CITY BUILDING NEWS.

Broadway near Buchanan. Two-story frame; owner, Mrs. S. E. Bourn; architects, Percy & Hamilton; contractor, F. W. Kern; signed, Sept. 19; filed, Dec. 8; cost, $13,868.

Bryant near Fifth. Two-story frame building; owners, Weston Basket Mfg. Co.; architect, W. F. Veitch; contractor, A. J. Duke; signed, Dec. 6; filed, Dec. 6; cost, $1,800.

California Ave. near Powell Ave. Addition and general renovation; owner, F. Brandenhof; contractor, F. M. Schweitzer; signed, Dec. 5; filed, Dec. 6; cost, $465.

Clay near Taylor. Alterations and additions; owner, Mrs. J. F. Brown; architect, G. A. Broadwell; contractors, H. Hodgkins, J. E. Kinsley; signed, Dec. 5; filed, Dec. 6; cost, $2,465.

Clementina near Fourth. Two-story frame; owner, Wm. Bacome; architect, Oliver Everett; contractor, Jno. F. Millerick; signed, Jan. 9; filed, Jan. 9; cost, $2,020.

Dupont and Filbert. Furnishing interior of church; owner, Rev. R. de Corolis; architect, Chas. J. I. Devlin; contractor, Daniel Powers; signed, Dec. 3; filed, Dec. 5; cost, $3,300.

Dupont near Sacramento. Excavating brick work and stone cutters cast and wrought iron; owner, Paul Flury; architects, Pissis & Moore; contractors, Leffert & Hoffman; signed, Dec. 20; filed, Dec. 21; cost, $8,300.

Eddy near Laguna. Works to build; owner, A. Marks; architect, W. O. Banks; contractor, O. E. White; Jan. 7; filed, Jan. 7; cost, $1,700.

Ellis near Steiner. Two-story frame; owner, Annie Schilling; architect, Ed. Burns; contractors, Petterson & Person; signed, Nov. 28; filed, Dec. 2; cost, $1,200.

Eight near Minna. Alteration and additions; owner, M. J. Brady; architect, T. J. Welsh; contractor, H. Jacks; signed, Jan. 7; filed, Jan. 9; cost, $2,740.

Filbert near Jones. Two-story frame; owner, Mrs. L. Gehrels; architects, John & Balczynski; contractor, F. L. Hansen; signed, Dec. 27; filed, Jan. 3; cost, $6,440.

Folsom near 26th. Two-story frame; owner, H. B. Angell; architects, Percy & Hamilton; contractor, W. H. Wickersham; signed, Dec. 21; filed, Dec. 21; cost, $9,369.

Fourteenth and Sanchez. Bakery and stable; owner, Sarah E. Slocum; architect, G. A. Kirk; contractors, Gardner & Boyd; signed, Dec. 10; filed, Dec. 12; cost, $10,859.

Fourteen near Sanchez. New bake ovens; owner, W. H. Ward; contractors, P. Glaser, C. Plaetrich; signed, Nov. 17; filed, Dec. 12; cost, $3,890.

Golden Gate Ave. near Devisadero. Two-story frame; owner, Catherine Sullivan; architect, T. J. Welsh; contractor, Edward Mooney; signed, Dec. 20; filed, Dec. 27; cost, $6,110.

Golden Gate Park. Work for pumping station; owners, Commissioners Golden Gate Park; architect, A. Page Brown; contractors, Gray Bros. Art Stone Pav. Co.; signed, Dec. 20; filed, Dec. 29; cost, $10,900.

Greenwich near Taylor. To build; owner, Claus Wreden; architect, W. Winterhalter; contractor, A. Guilbert; signed, Dec. 9; filed, Dec. 10; cost, $2,457.

Hermann Street. Alterations and additions; owner, A. T. Winn; contractor, Ivory Wells; signed, Dec. 9; filed, Dec. 10; cost, $325.

Howard near Sixth. Alterations and additions; owner, B. Coposn; contractor, John Miron; signed, Dec. 30; filed, Dec. 31; cost, $1,851.

Leavenworth near California. One-story cottage; owner, Jas. L. Shearer; architect, C. H. Skidmore; contractor, Adolph Petry; signed, Dec. 12; filed, Dec. 13; cost, $1,545.

Market near Powell. Mantels complete; owner, Annie Donahue; architect, Chas. I. Havens; contractors, W. W. Montague & Co.; signed, Dec. 7; filed, Dec. 8; cost, $80.00 per mantel.

Missouri near Napa. Cottage, one-story and basement; owner, Mrs. E. D. Roberts; architect, R. O. Davis; contractor, R. O. Davis; signed, Dec. 19; filed, Dec. 20; cost, $1,200.

Montgomery. Alterations to office; owners, Selby Smelting & Lead Co.; architect, Jno. Marquis; contractor, Chas. Condy; signed, Jan. 5; filed, Jan. 7; cost, $1,810.

Noe between 16th and 17th. Frame building; owner, Annie Gimpel; contractor, Alfred Hawkins; signed, Jan. 4; filed, Jan. 11; cost, $1,263.

Park near Castro. Outside mill and carpenter work; owner, Geo. Whittell; architects, Coxhead & Coxhead; contractor, M. C. Lynch; signed, Nov. 26; filed, Dec. 3; cost, $6,400.

Pierce near Turk. To build; owner, Jno. Doherty; architects, J. J. and T. D. Newsom; contractor, A. B. Larmer; signed, Jan. 9; filed, Jan. 11; cost, $2,700.

Pine near Franklin. Painting and roof finishing; owner, Gustav Sutro; architect, Julius E. Krafft; contractor, P. N. Kuss; signed, Dec. 16; filed, Dec. 17. cost, $1,380.

Post near Grant Ave. Passenger and freight elevators; owner, B. & J. Schweitzer; architect, C. R. Wilson; contractors, A. J. McNicoll & Co.; signed; Dec. 13; filed, Dec. 14; cost, $1,850.

Post near Grant Ave. Alterations and additions; owners, B. & J. Schweitzer; architect, C. R. Wilson; contractor, S. H. Kent; signed, Dec. 13; filed, Dec. 14; cost, $18,044.

Prescott near Vallejo. Three-story tenement house; owner, Katarina Schele; contractor, Caspar Zwierlein; signed, Jan. 4; filed, Jan. 5; cost, $3,500.

Scott near Page. Two-flats; owner, Rane Levy; architect, J. B. Wuersching; contractors, Home Building Co.; signed, Dec. 7; filed, Dec. 20; cost, $3,760.

Sharon near Sixteenth. Two frame buildings; owner, Theo. Blodes; architects, B. McDougell & Son; contractors, P. J. & M. Brennan; signed, Dec. 31; filed, Dec. 31; cost, $4,341.

Shotwell near 18th. Brick work, etc.; owner, Rev. P. J. Cummins; architect, C. J. I. Devlin; contractor, Jas. J. O'Brien; signed, Dec. 2; filed, Dec. 5; cost, $4,874.

Stockton near California. Carpenter and mill work; owner, A. E. Davis; architect, John Gash; contractors, McKay & McCann; signed, Jan. 4; filed, Jan. 6; cost, $5,175.

Sullivan and Cum Cook Alleys. Repair three-story brick building; owner, Estate of John Sullivan; architect, F. V. Acker; contractor, A. V. Acker; signed, Dec. 1; filed, Dec. 19; cost, $1,780.

Sunnyside, lot 23, block 47. Factory; owners, Jory Bros.; contractor, Jos. Gabriel; signed, Dec. 31; filed, Dec. 31; cost, $3,635.

Sutter near Jones. Plumbing, gas-fitting, etc.; owner, Emeline Wallace; architect, R. H. White; contractor, Duffy Bros.; signed, Jan. 5; filed, Jan. 11; cost, $7,270.

Sutter and Mason. Brick terra-cotta work; owner, Simeon Wenban; architects, Pissis & Moore; contractor, Union Pressed Brick Terra-Cotta Co.; signed, Dec. 5; filed, Dec. 13; cost, $22,400.

Twelfth Ave. near Clement. One-story cottage and basement; owner, Mary Jane Olwell; architect, C. H. Skidmore; contractor, Adolph Petry; signed, Dec. 12; filed, Dec. 13; cost, $1,530.

Twenty-fourth near Treat Ave. Alterations; owner, Catherine Lynch; architect, Pat'k. F. Lynch; contractor, P. F. Lynch; signed, Dec. 1; filed, Dec. 6; cost, $2,780.

ALAMEDA COUNTY.

Addison near 6th, Oakland. Cottage; owner, Clara Ballard; contractor, Oscar Carpenter; signed, Dec. 16; filed, Dec. 21; cost, $1,000.

Alameda Ave. near Walnut street. Carpenter, plumbing, etc.; owners, J. J. Norman and wife; architect, J. C. Newsom; contractors, Wrampe & Suilflohn; signed, Dec. 16; filed, Dec. 16; cost, $2,225.

Broadway and Fourteenth, Oakland. Erect and furnish elevator; owners, Central Bank of Oakland; architect, W. J. Mathews; contractors, Otis Bros. & Co.; signed, Aug. 20; filed, Dec. 10; cost, $4,250.

Channing Way near Dana, Berkeley. Carpenter and brick work; owner, David W. Loring; architects, Coxhead & Coxhead; contractor, F. W. Kern, signed, Dec. 1; filed, Dec. 2; cost, $6,800.

Encinal, Block 460, Alameda. Cottage and basement; owner, Wm. James; contractors, Marcuse & Remmel; signed, Dec. 19; filed, Dec. 19; cost, $2,000.

Eighth near Madison, Oakland. Brick and carpenter work; owner, Robt. M. Turner; architect, Elmer Childs; contractor, Jas. V. Embury; signed, Dec. 19; filed, Dec. 24; cost, $3,445.

Ellis near Fairview. Bulkheads, carpentering, etc.; owner, Geo. H. Wright; architect, Fred. J. Mauvier; contractor, H. F. H. Brown; filed, Dec. 7; cost, $1,189.

Fifteenth near Broadway, Oakland. Building; owners, Pac. Theological Seminary; architect, Walter J. Mathews; contractor, Herbst & McLeod; signed, Dec. 19; filed, Dec. 22; cost, $7,008.

Fourteenth near Broadway, Oakland. Marble work in Central Bank; owner, Central Bank; architect, W. J. Matthews; contractors, Ruffino & Bianchi; signed, Dec. 16; filed, Dec. 21; cost, $2,000.

Fourteenth near Broadway, Oakland. Lathing, plastering, cement work; owner, Central Bank; architect, W. J. Matthews; contractors, A. C. McTavish, signed, Dec. 12; filed, Dec. 21; cost, $3,240.

Julia near Sherman. Two-story cottage; owner, P. S. Wilson; architects, J. C. & E. A. Mathews; contractors, Pierce & Ruch; signed, Dec. 30; filed, Dec. 31; cost, $1,625.

Milvia Ave. and College Way. Two-story frame; owner, F. B. Gibson; contractor, I. A. Boynton; signed, Dec. 27; filed, Dec. 31; cost, $3,036.

Pacific Ave and Benton. To build; owner, David Clark, Esq.; contractors, Marcuse & Remmel; signed, Dec. 20; filed, Dec. 22; cost, $1,800.

Railroad Ave. near Sherman street. To build; owner, Chas. Moeller; contractors, Marcuse & Remmel; signed, Nov. 29; filed, Dec. 8; cost, $3,000.

Santa Clara Ave. near Seventh. One-story frame dwelling; owner, F. L. Volberg; contractor, A. R. Denke; signed, Dec. 2; filed, Dec. 6; cost, $2,800.

Santa Clara Ave. near Sherman. Cottage; owner, August Bruder, Esq.; contractors, Marcuse & Remmel; signed, Dec. 12; filed, Dec. 22; cost, $1,050.

Searles Track, Berkeley. Two-story building; owner, Mary A. Barracks; architect, John Laughland; contractors, Smith & Keating; signed, Dec 22; filed, Dec. 22; cost, $1,645.

Thirteenth and Broadway, Oakland. Brick work; owner, Pacific Theological Seminary; architect, W. J. Matthews; contractors, Remillard Brick Co., signed, Dec. 24; filed, Dec. 27; cost, $4,755.

Thirty-fifth near Grove, Oakland. Grading, brick work and plumbing; owner, Max Franz; architect, Frederick H. Bomes; contractor, Chas. J. Antivile; signed, Dec. 2; filed, Dec. 3; cost, $1,615.

Washington near 8th, Oakland. Two-story brick; owner, T. H. Corder; architect, C. E. Larsen; contractor, Wm. Winnie; signed, Dec. 14; filed, Dec. 16; cost, $12,085.

Washington and Clay, Oakland. Building and rebuilding wharf; owner, John A. Stanly; contractors, B. McMahon & Son; signed, Dec. 12; filed, Dec. 20; cost, $6,510.

ROYAL INSTITUTE OF BRITISH ARCHITECTS MDCCCXXXIV

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

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DR. Ellinwood in a lecture delivered on Friday evening, February 10th, in the Cooper Medical College, said the time would come when architects would provide in all large family residences, one or more apartments for the sick, specially provided with hospital conveniences and capable of perfect isolation.

In the December number of the CALIFORNIA ARCHITECT AND BUILDING NEWS, we called attention to the importance of this matter and advocated its introduction.

IN the form of builders' contract now in general use in this city and which was formulated by a Conference Committee of the San Francisco Chapter of the American Institute of Architects, and the Builders' Association, the clause in regard to insurance reads as follows:

"The owner shall not be liable or responsible for any accident, loss or damage happening or occurring to the work specified in the within contract prior to the completion of the same (loss or damage by fire or earthquake excepted)."

Of course the natural inference would be that the owner by this clause would be held responsible for loss in either of the eventualities mentioned. Nevertheless we think the extent of this liability should be fixed in definite terms that will admit of no argument as to their true meaning.

In the form of contract adopted by the American Institute of Architects and the National Association of Builders, published *in extenso* in this number, the insurance clause reads as follows:

"The owner shall during the progress of the work maintain full insurance on said work, in his own name and in the name of the contractor, against loss or damage by fire. The policies shall cover all work incorporated in the building and all materials for the same in or about the premises, and shall be made payable to the parties hereto, as their interest may appear."

We think this latter clause an improvement over the first one, as being more explicit, but might it not cause trouble when the amount of the respective damage sustained came to be determined?

C. Mason Kinne, the insurance claim adjustor, in rendering a decision in a case where he was arbitrator between two companies that had issued policies in favor of the Owner and Contractor respectively, took occasion to recommend the following clause as definitely determining their respective liabilities:

"The owner shall not be liable or responsible for any ac-

cident, loss or damage happening or occurring to the works specified in the within contract prior to the completion and final acceptance of the same, with the exception of loss or damage by fire or earthquake, in which event he shall be liable with the contractor in such proportion as his payments shall bear to the excess value of materials and labor yet unpaid for."

How far one party should be required to protect another's interest, is of course open to discussion, but the justice of requiring both the Owner and the Contractor to protect their respective interests, each one for himself, is evident; this would relieve both parties from liability to the other and avoid all chance of possible disagreement in case of loss by fire.

ANNUAL ADDRESS OF PRESIDENT SANDERS TO THE SAN FRANCISCO CHAPTER OF THE A. I. A.

Gentlemen of the S. F. Chapter of the A. I. A.:

Since you have again bestowed upon me the honor of representing you as president of the chapter, I will recognize your kindness and confidence by a very brief address.

Nevertheless, there are some things to be said at the present time which merit our attention, and I will endeavor to speak of them *seriatim*.

In the first place it will be seen that matters of art are looking up and it behooves the architects to see that their interests are not lost sight of, as they surely will be should we be so shortsighted as to place our light under a bushel. If we would have our interests attended to, it is necessary that we should bestir ourselves and make it evident that we know our place and are prepared to assume it when the opportunity occurs, and moreover, to be ready and instant in making opportunity if it does not otherwise offer. To create an opportunity indeed, consists mainly in creating a necessity and to create an necessity is to make it evident. This wholly depends upon ourselves. We must make it evident to the general public as well as to the directors and officers of the two universities and other educational centers of the Pacific Coast, that architecture is the prime factor and chief conservator, and constitutes the essential element in all the arts of design. Without architecture there would be neither sculpture nor painting properly, so called. There would be no habitations, no civilization, the arts of design would languish and mankind would recede to the condition of the savage or the nomad. Even the engineer would lose his occupation and all the refinements and advanced inventions of the present time would become as objectless and as impossible with us as they would be in the midst of China or the Dark Continent. But to evince this fact with sufficient force, it is necessary for the architect, worthy of the name, to assume and to vindicate by his ability, by his ubiquity, by his genius and by his zeal in the cause of art, and in every department thereof, his fitness to lead, and the necessity for his services, throughout the magnificent domain which lies open to him, to conquer and to win. But to do all this, the architect must, by his indomitable perseverance and unremitting toil and effort, place himself foremost in the conduct and direction of the minutest detail of the innumerable departments into which his work divides itself, and to accomplish this, it is necessary that he should be educated to the requirements of the most exacting of all the occupations of man. He must be a perfect and accomplished engineer, he must know how to handle and direct great materials and great operations. He must know minutely the conditions and qualities of soils and materials, he must be thoroughly familiar with the resolution of forests and the chemical affinities of almost every known substance. He must be prepared to confine the unconfinable and render practically immovable the even shifting and disintegrating substances of the material universe so far as his work renders it necessary. *More*, he must be thoroughly familiar with nature in all her moods and tenses, and to be prepared to modify her aspects and command her resources, and so adapt means to ends, as out of the commonest materials to mould each form so that it shall thenceforth become "a thing of beauty and a joy forever!" For be this remembered, no impression of the sublime, the beautiful, or the true, when once impressed on the imperishable tablets of the mind of an individual or a multitude, can never be obliterated in its influences to the latest æons of eternity! Let each student of our sublime art well consider this fact, take it home to himself and prepare himself accordingly if he hopes ever to produce works of permanence or beauty. Also, that ugliness or unsightliness is only less prejudicial and only less permanent than the beautiful and true, and that if he would avoid the one and attain the other, it will only be by storing his mind with proper materials and cultivating the faculties by which he has been endowed, by a careful use of them throughout his life, that he can ever expect to accomplish his mighty task.

But more still, after the architectural student has laid in a large store of technical knowledge, after he has familiarized himself with the beautiful in every form, by means of the abundant elements evolved in previous ages so ready to his hand; and after he has trained his eye to see and his heart to feel the eloquent sentences his mind has learned to formulate and his genius to realize; he must then begin to acquaint himself with the peculiarities and the exigencies of every other art. He must know art in every protean form in which it has been developed in our protean age. He must be in effect a painter, a sculptor, a musician and an orator. He must be acquainted with history in all its ramifications and a theologian, as knowing the tenets and therefore the religious practice of the religionists of every age. He must be familiar with the politics of his time, and past times, as well as a poet, a philosopher, and a mathematician, so that in all the innumerable connections, interrelations of this world of life, he may aid in the regulation and conduce to the perfection of the design of the tapel, which shall fix in glorious color and in lovely forms the wondrous tapestry of our present, as well as the future, of our civilization.

But for ourselves, my brothers in the glorious art of design, is there nothing we can do by act as well as words, to give force to our advice to our young friends the students? At least, while we are in the thick of battle and of fray; down in the actual drudgery, as well as up on the higher levels of our art on which we may have occasion to stray, may we not bear in mind, that by persisting in keeping foremost the ideas of architectural supremacy in our minds, we will be more and more incited to excellence and permanence in all we do, and more exacting and critical in the perfection, beauty and completeness of our designs? And by tentative jealousy of supreme control in the works in which we find ourselves engaged, may we not aid in the accomplishment of what seems to be the chief object of attainment at the present time is the placing of the genius of architecture in the central, if not necessarily the highest place, amongst the arts of design?

In view of the architectural display embodied in the structures of the Columbian Exposition—disappointing as

DESIGN FOR A CHURCH TOWER.

they are in some respects, as an exemplification of the development of architectural taste on new lines in America, still it cannot be doubted, that in the realization of these buildings, good taste and a certain degree of appropriateness has been attained, even if they do not fall short of the ideal, in almost every instance, of what it would seem should constitute, in the closing years of the Nineteenth Century, a perfect Exhibition Building.

In regard to what we believe should constitute an architectural exhibition (unless the whole scope and object of the above mentioned exhibition may be considered to fulfil in the best possible way, that idea) it is probable that there will be also cause for disappointment, in view of what might have been accomplished had the proper intention and meaning of such an Exhibition been sooner developed. But we must be content with what the Gods send us in that regard, and there will be ample time to develop the idea to its broadest extent, before the universal Exhibition of the World's industries and arts is held in San Francisco, shall we not say in the semi-Centenial or Jubilee year of its foundation?

In regard to the conduct and administration of the affairs of the San Francisco Chapter of the A. I. A., there is much still to be desired, much to regret, and much to be hoped for. In the first place, the President feels it obligatory on himself to lay upon each of the executive officers, the burden of producing an essay at each of the quarterly Saturday afternoon lunches and exhibitions of student's drawings, which the work of the year will make it necessary to convene.

If some one or other of our older members, such as William Patton, Esq., Henry Kenitzer, Sr., or Mr. David Farquharson, a former member, or some other architect, who has ceased the active practice of his profession, could be induced to prepare and deliver at such a meeting as is above indicated, a paper on some subject agreeable to themselves, viewing professional subjects from their present standpoints, we believe that much would be done to keep alive the "Armor Propre" of the Cult, and bring us up with a round turn in some of the vagaries we are apt to fall into, without the restraint which such conservative influence is apt to exercise. It would not be inappropriate to make our student members, guests on such occasions, that they may be edified by the super-abundance of what superfluous wisdom which is apt to flow around.

Claiming and confidently expecting the zealous assistance during the year, of the officers and members of the Chapter, and trusting and hoping for a large increase of new blood, without which we cannot grow, I beg to subscribe myself,

Your Humble Servant,

THE PRESIDENT.

The Californian suggest that the Mount Vernon estate, or what is left of it, be converted into a site for the American Valhalla.

It is true we have no national resting place for our distinguished men; no Westminister Abbey to commemorate the glory, and perpetuate the fame of our heroes; yet whether the institution of such posthusmous distinctions would be quite in keeping with the ideas of the framers of the American Constitution is open to question; on the other hand the associations that would cling to so hallowed a spot, would engender an honest pride in the achievements of our fellow countrymen, and foster those feelings of patriotism, so necessary to our preservation as a nation.—*Ed.*

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, Tres.

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

JOHN RICHARDS, Pres. L. WAGONER, Vice-Pres.
OTTO VON GELDERN, Sec. GEO. F. SCHILD, Treas.

THE regular meeting of the Chapter was held on the 20th ult., too late for us to report its proceedings in the January number of the CALIFORNIA ARCHITECT.

The Chapter awarded first mention in the competition for a Country Chapel (drawings for which were submitted by the students in the Architectural Class at a previous meeting) to Mr. Meussdorffer.

The work of the modeling class received high praise from the members present, and Mr. de Prosse, its instructor, was given a vote of thanks for his services

In connection with this subject of the Chapter Classes it was resolved to apply to the Board of Regents of the University of California, for space in the Mark Hopkins' Institute of Art.

It was the general opinion that much good would result both to the profession and to the public appreciation of its practical work, if a more general interest in and sympathy with its aims, could be aroused in the people, no class, from the highest to the lowest, but what is continually, both in business hours and home leisure, enjoying the benefits of the architects' foresight, or experiencing the inconvenience caused by the employment of ignorant and incompetent pretenders.

This latter evil was discussed at some length, and it was decided to attempt to give the public the means of judging in a small measure at least, whether the architects they employed had had reasonable experience in the practice of their profession before soliciting or obtaining employment from the general public by the introduction of a bill before the Legislature of which the following is the principal point:

Resolved to present to the Legislature the draft of a bill making it compulsory for every practicing architect to register his name with the Controller of the State before advertising or practicing the profession of Architecture; that the requirements entitling the architect to register shall be five years' previous practice of the profession, or five years' service as student in the office of a registered architect.

Violation of the provision of the law to be considered a misdemeanor, punishable the same as other misdemeanors.

Upon invitation of President Sanders, Mr. Alfred Colin read the following paper on the course of study that should be pursued by the Architectural Students after leaving the public schools:

Mr. Chairman, Gentlemen:

Animated with the same liberal spirit of progress as several Chapters of the Institute of American Architects, you study the advisability of establishing Art classes for the younger members of the profession. These classes must gradually raise the standard of required knowledge of the practitioners.

Many colleges and universities have courses in Architecture, requiring the presence of their students during four years. It is an open question to know if more may be achieved during this period. But a university lacks that atmosphere of art which is required for an architect's training and only to be found in great centres of population. There are also institutes, night schools, drawing schools, etc., all are equally insufficient. This brings us to study what may be accomplished in the city of San Francisco.

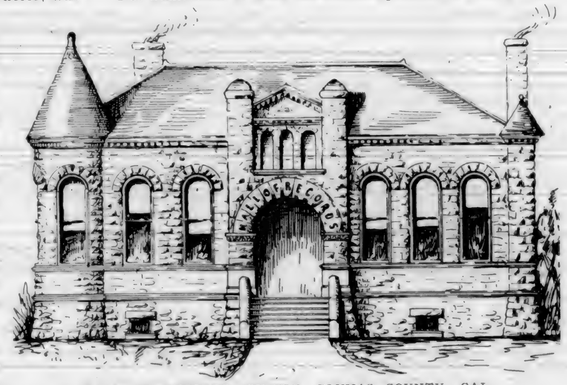
We shall assume that quarters are provided in the Mark Hopkins' Institute of Art, and that instruction is given day and evening.

THE DAY CLASSES

would be the more thorough as more time would be spent by the student, who, later, might finish his course in the evening classes.

Let us then sketch a course of instruction which might cover two years.

For admission it does not seem expedient to take youths



HALL OF RECORDS, QUINCY, PLUMAS COUNTY, CAL.

before fifteen years of age; candidates ought to pass a satisfactory examination in Arithmetic, Algebra, English and Free-hand drawing. Candidates who would previously have worked in a carpenter shop would have a manifest advantage.

The course of instruction would be

FIRST YEAR:

Geometry, Algebra, Trigonometry,	5 hours weekly.
English Language, General History,	5 "
Free-hand Drawing, Clay modeling, Instrumental drawing	18 hours weekly.

SECOND YEAR:

Mechanics, Descriptive Geometry, Perspective, Surveying, Construction	5 hours weekly.
English Language, History of Art	5 "
Free-hand drawing, Instrumental drawing and Water Color	18 hours weekly.

English language does not mean grammar and rhetoric, but an aptitude to write reports and to read well in public.

By Free-hand drawing must be understood: geometrical

solids, ornament, heads, landscape, flowers, animals, sketching, pen and ink, etc.

Instrumental drawing would be introduced late in the first year, because the whole secret of drawing rests with free-hand.

Descriptive Geometry and Perspective, afford excellent practice in construction, which gives confidence to the student who is too inexperienced to undertake problems of Architectural design.

THE EVENING CLASSES

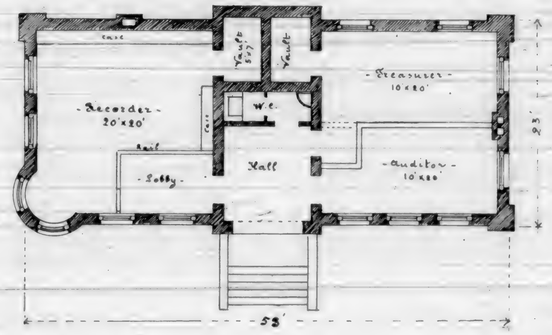
ought to cover in the beginning the same subject matter as the day classes, but with the understanding that this teaching be eliminated as soon as possible. for the course consists of.

Properties and strength of materials, Construction.
Heating, ventilating, hygiene, sanitary engineering.
History and composition of ornament.
Theory of Architecture.

Drawing except for competitive examination and composition ought not to be a part of evening classes, as the students are supposed to practice it during day-time in offices.

The evening course would necessitate three years.

It is easily seen that this course leaves out many important branches of knowledge—Physics, Chemistry, Geology, Legislation, etc., but improvements will come with time.



The aim must be to teach as much as possible *drawing* in all its applications and *decorative arts.*

Architecture is the supreme art, but sculpture ought not to be omitted and if *ateliers* were provided, all the crafts of the artist-artizans who contribute to make the house beautiful ought to be represented, such as cabinet makers, wood carvers, decorators, metal workers, etc.

The above scheme is of necessity somewhat vague, no shop work is introduced as the building where the school is to be located is not appropriate to this end; technical or manual schools already exist, or will soon come into existence so that receiving students from them, a more elaborate preparation would be expected of such. Presently the only question is to know *what students* and what *kind* of students may be obtained? However it will take but a very short time to see such a school prosperous as the Art Schools of the Metropolitan Museum of Art in New York, in the organization of which I had the honor of being called to co-operate. ALFRED COLIN.

San Francisco, January 20, 1893.

Mr. Gash had also been reflecting on the subject of Education, and read to the meeting the first chapters of a Catechism of Architecture which he proposed to write

THE February meeting of the Chapter was held on the 10th. A communication was received from the Secretary of the Institute, requesting the Chapter to render such assistance as might be possible to forward the passage of House Bill No. 9592, authorizing the Secretary of the Treasury to obtain plans and specifications for public buildings by competition.

A letter from the Architectural Association of Southern California was received, with a set of resolutions passed by that body in favor of the same bill. Action to that same end was taken by the Chapter, and it is hoped the bill may be passed before the adjournment of Congress.

AN ACT REGULATING THE PRACTICE OF ARCHITECTURE IN THE STATE OF CALIFORNIA.

RECOMMENDED BY THE SAN FRANCISCO CHAPTER A. I. A. AND INTRODUCED BY THE HON. JOHN M. CURTIS, JANUARY 30, 1893.

WHEREAS, The profession of architecture is one that under our present civilization has grown to be a necessity, and there are a great number following the profession who are incompetent by reason of their having no knowledge thereof, which knowledge can be gained only by proper training; and whereas, there is danger to life and property in our State by reason of earthquakes, by fire, and, in some cases, of the actual destruction by settling of buildings, etc., the cause being credited to the ignorance and incompetency, and possibly, in some cases, to the want of practical experience, and dishonesty of persons following the profession; therefore,

THE PEOPLE OF THE STATE OF CALIFORNIA, REPRESENTED IN SENATE AND ASSEMBLY,

DO ENACT AS FOLLOWS:

SECTION 1. It shall be unlawful for any person, after the passage of this Act, to engage in the practice and profession of architecture who has not served an apprenticeship of five years to a registered architect of the State of California, and who holds a properly authenticated indenture from the same, and said indenture shall entitle him to register with the Controller of State as hereinafter provided.

SEC. 2. It shall be unlawfnl for any person at present engaged in the practice of the profession of architecture in this State, to follow or practice the said profession unless that, within ninety days from and after the passage of this Act, he shall register as hereinafter provided; and no public buildings shall be erected without the services of a registered architect.

SEC. 3. Architects coming to this State from other States, countries, or places shall, before practicing their profession in this State, file satisfactory evidence with the State Controller for this State, that they have served a regular apprenticeship to their profession of at least five years, or shall have practiced their profession five years in the place from whence they came, or in this State.

SEC. 4. Upon the registering of any person authorized under this Act to register, the State Controller shall issue to him a certificate, certifying that he is a registered architect and entitled to follow the profession of architecture in this State, for which certificate he shall be entitled to charge a fee not exceeding ten dollars.

SEC. 5. Any person following or practicing the business or profession of architecture, or in any way advertising himself as an architect in this State, in violation of this Act, is guilty of a misdemeanor, and punishable as provided for other misdemeanors. This Act to take effect and be in force immediately upon (after) its passage

PROPOSED AMENDMENT TO THE EXISTING LIEN LAW.

HON. J. M. Curtis has introduced a bill modifying, the present lien law in several important particulars which are briefly described below:

The time for filing liens (except those of original contractors) has been reduced from thirty days to ten days.

The occupation or use of any building improvement, or structure, in whole or in part, by the owner, his representative or tenant shall (save in cases of alterations, additions or repairs) be deemed conclusive evidence of completion.

Cessation of labor for thirty days shall be deemed equivalent to completion.

Except in the cases above mentioned, a certificate of completion shall be filed for record within five days from and after completion.

The term "original contractor" is more definitely defined, and a new section to be numbered 1203, provides for a bond amounting to twenty-five per cent of the contract price, which bond shall insure to the benefit of any and all persons who perform labor for, or furnish materials to the Contractor; failure to comply rendering the owner and contractor jointly liable for the debts incurred.

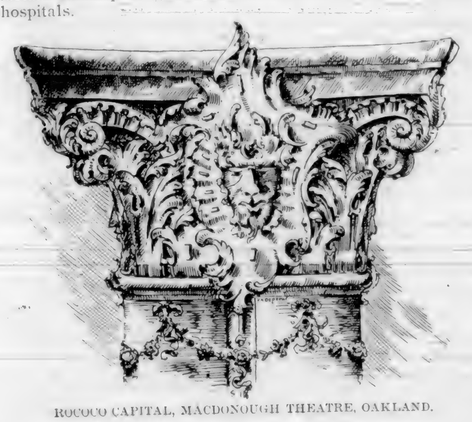
YELLOW PINE AND CALIFORNIA BUILDING LUMBER.

IN early times in California, when the saw-mill business was not reduced to such a science as it is now, many mill-owners placed their plants in the foot-hills. They cut everything that came along, without regard to quality or usefulness. In these foot-hill districts the timber is of an inferior grade, spongy and liable to twist and split if exposed to the elements, and because of the many disadvantages of this lumber it has been given the name, Bull-Pine, a name which suggests the true nature of the wood.

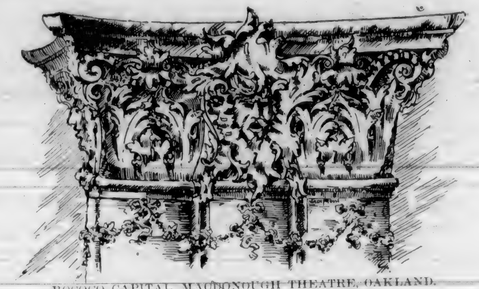
All lumber from the foot-hills is of a similar character to Bull-Pine and is consequently condemned by our architects and builders. Of all pines, Sugar Pine is the most favored and even that, when taken from the lower districts, is of an inferior grade.

During the past fifteen or twenty years the mills have had to go back or higher into the mountains and the temperature, winds and snow, exercise such an influence upon the timber that the mills of a higher altitude are able to produce a pine superior to any of the eastern woods. Yellow Pine, grown in the northern California mountains, is as firm and durable as any of the pines grown in the eastern part of the United States.

For standing finish, flooring, stepping, etc., and places where durability and strength are required it has no superior among the soft woods. Another point in favor of it is its tendency to become light in color with age, while Oregon Pine becomes darker under the same circumstances. The germs of disease cannot get such a hold on Yellow Pine as they can in Redwood, White Cedar, etc., and the delicate pitchy odor peculiar to Yellow Pine, makes it its own disinfectant and especially adapted to use in living rooms and hospitals.



ROCOCO CAPITAL, MACDONOUGH THEATRE, OAKLAND.



ROCOCO CAPITAL, MACDONOUGH THEATRE, OAKLAND.

I will venture to say from my own personal observations, during the past twenty-five years, that slash grain, No 2., Yellow Pine flooring, will outlast the vertical grain in Oregon Pine or Fir, for the reason that it wears smooth and does not sliver, while in vertical grain Oregon Pine, the soft fiber between the hard grain shrinks away and causes the piece to become rough and full of splinters. Scrubbing has no rotting effect but will make it whiter, while an Oregon Pine floor *will rot* under an ordinary amount of scrubbing. While it is true that Yellow Pine costs a trifle more than Oregon Pine, the benefits are increased four fold.

If you will but notice the percentage of Yellow Sugar Pine used in steamboat work, it will furnish convincing proof of the value of it for rough work and its ability to hold paint in spite of the many immersions in salt water.

A few words more in regard to our California woods, we have what is called Oregon Pine or Red Fir and White Fir or Spruce. Our mountain Red Fir is better than Oregon or Fir Pine for railroad bridges and seems an excellent lumber for holding its shape, strength, etc. I mention these facts for the benefit of those who think we produce nothing but Redwood and Sugar Pine.

Much more could be said in regard to our woods in general but my humble pen is not equal to the task of what is known by our Californian lumbermen in regard to a product that will some day form a great factor in our commerce and bring California among the first ranks of lumber producing states.

I feel confident that I have not done full justice to my subject but will reserve for a future article.

TAM SIRRAH.

ILLUSTRATIONS

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

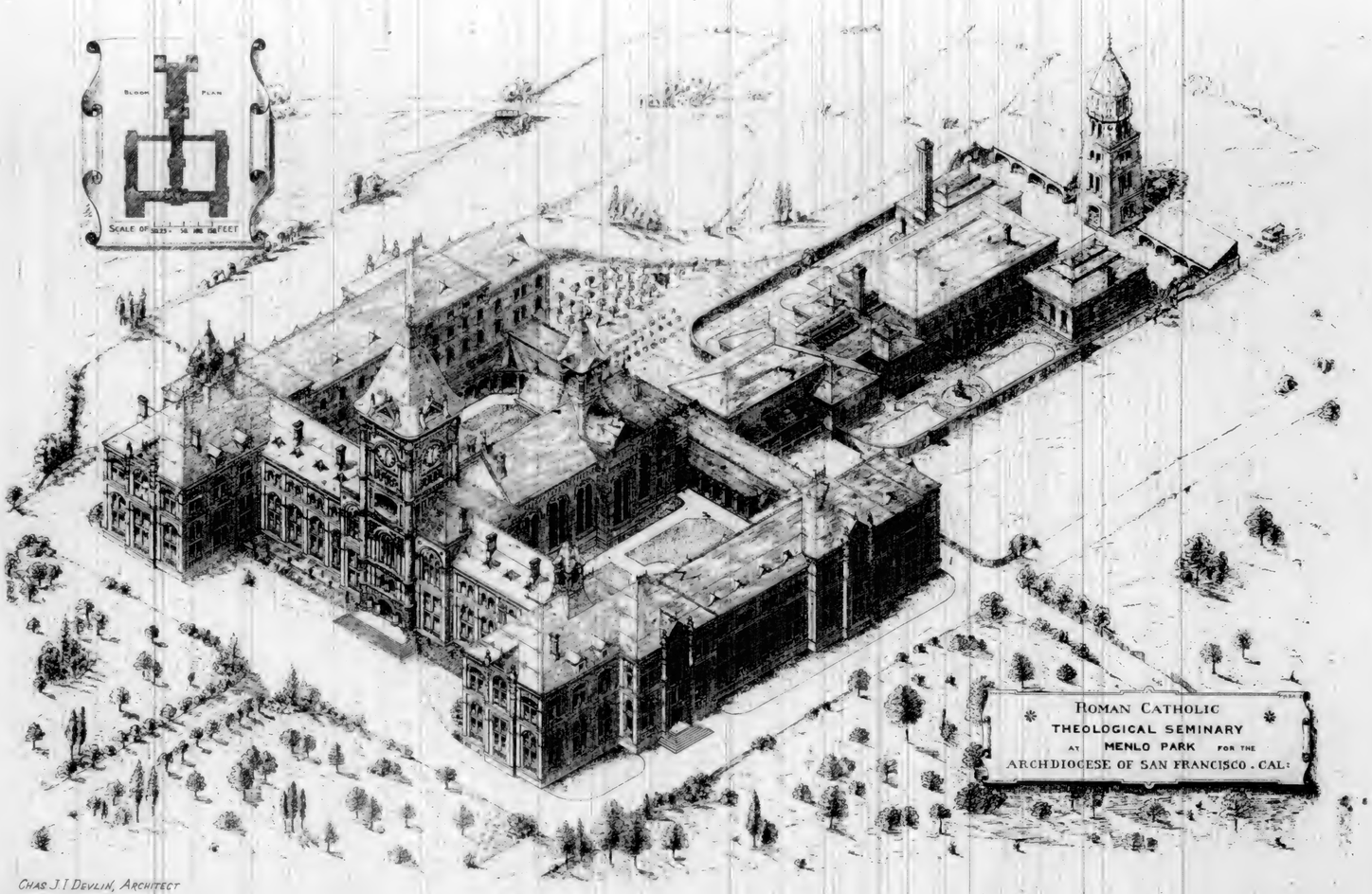
Drawings should be made with perfectly black lines on a smooth white surface. Good tracings, if made with black ink, answer the purpose.

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

THE Roman Catholic Theological Seminary designed by Architect Chas. J. I. Devlin, is to be erected at Menlo Park.

J. Cather Newsom contributes the perspective view of a residence at San Jose, and Percy & Hamilton, one erected in this city.

THE design for a Country Chapel is one submitted in competition by Mr. C. Meussdorffer, and shows the proficiency attained by Architectural students in the class taught by President Sanders.

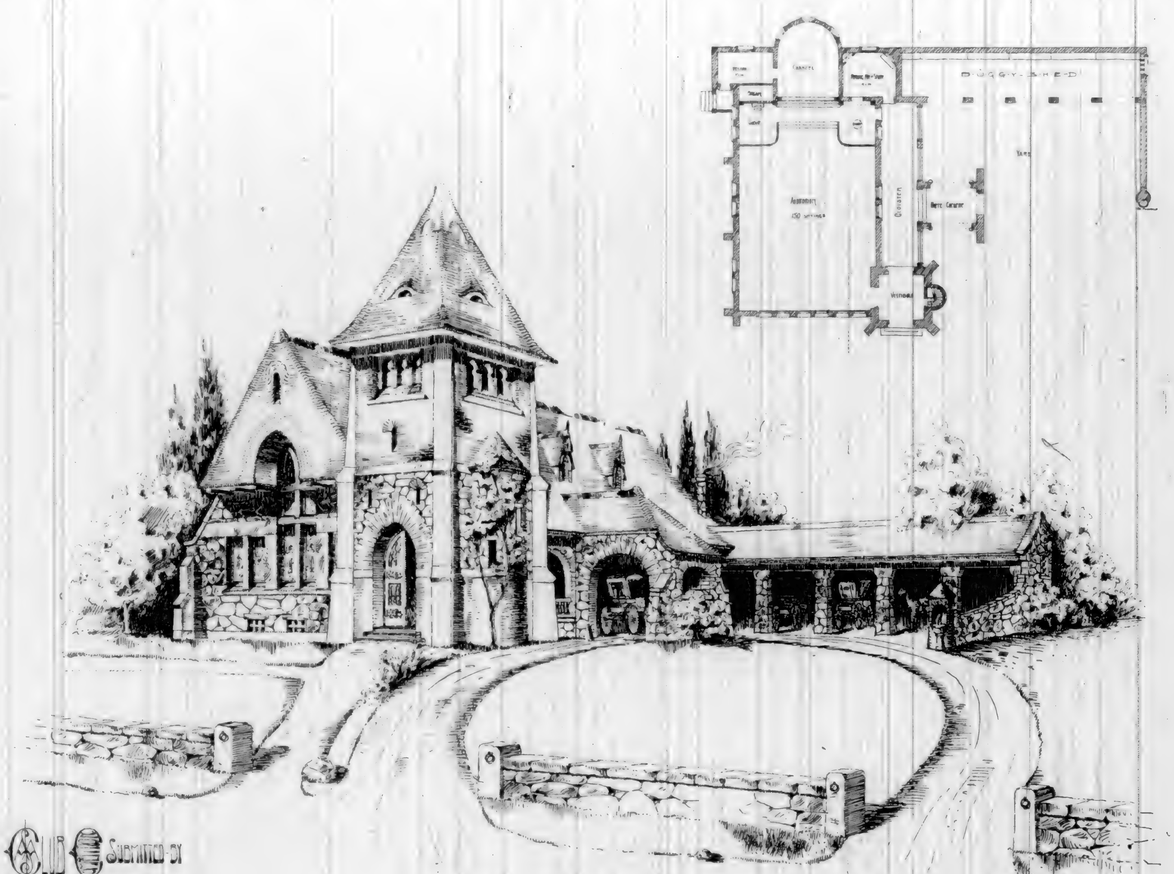


CHAS. J. I. DEVLIN, ARCHITECT

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO

BRITTON & REY PHOTO. LITH.

VOL. XIV Nº 2. FEBRUARY 1893.



SUBMITTED BY
C. A. MEUSSDORFFER

A-COUNTRY-CHURCH.

PERCY & HAMILTON
ARCHITECTS 510 FAIR ST.

RESIDENCE—A. SCHWABACHER ESQ.
JACKSON & LAGUNA STS. S.F.

J. FATHER NEWSOM. ARCHT.
ROOM. 21. ACADEMY. OF. SCIENCES. BLDG.
SAN. FRANCISCO.

RESIDENCE
OF
MR GUS. LION. SAN JOSE.

ROYAL INSTITUTE OF BRITISH ARCHITECTS
LONDON

THE STANDARD CONTRACT FORM.

THE following is the text of the form of Builders' Contract adopted and recommended for general use by the American Institute of Architects and the National Association of Builders, as revised by the joint committee, January 10, 1893, and published by the Inland Publishing Company, the licensee for exclusive publication:

This Agreement, made the.....day of..... in the year one thousand eight hundred and ninety..... by and between..... .....party of the first part (hereinafter designated the Contractor), and..... .....party of the second part (hereinafter designated the Owner),

Witnesseth that the Contractor, in consideration of the fulfillment of the agreements herein made by the Owner, agrees with the said Owner, as follows:

ARTICLE I. The Contractor, under the direction and to the satisfaction of..... Architects, acting for the purposes of this contract as agents of the said Owner, shall and will provide all the materials and perform all the work mentioned in the specifications and shown on the drawings prepared by the said Architects for the..... ..... which drawings and specifications are identified by the signatures of the parties hereto.

ART. II. The Architects shall furnish to the Contractor, such further drawings or explanations as may be necessary to detail and illustrate the work to be done, and the Contractor shall conform to the same as part of this contract so far as they may be consistent with the original drawings and specifications referred to and identified, as provided in Art. I.

It is mutually understood and agreed that all drawings and specifications are and remain the property of the Architects.

ART. III. No alterations shall be made in the work shown or described by the drawings and specifications, except upon a written order of the Architects, and when so made, the value of the work added or omitted shall be computed by the Architects, and the amount so ascertained shall be added to or deducted from the contract price. In the case of dissent from such award by either party hereto, the valuation of the work added or omitted shall be referred to three (3) disinterested Arbitrators, one to be appointed by each of the parties to this contract, and the third by the two thus chosen; the decision of any two of whom shall be final and binding, and each of the parties hereto shall pay one-half of the expenses of such reference.

ART. IV. The Contractor shall provide sufficient, safe and proper facilities at all times for the inspection of the work by the Architects or their authorized representatives. He shall, within twenty-four hours after receiving written notice from the Architects to that effect, proceed to remove from the grounds or buildings all materials condemned by them, whether worked or unworked, and to take down all portions of the work which the Architects shall by like written notice condemn as unsound or improper, or as in any way failing to conform to the drawings and specifications.

ART. V. Should the Contractor at any time refuse or neglect to supply a sufficiency of properly skilled workmen, or of materials of the proper quality, or fail in any respect to prosecute the work with promptness and diligence, or fail in the performance of any of the agreements herein contained, such refusal, neglect or failure being certified by the Architects, the Owner shall be at liberty, after.....day's written notice to the Contractor, to provide any such labor or materials, and to deduct the cost thereof from any money then due or thereafter to become due to the Contractor under this contract; and if the Architects shall certify that such refusal, neglect or failure is sufficient ground for such action, the Owner shall also be at liberty to terminate the employment of the Contractor for the said work and to enter upon the premises and take possession, for the purpose of completing the work comprehended under this contract, of all materials, tools and appliances thereon, and to employ any other person or persons to finish the work, and to provide the materials therefor; and in case of such discontinuance of the employment of the Contractor he shall not be entitled to receive any further payment under this contract until the said work shall be wholly finished, at which time, if the unpaid balance of the amount to be paid under this contract shall exceed the expense incurred by the Owner in finishing the work, such excess shall be paid by the Owner to the Contractor, but if such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the Owner. The expense incurred by the Owner as herein provided, either for furnishing materials or for finishing the work, and any damage incurred through such default, shall be audited and certified by the Architects, whose certificate thereof shall be conclusive upon the parties.

ART. VI. The Contractor shall complete the several portions, and the whole of the work comprehended in this Agreement by and at the time or times hereinafter stated ....provided that..... .....

ART. VII. Should the Contractor be obstructed or delayed in the prosecution or completion of his work by the act, neglect, delay or default of the Owner, or the Architects, or of any other Contractor employed by the Owner upon the work, or by any damage which may happen by fire, lightning, earthquake or cyclone, or by the abandonment of the work by the employees through no default of the Contractor, then the time herein fixed for the completion of the work shall be extended for a period equivalent to the time lost by reason of any or all of the causes aforesaid; but no such allowance shall be made unless a claim therefor is presented in writing to the Architects within twenty-four hours of the occurrence of such delay. The duration of such extension shall be certified to by the Architects, but appeal from their decision may be made to arbitration, as provided in Art. III of this contract.

ART. VIII. The owner agrees to provide all labor and materials not included in this contract in such manner as not to delay the material progress of the work, and in the event of failure so to do, thereby causing loss to the Contractor, agrees that he will reimburse the Contractor for such loss; and the Contractor agrees that if he shall delay the material progress of the work so as to cause any damage for which the Owner shall become liable (as above stated), then he shall make good to the Owner any such damage. The amount of such loss or damage to either party hereto shall, in every case, be fixed and determined by the Architects or by arbitration, as provided in Art. III of this contract.

ART. IX. It is hereby mutually agreed between the parties hereto that the sum to be paid by the Owner to the Contractor for said work and materials shall be $..... ..... subject to additions and deductions as hereinbefore provided, and that such sum shall be paid in current funds by the Owner to the Contractor in installments, as follows: ....

The final payment shall be made within.....days after this contract is fulfilled.

All payments shall be made upon written certificates of the Architects to the effect that such payments have become due.

If at any time there shall be evidence of any lien or claim for which, if established, the Owner or the said premises might become liable, and which is chargeable to the Contractor, the Owner shall have the right to retain out of any payment then due or thereafter to become due an amount sufficient to completely indemnify him against such lien or claim. Should there prove to be any such claim after all payments are made, the Contractor shall refund to the Owner all moneys that the latter may be compelled to pay in discharging any lien on said premises made obligatory in consequence of the Contractor's default.

ART. X. It is further mutually agreed between the parties hereto that no certificate given or payment made under this contract, except the final certificate or final payment, shall be conclusive evidence of the performance of

this contract, either wholly or in part, and that no payment shall be construed to be an acceptance of defective work or improper materials.

ART. XI. The Owner shall during the progress of the work maintain full insurance on said work, in his own name and in the name of the Contractor, against loss or damage by fire. The policies shall cover all work incorporated in the building, and all materials for the same in or about the premises, and shall be made payable to the parties hereto, as their interest may appear.

.....

ART. XII. The said parties for themselves, their heirs, executors, administrators and assigns, do hereby agree to the full performance of the covenants herein contained.

In Witness Whereof, the parties to these presents have hereunto set their hands and seals, the day and year first above written.

In presence of .....[SEAL]
.....[SEAL]
.....[SEAL]
.....[SEAL]

ELEVATION OF $1,500 COTTAGE.

EFFECT OF TURPENTINE GATHERING ON PINE TIMBER.

THE Forestry Division of the United States Department of Agriculture in a circular published about a year ago, stated that tests made on timbers of Longleaf Pine, bled or unbled, lent countenance to the belief that bled or tapped timber did not suffer in strength by virtue of the tapping. Further tests and examinations now permit the announcement without reserve, *that the timber of Longleaf Pine is in no way* affected by the tapping for turpentine. This refers to its mechanical as well as chemical properties, and hence even the reservation that it might suffer in durability is now eliminated and any prejudice against the use of bled timber in construction, wherever the unbled timber has been considered desirable, must fall as having no foundation, in fact, being based only on vague belief, proved to be erroneous.

It is to be hoped that this fact will be made widely known among builders, architects and engineers who have hitherto made discrimination against bled timber and thereby depreciated or discouraged the manufacture and impeded the sale of an article which answers all the purposes of construction and the unrestricted use of which is dictated by true economy.

The basis for the statement regarding the mechanical properties is furnished by a series of tests comprising not less than 300 tests on 32 trees of this Pine, bled and unbled, from various localities.

The somewhat puzzling fact that bled timber exhibited, if any thing, greater strength in the tests has been accounted for by the fact that the turpentine orchards are located mostly on sites which produce better quality timber as well as larger yield of turpentine.

To determine whether any changes in the chemical composition take place, a series of chemical analyses of bled and unbled timber has been made, which indicates that the resinous contents of the heartwood are in no wise affected by the bleeding, the oleoresins of the heartwood being nonfluid, the whole turpentine flow is confined to the sapwood.

Among other interesting facts regarding the distribution of resinous contents through the tree which will be published in a separate bulletin, it appears that trees standing side by side and to all appearances in similar conditions show very varying quantities of resinous contents.

To make sure that experience did not, if sifted down, contradict the results of these investigations, a competent agent, Mr. F. Roth, visited turpentine orchards and sawmills in the Longleaf Pine region. He reports that nobody was found—although it was claimed by some—able to discern any difference in the appearance of the bled and unbled timber; that in spite of consumers' specifications for unbled timber, they are almost invariably served with a mixture without finding it out; that experience in the districts where bled timber is cut and used has not sustained the claim of inferiority.

NOTES & COMMENTS.

Mr. Frank T. Shay of the well-known firm of Shay & Shay, Architects, has been appointed City Hall Architect.

The caves of Burmah are rich in wooden carvings, glazed tiles and images as well as tablets in terra-cotta, marble, alabaster and other materials. These relics illustrate the ancient and modern phases of Buddhist worship.

It is proposed to lay a pipe over the East River bridge, to connect the post-office of New York and Brooklyn. In this tube is to be an electric railway, with cylindrical cars, large enough to enclose a mail pouch, and run by a small motor taking the current by means of a trolley. An estimated speed of one hundred miles an hour is to be obtained.

The *Revue de Chimie Industrielle* says that in order to convert blue prints into black prints the prints should be first passed through water acidulated with nitric acid, and thence into—

Carbonate of Soda	50 grammes.
Water	1 liter.

In this the picture is changed to an orange tone, when it is removed and placed in—

Gallic acid	50 grammes.
Water	1 liter.

Being subsequently washed in water acidulated with HCl.

I first had my attention, said W. D. Howells in *The Californian*, called to socialism as an active force in modern life by President Hayes, who referred to our national post-office as an example of practical socialism, adopted into the old Jeffersonian system of government; and then I began studying its out croppings here and elsewhere. The more I have studied it the more I am convinced of the inherent soundness of its doctrines; and the more I study our people as a whole, I am satisfied that it is the political necessity of the near future.

BOOKS & PERIODICALS

THE CHICAGO ARCHITECTURAL SKETCH CLUB courteously sent us an artistically bound volume illustrating in line and half tone, drawings and sketches by members of the club. The book is well worthy of a place on the table of any architect or draftsman in the land; the drawings are the result of work done at odd moments after working hours by members of the club, which was organized by a few draftsmen in 1885, and has been very successful.

STONE for February contains the first of a series of profusely illustrated articles on the Chateaus of France, by Louis H. Gibson, architect. Also an illustrated article on the Penrhyn slate quarries and the sandstone interests of Northern Ohio. Two pages are given to illustrations of elaborate stone entrances, and an excellent frontispiece of a stone arch bridge adorns this number.

A MANUAL OF INDUSTRIAL DRAWING for carpenters and other wood workers, by W. F. Decker, is a book of practical directions and instructions to enable mechanics to make clear and intelligable drawings that may be understood without difficulty by any workman. For sale by Wm. T. Comstock, 23 Warren street, New York, price $1.50 by mail postpaid.

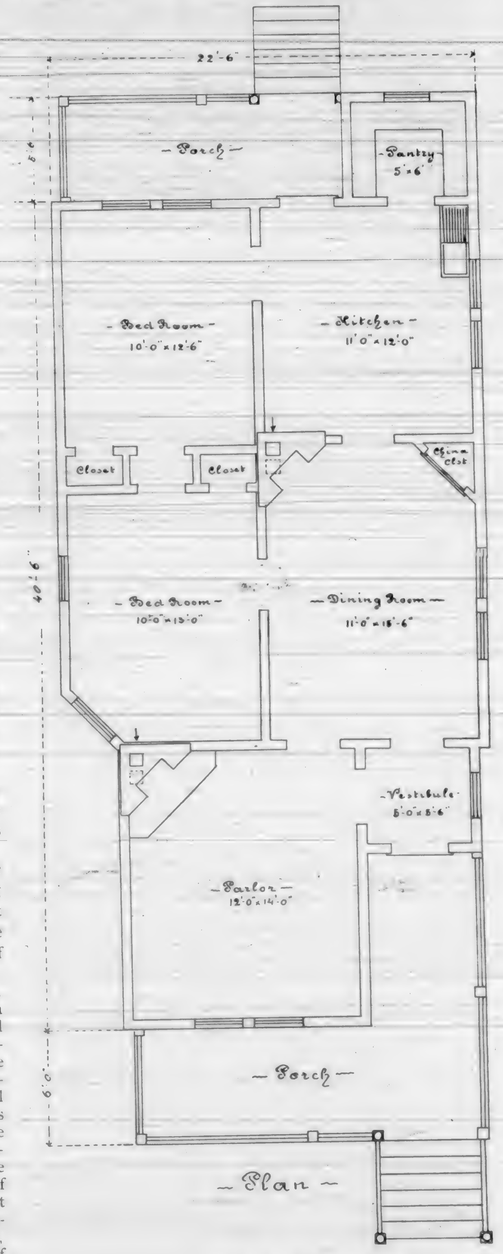
ELECTRIC LIGHTING SPECIFICATIONS for the use of Engineers and Architects, by E. A. Merrill, are intended as outlines to aid in the construction of specifications for individual installations, the details of which would have to be elaborated to meet the requirements of the conditions under which the installation is to be employed.

In the book are the rules and regulations of the National Electric Light Association, the National Board of Fire Underwriters and the New England Insurance Exchange, given in full. For sale by Osborne & Alexander, price $1.00.

The Engineering Magazine, for February, contains among other articles of interest to Architects and Engineers, one entitled "Fire Losses in Fire Proof Buildings," by Charles Bebb.

The writer takes for his text the burning of the Athletic Club building in Chicago—want of space prevents making extended extracts; but the following will prove of interest to both Architects, Insurance Companies as well as those who have in contemplation the building of this class of "Sky Scrapers:"

The result of this great fire demonstrates two great facts. The first is that laws governing the fire-proofing of high buildings do not begin to be efficient, and will not be until the possibility—to owner and architect alike—of using unnecessary combustible material is absolutely precluded, the term "unnecessary" being practically and specifically defined. The other fact is the superiority of the material used for fireproofing in this particular building. This matter deserves very careful consideration, for we have two elements diametrically opposed which cannot be considered apart in any fire, great or small. What we require is the material that will best resist the combined action of *fire* and *water*. The first actual data upon this subject fortunately was given in a widely-read architectural periodical, the *American Architect and Building News* of March 28, 1891. The paper referred to, gave a detailed account of comparative tests of different fire-proof materials made at Denver, Colorado, at the time the award was made for fireproofing the Equitable building in that city. The result demonstrated the unqualified superiority of porous terra-cotta. While the results obtained then may have been regarded as still problematical, this recent fire has been a practical test of their accuracy beyond question.



PLAN OF $1,500 COTTAGE.

A "TALL" STORY.

A section of one of the "big trees" of California, the "General Logan," is now on its way to the World's Fair at Chicago, having been successfully brought down the mountain from its home in the forest, near Fresno, to the railway station at Monson. In order to get it down the mountain it was found necessary to cut it into forty-five pieces, each piece being 14 ft. long, the whole forty-five pieces tipping the scale at 270,000 lbs., and requiring ten flat cars to carry it on the railway. Other sections of trees will be on exhibition at Chicago, but the "General Logan" beats them all. For many years this great tree has been the cause of numerous quarrels between the inhabitants of Fresno and Tulare counties; each claimed it, and each backed up the claim with "Winchesters." At last, to put an end to the senseless waste of good powder and good citizens, a special survey was ordered by the State, and the tree found to be within Fresno county. The foregoing paragraph is not from an American paper; it comes from the London *Daily Chronicle*.

THE PIPING OF DWELLINGS.

THE leakage of water pipes behind decorated walls and in fine ceilings is a sufficient argument against casing or covering service pipes. The repairs are generally costly in themselves, and they entail the additional services of the carpenter and decorator, as well as those of the plumber. Pipes in casings, or set in walls or partitions as they pass from floor to floor, provide especially inviting runways for mice, rats and vermin of all kinds. Nests are built in these places; scraps of paper, rags and food are carried into them, and they become filthy. It is only necessary to remove a covering board from almost any casing to prove this point in a most convincing manner. Even those in comparatively new buildings will be found surprisingly foul.

These casings, or wall pockets, as the case may be, serve another and usually unexpected purpose. They act as ventilators and distribute odors from the kitchen and cellar to all parts of the building. In the performance of this duty they are faithful and impartial.

Pipes carried openly through a building are not dangerous, because their condition can be constantly observed. If accidents occur the point at which the break takes place can be reached at once and repairs easily made. The quality of the work gains materially, because the plumber takes pride in putting up work which is to be exposed. He has natural and very justifiable pride in having the workmanship creditable to himself. This pride is increased by certain traditions of the trade, and there is a double gain to owner and occupant.

Exposed pipes may be made to pass through floors without leaving an opening. The floor around the pipe can be made perfectly tight and the passage of odors cut off completely—at least, as perfectly as the nature of the plaster will permit. This is an enormous gain, while the runways for rats and mice, roaches and water-bugs, are entirely done away with. These vermin can then be exterminated. This is practically an impossibility in houses where casings protect them and afford perfect breeding places. Cut off from free passages to all parts of the house, they prefer more congenial quarters, where rapid transit and fields for colonization are provided.

As decorative features of the rooms cast pipes, at least, are often treated in a beautiful way. The body of the pipe is colored a very dark bluish gray, scarcely removed from black. The bands are silver or nickel bronzed, or have silver or nickel leaf applied to them. Occasionally the whole pipe is finished with two or three shades of bronze. Lead and wrought-iron pipe receive somewhat similar treatment. The lead is often polished and varnished. There is, however, no difficulty in making the decoration of the pipes strikingly effective.

It is satisfactory to know that architects and builders are beginning to break away from the old custom and expose their pipes wherever the prejudices of the owners can be overcome. Some of the best men in the profession are treating the plumbing work in a manner to show constructively its importance and value. The result is a great gain to both owner and occupant.—*Mechanical News.*

STREET NAMES AND HOUSE NUMBERS.

ONE great source of annoyance in American cities is the neglect by those in authority to put up the various street names in a manner and in places clearly visible at all times, and the neglect by private individuals to number their houses properly. In most of our large cities street names are supposedly to be found on the lanterns at street crossings. These lanterns are not always all that could be desired, and it will almost invariably be discovered upon examination that the street name is spelled out in letters several sizes too small and miserably executed with a stencil, while the lantern the sign is affixed or clings to, is looking forward with a hope well-nigh heroic to a coming washday in the dim future. To some extent the same criticisms apply to the manner of putting up house numbers. Often the house has no number on it at all, then again the figures are so small that they cannot be readily discerned, or they are placed in a position where no one can see them at night. The sight of a person walking along the sidewalk gazing searchingly at one house front after another, while going through a mental calculation whether or not this might not be the right house after all, is familiar to everyone.

There is ample opportunity for the display of taste and art in the proper numbering of houses, and in affixing street names. There is no reason whatever why street names should not be sandblasted upon street lanterns in large letters, and why an unmistakable sign with the street name should not be made an ornamental feature of houses situated on the corner of a block. Wrought iron grilles, over well illuminated transoms, with figures large enough to be clearly distinguishable across the street, look a great deal better and are more serviceable also than the little numbers so frequently used that can only be read by climbing up the front door steps. To say that larger numbers are in bad taste is to say that it is also bad taste to offer to friends, callers, strangers and everyone a very much needed convenience.

The idea of proper street names and house numbers as indicated, is neither ideal nor new, the most out of the way village of the German Tyrol, inaccessible by rail or by stage, is better provided with facilities in this respect than our most enterprising and prosperous American cities, and to say the least, it is queer and strangely illogical that a people that takes letters and numbers to stand in the stead of other street names because it considers it a matter of convenience, should so hopelessly fail to placard this same invention properly.—*The Trefoil.*

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.

THE LAW OF LIEN.—To enforce an asserted lien under the mechanics' lien law, the Supreme Court of California laid down the following new principle of importance to builders and contractors: The question presented was not whether a lien for work or materials can be assigned or would pass under an assignment of the debt secured, but whether a laborer or a material man can assign his mere right to assert and create a lien by complying with statutory provisions and clothe the assignee with the power to create the lien for himself, and we are satisfied that he cannot.

J. S. Mills v. La Verne Land Company, Supreme Court of California.

THE RIGHTS AND RISKS OF ENTERING ON ANOTHER'S PREMISES TO SAVE THEM.—A license to enter upon the land and premises of another is not always based on the permission of the owner; it is sometimes given by the law. An instance is where a fire breaks out in a city. Here the public authorities, and even private individuals, may enter upon adjacent premises, as they may find it necessary or convenient in their efforts to extinguish or to arrest the spread of the flames. In such case, though they have no express permission from the owner or any other person, they have an implied license by law to enter on the premises to save the property. It is a very ancient rule of the common law that an entry upon land to save goods which are in jeopardy of being lost

or destroyed by water, fire, or any like danger is not a trespass. The owner of land and of buildings assumes no duty to one who is on his premises by permissiononly as a mere licensee, except that he will refrain from willful or affirmative acts which are injurious. And, therefor, a licensee, who enters on premises by permission only without any enticement, allurement, or inducement being held out to him by the owner or occupant, cannot recover damages for injuries caused by obstructions or pitfalls. He goes there at his own risk, and enjoys the license subject to its concomitant perils.

Gibson v. Leonard, Supreme Court of Illinois, 32 N. E. Rep. 183, 247.

LOSS OF MATERIAL LIEN.—The New York statute as amended relating to mechanics' liens, provides that if the owner shall, for the purpose of avoiding the provisions of the act, pay by collusion the contractor in advance of the terms of the contract, for the purpose of defeating persons who have furnished materials or done work on the building, he shall, notwithstanding such payment, be liable, etc. Where the owner had in good faith paid the contractor, and the contractor had paid the subcontractor in full for his work and materials, a person who furnished material and did work for the subcontractor was not entitled to a mechanic's lien, though one installment was yet unpaid by the owner to the contractor.

French v. Bauer, Court of Appeals of New York, 32 N. E. Rep. 77, 120.

LIMITATION OF RIGHT OF DRAINAGE.—The owner of higher land is not authorized by the law to dig through or remove natural barriers, and thereby let onto adjoining lower lands, water that would not otherwise naturally flow in that direction. And in case he attempts to dig it, where it is reasonably certain that the proposed act of the proprietor of the higher lands will cause a substantial and irreparable injury to the private rights of the owner of the lower land by creating a private nuisance on his premises, a court of equity will afford relief by decreeing an injunction.

Graham v. Keene, Supreme Court of Illinois, 32 N. E. Rep. 130, 101.

RIGHTS OF BARE POSSESSOR OF PROPERTY AS AGAINST STRANGERS.—Bare possession of property, though wrongfully obtained, is sufficient title to enable the party enjoying it to maintain an action for its recovery against a mere stranger to the property, who takes it from him. One who takes property from the possession of another can only rebut the presumption of title in the latter by showing a superior title in himself, or in some way connecting himself with one who has it. One who has acquired the possession of property, whether by finding, in trust, or even by wrongful act, has a right to retain that possession as against a mere wrongdoer who is a stranger to the property.

Anderson v. Gouldberg, Supreme Court of Minnesota, 53 N. W. Rep. 636, 118.

BUSINESS MOSAICS.

Architects having School Houses in contemplation of erection are advised to refer to the advertisement of the J. L. Mott Iron Works on page V. The Wash-out Water Closet Range, here shown, is one of the best adapted devices for the purposes intended now in the market. Some of the Public Schools of this City are fitted up with them and are giving general satisfaction.

To make windows look like ground glass, brush the glass with a hot solution of salammoniac. It will evaporate instantly, leaving a beautiful radiated deposit.

Do you want a fireplace, and do you want it in an upper story where you cannot put a brick chimney? If so, call on Mr. J. Browell, 727 Montgomery street. He will do the work in a manner acceptable to the fire wardens, which means that the work will be done so as to avoid all possible danger from fire; and the assurance that the work is well done will be a source of permanent satisfaction.

It is asserted that 800 men who work in the Paris sewers are as healthy as any other 800 Parisians, and that they are especially free from infectious diseases.

Closet seats, backs and tanks, made in this city, from Oak, Walnut, Cherry, Maple, Prima Vera, etc., offer a great advantage to buyers and consumers in that they will get their ordered goods in *first-class style*, and not receive them bruised and mutilated, as they are in most cases, when imported from the east. Mr. J. G. H. Meyer of 417-419 Mission street has been manufacturings these seats, tanks and rims for the last four years and is now able to fill orders for the same in quality superior and in price equal to any imported from the East.

The money of the world is estimated to be about $10,000,000,000, of which about $4,500,000,000 is paper, $1,500,000,000 silver and $4,000,000,000 gold.

Chas. A. Hare, Pier 5, Steuart street, San Francisco, is general Agent for California, for the Gardner Sash Ribbon (aluminum bronze), Attachments and Pulleys, and can furnish this material in any quantity from one window up. He also takes contracts for fitting and hanging windows with this well-known device and makes a specialty of heavy ware house and elevator doors and the refitting of old windows. A five years written guarantee is given for all work done by him.

The Joseph Dixon Crucible Co., of Jersey City, manufacturers of Dixon's "America Graphite" Pencils, are taking time by the forelock by putting a fifth story, 175 by 75 feet, on their pencil factory. During the past Summer and Fall they have been unable to promptly fill their orders for Dixon's pencils, even though working their already superior facilities to their full capacity. It was therefore decided to push forward the work at once, instead of waiting until Spring, as intended. The new addition will be equipped with new and improved pencil machinery of their own invention.

In order to tell wrought iron from steel, let a drop of diluted nitric acid fall on the metal, washing it off after a few minutes. If steel, a black spot; if iron, a whitish gray one will be left.

Merchant & Co. have sent us one of their handsome Calendars for the year 1893; a most artistic production and quite in keeping with the meritorious qualities of their manufactures. Every house owner, and house builder, who believes in protecting home industries, should specify one of the brands of roofing plates manufactured by the Messrs. Merchant & Co., and so show his appreciation of the efforts made to introduce this most important industry into the United States.

Whenever ventilation is required, no better method can be used than the celebrated star ventilator of which this firm are the sole manufacturers.

The Pacific Pine Lumber Co., issued new price lists last month. Rustic No. 1, 1x6, 8 and 10 were reduced about three dollars per thousand, and on Rustic No. 2, 1x6, 8 and 10, two dollars per thousand.

During the course of the Mechanics' Fair just ended, William Schroeder, the manufacturer of art glass, had a number of skillful artisans at work making the intricate designs so much admired by the public. Whenever we passed his stand, we saw a crowd of appreciative people, watching with the greatest interest, the deft manner in which the practiced workmen cut the different colored glass to meet the requirements of the pattern, fitting and combining them till the elaborate effects aimed at were fully realized, and another work of art completed for the beautification of a residence and the enjoyment of its inmates. Mr. Schroeder's place of business is 39½ Fremont street near Mission.

Bennett & Schutte, of 148-150 Valencia street, have just received a fine line of mantels of the latest designs. Parties building will do well to call and see them when requiring anything in their line. See advertisement on page xiii.

The watch worn by John Milton is said to be exposed in a Chicago shop. The watch was made with raised figures on the dial to enable the poet to read the time of day with his fingers.

The necessity for perfect insulation of buildings has produced a large variety of building and sheathing papers in this market, as well as throughout the United States generally. The most favorably known of the various manufactures of this article is the P. & B. Building Paper, which is the only paper of the kind manufactured on this Coast. The superior qualities of this paper for the purposes mentioned has been thoroughly demonstrated by the use of this article in the extensive buildings of the South San Francisco Land and Improvement Co. at Baden, San Francisco, San Jose and Oakland, also the Union Stock Yards at Rodeo and this city. The Paraffine Paint Co., 116 Battery street, San Francisco, besides manufacturing this and their well known P. & B. Paints, have also on the market for the past eight years the P. & B. Roofing. The latter product is daily growing in favor, and several long tests which the Company can with pride point to are developing a reputation for this article that is indeed an enviable one. All the products of this Company being entirely Californian makes the fact of their rapid progress a matter of satisfaction to all lovers of home industries.

CITY BUILDING NEWS.

Ashbury near Frederick. Cement walk; owners, N. C. and N. J. Dyer; contractor, C. L. Leffler; signed, Nov. 18; filed, Feb. 8; cost $400.

Block 13, Lots 3, 4, 13 and 14. Out-building and tank; owner, D. Lapouble; architect, Emil Depierre; contractor, L. Ceveghino; signed, Jan. 31; filed, Feb. 1; cost $1,700.

Bush and Powell. Plastering of a building; owner, Mrs. Ryer; architect, W. H. Lillie; contractor, J. J. Morehouse; signed, Jan. 18; filed, Jan. 20; cost, $1,700.

California and Sansome. Inside wood finish; owner, Mutual Life Insurance Co; architect, Clinton Day; contractor, John T. Grant; signed, Jan. 26; filed, Jan. 26; cost, $25,332.

California near Drumm. Mill work and carpenter work; owners, Luning Co.; architects, Coxhead & Coxhead; contractor, M. C. Lynch; signed, Jan. 24; filed, Feb. 4; cost $8,600.

Clay and Leavenworth. Two-story frame; owner, Jos. Wolf; architects, Johns & Balczynski; contractor, Adam Miller; signed, Jan. 18; filed, Jan. 21; cost, $5,200.

Clay and Webster. College; owner, Dr. L. C. Lane; architects, Wright & Sanders; contractor, Thos. McLachlin; signed, Jan. 19; filed, Jan. 20; cost, $28,200.

Crescent Ave. near Bosoe. Carpenter work; owner, Edward Norton; architect, M. G. Bugbee; contractor, W. A. Griffith; signed, Jan. 31; filed, Feb. 3; cost $1,295.

Dupont near Sacramento. Brick building; owner, Paul Fleury; architects, Pissis & Moore; contractor, Thos. H. Day; signed, Jan. 11; filed, Jan. 16; cost, $6,300.

Dupont near Sacramento. Plumbing, etc.; owner, P. F. Fleury; architects, Pissis & Moore; contractor, R. A. Vance; signed, Jan. 11; filed, Jan. 25; cost, $1,150.

Dupont near Sacramento. Plastering; owner, Paul Fleury; architects, Pisses & Moore; contractor, Chas. Dunlop; signed, Jan 19; filed, Jan. 25; cost, $1,390.

Ellis near Fulton. Plumbing and gas fitting; architects, Stone & Munson; contractors, G. and E. Snook; signed, Jan. 8; filed, Feb. 8; cost $1,017.

Ellis near Fulton. Plastering; contractor, Thos. E. Winter; signed, Feb. 8; filed, Feb. 8; cost $1,454.

Ellis near Fulton. Galvaized iron work and tin roofing; contractor, J. C. Robert; signed, Feb. 8; filed, Feb. 8; cost $1,660.

Fair Oaks near 22d. Alterations and addition; owner, John Christensen; architect, M. J. Welsh; contractor, Ivory Wells; signed, Feb. 4; filed, Feb. 4; cost $1,100.

Fifth Ave. near Point Lobos. Two story frame; owners, N. L. Lelean and A. O. Donogh; contractor, Chas. Murrell; signed, Feb. 6; filed, Feb. 7; cost $3,300.

Haight near Broderick. Alterations; owner, Thos. J. Walsh; architect, Wm. H. Armitage; contractor, Jno. J. O'Brien; signed, Jan. 27; filed, Jan. 27; cost, $3,300.

Hayes and Devisadero. Two-story frame, three flats; contractor and owner, Robt. Porter; signed, Jan. 21; filed, Jan. 21; cost, $6,000.

Hayes and Octavia. Mantels and gas-fixtures, etc.; architect, J. C. Newsom; contractor, Jno. Furness; sub-contractor, Bush & Mullett; signed, Jan. 10; filed, Jan. 20; cost, $1,270.

Howard and Fourth. Four-story brick and frame building; owner, Annie N. Farrell; architects, Shea & Shea; contractor, Jas. Cochrane; signed, Jan. 9; filed, Jan. 16; cost, $32,980.

Jackson near Central Ave. To build; owner, J. C. Johnson; architect, M. J. Lyon; contractor, Thos. Kinread; signed, Jan. 17; filed, Jan. 23; cost, $4,000.

Laurel near California. Cottage; owners, J. & Peter Schaeffer; contractor, Peter Redmall; signed, Jan. 2; filed, Jan. 23; cost $1,600.

Lombard and Taylor. Royal Wash Machine; owner, Claus Wreden & Co.; architect, W. Winterhalter; contractor, Rapp, Bepler & O'Neill; signed, Jan. 12; filed, Jan. 14; cost $1,400.

Lott near McAllister. Six flats; owner, E. E. Cook; architect, Wm. H. Armitage; contractor, Jos. Bucker; signed, Jan. 10; filed, Jan. 14; cost, $7,100.

Mission between 1st and 2d. Two-story brick; owners, Luning Co.; architects, Townsend & Wyneken; contractor, M. C. Lynch; signed, Feb. 7; filed, Feb. 9; cost $6,950.

Pacific and Dupont. Two-story brick; owner, Ng Chong; contractors, M. Fennell & Son; signed, Jan. 21; filed, Jan. 21; cost, $3,200.

Park near Holly. Cottage; owner, Frank Shoen; contractors, Miller & Miller; signed, Jan. 26; filed, Jan. 27; cost $1,350.

Pine near Hyde. To complete building; owner, Peter Jorgensen; architect, W. H. Lillie; contractor, C. P. Moore; signed, Jan. 17; filed, Jan. 18; cost $2,300.

Post near Taylor. Plumbing work; owner, Mrs. J. Pinet; architects, Pisses & Moore; contractor, H. Williamson; signed, Jan. 24; filed, Jan. 25; cost $1,344

Randolph and Arch. Cottage; owner, Wm. Sheppard; contractors, Morrison Cook; signed, Jan. 19; filed, Jan. 20; cost $1,400.

Rhode Island near Yolo. Five-roomed cottage; owner, Mary E. Eastwood; contractor, John Sandeen; signed, Jan. 28; filed, Jan. 31; cost, $1,292.

Roach bet. Filbert and Greenwich. To build; owner, W. A. Stringer; contractor, J. P. Sheppard; signed, Jan. 20; filed, Jan. 20; cost $1,960.

Sacramento near Franklin. Alterations to residence; owner, H. W. Newbauer; architect, J. E. Wolfe; contractor, John Furness; signed, Jan. 31; filed, Feb. 2; cost $2,040.

Spruce and Washington. Millwork; owner, O. D. Baldwin; architect, Samuel Newsom; contractors, Pacific Coast Door Co.; signed, Jan. 30; filed, Feb. 1; cost $1,660.

Spruce and Washington. Stone work; owner, O. D. Baldwin; architect, Samuel Newsom; contractors, Sutton & Johnstone; signed, Oct. 26; filed, Feb. 1; cost $3,300.

Spruce and Washington. Brickwork; owner, O. D. Baldwin; architect, Samuel Newsom; contractors, Richardson & Gale; signed, Jan. 26; filed, Jan. 27; cost $5,050.

Steuart near Mission. Carpenter work; owner, P. M. Patridge; architect, D. E. Mellis; contractor, Thos. H. Day; signed, Jan. 17; filed, Jan 18; cost $4,579.

Union near Mason. Three-story frame; owner, Samuel Wehrli; architect, H. Geilfuss; contractor, F. Klatt; signed, Jan. 27; filed, Jan. 27; cost $6,940.

ALAMEDA COUNTY.

Benton near Central Ave. To build; owner, A. T. Fletcher; architect, C. S. Shaner; contractors, J. E. Henderlong & Bros.; signed, Jan. 27; filed, Jan 28; cost $3,219.

Berkeley. Glass work; owner, State University; architect, Wm. Curlett; contractor, A. L. Campbell; signed, Dec. 30; filed, Jan. 27; cost $2,000.

Broadway, Oakland. Cast iron work; owner, P. and B. of T. of Pac. T. S.; architect, W. J. Mathews; contractors, Judson Mfg. Co.; signed, Jan. 16; filed, Jan. 21; cost $2,000.

Central Ave. near Park. Five-room cottage; owner, Eugene Young; architect, Alfred J. Wood; contractor, A. L. Campbell; signed, Jan. 25; filed, Jan. 25; cost $1,625.

Estudillo tract, San Leandro. Five-room house; owner and architect, Fred. Straub; contractor, M. G. Comancho; signed, Jan. 17; filed, Jan. 19; cost $1,100.

G. and H. and 7th and 8th streets, Livermore. Two-story frame school building; owners, Union High School; architects, Piercy & Hamilton; contractor, F. Meyers; signed, Jan. 3; filed, Jan. 13; cost $9,220.

Hudson and 2d. Two-story house; owner, C. G. Simonds; architect, L. Nichols; contractors, G. S. and G. H. Johnson; signed, Jan. 23; filed, Jan. 23; cost $3,418.

Inez tract, lot 2, Brooklyn. To build; owner, Edward Clark; contractor, Hugh McCracken; signed, Jan. 14; filed, Jan. 14; cost $2,660.

Newbury tract, Block E, Berkeley. Cottage; owner, Wm. C. Bissell; architect, John Conant; contractor, Jos. T. Francis; signed, Jan. 17; filed, Jan. 18; cost $1,050.

Santa Clara Ave. near 3rd Ave. Frame cottage; owner, Eliza White; architect, David Brehant; contractor, J. J. Boyle; signed, Jan. 23; filed, Jan. 24; cost $1,515.

Stuart near Fremont. Six-room cottage; owners, G. and A. MacMillan; architect, E. N. Hyde; contractor, J. J. Rose; signed, Jan. 13; filed, Jan. 19; cost $1,600.

Summit near Orchard, Oakland. Two-story frame; owner, E. C. Morrison; architects, A. N. Pattiani & Co.; contractor, J. J. Boyle; signed, Jan. 20; filed, Jan. 23; cost $4,700.

Tehama near Dover, Oakland. Two-story stable; owner, J. E. McElrath; architects, Wharton & Weigands; contractors, A. L. Kendalls & Co.; signed, Jan. 24; filed, Jan. 25; cost $2,580.

West street. One-story cottage; owner, Jas. McDonnell; architect, B. McManus; contractor, C. S. Barnard; signed, Jan. 26; filed, Jan. 27; cost $1,340.

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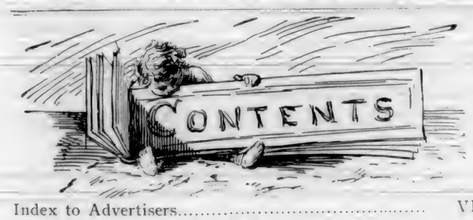

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WE notice that another attempt is to be made to cover over one of the few open spaces of San Francisco—we refer to the building of a Fire Headquarters at the corner of Bush and Market streets.

Down town in the wholesale districts the only open spaces we have are those made at the intersection of the cross streets with Market, and while other cities are demolishing their buildings to make open spaces for themselves, having seen the necessity of them, it ill becomes a city of San Francisco's reputation to retrograde instead. Let every other consideration go before we reduce our lung space. We don't feel the want of it now because fortunately tall buildings have not run rampant over the lower part of our city and there are yet a number of vacant lots to be filled, but when the whole will be put up solidly with high buildings we will vainly regret every foot of space given up.

There is no doubt a Fire Headquarters is a desideratum, but there are plenty of convenient vacant lots which can be condemned without having recourse to the one which is most objectionable, if built upon, to the health and the traffic of the busy part of the wholesale mercantile region.

THE recent delivery of a paper by Mr. Geo. P. Low, Electrician for the Fire Underwriters of the Pacific Coast, on "Electric Imposters," brought out very forcibly the fact that under existing practices the general public, in so far as electric light wiring in particular is concerned, is at the mercy of electrical pirates who unblushingly pursue their swindlings and generally escape prosecution because of their shrewdness or their irresponsibility.

The fact is that the only city on the Pacific Coast which receives systematic inspection of its electrical work is San Francisco, and even here the underwriters' inspector is frequently absent from one to four months each year. In almost every other city of the west, electrical charlatans have full swing, and the recent enormous increase in the losses sustained by fire underwriters from fires attributed to "Unknown Causes" circumstantially attest the hazard of their existing methods under which "veneered," "half-baked" and irresponsible electricians are permitted to foist most wretched electric work upon the public. A great many instances have been cited where all the wire concealed behind