

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, Duffey 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, 1634. 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 2nd. Painting exterior; owner, Board of Education; architect,  
C. I. 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. I.  
Hayes; contractor, W. S. Upham; cost, \$130; signed, Oct. 22; filed, Oct. 23;  
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. I. 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, \$3,875; signed, Sept.  
29; filed, Oct. 1; 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.  
Sammon; 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 Rudge;  
contractors, A. W. Pattani & Co.; cost, \$1,078; 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, \$445, rustic and roof boards on and chimneys built; \$445,  
brown mortar on and window frames set; \$445, plastered; \$445, 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; \$400, 1/2 done and 1/2  
furnished; \$400, completed; \$400, 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. 23; filed, Oct. 23; 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; \$387.50, 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; \$800, 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; \$920, brown mortar on; \$920, 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.

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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.



**G**AS for household use is only just beginning to be appreciated. The manufacturers will come forward with the requisite apparatus as soon as the consumers understand its advantages. At present, somewhere about seventy-five or eighty per cent is lost. It will not be a great while when the one gas flame will be used for lighting, ventilation and disinfection, and the heat turned to account for warming, cooking and many other household conveniences. At one time it was thought that the electric light would displace gas, but the partial development of the gas jet has demonstrated that it can hold its own with electricity. The old objection on account of the smoky flame that begrimed with soot the walls, ceilings, hangings, etc., does not hold good at this time, because of the great improvement in the gas itself and in the appliances by means of which it is used. Gas is plunging ahead with an inertia almost irresistible, and electricity has started with lightning speed which will slacken when it becomes more loaded with practical problems, and then will come the great contest of light with reference to practical utility.

**T**HE importance of a recognized system for electrical wiring of buildings is worthy of the closest attention of the architectural profession. The Architect and the Electrician should meet and formulate some general plan which will permit the wires to be run in a manner that will not interfere with the style of furnishing, and yet have them accessible for repairs, etc., when desired.

The feasibility of electric lighting depends in a measure on the judicious treatment of the wiring, having due regard for the safety and economy in its application.

**T**HE present indications regarding the future development of Mexico point towards an advance of such proportions as to disprove all previous examples of the growth of other countries.

Only a very small fraction of the resources of Mexico has been brought into notice. Some of the richest mines known are awaiting a time when power can be utilized to advantage in localities that have been considered inaccessible.

Fertile lands in abundance are ready for settlement; large tracts of valuable timber for building purposes, also rare and costly ornamental woods, suitable for furniture and decorative uses, and dyewoods of various kinds are plentiful.

The soil is well adapted to the growth of fibre plants, a product that is receiving the attention of manufacturers of paper, etc.

All countries heretofore have been gradually developed through several centuries; Mexico, on the contrary, has lain asleep during the three hundred and fifty years since its first settlement, but when it does take a start it will have no precedence to look to for guidance. Railroads by steam or electricity will take the place of the typical "mule trail," the forests will be cut and worked by the aid of modern appliances, the soil tilled and crops gathered and marketed by machinery, the mines that could only be worked by hand power, under great disadvantages, will be worked by steam or water power. Such power can be carried over peak and ravine by means of wires and then applied at the surface or deep into the mine itself for drilling, hoisting, crushing, separating and all other purposes for which power is required.

With all these advantages the future prospects of Mexico are exceedingly bright.

## THE PROPOSED NEW FRENCH HOSPITAL.

"HOTEL DE SANTE."

**T**HE French Mutual Benevolent Society is about to build the finest hospital in the city. The circular containing the description of the location, the needs of the Society and the terms of the competition was issued last May. The prizes were awarded in November.

The design "Hygiene" received the first prize and was prepared by William Mooser of this city and J. Morin Goustiaux of Paris, France, as associated architects. The committee, however, made several slight objections to the plan, the greater portion of which had been already anticipated by Mr. Mooser. The materials will consist of brick, concrete and artificial stone.

The administration building will front on Point Lobos avenue. There will be fourteen detached buildings, and they will have connections with each other only by means of galleries. Of the fourteen buildings five of them will be of two stories, the remainder one story.

The administration building will be set back somewhat from the line of the sidewalk, in order to allow the cultivation of a garden and room for avenues and walks. On the line of the sidewalk will be a fine bronze fence.

The first floor of the administration building will be devoted to the authorities in the hospital. In it will be the superintendent's office, the clerk's office, the reception-rooms and parlors, the drugstore, the laboratory and consulting-room, and in the rear portion the library.

On the second floor will be the quarters of the visiting and resident physicians and the apartments of the druggist and other officials of the institution.

On each corner of the Point Lobos side there will be two buildings constructed, abutting the side towers of the administration building. They will rise from the very line of the sidewalk, the bronze fence running to their corners. One of these will be the stable of the hospital, and the other will be occupied as quarters for the employees.

The hospital proper, which consists of a series of wards is constructed about twenty feet from the sidewalk and reaches around the entire block. These wards, or pavilions, will all be detached from each other as far as structure is concerned, but some of them will be connected by galleries. They are so arranged as to all obtain the greatest amount of sunshine.

The wards will be of similar design in the following order: First ward for paying patients; second ward, male medical cases; third ward, surgical patients; fourth ward, female complaints; fifth ward, female medical cases; sixth ward, chronic cases; seventh ward, tubercular cases; eighth ward, contagious cases; ninth ward, operating-room.

On the south side will be situated the bath department, which will be a very elaborate affair, and will have no superior in any hospital in the country. It will contain departments for medicated bathing, massage, Russian and Turkish baths, and also the plunge and steam rooms.

Beyond the bathhouse will be the disinfecting department, the morgue, the power house and laundry.

The design "Egalite Fraternite," prepared and submitted by E. Depierre of this city, received the second prize.

The distinctive features of each plan and which appears to have, in a great measure, governed the actions of the committee was the location of the gardens. In the first plan the garden will be placed within the quadrangle as enclosed by

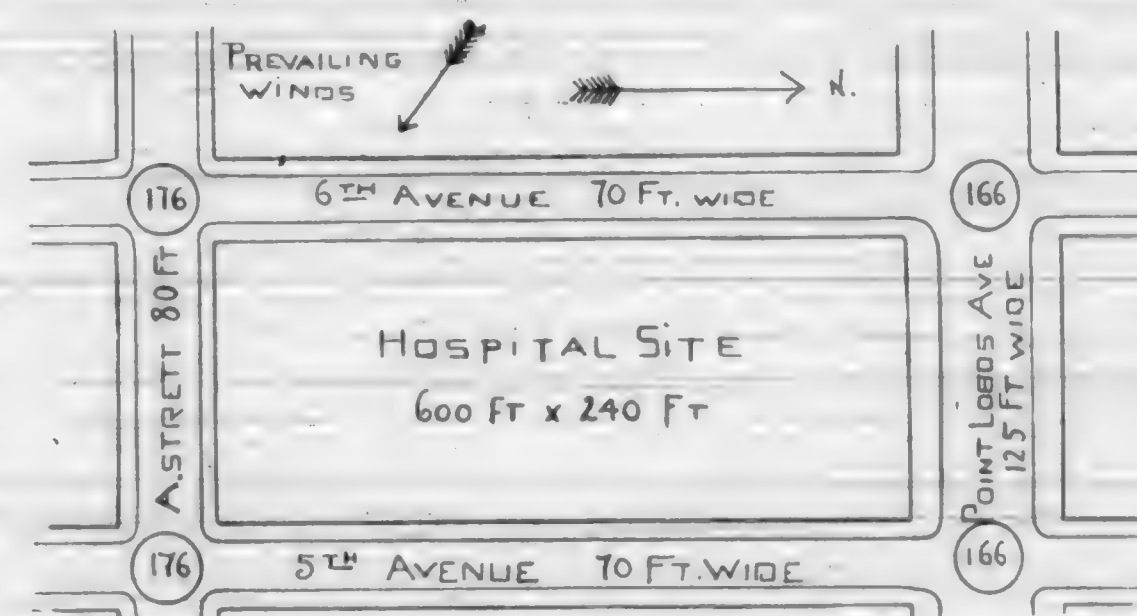
the buildings which encircle the grounds. This arrangement will temper the ocean winds and give fresh air and sunshine.

In the second design the different buildings have been arranged more in a cluster toward the ocean side leaving the gardens at the outer portions of the grounds.

The building committee of the society which had charge of the selection of plans for the new hospital, is as follows:—Henry S. Martin, President; E. Raas, Vice-President; Dr. G. Gross, Secretary; Dr. D. Tait, Secretary; Dr. F. Bazan, Dr. K. Pischl, E. Robinet, O. Bozio, J. St. Denis, M. Hainque, B. Sarthou, V. Marchebout, D. Levy, A. Lagallet, Raoul Chartrey.

**T**HE circular issued to the competing architects was as follows:—

"The French Benevolent Society has decided at a general meeting to open a competition among architects for the designs of a New Hospital which is to be erected in the City and County of San Francisco, on a lot of ground bounded by Point Lobos, 5th and 6th avenues, and by A street.



The lot is a rectangle 600 feet long by 240 feet wide. The levels above base are indicated at each street intersection. The base line is 6 ft. 7 above high tide. The direction of the prevailing winds and the points of the compass are shown in figure. There is a large sewer running along Point Lobos avenue.

The pavilion system shall be adopted for the New Hospital. The pavilions to be mostly of two stories and basement. The different buildings to be connected by corridors. There shall also be the necessary covered galleries.

Walls to be of brick, foundations of concrete, the entire areas of the different buildings at basements, to be covered with artificial stone or asphaltum.

The main entrance to be either on Point Lobos avenue or on 5th avenue.

The plumbing to be the best, and special attention must be given to the disposal of the sewerage.

The buildings to be heated with hot water and so disposed as to make the ventilation thorough.

All portions of the buildings to be arranged for gas and electric light.

The Hospital shall be built for 150 patients, distributed as follows:

- 25 beds for patients suffering from chronic diseases, called "Invalides";
- 25 beds for paying patients, occupying 20 separate rooms and 5 double rooms;
- 100 beds distributed in wards, 75 for male patients and 25 for female.

The 75 males to be divided in 4 categories:

- 1° 40 cases for medical treatment;
- 2° 20 cases for surgical treatment;
- 3° 12 cases of tuberculosis;
- 4° 6 cases of contagious diseases.

The cases of medicine and surgery to be divided in 2 wards of 20 beds each, and the cases of surgery in 2 wards of 10 beds each.

The female patients, 25 in number, will be divided as follows:

- 15 cases of medicine, 5 cases of surgery, 3 cases of tuberculosis, 2 cases of contagious diseases.

To resume, the New Hospital shall contain for the accommodation of the patients:

- Six Common Wards.—Male: 2 medical wards and 2 surgical wards. Female: 1 medical ward and 1 surgical ward.

- 1 pavilion for contagious diseases.

- 1 " " tuberculosis.

- 1 " " the "Invalides."

Each pavilion shall contain as annexes, separate rooms to isolate patients or for nurses.

The water closets, wash basins, baths, sinks, whenever practicable, shall be placed outside of the pavilions.

Operating Rooms.—There shall be a main operating room of 350 sq. feet, with hat and coat room, store room and etherizing room.

A small operating room 180 sq. ft.

A general Dining Room to accommodate 40 patients.

The service of the administration, the general service accessories, shall comprise:—The pavilion of the administration, the kitchen and annexes, the baths, the engine room, laundry, wells, reservoirs, the morgue, the disinfecting department, a stable, a covered shed and a gate lodge.

The employees numbering 36, to be accommodated as follows:—14 in separate rooms, and the balance in dormitories containing each from 4 to 5 beds.

The following is a list of the employees:—1 superintendent, 2 internes, 2 druggists, 1 head nurse (male), 6 male nurses, 5 female nurses, 1 porter, 1 lingere, 2 cooks, 3 assistants, 2 engineers, 2 laundry men, 1 gardener, 1 messenger, 1 guide, 4 workmen, 1 bather.

The pavilion of the administration shall contain in the first story:

- 1° The superintendent's office, bed room, sitting room.
- 2° The pharmacy and laboratory 400 square feet, in the basement occupying the same surface shall be the store room for drugs.
- 3° Two waiting rooms, 150 square feet each, two consulting rooms with laboratory in alcove with special ventilation.

- 4° Dark room for eye examination.

- 5° Parlor and library adjoining, 500 square feet.

- 6° Dining room for officers, for 12 persons.

Above shall be the lodgings for physicians, druggists, etc.

Two bath rooms and water closets.

The kitchen building shall contain:

The kitchen, 600 square feet.—The pantry, 120 square feet.—A dining room for 35 employees.—The store room for vegetables, 100 square feet.—The store room for groceries, 200 square feet.—The wine cellar, 400 square feet.—Lodgings for the cooks and assistants.

The bath house shall contain 4 ordinary bath rooms, 4 sulphur baths, 1 medicated bath, 1 fumigating room, hot air and steam rooms, small rooms with couches, a massage room, 1 shower room.

The Engine House and Laundry.—The engine room to contain two boilers, 16 feet long, 40 horse power each, engines for pumps for laundry, dynamos, etc., a machine shop. The laundry to cover 800 sq. ft., the drying room 400 sq. ft., the ironing department to occupy 3 rooms. There shall be 2 wells and 2 reservoirs, each of 30,000 gallons.

The Morgue and its Laboratory shall cover 320 sq. ft. and shall contain 1 autopsy table, 4 slabs; adjoining or in close proximity shall be the service of disinfection which shall consist of 2 rooms.

The Porters Lodge, near the entrance, shall consist of two small rooms.

A stable for two horses and two vehicles.

A small shed near entrance for horses and carriages.

A water closet for each sex shall be placed in yards.

The total cost of buildings, grading and enclosures not to exceed \$180,000.

The competing Architects shall furnish:



The plan of basement or foundation;

The plans of first and second stories at the scale of one-sixteenth of an inch per foot;

Two elevations and two sections at the scale of one-eighth of an inch per foot, the sections and elevations to be lined only, without shading;

A description of the construction, especially the manner in which the different parts of the works are to be executed;

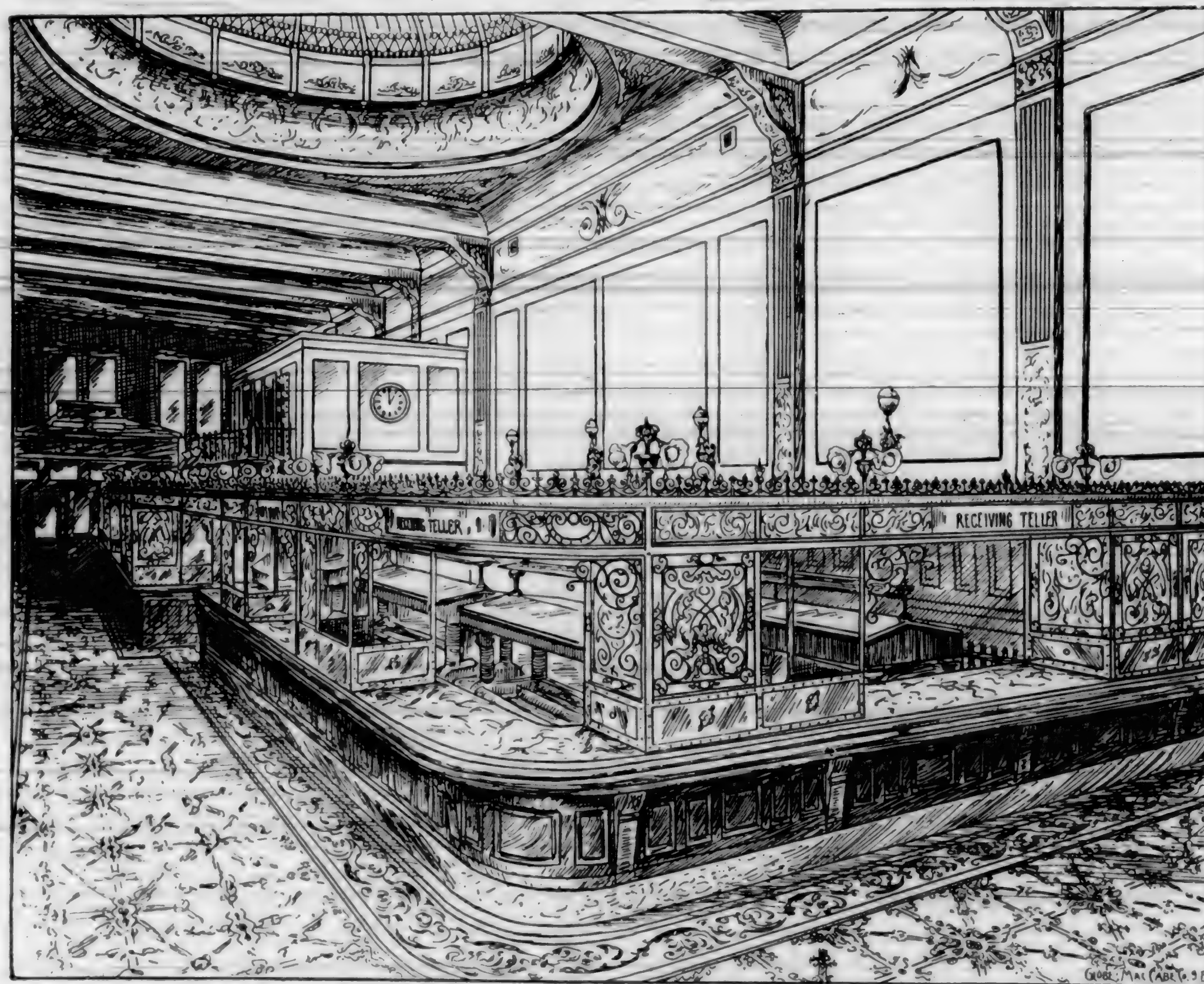
The materials to be employed and the sizes thereof, the system of ventilation, of heating, the plumbing and all information necessary to give a thorough and clear idea of the designs.

In addition to the foregoing, the competing architects shall be at liberty to send any additional drawings which they deem necessary for the full explanation of their ideas.

### THE GERMAN BANK.

THE new Bank Building for the German Savings and Loan Society has been recently finished and opened for business. The building is constructed of brick, stone, iron and steel, with terra-cotta lining, the interior finishing only being of wood. The exterior is of gray granite with red granite introduced at doorways and arches. The vestibule is of variegated marble.

The main banking room is 36x120 feet and 32 feet in height. Outside the counters the floor is of Mosaic work, while behind the counters the floor is of white mahogany. The room is lighted by a central dome 32 feet in diameter.



INTERIOR OF THE NEW GERMAN BANK.

All designs to be designated by a motto with the name of the authors, in sealed envelopes.

They shall be submitted on or before the first day of October, 1892, before 5 P. M., at the office of the Society, 610 Jackson street, San Francisco.

Two prizes will be awarded to the committee of fifteen, to whom the Society has conferred full powers.

The author of the design classed first shall receive \$600. The second prize shall be of \$400.

The plans receiving premiums shall become the property of the Society.

The Committee reserves the privilege of rejecting any or all designs or plans submitted.

H. S. MARTIN,  
President of Committee.  
DR. DUDLEY TAIT,  
Secretary of Committee.

Great care has been taken to have the lighting, heating and ventilating as perfect as possible. The design was by Messrs. Kenitzer & Kollofrath, architects.

We are indebted to the *German Democrat* for the engraving showing the interior of the banking room.

An illustration of this building appeared in the *CALIFORNIA ARCHITECT* of June 1891.

THE local health boards of many of the cities and towns throughout England are making arrangements for the erection of permanent isolation hospitals for the isolation of patients suffering from infectious diseases.

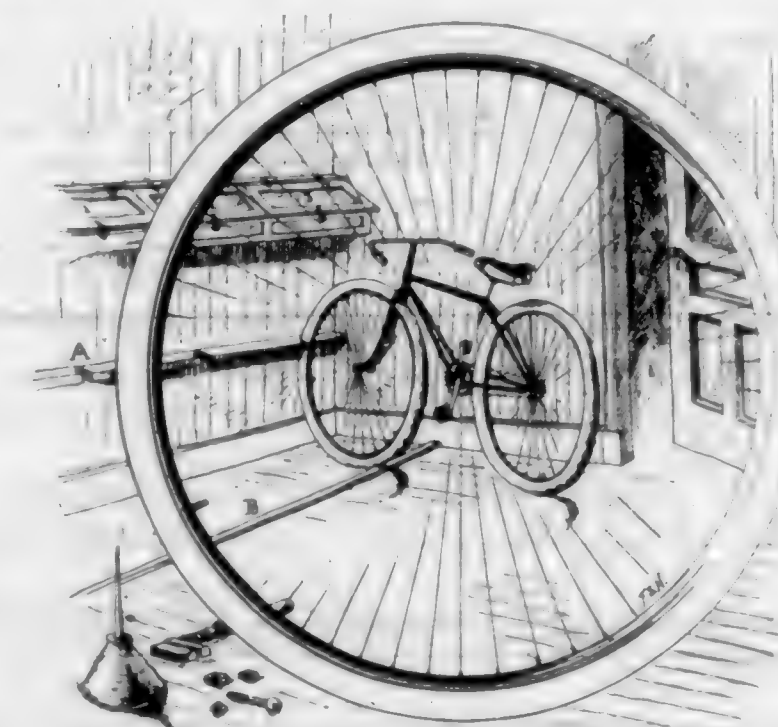
### STABLING FOR THE "NICKEL PLATED STEED."

BY FRANK S. HOLLAND.

THE proper and safe storage of the bicycle during working hours is a very important feature that is being neglected in the planning of office building, stores, restaurants, etc. The neglect is sorely felt by those wheelmen, who employ the bicycle for business and other purposes. Aside from its intrinsic value, the remarkable and ingenious improvements, that have been made on the cycle within recent years, have been a means of pushing it into more general use among the business community. The lightness, yet rigidity of its construction, the introduction of hardened steel balls in the bearings, the spring frame, and the inflated or pneumatic tire elevate it to a level that is well nigh perfection, and combine to give it its wonderfully increasing popularity.

There is now scarcely a business building even of limited tenantry, in which there are not two or more occupants who use the bicycle. These wheelmen have to raise their machines from two to six stories in the elevator, and leave them in the corridors during the day. It is a source of much annoyance to elevator passengers to have a bicycle piloted among them, and to be obliged to climb over the machine when alighting. In many buildings of early construction there is either no elevator, or it is in such a dilapidated condition that a breakage is a common occurrence. In this case it remains either to carry the wheel up stairs or to leave it in the vestibule. Even though the wheels be locked together, the tool pouch or other attachments remain at the disposal of pilferers. Furthermore, if the weather change, and the rain prevent the cyclist from riding home, it would be necessary to leave the machine unguarded in the corridor or vestibule all night.

There is no need of the present neglect, when the accommodation needed is so easily provided. The room or closet could be off the vestibule, in the basement, or, in some cases, under the stairs. The average machine measures about six feet in length, and about two feet across the handle bar, so that the required space for a given number of bicycles can be readily calculated.



A rack A (as illustrated in the figure) could be secured to the wall so as to hold the machine in an upright position, provisions for a sliding bolt, chain or hasp for locking the machine could be made, and a wedge shaped strip, B, screwed to the floor to prevent the wheel from moving backward. A locker would also be an excellent provision, in which to keep oil, tools, and other implements or attachments. Although very simple, these interior fixtures would answer all practical purposes.

Is it not obvious, even to persons unfamiliar with the

exercise, that cycling is a most beneficial and useful means of locomotion? It strengthens the organs of the abdomen, hardens the muscles, and by promoting respiration, strengthens the lungs, and suffuses the face with a healthful glow. In other words, it is one of the most healthful exercises. Is not, then, the use of the cycle of sufficient importance to be remembered; and is it not worthy of the greatest encouragement?



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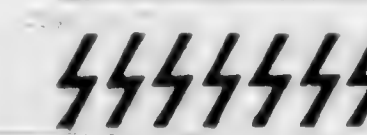
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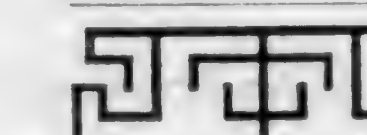
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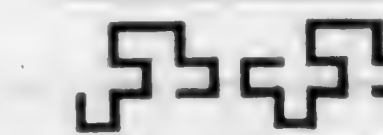
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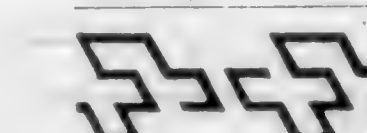
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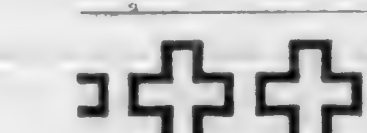
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### FRETS.

FRETS showing examples from 1 to 36 were printed in the October and November issues.



STAIR TABLE.

| Trads. | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | 10  | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | 19  | 20  | 21  | 22  | 23  | 24  | 25  | 26  | 27  | 28  |
|--------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 0.14"  | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 |
| 0.13"  | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 |
| 0.12"  | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 |
| 0.11"  | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 |
| 0.10"  | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 |
| 0.9"   | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 |
| 0.8"   | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 |
| 0.7"   | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 |
| 0.6"   | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 |
| 0.5"   | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 |
| 0.4"   | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 |
| 0.3"   | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 |
| 0.2"   | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 |
| 0.1"   | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 |
| 0.0"   | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

ALL RIGHTS RESERVED.

STAIR TABLE.

HEREWITH we give a table of rise and run for stairs set in a convenient form for the use of architects, draughtsmen and builders. The spacing of the lines of figures into groups aids the eye in following the direction to the final point.

DIRECTIONS.—In the column beginning with the rise of step desired, find the height of story from top of floor to top of floor, then follow this line to the column under "Risers," which gives the number of risers. In the column under "Treads" find the number of risers LESS ONE, and on this line under the column of width of tread will be the length of run.

## ISOLATED ROOM AS A HOSPITAL.

EVERY community is visited at intervals by epidemics therefore an important question for every householder to consider is, "What shall I do with the members of my family who are stricken with disease, so that the surrounding conditions shall be as favorable as the present knowledge of the subject will permit?"

It has been suggested that, for private residences, boarding and lodging houses, hotels, etc., a room could be planned and arranged especially for the purpose and fitted up with the necessary conveniences.

Such room or apartment should be isolated as far as possible from the other portions of the house, and favorably situated for the admission of light and a free circulation of air. The room could be separated from the other rooms by means of a ventilated lobby or corridor between it and the main hall.

Particular attention should be paid to the heating and ventilation. The outlet air shaft should be supplied with gas burners to facilitate the draft and at the same time the flames utilized for burning and destroying the germs of infection before they reach the surrounding atmosphere. The desirability of such a room will be admitted by all persons who have thought upon the subject.

For houses for the wealthy or well to do class of persons, the extra cost would be a slight objection, but where expense must be economized so far that the rooms provided for in the general arrangement must be for daily use, a modification may be made that will, with a very small additional outlay, provide a better arrangement than the present state of the sick room. A chamber suitably situated for light and air could have the floor, doors, sashes and trimmings of hardwood, the walls made smooth, and all the wood or plaster work rendered impervious to moisture.

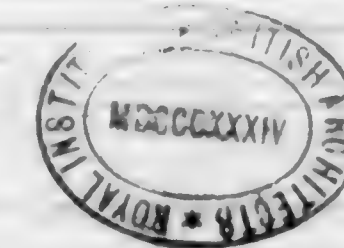
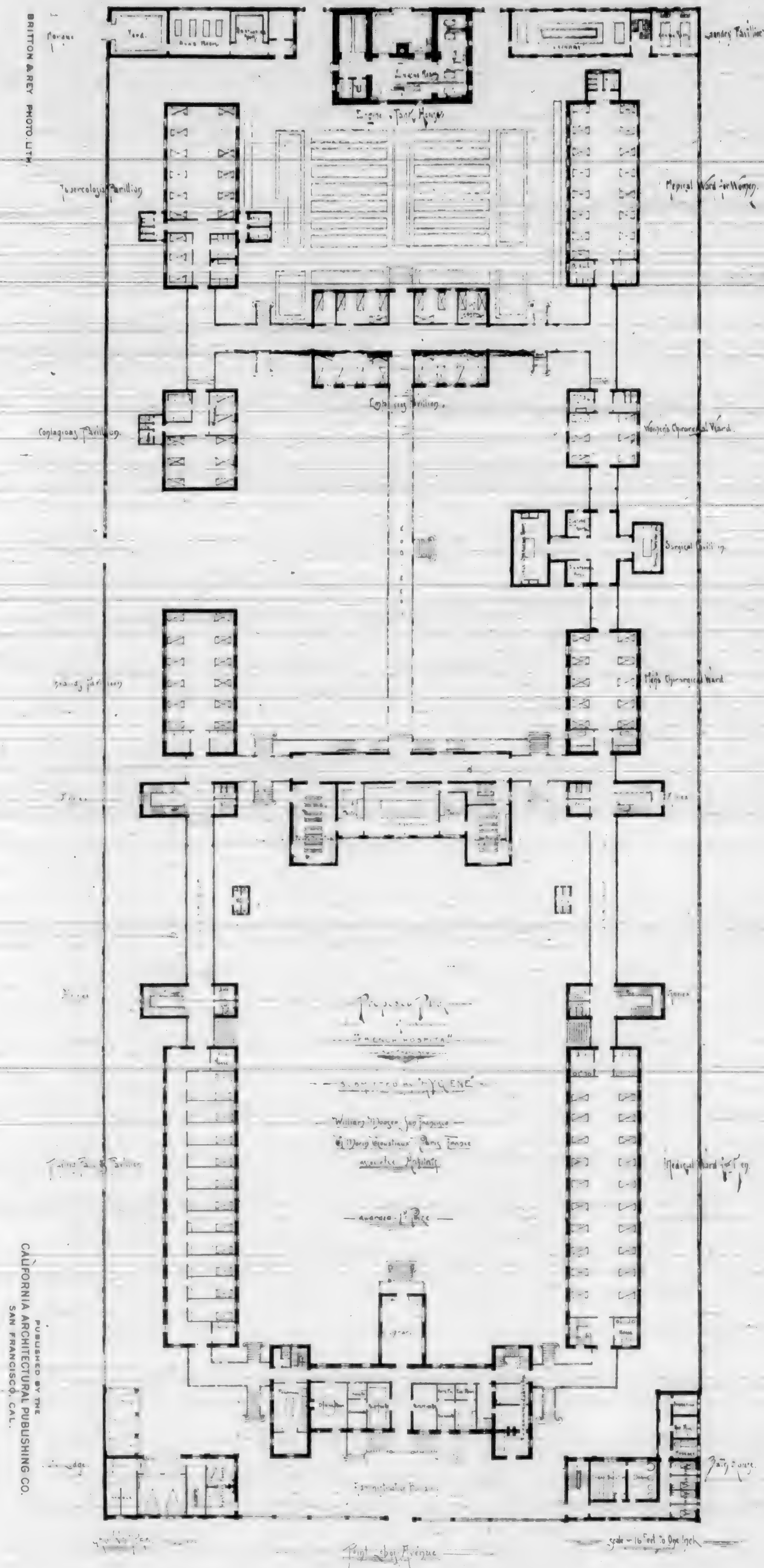
Under the present conditions the sick room is the usual bed chamber, and is furnished in the modern style, having the walls papered and hung with pictures, the floor carpeted, the furniture upholstered, and the shelves and brackets overcharged with bric-a-brac. When sickness comes to any member of the family, the sick-room should be cleared of all moveable objects and thoroughly cleaned, and then furnished with a cot and bedding, and rugs that can be taken up and shaken, placed on the floor. When the sickness has passed, the room should be disinfected and cleaned, after which it could be again used as one of the apartments of the house.

We believe it is generally accepted that the influence of the mind upon the body may be used as a powerful agent in curing or removing diseases. Therefore, the decoration of the apartment should be of a quieting nature to bring about unconsciously a favorable state of mind and thus indirectly hasten recovery.





THE CALIFORNIA ARCHITECT AND BUILDING NEWS.





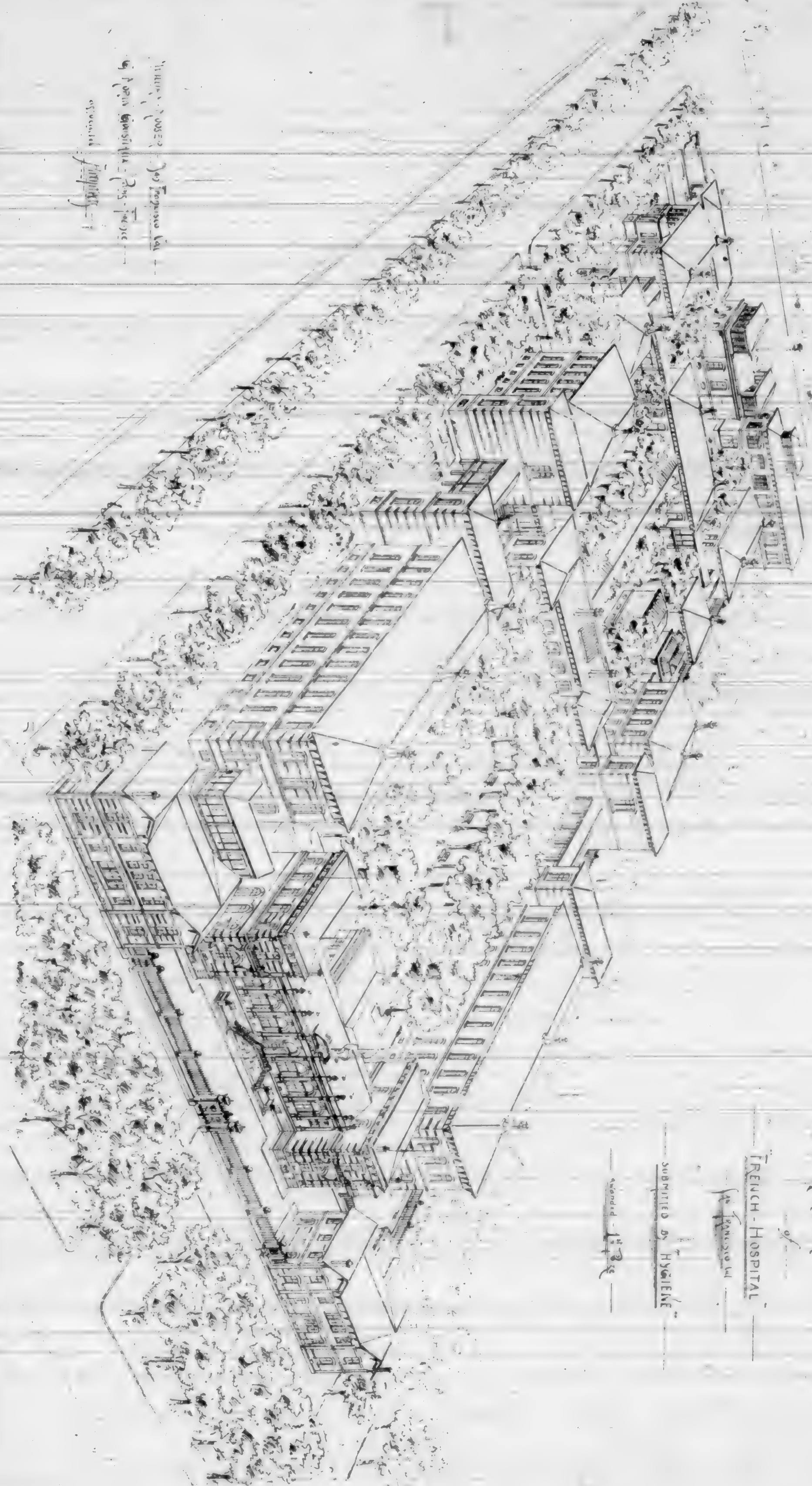




THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

BRITTON & BRY PHOTO LITH.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS  
PUBLISHED WEEKLY  
BY BRITTON & BRY  
1015 MARKET STREET  
SAN FRANCISCO, CALIF.



French Hospital

San Francisco

Completed by H. B. H. H.

1884

PUBLISHED BY THE  
CALIFORNIA ARCHITECT AND BUILDING NEWS CO.  
SAN FRANCISCO, CALIF.





## NOTICE TO ARCHITECTS.



*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.*

WE present this month the first and second prize designs for the "Hotel De Sante," the proposed new Hospital for the French Mutual Benevolent Society of this city.

THE selected design "Hygiene" was that submitted by Mr. William Mooser of this city and J. Morin Goustiaux of Paris, France, as associated architects.

THE second prize design "Egalite Fraternite" by H. Depierre, architect, of this city.



IT appears that the World's Fair Commissioners have adopted a rule providing for the closing of the fair grounds during the evenings. If the fair is intended for the exhibition of mechanical devices only, then the daytime would answer for those having leisure time, but how will it serve the purpose of instruction to the thousands, who have only the evenings at their disposal?

The greater part of art workmanship of all kinds is designed and worked for both natural and artificial light. Electric and gas illumination would lose their best effects in daylight.

There is yet sufficient time to undo a part of the damage already done, provided the people will bestir themselves and enter a protest against the action of the Commissioners.

Colonel Lyman Bridges has made a complete topographical survey of the new Post Office site, corner of Seventh and Mission streets in this city. He has also made reports upon the water, gas and sewerage of the site, and upon the building materials. Samples of granite, marble, sandstone, brick, etc., that may be obtained on this Coast, have been forwarded to the officials in Washington.

THE following notice to architects carries its own moral. Whether any architects, or as the judge says, "alleged architects" will consider it their "inestimable privilege" to submit plans or not, remains to be seen later. The small bud of a cornice just about sprouting from that white, bald faced Court House in the same city shows what such parsimony may produce under certain conditions. If in the future this entablature should grow to its proper proportions, then it may be possible for the committee to obtain a suitable design under the conditions set forth.

1. Plans, with full specifications and estimates, will be received up to 2 o'clock P. M. of JANUARY 3, 1893, by the Executive Board of the Hazelton Library Bequest and the Board of Trustees of Stockton Free Public Library, for a Library building to be erected on portions of lots 2 and 4, in block 12, east of Center street, in the city of Stockton, State of California. The dimensions of said lots are 101 feet on Hunter street and 81 feet on Market street.

2. A fire-proof building is preferred. No plans and specifications will be considered that will cost in excess of \$50,000. Perspective to be in natural tints.

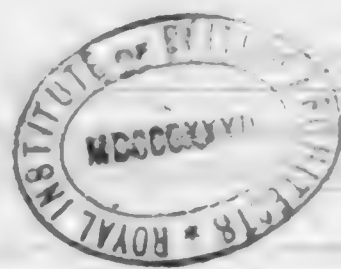
3. Three premiums will be given, to-wit:—\$500 for the best plan and specifications; \$300 for the second best plan and specifications, and \$200 for the third best plan and specifications, it being understood that the plan and specifications accepted shall be the property of the Executive Board of the Hazelton Library Bequest and the Board of Trustees of Stockton Free Public Library, to be used in any manner they may desire, and the acceptance of the premium by the architect shall be the purchase price for the same. Every competing architect must present with his plans, specifications and estimates a bond in the sum of \$5,000, conditioned that the proposed building can be built for the estimate made, and that if his plan is accepted and the Board determine to build in accordance therewith, he will enter into a bond satisfactory in form and amount to the Board, conditioned that if required he will build said building for his estimated cost. Form of bond must be procured from the Secretary of the Board. The plan and specifications adopted are to be approved by a joint meeting of the Board and the City Council of the City of Stockton, State of California, before any premium is paid.

4. The drawings of floor plans and elevations are to be of four feet to the inch. In the perspective the architect to use his discretion. The board reserves the right to reject any and all plans, specifications and estimates, or either.

By order of Executive Board of Hazelton Library Bequest and the Board of Trustees of Stockton Free Library.

W. F. CLOWDSLEY, Secretary.

As may be noted in our advertising columns a munificent offer is made to architects by the County Clerk of St. Clair County, Ill. It seems they want plans for an addition to their County Court House, and think these "architect fellows," who have little to do except to hang their heels on the table and smoke cigarettes, will be glad to do most anything to while away their time. So they send out the following competition, after reciting what they want and that the cost is not to exceed \$30,000: "Upon adoption of a submitted plan or sketch, the designer of such plan or sketch shall make complete plans and specifications, for which the County of St. Clair, Ill., will pay the sum of \$200."—*Architecture and Building News, New York and Chicago.*





## NOTICE OF MEETINGS.

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

Geo. H. Sanders, Pres. W. J. Cuthbertson, Vice-Pres.  
Oliver Everett, Sec. John M. Curtis, Treas.

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

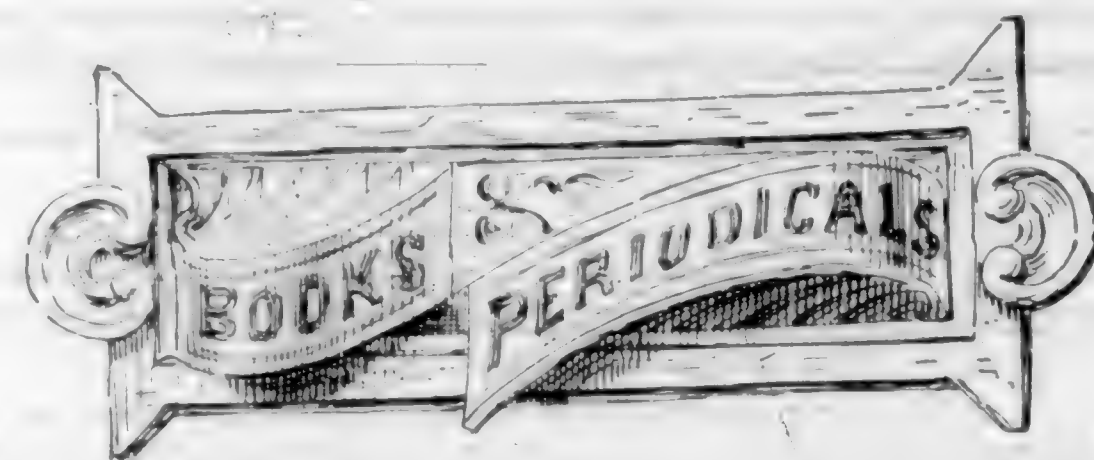
John Richards, Pres. L. Wagoner, Vice-Pres.  
Otto Von Geldern, Sec. Geo. F. Schell, Treas.

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. L. Crosett, Sec. O. Brooks, Treas.

THE regular meeting of the San Francisco Chapter of the American Institute of Architects, was held the 9th inst. at their rooms, 408 California street. The reports of the officers made a favorable showing.

The following officers were elected:—President, Geo. H. Sanders; Vice-President, W. J. Cuthbertson; Secretary, Oliver Everett; Treasurer, John M. Curtis; Trustees—Geo. W. Percy, Seth Babson, W. J. Cuthbertson, H. T. Bestor, Oliver Everett.



LIPPINCOTT'S for December has a number of interesting articles.

THE FORTNIGHTLY REVIEW for November, contains a chapter on "A Future School of English Art" by the Duke of Marlborough.

THE ELECTRICAL REVIEW is an illustrated, weekly Journal of Scientific and Electrical Progress, published at 13 Park Row, N. Y.

THE ELECTRICAL AGE is an illustrated weekly Electrical Journal, published by the Electrical Age Publishing Co., World Building, N. Y.

THE CINCINNATI LANCET CLINIC is a weekly Journal of Medicine and Surgery, published by Henry C. Culbertson, 199 W. 7th street, Cinn., Ohio.

THE CHURCHMAN is an illustrated weekly Magazine, devoted to news of a religious kind. It has lately been increased in size, and the Thanksgiving number is worthy of the highest praise. Published by M. H. Mallory & Co., 47 Lafayette Place, N. Y.

THE MEXICAN FINANCIER includes the trade and manufacturing interests of Mexico. It is a weekly Journal printed in the Mexican and English languages. Published by Seeger & Guernsey, 7 Bowling Green, N. Y., also in Mexico and London. The paper is of especial value to those having business with our neighbors on the South.

ART OF MITRING. How to Join Mouldings; or, The Arts of Mitring and Coping. A complete treatise on the proper modern methods to apply practically in joining mouldings. A book for working carpenters, joiners, cabinet-makers, picture frame makers and wood-workers. Clearly and simply explained by over 40 engravings, with full directive text. By Owen B. Maginnis, author of "Practical Centring," "The Carpenter's Handbook," (London,) etc. Published by William T. Comstock, 23 Warren street, New York.

This book is attractively bound in cloth, of pocket size 5x7 inches, 75 pages, price \$1.00. It is a very useful work for carpenters, millmen, and all persons who work mouldings which intersect at various angles, or circles of different radii. There has been a pressing need for a work of this kind. The illustrations show the different cuts so clearly that they may be understood by anyone.

THE STANDARD ELECTRICAL DICTIONARY. A popular dictionary of words and terms used in the practice of electric engineering. By T. O'Connor Sloane, A. M., E. M., Ph. D., author of "Arithmetic of Electricity," "Electricity Simplified," "Electric Toy Making." Published by Norman W. Henley & Co., 150 Nassau street, New York. This is one of the most generally useful works that has been published. It gives the definition of electrical terms which are in many cases illustrated. We do not see how anyone dealing in any manner with modern appliances can do without it.

The work is 5x7 inches, 625 pages. For sale by Osborn & Alexander, 401 Market street, San Francisco. Price \$3.00.

Messrs. H. V. & H. W. Poor, publishers of the well-known work, "POOR'S MANUAL OF THE RAILROADS OF THE UNITED STATES," announce that the edition of their "POOR'S HANDBOOK OF INVESTMENT SECURITIES," for 1892-93, will be ready shortly before the close of the year. The department of State, Municipal and County Indebtedness covered, in the last number of the "HAND BOOK," 125 pages. This year it will cover about 325 pages. As may be inferred from this, the information presented in this department has been vastly elaborated; and, to further increase the value of that information to subscribers, maps of each State and Territory have been added.

In all other departments of the book there has been an increase in size and comprehensiveness proportionate to their importance.

## ANNUAL BUILDING SUMMARY.

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

FOR FIRST SIX MONTHS, 1892.

|          | No. of Buildings | No. of Contracts | Brick Building Value | No. of Buildings | No. of Contracts | Frame Building Value | No. of Buildings | No. of Contracts | Alterations & Additions Value | No. of Buildings | No. of Contracts | Total Value |
|----------|------------------|------------------|----------------------|------------------|------------------|----------------------|------------------|------------------|-------------------------------|------------------|------------------|-------------|
| January  | 1                | 14               | \$ 101,872           | 22               | 33               | \$ 210,665           | 4                | 4                | \$ 7,872                      | 27               | 51               | \$ 320,409  |
| February | 1                | 8                | 116,310              | 28               | 60               | 271,149              | 7                | 8                | 24,818                        | 38               | 60               | 430,277     |
| March    | 1                | 8                | 72,471               | 30               | 38               | 175,071              | 5                | 7                | 14,494                        | 37               | 68               | 282,930     |
| April    | 2                | 22               | 335,359              | 46               | 63               | 240,772              | 5                | 6                | 20,830                        | 53               | 91               | 596,961     |
| May      | 1                | 17               | 137,715              | 46               | 52               | 271,200              | 4                | 5                | 21,475                        | 53               | 74               | 430,390     |
| June     | 3                | 9                | 139,022              | 39               | 54               | 222,110              | 13               | 13               | 51,291                        | 55               | 76               | 412,423     |
| Total    | 16               | 78               | \$ 902,749           | 211              | 290              | \$1,388,967          | 38               | 43               | \$140,780                     | 265              | 411              | \$2,442,490 |

FOR SECOND SIX MONTHS, 1892.

|       | No. of Buildings | No. of Contracts | Brick Building Value | No. of Buildings | No. of Contracts | Frame Building Value | No. of Buildings | No. of Contracts | Alterations & Additions Value | No. of Buildings | No. of Contracts | Total Value |
|-------|------------------|------------------|----------------------|------------------|------------------|----------------------|------------------|------------------|-------------------------------|------------------|------------------|-------------|
| July  | 8                | 19               | \$ 276,427           | 55               | 60               | \$ 267,578           | 14               | 14               | \$ 76,556                     | 77               | 93               | \$ 620,561  |
| Aug   | 3                | 15               | 83,263               | 45               | 64               | 290,138              | 11               | 11               | 43,222                        | 59               | 80               | 406,683     |
| Sept  | 4                | 12               | 42,303               | 75               | 90               | 476,418              | 14               | 14               | 141,082                       | 93               | 116              | 639,803     |
| Oct   | 1                | 3                | 7,350                | 48               | 65               | 270,949              | 13               | 14               | 39,322                        | 62               | 81               | 317,901     |
| Nov   | 1                | 4                | 16,790               | 40               | 58               | 232,476              | 15               | 16               | 68,191                        | 56               | 78               | 317,460     |
| Dec.  | 4                | 8                | 92,217               | 41               | 47               | 188,822              | 6                | 6                | 10,688                        | 51               | 61               | 291,727     |
| Total | 21               | 60               | \$ 518,350           | 304              | 374              | \$1,716,381          | 73               | 75               | \$59,144                      | 388              | 509              | \$2,619,845 |

Grand Total 37 138 \$1,421,099 515 664 \$3,115,318 111 118 \$519,894 663 920 \$5,062,311

It will be noticed that while the total number of buildings has been decreased by 144, and the number of contracts decreased by 247, the total cost of the buildings erected has been decreased by \$1,189,715, from last year.

This statement has been made up from the contracts filed with the Recorder and we should bear in mind that in addition to this, there must have been many improvements not noted through the records. We should estimate such improvements at not less than \$800,000 in the whole city, making a grand total of say, \$5,856,341 for the year, which is less than in any year since 1883.

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

|       |       |                    |             |
|-------|-------|--------------------|-------------|
| 1880— | 397   | engagements, value | \$1,754,435 |
| 1881— | 533   | "                  | 3,799,732   |
| 1882— | 785   | "                  | 3,896,212   |
| 1883— | 803   | "                  | 5,261,689   |
| 1884— | 1,127 | "                  | 6,202,807   |
| 1885— | 1,457 | "                  | 7,043,999   |
| 1886— | 1,148 | "                  | 6,401,669   |
| 1887— | 1,093 | "                  | 6,605,054   |
| 1888— | 891   | "                  | 6,244,220   |
| 1889— | 1,081 | "                  | 7,500,000   |
| 1890— | 1,037 | "                  | 7,095,013   |
| 1891— | 1,162 | "                  | 6,946,056   |
| 1892— | 920   | "                  | 5,856,341   |

## HEALTH REPORT OF OAKLAND, CALIFORNIA.

THE Oakland Board of Health at a recent session, discussed the necessity for the erection of a hospital for patients who may be afflicted with contagious diseases. Health Officer Dunn submitted his report for November as follows:

"The total number of deaths for November is 50 and the annual death rate per each 1000 of the population is 10. This is the lowest monthly death rate during the year and the lowest for November since 1881, (the lowering of the death rate for the month of November is undoubtedly due to the improved sanitary condition resulting from the recent sanitary inspection of the city). A careful examination of the meteorological conditions for the month of November for several years fails to show any explanation therein of the reduced mortality last month.

"The average rate of mortality for November during the past ten years—from 1882 to 1892 is 13.5 and this as against the rate for last month—10 per 1000—shows an actual life saving by improved sanitation during the past month of 1 3/4 persons per thousand; and if now the Board of Public Works will dredge Lake Merritt so that the main lake sewer may be kept clean by proper flushing, and also prevent the deposit of sewage into the lake from Peralta heights and Vernon heights and from the Fabiola hospital and other habitations near the northern city limits and will further provide a garbage crematory and additionally construct the proposed intercepting sewer, I have no doubt that we would be able to show from vital statistics a clear saving to this community from such improvements of several more human lives each month.

"It has been repeatedly shown in other places and also in Oakland (ten years ago as well as now) as plainly as any fact can be shown by figures that improved sewerage and other sanitary reforms will materially reduce the mortality, or in other words lead directly to the saving of human lives. "From a study of the vital statistics of this city, I think it is safe to say that if the needed sanitary reforms I have alluded to were made that there would be an immediate fall in the annual death rate of at least three persons per 1000 of the population. This would represent an annual saving of thirty-six persons, and this would restore Oakland to its former high estate of being the healthiest city in the world—an enviable renown—and insure to our individual citizens not only prosperity, but an extraordinary span of life.—Oakland Enquirer, Dec. 16, 1892.

## 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.

NOTICE OF LIEN IN MICHIGAN.—The mechanic's lien law held not to imperatively require the lien statement filed to set forth the name of the owner of the property "at the time of making said statement," it being sufficient that the ownership at the time of the making of the contract and the furnishing of the material is set forth. 60.

DAMAGES FOR DELAY ON FURNISHING PILES.—In an action by the owner of a pipe driver, for damages because of delay in furnishing piles, the measure of damages is the actual profits the owner of the pile driver was prevented, by the acts complained of, from earning elsewhere, and evidence of the per diem value of the machine is inadmissible.

Boston v. Henderson, Supreme Court of Mich. 52 N. W. Rep. 1020, 58.

THE RIGHT OF FOLLOWING MISAPPLIED MONEY OR PROPERTY.—Formerly, the equitable right of following misapplied money or other property into the hands of the parties receiving it depended upon the ability of identifying it, the equity attaching only to the very property misapplied. This right was then first extended to the proceeds of the property, namely, to that which was procured in place of it by exchange, purchase, or sale; but if it became confused with other property of the same kind, so as not to be distinguishable, without any fault on the part of the possessor, the equity was lost. Finally, however, it has come to be held as the better doctrine that confusion does not destroy the equity entirely, but converts it into a charge upon the entire mass, giving to the party injured by the unlawful diversion a priority of right over the other creditors of the possessor.

San Diego County v. California Nat. Bank, U. S. Circuit Court 53 Fed. Rep. 59, 151.

LIABILITY OF OWNER FOR CONTRACTORS BILLS.—A late owner contracted with a builder for the construction of a house, and the builder obtained the lumber from a dealer therein. The owner in conversation with the lumber dealer, said he was dissatisfied with the builder's work, and thought he would finish the house himself. On being asked what would become of the lumber account he replied that he would pay it. The dealer continued to furnish the builder materials, and charged them to him, and repeatedly urged him for payment. No bill was ever presented to the owner, and no intimation given him that the dealer relied on him for payment, there was no new consideration for the owner's promise, and, not being in writing, it was void.

Green v. Latham, Court of Appeals of Colorado, 31 Pac. Rep. 233, 136.



**RIGHT OF SUBCONTRACTOR TO LIEN.**—The right of a subcontractor to file a lien on a building is not affected by a default on the part of the principal contractor in failing to keep his agreement with the owner, nor by an agreement between the owner and principal contractor subsequent to the one under which he (the subcontractor) began work, and of which he had no notice, wherein the principal contractor undertook to deliver the building to the owner free of all liens.

Cook v. Williams, Supreme Court of Penn., 24 At. Rep. 746, 85.

**NOTICES NEED ONLY BE IN ENGLISH.**—The laws of this country and the proceedings of the courts are required to be in the English language. So where a notice has to be given, as that a place is unsafe, it is sufficient that a proper notice in English be put up. No further duty in this respect is owed to persons who cannot read English, or cannot read at all.

Weiss v. Jones County, Supreme Court of Iowa, 53 N. W. Rep. 312, 70.

**CANCELLATION OF WRITTEN CONTRACT FOR MISTAKE.**—While a court of equity will not reform a written contract upon the ground of mistake, unless the mistake is shown to be common to both parties, yet it may exercise its powers to grant relief in a proper case, by rescinding and cancelling the writing upon the ground of a mistake of facts material to the contract by one party only.

Werner v. Rawson, Supreme Court of Georgia, 15 S. E. Rep. 813, 78.

**AN EMPLOYEE IS NOT RELEASED BY HIS EMPLOYER'S VIOLATION OF AN INDEPENDENT CONTRACT.**—When one is employed by another to render personal services for a particular time, the violation by the employer of a subsequent contract having no connection with the contract for service will not justify the employee in refusing to abide by and perform his contract for the remainder of the time.

Stix v. Roulston, Supreme Court of Georgia, 15 S. E. Rep. 826, 68.

**NOTICE OF LIEN IN INDIANA.**—The statutes of Indiana require that the notice of a claim of lien shall specify the amount of the claim and the description of the property, and that when a material man furnishes material he shall so notify the owner before he furnishes the material. There are two separate notices, and neither used contain any reference to the other, but in a suit for foreclosure, both must be alleged and proved.

Adams v. Shaffer, Supreme Court of Indiana, 31 N. E. Rep. 1108, 76.

**THE SALE OF DELETERIOUS IMITATIONS WILL BE RESTRAINED.**—Independently of any right of persons to the exclusive use, as a trade mark, of the name applied by them to their products, the sale by others of a deleterious substance, represented by the latter to be in part or in whole the same substance in which the former are dealing, and of which they are the sole producers, and which is admittedly of a beneficial character, will be restrained.

City of Carlsbad v. Tibbitts, U. S. Circuit Court, D. Mass. 51 Fed. Rep. 852, 81.

## BUSINESS MOSAICS.

If any person who is looking for office under the incoming Administration will send us his address and \$3.00, we will send him the CALIFORNIA ARCHITECT AND BUILDING NEWS every month during 1893.

The best or none! This is what every person wants when looking for cooking or heating apparatus. Those who are wise in this respect will examine the stove department of the San Francisco Gas Light Company at No. 16 Post street.

The quality of paper for office use is of more importance than is generally given to it. We have tried many places before finding a quality that would fulfil the purposes of our use as that found at Bonestell & Co., 401 Sansome street. They have deafening and carpet felts; lining, sheathing and water-proof papers, and their roll detail and drawing papers are so far superior to others that we have heard many words of praise from those who have used them. Satisfaction will follow a trial. A word to the wise is sufficient.

Dearest reader, when using Dixon's pencils or crayons your eyes will fairly twinkle with delight to see how easily you can get the softest or strongest effects of light and shade. By their use the lights are left clear and sparkling, while the deepest shadows have a transparency which leads the eye still further back into the far distance. On account of their many good qualities they have displaced all other pencils in this office. To use them is to prefer them to any other in the market.

The wet spell, lately, has demonstrated the necessity of using sheathing paper under the outer boarding. The "Neponset" Waterproof Paper has been successfully used for this purpose for many years. Messrs. Dimmick & Low, agents, 221 Front street.

Architects in the City or Country who want "blue prints" of their drawings should send to W. H. Smyth, 258 Market street, this city.

George Goodman, 307 Montgomery street, is well known by all the old Architects and Builders on account of the superior quality of the artificial stone for sidewalks, walls, bulkheads and other work done by him. He has been a long time in the business and we have yet to see a failure in any respect of any of his work.

The Western Iron Works, 123-125 Beale street, have earned a reputation for first-class wrought iron or steel constructional work for buildings. They make anything in their line from a strap or anchor to the largest girder. Their Steel wheelbarrows have been in use for many years, and are considered the best in the market.

The Fitzgerald prepared wall plaster has recently had a "tilt" with the old line plastering, and in the language of the historian "gave em fitz." The Fitzgerald plaster won the prize on account of its superior merit. The largest and most costly buildings in this city are being plastered with it.

Art glass work, bending, cutting, staining, embossing, beveling, name and monogram work as done by Wm. Schroeder, 39 1/2 Fremont street, is of such superior quality as to call forth words of praise wherever seen. Some of the finest business blocks and residences have had Mr. Schroeder's ornamental glass used in their decoration.

M. M. Heineman & Co., 32 1/2 Fremont street, deals in "Lincrusta Walton" and ornamental papers of all kinds. The late styles of Lincrusta Walton have a beauty distinctly their own, and when touched up by the decorator, form a delightful relief effect for walls, etc.

Rubber goods and fire protective supplies of all kinds can be had of Frank McAllister, 24 Beale street.

F. H. Rosenbaum & Co., of 567 Market street, is one of the oldest houses dealing in mirrors, plate, window and ornamental glass in this city. This house can always be relied upon even when others fail.

For Pumps, Rams, etc., call on W. T. Garratt & Co. and for bronze work they stand above all other manufacturers on this Coast.

Fire-proof iron lath is taking the place of wooden lath in many situations where, heretofore, it was not considered practical. When it is thought of sufficient importance to investigate, then the difference in cost as compared with the difference in the fire risk becomes apparent, and the Pacific Company's Sheet Iron Lath are put on, thereby giving satisfaction to all parties.

The California World's Fair Commission has ordered fourteen of the Schenck Swinging Hose Reels, to be placed in the California building at Chicago for inside fire protection. This will materially reduce the rate of insurance on the building and contents, as by their use one man can put a stream of water on a fire in less than thirty seconds.

The J. L. Mott Co's. Specialties have been prepared with such care and knowledge of the subject in hand, that we are constantly reminded of the advantages to be obtained by their use. The rolled rim of the bath tubs being enameled and thoroughly finished does away with any capping of wood or metal. The exterior may be ornamented with relief work or worked in plain tints with gold bands. Wherever these baths have been used they have given great satisfaction.

The San Francisco Mineral Paint Co. suffered severe loss by fire on the 12th inst. Their works in Alameda County were so far destroyed as to require new works. The company has been in operation only about two years, but the product was so exceptionally good that it came into favor at once. The demand for the paint has been so great that the mill was run to its full capacity, therefore, only a limited stock remains on hand. The insurance covered only a small part of the loss, but we learn they intend to rebuild immediately.

The Chapman Fire Hose Reel has again come to the front. See advertisement on page xii.

## TENDERS TO BE RECEIVED.

Office of the Custodian, U. S. Appraisers' Stores Building, San Francisco, Cal., December 10, 1892. Sealed Proposals will be received at this office until 12 m. on the 28th day of December, 1892, and opened immediately thereafter for all the labor and materials required for miscellaneous alterations to the new U. S. Appraisers' Stores Building at San Francisco, California, in accordance with drawings and specification, copies of which may be had at this office.

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 should it be deemed in the interest of the Government to do so. All bids received after the time stated will be returned to the bidder. Proposals must be enclosed in envelopes sealed and marked, "Proposal for Miscellaneous Alterations to the New U. S. Appraisers' Stores Building at San Francisco, Cal.," and addresses to, Mr. T. G. PHELPS, Custodian.

## CITY BUILDING NEWS.

Allen near Gortland. To build; owner, Ludwig Schaudt; contractor, F. M. Schweitzer; cost, \$700; signed, Nov. 21; filed, Nov. 23; payments, \$250, frame; \$250, accepted; \$200, 35 days.

Alvarado near Castro. Dwelling; owner, Catherine R. Parker; architects, Smith & Freeman; contractor, R. M. Murray; cost, \$1,250; signed, Nov. 7; filed, Nov. 16; payments, \$800, enclosed and chimneys built; \$800, brown mortar on; \$750, ready for hardware; \$80, completed; \$814, 35 days.

Broadway near Kearny. Carpenter work; owner, Wm. Bourde; cost, \$1,425; signed, Nov. 19; filed, Nov. 19; payments, \$450, brown mortar on; \$450, completed; \$325, 35 days.

Bush near Central Ave. One-story cottage; owner, Elizabeth E. Parsons; contractors, Seale & Hendley; cost, \$2,520; signed, Nov. 12; filed, Nov. 16; payments, \$178, frame up; \$478, enclosed; \$178, plastered; \$478.30, completed; \$37.30, 35 days.

Bush near Powell. Brick and concrete work; owner, Joseph Kennedy; architect, W. H. Lillie; contractor, Henry Larsen; cost, \$2,271; signed, Nov. 4; filed, Nov. 9; payments, \$1,000, walls ready for sills; \$719, completed; \$553, 35 days.

Bush near Powell. Plumbing, gas-fitting, etc.; owner, Mary F. Ryer; architect, W. H. Lillie; contractor, R. A. Vance; cost, \$1,140; signed, Nov. 23; filed, Nov. 28; payments, \$427.50 rough work accepted; \$427.50, completed; \$285, 35 days.

California near Drumm. Brickwork; owner, Luning Co.; architects, Coxhead & Coxhead; contractors, Richardson & Gale; cost, \$7,300; signed, Nov. 4; filed, Nov. 16; payments, brick to be furnished by owner; 1st day of each month 75 per cent as work progresses; balance 35 days.

California near Dupont. Brick, stone work, etc.; owner, Geo. Reichley; architect, Chas. M. Rousseau; contractor, Wm. Bayford; cost, \$1,400; signed, Nov. 23; filed, Nov. 23; payments, 75 per cent as work progresses; balance, 35 days.

Church near 24th. One-story frame; owner, J. E. O'Connor; contractor, Wm. Lindau; cost, \$1,100; signed, Nov. 17; filed, Nov. 18; payments, \$550, brown mortar on; \$550, completed and receipted bills shown.

Clara near 4th. A frame dwelling; owner, Mary Coffey; contractor, F. V. Acker; cost, \$3,300; signed, Nov. 23; filed, Nov. 23; payments, \$828, roofed; \$825, plastered; \$825, completed; \$825, 35 days.

Clay and Webster. Masonry; owner, L. C. Lane; architects, Wright & Sanders; contractors, Peacock & Butcher; cost, \$52,000; signed, Nov. 19; filed, Nov. 21; payments, 1st day of each month 75 per cent as work progresses; balance 35 days.

Cook near Geary. Two-story frame; owner, Jacob Gillig; contractor, C. H. Wedgwood; cost, \$2,500; signed, Nov. 15; filed, Nov. 17; payments, \$500, rustic on; \$500, brown mortar on; \$875, plastered; \$825, 35 days.

Dupont and California. Brick building; owner, C. L. Vreeland; architect, C. M. Rousseau; contractor, Geo. Reichley; cost, \$11,137; signed, Nov. 17; filed, Nov. 19; payments, \$1,780, 2d story joists on; \$1,767, roof on; \$1,767, brown mortar on; \$1,767, plastered; \$1,767, wood finish on; \$1,767, completed; \$6,330, 35 days.

Fair Oaks near 22d. One-story frame; owner, John Christensen; architect, M. J. Welsh; contractors, Arthur & Lafayette; cost, \$1,870; signed, Nov. 25; filed, Nov. 25; payments, \$467.50, frame up; \$467.50, brown mortar on; \$467.50, completed; \$467.50, 35 days.

Fell near Lott. Two-story frame; owners, A. L. Schocken and wife; contractors, Marcus & Remmel; cost, \$4,400; signed, Nov. 16; filed, Nov. 23; payments, \$1,125, enclosed; \$1,125, brown mortar on; \$1,125, completed; \$1,125, 35 days.

Fifth and Bryant. Two-story building and stable; owner, Estate of Jas. Adams; contractor, Jas. Campbell; cost, \$6,100; signed, Nov. 21; filed, Nov. 25; payments, \$1,500, 2d story joists on; \$1,500, roof timber and frame of shed up; \$1,575, completed; \$1,525, 35 days.

Fillmore near California. One-story frame; owner, John Cronin; architect, T. J. Welsh; contractor, Edward Mooney; cost, \$1,400; signed, Nov. 27; filed, Dec. 1; payments, \$365, frame up; \$365, tin roof on; \$365, completed; \$365, 35 days.

Fulton near Lott. One-story cottage; owner, J. H. Ohland; contractor, Peterson & Olson; cost, \$1,640; signed, Nov. 21; filed, Nov. 22; payments, \$410, roof shingled; \$410, brown mortar on; \$410, completed; \$410, 35 days.

Guerrero near Balboa. Raising and furnishing house; owner, Mrs. R. Winch; contractor, R. C. Hineston; cost, \$1,275; signed, Nov. 23; filed, Nov. 24; payments, 75 per cent as work progresses; balance 35 days.

Hayes and Fillmore. Millwork; owner, John Massey; architect, C. I. Devlin; contractor, Wm. Crocker; cost, \$6,500; signed, Nov. 3; filed, Nov. 3; payments, 1st day of each month 75 per cent as work progresses; balance 35 days.

Howard near 3rd. Plastering; owner, Renzi Hughes; architects, Newson Bros.; contractor, Frank Coghlan; cost, \$1,071; signed, Nov. 16; filed, Nov. 17; payments, \$330, brown mortar on; \$330, plastered; \$419, 35 days.

Howard near 8th. Alterations; owner, M. F. Turner; architects, Shea & Shea; contractor, Richard Sinnott; cost, \$1,055; signed, Nov. 23; filed, Nov. 23; payments, \$304, brown mortar on; \$305, completed; \$305, 35 days.

Larkin near Sacramento. Two-story frame; owner, Mrs. Sarah Patek; architects, Kenitzer & Koffroth; contractors, Schult & Knecker; cost, \$10,400; signed, Nov. 11; filed, Nov. 12; payments, \$1,500, frame up; \$2,500, enclosed and brown mortar on; \$2,000, ready for paint; \$2,100, completed; \$2,700, 35 days.

Lombard near Taylor. Carpenter and mill work; owners, Claus Wreden & Co.; architect, W. Winterhalter; contractor, W. Howe; cost, \$4,995; signed, Nov. 23; filed, Nov. 23; payments, \$1,200, 3rd tier of joists in place; \$1,200, main building and brew-house enclosed; \$1,200, completed; \$1,395, 35 days.

Lombard near Taylor. Work on a four-story brick building; owners, Claus Wreden & Co.; architect, W. Winterhalter; contractor, Louis Wagner; cost, \$2,200; signed, Nov. 23; filed, Nov. 23; payments, \$1,200, when kettle columns, etc., are delivered on premises; \$400, completed and tested; \$400, 35 days.

Lombard near Taylor. Excavating, iron, stonework, etc.; owners, Claus Wreden & Co.; architect, W. Winterhalter; contractor, Crawford Ferris; cost, \$5,023; signed, Nov. 23; filed, Nov. 23; payments, \$1,200, graded, brick work up to 2d tier of joists and iron columns of lower floor in place; \$1,000, stonework and iron work on premises; \$1,000, walls ready for 3rd tier of joists; \$1,000, completed; \$1,423, 35 days.

Market near Powell. Marble work; owner, Annie Donahue; architect, Chas. I. Haynes; contractors, Raffino & Bianchi; cost, \$5,757; signed, Nov. 9; filed, Nov. 9; payments, 1st day of each month 75 per cent as work progresses; balance 35 days.



Market and Powell. Elevator enclosures, stair and metal work; owner, Annie Donohue; architect, C. I. Havens; contractors, S. F. Novelty and Plating Co.; cost, \$3,800; signed, Nov. 11; filed, Nov. 11; payments 1st day of each month 75 per cent as work progresses; balance 35 days.

Nineteenth and Treat Ave. Two-story frame and stable; owners, J. Adams and J. Rohrer; architect, W. Winterhalter; contractor, Emile Hoelle; cost, \$3,638; signed, Nov. 9; filed, Nov. 9; payments, \$910, enclosed; superstructure and other buildings enclosed; \$909, completed; \$909, 35 days.

Nineteenth near Treat Ave. Grading, sewerage, brick and stone work; owner, J. Adams and J. Rohrer; architect, W. Winterhalter; contractor, Fred. Wagner; cost, \$1,334; signed, Nov. 9; filed, Nov. 9; payments, \$700, foundations ready for wall plates and stone blocks set; \$300, completed; \$334, 35 days.

Noe and Alvarado. Frame building; owner, T. J. Lyons; architects, Pissis & Moore; contractor, F. W. Kern; cost, \$1,680; signed, Nov. 3; filed, Nov. 15; payments, \$750, frame up; \$750, brown mortar on; \$750, plastered; \$750, ready for painting; \$510, completed; \$1,170, 35 days.

Oak near Ashbury. Two-story frame; owner, Jas. A. Code; architect, M. G. Bugbee; contractor, W. A. Griffiths; cost, \$2,800; signed, Nov. 30; filed, Nov. 30; payments, \$700, enclosed; \$700, brown mortar on; \$700, completed; \$700, 35 days.

O'Farrell near Powell. Alterations and additions; owner, Elizabeth Penlington; Carrie E. and Mary Bridge; architect, R. H. White; contractor, David T. Pierce; cost, \$1,275; signed, Nov. 22; filed, Nov. 23; payments, \$1,500, new brick wall up and second tier of joists on; \$800, brown mortar on; \$900, completed; \$1,075, 35 days.

Pacific near Hyde. Three-story frame; owner, Mrs. Pauline Greenburg; architect, W. C. Dickerson; contractor, Wm. Belyea; cost, \$8,000; signed, Nov. 30; filed, Nov. 30; payments, \$1,000, lumber on ground and 1st floor joists on; \$1,000, rustic on and chimneys topped; \$2,000, brown mortar on and rough plumbing in; \$900, plastered and back porches up; \$1,000, completed; \$2,100, 35 days.

Pacific Ave. near Polk. Alterations; owners, J. L. & T. F. Norton; architects, Shea & Shea; contractor, Jas. Smith; cost, \$1,383; signed, Nov. 23; filed, Nov. 28; payments, \$518, brick wall up to joists; \$519, completed; \$316, 35 days.

Page near Baker. Two-story frame; owner, L. H. Hawley; contractor, Louis Landler; cost, \$1,500; signed, Nov. 14; filed, Nov. 15; payments, \$100, receipted for; \$1,400, to be paid Feb. 15, 1893.

Page near Lyon. Two-story frame; owner, Geo. A. Abel; contractor, L. A. Secor; cost, \$2,100; signed, Nov. 7; filed, Nov. 12; payments, \$120, frame up except rafters; \$120, brown mortar on; \$120, plastered; \$120, completed; \$120, 35 days.

Pine near Larkin. Two-story frame; owner, Wright & Hocking; contractor, Louis Landler; cost, \$5,000; signed, Nov. 10; filed, Nov. 15; payments, \$1,250, frame up; \$1,250, plastered; \$1,250, completed; \$1,250, 35 days.

Post and Larkin. Two-story frame; owner, Frank S. Kelly; architect, C. I. Havens; contractor, A. J. Hatfield; cost, \$7,680; signed, Nov. 16; filed, Nov. 16; payments, \$1,100, enclosed; \$1,400, brown mortar on and rough pipes in; \$1,100, plastered and outside primed; \$1,540, completed; \$1,950, 35 days.

Post near Scott. To build; owner, Adolph Eisenbach; architects, Salfeld & Kohlberg; contractor, H. Rohling; cost, \$1,500; signed, Nov. 18; filed, Nov. 21; payments, \$600, brown coated; \$500, completed; \$400, 35 days.

Post near Taylor. Excavating and removal of old building; owner, Mrs. J. Pinet; architects, Pissis & Moore; contractors, Ransome & Cushing; cost, \$1,950; signed, Nov. 3; filed, Nov. 9; payments, 1st and 15th day of each month 75 per cent as work progresses; balance 35 days.

Post near Taylor. A frame building; owner, Mrs. J. Pinet; architects, Pissis & Moore; contractor, F. W. Kern; cost, \$5,900; signed, Nov. 3; filed, Nov. 9; payments, 1st and 15th days of each month 75 per cent as work progresses; balance 35 days.

Post near Taylor. Four-story frame; owner, O. M. Goldaraceni; architects, C. R. & J. M. Wilson; contractor, P. Antonelli; cost, \$9,400; signed, Nov. 17; filed, Nov. 17; payments, \$1,762.50, frame up and roof on; \$1,762.50, brown mortar on; \$1,762.50, plastered and exterior finish on; \$1,762.50, completed; \$2,350, 35 days.

Powell near Pacific. Store and flats; owner, H. J. Fisher; architects, Townsend & Wyneken; contractor, J. N. McLeod; cost, \$3,236; signed, Nov. 2; filed, Nov. 3; payments, \$600, frame up, chimneys up, enclosed; \$900, brown mortar on; \$664, outside work done hard finished; \$600, completed; \$822, 35 days.

Sacramento and Broderick. Two-story frame; owner, C. H. Hewitt; architect, M. J. Welsh; contractors, Douglass & O'Connor; cost, \$1,800; signed, Nov. 28; filed, Nov. 28; payments, \$1,200, frame up; \$1,200, brown mortar on; \$1,200, completed; \$1,200, 35 days.

Scott near Pacific. Two-story frame; owner, J. S. Dinkelspiel; architects, Kenitzer & Kollofrath; contractor, C. Christolm; cost, \$8,300; signed, Nov. 12; filed, Nov. 12; payments, \$2,000, frame up; \$2,000, brown mortar on; \$2,000, inside ready for finish; \$225, completed; \$2,075, 35 days.

Second Ave. near Clement. To build; owner, R. C. A. Barth; contractor, J. W. Smith; cost, \$2,327; signed, Nov. 12; filed, Nov. 16; payments, \$600, roof on; \$500, plastered; \$644.50, completed; \$581.50, 35 days.

Seventeenth near Noe. Two-story frame; owner, Louise Hackett; architect, E. Vogel; contractor, L. B. Schmidt; cost, \$3,375; signed, Nov. 21; filed, Nov. 23; payments, \$843, frame up and roof on; \$843, brown mortar on; \$843, completed; \$846, 35 days.

Sixth and Clara. Additions to stable; owners, Sullivan & Doyle; contractor, H. R. Schmuckert; cost, \$1,100; signed, Nov. 30; filed, Nov. 30; payments, \$112.50, coal tar on floors; \$112.50, completed; \$75, 35 days.

Sutter and Mason. Trenching and bulkhead; owner, Simeon Wenban; architects, Pissis & Moore; contractor, J. H. O'Brien; cost, 80 cents per cubic yard to 10 feet below surface; below this \$1.00, per cubic yard; signed, Nov. 26; filed, Nov. 26; payments, 1st and 15th day of each month 75 per cent as work progresses; balance 35 days.

Sutter near Mason. Bulkheads and foundations; owner, Simeon Wenban; architects, Pissis & Moore; contractors, Gray Bros. Artificial Stone Paving Co.; signed, Nov. 14; filed, Nov. 16; payments, 1st day of each month 75 per cent as work progresses; balance 35 days.

Twenty-seventh near Sanchez. One-story cottage; owner, A. L. Lynn; contractors, Wm. & Henry Plant; cost, \$1,180; signed, Nov. 5; filed, Nov. 7; payments, \$395, frame up; \$290, white coated; \$285, completed.

Twenty-fourth near Homestead. Two-story frame; owner, Timothy Collins; architect, J. J. Clark; contractor, Wm. Linden; cost, \$3,500; signed, Nov. 22; filed, Nov. 23; payments, \$875, rustic on; \$875, brown mortar on; \$870, inside finish completed; \$880, 35 days.

Union St., Nos. 517 and 519. Alterations and additions; owner, M. Sabatino; architects, Townsend & Wyneken; contractor, Wm. M. McPhee; cost, \$1,000; signed, Oct. 28; filed, Oct. 28; payments, \$250, enclosed; \$400, brown mortar on; \$225, completed; \$285, 35 days.

Utah near Santa Clara. One-story frame; owner, E. T. Thomas; architect, E. A. Hermann; contractor, H. Jacks; cost, \$1,510; signed, Nov. 7; filed, Nov. 7; payments, 1st and 15th day of each month 75 per cent as work progresses; balance 35 days.

Valencia and Liberty. Two and three story frames; owner, Wm. McCormick; architect, A. J. Barnett; contractor, Timothy Sullivan; cost, \$20,070; signed, Oct. 4th; filed, Oct. 28; payments, \$2,000, 2d story joists of three story building in place; \$2,500, rustic and roof boards on; \$3,500, brown mortar on; \$1,000, plastered and outside finish nearly completed; \$1,050, completed; \$5,020, 35 days.

Valencia and 14th. One-story frame, 4 stores; owner, M. Sachs; architects, P. R. Schmidt; contractor, John Furness; cost, \$3,434; signed, Nov. 1; filed, Nov. 2; payments, \$850, 1st payment; \$850, 2d, \$850, 3rd, \$881, 4th.

Valencia near 22d. Painting exterior; owner, Board of Education; architect, C. I. Havens; contractor, Thos. Learned; cost, \$185; signed, Oct. 19; filed, Oct. 20; payments, \$185, completed.

Vallejo near Scott. Two-story frame; owner, R. J. Taussig; architect, F. E. Neubauer; contractor, J. Schuler; cost, \$3,500; signed, Oct. 7; filed, Oct. 13; payments, \$700, frame up; \$700, enclosed; \$700, plastered and outside finished; \$700, completed; \$700, 35 days.

Varrennes near Filbert. Two-story frame; owner, E. Valnone; contractor, G. Ratto; cost, \$5,200; signed, Oct. 18; filed, Oct. 18; payments, \$1,300, rough timbers up; \$1,300, brown mortar on; \$1,300, completed; \$1,300, 35 days.

Washington near Walnut. Two-story frame; owner, H. L. Van Winkle; architect, J. H. Littlefield; contractor, O. E. White; cost, \$5,183; signed, Sept. 28; filed, Sept. 30; payments, 1st day of each month 75 per cent as work progresses; balance 35 days.

Walnut Ave. near Laguna. Two-story frame; owner, John Horn; architects, Collignon & Larsen; contractor, L. B. Schmidt; cost, \$1,350; signed, Nov. 5; filed, Nov. 7; payments, \$506.25, brown mortar on; \$506.25, completed; \$337.50, 35 days.

Webster near Broadway. Two-story frame; owner, S. M. Smith; architect, M. G. Bugbee; contractors, Brennan Bros.; cost, \$5,350; signed, Oct. 19; filed, Oct. 22; payments, \$1,000, frame up; \$1,000, brown mortar on; \$1,000, plastered; \$1,012.50, completed; \$1,337.50, 35 days.

#### ALAMEDA COUNTY.

Central Ave. near Chestnut, Alameda. Frame building; owner, C. George Bull; contractors, A. W. Pattiani & Co.; cost, \$4,330; signed, Nov. 17; filed, Nov. 22; payments, \$1,200, enclosed and chimneys built; \$1,100, window frames set and brown mortar on; \$970, completed; \$1,068, 35 days.

Bard and Soto, Haywards. To build; owner, A. E. Fischer; architect, Theo. Lenzen; contractor, Rasmus Albert; cost, \$1,700; signed, Nov. 22; filed, Nov. 28; payments, \$445, brick work complete and frame up; \$445, enclosed and brown mortar on; \$450, painting dry; \$450, completed.

Bay near Eagle. Two cottages; owner, Bernhard Peterson; contractors, Marcuse & Remmel; cost, \$2,500; signed, Nov. 28; filed, Nov. 29; payments, \$625, frames up and roofs on; \$625, brown mortar on; \$605, completed; \$625, 35 days.

Filbert near 12th St., Oakland. To build; owner, W. A. Akins; architects, J. C. and E. A. Mathews; contractors, Caldwell & Nickerson; cost, \$1,888; signed, Dec. 1; filed, Dec. 1; payments, \$300, frame up; \$100, enclosed; \$100, brown mortar on and outside of building painted; \$416, completed; \$472, 35 days.

Franklin near Delger, Oakland. Two-story frame; owner, Peter Thompson; contractor, C. E. Nichols; cost, \$2,550; signed, Nov. 1; filed, Nov. 4; payments, \$640, frame up and roof shingled; \$640, plastered and 1st coat of paint on; \$640, completed; \$630, 35 days.

Linda Vista Terrace, Block A. Stone wall; owner, E. A. Herron; contractor, Alfred Fitzjohn; cost, 65 cts. per cubic ft.; signed, Nov. 21; filed, Nov. 21; payments, 75 per cent as work progresses; balance 35 days.

Moss Ave. near Broadway, Oakland. To build; owner, Fabiola Hospital Association; contractor, A. E. Jones; cost, \$1,707; signed, Nov. 9; filed, Nov. 10; payments, \$1,230.25, completed; \$426.75, 35 days.

Oxford near College Way, Oakland. Two-story frame; owner, Mary E. Masters; contractor, F. A. Brown; cost, \$2,850; signed, Nov. 15; filed, Nov. 16; payments, \$500, foundation in and frame up; \$900, enclosed and brown mortar on; \$737, completed; \$712.50, 35 days.

Santa Clara Ave., Alameda. One-story frame, owner, J. J. Thatcher; contractor, A. R. Derke; cost, \$1,400; signed, Nov. 28; filed, Dec. 1; payments, \$500, building roofed; \$900, 35 days.

Santa Clara Ave. near Walnut, Alameda. Two-story frame; owner, C. Thomsen; contractor, D. S. Brehaut; cost, \$2,680; signed, Nov. 1; filed, Nov. 3; payments, \$670, frame up and sheathing on main roof; \$670, enclosed, roof and cornice on; \$670, plastered and windows in; \$670, 35 days.

Sea View Park. To build; owner, Catherine Jones; contractor, August Winberg; cost, \$1,100; signed, Nov. 21; filed, Nov. 22; payments, 1/4 frame erected; 1/4, brown mortar on; 1/4, plastered; balance 35 days.

Shattuck Ave. and Center street, Alameda. Two-story frame; owner, Christian Frick; contractor, A. H. Broad; cost, \$4,330; signed, Nov. 17; filed, Nov. 22; payments, \$900, building enclosed; \$900, brown mortar on; \$900, completed; \$845, 35 days.

Thirty-first near Grove, Oakland. One-story frame; owner, H. A. Burns; architect, John Langland; contractor, E. P. McGowan; cost, \$2,225; signed, Nov. 1; filed, Nov. 7; payments, \$556.25, enclosed; \$556.25, brown mortar on and window frame set; \$556.25, completed; \$556.25, 35 days.

Twenty-seventh near 10th, Oakland. One story cottage; owner, Gustav Becker; contractor, J. C. S. Whalin; cost, \$1,930; signed, Oct. 4; filed, Oct. 4; payments, \$482.50, enclosed and roof on; \$482.50, brown mortar on; \$482.50, completed; \$482.50, 35 days.

Union near 8th, Oakland. Two-story house; owner, Mrs. L. J. Woods; architect, John Conant; contractors, Simpson & Spence; cost, \$2,580; signed, Oct. 4; filed, Oct. 5; payments, \$645, frame up and shingles on; \$645, brown mortar on and window sashes in; \$645, carpenter-work done; \$645, 35 days.

Werner Tract, Block 34. One-story frame; owner, Philip Strauter; contractor, W. H. Higgins; cost, \$1,665; signed, Oct. 11; filed, Oct. 11; payments, \$416, rough frame and chimneys up; \$416, roofing, exterior finish and brown mortar on; \$416, completed; \$417, 35 days.



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NUMBER I.

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WITH this issue we commence our fourteenth year. Having safely weathered the troubles that are popularly supposed to be associated with number thirteen, we now see no reason why we should not live to a hearty old age, and with the best wishes and encouragement of our numerous friends and patrons, shall endeavor to strive for the advancement of the interests of the Architectural profession and the different branches of the building interest that are so intimately associated with it.

ARCHITECTS Wood & Lovell, have entered into co-partnership with Mr. Fuller Clafin of this city. Messrs. Wood and Lovell will confine their attention principally to New York and Chicago, while Mr. Clafin will look after the Pacific Coast interests.

THE terms of the invitation by the Board of Trustees of the Stockton Free Public Library, to architects to submit competitive designs for a new library building, have been severely criticised by prominent architects.

The board, in issuing this invitation, does not seem to have had a very clear idea of an architect's duties; but until the general public is better educated as to what an architect is called on to do, and becomes better acquainted with the real duties, responsibilities, rights and privileges of the profession, no great hope can be had that future competitions will be carried out on more just and liberal terms.

If building committees, before framing their invitations, would consult some member or members of the architectural profession, they could, with the advice and assistance that would be placed at their disposal, frame conditions that would secure them the good will of competitors, and attract instead of repel the collaboration of the architects.

To offer small premiums generally means that they will get cheap work in return. Let them try once in a while being liberal and we will predict that the result will be infinitely more satisfactory, and the designs submitted will average a higher degree of merit, than is the case at present.

To require of the architect bonds for the erection of a building within certain limits of cost, is to make him assume obligations that are not a part of his duties.