Kohlberg; contractor, David Perry; cost, \$6,409; signed, April 21; filed, April 23; payments, \$1,200, frame up; \$1,000, enclosed; \$1,000, floors laid, partitions set and outside mill work on; \$1,500, standing finish on; \$2,124, completed; \$2,375, 35 days.

California and Larkin. Carpenter work; owners, Cal. St. Cable R. R.; architects, H. H. Macy; contractor, J. J. O'Brien; cost, \$1,430; signed, March 18; filed, April 2; payments, \$500, frame up; \$572.50, completed; \$572.50, 35 days.

City Hall. Bronze work and statuary; owner, F. Happersberger; contractors, Whyte & De Rome; bond, \$5,000; cost, \$20,000; signed, April 20; filed, April 20; payments, \$2,000, 1st group cast; \$2,000, 1st group finished; \$1,500, 7th group cast; \$500, 2nd cast; \$500, 2nd group finished; \$500, 3rd and 4th cast; \$500, 3rd and 4th cast; \$500, 3rd and 4th finished; \$200, 8th group cast; \$200, 8th finished; \$375, 5th cast and finished; \$2,000, 35 days.

Clippier near Noe. To build; owner, Mrs. M. Whitney; contractor, James E. Schulz; bond, \$800; cost, \$1,150; signed, April 9; filed, April 11; payments, \$27.50, frame up; \$27.50, brown coated; \$27.50, 35 days.

Cumberland near Sanchez. To build; owner, A. J. Kleinhaupt; architect, A. E. Hornum; contractor, Wm. Belyea; cost, \$6,505; signed, April 14; filed, April 14; payments, \$500, foundation in and 1st floor joists on; \$1,000, frame up and roof ready for tinning; \$1,000, brown coated and roof tinned; \$1,000, white coated and house primed; \$1,305, completed; \$1,305, 35 days.

Devisadero near Jackson. Frame building; owner, Anna Waterman; architect, J. E. Kraft; contractors, Schmidh & Volswinkel; sureties, J. Rudenach and Fritz Krug; cost, \$4,000; cost, \$7,200; signed, April 18; filed, April 23; payments, \$1,200, building sheathed and chimneys built; \$1,200, brown coated; \$1,200, plastering and wainscoting on; \$1,800, completed; \$1,800, 35 days.

Dore near Harrison. To build; owner, H. B. Myers; architect, Edward Burns; contractor, Jno. Mann; cost, \$4,000; signed, Jan. 8; filed, April 3; payments, \$1,000, frame up and siding on; \$1,000, brown coated; \$1,000, completed; \$1,000, 35 days.

Douglas near Jersey. First story and basement; owner, Mary McConologue; contractor, Richard Searle; cost, \$1,800; signed, April 13; filed, April 18; payments, \$325, frame up; \$325, 1st coat of plaster on; \$325, completed; \$325, 35 days.

Drum near California. Pile driving and capping; owner, H. Braunschweiler; architects, Kenitzer & Kollofrath; contractors, California Bridge Co.; sureties, N. W. Spaulding and A. W. Burell; cost, \$2,885; signed, April 26; filed, April 27; payments, \$1,000, piles all driven; \$1,355, completed; \$750, 35 days.

Farallones near Capitol. To build; owner, Frank N. Montrose; contractors, Morrison & Cook; cost, \$1,350; signed, April 11; filed, April 11; payments, \$500, brown coated; \$500, completed; \$500, 35 days.

Fell near Octavio. To build; owner, Bernhard Fross; architects, B. McDougall & Son; contractors, Brennan Bros.; cost, \$4,270; signed, April 12; filed, April 13; payments, \$300, old house underpinned and stairs up in front; \$800, frame up for new houses; \$800, old house brown coated, plumbing roughed in and brown mortar on new houses; \$800, white coated; \$202.50, completed; \$1,067.50, 35 days.

Fifth Ave near Clement. To build; owner, Wm. Menge; contractor, Caspar Zwierlein; cost, \$1,550; signed, April 11; filed, April 14; payments, \$500, brown coated; \$662, completed; \$662, 35 days.

Filbert near Laguna. Two-story frame; owner, Jon. Devlin; architect, Chas. M. Roseau; contractor, H. C. Bigge; cost, \$2,700; signed, April 27; filed, April 28; payments, \$675, roof on; \$675, brown coated; \$675, completed; \$675, 35 days.

Geary near Hyde. All work to build; owner, Edward C. Hsigen; architect, T. J. Welsh; contractor, Andrew Christensen; sureties, D. H. Bibb and O. W. Greenwald; cost, \$7,180; signed, April 26; filed, April 28; payments, \$1,346, frame up; \$1,346, brown coated; \$1,346, white coated; \$1,346, completed; \$1,796, 35 days.

Guerrero near 14th. To build; owner, N. Bullerdelick; architect, Henry Gelfuss; contractor, Flek Cebaner; cost, \$4,215; signed, March 30; filed, April 1; payments, \$832, frame up; \$832, partitions set; \$832, brown coated and basement work done; \$832, inside standing finish on; \$832, completed; \$1,035, 35 days.

Guerrero near 28th. Alterations and additions; owner, Annie M. Harrison; architects, Colley & Lemmer; contractors, Greenwood Contracting Co.; cost, \$1,400; signed, April 20; filed, April 20; payments, \$500, ready for lathing; \$550, brown coated; \$550, white coated; \$550, 35 days.

Guerrero bet. 19th and 20th. One story frame; owner, Jos. Baker; contractor, Geo. Tressler; surety, Chas. Wesson; cost, \$2,135; signed, April 11; filed, April 20; payments, \$500, frame up; \$500, brown coated; \$550, white coated; \$500, completed.

Howard and Lafayette. Alterations and additions; owner, Michael Curran; architect, W. H. Bayless; contractors, Doyle & Sons; cost, \$6,500; signed, April 18; filed, April 23; payments, on the fifteenth of each month 75 per cent. as work progresses; balance 35 days.

Hyde street. Two-story frame; owner, Helen Chase; contractor, Henry Jensen; cost, \$3,400; signed, April 26; filed, April 27; payments, \$850, frame up; \$850, brown coated; \$850, white coated; \$850, completed.

Larkin near Lombard. To build; owner, W. H. H. Tobey; contractor, Geo. Healing; cost, \$2,550; signed, March 31; filed, April 4; payments, \$480, frame up; \$480, brown mortar on; \$480, doors hung; \$470, completed; \$640, 35 days.

Leavenworth near Ellis. Alterations and additions; owner, Chr. Fiebig; contractor, F. V. Steinman; cost, \$3,000; signed, April 4; filed, April 5; payments, \$850, building raised and rustic on; \$700, brown coated; \$700, completed; \$750, 35 days.

Lot 892, block 97. All work for a brick building; owner, Levi Strauss; architects, Wrights & Sanders; contractor, Thos. M. McLachlan; cost, \$16,400; signed, April 11; filed, April 25; payments, 1st day of each month 75 per cent. as work progresses; balance 35 days.

Market and Powell. Plumbing, gas-fitting, etc.; owner, Annie Donahue; architect, C. I. Havens; contractor, Wm. F. Wilson; cost, \$19,400; signed, April 9; filed, April 9; payments, 75 per cent. of work done on first day of each month; balance 35 days.

Mason near O'Farrell. Four-story frame; owner, J. P. Riordan; architect, Jno. J. Clark; contractor, Jno. G. Adams; surety, S. H. Harmon; cost, \$2,610; signed, April 28; filed, April 28; payments, \$2,600, frame up and rustic on; \$2,610, brown coated; \$2,610, inside finish complete; \$2,625, 35 days.

Mason near Vallejo. Three-story frame; owner, Catho Tate; contractor, Harry Wyatt; sureties, R. K. Patridge, \$4,000; cost, \$4,000; signed, April 18; filed, April 19; payments, \$1,500, enclosed and floor laid; \$1,000, brown coated; \$500, completed; \$1,000, 35 days.

McAllister near Broderick. Brick, carpenter and plumbing work; owner, Jno. Boyd; architects, B. McDougall & Son; contractors, McKay & McLean; cost, \$10,452; signed, April 23; filed, April 21; payments, \$1,000, brick wall built and 1st floor joists set; \$1,000, frame up; \$1,500, window frames and partitions set; \$2,500, plastered and first coat of paint on outside; \$1,000, second coat paint on, plat forms finished; \$875.50, completed; \$2,612.50, 35 days.

McAllister and Jones. Iron stairways, doors and frames; owners, Hibernal Savings and Loan Society; architects, Pissis & Moore; contractors, Western Iron Works; cost, \$1,921; signed, Feb. 9; filed, April 4; payments, 1st and 15th day of each month 75 per cent. of work done; balance 35 days.

McAllister and Jones. Art glass work; owners, Hibernal Savings and Loan Society; architects, Pissis & Moore; contractor, Jno. Mullon; cost, \$4,483; signed, Feb. 6; filed, April 4; payments, 1st and 15th day of each month 75 per cent. of work done; balance 35 days.

Meacham Place near Post. To build; owner, Wm. Sullivan; contractor, B. K. Albreton; surety, P. Ashe; cost, \$1,000; signed, April 4; filed, April 11; payments, \$300, 1st floor joists on; \$500, roof on; \$800, brown coated; \$900, white coated; \$300, completed and accepted.

Minerva near Plymouth. To build; owner, Jno. F. McGrath; contractor, Thos. Curry; cost, \$1,080; signed, April 9; filed, April 11; payments, \$270, frame up; \$270, brown coated; \$270, completed; \$270, 35 days.

Mission and Lands of the S. P. Co's. To build; owner, Ann Levell; architect, W. H. Bayless; contractors, Doyle & Sons; cost, \$1,040; signed, April 28; filed, April 28; payments, 75 per cent. as work progresses; balance on completion.

Mission and Stuart. Three-story and basement brick building; owner, W. J. Lowey; architects, Kenitzer & Kollofrath; contractor, W. B. Kroger; cost, \$20,960; signed, April 23; filed, April 26; payments, 1st day of each month 75 per cent. as work progresses; balance 35 days.

Mission and Stuart. Brick and stone work; owner, W. J. Lowey; architects, Kenitzer & Kollofrath; contractors, McGowan & Butler; cost, \$7,732; signed, April 26; filed, April 26; payments, \$2,500, basement and 1st story walls built; \$5,232, completed; \$2,000, 35 days.

Mission Road near 34th. All work necessary to build; owner, Anna M. Eccles; architects, Townsend & Wyneken; contractor, J. P. Rines; cost, \$1,518; signed, April 25; filed, April 26; payments, \$400, frame up; \$400, completed; \$318, 35 days.

Montgomery near Green. Carpenter work, etc.; owner, Louisa Gauthier; architect, S. Hatfield; contractor, George Connon; cost, \$2,110; signed, April 3; filed, April 8; payments, \$500, framing and roof boarded; \$500, plastering completed; \$532, completed; \$528, 35 days.

Page near Devisadero. To build; owner, Michael J. Slattery; contractor, Henry Jacks; cost, \$5,048.75; signed, April 12; filed, April 13; payments, \$500, sewers, brick work and 2d floor joists on; \$650, brown coated; \$650, white coated; \$488.75, completed; \$762, 35 days.

Pierre and Sacramento. Nine two-story residences; owner, Mrs. K. D. Casey; architect, Henry A. Schulze; contractor, Rhody Ringrose; cost, \$3,700; signed, April 21; filed, April 26; payments, 1st day of each month 75 per cent. as work progresses; balance 35 days.

Pine near Sansone. Incandescent light work; owner, Daniel Meyer; architects, Salfeld & Kohlberg; contractors, Cal. Electrical Supply Co.; cost, \$1,000; signed, April 14; filed, April 23; payments, \$75, completed; \$275, 35 days.

Post near Jones. Concrete and brick work; architects, Hamilton & Mahoney; contractors, Ransome & Cushing; cost, \$7,500; signed, April 2; filed, April 2; payments, \$570, 1st floor joists laid and basement arches finished; \$1,875, completed; \$1,875, 35 days.

Powell Street Theatre. Tinting and decorating; owners, Denicke & Siebe; architects, Wood & Lovell; contractors, Spierling & Linden; cost, \$3,375; signed, March 31; filed, April 5; payments, 1st and 15th day of each month 75 per cent. of work done; balance 35 days.

Sacramento near Laguna. Two-story frame; owner, Jno. Siebe; architect, Henry Gelfuss; contractors, Schutt & Kreeker; cost, \$12,720; signed, April 28; filed, April 28; payments, \$2,382, frame up; \$2,385, partitions set; \$2,385, inside standing finish on; \$2,385, completed; \$1,180, 35 days.

Sacramento near Laguna. Plumbing and gas-fitting; owner, John D. Siebe; architect, Henry Gelfuss; contractor, H. Williamson; cost, \$3,700; signed, April 28; filed, April 28; payments, 1st and 15th day of each month 75 per cent. as work progresses; balance 35 days.

Sacramento near Maple. Five room cottage; owner, Geo. Schaefer; contractor, Geo. Healing; cost, \$1,480; signed, April 8; filed, April 19; payments, \$370, frame up; \$370, brown coated; \$370, completed; \$375, 35 days.

Sixteenth near Dolores. To build; owner, S. Scorpio; architect, W. C. Dickerson; contractor, J. C. Rogers; cost, \$4,000; signed, April 6; filed, April 6; payments, \$1,200, frame up; \$1,200, building enclosed and brown mortar on; \$1,250, completed; \$1,250, 35 days.

Sutter near Broderick. To build; owner, J. Jacobs; architects, Salfeld & Kohlberg; contractor, W. F. Judson; cost, \$4,140; signed, April 7; filed, April 9; payments, \$1,000, frame up; \$1,000, brown coated; \$1,100, completed; \$1,040, 35 days.

Sutter near Broderick. Plumbing, gas-fitting, etc.; owner, J. Jacobs; architects, Salfeld & Kohlberg; contractors, Striegel & Ponder; cost, \$560; signed, April 8; filed, April 9; payments, \$226, rough plumbing done; \$300, completed; \$145, 35 days.

Sutter near Taylor. Plumbing; owners, Golden Gate Bldg. Ass'n.; architects, Smith & Freeman; contractors, W. S. Snook & Son; cost, \$3,118; signed, April 1; filed, April 12; payments, \$1,215, rough plumbing in; \$1,149, completed; \$784, 35 days.

Sutter near Taylor. Plastering; owners, Golden Gate Bldg. Ass'n.; architects, Smith & Freeman; contractor, Chas. Dunlap; cost, \$3,800; cost, \$3,800; signed, April 1; filed, April 12; payments, \$800, lathed; \$1,000, 2nd coated; \$800, 3rd coated; \$250, completed; \$850, 35 days.

Sutter near Taylor. Painting; owners, Golden Gate Bldg. Ass'n.; architects, Smith & Freeman; contractor, Jos. Thomas; cost, \$1,240; signed, April 1; filed, April 12; payments, \$500, work is second coated; \$430, completed; \$314, 35 days.

Sutter near Taylor. Carpenter work; owners, Golden Gate Bldg. Ass'n.; architect, Smith & Freeman; contractor, T. H. Day; cost, \$21,230; signed, April 1; filed, April 12; payments, \$1,400, 2d story joists on; \$1,400, rafters on front building; \$4,000, ready for plaster; \$8,000, ready for painter; \$1,122, completed; \$5,308, 35 days.