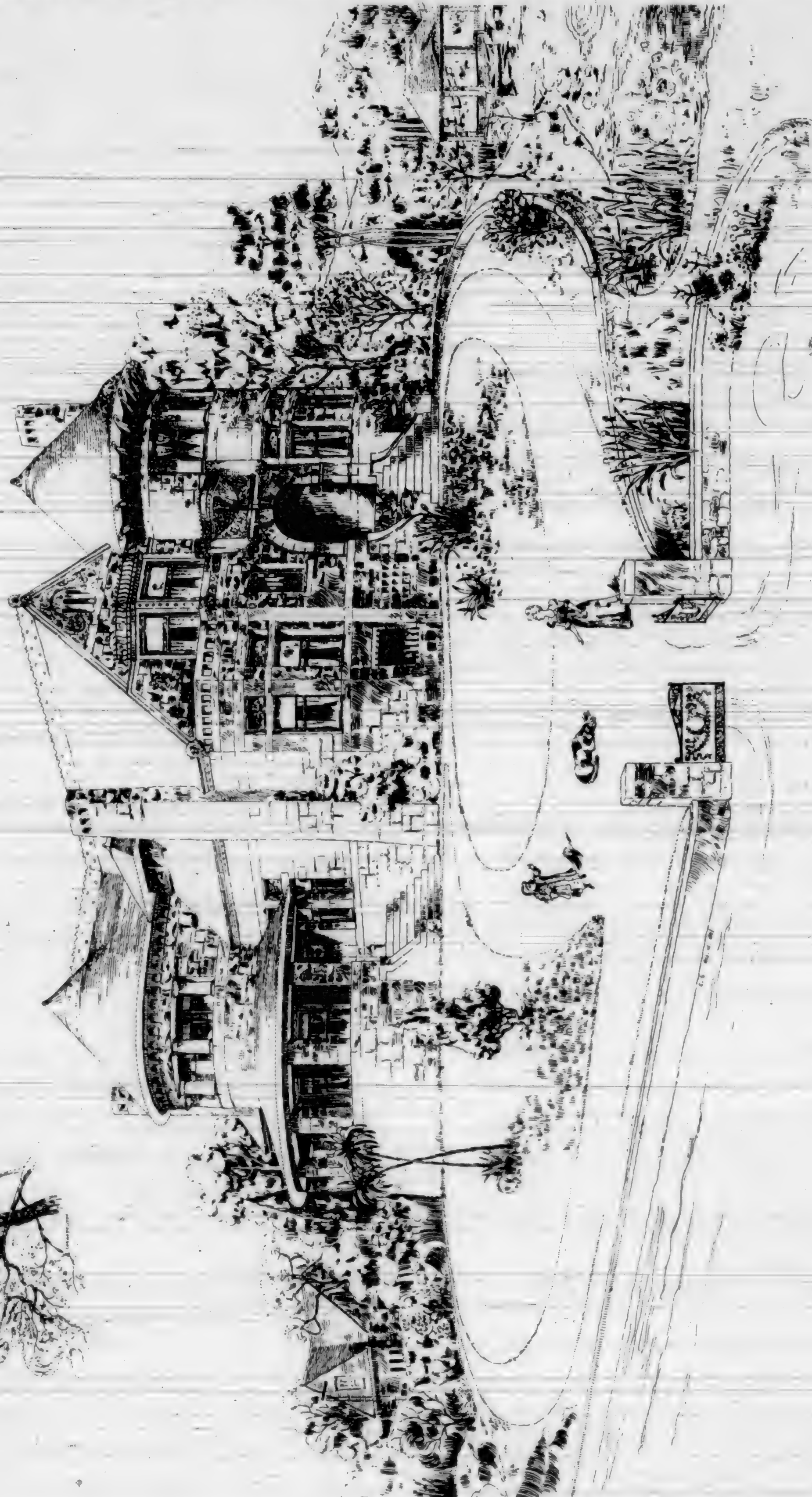
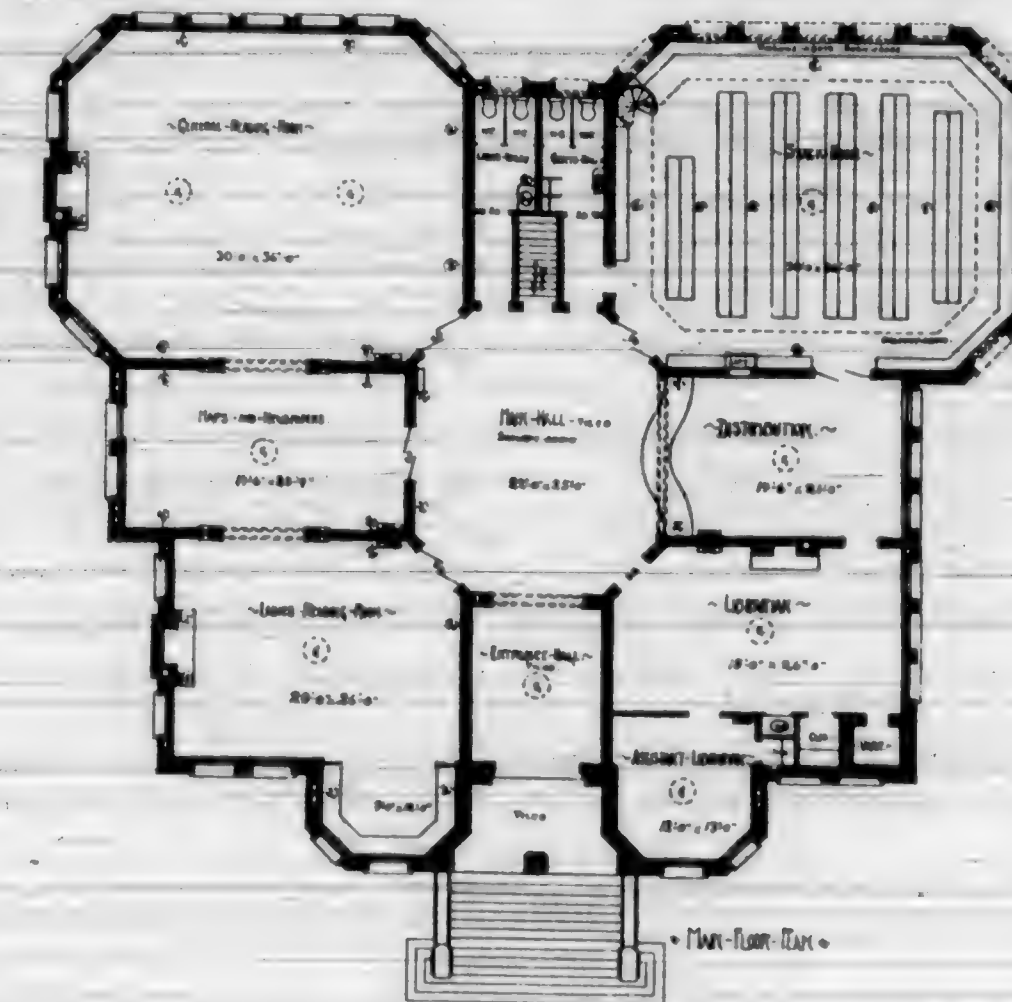


Tide-Wild.
Guthrie Swan - 92



BRITTON & REY PHOTO LITH.

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



SKETCH-CLUB
SUBMITTED BY "STONE"
C. A. MEUSSDORFFER.

BRITTON & REY PHOTO LITH.

DESIGN FOR COUNTRY LIBRARY.

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



NOVEMBER 1892

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

VOL. XIII. NO. II.

·BUILDINGS NEAR THE CATHEDRAL·MILAN·

·DRAWN BY·DANIEL·POLK·

To Miss R. E. Le Wright



BRITTON & REY PHOTO. LITH.

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

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF 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.

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 question inaugurating a more concentrated action of the members of the Chapter looking towards the advancement of architectural influence in this city and throughout the Coast, was discussed at length and laid over for future action.

Nominations of members were made for election at the next meeting to fill the offices for the ensuing year.

The proposition of purchasing some books offered to the Chapter was referred to the committee on "Students' Classes."

The committee on "Students' Classes," made the following report:

To the Officers and Members of the San Francisco Chapter of the A. I. A.

GENTLEMEN:—The committee to whom was referred the students' competitive designs for a Country Library makes the following report:—

No. 1. The design by C. A. Meussdorffer as being first in merit. The drawing shows study and good workmanship. The plan, in general, is cut up into too many small rooms. The entrance and vestibule leading directly into the library are well arranged.

No. 2. The design by Lewis Hobart comes next in merit. The plan partakes more of the character of a library. The vestibule has the main entrance directly into the library. The book cases and the ante-rooms are conveniently arranged. The exterior shows originality but some defects, viz.:—the window space is deficient for lighting the rooms. The lower portion would show an improvement if the water-table or string-course had been placed at the height of the cornice of vestibule and annexes so as to form a continuous tie.

No. 3. The design by Henry N. Meyers shows the plan as cut up into too many small rooms and the turn to the left after entering the vestibule in order to reach the library room detracts from its good features. The exterior shows study in the design and the lighting is good. The drawing is well executed.

No. 4. This design by Emil Blanckenburg shows a two-story building arranged for a street facade. The plan shows too many small rooms but the main entrance leads to the library which is commendable. The library is arranged in two stories, the upper story forming a balcony around the main room. The small stairs in the room leading to the balcony would be a convenient arrangement for the attendants, but the principal stairway which is placed outside the main hall seems unusually large for the rooms on the upper floor.

Your committee would suggest that the competitions of the "Students' Club" should be conducted under certain

defined rules, and that the instructions should be explicit and should state the limits of cost or size in some way, and if a church, the denomination or form of worship should be given in order that the Judges may have a clear idea of the motif before deciding on the merits of the different designs submitted.

All of which are respectfully submitted by

ALBERT PISSIS,
OLIVER EVERETT,
W. J. CUTHBERTSON,
H. T. BESTOR,
COMMITTEE.

The question of separating the Plasterers' contracts from the general contract was referred to a committee.

Upon request of the California Electrical Society, a committee was appointed to confer with a like committee from that society, with a view to the adoption of some system that will tend to improve the quality and character of electrical works in buildings, thereby reducing the fire risks.

The President of the Chapter, Mr. Geo. H. Sanders, presented a paper relating to architecture taking the lead in art work. This paper will be found in full on another page.

Mr. Sanders read the following paper on a system for the studies to be taken by the Class of Students, which was ordered printed and the members requested to give the subject the consideration necessary for the discussion set for the next meeting.

To the San Francisco Chapter A. I. A.

GENTLEMEN:—With reference to the recommendations which were adopted by the Chapter in regard to the awards of Bronze, Silver and Gold Medals to students, draughtsmen and assistants belonging to the Chapter classes, respectively, it seems necessary to adopt some additional regulations for the coming year to the end that a scheme of consistent studies and competitive exhibits should be arranged, so that the students may be enabled to follow the same in such order as shall enable the Chapter to award the said medals intelligently, and so as to be productive of the best results to the students themselves. To this end the following curriculum of studies, subjects of competition and text books are submitted for your approval.

FIRST.

FOR BRONZE MEDALS (TO STUDENTS).—TECHNIC PERIOD.

1.—TECHNIC. The best exhibit of practical geometry, arithmetic and algebra, (neatly executed examples inscribed in a book together with principles of surveying and leveling.

2.—ESTHETIC. Examples of the Greek and Roman Orders with diagrams showing entasis, volutes and mouldings.

3.—PHONETIC. Free-hand studies (flat) in charcoal, crayon or monochrome aqua-tint, together with sketches of natural foliage.

4.—Books to be studied, Pugin's Principles, Nicholson's Architecture, or similar elemental works.

SECOND.

FOR SILVER MEDALS (AWARDED TO DRAUGHTSMEN).—ESTHETIC PERIOD.

1.—TECHNIC. The best exhibit of applied mathematics as indicated in problems of strength of materials, systems of framing, girders, columns, piers, foundations, graphic strains, etc.

2.—ESTHETIC. Examples of the styles, specimens of detail (Gothic and Classic) together with other styles and

national peculiarities of style. Free-hand drawings from models, pen and ink copies of drawings, and studies in tint and line. Competition designs of architectural detail. Doors, windows, chimneys, dormers, arcades, fountains, niches, statues and architectural ornaments, cottages, lodges and summer houses.

(C) PHONETIC. Modeling, carving (copies). Studies of foliage (original).

(D) BOOKS. Guilt, Seven Lamps and other similar books.

THIRD.

(A) GOLD MEDAL. (ASSISTANTS). PHONETIC PERIOD.

(1) TECHNIC. Details of construction in stone, marble, brick, iron, wood and metal.

(2) AESTHETIC. Original designs for ornamental work in various styles, in monochrome, polychrome and pen and ink. Competition designs for halls, chambers, residences, hotels and institutions.

(C) PHONETIC. Original models, statuary, original carving, metal work, essays, etc.

(D) BOOKS. Fergusson, Stones of Venice, Violet le Duc, Discourses and other books of that character.

The above is suggested as a statement of the average result to be placed within the reach of every student of a five years' course of study, with the average opportunities offered in most offices of fair practice, and it is thought would have the effect of directing the students' attention to works within their capacity and commensurate with the experience attained by them at the respective periods above indicated. It would seem that such a scheme would economize effort by avoiding ambitious attempts beyond their power at given periods, and would have the effect of leading them, step by step, into the higher realms of architectural design, in a systematic way, instead of fostering vanity at the expense of their intellect and understanding, by premature development on wrong lines, at the same time affording to each student absolute freedom of action, from first to last.

GEO. H. SANDERS.



THE FORTNIGHTLY REVIEW for October contains an article on the "Trend of Trade Unionism" by H. W. Massingham, a chapter on "Raphael" by Walter Pater, and other articles on various subjects.

LIPPINCOTT'S for November has some interesting chapters on "Form in Driving," "Men of the Day," besides the stories and reviews.

DIE RENAISSANCE-ARCHITEKTUR ITALIENS, Aufzisse, Durchschnitte und Details in 135 lithographirten tafeln. Aufgenommen und mit Erläuterndem Texte Herausgegeben von Fr. Peyer Im Hof, Architekt. Erste Sammlung, Leipzig 1870, Verlag Von E. A. Seemann.

The text of this work is in German, and is illustrated with 135 finely etched line engravings, printed on heavy paper, of the most noted examples of Italian Renaissance. It is a

work that when seen will be sure of a purchaser, and we know of no other book so fully worth the price to the student of Architecture as this one. Size 6x9 inches and 3/4 of an inch in thickness. Price \$3.00. For sale by Messrs. Osborn & Alexander, 401 Market street, San Francisco, Cal.

The following books have been received too late for full reviews in this issue, but we shall give more extended notices in future numbers.

"A Manual of Industrial Drawing for Carpenters," William T. Comstock, N. Y., publisher.

"The Steam Engine," "The Drainage of Habitable Buildings," "Electric Lighting Specifications," "Electrical Dictionary," All of which are for sale by Messrs. Osborn & Alexander, 401 Market Street, San Francisco, Cal. They will also have for sale next week an English edition of "Vignola."



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 design "IDLE WILD" is a sketch by Mr. Clarkson Swain for a residence to be erected in the suburbs of this city.

THE illustration of a Library for a country town shows the design submitted by Mr. C. A. Meussdorffer which received the first mention in the recent competition of the Sketch Club of the San Francisco Chapter A. I. A., the report of which will be found on another page.

THE design for Trinity Presbyterian Church recently erected on the corner of Twenty-Third and Capp streets, is by Messrs. Percy & Hamilton, Architects. The basement is built of buff-colored cement bricks with sand stone trimmings; and above this the building is constructed of frame work, the exterior being shingled. The roof timbers are finished to show the construction. The basement contains the Sunday school rooms and parlors, and the auditorium is over them.

THE sketch of the buildings near the Cathedral in Milan is by Mr. Daniel Polk. The view is taken from the south-east and shows one of the purest examples of Italian Renaissance outside of Florence.

LEGAL DECISIONS.

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

A MECHANICS' LIEN.

WE are indebted to the *Sacramento Weekly Union* for the following:

The decision of the Supreme Court in the case of George Slight vs. G. S. Patton et al., respondents, was filed in Deputy Clerk Govan's office yesterday.

The action was brought in Tulare County to enforce a mechanics' lien. A general demurrer to the complaint was sustained, and plaintiff having declined to amend his complaint, judgment was rendered in favor of defendants. The plaintiff appealed from the judgment-roll and contended that the court erred in sustaining the demurrer to his complaint.

The complaint shows that plaintiff was a sub-contractor, with Thompson and Gamble, who were the original contractors with the defendant, Patton, to build and paint for the latter, on his land, a house and barn, and certain other structures; to furnish all the materials therefor for the gross sum of \$5,775, payable on the completion and acceptance of said buildings and structures or within ten days thereafter; that no part of this original contract price was made payable thirty-five days after the completion of the contract; that the work was commenced by the original contractors on or about the 20th day of July, 1889, and completed November 20, 1889; and that neither said original contract, nor any note or memorandum thereof, was ever filed in the office of the Recorder of the county in which said structures were to be built.

Plaintiff further averred that, after the original contractors had commenced the erection of said buildings (on or about August 30, 1889,) plaintiff entered into a contract with them whereby it was agreed that he should do all the painting of said buildings and furnish all the materials therefor, according to the plans and specifications, for the sum of \$541.70, to be paid within a reasonable time after the completion of such painting; and that plaintiff duly performed his contract with the original contractors to paint said buildings, and completed the same on the 20th day of November, 1889, on which day the buildings were completed.

The complaint then proceeds to state the filing and recording of plaintiff's notice of lien within thirty days after the completion of said buildings, a copy of which notice is exhibited as a part of the complaint.

The Supreme Court, in considering the objections to the complaint, goes into a particular statement of the portions of it alleged to be insufficient, at great length, and they reversed the judgment and remanded the cause, with instructions to the lower court to overrule the demurrer and proceed in the cause.

CONTRACTORS AS TRESPASSERS.—By exceeding the conditions of an agreement permitting building contractors in erecting a building on an adjoining lot, to enter a person's premises to shore it up, the contractors thereby become trespassers. The damages in such case include loss of profits sustained on account of the contractors' unlawful acts.

Capel v. Lyons, City Court of N. Y., 20 N. Y. Sup. 49.

LIABILITY OF EMPLOYER OF CONTRACTOR.—Where a person owning a lot adjoining another, contracts with a blaster to excavate rock on his premises that forms part of the stratum on which the adjoining house rests, and cannot be blasted without injury to that building, he is not excused by that contract, from responsibility for injuries to that house resulting from blasting the rock, since the act itself, and not the manner of doing it, is wrongful, and he may be enjoined from continuing the excavation in that manner.

Brennan v. Schreiner, Superior Court of New York, 20 N. Y. Sup. 130, 87.

LIEN FOR BUILDING ERECTED BY PURCHASER UNDER CONTRACT.—Where a land-owner entered into contract for the sale of property which was afterwards forfeited for the default of the purchaser, and in the meantime the latter had gone into possession, and erected a house on the land, certain parties furnishing to him materials and labor therefor, on account of which they sought to subject the estate of the land-owner to liens, the contract for the sale of the land making no provision for the construction of buildings except (in substance) that all improvements that might be made should become the property of the vendor, this last mentioned clause added nothing to the legal effect of the contract and the case came under the provision of the Minnesota Statute subjecting the estate of a land-owner to lien for improvements made by others with his knowledge unless he shall give the notice of his want of consent as therein prescribed, which also casts upon the land-owner the burden of excusing his default to comply with the law.

Wheaton v. Berg, Supreme Court of Minnesota, 52 N. W. Rep. 926, 170.

NO LIEN FOR MATERIALS FURNISHED CONTRACTOR.—The statute of Washington providing that every person furnishing materials to be used in the construction of any building shall have a lien therefor, whether furnished at the instance of the owner of the building or his agent, a mechanic's lien cannot be maintained against the owner of a building for materials furnished in its construction that were furnished the contractor in his own name, when the material man had no knowledge of any contract relations existing between the contractor and the owner, nor of the particular building to be constructed, but intended to hold whatever building the materials used in, as security.

Whittier v. Puget Sound Loan, Trust and Banking Co., Supreme Court of Washington, 30 Pac. Rep. 1094, 104.

PAYMENTS WITHOUT CONSENT OF SURETY INVALIDATE CONTRACTOR'S BOND.—A contractor entered into a written agreement with the owner to furnish all materials, and erect for him a building in accordance with certain plans and specifications, and deliver the same free from all liens for labor or material; and the contract further provided that the contractor was to receive therefor a stipulated sum, payable as the work progressed on the estimates of the architect, less 15 per cent, which was to be retained by the owner until the expiration of 90 days from the completion of the work, and then was payable only in the event that there were no liens upon the property for labor or materials supplied through the contractor. A bond was given by the contractor, with sureties, to complete the building according to the contract, and turn the same over to the owner discharged of all liens. Payments in excess of the 85 per cent provided by the contract, were made to the contractor without the consent of the sureties, during the progress of the work, without estimates of the architect. These payments excused the sureties from liability, as it deprived them of the protection of the reserved 15 per cent to which they were entitled.

Bell v. Paul, Supreme Court of Nebraska, 52 N. E. Rep. 1110, 196.

BUSINESS MOSAICS.

The December Number of the CALIFORNIA ARCHITECT AND BUILDING NEWS will be an extra hospital edition. Price fifty cents and free to new subscribers for 1893.

The Hercules Gas or Gasoline Engines have so many excellent qualities that they have given satisfaction wherever used. One of these machines can be made to run an electric plant for lighting shops or factories and as a cheap way of applying power for a great variety of uses. Messrs. Palmer & Rey of this city are the agents.

The California Architect AND BUILDING NEWS is desirous of having active agents in every city and town. Those wishing to act for us will please address this office.

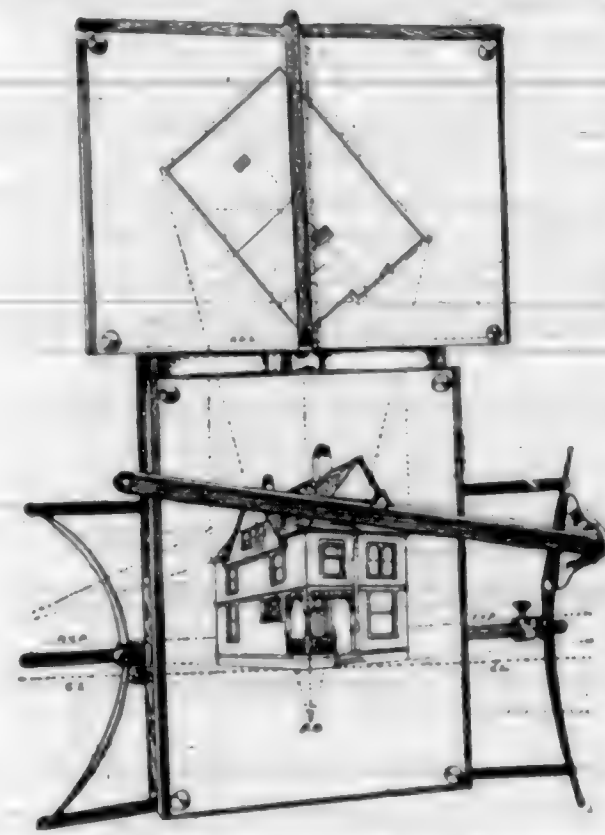
The new catalogue of Messrs. Gladding, McBean & Co., of 1358-1360 Market street, shows some new designs for ornamental terra-cotta tiles, and their improved hollow tile partitions and arches. This firm is one of the few that has kept ahead of the times and was prepared to execute new designs from Architectural drawings.

The Graphite productions of the Jos. Dixon Crucible Co. have steadily advanced and are now far ahead of all others in that line. The manufactures of this company have withstood the test of time and gained in popularity wherever used.

Their list of preparations comprises more than seventy-four articles prepared for special uses. A small can of graphite grease may be readily handled and is of great use to tip on the ends of screws as it lubricates them so that they can be easily set up, and prevents them from rusting; consequently they may be withdrawn without tearing the heads. Dixon's Graphite Paint has no superior for the preservation of metal work where a dark color is permissible.

Perspective drawings and the appliances for simplifying the making of them have been the subject of much thought. Many methods have been tried, but the machine herein shown seems to include so many advantages to the draughtsman that we give a detailed description of its construction.

The frame is of wood and carries metal arms upon which slide grooved guides. To these guides are fastened steel springs which can be set to any desired radius by means of a gauge on the center arms. The center of said curve or



radius will be the vanishing points of the perspective to be drawn. By placing a common T square with the head on the outside of the curve or arc, with the blade across the board, it will be seen that when the blade stands horizontally across the board, the true horizon lines will appear, while if moved above or below this point, a line drawn along the blade will be at an angle to the horizontal, but always directly toward the center of radius or vanishing points. (See fig. 1 and 2.) These curves can be set so the centers will be any desired distance from 100 to 10,000 ft. from center of board or picture plane line. The point of sight is obtained in the same manner as horizontal vanishing points, (see fig. 4) and by means of a pin connection with point of sight rule

and T square at the picture plane line any point on the plan can be transferred to the perspective without drawing any lines toward the point of sight or taking any measurements at the picture plane line. By placing the hole in the end of the T square over the pin in the point of sight rule, and the head of the T against the bottom of the board (as in fig. 3) and moving the square to the left, the point of sight rule will move with it, and by stopping at any desired point on the plan, the corresponding point on the perspective will be shown at the edge of the T square, which when used in this connection always remains perpendicular. While the point of sight rule always points toward the center of the arc which carries it, (See fig. 4.) or toward the point of sight. By this means the points on the plan are transferred to the perspective direct and saves a multitude of lines, erasures and measurements, thereby saving much time in making true perspectives.

The Kieckhefer Elevators are gaining in favor with those who desire a superior article in this line. Architects and persons interested and who have not yet decided, will, in about two weeks, be able to inspect the Hydraulic High-Speed Elevator having all the latest improvements and which is being put into the new "Examiner Building" in course of erection on Mission street, near Third street in this city. When carefully examined its adoption is sure to follow.

Mr. Chas. A. Hare, the Agent for the Celebrated Gardner Sash Balance, is having printed a handy reference card containing the table for lumber measure shown on page 126.

These cards may be had free upon application at Pier 5, Steuart street, San Francisco.

The superiority of their goods is so well known, that when the J. L. Mott Iron Works is mentioned, no one challenges the quality.

J. L. Cahill, Painter and Decorator has removed from 932 Mission street to 107 Sixth street near Mission, where he has increased facilities for his business which had outgrown the old stand.

Sheet metal work for cornices, ornaments, roofs, etc., from the establishment of Wm. Cronan, 1213-1215 Market street, stand unrivaled. The best approved machines are here used for bending and joining the ornamental projecting finish on the exteriors of buildings.

TENDERS TO BE RECEIVED.

Treasury Department, Office Supervising Architect, Washington, D. C., November 3rd, 1892. Sealed proposals will be received at this office until 2 o'clock p. m. on the 1st day of December, 1892, and opened immediately thereafter, for all the labor and materials required for the trench excavation, foundations, cut stone and brick work of the basement and area walls, basement columns, first floor beams, etc., for the U. S. Post Office Building at Burlington, Iowa, in accordance with drawings and specification, copies of which may be had on application at this office or the office of the Superintendent at Burlington, 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 or all bids and to waive any defect or informality in any bid, if it is 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 the Trench Excavation, Foundations, Cut Stone and Brick Work of Basement and Area Walls, etc., for the U. S. Post Office Building at Burlington, Iowa," and addressed to,

W. J. EDBROOKE,
Supervising Architect.

Treasury Department, Office Supervising Architect, Washington, D. C., November 3rd, 1892. Sealed Proposals will be received at this office until 2 o'clock p. m. on the 30th day of November, 1892, and opened immediately thereafter, for all the labor and materials required for the trench excavation, foundations, cut stone work and brick work, iron and wood floor, ceiling and roof construction, roof covering, etc., for the U. S. Post Office Building at Fremont, Nebraska, in accordance with the drawings and specification, copies of which may be had on application at this office or the office of the Superintendent at Fremont, 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 or all bids and to waive any defect or informality in any bid, if it is 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 the Trench Excavation, Foundations, Cut Stone and Brick Work, Iron and Wood Floor, Ceiling and Roof Construction, Roof Covering, etc., for the U. S. Post Office Building at Fremont, Nebraska," and addressed to,

W. J. EDBROOKE,
Supervising Architect.

CITY BUILDING NEWS.

Adair near Howard. Two-story frame; owner, C. B. Randall; contractor, C. B. Randall; cost, \$3,400; signed, Oct. 25; filed, Oct. 26; payments, \$550, roof on; \$850, brown mortar on; \$850, completed; \$850, 35 days.

Bay near Kearney. One-story frame, two stores; owner, Geo. Levison; architect, P. R. Schmidt; contractor, Jas. Cochran; cost, \$1,900; signed, Oct. 23; filed, Nov. 2; payments, \$500, roof on inside ready for plaster; \$500, plastered; \$100, completed; \$500, 35 days.

Beaver near Castro. One-story frame; owner, Sylvester Dean; contractor, W. W. Rednall; cost, \$1,077; signed, Oct. 5; filed, Oct. 6; payments, \$405, enclosed; \$194, brown mortar on; \$194, completed; \$194, 35 days.

Bryant near Butte. Alterations and additions; owner, Mary Fitzgerald; architect, M. J. Welsh; contractor, Arthur & Lafayette; cost, \$1,470; signed, Oct. 7; filed, Oct. 7; payments, \$367.50, frame up; \$367.50, brown mortar on; \$367.50, completed; \$367.50, 35 days.

Bush near Broderick. To build; owner, Nicholas Hattin; architect, Harold D. Mitchell; contractor, John Strand; cost, \$3,100; signed, Oct. 7; filed, Oct. 15; payments, \$900, frame up; \$900, house mortar on; \$900, standing finish on; \$925, completed; \$775, 35 days.

Bush near Powell. To build; owner, Mary F. Rye; architect, W. H. Lillie; contractor, Jos. Kennedy; cost, \$18,900; signed, Nov. 2; filed, Nov. 8; payments, \$1,500, old building torn down and foundation of new one in; \$2,500, frame up; \$2,500, enclosed; \$2,500, brown mortar on; \$2,500, standing finish on; \$2,500, completed; \$4,701, 35 days.

Bush near Powell. Grading; owner, Thos. Madigan; contractors, Helyea & Rogers; cost, \$2,100; signed, Sept. 29; filed, Oct. 12; payments, \$2,100, completed.

Bull and Minnesota. Two-story flat; owner, Patrick Cronan; architect, W. C. Dickerson; contractor, Miron & Gardner; cost, \$3,835; signed, Oct. 10; filed, Oct. 11; payments, \$950, framed; \$950, roof and brown mortar on; \$950, completed; \$950, 35 days.

Butte near Mississippi. To build; owner, John Parnell; contractors, Selter & Stevens; cost, \$1,240; signed, Oct. 18; filed, Oct. 20; payments, \$320, enclosed; \$320, brown mortar on; \$320, completed; \$320, 35 days.

California and Stockton. Lathing and plastering; owner, J. J. Wyatt; architect, John Cash; contractor, Joseph Morris; cost, \$1,200; signed, Oct. 27; filed, Oct. 28; payments, \$300, brown mortar on; \$100, cornice stuck; \$200, one house finished; \$150, 2d house finished; \$150, completed; \$300, 35 days.

Clay and Powell. Three-story frame; owner, Wm. Daugener; architects, Kenitzer & Kollofath; contractors, Schutt & Kreeker; cost, \$12,000; signed, Nov. 1; filed, Nov. 3; payments, \$300, completed; \$3,000, 35 days.

Clay near Powell. Alterations and additions; owner, Glanville Tosecan; contractor, Luigi Fraucourt; cost, \$2,000; signed, Nov. 2; filed, Nov. 3; payments, \$375, 1st floor joists and studding set; \$375, completed; \$375, brown mortar on; \$375, completed; \$375, 35 days.

Clay and Webster. Grading and filling in; owner, Dr. L. C. Lane; architects, Wright & Sanders; contractor, J. G. Conroy; cost, \$3,000; signed, Oct. 15; filed, Oct. 18; payments, 1st Saturday of each month 75 per cent. as work progresses; balance, 35 days.

Clayton near Oak. Two-story frame; owner, Ferdinand Frowman; contractors, Soule & Hoadley; cost, \$6,000; signed, Oct. 17; filed, Oct. 18; payments, \$1,125, frame up; \$1,125, enclosed; \$1,125, plastered; \$1,125, completed; \$1,500, 35 days.

Clement near 3rd Ave. Two-story frame; owner, F. T. Newbury; architects, Colley & Lemme; contractors, Constable & Hamilton; cost, \$3,047; signed, Sept. 30; filed, Oct. 3; payments, \$945, enclosed; \$945, plastered; \$945, accepted; \$812, 35 days.

Clementina near 3rd. Frame building; owner, R. M. de Larronda; architect, J. Ahlback; contractor, Henry Munster; cost, \$5,000; signed, Oct. 11; filed, Oct. 12; payments, \$1,250, enclosed; \$1,250, brown mortar on; \$1,250, completed.

Columbia near 26th. Painting exterior; owner, Board of Education; architect, C. I. Havens; contractor, Thos. Learned; cost, \$190; signed, Oct. 19; filed, Oct. 20; payments, \$190, completed.

D. Valadero and Golden Gate Ave. Frame building of eight rooms; owner, Andrew J. Talston; architects, B. McDougall & Son; contractor, Jno. H. McKay; cost, \$4,165; signed, Oct. 14; filed, Oct. 15; payments, \$500, 1st tier of joists in; \$800, enclosed and rough plumbing in; \$800, brown mortar on; \$1,023.75, plastered and completed; \$1,041.25, 35 days.

Dolores near 16th. Two-story frame; owner, L. J. Ruffino; architect, C. I. Devlin; contractor, T. R. Basset; cost, \$3,762; signed, Oct. 20; filed, Oct. 20; payments, \$550, frame up; \$600, ready for lathing; \$800, extra mill work complete; \$800, ready for paint; \$870, completed; \$942.50, 35 days.

Dorland near Church. Two-story frame; owner, J. B. Knudson; contractor, J. L. Binet; cost, \$1,090; signed, Oct. 20; filed, Oct. 20; payments, \$400, enclosed; \$115, completed; \$271, 35 days.

Douglas St. One-story cottage; owner, Mary Wall; contractor, Wm. & H. Plant; cost, \$1,160; signed, Oct. 13; filed, Oct. 18; payments, \$600, frame up; \$500, carpenter work done; \$160, receipted bills shown.

Eighteenth near Douglas. Three-story frame; owner, Peter McCarthy; contractor, F. V. Acker; cost, \$9,500; signed, Oct. 12; filed, Oct. 12; payments, \$1,200, frame up; \$1,200, rustic and roof on; \$1,200, floors laid and inside studding up; \$1,000, brown mortar on; \$1,000, plastered; \$1,400, completed; \$2,500, 35 days.

Eleventh Ave. near Pt. Lobos. Cottage; owner, James Moran; contractor, T. C. Cochran; cost, \$1,080; signed, Oct. 3; filed, Oct. 10; payments, \$500, brown mortar on; \$310, completed; \$270, 35 days.

Fifteenth near Howard. Two-story and flats; owner, Christian H. Werner; architect, Julius E. Kraft; contractors, Schmidt & Gensler; cost, \$3,250; signed, Oct. 13; filed, Oct. 15; payments, \$800, rustic and roof sheathed; \$825, brown mortar on; \$800, completed; \$825, 35 days.

Fremont and Bryant. Frame stable; owner, Oregon Improvement Co.; contractor, Chas. W. Kinsman; cost, \$1,950; signed, Oct. 24; filed, Oct. 27; payments, 75 per cent. on completion; balance, 35 days.

Geary and Octavia. Painting, varnishing, etc.; owner, R. M. Black; architect, Wm. Curlett; contractor, Geo. W. Cahon; cost, \$2,575; signed, Sept. 21; filed, Sept. 30; payments, 1st and 15th day of each month 75 per cent. as work progresses; balance, 35 days.

Golden Gate Ave. To build; owner, F. Hartmann; architects, Sadfield & Kohlberg; contractor, H. Rohling; cost, \$1,300; signed, Oct. 8; filed, Oct. 13; payments, \$500, ready for plasterer; \$450, completed; \$450, 35 days.

Golden Gate Park. Concrete bridge; owners, Park Commissioners; architect, A. Page Brown; contractor, Gray Bros. Artificial Stone Paving Co.; cost, \$7,000; signed, Oct. 8; filed, Oct. 10; payments, 1st day of each month 75 per cent. as work progresses; balance, 35 days.

Golden Gate Ave. near Hyde. Painting Humboldt Primary School; owner, Board of Education; architect, C. I. Havens; contractor, Geo. Gottung; cost, \$300; signed, Oct. 17; filed, Oct. 19; payments, \$200, completed.

Greenwich near Jones. Painting exterior; owner, Board of Education; architect, C. I. Havens; contractor, Thos. Learned; cost, \$195; signed, Oct. 19; filed, Oct. 20; payments, \$195, completed.

Haight near Schrader. Two-story frame; owner, H. F. Krebo; contractor, Brooklyn Planing Mill Co.; cost, \$3,550; signed, Oct. 13; filed, Oct. 13; payments, \$710, frame up; \$710, roof shingled; \$710, brown mortar on; \$710, painted and doors hung; \$710, accepted.

Hampshire near 22d. Alterations and additions; owner, Caroline Blumenthal; contractor, T. F. Mitchell; cost, \$1,800; signed, Sept. 28; filed, Sept. 30; payments, \$450, house raised and lot graded; \$450, brown mortar on; \$450, completed; \$450, 35 days.

Harrison and Juniper. Three-story frame; owner, Wm. Offerman; architect, Fred. P. Hahn; contractor, Wm. Tugler; cost, \$7,830; signed, Oct. 3; filed, Oct. 4; payments, \$1,400, enclosed; \$1,400, brown mortar on; \$1,400, plastered; \$1,725.00, completed; \$1,957.50, 35 days.

Howard and 4th. Underpinning and concrete work; owner, Annie N. Farrell; architects, Shea & Shea; contractor, Gray Bros. Art. Stone Paving Co.; cost, \$300, per cubic foot; signed, Oct. 20; filed, Oct. 27; payments, 1st day of each month 75 per cent. as work progresses; balance, 35 days.

Hyde and Vallejo. 35 built; owner, W. K. Bush; architects, Martens & Coffey; contractors, Patterson & Drew; cost, \$1,300; signed, Oct. 12; filed, Oct. 22; payments, \$1,000, enclosed; \$1,000, outside finish and brown mortar on; \$1,200, completed; \$1,100, 35 days.

Jackson near Lyon. Concrete bulkhead, etc.; owner, Mrs. Anna Meade; architect, J. C. Newson; contractor, H. Stettin; cost, \$1,550; signed, Oct. 13; filed, Oct. 18; payments, 1st and 15th day of each month 75 per cent. as work progresses; balance, 35 days.

Jones near Blue. Three-story frame; owner, E. E. Staples; architect, F. B. Wood; contractor, J. F. Logan; cost, \$8,033; signed, Oct. 14; filed, Oct. 14; payments, 75 per cent. as work progresses; balance, 35 days.

Jones near Sacramento. Two-story frame; owner, Mary Spillane; architect, F. B. Wood; contractor, John T. Grant; cost, \$1,100; signed, Oct. 5; filed, Oct. 6; payments, \$1,025, frame up and roof on; \$1,025, brown mortar on; sashes hung and glazed; \$1,025, completed; \$1,025, 35 days.

Karl near Cole. To build; owners, Emma M. & J. L. Callison; cost, \$4,000; signed, Oct. 12; filed, Oct. 13; payments, \$1,000, frame up; \$1,000, enclosed and brown mortar on; \$1,400, completed.

La Fayette near Mission. To build; owner, Wm. Hughes; contractor, Jas. McLean; cost, \$1,450; signed, Oct. 22; filed, Nov. 3; payments, \$300, brick foundations and rear yard patches and steps in; \$375, new front on; \$375, completed; \$300, 35 days.

Lagomare and Plymouth. Two-story frame; owners, Mary Lane and Delia Hall; contractors, Morrison & Cook; cost, \$1,425; signed, Oct. 22; filed, Nov. 3; payments, \$75, rustic and roof boards on; \$450, brown mortar on; \$500, completed; \$500, 35 days.

Market near Second. Stone fixtures; owner, Palace Hardware Co.; architects, Wood & Lovell; contractors, Anderson Bros.; cost, \$1,400; signed, Oct. 10; filed, Oct. 11; payments, \$475, 1/2 work complete; \$475, completed; \$475, 35 days.

Market and Hayes. Store fitting; owner, J. Kemp; architect, Wm. H. Armitage; contractors, Robinson & Gillespie; cost, \$2,100; signed, Aug. 8; filed, Nov. 2; payments, material delivered upon ground 75 per cent. of value; 25 per cent. 35 days.

Market near Powell. Painting, varnishing, etc.; owner, Annie Donahoe; architect, C. I. Havens; contractors, Fraser & Keefe; cost, \$5,895; signed, Oct. 21; filed, Nov. 2; payments, 1st and 15th day of each month 75 per cent. as work progresses; balance, 35 days.

McAllister near Franklin. Painting exterior; owner, Board of Education; architect, C. I. Havens; contractor, Thos. Learned; cost, \$200; signed, Oct. 19; filed, Oct. 20; payments, \$200, completed.

McAllister near Van Ness. Carpenter work, painting, etc.; owner, M. E. Ulmer; architects, Stone & Munson; contractor, Geo. Condon; cost, \$1,822; signed, Oct. 12; filed, Oct. 13; payments, \$917.25, frame up; \$917.25, enclosed; \$917.25, plastered; \$917.25, completed; \$1,223, 35 days.

McAllister near Van Ness. Alterations and additions; owner, Fred Haussler; architect, H. Geiffuss; contractor, F. W. Kern; cost, \$2,400; signed, Oct. 23; filed, Oct. 28; payments, 1st and 15th day of each month 75 per cent. as work progresses; balance, 35 days.

Mission near 16th. Painting exterior; owner, Board of Education; architect, C. I. Havens; contractor, Thos. Learned; signed, Oct. 19; filed, Oct. 20; payments, \$190, completed.

Noe near Ridley. Two-story frame; owner, Mrs. J. B. Jardine; contractor, H. R. Schmuckert; cost, \$3,255; signed, Oct. 6; filed, Oct. 7; payments, \$600, frame up; \$600, brown mortar on; \$600, plastered; \$600, completed; \$600, 35 days.

O'Farrell near Hyde. Alterations and additions; owner, Wm. Schnudtz; architect, C. M. Rousseau; contractor, Andrew Christensen; cost, \$2,100; signed, Oct. 26; filed, Oct. 27; payments, \$400, framed; \$800, brown coated; \$600, completed; \$600, 35 days.

Old San Jose Ave. near 29th. Two-stories and flats; owner, Geo. Raddock; architect, J. J. Kenna; contractors, Peterson & Olsen; cost, \$3,350; signed, Oct. 10; filed, Oct. 16; payments, \$1,337.50, frame up; \$1,337.50, brown mortar on; \$1,337.50, completed; \$1,337.50, 35 days.

Oregon and Drumm. Plumbing, gas-fitting, etc.; owner, Jas. G. Fair; architect, H. A. Schutze; contractor, Jas. E. Britt; cost, \$1,795; signed, Oct. 7; filed, Oct. 15; payments, 1st and 15th day of each month 75 per cent. as work progresses; balance, 35 days.

Pacific near Broderick. Lathing and plastering; owner, David Perry; architect, C. I. Havens; contractor, J. R. Tobin; cost, \$1,600; signed, Oct. 7; filed, Oct. 10; payments, \$800, plastered; \$400, completed; \$400, 35 days.

Pacific near Central Ave. Two-story frame with basement; owner, E. T. Shep-
pards architect; J. C. Newson; contractor, Fred Kronick; cost, \$2,353; signed,
Nov. 1; filed, Nov. 1; payments, \$81.25, frame up; \$81.25, brown mortar on;
\$81.25, completed; \$81.25, 35 days.

Park Road near Park Hill Ave. Laundry machinery; owner, Sister M. O'Brien;
architects, Shea & Shea; contractor, Troy Laundry Machinery Co.; cost,
\$1,855; signed, Oct. 19; filed, Oct. 27; payments, \$1.57; machinery set in position;
balance, 35 days.

Pine near Franklin. Sewering, plumbing, etc.; owner, Gustav Sutter architect,
Julius E. Kraft; contractor, Dudley Bros; cost, \$2,655; signed, Oct. 11; filed,
Oct. 17; payments, \$900, sewer and rough plumbing in; \$900, completed; \$355,
35 days.

Pine near Franklin. Two-story building with basement and attic; owner,
Gustav Sutter architect, Julius Kraft; contractor, W. W. Ackerson; cost,
\$1,000; signed, Oct. 11; filed, Oct. 17; payments, \$2.00, frame up and sheathed
and bulkheads built; \$2,500, enclosed and brown mortar on; \$2,500, interior
finished and plastered; \$2,500, interior ready for painting; \$2,500, completed;
\$3,750, 35 days.

Pine near Hyde. Alterations and additions; owner, Peter Jorgensen; architect,
W. H. Little; contractor, J. C. Rogers; cost, \$5,250; signed, Oct. 1; filed, Oct. 1;
payments, \$1,025, old building repaired and frame of new building up;
\$1,500, frame of stable up and brown mortar on; \$1,600, completed; \$1,300, 35
days.

Point Lobos and 8th Ave. Frame building; owner, Patrick O'Donnell; contrac-
tors, Huber & O'Brien; cost, \$2,100; signed, Oct. 17; filed, Oct. 21; payments
\$900, enclosed; \$900, brown mortar on; \$900, plastered; \$900, completed.

Post near Stockton. Alterations and additions; owner, M. J. Wilson; architect,
Clinton Day; contractor, John McCarthy; cost, \$51,783; signed, Oct. 25; filed,
Oct. 25; payments, \$4,500, 24 story beams laid; \$5,500, roof framed; \$5,500,
brown mortar on; \$7,500, completed; \$7,500, 35 days.

Powell near Bush. Three-story frame; owner, John Scott; contractor, Richard
Felix; cost, \$5,450; signed, Oct. 27; filed, Oct. 28; payments, \$1,000, enclosed;
\$1,000, brown mortar on and outside finish done; \$1,500, completed; \$1,500, 35
days.

Sacramento near Cherry. One-story frame; owner, Mary Cavanagh; archi-
tect, Wm. H. Armitage; contractor, W. H. Mead; cost, \$1,700; signed, Sept.
27; filed, Sept. 30; payments, \$125, frame up; \$125, brown mortar on; \$125,
completed; \$125, 35 days.

Sacramento, Nos. 1450, 1622, 1624. Alterations and additions; owner, Julien
Smith architect, J. Marquis; contractor, Robert Currie; cost, \$5,000; signed,
Nov. 1; filed, Nov. 2; payments, \$900, new front, except porches, finished;
\$900, brown mortar on and sewers connected; \$900, completed; \$900, 35 days.

Sadowa near Plymouth. Cottage; owner, Mrs. May McKenzie; contractor, H.
Lahousse; cost, \$1,100; signed, Oct. 5; filed, Oct. 6; payments, \$100, roof on;
\$100, completed; \$100, 35 days.

Seventeenth near Church. Alterations and additions; owner, Bernard Trezzini;
architect, A. J. Barnett; contractor, A. G. Fisher; cost, \$1,000; signed, Oct. 1;
filed, Oct. 1; payments, \$100, roof boards on; \$100, brown mortar on and outside
finish on; \$100, completed; \$100, 35 days.

Sharon near Rich. One-story frame; owner, Eugene O'Connor; contractor,
Alfred Hawkins; cost, \$1,025; signed, Oct. 11; filed, Oct. 13; payments, \$97,
enclosed; \$400, brown mortar on; \$400, completed; \$107, 35 days.

Shotwell near 23rd. Painting exterior; owner, Board of Education; architect,
C. L. Hayes; contractor, Thos. Leamed; cost, \$145; signed, Oct. 19; filed, Oct.
20; payments, \$145, completed.

Silver near 2d. Painting exterior; owner, Board of Education; architect, C. L.
Hayes; contractor, W. S. Upham; cost, \$130; signed, Oct. 22; filed, Oct. 21;
payments, \$130, completed.

Stevenson near 19th. Alterations and additions; owner, Mary Chaney; contrac-
tor, A. S. Cook; cost, \$1,350; signed, Oct. 20; filed, Oct. 20; payments, \$37.50,
frame up; \$37.50, brown mortar on; \$37.50, completed; \$37.50, receipts bills
shown.

Sutter near Gough. Three additional rooms to school; owner, Board of Educa-
tion; architect, C. L. Hayes; contractor, Jas. Campbell; cost, \$2,394; signed,
Oct. 31; filed, Nov. 2; payments, \$1,000, enclosed and brown mortar on; \$1,000,
completed; \$900, 35 days.

Sutter near Jones. Four-story brick and frame; owner, Elnora Wallace;
architect, R. H. White; contractor, D. T. Pierce; cost, \$12,500; signed, Oct. 10;
filed, Oct. 11; payments, \$2,750, foundation in and wall plates on; \$2,750, frame
up; \$2,900, ready for brown mortar, main cornice and bay windows; \$2,500,
frame up; \$5,000, ready for brown mortar, main cornice and bay windows;
\$2,500, plastered; \$2,500, inside finish on; \$2,500, completed; \$21,000, 35 days.

Sutter near Jones. Alterations and additions; owner, University Club; archi-
tect, A. Page Brown; contractor, D. S. Christy; cost, \$1,555; signed, Oct. 6;
filed, Oct. 7; payments, 1st day of each month 75 percent as work progresses;
balance, 35 days.

Sutter near Mason. Grading; owner, Simon Weinman; architects, Bliss &
Moore; contractor, J. H. O'Brien; cost, \$3,000; signed, Oct. 1; filed, Oct. 3;
payments, 1st and 15th day of each month 75 percent as work progresses;
balance, 35 days.

Sutter near Montgomery. Bank furniture; owner, Bank of Kelly Banking Co.;
architect, Chas. J. Dechler; contractor, Jas. Kemp; cost, \$3,875; signed, Sept.
29; filed, Oct. 1; payments, 75 percent as work progresses; balance, 35 days.

Sutter near Montgomery. Plumbing work; owners, J. A. & P. J. Donohoe;
architect, C. J. Dechler; contractor, J. Kemp; cost, \$2,000; signed, Oct. 24; filed,
Oct. 24; payments, 75 percent as work progresses; balance, 35 days.

Sutter near Taylor. Fresnoe work; owner, Golden Gate Building Association;
architect, Wm. F. Smith; contractors, Kern & Elbach; cost, \$1,000; signed, Oct.
18; filed, Oct. 30; payments, \$150, primed and sized; \$300, stenciled; \$750, com-
pleted; \$400, 35 days.

Third Ave. near Lake. A dwelling house; owner, Chas. Welsh; contractor,
C. A. Peterson; cost, \$1,650; signed, Oct. 6; filed, Oct. 7; payments, \$500, en-
closed; \$500, plastered; \$500, completed.

Twenty-fourth and Dolores. Concrete wall; owner, Gen. Edwards; contractor,
Gray Bros. Art Stone Co.; cost, 50 cts. per cubic foot; signed, Sept. 30; filed,
Oct. 5; payments, to be paid in three equal payments on or before the 2, 4
and 6 months from completion.

Union, Fillmore, Green and Steiner. Stone sidewalk; owner, Amelia V. R.
Pixley; contractor, George Goodman; cost, \$2,440; signed, Sept. 30; filed, Oct.
7; payments, 75 per cent, sidewalk on Union street completed; 75 per cent,
Fillmore street completed; 75 per cent Green street completed; 75 per
cent Steiner street completed; balance 35 days.

ALAMEDA COUNTY.

Addison St., Berkeley. To build; owner, Edward McVay; architect, G. W.
Collinson; contractor, Oscar Carpenter; cost, \$1,500; signed, Oct. 6; filed, Oct.
20; payments, 75 percent as work progresses; balance 35 days.

Alameda Ave. near Walnut, Alameda. Additional work to a building; owner,
Mrs. Anna Regan; contractor, A. R. Denke; cost, \$1,700; signed, Oct. 2;
filed, Oct. 27; payments, \$900, roof on; \$900, completed; \$900, 35 days.

Block No. 567, Lot 20, Oakland. One-story cottage; owner, Sarah Keeley;
contractor, W. M. Campbell; cost, \$2,200; signed, Sept. 28; filed, Oct. 1; pay-
ments, \$675, frames up; \$450, enclosed, floors laid and brown mortar on; \$450,
completed; \$675, 35 days.

Butler near Idaho. One-story frame; owner, C. A. Klinkner; contractor, G. B.
Saunders; cost, \$1,735; signed, Oct. 18; filed, Oct. 20; payments, \$435, enclosed;
\$435, brown mortar on; \$435, completed; \$435, 35 days.

Centerville, Alameda. Two-story frame; owner, Fannie Salz; architects, J. J.
& T. D. Newson; contractor, B. O. Simpson; cost, \$3,548; signed, Oct. 11; filed,
Oct. 13; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Clay near 18th, Oakland. To build; owner, Oakland Gas Lighting and Heating
Co.; architects, Coxhead & Coxhead; contractor, Rhody Ringrose; cost,
\$7,100; signed, Sept. 21; filed, Oct. 2; payments, 1st day of each month 75 per
cent as work progress; balance 35 days.

Dow and Thomas Tract, Brooklyn. Two-story frame; owner, W. F. Thomas;
contractor, J. A. Eastman; cost, \$1,640; signed, Oct. 5; filed, Oct. 6; payments,
\$410, frame up and roof sheathed; \$410, brickwork finished and brown
mortar on; \$410, completed; \$410, 35 days.

Eighth near Chestnut, Oakland. Two-story frame; owner, Andrew Rudger;
contractors, A. W. Pattani & Co.; cost, \$4,078; signed, Oct. 8; filed, Oct. 10;
payments, \$1,000, rustic and shingles on and chimneys built; \$1,000, window
panes in and brown mortar on; \$1,000, completed; \$1,078, 35 days.

Fifth near Allston, Berkeley. One-story cottage; owner, Wm. Smidt; architect,
Wm. Schrof; contractor, Thos. P. Roack; cost, \$1,385; signed, Oct. 12; filed,
Oct. 14; payments, \$45, rustic and roof boards on and chimneys built; \$345,
brown mortar on and window frames set; \$345, plastered; \$345, 35 days.

Fifth near Myrtle, Oakland. Two-story dwelling; owner, Luigi Raffetto; con-
tractor, Alex. F. Johnson; cost, \$3,700; signed, Oct. 13; filed, Oct. 13; pay-
ments, \$900, rustic and roof on; \$900, brown mortar on; \$900, plastered; \$900,
windows and doors on; \$900, completed; \$900, 35 days.

Fitch Tract, Alameda. One-story building; owners, M. A. & Amalie Berg;
contractors, Lohr & Prugh; cost, \$1,307; signed, Sept. 29; filed, Oct. 1; pay-
ments, \$400, 1/2 work done and 1/2 materials furnished; \$900, 3/4 done and 1/2
furnished; \$900, completed; \$497, 35 days.

Fourteenth and Broadway, Oakland. Carpenter work, painting, etc.; owners,
Clenk & Moser; architect, Wm. Mosser; contractors, Simile Bros; cost,
\$7,400; signed, Oct. 13; filed, Oct. 25; payments, as work progresses, 75 per
cent in three payments; balance, 35 days.

Haight near Chipman, Alameda. Cottage; owners, M. G. H. Perry; contractor,
John Sully; cost, \$1,000; signed, Oct. 28; filed, Oct. 28; payments, \$33.33, frame
up and roof sheathed; \$33.33, wood work, plastering and priming finished;
\$33.33, 35 days.

Haight Ave. near 7th, Alameda. One-story frame; owners, Mohr & Wright;
contractor, O. R. Berke; cost, \$3,500; signed, Oct. 17; filed, Oct. 17; payments,
\$75, frame up; \$75, brown mortar on; \$75, completed; \$75, 35 days.

Hirschfeld Tract, Alameda. Story and a half cottage; owners, Helena and W.
C. Forsyth; contractor, John J. Boyle; cost, \$1,250; signed, Oct. 4; filed, Oct.
20; payments, \$506.25, brown mortar on; \$506.25, completed; \$357.50, 35 days.

Mason near Calais, Oakland. One-story dwelling; owner, W. H. Bishop; con-
tractor, J. D. Irving; cost, \$1,500; signed, Sept. 30; filed, Oct. 1; payments, \$375,
frame enclosed; \$375, completed; \$375, 35 days.

Nineteenth Ave. near 10th St., Oakland. Cottage; owner, T. M. Gardiner;
contractor, C. B. Kimball; cost, \$3,100; signed, Oct. 18; filed, Oct. 20; payments,
\$75, frame up and roof on; \$75, brown mortar on and rough plumbing
done; \$75, completed; \$890, 35 days.

Office near 11th, Oakland. Two-story frame; owner, Benard Nolan; architect,
Edward McManus; contractor, H. W. Schaefer; cost, \$2,500; signed, Oct. 20;
filed, Oct. 26; payments, \$500, rustic on; \$500, brown mortar on and window
frames set; \$500, completed; \$500, 35 days.

Parsons Golden Gate Tract. Two-story frame; owners, Phoebe & J. Minch;
contractor, W. M. Campbell; cost, \$2,440; signed, Oct. 18; filed, Oct. 18; pay-
ments, \$450, 2d floor joists on; \$450, brown mortar on; \$450, completed all but
tank houses; \$450, completed; \$1,000, after completion.

Peach near Jefferson, Alameda. To build; owner, C. E. Keys; contractors, C.
H. Foster & Son; cost, \$1,242; signed, Oct. 17; filed, Oct. 18; payments, \$900,
frame up and floor laid; \$900, enclosed; \$320, brown mortar on; \$320, com-
pleted.

Shattuck Tract, Berkeley. One-half story cottage; owner, Andrew Herman;
contractors, Hyde & Cox; cost, \$2,300; signed, Oct. 15; filed, Oct. 20; payments,
\$575, enclosed and roof on; \$575, brown mortar on; \$575, completed; \$575, 35
days.

Sixth near Bush, Oakland. Two-story frame; owner, M. E. Church; architect,
C. A. Bordwell; contractor, J. H. Long; cost, \$2,476; signed, Oct. 17; filed,
Oct. 17; payments, \$220, rustic and shingles on; \$618, plastered; \$618, com-
pleted; \$620, 35 days.

Sixth Ave. near 15th, Oakland. Two-story frame; owner, E. A. Henshaw; archi-
tect, J. J. Mathews; contractors, Herist & McLeod; cost, \$8,170; signed,
Oct. 15; filed, Oct. 8; payments, \$1,225.50, one-fifth work completed; \$1,225.50,
two-fifths completed; \$1,225.50, three-fifths completed; \$1,225.50, four-fifths
completed; \$1,225.50, completed; \$2,042.50, 35 days.

Stammon near Pacific Ave. Cottage; owner, Arthur E. Boyce; contractors,
Marcuse & Remmel; cost, \$1,455; signed, Oct. 15; filed, Oct. 18; payments,
\$363.75, frame up and roof on; \$363.75, brown mortar on; \$363.75, completed;
\$363.75, 35 days.

Thirty-second near Grove, Oakland. To build; owner, Henry Bente; architect,
A. J. Wood; contractor, Chas. J. Antivier; cost, \$1,445; signed, Oct. 1; filed,
Oct. 25; payments, \$300, shingles and rustic on; \$300, brown mortar on; \$300,
completed; \$445, 35 days.

Ten-fifth Ave. near 21st St., Oakland. Two-story frame; owners, P. J. G. Kenna
and wife; contractors, A. W. Pattani & Co.; cost, \$3,077; signed, Oct. 28; filed,
Oct. 28; payments, \$850, rustic and shingles on and chimneys built; \$750,
window frames set and brown mortar on; \$877, completed; \$800, 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.

DECEMBER 20th, 1892.

NUMBER 12.

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 1880.

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.....	4.00	10.00	18.00	35.00
3 inch.....	7.50	18.00	32.00	60.00
4 inch.....	12.00	35.00	65.00	125.00
1 Column.....	20.00	57.50	105.00	200.00
1 Page.....	40.00	110.00	200.00	350.00



Index to Advertisers.....	VI
Gas in the Household.....	134
Mexico, Future Development.....	134
Hospital, New French.....	134
Hospital, New French, Circular to Architects.....	135
German Bank.....	136
Stable for the Nickel Plated Steed.....	137
Frcts.....	137
Stair Table.....	138
Hospital, Isolated Room for.....	138
Illustrations.....	139
Notes and Comments.....	139
Notices of Meetings.....	140
Books and Periodicals.....	140
Building Summary, Annual.....	141
Health Report of Oakland.....	141
Legal Decisions.....	141
Business Mosaics.....	142
Building News.....	143
Tenders to be Received.....	143

THE old firm of Kenitzer & Kollofrath, Architects, has
dissolved partnership. Mr. C. W. Kenitzer remaining
at the old stand, 601 California street, corner of Kearny,
while Mr. Edmund Kollofrath has located his office in the
Flood Building, room 58.

THE end of another year has come, and marks an impor-
tant event. When one thinks of what it has been in
comparison with what it might have been, the contrast sug-
gests the question: To what extent are we, ourselves, account-
able for the aqueous castles and misdirected ideals that have
come to nought?

Have we, as individuals, performed our duties in a
manner to advance and elevate the profession or trade we
call our own? We are often reminded that the past, when
reviewed, does not present the rosy tints that attracted our
attention at an earlier period, yet tints of evening sometimes
show a refined softness not to be found in the dazzling light
of the morning.

The year 1892 has added many growths to the industries
of this section of the country. The mines have turned out
their wealth, the farming and fruit products have been
more abundant than in any previous year, and the country
districts are prosperous to an unusual extent.

Railroads have been extended into some of the richest
valleys, electric roads have come to open up increased
facilities for travel, the water courses of our hills have been
utilized to run electric plants and the power conveyed to
what have heretofore been inaccessible points for manufactur-
ing purposes. The increased use of electricity in architect-
ure and engineering during the year has been beyond com-
putation.

The year has shown a marked expression of opinion re-
garding the technical education of those who are to take the
field in years to come, and among them all, architecture as
an art and a science has been passing gradually from the
hap-hazard styles of a few years ago, to a more systematic
development which is very gratifying to those who love the
profession. As the days pass on we naturally turn toward
the future and endeavor to unravel the mysteries Father
Time has in store for us.