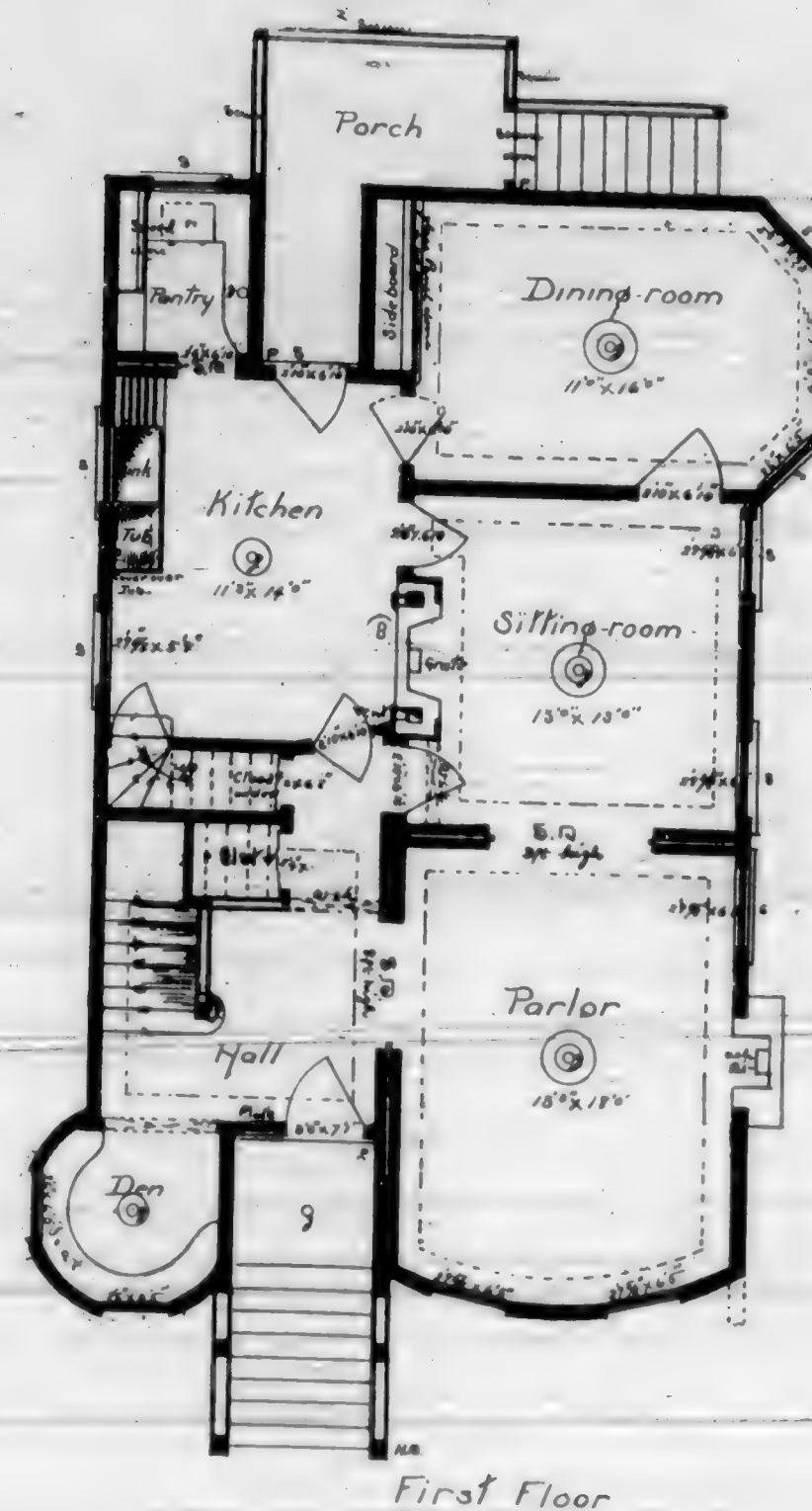
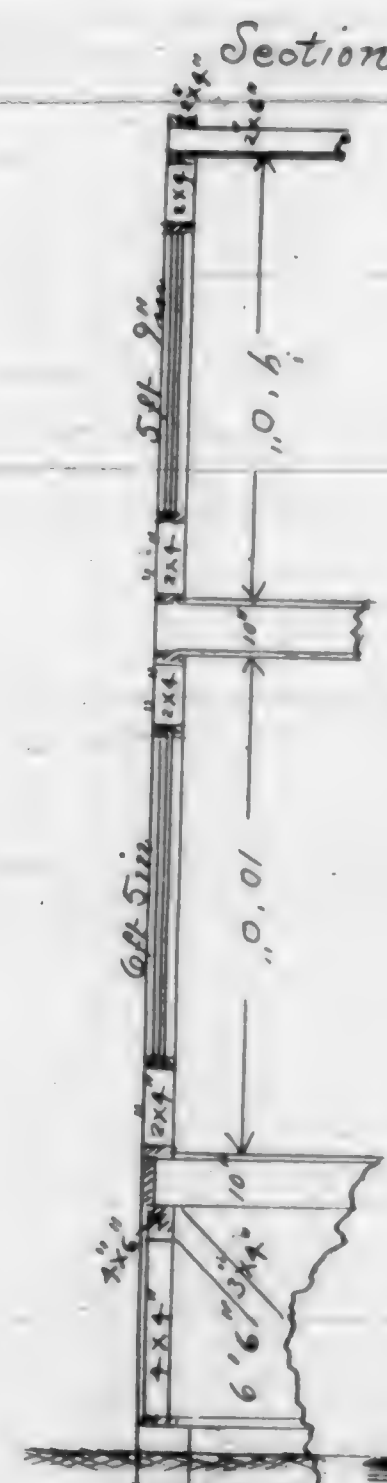
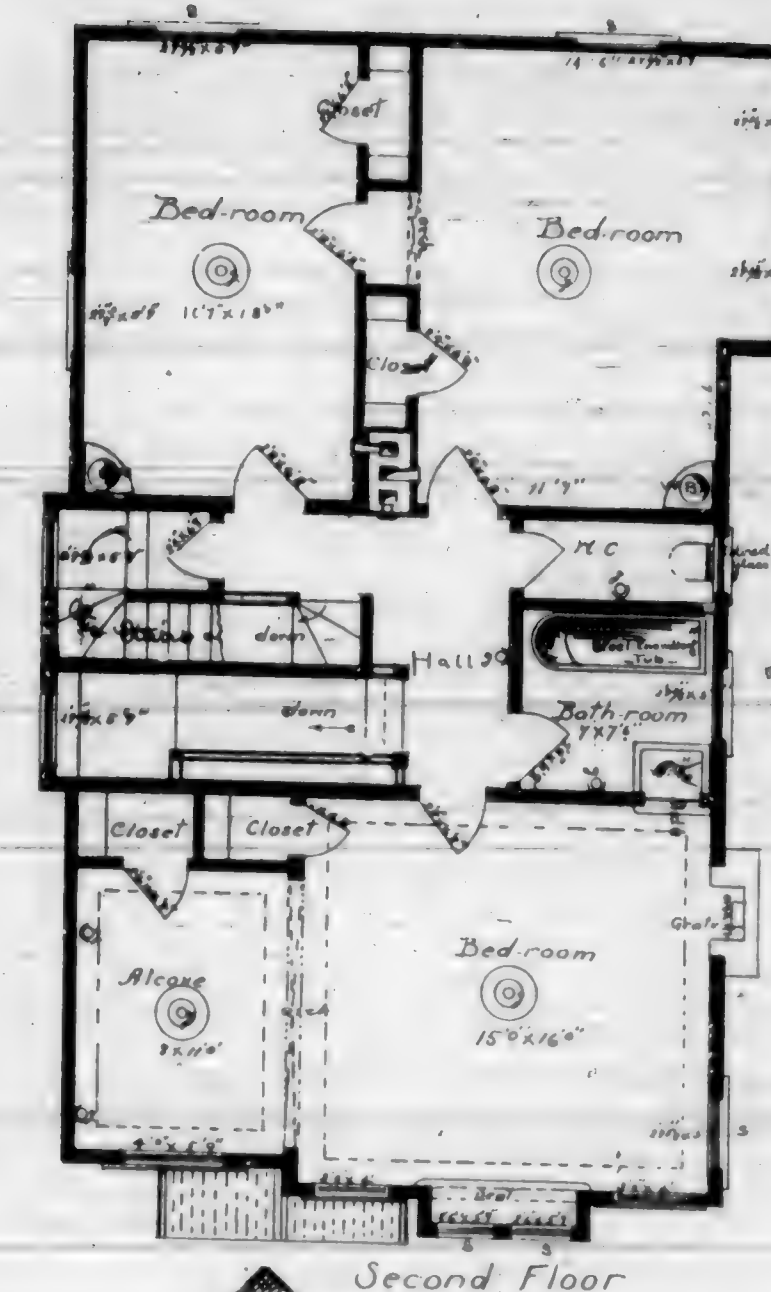


CHATEAU DE VITRE

By Francis W. Wilson.



JOHN J & T. D. NEWSOM
ARCHITECTS.
RM 49 MERCHANTS
EXCHANGE
S.F. CAL.



Front
Elevation

that may reasonably be required to the satisfaction of the Architect to proceed with the works.

SUSPENSION OF WORKS BY CONTRACTOR.

26. If the Contractor, except on account of any legal restraint upon the Employer preventing the continuance of the works, or on account of any of the causes mentioned in Clause 25, or in case of a certificate being withheld or not paid when due, shall suspend the works, or in the opinion of the Architect shall neglect or fail to proceed with due diligence in the performance of his part of the Contract or if he shall more than once make default in the respects mentioned in Clause 16, the Employer by the Architect shall have power to give notice in writing to the Contractor requiring that the works be proceeded with in a reasonable manner and with reasonable dispatch. Such notice shall not be unreasonably or vexatiously given, and must signify that it purports to be a notice under the provisions of this clause, and must specify the act or default on the part of the Contractor upon which it is based. After such notice shall have been given, the Contractor shall not be at liberty to remove from the site or works, or from any ground contiguous thereto, any plant or materials belonging to him which shall have been placed thereon for the purposes of the works; and the Employer shall have a lien upon all such plant and materials, to subsist from the date of such notice being given until the notice shall have been complied with. Provided always that such lien shall not under any circumstances subsist after the expiration of thirty-one days from the date of such notice being given unless the Employer shall have entered upon and taken possession of the works and site as hereinafter provided. If the Contractor shall fail for days after such notice has been given to proceed with the works as therein prescribed, the Employer may enter upon and take possession of the works and site, and of all such plant and materials thereon (or on any ground contiguous thereto) intended to be used for the works, and all such materials as above mentioned shall thereupon become the property of the Employer absolutely, and the Employer shall retain and hold a lien upon all such plant until the works shall have been completed under the powers hereinafter conferred upon him. If the Employer shall exercise the above power he may engage any other person to complete the works, and exclude the Contractor, his agents and servants, from entry upon or access to the same, except that the Contractor or any one person nominated by him may have access at all reasonable times to inspect, survey, and measure the works. And the Employer shall take such steps as in the opinion of the Architect may be reasonably necessary for completing the works without undue delay or expense, using for that purpose the plant and materials above mentioned in so far as they are suitable and adapted to such use. Upon the completion of the works the Architect shall certify the amount of the expenses properly incurred consequent on and incidental to the default of the Contractor as aforesaid, and in completing the works by other persons. Should the amount so certified as the expenses properly incurred be less than the amount which would have been due to the Contractor upon the completion of the works by him, the difference shall be paid to the Contractor by the Employer; should the amount of the former exceed the latter, the difference shall be paid by the Contractor to the Employer. The Employer shall not be liable to make any further payment or compensation to the Contractor for or on account of the proper use of the plant for

the completion of the works under the provisions hereinbefore contained other than such payment as is included in the contract price. After the works shall have been so completed by persons other than the Contractor under the provisions hereinbefore contained, the Employer shall give notice to the Contractor of such completion and may require him from time to time, before and after such completion, to remove his plant and all such materials as aforesaid as may not have been used in the completion of the works from the site. If such plant and materials are not removed within a reasonable time after notice shall have been given, the Employer may remove and sell the same, holding the proceeds, less the cost of the removal and sale, to the credit of the Contractor. Any notice to be given to the Contractor under this clause shall be given by leaving the same at the place of business of the Contractor, or by registered letter sent to him at that address.

"PRIME COST," MEANING OF.

27. The words "Prime Cost" or the initials P. C. applied in the Specification to goods to be obtained and fixed by the Contractor, shall mean, unless otherwise stated in the Specification, the sum paid to the merchant after deducting all trade discount for such goods in the ordinary course of delivery, but not deducting discount for cash, and such sum shall be exclusive of special carriage, the cost of fixing, and Contractor's profit.

PROVISIONAL SUMS.

28. The provisional sums mentioned in the Specification for materials to be supplied or for work to be performed by special artists or tradesmen, or for other works or fittings to the building, shall be paid and expended at such times and in such amounts and to and in favor of such persons as the Architect shall direct, and sums so expended shall be payable by the Contractor without discount or deduction, or (without prejudice to any rights of the contractor existing under the contract referred to in Clause No. 20) by the Employer to the said artists or tradesmen. The value of works which are executed by the contractor in respect of provisional sums, or in additional works, shall be ascertained as provided by Clause 13. At the settlement of the accounts the amount paid by the contractor to the said artists or tradesmen, and the said value of such works executed by the contractor, shall be set against all such provisional sums or any sum provided for additional works, and the balance shall be added to or deducted from the contract sum.

CONTRACTOR TO ERECT SCAFFOLDING FOR SUB-CONTRACTORS.

29. The contractor shall, unless otherwise stated in the Specification, provide and erect all necessary scaffolding and plant for the due execution by the artists and tradesmen referred to in the preceding clause of the work entrusted to them. He shall also permit of the execution of work by any other artists or tradesmen who may be engaged by the Employer.

PAYMENT AND CERTIFICATES.

30. The contractor shall be entitled under the certificates to be issued by the architect to the contractor, and within days of the date of each certificate, to payment by the employer from time to time by installments, when in the opinion of the architect work to the value of £ (or less at the reasonable discretion of the architect) has been executed in accordance with the contract, at the rate of per cent of the value of work so executed in the building.



until the balance retained in hand amounts to £ (x), after which time the installments shall be up to the full value of the work subsequently executed. The contractor shall be entitled, under this certificate to be issued by the architect, to receive £ (y), part of the said sum of £ (x), when the works are practically completed, and in like manner to payment of the balance within a further period of months, or as soon after the expiration of such period of months as the works shall have been finally completed, and all defects made good according to the true intent and meaning thereof, whichever shall last happen. The architect shall issue his certificates in accordance with this clause. No certificate of the architect shall be considered conclusive evidence as to the sufficiency of any work or materials to which it relates, nor shall it relieve the contractor from his liability to make good all defects as provided by this agreement. The contractor when applying for a certificate shall, if required, as far as practicable, furnish to the architect an approximate statement of the work executed, based on the original estimate.

NON-PAYMENT BY EMPLOYER.

31. Should the employer not pay the contractor any sum certified by the architect within the times respectively named in Clause 30, the contractor shall give written notice to the employer of the non-payment, and should the employer not pay any such sum within the period of days from the date of delivery of such notice at the employer's address or sent to him there in the ordinary course of post by registered letter, or if the employer shall become bankrupt or file any petition for liquidation of his affairs, and if his Trustee in Bankruptcy shall repudiate this contract, or if the Trustee shall be unable to show within days to the reasonable satisfaction of the contractor his ability to carry out the contract, and to make all payments due or to become due thereunder, or if the works be stopped for months under an order of the architect or any court of law, the contractor shall be at liberty to determine the contract by notice in writing to the architect, and to recover from the employer payment for all work executed and for any loss he may sustain upon any plant or material supplied or purchased or prepared for the purpose of the contract. In arriving at the amount of such payment the rates contained in the contractor's original estimate shall be followed, or, where the same may not apply, rates proportionate to the prices therein contained.

ARBITRATION.

32. Provided always that in case any dispute or difference shall arise between the employer or the architect on his behalf and the contractor, either during the progress of the works or after the determination, abandonment, or breach of the contract, as to the construction of the contract or as to any matter or thing arising thereunder (except as to the matters left to the sole discretion of the architect under Clauses 4, 9 and 19, and the exercise by him under Clause 18 of the right to have any work opened up), or as to the withholding by the architect of any certificate to which the contractors may claim to be entitled, then either party shall forthwith give to the other notice of such dispute or difference, and such dispute or difference shall be and is hereby referred to the arbitration and final decision of

or in the event of his death or unwillingness or inability to act, of or, in the event of his death or unwillingness or inability to act, of a person to be appointed on the request of either party by the

President for the time being of The Royal Institute of British Architects, and the award of such Arbitrator shall be final and binding on the parties. Such reference, except on the question of certificate, shall not be opened until after the completion or alleged completion of the works, unless with the written consent of the employer or architect and the contractor. The Arbitrator shall have power to open up, review, and revise any certificate, opinion, decision, requisition, or notice, save in regard to the said matters expressly excepted above, and to determine all matters in dispute which shall be submitted to him, and of which notice shall have been given as aforesaid, in the same manner as if no such certificate, opinion, decision, requisition, or notice had been given. Upon every or any such reference the costs of and incidental to the reference and award respectively shall be in the discretion of the Arbitrator, who may determine the amount thereof, or direct the same to be taxed as between solicitor and client or as between party and party, and shall direct by whom and to whom and in what manner the same shall be borne and paid. This submission shall be deemed to be a submission to arbitration within the meaning of the Arbitration Act 1889.



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.

PROPOSED CITY HALL, Oakland, Cal., W. J. Cuthbertson, Architect.

DESIGN FOR RESIDENCE, John J. & T. D. Newsom, Architects.

CHATEAU DE VITRE by Francis W. Wilson.

REID BROS. should have been credited with the design of the building being erected by Claus Spreckels on Market street for the *Morning Call* published in last month's Journal.

SAN FRANCISCO CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS.

THE Annual Meeting of the San Francisco Chapter of the American Institute of Architects was held on Friday, September 13, 1895.

The election of officers for the ensuing term resulted in the selection of the following:—Seth Babson, President; W. P. Moore, Vice-President; Oliver Everett, Secretary; John M. Curtis, Treasurer. Trustees—Geo. H. Sanders, W. J. Mathews, F. T. Shea, H. A. Schulze, M. J. Lyon.

BOOKS AND PERIODICALS.

THE ENGINEERING REVIEW, epitome of current engineering literature, published in London for August, 1895, contains as leading article the description of the principal steamship lines, with illustrations. The remarkable advances that have been made in naval architecture and marine engineering during recent years invests this subject with a special interest.

THE FORTNIGHTLY REVIEW for August has a very explicit account of politics in the Transvaal, proving pretty conclusively that the present Boer Reign cannot last much longer with the large influx of Americans, English and Africans thereinto. Also an article on "Common

into the enjoyment of the advantages of a polity shall be mindful of his debt to those who have laboriously constructed it; and shall take heed that no act of his weakens the fabric in which he has been permitted to live. Laws and moral precepts are directed to the end of curbing the cosmic process and reminding the individual of his duty to the community, to the protection and influence of which he owes, if not existence itself, at least the life of something better than a brutal savage."

LIPPINCOTT'S MAGAZINE for September comes to hand with its usual complete novel "A Case in Equity," by Francis Lynde, it is of interest as the reader is lead to expect a case in a law court while after all the equity is a case in the court of love, but as every thing comes out all right in the end, every body is supposed to be happy. "Napoleon and the Regent Diamond" is rather a disappointing detail of dry facts, where the reader may have been expecting a story as sparkling as the name implies. In general the contents are interesting and will repay a careful perusal.



J. CATHER NEWSOM, ARCHITECT.

Sense and Crime," a critique on the Report of the Parliamentary Committee formed for examining into Prison Administration. The whole result seems to be contained in the following sentence—"Honesty is but poorly paid, the wages of weekly toil are but trifling in comparison with the profits of a single coup which will enable its perpetrator to lead an easy, idle life for months." From which it appears that the common sense way of diminishing crime is to make the wages of honest labor sufficient for its recipients to lead a well-to-do, easy life and to provide the opportunity for all to obtain the same.

Fitting tributes are made to Prof. Huxley—in one of which he is set right with the Altruistic world by showing that the survival of the "fittest" did not necessarily mean the "best," in the following passage quoted from the works—

"As I have already urged, the practice of that which is ethically best—what we call goodness or virtue—involves a course of conduct which, in all respects, is opposed to that which leads to success in the cosmic struggle for existence. In place of ruthless self-assertion it demands self-restraint; in place of thrusting aside, or treading down, all competitors, it requires that the individual shall not merely respect, but shall help his fellows; its influence is directed, not so much to the survival of the fittest, as to the fitting of as many as possible to survive. It repudiates the gladiatorial theory of existence. It demands that each man who enters

"WHERE IGNORANCE IS BLISS, T'IS FOLLY TO BE WISE."

HOW many people appear to be happy living under the delusion that the above line from Thomas Gray is a fact. We were led into this reflection by over-hearing a contractor who was building a house upon the opposite side of the avenue in which we live. "Why!" he exclaimed, "your cottage has a foundation fit for a three story house, there is no need of such bracing for a one story cottage, it costs money, and the owner never knows the difference."

Many people appear to think the money paid to an architect for planning and supervising a building, is so much money added to the cost, not reflecting that every dollar paid the architect, may result in saving two dollars to the owner.

It may be true that a poor foundation and scant bracing may pass muster for a time and if the walls are prettily tinted and a lovely picture moulding around the rooms, the owner is satisfied for the time, then if another house is built on each side the three may protect each other from blowing down.

This is no fancy sketch as may be seen in more than one instance in Richmond where a house has been wedged in between two other houses for the purpose of support.

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.

RELEASE AND DISCHARGE—JOINT CONTRACTORS.—Where a person who is liable to two or more on a joint contract settles with one of them for a part of the claim, such settlement does not discharge him from the liability to the others, but they may sue for their part without joining the one settled with.

Lansing v. Bliss, Supreme Court, General Term, First Department, 33 N. Y. Sup. Rep. 310.

EFFECT OF PAYMENT OF AMOUNT OF LIEN INTO COURT.—The character of an action to foreclose a mechanic's lien is not affected by the fact that the amount claimed has been deposited with the clerk of the court, and the claimant is not entitled to the money deposited until he has recovered a judgment of foreclosure against the property.

Schillinger Fire-proof Cement & Asphalt Co. v. Arnott, Supreme Court, General Term, First Department, 33 N. Y. Sup. Rep. 343.

SERVICE OF NOTICE OF MECHANICS' LIEN ON OWNER.—Under the statute, providing that a notice of the lien filed shall within ten days be served on the owner or lessee if he can be found in the county, or in case of his absence from the county, then a copy on his agent within the county, and, if neither can be found within the county, a copy of such notice shall be posted on the building, service of notice by mailing a copy to the general manager of the owner at a place outside the county is insufficient.

Hannah & Lay Mercantile Co. v. Mosser, Supreme Court of Michigan, 62 N. W. Rep. 1120.

DAMAGES FOR DELAY.—Where a contractor fails to complete a building, and the owners take possession and do so, the measure of damages will be the amount of the unpaid contract price, less the fair and reasonable amount the owners had to pay to complete the work.

Mills v. Paul, Court of Civil Appeals of Texas, 30 S. W. Rep. 558.

THE SUPREME COURT OF PENNSYLVANIA HOLDS, THAT THE OWNER OF A BUILDING CANNOT COMPLAIN OF AN INSTRUCTION.—In an action to enforce a mechanics' lien restricting a material man's recovery to the value of the materials furnished by him on the credit of the buildings, and actually used in their construction.

Seranton Lathic Turning Co. v. Cassidy, 31 At. Rep. 734.

VALIDITY OF ORDER CANCELLING LIEN.—Under the statutes, providing that at the commencement of an action to foreclose, the lien may be discharged by the deposit of "such sum of money as in the judgment of the court will be sufficient to pay any judgment which may be recovered against the property," the only question or the court, on an application to cancel the lien, is the amount of the deposit to be made, and the validity of a claim cannot then be inquired into, and therefore an order directing the cancellation of a lien without requiring a deposit to secure it is void, though the claimant was made a defendant to the action, and failed to appear.

Fisher v. Hussey, Supreme Court of New York City, General Term, 32 N. Y. Sup. Rep. 762.

PAYMENT CANNOT BE ENFORCED UNTIL CONTRACT IS COMPLETE.—Under the statute, providing that, before a party can compel another to perform any act under it, he must fulfill all conditions precedent imposed upon himself, one who has agreed with a contractor to furnish "all the couplings to be used in the construction of a pipe line," at a fixed rate per pound, cannot enforce payment before all the material has been delivered, and hence his cause of action against the owner of the structure does not accrue till the last delivery.

First Nat. Bank of Bridgeport v. Ferris Irrigation Dist. 40 Pac. Rep. 45.

ENTIRETY OF CONTRACT.—Under a contract providing for the erection of a house, and that the owner, on the erection of the same, should pay the contractors the sum of \$2,218 as follows: First shall be deducted therefrom (the final payment) all liquidating damages and deductions by reason of improper labor and material, and the balance payable as follows: \$200 when foundation is completed, \$600 when roof is on, \$700 when plastering is completed and acceptance of house, provided no sum shall be due till all work and material is done and furnished in compliance with plans and specifications to the owner's satisfaction, and mechanics' lien released—is not an entire contract, preventing action upon it before completion of the building according to the contract.

Crawford v. McKinney, Supreme Court of Penn., 30 At. Rep. 1047.

DEFECTIVE CLAIM FOR MECHANICS' LIEN.—A mechanics' lien claim, which states that the material was furnished to one person, and that the land was owned by another, and does not state that the material was furnished at the request of the owner, is fatally defective, though it alleges that the person to whom the material was furnished was in possession of the land under a contract of purchase with the owner.

Cross v. Tscharnig, Supreme Court of Oregon, 39 Pac. Rep. 540.

FATAL VARIANCE IN MECHANICS' LIEN CLAIM.—Where the claim of mechanics' lien, and the complaint in an action to foreclose the lien, alleged a contract to pay the carpenter \$3.50 per day, and a contract to pay the reasonable value of his services was proved, and such value was shown to be \$2.84 per day, the variance is fatal.

Jones v. Shuey, Supreme Court of California, 40 Pac. Rep. 17.

THE J. L. MOTT IRON WORKS SHOW ROOM.

THE J. L. MOTT IRON WORKS of New York have opened an exhibition of goods manufactured by them, at Room 27 Flood Building under the management of M. S. James who, for several years has been well and favorably known on the Pacific Coast as their Representative. They have fitted up two large rooms completely filled with the different articles that are needed by Architects, Plumbers and Builders. Along one wall is a row of closets under water showing all the latest improvements in Mechanism, and the practical working of same can be seen.

There are all the usual kinds of Bath and Seat Tubs shown in Porcelain Iron and Imperial Solid Porcelain; Laundry Tubs, Kitchen and Slop Sinks, etc. Some of them are beautifully decorated in gold and some are plain. One of the most attractive objects of the whole display is a Lavatory of Mexican Rose Onyx, with China Basin and Mirror over same and Silver plated Trimmings. Another Lavatory shown is of Italian Statuary Marble with China Basin, Mirror and Nickel plated Trimmings. The great reduction in the prices of the Imperial Solid Porcelain goods recently made by this Firm brings them in reach of almost everyone that would use the Porcelain lined goods, there being only a slight difference in the cost.

There is a display also of Shower and Needle Baths for use principally in private residences and public Baths. These are shown fitted with Porcelain lined Iron Receptors instead of the old style Marble Slab. These Receptors prevent the water from flowing all over the floor of Bath Room and are a great improvement. There is also to be seen a full line of Plumber's specialties, including Bath Room Trimmings, such as Towel Racks and Shelves, Sponge and Comb and Brush Holders, etc., that are manufactured by them and which have obtained for themselves such a high reputation.

The J. L. Mott Iron Works has been induced by Mr. James to open these Show Rooms because of the unsatisfactory methods both to him and his customers of selling from Catalogue. The goods can now be shown the parties who desire to use them and can see exactly what they are going to have. The business of the Mott Iron Works has increased to such an extent, and with the constantly getting out by them of new goods it became almost an absolute necessity that some such Headquarters should be opened.

The J. L. Mott Iron Works, through Mr. James their Coast Manager extends a very cordial invitation to Architects, Plumbers, Contractors and all persons contemplating building, who may be interested in fine plumbing work to visit these rooms in the Flood Building feeling satisfied that they will be well repaid.

CITY BUILDING NEWS.

Alabama near 22d. To build; owner, John C. Callaghan; architect, M. J. Welsh; contractor, Jos. Sullivan; signed, Aug. 8; filed, Aug. 10; cost \$2665.

Bartlett near 21st. Alterations; owner, Mrs. A. C. Kratz; contractor, H. R. Schuckert; signed, Aug. 9; filed, Aug. 10; cost \$1189.

Bartlett near 22d. Alterations and additions; owner, Mrs. Agatha Curtaz; architect, Emil John; contractors, Welasch & Fromz; signed, Aug. 12; filed, Aug. 14; cost \$3525.

Bernard near Jones. To build; owner, Abraham Hessel; contractor, F. V. Acker; signed, Aug. 20; filed, Aug. 20; cost \$2550.

Brannan near 4th. To build; owner, Rev. D. Nugent; architect, P. J. Donohoe; contractor, Daniel Powers; signed, Aug. 8; filed, Aug. 10; cost \$7599.

Brannan near 2d. Alterations and repairs; owner, Vermont Marble Co.; contractor, J. A. McDonald; cost \$5000.

Brannan near 4th. To build; owner, John Donovan; architect, E. A. Garin; contractor, J. A. McDonald; signed, Aug. 14; filed, Aug. 22; cost \$2825.

Brannan near 4th. To build; owner, D. Lewis; cost \$2900.

Broderick near Golden Gate Ave. To build; owner, A. Goodman; architect, C. M. Rousseau; contractor, J. Irwin; cost \$5000.

Broadway near Webster. To build; owner, W. H. Diamond; architects, Polk & Polk; contractors, W. Knowles & Co.; signed, Aug. 8; filed, Aug. 16; cost \$14,960.

Broadway and Buchanan. Plumbing, etc.; owner, Annie Donahue; architect, A. Page Brown; contractor, W. H. Wilson; signed, Aug. 8; filed, Aug. 23; cost \$4480.

Broadway and Buchanan. Steam heating; owner, Annie Donahue; architect, A. Page Brown; contractor, W. W. Montague & Co.; signed, Aug. 23; filed, Aug. 23; cost \$1325.

Broadway and Buchanan. Mill work; owner, Annie Donahue; architect, A. Page Brown; contractors, Burnham-Sandeford Co.; signed, Aug. 7; filed, Aug. 23; cost \$4850.

Broadway near Gough. Plumbing, etc.; owner, Mrs. Maggie Hochstadter; architect, M. J. Lyon; contractor, H. Williamson; signed, Aug. 15; filed, Aug. 23; cost \$788.

Broadway and Buchanan. Painting, etc.; owner, Annie Donahue; architect, A. Page Brown; contractor, J. H. Keefe; signed, Aug. 31; filed, Sept. 5; cost \$1735.

Bluxome near 4th. To build; owner, Elizabeth O'Brien; architect, P. J. Donahue; contractor, C. B. Franklin; signed, Aug. 20; filed, Aug. 21; cost \$400.

Bush near Laguna. Alterations and additions; owner, M. J. Simmons; Alexander; Hildebrand, superintendent; contractors, J. A. and Allan McDonald; signed, Aug. 20; filed, Aug. 21; cost \$2845.

Bush near Laguna. Painting, etc.; owner, Congregation Ohabei Shalom; architect, M. J. Lyon; contractor, A. A. Ehat; signed, Aug. 17; filed, Aug. 20; cost \$664.

Buchanan near Sutter. Alterations and additions; owner, Mary Doran; contractor, Herman Hansel; signed, Sept. 2; filed, Sept. 2; cost \$1840.

California and Devisadero. To build; owner, Mary G. Dutton; architects, Percy & Hamilton; contractors, Concannon & Shay; signed, Aug. 14; filed, Aug. 15; cost \$7500.

California and Devisadero. Excavations; owner, Mary G. Dutton; architects, Percy & Hamilton; contractors, Riley & Lane; signed, Aug. 14; filed, Aug. 15; cost \$2175.

California near Scott. To build; owner and builder, J. F. Ortman; architect, M. E. Johns; cost \$12,000.

California near Broderick. To build; owner, Wm. F. Roberts; architect, Emil John; contractor, W. H. Wilton; signed, Aug. 21; filed, Aug. 24; cost \$3140.

California near Broderick. Alterations and additions; owner, Mrs. Annie A. Kelly; architect, Emil John; contractors, Lorenzen & Fevrie; signed, Sept. 4; filed, Sept. 7; cost \$2286.

California near Mason. To build; owner, Elizabeth Jane Tricot; architect, Emile Depierre; contractor, D. Ross; signed, Sept. 4; filed, Sept. 5; cost \$880.

Central Ave. near Pacific Ave. To build; owner, Mr. and Mrs. C. E. Brown; contractor, P. Rive; signed, Aug. 15; filed, Aug. 16; cost \$5300.

Clement near 13th Ave. To build; owner, Andrew Lynch; architect, C. F. Robertson; contractor, C. Larsen; signed, Aug. 20; filed, Aug. 27; cost \$925.

Clay near Drumm. One-story brick; owner, John Van Bergen; architect, Henry Gellfuss; contractors, Hood & Watson; signed, Aug. 2; filed, Sept. 2; cost \$1439.

Commercial near Sansome. Repair on brick; owner, Agent L. C. Babin; contractor, W. B. Kroeger; cost \$800.

Dupont and Bay. Mason work for brick warehouse; owners, Stauffer & Co.; contractor, J. H. Hanavan; cost \$1500.

Drumm and Commercial. Two-story brick; owners, Deming & Co.; cost \$7000.

Drumm and Merchant. Two-story brick; owner, J. De La Montanya; architects, Percy & Hamilton; contractor, Silas Carle; signed, Aug. 24; filed, Aug. 27; cost \$23,743.

Ellis near Taylor. Additions; owner, by Agent G. O. Davis; raising, etc.; cost \$10,000.

Ellis near Laguna. Additions and alterations; owner, Anton Hollar; architect, Martens & Coffey; contractors, Ackerson & Peterson; signed, Aug. 31; cost \$5915.

Eleventh near Bryant. To build; owners, J. T. and O. J. Redmond; architect, J. P. Brady; contractors, Barrett & Quinn; signed, Aug. 28; filed, Aug. 30; cost \$2950.

Fair Oaks near 25th. To build except mantels, etc.; owner, Clara L. Arguello; architect, Martens & Coffey; contractors, Ackerson & Peterson; signed, Aug. 22; filed, Aug. 22; cost \$3590.

Fourth near Brannan. To build; owner, Isabella H. Lacy; architect, S. Babson; contractor, M. S. Libbey; signed, Aug. 22; filed, Aug. 22; cost \$2950.

Fourth Ave. near Lake. To build; owner, W. O'Leary; contractor, Jas. McConahey; signed, Aug. 12; filed, Aug. 12; cost \$1632.

Fourth Ave. near Pt. Lobos. To build; owner, Mrs. Marie J. Ganco; contractor, J. V. Hull; signed, Aug. 13; filed, Aug. 13; cost \$3400.

Fourth and Brannan. To build; owner, Estate of Wm. Schmidt, per W. G. Horshaw; architect, W. J. Mathews; contractor, P. Maloney; signed, Aug. 23; filed, Aug. 29; cost \$1825.

Fourth and Brannan. To build; superintendent, Geo. Lack; days' work; cost \$2500.

Fifth near Brannan. To build; owner, J. Hummel; contractor, H. Mitzler; cost \$1600.

Folsom Wharf Coal bunkers; owners, Dunsmuir & Sons; contractor, Pacific Bridge Co.; cost \$10,387.

Folsom street wharf No. 2. Coal bunkers; owner, R. Dunsmuir & Sons; architect, H. C. Holmes; contractors, Pacific Bridge Co.; signed, Sept. 6; filed, Sept. 11; cost \$10,724.

Fillmore and Washington. To build; owner, Emma Joseph; architect, W. H. Lillie; contractors, Moore & Camerary; signed, Aug. 22; filed, Aug. 29; cost \$5896.

Freelon near 4th. Three two-story frames; owner, Mrs. J. Stappenbeck; architect, Emil John; contractor, H. T. Greib; signed, Aug. 8; filed, Aug. 14; cost \$4525.

Freelon near Fourth. To build; owner, Patrick Minehan; architect, A. J. Barnett; contractors, Shields & Hickox; signed, Aug. 20; filed, Aug. 22; cost \$1410.

Freelon near 4th. To build; owner, Wm. Gleason; architect, A. J. Barnett; contractors, Sheld & Hickox; signed, Aug. 20; filed, Aug. 22; cost \$3200.

Fifteenth near Brannan. Stable; owner, Mrs. Zoe F. Venard; contractor, R. J. Paver; signed, Aug. 12; filed, Aug. 13; cost \$1081.

Fifteenth Ave. near P. To build; owner, Casper J. Becker; architect, D. J. Ellis; contractor, J. P. Rines; signed, Aug. 12; filed, Aug. 13; cost \$1200.

Fourteenth near Howard. To build; owner, Leon Levy; architect, E. J. Vogel; contractors, White Bros.; signed, Aug. 19; filed, Aug. 19; cost \$4225.

Francisco and Stockton. Concrete and artificial stone work; owner, S. F. Fire Department; architect, C. R. Wilson; contractor, W. H. Wickersham; sub-contractor, Keatinge, Leonard & Ransome; signed, Aug. 8; filed, Aug. 22; cost \$1150.

Forty-eighth Ave. and V. To build; owner, C. Musoero; architects, Havens & Toepke; contractor, Geo. Walker; signed, Sept. 10; filed, Sept. 11; cost \$3525.

Green near Fillmore. To build; owner, Alexander Heins; architects, Kenitzer & Barth; contractor, Chas. Schutt; signed, Aug. 14; filed, Aug. 16; cost \$4480.

Green and Octavia. To build; owner, Edward Deleant; architect, E. Dejerre; contractors, A. Cacia & Co.; signed, Aug. 22; filed, Aug. 24; cost \$6470.

Grove near Buchanan. To build; owner, Jacob Denzler; architects, Kenitzer & Barth; contractor, Adam Miller; signed, Sept. 4; filed, Sept. 5; cost \$7100.

Haight and Waller. Clayton and Cole, recreation ground; owners, Paul Bayton (White Co.); architect, Robert J. Riley; contractors, Pacific Bridge Co.; signed, Sept. 3; filed, Sept. 6; cost \$3015.50.

Harrison near Third. To build; owner, Mary J. Morrison; contractors, Johnson & Secor; signed, Sept. 3; filed, Sept. 3; cost \$2500.

Howard near Lafayette. To build; owner, Margaret McCormick; architect, J. P. Brady; contractor, John Foster; signed, Aug. 23; filed, Aug. 23; cost \$3375.

Hyde near Geary. To build; owner, M. Keefe; architect, M. J. Welsh; contractor, Doyle & Son; signed, Sept. 12; cost \$754; plumbing, etc., contractor, E. Hogan, \$80; electrical work, contractor, Will & Fink, \$165; painting, M. J. Donovan, \$65.

Jackson near Central Ave. To build; owner, Minnie H. Hollows; architect, Emil John; contractor, F. A. Hellmuth; signed, Aug. 30; filed, Sept. 4; cost \$2985.

Jersey near Noe. To build; owner, Wm. Morgan; contractors, Bell & Townsend; signed, Aug. 30; filed, Sept. 7; cost \$1000.

Laguna and Jackson. Concrete floors; owner, W. F. Whittier; architect, E. R. Swain; contractor, Geo. Goodman; signed, Aug. 16; filed, Aug. 27; cost \$1816.

Lake Honda. Excavations; owner, Spring Valley Water Works; architect, Chief Engineer S. V. W. W.; contractor, A. E. Buckman; cost \$145 per lined foot and \$9.00 for each thousand feet of lumber placed in position; signed, Aug. 19; filed, Aug. 21.

Sanders near 16th. To build; owner, A. Daveggio; architect, H. Hess; contractor, A. Christensen; signed, Aug. 16; filed, Aug. 16; cost \$1620.

Leavenworth and Post. Bulkhead wall; owner, Levi Strauss; architects, Wright & Sanders; contractor, Geo. Goodman; signed, Aug. 1; filed, Aug. 15; cost \$1114.

Leavenworth and Post. Granite coping, etc.; owner, Levi Strauss; architects, Wright & Sanders; contractors, Raymond Granite Co.; signed, Aug. 6; filed, Aug. 16; cost \$1000.

Leavenworth and Post. Iron and bronze work; owner, Levi Strauss; architect, Wright & Sanders; contractors, S. F. Novelt & Plating Works; signed, Aug. 6; filed, Aug. 16; cost \$1250.

Market near 5th. Iron stairs; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractors, Western Iron Work; signed, Aug. 2; filed, Aug. 2; cost \$15,250.

Mason near Geary. Lathing and plastering; owner, Hall Assn. N. S. G. W.; architect, A. C. Lutgens; contractor, Arthur O'Brien; signed, July 17; filed, Aug. 13; cost \$344.

Mason near Geary. Painting and varnishing; owner, Hall Assn. N. S. G. W.; architect, A. C. Lutgens; contractors, Dutoit & Gibson; signed, June 14; filed, Aug. 3; cost \$1430.

Mason near Geary. Electric light wiring; owners, Hall Assn. N. S. G. W.; architect, A. C. Lutgens; contractor, Mathews O'Brien; signed, Aug. 14; filed, Aug. 15; cost \$1300.

McAllister near Devisadero. To build; owner, J. H. Stein; architect, W. Koenig; contractors, W. H. and T. Kinread; signed, Aug. 28; filed, Aug. 28; cost \$2100.

McAllister near Scott. To build; owner, T. J. O'Brien; architect, M. J. Welsh; contractor, Jas. J. O'Brien; signed, Sept. 5; filed, Sept. 11; cost \$450. Electrical work, contractor, The California Electrical Work, \$164. Plumbing, J. E. Brit contractor; cost \$48. Painting, etc., Quadt & Co. contractor; cost \$77.

McLea Court near 9th. Two two-story frame; owner, Geo. Rucker; contractor, C. Andresson; signed, Aug. 9; filed, Aug. 28; cost \$4300.

Moss near Howard. Completing a partly finished building; owner, J. Snider; contractor, P. L. Bassett; signed, Aug. 14; filed, Aug. 16; cost \$2500.

Montgomery and California. Metal grill work; owner, Cal. Safe Deposit and Trust Co.; architect, H. A. Schulze; contractors, Schrader & Lutze; signed, Aug. 13; filed, Aug. 13; cost \$1493.

Mission near Fourth. Carpenter work; owner, A. W. Wilson; architect, B. E. Henriksen; contractors, Peterson & Olson; signed, Aug. 28; filed, Aug. 29; cost \$11,100.

Mississippi near Butte. To build; owner, J. Matson; architect, R. A. Herold; contractors, O. L. Wold and L. D. Utman; signed, Sept. 4; filed, Sept. 5; cost \$2933.

Ney and Congdon. To build; owner, Antone Metten; contractor, R. Trost; signed, Aug. 5; filed, Aug. 13; cost \$1035.

Noe near Day. To build; owners, Peter Bernard and Julia Herzog; architect, C. A. Berger; contractor, Frank Doyen; signed, Sept. 2; filed, Sept. 3; cost \$1700.

Ocean House Road near Arlington Ave. Grand stand and Paddock; owner, Pacific Coast Jockey Club; architect, T. J. Welsh; contractor, A. L. Campbell; signed, Aug. 14; filed, Aug. 15; cost \$20,004.

Ocean House Road near Arlington Ave. Stalls 480 to 600; owner, Pacific Coast Jockey Club; architect, A. M. Allen; contractor, A. L. Campbell; signed, Aug. 26; filed, Aug. 29; cost \$37.35 stall erected.

Page near Cole. To build; owner, Ferdinand Epel; architect, E. R. Swain; contractor, R. Trost; signed, Aug. 12; filed, Aug. 13; cost \$3175.

Page near Broderick. To build; owner, Henry Myers; architect, W. H. Little; contractors, F. G. Kronnick & Bros.; signed, Aug. 10; filed, Aug. 13; cost \$3350.

Ridley near Sanchez. To build; owner, James Hagerty; architect, M. J. Welsh; contractor, James J. O'Brien; signed, Sept. 10; filed, Sept. 11; cost \$3400.

Sacramento and Laguna. Gas fitting, etc.; owner, Horace L. Hill; architect, W. J. Mathews; contractor, W. S. Snook & Son; signed, Aug. 22; filed, Aug. 24; cost \$1784.

Sacramento near Walnut. To build; owner, Thomas K. Kelley; contractor, T. F. Mitchell; signed, Aug. 15; filed, Aug. 17; cost \$2550.

Second Ave. near California. To build; owner, Geo. A. Jackson; architects, Herman & Swain; contractors, Moore & Cameron; signed, Aug. 27; filed, Aug. 27; cost \$1240.

Second Ave. near California. To build; owner, Mrs. Emma Hinds; contractor, Hans Peterson; signed, Aug. 7; filed, Aug. 20; cost \$1950.

Shotwell and 26th. To build; owners, J. H. and Charles Buttman; architects, Hermann & Swain; signed, Aug. 26; filed, Aug. 28; cost \$2360.

Silver near 2d Ave. To build; owners, Wm. and Sarah Kennett; architect, F. B. Wood; contractor, John Dyer; signed, Aug. 31; filed, Sept. 2; cost \$3900.

Silver near 2d. To build; owner, J. W. Dreyer; architect, A. H. Wilselm; contractor, T. C. Cockrane; signed, Aug. 14; filed, Aug. 15; cost \$3550.

Sixth near Channel. To build; owner, Albany Lumber Co.; contractor, Wm. Linden; cost \$1200.

Stanyan near Fulton. To build; owner, Mrs. C. R. Richardson; architect, M. J. Welsh; contractor, H. Jacks; signed, Sept. 10; filed, Sept. 11; cost \$4225. Plumbing, Geo. Humphreys contractor; cost \$529. Painting, M. J. Donovan contractor; cost \$455.

St. Marys street. Brick building; owner, Mrs. S. M. Blumenberg; contractor, Wm. Bayford; signed, Aug. 4; filed, Aug. 12; cost \$500.

St. Marys street. Brick building; owner, Mrs. S. M. Blumenberg; contractor, J. E. Sweeney; signed, July 22; filed, July 22; cost \$1127.00.

Sullivan near Stanyan. To build; owner, C. H. Backe; contractor, John J. Walsh; signed, Aug. 12; filed, Aug. 13; cost \$1940.

Taylor and Pleasant. To build; owner, Emile M. Pissis; architect, Pissis & Moore; contractors, Gardner & Boyden; signed, Aug. 10; filed, Aug. 12; cost \$8989.

Taylor and Lincoln. To build; owner, Luigi Demartini; architects, Wm. Mooser & Son; contractor, R. P. Sanchez; signed, Aug. 15; filed, Aug. 16; cost \$3375.

Telegraph near Onondago. To build; owners, Mr. and Mrs. L. Renner; architect, M. J. Welsh; contractor, I. W. Coburn; signed, Sept. 7; filed, Sept. 7; cost \$1840.

Twentieth near Guerrero. To build; owner, Richard Barry; architect, C. J. I. Devlin; contractor, James Irwin; signed, Sept. 5; filed, Sept. 11; cost \$2568.

Twenty-second near Florida. To build; owner, John H. F. Richtotieg; contractor, L. Overstrand; signed, Aug. 14; filed, Aug. 14; cost \$2200.

Twenty-fourth near Hampshire. To build; owner, Thomas Gagan; contractor, T. F. Mitchell; signed, Aug. 14; filed, Aug. 15; cost \$2350.

Union near Jones. Carpenter work, etc.; owners, Kalz & Sons; architect, A. C. Lutgens; contractor, J. F. Wagner; signed, Aug. 13; filed, Aug. 15; cost \$1237.

Union near Devisadero. To build; owner, Mrs. Mary B. Agus; architect, J. H. Littlefield; contractor, O. E. White; signed, Aug. 23; filed, Aug. 28; cost \$6488.

Union near Devisadero. Excavations, etc.; owner, Mrs. Mary Agus; architect, J. H. Littlefield; contractor, H. H. Larsen; signed, Aug. 23; filed, Aug. 24; cost \$1303.

Union near Devisadero. Additional contracts; owner, Mary B. Agus; architect, J. H. Littlefield; concrete, Keatinge, Leonard & Ransome, cost \$925; plumbing, etc., Flood & McDonald, cost \$500; painting, Charles Cornberger, \$100; mantels, not let, \$75; gas fixtures, etc., \$950; total cost \$4670.

Waller near Laguna. To build; owner, William L. Heike; architect, W. H. Sorrell; contractor, D. Currie; signed, Sept. 7; filed, Sept. 11; cost \$4750.

Washington near Webster. To build; owner, Sidney M. Smith; architects, Hughes & Goss; contractors, M. C. Brennan & Sons; signed, Aug. 17; filed, Aug. 17; cost \$3600.

Webster near Green. Five two-story frame dwellings; owner and builder, J. B. Mathison; cost \$50,000.

Welsh near Fourth. To build; owner, Jeremiah McCarthy; architect, A. J. Barnett; contractor, L. Westerlund; signed, Aug. 27; filed, Aug. 27; cost \$2300.

Williamson near Pt. Lobos. To build; owner, M. E. Guildea; contractor, O. W. Forsyth; signed, Aug. 8; filed, Aug. 20; cost \$1250.

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It is undoubtedly a fact that the business of this generation is controlled by different principles and conditions than have heretofore obtained. Our predecessors were content to achieve success. The merchants of to-day are not content with success alone, but must strive for the extermination of business rivals, by combinations that do not seem to us to be founded on principles of right and justice, but on the contrary that seek to destroy that equality of opportunity that we have so long boasted was guaranteed us by the Constitution of the United States. Our legislation has in vain attempted to suppress or control these combinations when they have become so powerful as to threaten the well being of society, but until a healthy public opinion is found strong enough to effectually discountenance such proceedings, but little permanent improvement can be hoped for. As a case in point we understand the Master Plumbers' Association of San Francisco, have entered into an agreement with the jobbers of plumbing supplies of this City, that in consideration of the members, belonging to the association, buying all their supplies from the jobbers of this city, exclusively, the jobbers on their part will sell plumbing goods only to those that are members in good standing of the Master Plumbers' Association. We believe there are over 200 licensed plumbers in this city, of which over 100 belong to the association. By reason of this action, nearly, or quite one-half of the licensed plumbers of this city will be obliged to go out of business, be forced into joining the association, or go abroad for their supplies; which, in many cases would

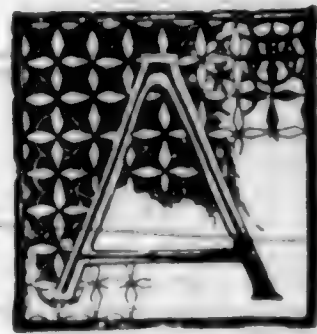
work a great hardship on them by reason of not being known abroad, and only wanting goods in small quantities it would not pay them to do so. It is well known that all fine plumbing goods, such as bath tubs, and other specialties are not manufactured on this Coast, and have to be imported from the eastern manufacturers; and although we strongly believe in encouraging home products as also giving to local business houses their patronage in preference to buying abroad we cannot conceive how any business man should be obliged to buy such goods in this market from local houses when he can buy the same goods abroad for less money. It appears to us a hard matter for one set of men to band themselves together and say to others, "You must join with us or we will drive you out of business." In this case the point cannot be made that it is sending money abroad, that can be kept here, for in any case the jobbers would have to order these goods from the East and send the money there to pay for them. Plumbing has now arrived at such a point, that only the very best sanitary appliances should be used. And as we have remarked to a very great extent this class of goods are only manufactured by the large Eastern concerns, the policy should be to buy this class of goods where they could be bought the cheapest, and thus enable owners to get the best goods for the least money. To say to any set of business-men, "You must buy your goods where we dictate," is arbitrary, unbusiness-like, and against public policy. The tendency in all business now is to deal directly with the manufacturers and not through secondary parties or middlemen whenever it is expedient to do so. We are certainly in favor of trade

organizations for their mutual benefit and advantage, but on the question of individual members of same being dictated to as to how or where they shall buy goods appears to us as going beyond the province of associations of this kind.



THE highest talent in the way of Architecture should be enlisted to provide a design worthy of such an occasion as the erection of an enduring and monumental building such as that for the Affiliated Colleges about to be erected in San Francisco.

It is therefore to be hoped that the Board of Regents of the University and the Commissioners Appointed from the Affiliated Colleges will see their way to open the plans to competition either by all or by a selected few—in either case providing liberal premiums to the unsuccessful—and thus encourage their sister profession of architecture, who although not having the good fortune to be housed in the contemplated building will however thus have a hand in putting up a monument worthy of the use of the other professions.



THE height of buildings in this City of San Francisco has been decided upon as 125 feet for streets over 100 feet wide and 100 feet for those under, we make a resume of the arguments *pro* and *con*.

1st. The advocates of high buildings argue that limiting such height would work an injustice to those capitalists who have invested in land at high figures in the central part of town—and who cannot now make interest on their investment unless the number of stories in their buildings are large enough to allow of rents sufficient to pay such interest.

To which the advocates of low buildings reply that the interests of the public at large and those of adjoining or opposite owners who may not be blessed with so much worldly goods as the high building capitalists are in the aggregate more important than the interest on the investment of those few who are able to put up such high buildings.

2d. The high building advocates secondly state that the appearance of a town is improved by having high buildings, in that it makes such City appear of a more business-like character or more metropolitan—and that therefore the welfare of any City is subserved by having tall buildings therein.

This is answered by their opponents by stating the fact that the two most metropolitan cities in the world—London and Paris have no tall buildings in the modern acceptation of the word and have stringent laws preventing the erection of the same and it is only where by reason of topographical causes such as work both in New York and Chicago that we find so many of them.

3rd. Another reason giving for the existence of high buildings is that it concentrates commerce and business in small area and thus allows the same to be transacted easier.

To which is replied that the health of those engaged in

their business who are compelled to spend a good part of their lives amongst these surroundings is more important even taking it in an economical sense than the small gain by such concentration—and the increase of land values on the outskirts of the business area—by having the business part of a town spread latitudinally compensates fully any inconvenience caused by the greater distances of said business area.

It seems to us that all these conflicting interests would be harmonized by the adoption of the rule that no part of a building on one side of a street should extend beyond a line drawn from the foot of the building on the opposite side of the street, at an angle of forty-five degrees, this gives the public and the adjacent owners of property their share of sunlight and air—and at the same time allows a man to build as high as he likes on the rear portion of his lot, as long as he does not obtrude upon that forty-five degree line.

HIGH BUILDINGS.

THERE are evidences that we are soon to have in this City a renewal of that controversy over high buildings which began years ago in Chicago, was continued in New York and other cities of the East, and has been practically concluded in that section of the country by a victory everywhere for the advocates of the new form of architecture.

The objections to high buildings, or "skyscrapers," as it is the fashion to call them, grows out of the natural conservatism of man. Some people dislike any change simply because it is a change. Others see that a change in any one thing will break the existing relation with other things around it and fear the new condition will entail danger or loss somewhere. One of these objects is about as futile as the other. Changes for the better there have been since the world began and must be so long as man is capable of learning new things. Nor does any one change long disturb the harmony of the complex relations of life. It simply brings about other changes in other things until a new adjustment is reached and thereby proves not only a benefit itself but the cause of further benefits in many ways.

Tall buildings are a development of the age, and, like all such developments, have resulted from needs engendered by existing conditions. No one planned them as an inspiration. They grew by slow degrees in response to the demands of modern life. If they introduce new problems they brought also the answers with them. They have been opposed everywhere and everywhere they have been accepted. A hard fight was made against them by the Fire Department in Chicago, but it ended not by checking the buildings but by improving the fire service; and so great was the improvement that only a short time ago the *Chicago Times-Herald* predicted a complete revolution in the methods of fighting fire in that city before the close of the year.

The high building, as we have said, did not come by inspiration of genius. It is a need of the time. A law prohibiting such buildings would lower the price of every foot of land anywhere near the center of the City. No one would purchase a lot at a high price if he were not to be permitted to erect upon it a building high enough to obtain in rents a fair return upon his investment. If the land-owners of San Francisco are to enjoy as full use of their property as land-owners in other American cities they must

be as free here as elsewhere to make every use of modern architecture and engineering in improving their property by the constructions of such buildings as the requirements of the time demand.

It is hardly likely that the controversy here will be waged either so long or so warmly as it was waged elsewhere. It is in fact a virtually exhausted issue. It has been argued over and over in the East, and every possible problem involved in it has been discussed and solved. It is no longer a question between New York and Chicago as to whether they shall have high buildings, but as to which shall have most and highest.—*Call*.

TALL BUILDINGS.

WE have received the following from one of our correspondents, but don't propose to become responsible for the remarks made therein.—*Ed*.

"Get out of my sunlight" said Diogenes as he past, but as he turned to see whence came the obstacle to his sunlight he saw how futile were his commands and passed on as quickly as his easy going temperament would allow out of the Shadow of Death caused by the Tall Buildings. "Duce take these tall buildings," remarked the young lady, "I shall have to wear my bloomers in the future," rough Boreas by the aid of the tall buildings twisted her skirts, threw her cape over her head and otherwise maltreated her. As the philosopher and philanthropist came along the problem came to them as they shivered and craned their necks to take in the monstrosity—"What must be the power of greed that prompts a fellow man to destroy his neighbor's health by depriving him of what ought to be free to all—Light—to destroy the beauty of the City in which he lives by ill proportioned erections and prevents his fellow property owner from gaining the advantages of an extension laterally of the City—and form a menace to the citizens when mother earth takes to shaking herself or the fire fiend lights up its inaccessible lights.

THE HEIGHT OF BUILDINGS.

IT is a familiar doctrine of the common law that one who owns a piece of land owns from the center of the earth to the very sky itself. His fee simple title is not to be questioned, save where he infringes upon or interferes with the rights of his neighbors.

There is a tendency in recent years to modify the rule of the common law, but such tendency should never be extended beyond reasonable limits. For example, the restrictions sought to be put upon the height of buildings in this City should be tested by the canons of expediency and common-sense, and there should be no limitation fixed upon the construction of a building unless some good and sufficient reason can be given for it.

In many of the European cities, where the streets are so narrow as to be only lanes or alleys, it is obvious that high buildings must be a serious detriment to those who inhabit the sunless side of the street, but in a City like this, where the streets are sixty, eighty and even more than 100 feet in width, that argument possesses no force or validity. A solid block of fifteen-story buildings on Market street could

not exclude air or sunlight from these on the opposite side of the street.

Modern buildings in the business portion of a city are uniformly built as nearly fireproof as possible, and hence the Fire Department argument cuts little or no figure. If those members of the Board of Supervisors who seem to be so strongly opposed to high buildings would take action in behalf of an extension of the fire limits they would do much more to guard against the risk of a general conflagration than by objecting to tall buildings.

The height of buildings is purely comparative and it would be just as reasonable for the owner of a one-story cottage to object to his neighbor building a two-story house as for the owner of a six-story business block to object to his neighbor erecting a twelve-story building. As to sanitation and all that the term involves there is no modern building in the City which is not thoroughly supplied and equipped with the best of sanitary appliances.

It would be interesting to know the source of this newly developed zeal against high buildings in this City, when it is perfectly well known that all the high buildings, beginning with the Chronicle building, which was the pioneer, are models of fire-proof, well-ventilated and thoroughly sanitized structures. There is something more in this recent movement than appears on the surface.—*San Francisco Chronicle*.

THE ANTI-HIGH-BUILDING MANIA.

THE anti-high-building mania has extended to San Francisco. It would seem impossible for it to go further westward, were it not that the United States has territory extending as far to the west of that city as it has to the east of it. But San Francisco is far enough. It is hard to understand the agitation that has arisen against these vast modern structures. It is true few architects know how to design them, and most of those who have undertaken to explain why they should be banished from off the face of the earth have not been noted for the manner in which they have solved this difficult problem. I trust I will not be deemed too personal when I say I should be glad to own a dozen of such structures, and I will undertake to point out a million people in New York alone who entertain the same opinion. Surely every architect who condemns them would be glad enough to get an opportunity to design one every six months or so.

The truth is the high building problem is not one to be decided by architects or building-law commissions. It concerns questions of law, of equity, of real estate, of municipal development, of public convenience, of business methods, of a host of things the architect has no business with, and of which, on other questions, he would have nothing to say. The problem is one that will settle itself; the moment the market is over supplied their erection will come to an end, and the agitators will have to find other things to talk about.

A very narrow street, lined on either side with fifteen and twenty-story buildings, is something dreadful to think of, no doubt. Yet if I owned a piece of land, and my neighbor built up twenty stories, I should not sit down quietly under a law that, a few years later, said I could only build to half this height. Nor should I, were I a real estate man, feel pleasantly toward the architects and other busybodies

who had been instrumental in securing the enactment of such a law. The large cities do not suffer the danger from the large office building, well built, well lighted, provided with every comfort and convenience, carefully watched—a scientific monument of the resources of our time—as they do from the little old houses of the back streets, filled with squalor and filth of every description, and harboring, it may be, the larger part of the city's population. Communities engaged in regulating the dimensions of buildings might make an application of the warning not to take the mote out of their brother's eye while there is a beam in their own. Let the cities get rid of the bad first, and then see what can be done to make the good better.—*Architecture and Building.*

INSPECTION OF STEAM BOILERS.

THE Boston Manufacturers' Mutual Fire Insurance Company, which is often the first to investigate matters related to the art of building, publishes a circular of great interest, in which it says that it has always declined to undertake boiler insurance, but that, under a recent statute of Massachusetts, all users of boilers will be obliged to insure them in an authorized company, or to submit to a State inspection, says *The American Architect and Building News*, which may be insisted upon at inconvenient times, and may possibly involve the injury of the boilers by the operations of incompetent inspectors. As mill owners will not like either to run the risk of having their boilers spoiled, or blackmail levied on them, by political heelers, decked out as boiler-inspectors, or to be compelled to take out policies in a certain company, on the company's own terms, it has occurred to the Mutual Company, or rather, to Mr. Atkinson, its President, that it might be judicious to collect a body of information in regard to the construction, setting and use of steam-boilers, which would be useful to persons interested, and might form the basis for a rational system of insurance, similar to that which has revolutionized mill-insurance throughout New England, and, by cheapening the cost of manufactured goods, through the elimination of the greater part of the fire-losses incident to the business, which of course, are added in the long run to the price of the goods, has saved the consumers of such goods many thousands, perhaps millions, of dollars. In England, a Steam Users' Association already exists, under the charge of a very distinguished engineer, with headquarters at Manchester. This Association insures boilers, and its investigations, as our readers know, have had great influences on the designing of steam-plants in England. With the rapid development of our manufactures, it is quite time that something of the kind should be established here, and Mr. Atkinson's plan is a promising one.

He proposes that the members of the Mutual Company over which he presides, together with any others interested in the matter, who are willing to pay the three dollars subscription required of all the participants, should, if they have any real knowledge of the best material for setting boilers, of the method of avoiding waste of heat in baking the ground underneath, of the prevention of smoke, the best construction of chimneys, and the best type of boiler for a given service, furnish such information on the subject as they can. Meanwhile, two experts are to investigate boilers and steam-making, one in Europe, and the other in this

country, their inquiries to extend over a year. They will make occasional reports, which will serve, later, as a basis for general rules. These reports will be printed, without, however, disclosing the identity of the plant which may form the subject of a discussion, and the printed slips will be distributed among the subscribers. Of course, the work will only be undertaken if the subscriptions warrant it; but there should be no doubt of this, for the subject is one of immense importance to a great number of people. Many architects will, we are sure, be greatly interested in the results of the investigation. At present, every architect is called upon for advice in regard to steam-plants to be established in hotels, apartment-houses, stores and office-buildings. In many cases, the consumption of coal under boilers put in under his observation reaches several tons a day, and a saving of ten, or fifteen, or twenty-five per cent in coal is of great importance to the owners. As a rule, architects disclaim anything but the most general knowledge of steam-work, and would not undertake to give expert advice on the subject; but the ridiculous claims made to their clients by the drummers who represent various patent devices, and whose efforts to effect a sale would put Baron Munchausen to the blush, often call them out, in spite of themselves, in defence of the established principles of steam-production. Most of them would be glad to add to their store of knowledge on the subject, and it is certain that the reports, made under the auspices of Mr. Atkinson and his Company, would furnish as rational and well-considered information as it would be possible to obtain.

LOSS OF HEAT BY UNPROTECTED STEAM PIPES.

RECENTLY Mr. Albert Haacke fitted up an apparatus for measuring the amount of heat lost by radiation from steam pipes, and has published the results of some of his first experiments, together with a description of the arrangement. The tests were directed to determine the relative losses of heat from (1) bare pipes; (2) pipes covered with one inch of composition; and (3) pipes covered with one inch of composition and three layers of hair felt. The testing surfaces are represented in Mr. Haacke's arrangement by three cast iron steam pipes of five inches internal diameter and six feet long, with blank flanges on each end. These test pipes are supplied with steam that has been dried, and are placed so as to be subject to radiation and convection under precisely similar conditions, one being bare, the other covered with composition one inch thick, the third with one inch of composition and three layers of No. 3 felt, each one-half inch in thickness. The result of experiments with steam in the different pipes under pressure of from 45 to 60 pounds upward goes to show that a covering of composition one inch thick saves, out of a possible loss of 100 per cent, as much as 83.57 per cent, and if over this covering 1½ inches of hair felt with canvas is added, the extra saving is only 8.25 per cent. If one pound of coal is required to evaporate eight pounds of water into steam of 60 pounds pressure, then 6½ cwt. of coal are required every year to make good the loss of heat from every square foot of uncovered steam pipe. This loss is even greater in winter, or when pipes are exposed to cold air, or where steam of high temperature is used.—*Heating and Ventilation.*

CHICAGO ARCHITECTURAL CLUB.

THE Chicago Architectural Club held a "Bohemian Night" at the Club House, October 14, 1895. The delicatessen was provided by A. Woltersdorf and Hugo Arnold and was or was not hard to take according as the participant were in bad health or not.

Interesting competition drawings for a City House of Moderate Cost kindly loaned to the Club by the Brick Builder Publishing Company of Boston were on exhibition.

IRON SAND.

A PECULIAR industry in connection with the granite trade is the manufacture of iron sand. This curious and interesting process as carried on at the Pioneer Iron Works, Aberdeen, is as follows: Into an opening at the top of a firebrick cupola, with an outer casing of iron, are thrown from an elevated stage, coke and bits of old cast iron—railway wagon-wheels, cannon-balls, agricultural implements, etc. A fierce heat is kept up in the cupola by means of fans driven by a steam-engine. The metal when melted finds its way out at the foot of the cupola down a spout, and a powerful steam blast sends it flying in white-hot spherical globules into a brick chamber containing a tank with cold water. On taking off the litter door at the observation hole, and peeping cautiously in so as to avoid a hot particle invading the eye, one can see the spherules dropping in a shower on the water, causing a host of tiny explosions. Such is the strength of the blast that the sparks fly out now and then at the chinks of the iron doors at the other end of the brick chamber, and strike the wall fifty feet at least from the cupola. Among old iron railway chairs are perferred. The writer of this paragraph on his visit saw an old cannon, twelve feet long, lying on the ground, ready to be broken up and cast into the smelting pot. The melting operations over, the water is run off the tank. The spherules are then collected and spread on sloping iron platforms to dry for a day or so. There are seven steam-pipes at intervals to aid in the drying part of the process. The material is then riddled by wire sieves moved by steam-power, and falling down a spout is collected and put up in cwt. bags for sale, or stored in the sheds in loose heaps. This portion of the premises is ventilated by a louvre ventilator and an iron funnel. It is in the riddling that the superiority of the Aberdeen plan over the system prevailing in the United States comes in. At the Pioneer Iron Works seven different sizes are produced, the present retail price of the finest being £6 a ton in Aberdeen. The sizes vary from a very fine powder to No. 1, which about equals No. 6 shot. Iron sand is, in fact, generally called chilled shot by granite workers in Aberdeen. Of the intermediate sizes No. 4 resembles clover seed in dimensions, and No. 3 would about equal the pellets known among sportsmen as sparrow-hail. Iron sand is used for sawing and polishing granite. For ordinary steam saws (which are made of mild steel) the largest variety is employed. These saws when in motion are fed with the iron sand and with water. The water washes out the iron sand, which is caught in a box and utilized over and over again until used up. For nice sawing, when the granite is cut perhaps an eighth of an inch thick, to be polished on both sides for fancy caskets, samples, etc., the roughest kind is not used. The

A UNIQUE CHURCH.

THE Presbyterian church society of Waterloo, Iowa, is possessed of an edifice which can well claim to be one of the unique buildings of the world, so far as relates to the material of its construction, for it is built substantially of stone taken from one huge boulder. The stone from which the church is constructed, says *The Architect, Builder & Decorator*, weighed more than 5,000,000 pounds, and was therefore about twice as large as the boulder from which was hewn the pedestal on which stands the statue of Peter the Great in St. Petersburg, though not so large as the great boulder called Pierre de Marmettes, at Monthey, in the canon of Valais, on which a chalet was built. When in 1890, the Rev. C. H. Purmory and the members of the Waterloo Presbyterian church decided to erect a new place of worship and began to look for stone in a section where stone is scarce, their attention was called to what was apparently a very large boulder situated two miles from Waterloo, a part of which projected eight feet from the ground. Work of excavating the great stone was begun. Eight feet of rich dark soil was penetrated, then six feet of sand of different strata and seven feet of blue clay before the bottom of the boulder was reached. This clay indicated the ooze of a pre-glacial swamp where the ice floe had left the boulder after carrying it from the far Northwest, and the sand showed the action of depositing water, which, for many years, had been preparing a moisture carrying flow on which afterwards was lain the thick stratum of loam. When exposed as the boulder stood, it was found to be twenty-eight feet high, thirty feet wide and twenty feet thick. On this monolith the workmen began their labors with drill, powder and sledge, and soon the Napoleon of boulders met its Waterloo. The pieces were carried to the pretty town, and in a short time a wonderful metamorphosis was apparent and the gigantic boulder, after resting undisturbed and nearly buried by the deposits of ages, was transformed into a beautiful temple of a religion that was not dreamed of when the great stone started on its journey in the grinding embrace of a mighty glacier. The desire for a slight variety of color was all that prevented this boulder from furnishing absolutely all, instead of substantially all, of the stone for the church. A few small boulders of varying hues were used in the building to meet the requirement of architectural taste, and the result has been a most beautiful as well as unique church.

Mr. Whitewings—"Say, I hear you've been a-calling me a fool. Uncle Pete—"I didn't call yer a fool. I ain't no sech fool as to say eberyting I tinks."—*Munsey's Weekly.*

ONE ON THE LAWYER.

WHERE is a story on record of an architect repudiating any connection with the building fraternity in the case of the late eminent and talented Mr. Alexander, the architect of Rochester bridge and several other fine buildings in the county of Kent. He was under cross-examination in a special jury case at Maidstone, by Sargeant—afterwards Baron—Garrow, who wished to detract from the weight of his testimony, and who, after asking him what was his name, proceeded thus: "You are a builder, I believe?"

"No, sir; I am not a builder; I am an architect."

"Ah, well; architect or builder, builder or architect, they are much the same, I suppose?"

"I beg your pardon, sir, I cannot admit that; I consider them to be totally different."

"Oh, indeed; perhaps you will state wherein this great difference consists?"

"An architect, sir, prepares the plans, conceives the design, draws out the specifications—in short, supplies the mind, the builder is merely the bricklayer or the carpenter—the builder, in fact, is the machine; the architect the power that puts the machine together and sets it going."

"Oh, very well, Mr. Architect, that will do; and now, after your very ingenious distinction with out a difference, perhaps you can inform the court who was the architect of the Tower of Babel?"

"The Tower of Babel, sir!" replied the witness. "There was no architect—and hence the confusion!"—*Ex.*

THREE GREAT CITIES.

IN all the countries of Europe, in the United States and in the Dominion of Canada there are, so far as recent and authentic figures show, 70,000,000 houses. There are 342,000 houses, some of them unsubstantial affairs, in the city of Tokio, one for every five people, so that the Japanese metropolis does not suffer from overcrowding.

New York has 115,000 houses, averaging eighteen residents to each. London, the greatest accumulation of inhabitants in the world, has 600,000 houses, or seven residents in each on the average. London has increased in this respect very rapidly, for at the beginning of the present century the number of houses was only 130,000, little more than New York has at this time. The population of London at that time (1800) was 960,000. It is now 4,200,000. So it has increased nearly five fold, but the number of houses has not increased in as large a ratio.

Paris has 90,000 houses. At the close of the Franco-Prussian war it had 70,000. At the close of the Napoleonic wars it had 28,000. The area of the city had extended meanwhile. The average number of residents in a house in Paris is twenty-five, which is about fifty per cent greater than in New York. The majority of public buildings in Paris are utilized for purposes of residence, especially upon the top floors, whereas in New York scores of the buildings in every street down town are given over exclusively to business purposes. In a square mile or more of the territory between Wall and Spruce streets and between Broadway and the East river there were at the recent election only 430 votes, representing a total population of 1750.—*New York Sun.*

TRINITY CHURCH, BOSTON.

ARCHITECTS, and other persons interested in architecture, who happen to be in Boston, should not fail to make a visit to Trinity Church, and study the detail of the new porch, on which the carvers are busily at work. It is hardly necessary to say that the work is interesting, and to the extent compatible with correctness of style, original; and this porch, which is thoroughly Romanesque in the variety and richness of its detail, has afforded a fine field for artistic expression. The opportunity has not been lost, and we do not know a piece of exterior architecture in this country of the same extent, which will hold the attention of a student for a longer time, and with more satisfaction. The staging, of course, affects for the present the lighting of the pretty little singing cherub heads which swarm in the cornices and gables, so that the necessary allowance must be made for all the circumstances; but even as it is, the richness and interest of the sculpture, the delicate profiling of the columns, contrasting with the deep shadows and the solidity of the massive stonework, produce an impression which, to our mind, cannot be obtained elsewhere on this side of the Atlantic. As to whether the alterations improve the original building, "that is another story."—*The American Architect and Building News.*



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.

PRINCESS Angeline's Chief Seattle's Daughter Palace, J. W. Krause, 1894.

MILNER Building, Main street, Los Angeles; 40'x87' buff Roman brick; two stores and twenty-six rooms; plate glass front; Hudson & Krause, Architects, cost \$18,000.

SKETCH for a Town Tower, C. L. Taylor, del.

WE received too late for publication in this number of our Journal, a valuable report of the Committee on "Strength of Bridge and Trestle Timbers," presented at the Fifth Annual Convention of the American International Association of Railway Superintendents of Bridges and Buildings at New Orleans, La., Oct. 15, 1895. Mr. Walter G. Berg was chairman of the committee.



MILNER BUILDING
MAIN STREET
LOS ANGELES



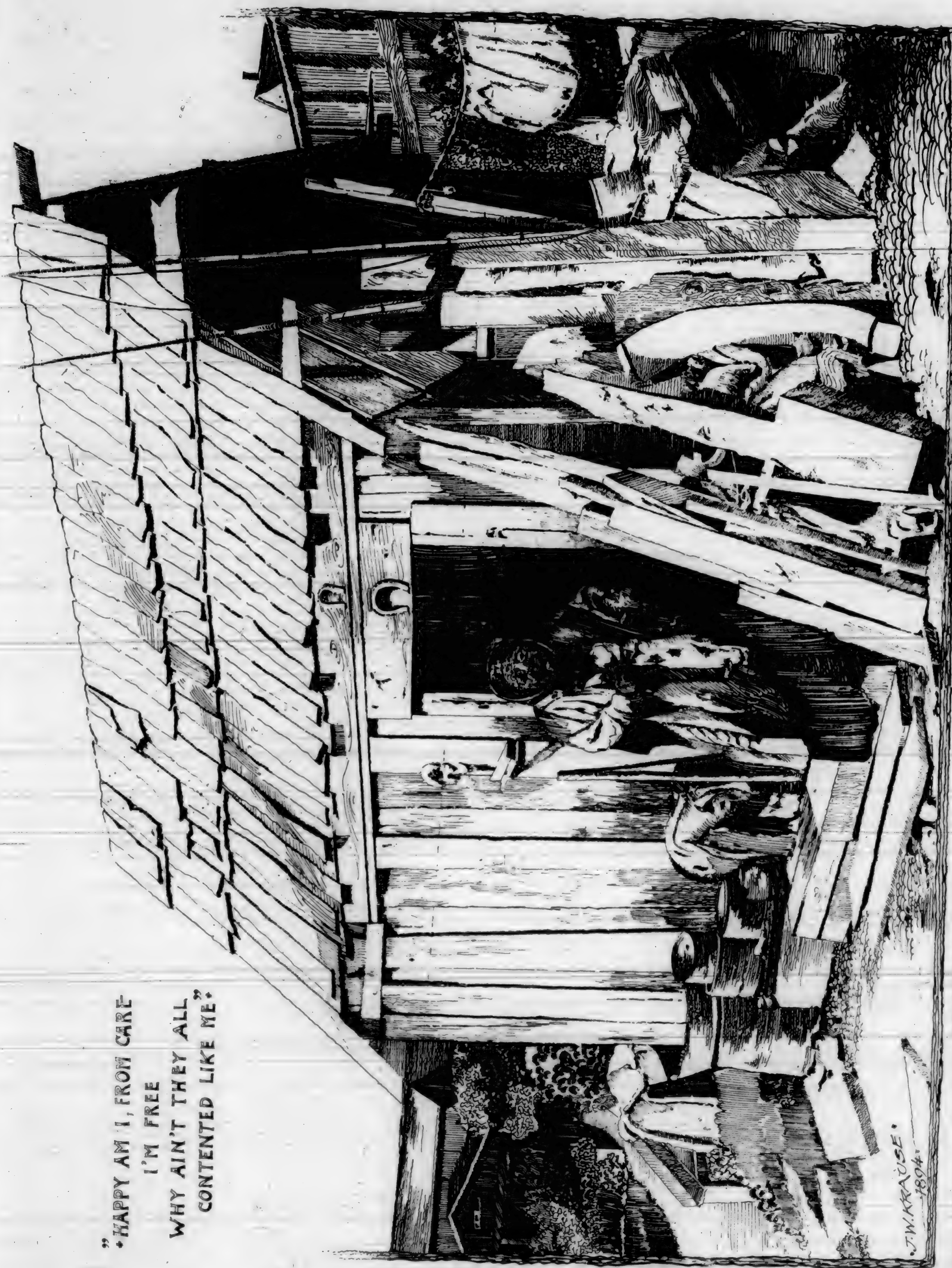
CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON & REY PHOTO LITH.

VOL. XVI No 10 OCTOBER 1895

HUDSON & KRAUSE
ARCHITECTS

"HAPPY AM I, FROM CARE
I'M FREE
WHY AIN'T THEY ALL
CONTENTED LIKE ME?"

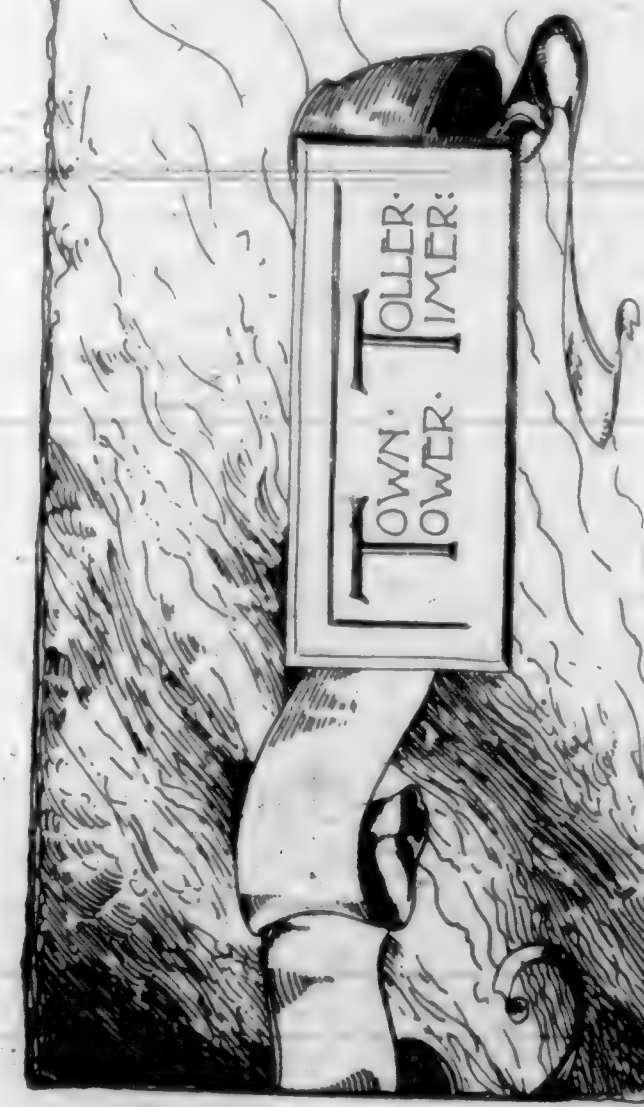


CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

PRINCESS ANGELINE'S, CHIEF SEATTLE'S DAUGHTER, PALACE

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J.W. KRAUSE
1894



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F. J. M. 1895

VOL. XVI No 10 OCTOBER 1895.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 408 California street.
 SETH BABSON, Pres. GEO. W. PERCY, Vice-Pres.
 OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

SOUTHERN CALIFORNIA CHAPTER AMERICAN INSTITUTE OF ARCHITECTS, meets first Wednesday of each month at 114 Spring street, Los Angeles, Cal.
 OCTAVIUS MORGAN, Pres. A. M. EDELMAN, Vice-Pres.
 ARTHUR B. BENTON, Sec't. AUGUST WACKERBARTH, Treas.

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at Academy of Sciences Building.
 C. E. GRUNSKY, Pres. GEO. W. DICKIE, Vice-Pres.
 OTTO VON GELDERN, Sec. W. C. RALSTON, 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.
 MAX CASPARI, Sec. H. T. BESTOR, Treas.

THE RIGHT OF AN ARCHITECT TO A LIEN ON A BUILDING.

A RECENT decision in the United States District Court in the Northern District of Ohio, gives the architect the right to a lien on a building for his services. The Judge in his decision says: "There is no reason in equity or law why the architect who conceives and puts upon paper the design of such an immense building as that involved in this case, and who puts upon paper with such minuteness of detail the specifications and drawings as to enable any one skilled in such business to erect, with perfect proportions and proper stability, such a mammoth structure, should not be protected in his contribution to the completion of such work as well as the carpenter, the plumber, the painter or any one who performs manual labor. The court certainly ought not to strain the statute to exclude labor of this high character and grade unless it is plainly the intent of the Legislature that it should bear such interpretation. The architect in this case is entitled to a lien not only for the plans and specifications, but for the labor and assistance in the construction of the building in pursuance of these plans." This seems certainly in accord not only with the dictates of common sense, but with the equitable rules of justice.—
Architect and Builder.

SCHOOL OF ARCHITECTURE.

THE School of Architecture at the University of Pennsylvania opens this fall with the largest Freshman class in its history, a class more than double that of the previous year.

The recent growth of the School has rendered necessary the appointment of two additional instructors, which increases the teaching force to eleven. Mr. Frederick N.

Mann, graduate of the Massachusetts Institute of Technology in 1894 and in 1895, and Gold Medalist in the competitions of last year of the Society of Beaux-Arts Architects, has been appointed to the Instructorship in Design and will have charge of the Junior work in this subject. Mr. Lewis Frederick Pilcher, graduate of Columbia College in 1895, will take charge of the work in Archaeology and will assist in the general architectural studies of the first year.

ART AND LABOR.

I HAVE never seen in a city anything in the way of decoration upon the house of an American citizen which he had himself designed and wrought for pleasure in it. In the house of an Italian peasant immigrant in our own neighborhood, I have seen wall and ceiling decorations of his own design, and done by his own hand in colors. The designs was very crude, the colors coarse; but there was nothing of the vulgar in it, and there was something of hope.

Could men build their own houses, could they carve or fresco upon casing, door or ceiling any decoration which pleased them, it is conceivable that, under conditions of freedom and happiness, they should refrain from doing so. It is inconceivable that, adorning their own dwelling, in the gladness of their hearts, they should not develop something of grace, of beauty, of meaning, in what their hands wrought; impossible that their hands should work on unprompted by heart or brain; impossible then, as inevitable now, that most men's houses should express nothing of themselves save a dull acceptance thrust upon them.

ELLEN GATES STARR.

A CHANCE FOR ARCHITECTS.

THE well-known political economist Professor Richard T. Ely, in a paper devoted to the study of the practical results obtained by government ownership and control of railroads in Germany says: "One of the greatest improvements in Germany during the past fifteen years has been in the construction of stations. The railway stations in Germany at the present moment are so far beyond all controversy the most beautiful and convenient in the world, that for any one to deny it must be taken simply as a proof of ignorance or misrepresentation. These stations are constructed with a view to architectural effect. Before the station in Frankfort was constructed there was a prize competition of architects, just as there has been for the construction of the new Episcopal Cathedral in New York, and after the examination, the design which was regarded as every way most satisfactory was selected. The result can be seen in that magnificent station which, taking it all and all, is probably the largest and most beautiful in the world."

"Doctor, I wish you'd go up to Mrs. Blank's and see my friend Jarret, the actor—he is very sick." "Sir," replied the Doctor, "curing hams is not my specialty."—
News Letter.

THE SMALL TOWN AND THE TROLLEY.

IN a short editorial the *American* calls attention to the decline of the small town. That this is a fact any one at all familiar with the older States recognizes at once. The writer at one time had occasion to take a trip over the post road running through the southern tier of countries in New York State and found many centres in a state of decrepitude where once was great activity. These towns were the stopping points of the old stage lines and were centres of large farming districts, and at the time of this trip the old taverns were dilapidated and blacksmith shops, harness shops, stores and all the business of a once thriving village departed and but the decaying shells left. This the old inhabitant attributed to the railroad destroying the business of the stage lines and removing the centres of business. Similar conditions may be found in all parts of New England, much of Pennsylvania as well as New York State. The question arises whether this condition of things is to be permanent and whether the great railroad lines are to con-

tures from farms and villages too remote at present from railroad centres to be under present conditions profitably produced, but which with such aid will become profitably industries. The difficulties of transportation consign to inactivity many farming sections and villages, under present conditions, which electric roads would turn into active and prosperous communities. It is certainly among the possibilities that electricity may bring about a renaissance of the old village and farm life that prevailed in the country fifty or more years ago. The healthy conditions that are to be found in small factory villages and on profitable farms are much to be desired, and it is possible the work of the trolley may be more far-reaching in its results than we at present anticipate.—*Architect and Builder.*

Lady (seeking a nurse girl)—“Is she not rather short?” Proprietor—“That is not an objection. You see, should she drop your child, it could not fall far.”—*Pittsburg Bulletin.*



J. CATHER NEWSOM, ARCHITECT.

tinue to build up great towns and great cities at the expense of smaller rural towns, and cause the decadence of the surrounding farming districts.

In considering this question we must recognize new influences that are likely to have a large effect on these scattered settlements. One of the most powerful of them is likely to be found in the trolley. Its use in cities has long been recognized and its influence in the country is equally recognized, as is evidenced by the opposition of the great railroads to those roads where they paralleled their roads. The advantage of the trolley is to be found in the ease with which they can be laid on the ordinary country road. These trolley roads can not only be adapted to passenger traffic but equally to freight, and may thus open again the old post roads and afford transportation facilities to vast sections without railroad facilities, and rebuild these old villages and improve farming districts where the expense of ordinary road transportation have cut them off from the markets. In fact the very roads that have been opposing them in the legislatures may find them their most important feeders. It seems quite within the bounds of reasonable expectation that the trolley may afford transportation facilities at such rates for farm produce, garden truck, milk and manufac-

SALT WATER IN FIRES.

THE recent disastrous fire in San Francisco, when \$1,000,000 worth of property was destroyed, shows the lack of a proper system of fire protection. The water pressure was altogether too low. With a view to remedying this evil, which is recognized by the authorities, the Olympic Salt Water Company of San Francisco, has for some months past been laying its mains, and intends to bid for the patronage of the city. The company proposes to offer the city free of cost all the salt water needed for sprinkling purposes in the section where their mains are laid and their hydrants set. Fighting fire with salt water is not an experiment, but has been successfully used in England for years. It has been proved beyond question that salt water is best adapted for fire purposes, and there are several reasons why this is so. First, the density of the water does not allow it to evaporate so readily, thus allowing it a longer period to get in its destroying power. Again, salt water weighs sixty-four pounds to the cubic foot, as against sixty-two pounds for fresh water. The difference of course is found in the salt. It is claimed that one service of salt water is equal to three in fresh. Returns from seventeen English

cities where salt water is used for sprinkling purposes show that the streets have gradually become macadamized. The mortality has also decreased from twenty to thirty per cent. The Olympic Company has a reservoir with an elevation of 320 feet above the city. The reservoir is on Point Lobos avenue, near Josephine street, and has a capacity of 4,500,000 gallons.—*Fire and Water.*

BOOKS AND PERIODICALS.

DYMANO ELECTRIC MACHINERY by Carl Mac Fadden and William D. Ray—has been published in Chicago by Laird & Lee. This handy volume is illustrated; a likeness of Thomas A. Edison shows a face of wonderful determination. Price one dollar, this is a book that should go into the hands of every one interested in this fast growing business that is daily increasing in importance.

LEND A HAND for October, published in Boston by J. Stillman Smith & Co., is an unusual interesting member, the leading article “The Progress of the Century” by Rev. Edward E. Hale will well repay a careful study, coming at this time when the author has suffered the last of a cherished and promising son just entering upon what promised to be a useful life. Anything from the pen of such a father must be read with interest.

The “Tenement House Question” by Margaret Bradshaw is also an article that will call careful attention to this much vexed question and gives much information that will be of great service to those who wish to attempt the improvement of the Tenement House.

A valuable little work on the practical application of

THE NEW SCIENCE REVIEW for October, 1895.—This able review is always welcome because we suppose that it always contains some articles that set the reader a thinking, and asking the question can this be so.

“Apergy” Power without cost by Charles Morris: this writer claims that John Ernest Worrell Keely, the inventor of the notable “Keely Motor” has nearly made a useful invention or discovered a new farce.

John Jacob Astor in his romance called “A Journey in Other Worlds” makes use of this power called “Apergy” to propel his vessel to unknown regions in the upper air.

The article on “Vivisection” shows conclusively that no gain to science has ever been gained by this cruel practice and that its sole result has been the brutalizing of the medical student and physician into those abnormal beings which are frequently met with amongst those who indulge in this horrible pastime.

THE ARCHITECTS’ DIRECTORY.—“The Architects’ Directory” for 1895-96, containing a list of the architects in the United States and Canada, classed by States and towns, giving the architectural associations to which they belong, has the publisher states, been prepared with great care to secure accuracy of both name and location. It is published by Wm. T. Comstock, 23 Warren street, New York, bound in red boards, gilt title, 16mo. price \$1.00.

In comparing this directory with the last year’s issue a great multitude of changes are noticeable. The effect of the last two years of dull business have had a marked effect on the profession of architecture. In the West especially, the change has been great; many towns that had several architects, to-day are unrepresented. Lack of business has compelled practitioners to seek other fields or different lines of employment. The list, by the many changes made, shows careful revision and an earnest effort to obtain the utmost accuracy. Any one who has had the least experience in preparing an accurate list of any calling must see how much effort it is to secure it. A reference to these pages will show that careful work has been done in this case, and we feel that both architects and material men will appreciate the efforts made to secure a correct list of architects.

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.

MECHANICS’ LIEN CANNOT BE APPLIED TO SCHOOL PROPERTY.—The right to a mechanics’ lien has no existence, except by virtue of the statute. While a liberal construction should be given to its provisions, to the end that the purposes of its enactment may not be defeated, still its scope cannot be enlarged by attaching to the language employed a forced or unusual meaning. The rights and remedies of a sub-contractor are to a certain extent, measured by those of the original contractor. The foundation of the right of either to a lien is the original contract, and if that is not such as the statute contemplates, and cannot therefore, be made the basis of a lien in favor of the original contractor, a contractor under him is entitled to none. The original contract must be made with the owner of the land upon which the building is erected, or with some person authorized to act for him, and the resultant lien is co-extensive with his interest or claim in the property. An owner is one who has dominion over that which is the subject of the ownership. He has the right to make such use of it, consistent with the right of others, as he may see fit. The ownership may extend to the entire thing, or may be limited to an interest in it; but whatever is the subject of the ownership, it is held by the owner for his own individual benefit. For the purposes of the act, as assignable, transferable, or conveyable interest or claim in the thing constitutes ownership, but the right to assign, transfer, or convey resides in the person having the interest or claim, to be exercised at his pleasure, so that his relation to the interest or claim is that of “owner” under the general definition of the term. By the terms of the statute all school property within the district is held by the school board in trust for the school district, for the benefit of the school, and the school is a state institution. We do not think that either the school board or the school district is, within any definition of the term the “owner” of the school property; and, the provisions of the mechanics’ lien law cannot be applied to public school buildings. But it does not follow that the lienor is without remedy. He has recovered a judgment against his immediate contractors. A school district is a quasi corporation, and not subject to process in garnishment; but if the board has money in its hands belonging to the contractors, and the lienor is unable to realize anything upon his judgment, the money can be reached by a proceeding in equity. A court of chancery will subject property and funds to the satisfaction of a judgment, when they cannot be reached by legal process, and the judgment cannot otherwise be satisfied.

Florman v. School Dist. No. 11 El Paso County, Court of Appeals of Colorado, 40 Pac. Rep. 469.

APPLICATION OF PAYMENT.—A contractor received money from one W., for whom he was building a house, and paid it to a material man, who had filed a lien against the house, and to whom the contractor was indebted on several accounts. At the time of

making the payment the contractor stated that he received the money from W., and that "I gave it to you on account." The material man applied it to an account other than that for materials furnished for W's house. It was held, that a claimant who had filed a subsequent lien against such house was not entitled to have the payment applied to the account for the materials furnished for W's house, merely because the money came from the owner.

Orr v. Nagle, Supreme Court, General Term, Second Department, 33 N. Y. Sup. Rep. 879.

A CONTRACTOR WHO HAS ABANDONED WORK.—A contractor who has abandoned work for which he contracted cannot recover on a quantum meruit for the part done by him unless the contract was rescinded, or its complete performance was rendered impossible by the wrongful conduct of the owner. The fact that the owner upon the statement of the contractor that his failure to prosecute the work was owing to his inability to get mechanics, employed extra men himself, does not show a rescission of the contract by the owner nor cause for rescission by the contractor.

McGonigle v. Klein, Court of Appeals of Colorado, 40 Pac. Rep. 465.

PERFORMANCE OF CONTRACT.—A contract to put a gravel roof on a building, to be done in first class shape, and guaranteed for a certain time, does not require the personal services of the contractor, so as to prevent his hiring another to do it under his supervision and instruction.

Curran v. Clifford, Court of Appeals of Colorado, 40 Pac. Rep. 477.

TO RECOVER FOR WORK DONE UNDER CONTRACT.—In an action to recover for work done under a contract, and for breach of the contract by the owner in preventing further performance, a report made to the contractor by his workmen that they had been stopped by the owner, accompanied by proof that they had been stopped by him, is competent to show the reason why the contractor ceased further performance of the contract.

Raven v. Smith, Supreme Court, General Term, Second Department, 33 N. Y. Sup. Rep. 972.

RESTRICTIONS IN DEED.—A restriction in a deed "that no building shall be placed at a less distance than twenty feet from the easterly line of the street" is violated by the erection, within the prohibited distance, of a piazza, eight feet wide, encircled by a railing, and having a roof supported by posts, attached to a house, and extending along its entire front.

Reardon v. Murphy, Supreme Judicial Court of Massachusetts, 40 N. E. Rep. 854.

IN AN ACTION ON A NOTE.—In an action on a note given by the owner of a building for materials furnished the contractor, in the absence of any warranty exacted from the material man when the note was given or other contract in regard to the materials, the Supreme court of Michigan holds, that the owner cannot recoup damages on the ground that the material furnished did not come up to the specifications in the building contract.

Delbridge, Brooks & Fisher Co. v. Patterson, 63 N. W. Rep. 436.

BUSINESS MOSAICS.

TYPEWRITING.—Save time and labor by dictating your contracts, specifications, etc., in shorthand to our stenographers free of charge. Sent to all parts of the city. Typewriting only five cents per folio of one hundred words. Additional copies two cents per folio. Pacific Copying Co., 10 Murphy Building, Telephone Jessie, 31.

Mrs. MORIARITY.—"Oh, Moike, Moike, can't you spake to me?" Mr. Moriarity—"It's dead I am, darlint. I'm kilt entirely." Mrs. Moriarity—"And it's right glad I am to hear you say that same."—*Terre Haute Express.*

Joseph Budde manufacturer of sanitary appliances in the plumbing line, furnishes everything in this line that can be required to make our residences healthy and convenient; it will be well to remember in giving orders to Mr. Budde that you are patronizing home industry, and at the same time getting what you want of the most improved kind, at reasonable prices. His factory and show room is at 575 Mission street, San Francisco.

Harriet.—"Let's play cleaning house, will you Henry?" Henry—"All right; you pound your fingers with the tack hammer, and I'll up set the stove pipe and say dammit."—*Society.*

A. Steiger Sons manufacturers of Architectural Terra Cotta, and almost everything in the way of stoneware, etc., have their San Francisco office at 320 Sansome street, San Francisco, San Jose address P. O. Box 1025.

Building Paper and Paraffine Paint are almost indispensable now days in making a house comfortable and lasting; you have an opportunity to patronize home industry, and add to your comfort at the same time by calling at 116 Battery street and leaving your orders.

"What were your husband's last words?" "He hadn't any," sobbed the widow, "I was with him."—*N. Y. Sun.*

Edward B. Hinds & Co., 411 Mission street, San Francisco continue to furnish Hill's Patent Inside Sliding Blinds, Perfection Window Screens, Self Coiling Burglar and fire-proof steel shutters, as well as rolling wood partitions. Send for catalogue and price list.

Mr. de Style.—"Let's go to the theatre to-night." Mrs. de Style—"I have nothing to wear." Mr. de Style—"Then let's go to the opera."—*New York Weekly.*

If you want the most complete and safest patent chimney in the market get Clawson's at 1340 Market street, San Francisco.

"Was Washington a polished writer?" "Well, he used to knock the King's English silly."—*Life.*

Messrs. N. & G. Taylor Co., manufacturers of the "Taylor Old Style" brand of Roofing Tin, Philadelphia, are out in a neat advertisement. It is a four-leaf folder, on heavy paper, printed in two colors in attractive type. It is entitled "A Roofing Tin That Will Last as Long as the

Building." They also devote a page to the "Secret in the Tinplate Trade," and go on to say that "The Secrets" in the Tinplate trade are in the producing of plates that appear other than what they are. The circular also states that their special brand "The Taylor Old Style," is the only plate made to-day exactly the same as in 1830, since which time it has never caused a complaint. To those interested in good Roofing Tin, we would suggest that they write to the N. & G. Taylor Co., Philadelphia, and secure samples and prices. This firm has always enjoyed the reputation of handling the best of goods.

His Piece.—She—"I didn't hear anything of father's dog. He held his peace to-night, didn't he?" He (bitterly) "Yes; his piece of my \$15 trowsers."—*Yale Record.*

Any of our readers interested in building a comfortable residence, should not fail to visit the show-room of the J. L. Mott Iron Works under the charge of Mr. M. S. James who is the Coast representative of the company.

To those not already posted it will prove a revelation to find what a fine display of goods that may well be called luxurious, every thing in the line of baths, wash tubs, foot baths, etc., with the latest improvements in the way of fitting will be found.

No excuse can be made for not having our houses properly provided for in this line, when we have on hand such a choice selection to choose from. Office and show rooms 27 Flood Building, third floor.

Clause Spreckels proposes to build a house out of sugar. That's nothing. We know a dairyman in Ohio who built several houses out of chalk and water.—*Toledo Bee.*

When a man decides upon improving his shop, factory or farm, by the addition of power, he naturally looks for something entirely up to date. He investigates, considers, and finally decides to buy an Ajax Coal Oil Gas Engine as

meeting his requirements more fully, and being safer, than any other power obtainable. Palmer and Ray, San Francisco, Cal., the manufacturers of this engine, have earned the gratitude of the public by placing within its reach a reliable, economical power, that defies the restrictions of insurance companies. It is the latest and best.

Girl (weeping)—"I'm sorry you have to go on the road again. It almost breaks my heart." Drummer—"Don't cry, Fanny, I'll manage to pick up another girl somewhere."—*New Lettles.*

William Bateman manufacturer of wood mantels, interior finish and inlaid floors. Mr. Bateman gives particular attention to fitting up banks, offices, stores and steamboats, 411 Mission street between First and Fremont streets.

Cabot's Creosote Shingle Stains.—Since the introduction of these stains manufactured by Mr. Samuel Cabot, 70 Kilby street, Boston, there has been great improvement in the looks of those houses that have what may be called an unrivaled article for the permanent improvement of the looks, as well as the lasting qualities, for by the use of this stain you do not require to repaint your building so often as is the case where the stain has not been used. Bell & Van Wyck are the agents of Samuel Cabot, their office is at 303 California street, San Francisco.

Briggs.—"Sometimes I wish I could be a hermit, and not have to associate with my fellow men." Briggs—"You can get practically the same effect by eating onions."—*News Letter.*

Those in want of artificial stone work, would do well to call upon George Goodman, who makes a good sidewalk as well as every thing else in his line of business, his office is in the Nevada Block, 307 Montgomery street, San Francisco.

CITY BUILDING NEWS.

Austin street No. 420. Additions; contractor, Aug. Lund; house raising, A. T. Penebsky; cost \$1000.

Austin and Gough. Two-story frame; owner, Mrs. M. O'Brien; architect, Herman & Swain; contractor, J. J. O'Brien; signed, Oct. 5; filed, Oct. 5; cost, \$3640.

Belvedere near Waller. Cottage; owner, E. J. Malmgren; architect, A. Stenbitt; contractor, W. W. Rednell; signed, Sept. 18; filed, Sept. 18; cost \$1800.

Broadway and Buchanan. Plastering three-story frame; owner, Mrs. Annie Donahue; architect, A. Page Brown; contractor, Henry Fisher; signed, Sept. 20; filed, Sept. 20; cost \$2500.

Broadway near Webster. Plumbing, sewers, etc.; owner, W. H. Diamond; architects, Polk & Polk; contractor, E. J. Duffey; signed, Sept. 18; filed, Sept. 30; cost \$1787.

Brannan near 4th. Two-story frame; owner, R. Herring; day's work; cost \$1500.

Brannan and 6th. One-story frame; owner, D. Gallagher; contractors, Hood & Watson; cost \$1000.

Brannan and 5th. Sheds; owners, Scott & Van Arsdale; cost \$1000.

Buchanan near Turk. Two-story frame except painting and plumbing, etc.; owner, Mrs. Meta Ecks; architect, Emil John; contractor, C. Schutt; signed, Sept. 10; filed, Sept. 12; cost \$3800.

Bush and Baker. Two-story frame; owners, Emil and Julia Barth; architects, Kenitzer & Barth; contractor, Adam Miller; signed, Sept. 11; filed, Sept. 14; cost \$4500.

California near Mason. Specification filed; owner, Elizabeth J. Fricot; architect, Emile Depierre; contractor, H. Williamson; signed, Sept. 12; filed, Sept. 18; cost \$1288.

California and Taylor. Repairs to building; owner, Alfred Tobin; day's work; cost \$3000.

Clement near 5th Ave. Two-story frame; owner, C. Mohrmann; architect, W. H. Armitage; contractor, L. B. Schmid; signed, Sept. 20; filed, Sept. 26; cost \$2301.

Clara and Fifth. Additions, etc.; owner, Mrs. Sullivan; contractor, H. Brown; cost \$1200.

Devlandero and Post. Three-story frame; owner, John W. McDonald; architects, Havens & Toepke; day's work; cost \$18,000.

Eighteenth and Folsom. Frame building; owners, Townley Bros.; day's work; cost \$1000.

Fell near Clayton. Two-story frame; owner, F. T. Green; contractor, D. Einstein; signed, Sept. 11; filed, Sept. 14; cost \$2750.

Fourth and Freelon. Three-story frame except painting, plumbing and plastering; owner, Adolph Schneider; architect, Emile Depierre; contractor, F. V. Acker; signed, Sept. 10; filed, Sept. 12; cost \$4500.

- Fourth near Branman. Two-story frame; owner, Robert Watt, trustee; architects, Percy & Hamilton; contractor, D. B. Munroe; signed, Sept. 21; filed, Sept. 25; cost \$6400.
- Fourth and Welsh. Two-story frame; owner, John Barry; architect, R. H. White; contractor, Donald Currie; signed, Sept. 27; filed, Oct. 1; cost \$6900.
- Folsom near 25th. Two-story frame; owners, Geo. and Sophie Buecker; architect, J. C. Behrens; contractor, H. P. Conrady; signed, Sept. 21; filed, Sept. 21; cost \$3800.
- Freelon near 4th. Two-story frame; owner, Ann Keyes; architect, M. J. Welsh; contractor, M. C. Lynch; signed, Sept. 11; filed, Sept. 12; cost \$5100.
- Freelon near 4th. Two-story frame; owner, James Renney; architects, Townsend & Wyckoff; contractors, Peterson & Olson; signed, Sept. 19; filed, Sept. 20; cost \$2400.
- Freelon near 4th. Two-story frame; owner, John S. Thompson; architect, A. J. Barnett; contractors, Ogil & Smith; signed, Sept. 24; filed, Sept. 25; cost \$1950.
- Fulton near Webster. Repairs to Engine House 20; owner, City of San Francisco; contractor, J. T. Hayes; cost \$965.
- Fulton near Octavia. Alterations and additions; owner, John H. McMenomy; architects, Laver & Mullany; contractor, J. W. Fish; signed, Sept. 14; filed, Sept. 14; cost \$2100.
- Fulton near Pierce. Two-story frame to build except painting and plumbing; owner, Wm. McCormick; architect, A. J. Barnett; contractors, Ogil & Smith; signed, Sept. 24; filed, Sept. 25; cost \$3524.
- Fulton near Pierce. Painting and plumbing; owner, Wm. McCormick; architect, A. J. Barnett; contractors, Ogil & Smith; cost \$6666.
- Grove near Buchanan. Plumbing and gas fitting work; owner, Jacob Dewler; architects, Kenitzer & Barth; contractor, H. Williamson; signed, Sept. 20; filed, Sept. 26; cost \$750.
- Haight near Masonic. Carpenter work on schoolhouse; owner, City of San Francisco; architect, T. J. Welsh; contractors, Hunsbrough Bros.; signed, Sept. 14; cost \$15385.
- Haight near Masonic Ave. Concrete work; owner, City of San Francisco; architect, T. J. Welsh; contractors, Gray Bros.; cost \$4888. Plumbing contractor, E. Hogan; cost \$2300. Galvanized Iron Work; contractor, Fortner Corbin Works; cost \$670. Painting; contractor, D. Zelinsky; cost \$1375.
- Haight, Waller, Cole and Clayton. Concrete and asphalt work as a reservoir; owner, Paul Boynton Chase Co.; manager, W. H. McNaughton; contractor, Western Improvement Co.; cost ten cents per sq. foot for actual surface covered.
- Jackson near Larkin. Two-story frame; owner, Catherine M. Mathews; architects, Shea & Shea; contractor, K. Frost; signed, Sept. 10; filed, Sept. 17; cost \$181.
- Jackson near Walnut. Two-story frame; owner, Mary Galloway; architect, J. E. Kraft; contractor, J. Bucher; signed, Sept. 19; filed, Sept. 23; cost \$260.
- Jessie near 15th. Two-story frame; owners, Patrick and Ellen Clark; contractor, G. Ratto; signed, Sept. 10; filed, Sept. 11; cost \$1600.
- Jessie near 14th. Two-story frame; owner, Cornelius Denchey; contractor, C. Anderson; signed, Sept. 19; filed, Sept. 19; cost \$2155.
- Laurel near Sacramento. Two-story frame; owner, Clara J. Burtchell; contractor, G. A. Nage; signed, Sept. 24; filed, Sept. 24; cost \$3600.
- Lombard near Powell. Three-story frame; owner, Hugh McKevitt; architect, M. J. Welsh; contractor, Donald Currie; signed, Oct. 3; filed, Oct. 8; cost \$100.
- Market near Stockton. Sidewalk improvements; owner, W. Eads; concrete work, Geo. Goodman; cost \$1800.
- Market street No. 396. Alterations; owner, B. Lucke; contractors, Ackerson & Patterson; cost \$4500.
- Market near Fifth. Encaustic Tile work; owner, Mrs. A. M. Parrott; architect, Pissis & Moore; contractor, T. F. Rigney; cost \$7500.
- Market and 3d. Excavations; owner, Chas. Spreckles; architects, Reid Bros.; contractor, A. E. Buckman; signed, Sept. 21; filed, Sept. 27; cost thirty-seven cents per cubic foot.
- Market and 3d. Concrete work for foundation; owner, Chas. Spreckles; architects, Reid Bros.; contractors, Gray Bros.; signed, Sept. 21; filed, Sept. 21; cost \$3500.
- Market and Powell. Additions and alterations; owner, E. J. Baldwin; architect, M. J. Welsh; cost \$25,000.
- Masonic Ave. and Haight. Eight two-story frame dwellings; owners, architects and builders, Cranston & Keenan; cost \$50,000.
- Mason near Henry. Elevator work; owners, N. S. G. W.; architect, A. C. Lutgens; contractors, Cahill & Hall; signed, Sept. 3; filed, Sept. 14; cost \$2775.
- McAllister near Masonic Ave. Two-story frame; owner, James Pedlino; contractor, J. J. Manseau; signed, Sept. 25; filed, Sept. 30; cost \$3000.
- McAllister near Buchanan. Repairs to Engine house; owner, City of San Francisco; architect, C. R. Wilson; contractor, W. H. Wickersham; cost \$1946.
- Mission near Onondago. Additions; owner, Mr. Cordes; house mover, A. T. Penchsky; day's work; cost \$1000.
- Mission near Onondago. Additions; owner, Mr. Towrance; day's work; cost \$1200.
- Mission near 23d. Alterations and additions; owner, Nils Thompson; architect, M. J. Welsh; contractors, Dean & Son; signed, Sept. 17; filed, Sept. 18; cost \$2236.
- Mission near 20th. Additional story; owner, E. R. Lawson; architect, A. C. Lutgens; day's work; cost \$4000.
- Mission near 3d. Two water tight pits; owner, T. T. Williams; architect, A. C. Schweinfurth; contractor, Geo. Goodman; signed, Sept. 17; filed, Sept. 20; cost \$1524.
- Mission and Ridley. Additional story; owner, Patrick Casey; contractor, James Maguire; signed, Oct. 2; filed, Oct. 2; cost \$1350.
- Nineteenth and Collinwood. Two-story frame; owner, John Viehauer; contractor, F. V. Steinmann; signed, Sept. 17; filed, Sept. 21; cost \$3.00.
- Nineteenth and Diamond. Three-story frame; owner, Matilda E. Moore; contractor, T. C. Cockrane; signed, Oct. 5; filed, Oct. 5; cost \$4850.
- Noe near Henry. Alterations; owner, A. C. Bichee; contractor, Chas. Koenig; signed, Sept. 12; filed, Sept. 14; cost \$1600.
- Noe near 19th. Additions; owner, Mr. Quinn; house moving; A. T. Penchsky; cost \$1000.
- O'Farrell near Stockton. Repairs to Truck House; owner, City of San Francisco; contractor, W. H. Wickersham; cost \$673.
- P street near 13th. Additions and alterations; owner, Denis O'Leary; architect, C. Winstanley; contractor, F. Bohenberg; signed, Oct. 2; filed, Oct. 3; cost \$1100.
- Palace Hotel. Additions and alterations; owners, estate of Wm. Sharon; carpenter work; contractor, W. J. Grant. Plastering; contractor, D. J. Mulvile. Iron work; contractor, Ralston Iron Works. Cost about \$12,000. Painting additional.
- Page near Stanyan. Plumbing work; owner, Dr. Salfeld; architect, B. E. Herricksen; contractor, G. C. Sweeney; cost \$1000.
- Pennsylvania Ave. near 18th. Two-story frame; owners, David and Mary Kautz; architect, D. C. Coleman; contractor, James Glackin; signed, Sept. 26; filed, Sept. 28; cost \$2600.
- Sacramento and Spruce. Two-story frame; owner, Annie O'Connor; architect, H. Hess; contractors, Spelman & Son; signed, Sept. 25; filed, Sept. 30; cost \$3695.
- Sacramento near Webster. Two three-story frames; owner, Jacob Rosenberg; architects, McDougall & Son; day's work; cost \$33,000.
- Sacramento near Webster. Lathing and plastering; owner, Jacob Rosenberg; architects, McDougall & Son; contractor, Jas. Kerlin; signed, Oct. 4; filed, Oct. 4; cost \$1600.
- Sacramento near Webster. Mill work; owner, Jacob Rosenberg; architects, McDougall & Son; contractors, McFarland Bros.; signed, Sept. 3; filed, Oct. 4; cost \$4000.
- Sacramento near Webster. Plumbing, etc.; owner, Jacob Rosenberg; contractors, Walsh & McCusker; signed, Sept. 19; filed, Sept. 30; cost \$1700.
- Shotwell near 24th. Two-story frame; owner, Mrs. Mary P. Warnock; contractor, C. T. Simmons; signed, Oct. 3; filed, Oct. 3; cost \$3600.
- Shotwell near 18th. Two frame cottages; owner, T. A. Brown; cost \$3200.
- Shotwell and 24th. Additional contracts; owners, J. H. and C. Bullmann; architects, Heriman & Swain. Mason work; contractor, D. J. Brennan; cost \$945. Painting; contractor, G. A. Patterson; cost \$400. Plumbing; contractors, Ickelheimer & Bro.; cost \$65. Electrical work; cost \$200. Mantels and gas fixtures; cost \$500. Store fixtures; cost \$750.
- Silver near 3d. Three flats; owner, Bridget Kane; contractor, A. Klahn; signed, Oct. 3; filed, Oct. 4; cost \$178.
- Stanyan near 18th. Frame dwelling; owner Elsie A. wife of Jos. Mader; contractor, W. W. Rednall; signed, Sept. 12; filed, Sept. 13; cost \$2150.
- Sutter and Jones. Plumbing and sewers; owner, Dr. M. Herzstein; architect, M. J. Welsh; contractors, Ickelheimer & Bro.; signed, Aug. 27; filed, Sept. 21; cost \$3500.
- Sutter and Jones. Heating and ventilation; owner, Dr. M. Herzstein; architect, M. J. Welsh; contractor, Wm. Cronan; signed, Sept. 18; filed, Sept. 21; cost \$5785.
- Sutter and Jones. Two electric elevators; owner, Dr. M. Herzstein; architect, M. J. Welsh; contractor, W. L. Holman; signed, Sept. 2; filed, Sept. 21; cost \$1600.
- Sutter and Jones. Electric work; owner, Dr. M. Herzstein; architect, M. J. Welsh; contractor, J. H. Wolf; signed, Aug. 30; filed, Oct. 5; cost \$1350.
- Tennessee near Napa. Repairs to Engineer house 16; owner, City of San Francisco; contractor, A. McElroy; cost \$1800.
- Tremont Ave. near Waller. Two-story frame; owners, Walter and Matilda White; contractors, White Bros.; signed, Sept. 18; filed, Sept. 24; cost \$5750.
- Third Ave. near Lake. Two-story frame; owner, Frank T. Hart; architect, A. J. Barnett; contractor, Jas. Cochran; signed, Sept. 19; filed, Sept. 26; cost \$2625.
- Twenty-first near York. Frame cottage; owner and builder, A. Olson.
- Twenty-second near Tennessee. Two-story frame; owner, Wilhelm Beckmann; contractor, T. C. Cockrane; signed, Sept. 10; filed, Sept. 12; cost \$2628.
- Twenty-third near Douglass. Frame cottage; owner, Pat. Gartland; contractor, J. McConahay; signed, Sept. 21; filed, Sept. 23; cost \$1325.
- Twenty-third near Hoffman Ave. Frame cottage; owner, W. S. Foss; contractor, J. Heyman; cost \$2000.
- Waller near Masonic Ave. Frame cottage; owner, C. F. Blank; contractor, J. Stierlein; signed, Sept. 30; filed, Sept. 30; cost \$2100.
- Water Front. Storehouse for Harbor Commissioners; contractors, Haley, Tibbatts & Co.; cost \$1393.

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PEOPLE of the civilized world, who have the good of humanity at heart, are to-day earnestly engaged in studying the present condition of society with reference to its probable effect on the future of civilization. It is admitted on every side, that the existing condition of things could be improved on, and the pessimist thinks that if it is not improved on soon, that an industrially revolution will surely result.

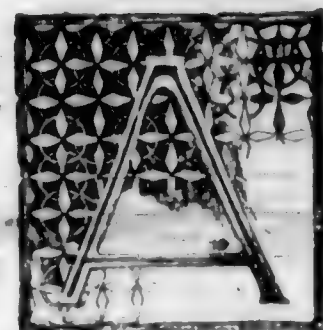
Every legislative body from town council to national senate is engaged in futile endeavors to so improve our laws that greater benefits may be conferred on a larger proportion of the public. At least that is what a long suffering public is supposed to believe. As a matter of fact, every legislative body, from Supervisors to Senators, is engaged in passing laws, giving special privileges to special classes. Corporations are granted control of our streets for railroads, gas and water and electric light purposes, etc., etc., while an astonishing mass of evidence is at hand to show the benefit that would result to the community, if public instead of private corporations should own and conduct these public utilities. Even the daily press occasionally publishes some of these striking facts, but is usually too timid to strongly advocate a sweeping reform. The old parties in

national politics are still tinkering away at the rotten and corrupt legislation that has resulted from the election of petty politicians instead of broad and liberal statesmen; a legislation that surrenders the public money to private ownership, and even goes so far as to give to private banks the right that the Constitution of our United States refused to confide to any hands, save the national government alone.

As a small and local example of the influence of private interests acting against public policy, we can cite the attempts made in recent years to get proper building ordinances for the city of San Francisco.

The Fire Department has had the matter in hand for years. After much study and many consultations with the local Chapter of Architects, an ordinance was framed. We do not know that it is any secret, that private interests kept it from being acted on by the Supervisors for many months. It is certainly no secret that private interests have prevented its becoming law. Now, in view of the fact, that private interests do as a matter of fact, direct, control and defeat beneficial legislation, is it any wonder that pessimists look with despondency on the future? That socialism is looked to by many as the only escape from present crushing conditions? And that reform parties are springing up on every side, each with new remedies to propose?

CITY HALL ENVIRONS.



AN attempt will be made next legislature to permit the City to regain possession of its birthright, wrung from it during the first years of the building of its City Hall—that ground forming part of the old Yerba Buena graveyard lying between the City Hall and Market street—some practical way must be devised by which the City may now recoup itself for the prospective millions of dollars it threw away at that time, and which it will now have to pay to take possession again of the land.

If the present owners are allowed to build on these lots comprising this land the buildings 130 feet high—which there is no equitable way to prevent except by buying the property—the view of the whole south front of the Hall will be cut off except the little visible at the end of City Hall Square.

The *tout ensemble* or the altogether of the front will thus be nevermore seen of mortal man. This result looking at it from an artistic view is a result devoutly to be condemned. Therefore if there be any way by which the City Hall may yet be seen in its entirety and still the land facing on Market street be utilized; such a way is worthy of consideration and action.

Now an objection has always been made by business people that a break made in a business street by a park or recreation grounds, spoils the continuity of the line of stores and thus tends to prevent the side of the street on which this is from being favored as a shopping side. This may be so—and if so the solution of the question about to be offered does away with this objection.

The proposition is that the City acquire the whole of the property between the City Hall and Market street down to the corner of McAllister and build thereon a one-story market building—covering the whole ground with a glass roof. In this building can be housed, as many businesses as may be desirable—chiefly however would be those catering to the wants of the citizens in the eating line—butchers, greengrocers, fruiterers, fishmongers, dairy produce, etc., and restaurants. These businesses are always desirable for obvious reasons to be kept by themselves and to have no dwelling place over them.

This crystal palace devoted to the Art and Science of Gastronomy will be a striking feature to the City and at the same time will not prevent the whole effect of the City Hall from being taken in from the opposite side of Market street.

Now as to the financial part of the scheme whatever money necessary to be raised to pay for the land and for the erection of the building will be secured by the rents—the amount of which rents will be found amply sufficient to pay three per cent on the bonds, and at the same time no doubt provide a balance to help pay off the principal; with the satisfaction of knowing that at the end of that time a permanent income will be coming into the City.

W. J. CUTHBERTSON.

"Say, mamma, it's awful hard work fishin', ain't it?"
"No, dear." "Then why does papa always have to stay in bed the next day and rest?"—*Truth.*

FOR RIGID BUILDING INSPECTION.

REAL estate men, especially the large and influential class that develops property by building, are more interested in investigations of recent collapses of unfinished buildings than would appear on the surface. The real estate board has on more than one occasion taken a decided stand in favor of licensing architects in a similar manner as members of the legal and medical professions must be licensed before they are permitted to practice. At present there are hundreds of contractors and builders, practical men perhaps, but no architects, who are permitted by the building department to erect, not only frame cottages, but quite pretentious flats and store buildings, upon the presentation of mere excuses for building plans. Frequently only the most primitive sketches are accepted, and the result must naturally be that many insecure buildings are erected.

In this connection, and referring to recent collapses of unfinished buildings in Chicago and New York, the *American Contractor* says that two things at least can be done, which, if they will not render future similar occurrences impossible, will at least make them highly improbable.

First, every city should have building inspectors who inspect. And the first requisite in securing such officers is that their appointment shall be absolutely taken out of the hands of the political machine. To make such a position as it now is, one of the spoils of office, says the paper cited, is as ridiculous as it would be to have the office of school-teacher dependent upon party reward for party influence. No, the building inspector, whose duty it is to see that every building in course of erection is built in full accordance with the ordinances regulating such matters, should be appointed by the executive for his experience and fitness for the office—appointed with the consent of the legislative branch, and when appointed hold his office as does the supreme judge, during life, or until he proves unworthy, and he should be subject only to the law.

* * *

Then, too, the law should throw its protecting barriers about the noble profession of architecture. Architects should be licensed, and no one allowed to design buildings unless he had previously shown to the satisfaction of the state that he thoroughly understands how to calculate strains and knows the strength of building materials.

In most States a doctor who has not thoroughly qualified himself by a course of study in some recognized college is not allowed to practice medicine. And, likewise, no architect should be permitted to design and superintend the erection of high buildings unless he had first qualified himself by a suitable course of study. A mere draughtsman or a carpenter who has made a study of attractive elevations is frequently developed into a full-fledged architect with an abundant line of clients. To diminish the risks to the public by restricting the work of such men of "a little education" is a curtailment of license and not of liberty.

When towns were small and one and two story buildings were the prevailing style it mattered little, but with growth of cities and the almost universal demand for taller buildings—for heavy warehouses of eight and ten stories; for flat buildings of six, seven, eight, or even ten and twelve stories, accommodating scores of families—the needs and responsibilities are multiplied, the attendant dangers quadrupled, and the necessity for public supervision and protec-

A VERY CURIOUS TECHNICAL POINT.

A VERY curious technical point is to be decided by the Bureau of Yards and Docks of the Navy Department at Washington, and architects will be interested in the result. It seems from the newspaper accounts, that the Government is building a dry-dock at the Brooklyn Navy Yard, and a large number of piles are to be driven. The site of the dock is now under water, and the contractors, in order to get the piles down to the requisite depth, place "followers" on top of them, and, by driving the followers, push the submerged piles to the necessary depth. To this arrangement, however, the supervising engineer, Mr. Menocal, objects, and claims that the contractors should sheet-pile the ground, and pump out the water to a depth sufficient to allow the piles to be driven by direct blows to the depth intended. As the contractors do not wish to do this, and Mr. Menocal is not willing to accept piling driven with a follower, it has been agreed to refer the question to the Department officials.

The common impression among architects is certainly unfavorable to driving piles with a follower. According to the daily papers, Mr. Menocal considers that "the stability of the piling is jeopardized" by driving with a follower. What this means we will not attempt to say, but we presume that Mr. Menocal's real object is just that which any architect would make—that in driving piles with a follower, it is not only impossible to give as solid a blow as by direct impact of the hammer, but, owing to the varying rebound of the follower from the head of the pile, it is impossible to tell when piles so driven have reached the firm stratum to which it is commonly intended to drive them. As every one knows, the arrival of the foot of a pile at the bearing stratum is shown partly by the rebound of the hammer from the top of the pile, and partly, as well as more accurately, by the diminished distance to which it sinks under the blow. The sinking at the last blow is usually the most important factor in determining the load that the piles will bear safely, and it is of the utmost importance that it should be accurately measured. Where a follower is used, this essential measurement is rendered misleading. If it is measured, as is usually the case, at the hammer, all that can be shown is the decent of the follower. This may, owing to the crushing of its end, and of the corresponding end of the pile, be much greater than that of the pile itself; or, if the follower is elastic, and its top well "broomed up," a blow on its top followed by a lively rebound, may have a very significant effect in driving the pile below; so, that data drawn from the sinking of the follower are nearly worthless for estimating the resistance of the piles driven with them. Iron plates, with sockets on each side, are sometimes interposed between the pile and the follower, with advantage, and it is to be hoped that the official investigation will serve to elucidate all these points.—*American Architect and Building News.*

REPORT OF COMMITTEE ON "STRENGTH OF BRIDGE AND TRETTLE TIMBERS."



THE Committee appointed to report on "Strength of Bridge and Trestle Timbers, with special reference to Southern Yellow Pine, White Pine, Fir and Oak," desires to present herewith, as part of their report, the very valuable data, compiled by the Chairman of the Committee, relative to tests of the principal American bridge and trestle timbers

tion becomes imperative. With the planning of all such buildings exclusively in the hands of competent architects, responsible for the correctness of their figures and detail, and with competent inspectors, whose seal of proper construction, in accordance with plans and local building regulations, shall be a condition essential to the continuance of the work, the disgrace of such catastrophes as recently occurred will be avoided, or if they occur the blame can be readily placed where it belongs and the guilty parties can be held responsible.—*Chicago Times-Herald.*

LAMPS AND THEIR DANGERS.

FEW people realize the extent of the destruction and loss of life annually caused by lamp accidents. In 1893, in London alone, no less than forty-eight lives were lost by fires due to the explosion or upsetting of petroleum lamps. Last year the number was thirty-three, and the fire brigade were called to 418 fires due to the same cause, while the number of smaller fires to which the brigade were not called, and which were caused by lamp accidents, was probably between 1,500 and 2,000. During the past two months ten deaths have resulted in London from lamp accidents, or at the rate of sixty per annum. These figures are for London only, with its almost universal gas supply. There are no reliable statistics for the country as a whole, but it is evident that the annual loss of life and destruction of property must be enormous.

About two-thirds of the accidents reported are due to the overturning of the lamp and the smashing of the reservoir, which is unfortunately usually made of glass or china. The other third are caused by explosions.

The conditions of explosion vary with almost every lamp, and with the "flash point" of oil used in it. As the oil sinks in the reservoir air is drawn in, and when the oil is warmed to a certain point it gives off inflammable vapour which mixes with the air. A small proportion of this vapour yields the maximum explosive force—when the air is saturated with the vapour, as happens generally by the time the reservoir is nearly empty, the gases contained are highly inflammable, and will take fire almost like gunpowder if the lamp is smashed, but they are much less explosive. The gas may come up the sides of the wick and be ignited by the flame, or a draught caused by the opening of a door may blow the flame down into the reservoir or draw gas up towards the flame, or the wick may be turned too low and the lighted part pass inside.

The first, and by far the most important condition of a safety lamp, is that the reservoir should be of metal, and not of china, glass, or similar fragile metals.

Other conditions are, that the wick should be enclosed in a wick tube passing almost to the bottom of the reservoir, and so shutting off any possible communication between the air inside and the flame. Even if the lighted wick were turned down, and were to pass the tube still burning, it must be extinguished in the liquid oil at the bottom. The wick ought to fit the tube so that when the oil falls to the bottom no air will pass up the side of the wick.

One principal precaution necessary is, that the burner and wick tube should screw securely into the reservoir, so that they will not come apart in case of a fall. There are other matters, such as the provision of a broad base, so that the lamp may not be top-heavy; but the three suggestions named are by far the most important.—*The Citizen.*

on the subject of strength of American timbers ever undertaken. With additional and reliable information on this subject far reaching economies in the designing of timber structures can be introduced, resulting not only in a great pecuniary saving to the railroad companies, but also offering a partial check to the enormous consumption of timber and the gradual diminution of our structural timber supply.

WALTER G. BERG, Chairman,
J. H. CUMMIN,
JOHN FOREMAN, } Committee.
H. L. FRY

ELECTRIC LIGHT.

COST per lamp per year before and after public ownership, the "after" service being the same as, or better, than the service it replaced:

	Before.	After.
Bangor, Maine	\$150	\$48
Lewiston, Maine	182	55
Peabody, Mass.	185	62
Bay City, Mich.	110	58
Huntington, Ind.	146	50
Goshen, Ind.	156	77
Bloomington, Ill.	111	51
Chicago, Ill.	250	96
Elgin, Ill.	266	43
Aurora, Ill.	326	70
Fairfield, Ia.	387	70
Marshalltown, Ia.	125	27
Jacksonville, Fla.	24	5

The statements rest upon official reports and returns of municipal officers.

THE ASSOCIATION OF RAILWAY SUPERINTENDENTS OF BRIDGES AND BUILDINGS.

RESOLUTION ADOPTED BY THE ASSOCIATION AT THE FIFTH ANNUAL CONVENTION AT NEW ORLEANS, OCTOBER 15, 1895.

WHEREAS a most comprehensive and valuable series of investigations into the properties of wood and tests of the strength of our commercial timbers have been carried on in the Division of Forestry of the U. S. Department of Agriculture.

WHEREAS these investigations have already demonstrated that a most decided improvement in the practice with timber structures and use of wood and a saving of millions of dollars' worth of wood material are attainable as a result of these investigations.

BE IT RESOLVED, that we, the American International Association of Railway Superintendents of Bridges and Buildings, assembled in regular session, at our Fifth Annual Convention at New Orleans, La., October 15, 1895, endorse, as railroad officials in charge of the construction and maintenance of timber structures and buildings of railroads throughout the United States, the work thus inaugurated by the U. S. Government as tending towards a most needful and rational economy of our forest resources and desirable improvements in their use, resulting not only in a great saving to users of timber throughout the Country, but especially offering a valuable guarantee for the absolute safety of properly designed timber structures;

RESOLVED, further, that we ask our Representatives in Congress to make liberal appropriations for the continuance and more rapid advance of this work, in order to secure, as quickly as possible, the much needed information, believing that the Government alone is in a position to secure it and that it is true economy to provide it without delay;

RESOLVED, further, that these resolutions be transmitted to the President of the Senate, the Speaker of the House of Representatives, the Secretary of Agriculture, the Chairman of the Committee on Agriculture of the Senate, and the Chairman of the Committee on Agriculture of the House of Representatives.

AN APT SIMILE.

WHEN a firm stops advertising people get the idea that they have discontinued business. If the pier of a bridge is to be built in the middle of a river, the builders commence by sinking stones for the foundation. If they drop the first stone and quit because they should not see it, the pier would never be built. If they dropped a dozen stones, one on top of the other, and quit before the pier was big enough to stick out of the water, they would lose their time and stones. But if they go on, put in a good solid foundation and build up from that, they will in time raise a pier that will be strong and permanent and that will hold up a useful and necessary bridge. It is just so with advertising. The first advertisement you drop in only serves as a foundation; they do not amount to anything if you do not drop in enough of them, but if you keep on piling one top of the other, in the end you will have a pier which will sustain the bridge of business all the rest of your life.—*Granite Producer and Builder.*

DEMOLITION OF AN ANCIENT LONDON HOSTELRY.

AT London, England, workmen commenced pulling down the famous old "Goose and Gridiron," St. Paul's churchyard, which was built directly after the Great Fire. While Sir Christopher Wren was superintending the erection of St. Paul's Cathedral, the St. Paul's Freemason's Lodge, of which he was Master, used to meet in this house. Within an upper room the great architect presided over the meetings of the lodge for a period of eighteen years. There he presented to his brethren the mahogany candlesticks, also the trowel and mallet that he used when he laid the foundation-stone of the cathedral in 1675. The site of the "Goose and Gridiron" was, before the fire, occupied by the "Mitre" Tavern, the first London music house. For a good while the "Goose and Gridiron" has been closed. The building to be erected on the site will form part of the warehouse of Messrs. Hitchcock & Williams.—*The Citizen.*



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.

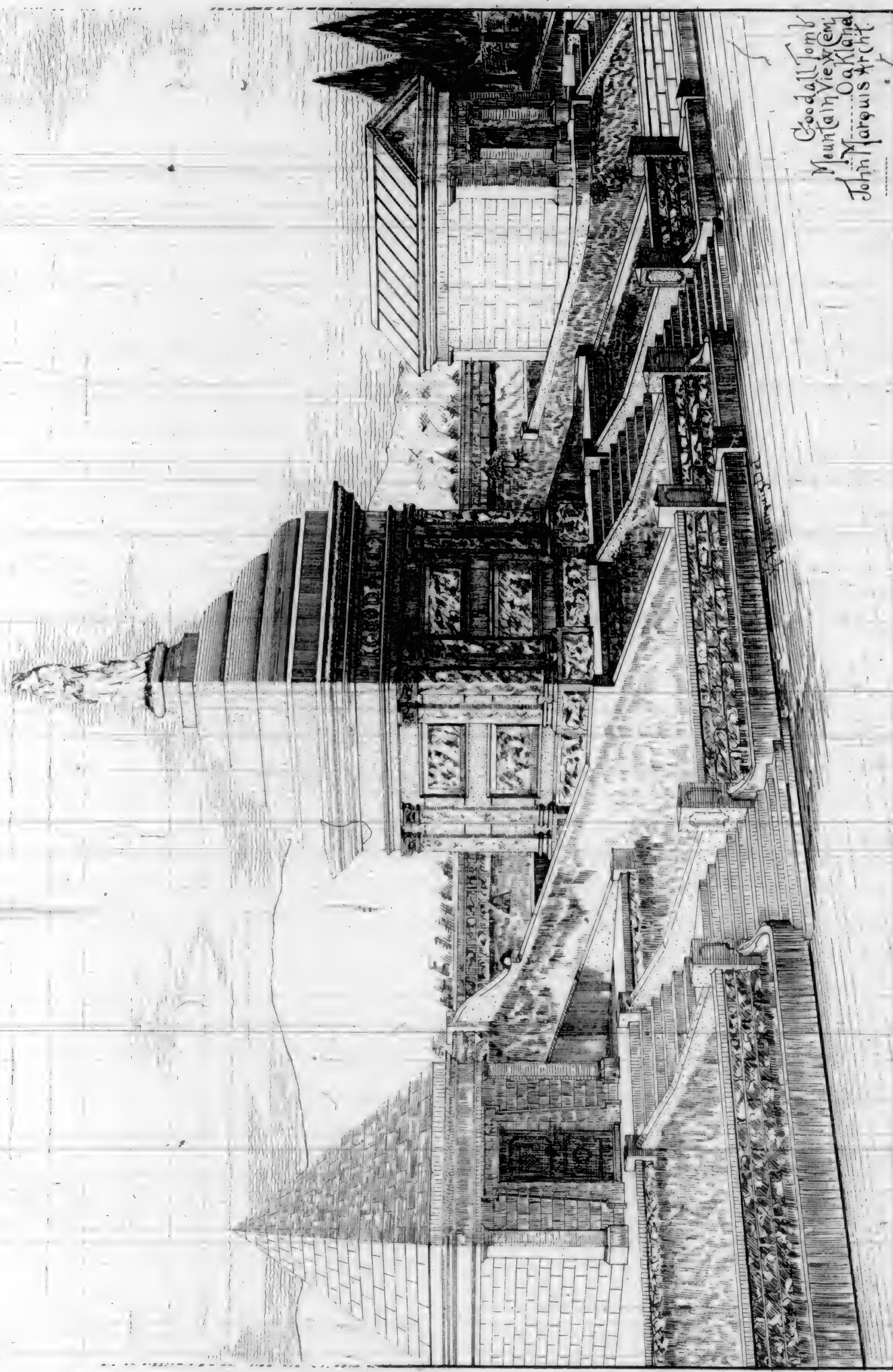
CHATEAU de Chaumont, J. W. Krause, del.

RESIDENCE for H. Sullivan, Esq.; Hudson & Krause, Architects.

GOODALL Tomb, Mountain View, John Marquis, Architect.

DESIGN for a N. S. G. W. building; B. J. S. Cahill, Architect.



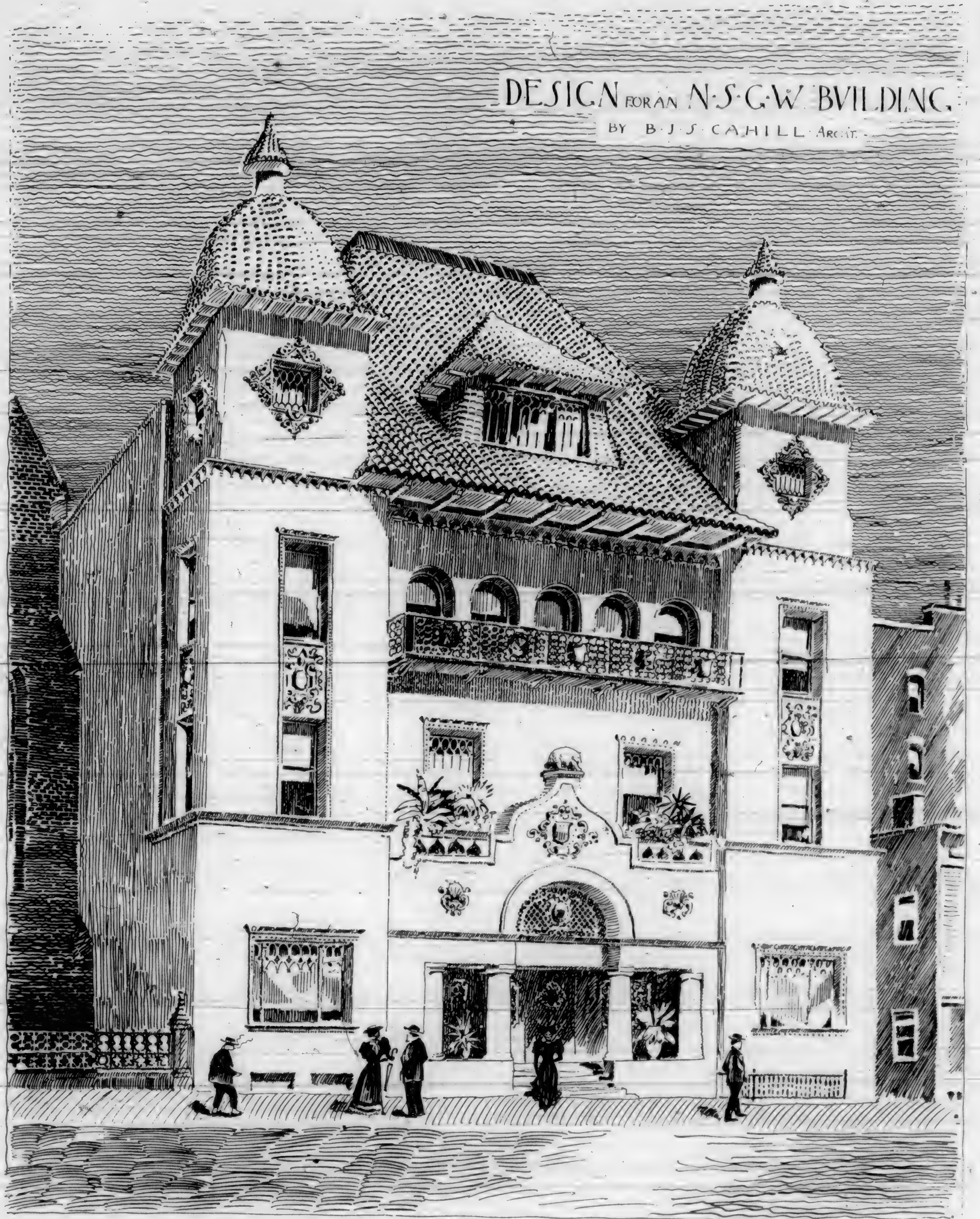


CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON ARNEY PHOTO LITH.

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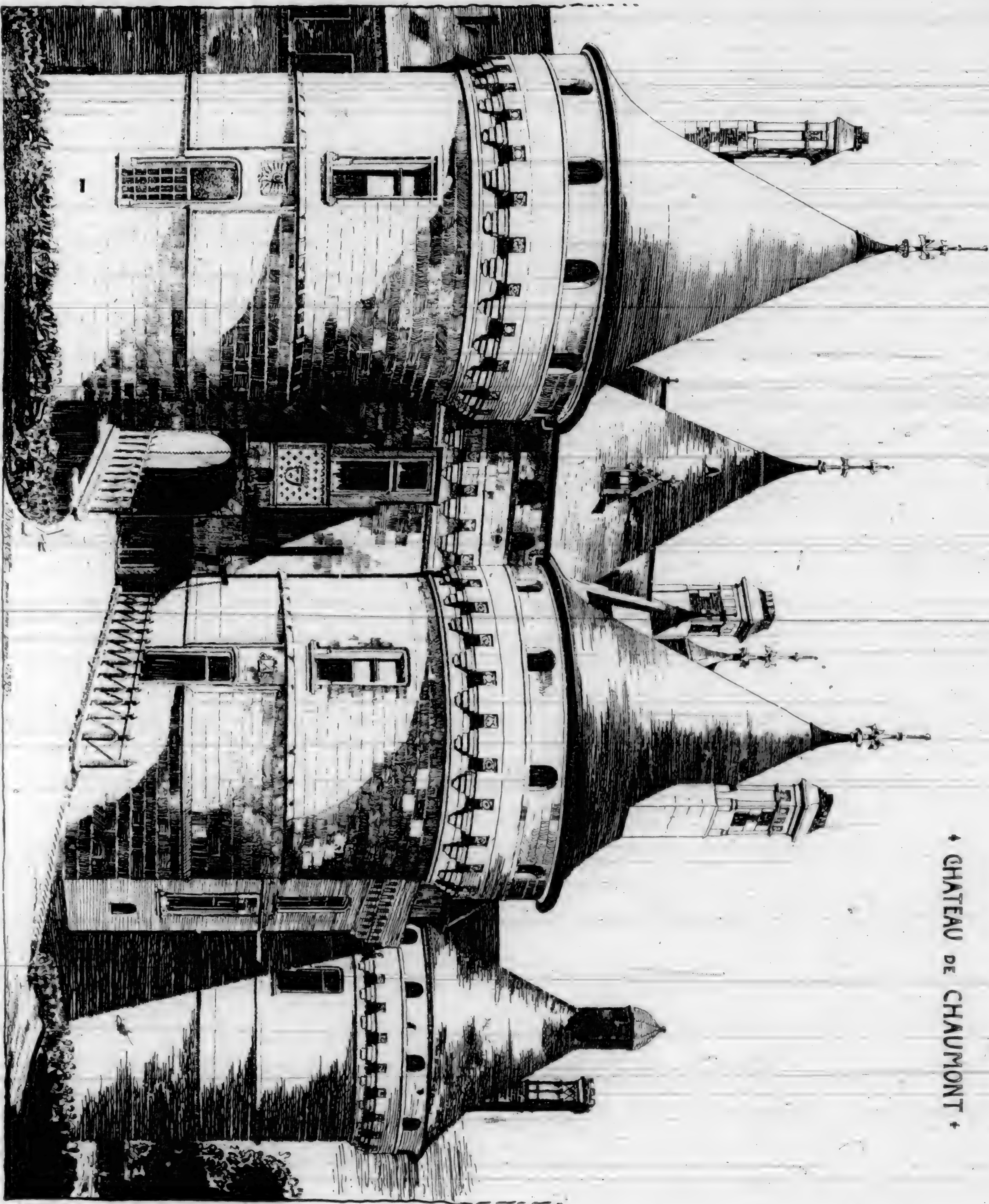




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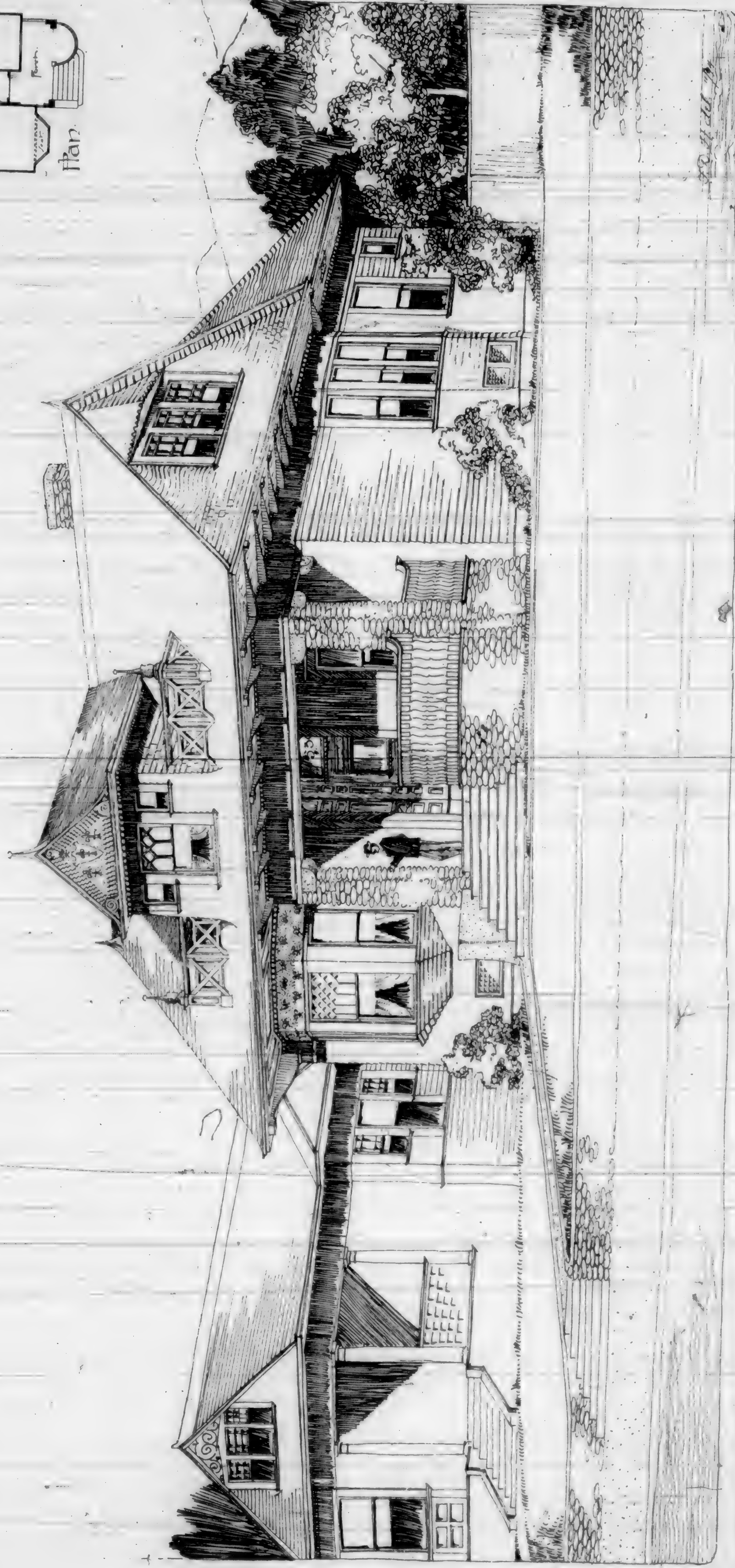
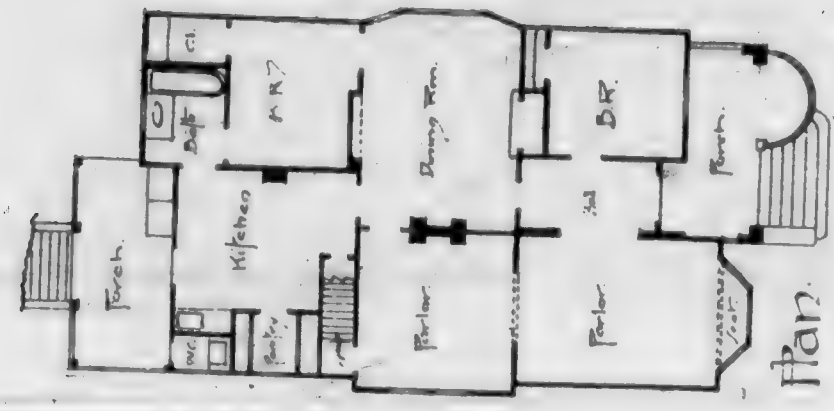
CHATEAU DE CHAUMONT

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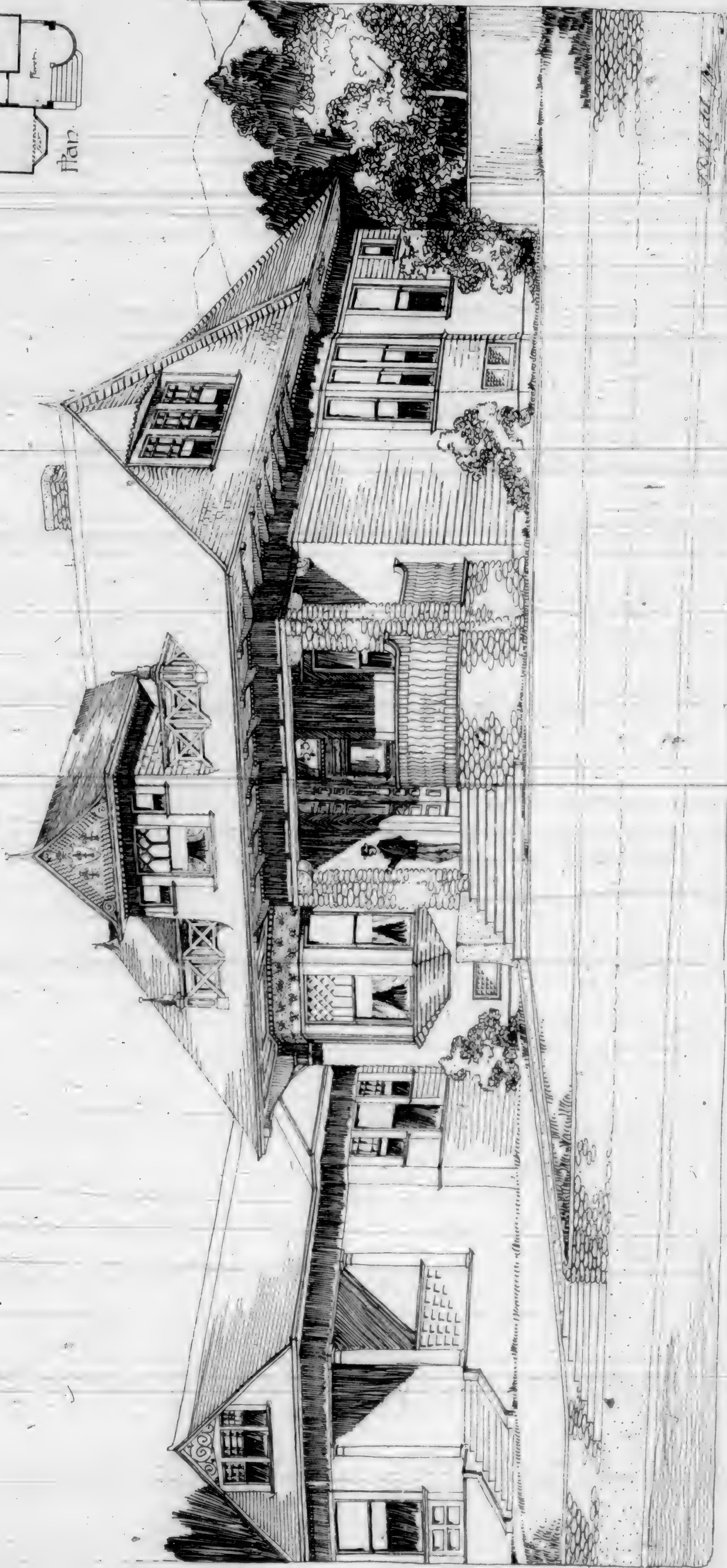
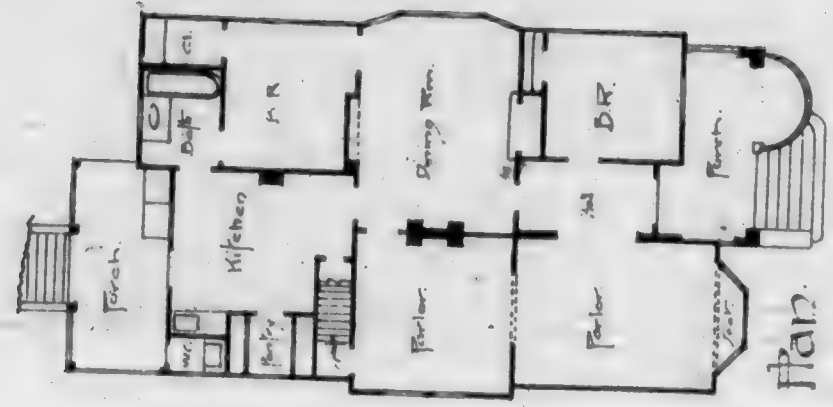
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RESIDENCE FOR
J. SULLIVAN ESQ.
HUDSON & KRUSE.
ARCHITECTS.



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NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 408 California street.
 SETH BARSON, Pres. W. P. MOORE, Vice-Pres.
 OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

SOUTHERN CALIFORNIA CHAPTER AMERICAN INSTITUTE OF ARCHITECTS, meets first Wednesday of each month at 114 Spring street, Los Angeles, Cal.
 OCTAVIUS MORGAN, Pres. A. M. EDELMAN, Vice-Pres.
 ARTHUR B. BENTON, Sec't. AUGUST WACKERBARTH, Treas.

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at Academy of Sciences Building.
 C. E. GRUNSKY, Pres. GEO. W. DICKIE, Vice-Pres.
 OTTO VON GELDERN, Sec. W. C. RALSTON, 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.
 MAX CASPARI, Sec. H. T. BESTOR, Treas.

TWENTY-NINTH ANNUAL CONVENTION OF THE AMERICAN INSTITUTE OF ARCHITECTS.

If the architects of this country could only manage to construct their buildings with the same degree of skill and polish with which Mayor Walbridge built his words and phrases into one of the neatest little speeches of welcome we have ever listened to, he could not say, as he did, that just as we Americans have no language, having borrowed it from other peoples, so we have no architecture, having borrowed from other races the styles they had invented. The analogy he established between language and architecture was a very welcome variant upon the ordinary comparison at such times with "frozen music." The Mayor's felicitous remarks and the courtesy of Professor Ives, the Director of the Museum of Fine Arts, made the closing of the first day of the Twenty-ninth Annual Convention of the American Institute of Architects at St. Louis really memorable.

As for what preceded it, it is hard to escape asking the questions: "Is this sort of thing worth really while? What does it all amount to after all? Can a machine that needs so much oiling to prevent friction be properly designed? Can it ever do the work it was intended to accomplish?" While the coalition of the American Institute of Architects with the Western Association of Architects, six years ago, was beyond dispute a wise measure, it is also pretty certain that a grave mistake was made at that time in abolishing the distinction that had thitherto obtained in the Institute between Fellows and Associates.

As the Western Association had but one grade of membership, it was impossible that they could be expected to join the Institute as members of the Institute's lower grade, and it was equally unjust that they should all become members of the higher grade over the heads of the Institute

members of Associate rank. The only solution was to put all members at the time of the coalition upon an equal footing, and the grade of Associate had to be abolished.

But the need was a temporary one. The coalition has been made; all members of the Institute are now of the same grade and yet they are far from happy, and the cause of their unhappiness, apparently, is that there is too much equality, seeing that the equality is one of name, while the inequality of artistic and intellectual capacity is still conspicuous and as galling to natures of one kind as it is hampering to natures of another kind.

There is a very pronounced feeling that the Institute is not that body of *elects* that it should be, that all the members would like it to be and which can only do good work when it has become such. Yet, all the same, it is a very excellent body, doing useful work and likely to do better as time goes on, for in a civilized and progressive world all things ameliorate, and the very friction that now requires such profuse application of oil is polishing off the offensive crudities that offend the higher sensibilities.

There is no need of resorting to the violent and reactionary measures that some members appear to be dimly hinting at. The cure, or at least, a real and permanent palliative is within reach, and is seemingly a simple one. The feeling that the Institute, as now constituted, is too democratic, or at least, not sufficiently aristocratic, is a natural and healthy one, since it betokens aspiration after higher and better things. If, as is certainly the case, it is felt to be a wrong that the newly-elected youthful practitioner should hold the same rank, so far as the public is advised, with the leaders of the profession of double his years and quadruple his professional experience, things can be set right and information conveyed to the public through the very simple measure of restoring the two grades of membership, Fellowship and Associateship.

In such event, where all would like to be Fellows, while most must remain Associates, how can the separation be effected? Very simply, and by the thoroughly democratic method of selection by ballot.

If it could be arranged that one-quarter or one-fifth of the present members who received the highest number of votes should be advanced to a higher grade, something would have been gained which would have a definite meaning to the public and a real value to the Institute and the profession at large. Having taken this step, the next would be to establish the regulation of the method of examination by which those members of the second grade could obtain entrance to the first rank, and with this would be secured the further great gain that whatever may really have been the qualifications and attainments of that portion of the first grade who obtained the rank through the suffrage of their fellows, those who were advanced later certainly did possess a definite and established professional capacity, and those men of real ability who now refrain from joining the Institute because of its, to their thinking, too democratic composition, could no longer plead their unwillingness to endure its leveling tendencies.

Some such change as this appears to be the way to meet and overcome the feeling of dissatisfaction that seems to be in the air, and a change like this can be adopted more easily and more safely than the more radical ones that some members would like to see enforced.

Although but little was actually said on the subject, yet all through the discussion, during the first morning session