

## 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 \$5800.
- 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 & Wyndham; 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. Rutter; 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 \$500.
- 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. Ammons; 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 \$785.
- 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.

# The California Architect and Building News.

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OFFICE, 408 CALIFORNIA STREET,

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

VOLUME XVI.

NOVEMBER 20th, 1895.

NUMBER II.

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

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

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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

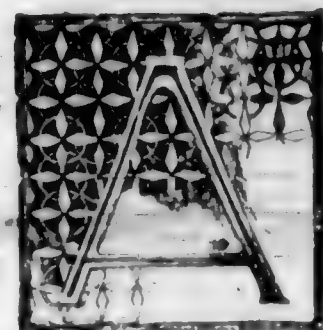
national politics are still tinkering away at the rotten and corrupt legislation that has resulted from the election of petty politicians instead of broad and liberal statesmen; a legislation that surrenders the public money to private ownership, and even goes so far as to give to private banks the right 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 TRESTLE 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.

**C**OST 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.

**W**HEREAS 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.

**W**HEN 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.

**A**T 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.

**C**HATEAU de Chaumont, J. W. Krause, del.

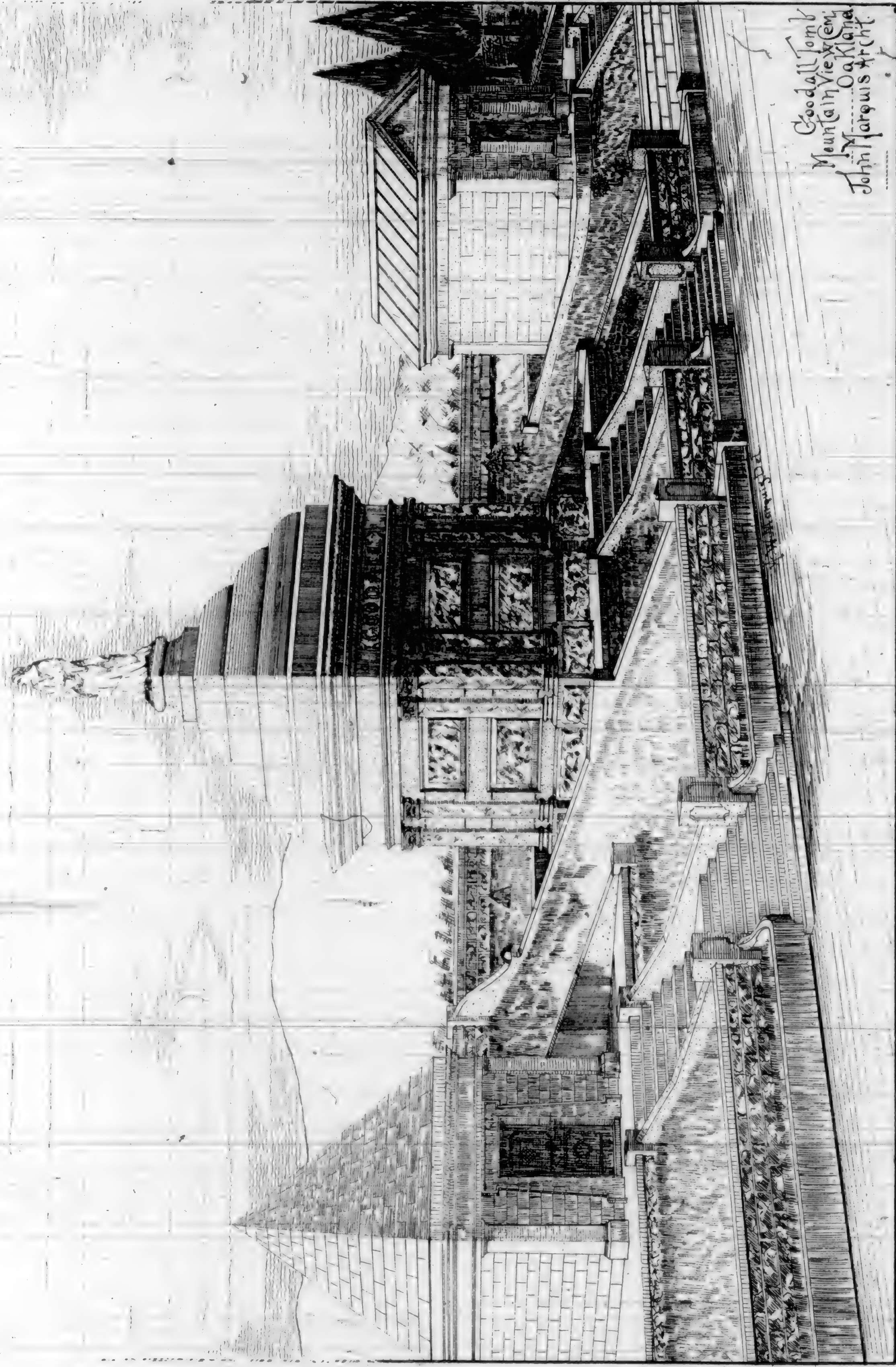
**R**ESIDENCE for H. Sullivan, Esq.; Hudson & Krause, Architects.

**G**OODALL Tomb, Mountain View, John Marquis, Architect.

**D**ESIGN for a N. S. G. W. building; B. J. S. Cahill, Architect.







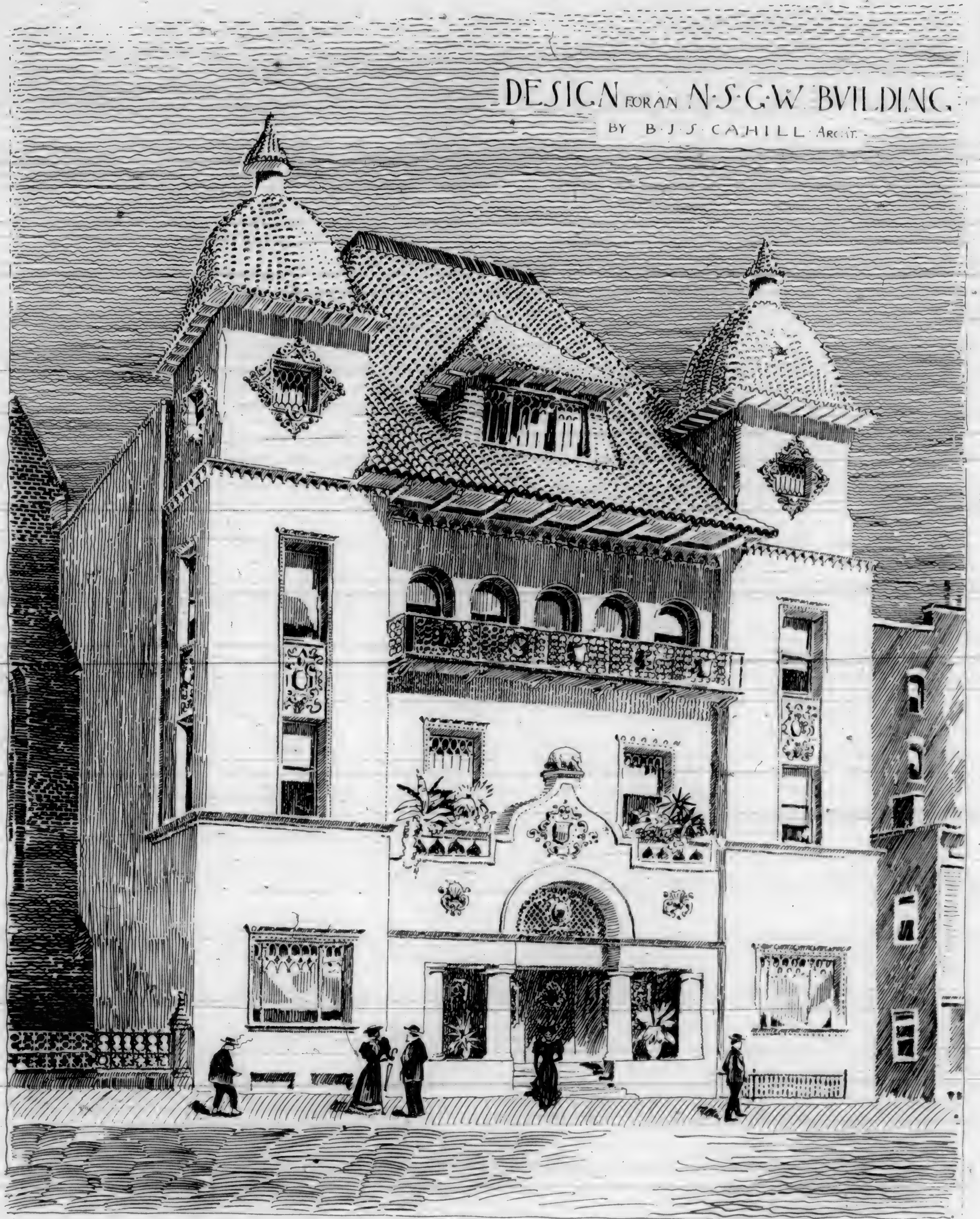
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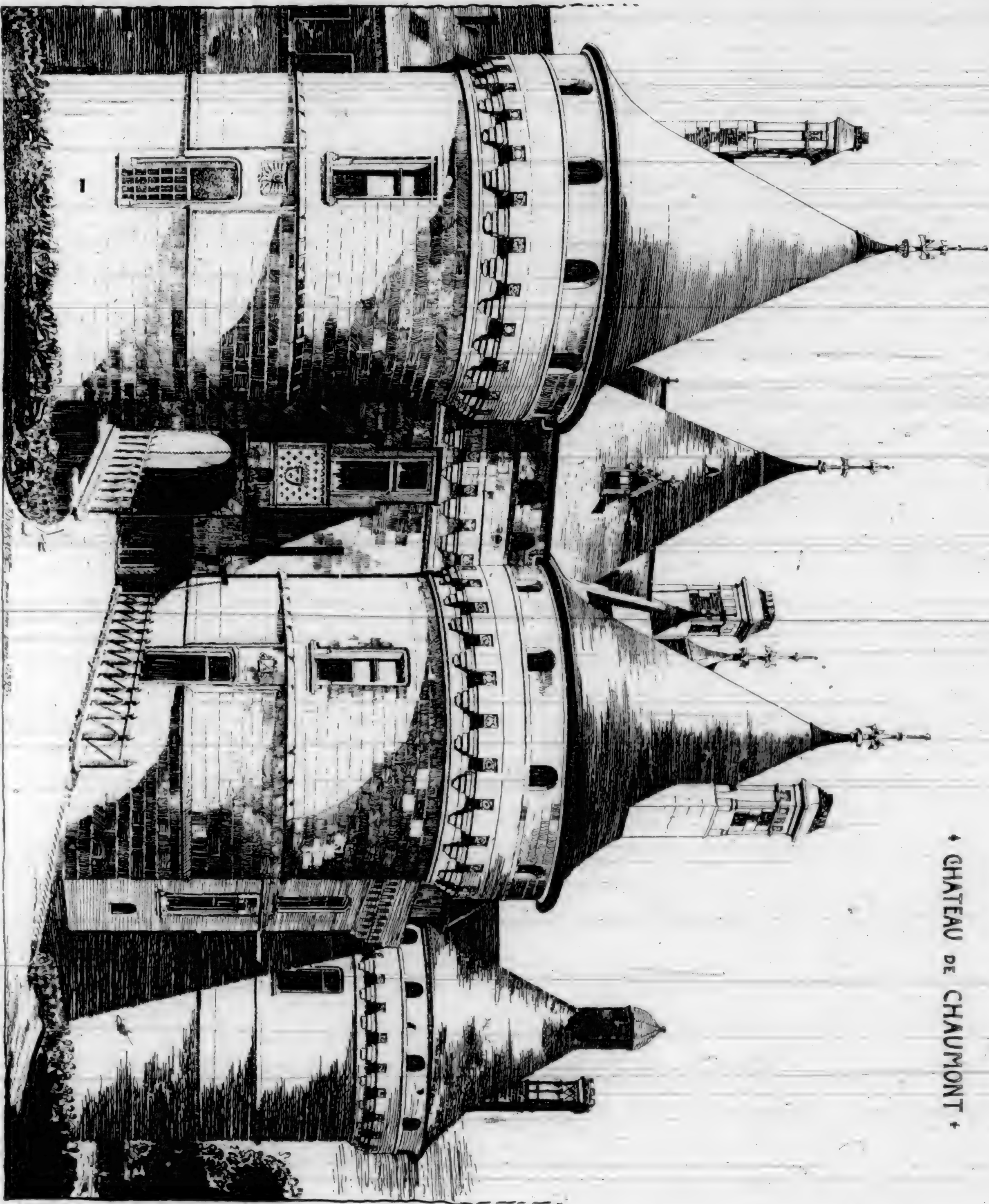




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CHATEAU DE CHAUMONT

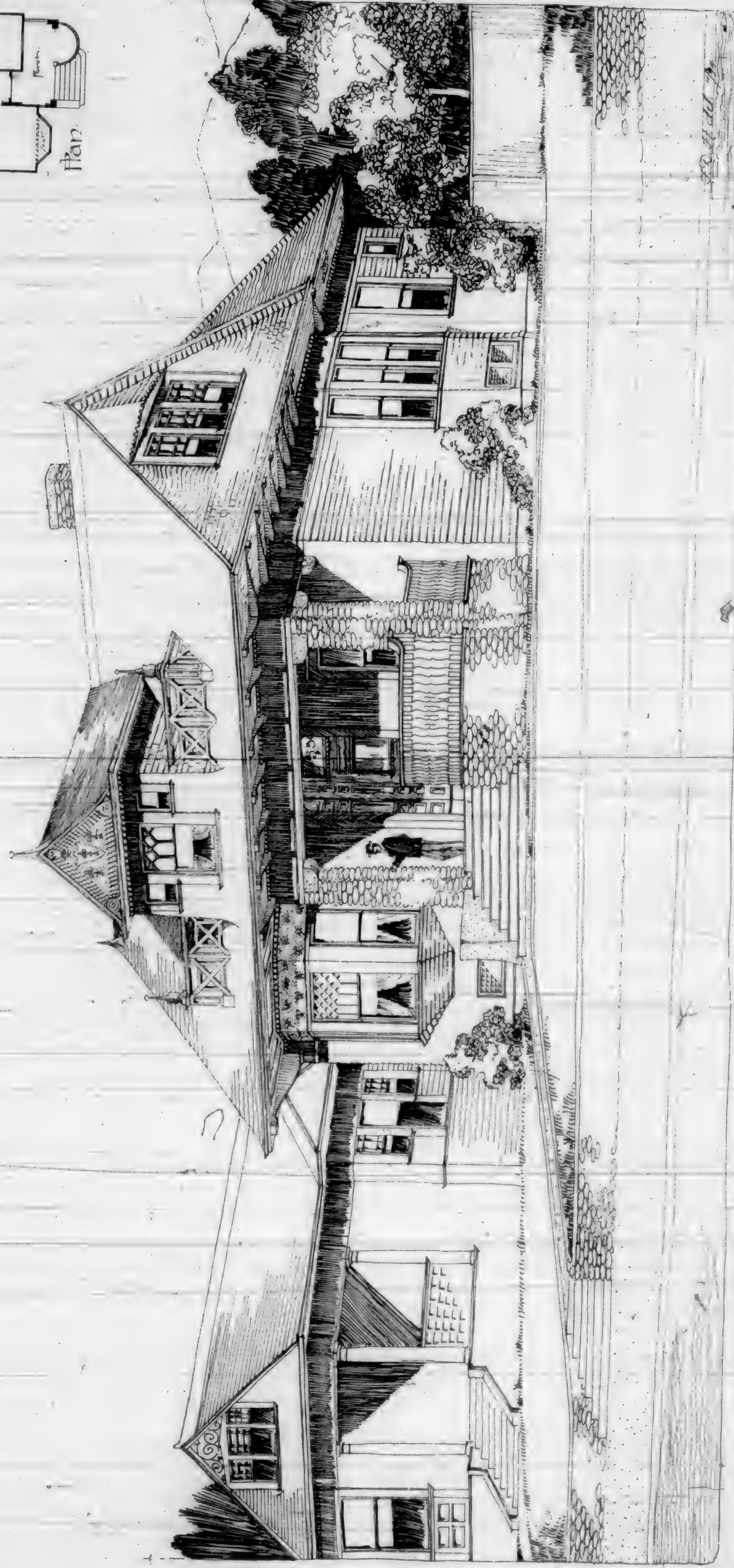
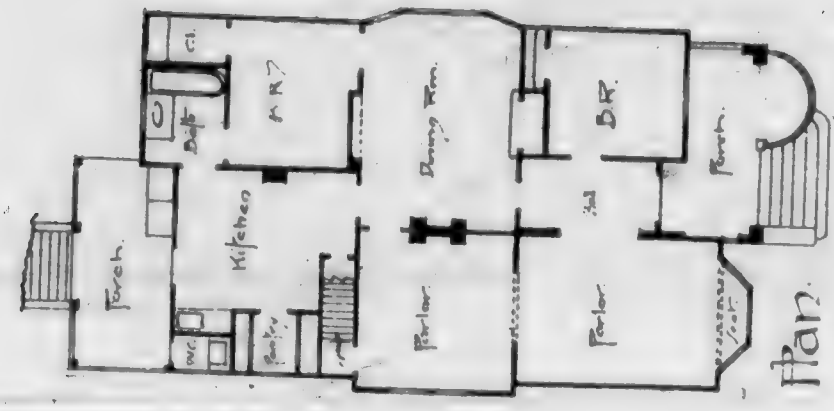
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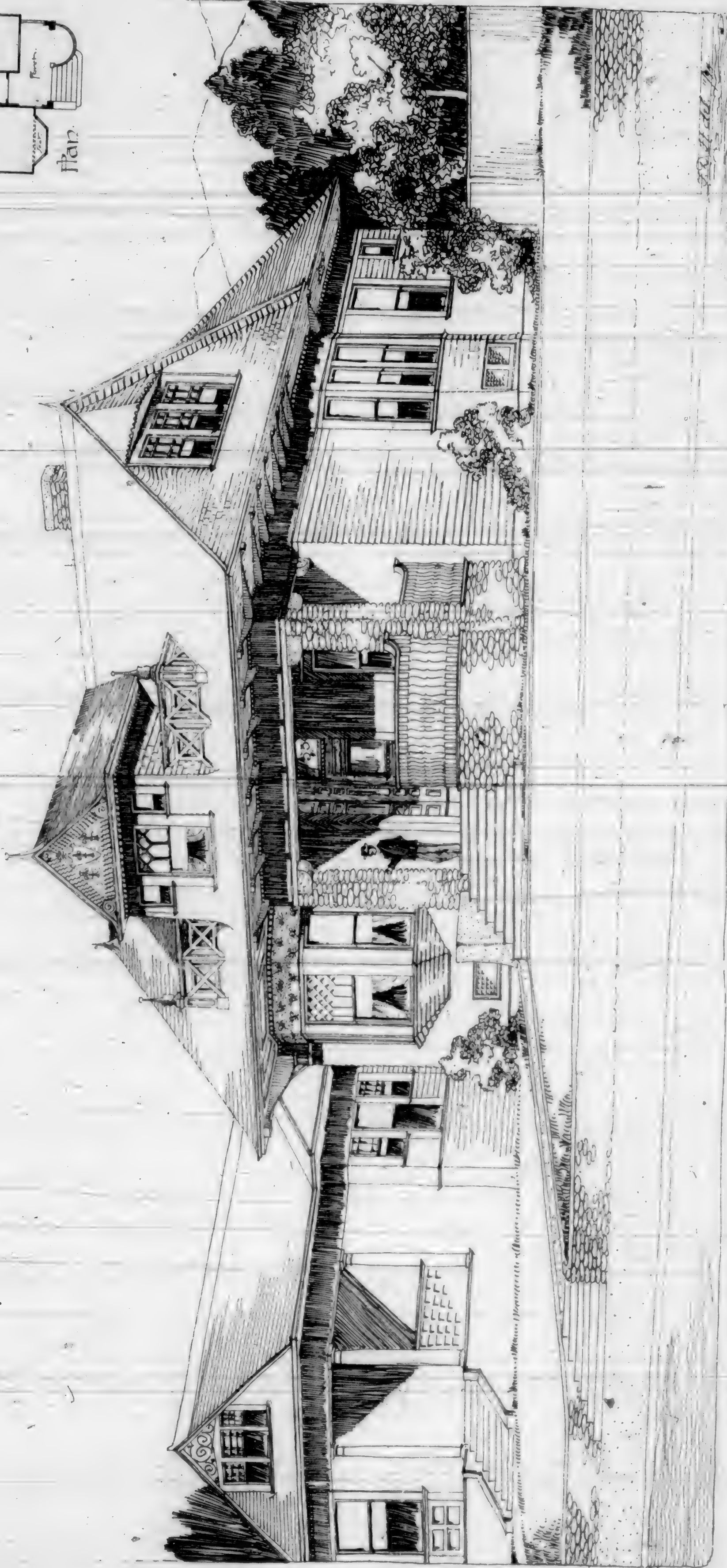
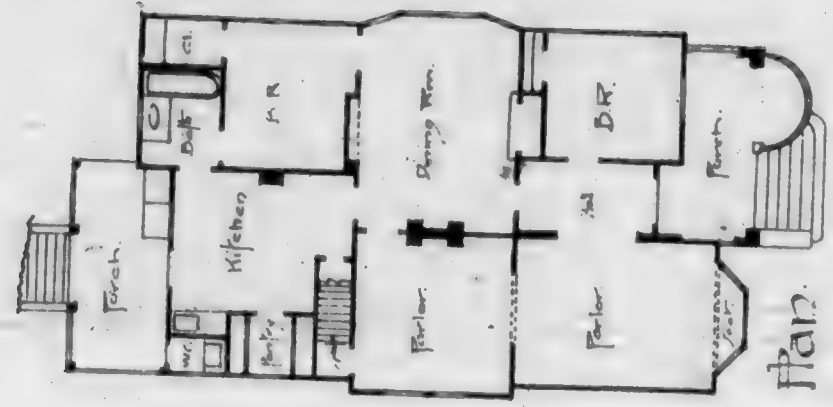


RESIDENCE FOR  
J. SULLIVAN ESQ.  
HUDSON & KRUSE.  
ARCHITECTS.





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J. SULLIVAN ESQ.  
HUDSON & KRUSE  
ARCHITECTS.





## 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

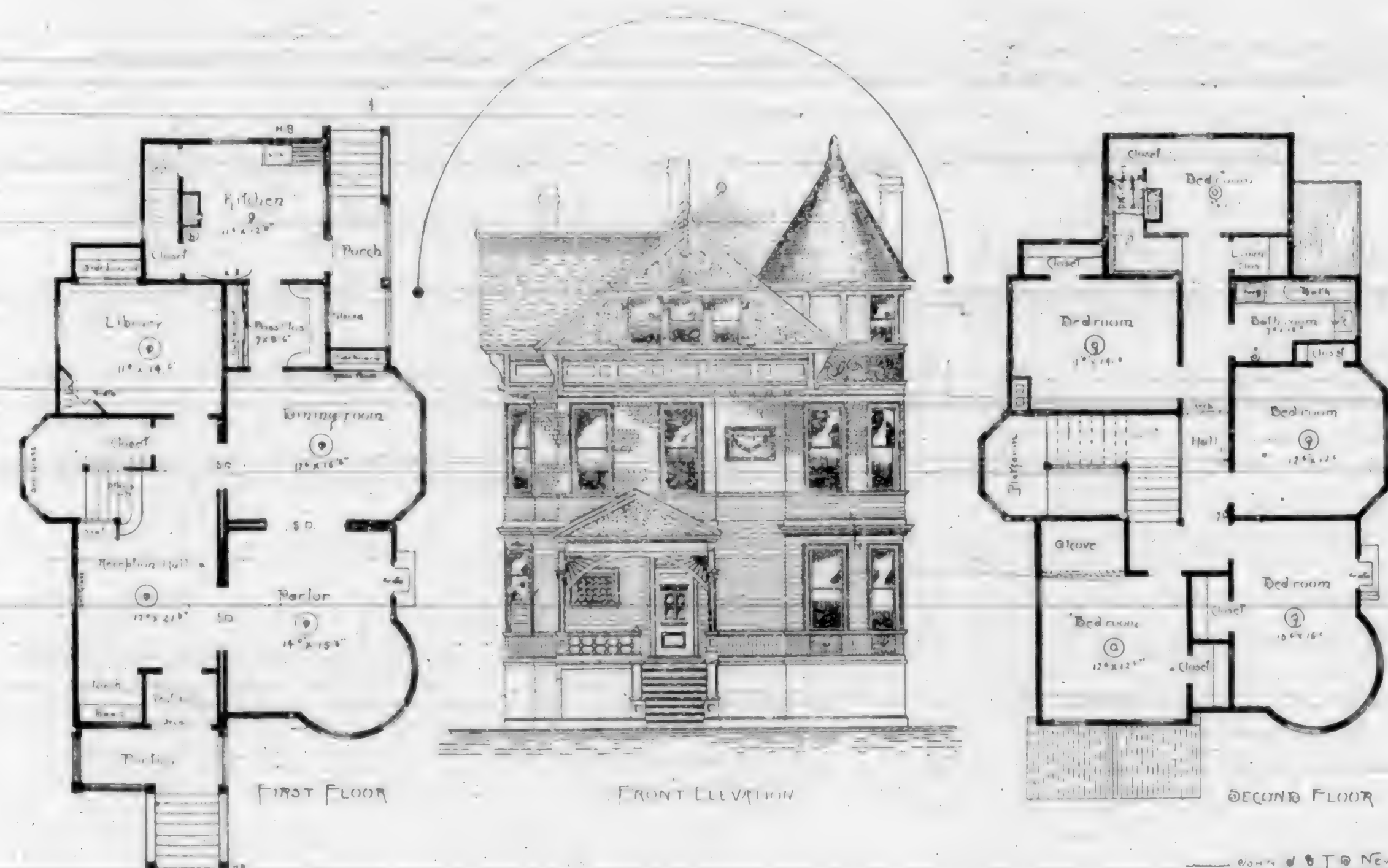


of the matter of amending the by-laws, more than one debater tried to interject it, but the discussion was by the strict ruling of the chairman kept from wondering from the point, and the noon lunch gave time for that informal interchange of views that has so often saved the situation.

As to the amendments to the by-laws, these amounted practically to recinding the action taken at the last convention, which seemed to restrict the freedom of action of the Chapters. Mr. Kendel, acting as spokesman of the Directors, explained that the action of the last convention had not been intended to restrict, but actually to enlarge the powers of the Chapters, but that since the measure had been generally misunderstood it was evident that, if nothing else was the matter, the language of the obnoxious by-laws was obscure and misleading. He therefore brought forward a series of amendments to Section X of the by-laws which, after prolonged debate and some opposition, were finally adopted.

(To be Continued.)

before attributed to cemetery exhalations, but it is quite possible that it might be caused by them, and the people of the city are quite justified in urging, as they are now doing, the prohibition of further interments within the city limits, and even the removal of the bodies from the cemeteries already existing. Although the latter would be a rather serious undertaking, it is not likely that diphtheria will diminish much until it is accomplished. Few people have any idea of the time during which noxious and corrupting substances, buried in the ground beyond the reach of the nitrifying microbe, will continue to saturate the earth, and the surrounding atmosphere, with foul vapors. It is commonly assumed that within a few months, or a few years, at the utmost, the products of decomposition are absorbed by the soil, and converted into harmless inorganic substances; but Professor Lanciani tells us that under his direction, trenches were dug in the gardens of Mæneas, which were made about the year 40 B. C. by filling in twenty-five feet of clean soil over an old cemetery on the



#### SAN FRANCISCO CEMETERIES.

SAN FRANCISCO is said to be suffering from its cemeteries, which are, as it happens, now placed on hills, to the windward of the main portion of the city, in such a position that the trade-winds from the Pacific, which blow for two months of the year, bring down among the living whatever miasma may rise from the sepulchres of the dead. A large school-house, situated near one of the cemeteries, was recently closed, on account of the repeated outbreaks of diphtheria among the pupils, and some of the physicians of the city attribute these as well as the other troubles from zymotic diseases, to the air from the grave-

yards. We do not remember having heard diphtheria Esquiline hill in Rome. The cemetery had long been a nuisance and danger to that part of the city, and Mæneas earned the gratitude of his contemporaries by buying it and covering it up. Nevertheless, after two thousand years of disuse and exposure to such purification as a good covering of clean soil could effect in it, Lanciani found it necessary, when his men had reached the bottom of the earth-filling, and exposed the ancient surface, to relieve them at short intervals, in order that they might escape suffocation from the horrible stench which proceeded from the remains of the people whose bodies were laid there long before the Christian era.—*American Architect and Building News.*

## BOOKS AND PERIODICALS.

"In Sight of the Goddess" is the complete novel in the LIPPINCOTTS' MAGAZINE for November. This novel by Harriet Riddle Davis will compare favorably with the many that have been published in this magazine. The table of contents contains an interesting variety of articles, among others "The Pet Meanness" which contains more truth than poetry and cannot be read without a smile.

CALIFORNIA GOLD MILL PRACTICES by Ed. B. Preston, M. E., issued in Bulletin No. 6 by the State Mining Bureau by J. J. Crawford, State Mineralogist.

Much valuable information is given not only in regard to improved machinery now in use at the mines, but to the manipulation of the ore or rocks from which gold is obtained. Mr. Crawford says that any citizen of this State may obtain a copy free by sending three cents for postage with their application, to the California State Mining Bureau, No. 24 Fourth street, San Francisco. The price to those living out of the State is fifty cents.

THE AMERICAN ARCHITECT AND BUILDING NEWS for October 26th, contains an interesting article entitled "Suggestions by Which a Greater Influence May be Exercised by the Institute Among the Architects of the South West, at the Same Time the Elevation of the Profession Before the Public" being a paper by Mr. James B. Cook, F. A. I. A. of Memphis, Tenn., read at the Twenty-Ninth Convention of the American Institute of Architects, held at St. Louis, Mo., Oct. 15th and 17th, 1895. The length of the article prevents our giving it in full, but members of the Institute, and architects in general will find it well worthy of their serious consideration.

Two articles in the FORTNIGHTLY REVIEW for October, 1895, show the great interest now taken in improvements of both the Army and Navy, the one by Major Arthur Griffiths entitled "Advancement in the Army," the other by W. Laird Clowes "The Naval Manœuvres." These two articles taken in connection with another "The Foreign Policy of England" shows the unsettled feeling of the people on the other side of the Atlantic. A general desire to be prepared for the worst as well as a dread of what that may be.

The ever welcome Monthly Magazine INDUSTRY for November, 1895, is on our desk containing a very interesting table of contents. The article on "The Modern Gas Engine" will be a surprise to many who have only perfunctory knowledge of that useful little engine, and look upon it as well enough in its way. "Compressed Air for Street Railways" will have an interest for all who ride in the street cars, and that includes all of our community. To those not acquainted with this magazine, it will be a surprise to find so much information of a useful and interesting nature condensed with in its covers. Published by the Industrial Publishing Company, 40 California street, San Francisco.

## 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.

CONSTRUCTION OF CONTRACT.—Whether a sum named in a contract is to be regarded as liquidated damages or as a penalty depends on the intention of the parties as it appears from the nature of the contract, the situation of the parties, and surrounding circumstances, and not merely on the language of the contract. Sanford v. First National Bank of Belle Plaine, Supreme Court of Iowa, 63 N. W. Rep. 459.

A BUILDING CONTRACT CONTAINS THE FOLLOWING PROVISIONS:—"The contractors shall not make a claim for additional work, unless the same shall be done in pursuance of an order from the architects, and notice of all claims shall be made to the architects, in writing, within ten days of the beginning of such work." The Supreme Court of Minnesota held, that this provision is not effectual limitation upon the legal competency of the parties to the contract, or their authorized agents, to modify or waive any of the contract, except in the particular manner stipulated. Michaud v. McGregor, 63 N. W. Rep. 479.

SET OFF FOR BREACH OF CONTRACT.—Where, upon default of the contractor, the architect, acting for the owner, let to the lowest bidder the contract for the completion of a building, the owner was entitled to set off against the original contractor or any subcontractor the actual amount paid for the completion of the work. Yeomans v. Parker, Supreme Court of Michigan, 63 N. W. Rep. 316.

LIABILITY FOR INJURY TO EMPLOYEE.—The foreman of a bridge gang and a mechanic working under his superintendence are not fellow servants, and the employer is liable for the negligence of the former whereby the latter is injured. San Antonio & A. P. Ry. Co. v. McDonald, Court of Civil Appeals of Texas, 31 S. W. Rep. 72.

VERIFICATION OF MECHANICS' LIENS.—Chapter seventy-five of the Code creates the mechanics' lien in certain cases, on certain conditions; and section four of such chapter, among other things, provides that such account, to be effectually filed for record as a lien, must be sworn to by the person claiming the lien, or by some person on his behalf. Such oath is an element essential to the creation of the lien, and to the effectual, must be in writing, as a part, in some way, of the writing filed for record. If such affidavit be made before any officer of another state or country, it is not duly authenticated for record until it is subscribed by such officer, and there be annexed to it a certificate of the clerk or other officer of a court of record of such state or country, under an official seal, verifying the genuineness of the signature of the first mentioned officer, and his authority to administer an oath. Bookhead v. Berkeley Springs Waterworks & Improvement Co., Supreme Court of Appeals of West Virginia, 21 S. E. Rep. 1031.

SUFFICIENCY OF VERIFICATION.—A verification of a mechanics' lien which states that affiant knows the contents thereof, and believes the same to be "true," is not invalidated by the use of the word "true" instead of "just," as provided by statute. A verification of a claim of mechanics' lien is not invalid because it refers to such claim of lien as "the foregoing lien." A lien claim which states that the contractor entered into an oral contract with claimant to furnish materials for the construction of said building, and that, in accordance with said contract, claimant furnished the material described, sufficiently shows to whom the materials were furnished. Sautter v. McDonald, Supreme Court of Washington, 40 Pac. Rep. 418.

PATROL EVIDENCE IN THE INTERPRETATION OF CONTRACTS.—In arriving at the real intention of the parties, as shown by the language employed by them in a contract, and in order to make a correct application of the terms used to the subject-matter and objects referred to, when the same are not clearly expressed, the situation of the parties, and the surrounding circumstances may be considered in construing the contract, but it must be borne in mind that it is the language of the contract itself that is to be construed, and when the parties reduce their agreement to writing no other language employed by them in making the contract can be resorted to, except that furnished by the instrument itself. Robinson v. Hyer, Supreme Ct. Fla., 17 Se. Reporter, 745.



## BUSINESS MOSAICS.

If there is an architect in the city who is not a subscriber to the CALIFORNIA ARCHITECT AND BUILDING NEWS now is the time to correct the mistake, walk up to the office, 408 California street, room 17; hand in your name for the coming year you will be allowed November and December numbers without charge if you subscribe at once.

"There is certainly a strong odor of tobacco. Does that policeman smoke?" "I don't know, mum; he only died last week."—*Life*.

For facts about Paints, see the advertisement of W. P. Fuller & Co., on the outside cover of this journal. As every good housekeeper is anxious about the walls of her house, she should make a point of finding out the merits of Duresco, the new wall finish, or Washable Water Color.

"No, Willie; dear," said mamma, "no more cakes to-night. Don't you know you cannot sleep on a full stomach?" "Well," replied Willie, "I can sleep on my back."—*Harper's Round Table*.

A. Steiger Son's.—Architectural Terra Cotta can be supplied in any quantity, as well as every thing in their line. Call at 206 Market street, and be convinced of the truth of this statement. If you have not time to call, remember their telephone, Main, No. 5393.

Miss Yearsy.—Do you think a woman ought to work for a husband? Miss Quick—Yes, till she gets him.—*Melbourne Meekly Times*.

If we judge by the increasing amount of concrete work now being done in the city we should think the firm of W. R. Grace & Co., 203 California street, must be keep busy to supply the demand of Portland cements. As this well known firm always have the best brands in the market on hand it is no wonder their sales are large.

"Where is the man who keeps the restaurant?" said the disgusted customer. "He's gone out to lunch," replied the cashier.—*Town and Country Journal*.

The Gas Stove Department of the San Francisco Gas Light Co., has been the means of producing comfort and health to many a housekeeper of this city. Until the lady of the house has made the experiment of cooking by gas, she had no idea of the saving of time, health and temper which the use of gas for this purpose can accomplish. In fact making housekeeping a pleasure instead of a burden. We notice in most of the new houses in Richmond the gas grate for heating, as well as the gas stove for cooking, are almost universal. Call at 226 Post street and find out all about it.

Smith & Young, 723 Market street, San Francisco, and 230 South Spring street, Los Angeles, keep always on hand an endless supply of Building Materials. If you don't see what you want, ask for it, and you will hardly ever be disappointed.

Hungerford.—Do you believe, Doctor, that the use of tobacco tends to shorten a man's days? DR. POWELL.—I know that it does. I tried to stop it once, and the days were about ninety hours long.—*Truth*.

A. Zellerback & Sons, 419 and 421 Clay street, is the place to go if you want anything in the paper line; this Journal would use nothing but paper furnished by them. An endless variety may be found at their warehouses from which all wants can be supplied.

Joseph Budde, the successor of Wm. Smith, late of 21 Montgomery street, can be found at his present headquarters, 575 Mission street.

It should be remembered in giving your orders for sanitary appliances to Mr. Budde, you are not only doing what you wish others to do to you, but you are patronizing home industry.

The factory and show room of Mr. Budde are always open to the public, and thus people can be convinced they get what they pay for.

"That whiskey is fifteen years old. I know it because I've had it that long myself." THE COLONEL—By jove! sir, you must be a man of phenomenal self-control.—*Life*.

Architectural and Ornamental Iron work is a special feature of the Vulcane Iron Works, 135-145 Fremont street, San Francisco. A horse housed in a stable fitted with their stable fixtures would think he was in a Prince's stable.

It is better to risk the fire than to stay in the frying-pan.—*Life*.

Mr. Samuel Kellett, manufacturer of Plaster Decorations, plaster repaired and whitened at 28 Ellis street, San Francisco, and 375 Twelfth street, Oakland.

"Do you think you can make a good portrait of me?" "I'm afraid I must answer in the negative."—*Ex*.

If you need water only when the wind blows, if you are satisfied to utilize but a small fraction of the water in your well; if you prefer heavy bills for repairs after each storm in winter, by all means use a windmill; but if you want water at any time, and up to the full capacity of your well, put in the Ajax Coal Oil Gas Engine, the latest thing in mechanics, an engine that uses common coal oil for fuel, and is built by the well known firm of Palmer & Rey, San Francisco, Cal.

W. W. Montague & Co., have always on hand a selection of Mantels, Grates and Tiles that is sure to suit the most exacting, to say nothing of their fire place trimmings, and heating apparatus, either by warm air, hot water or steam.

It would take too much space to enumerate all the good things this firm carry in stock, but we may add the Artistic Bronzes must be seen to be fully appreciated.

She—I regret to say that our engagement is at an end. Here is your ring. HE—Then you do not love me? SHE—That is not the question. My husband is coming to take me home to-morrow.—*Pick Me Up*.

Before you decide upon what Door Hanger to select, call upon Dunham, Carrigan & Hayden Co., 17-19 Beale street, San Francisco. They claim the American sliding door hanger will cause a great saving of time and expense. See illustration in our advertising columns, page IX.

The thin one—I'd like to see one of those bicycle fiends dare to run over me. THE PLUMP ONE—No fear of that, dear. There would be to much risk of a punctured tire.—*Indianapolis Journal*.

Patronize Home Industry, and at the same time supply yourself with the best building paper on the market. Remember this is a California production entirely, and that there is none "just as good." For sale at 115 Battery street, and by dealers in general. The Paraffine Paint Co., with their well known mark of P. & B., keep in the front rank all the time.

Mowler—I see that some philosophers says that the way to cure yourself of a love affair, is to run away. Do you believe it? CYNACUS—Certainly—if you run away with the girl.—*Truth*.

The San Francisco Lumber Co., who do both a wholesale and retail trade, have their principal office at the foot of Third street. Telephone, Main, 1047. Their yards at the foot of Third street as well as the south side of Channel street, between Fourth and Fifth streets, are supplied with the lumber that you are sure to want.

To those who have examined the show rooms of the J. L. Mott Iron Works, under the charge of Mr. M. S. James, 27 Flood Building we have nothing to say, as actions speak louder than words, and to see is to be convinced, but to those who have neglected the opportunity now presented by Mr. James of seeing the finest selection of bathing utensils in the city, we would say go at once and be convinced that Mr. James can furnish you with what will make your house a joy for ever.

Mrs. Hicks—I thought you seemed to agree pretty well with Mr. Thirdly's sermon this morning. MR. HICKS—How so?—Mrs. Hicks—You nodded to about everything he said.—*Ex*.

The Revere Rubber Co., 527 Market street, San Francisco are the manufacturers of "Schenck" Swinging Hose Reel. As the use of this Reel reduces your insurance, this alone should make it an object to obtain what is considered by good judges the best in the market. The reason why this is so may be seen in the fact that it is guaranteed to work under any pressure as it has packing boxes that never leak. In fact as it is claimed by the manufacturers in their advertisement on page iv of this journal it is safe, reliable, non-corrosive, simple, durable, ornamental and always ready. What more can be asked?

"If a boy and a-half ate a green apple and a-half in a minute and a-half, how would he feel in an hour and a-half?" "Why doubled in half, of course; ask us something harder next time."—*Fun*.

The San Francisco Gas Light Co., have their Gas Stove department at 225 Post street. If ladies who have not done their cooking upon a Gas Stove, will call at this number on Post street, they will be convinced of the comfort, convenience and economy that will follow the purchase and use of a Gas Stove.

In several instances, where this advice has been acted upon, we know the result has been highly satisfactory.

"Have you smoked that cigar I gave you?" "No; the doctor says I mustn't take any violent exercise."—*Life*.

## CITY BUILDING NEWS.

Andover and Eugenia. Additions; contractor, W. Kirshbaum; raising, etc., A. T. Penebsky; cost \$1000.

Arlington near Bonaville. Frame cottage; owner, J. M. Mello; contractor, Louis Ceregino; signed, Oct. 10; filed, Oct. 10; cost \$737.

Broadway near Fillmore. Plumbing, gas fixtures, etc.; owner, Mrs. Fannie Field; architect, M. J. Lyon; contractors, Ickelheimer Bros.; signed, Oct. 14; filed, Oct. 15; cost \$775.

Broadway and Buchanan. Granite steps, fence, posts, etc.; owner, Annie Donahue; architect, A. Page Brown; contractor, A. McLennan; signed, Oct. 30; filed, Nov. 4; cost \$3575.

Bush and Jones. Converting six flats into hotel; owner, E. A. Benteling; architects, Hermann & Swain; contractor, R. J. Pavert; signed, Oct. 16; filed, Oct. 16; cost \$7846.

Bush near Laguna. To build; owner, Michael McGrath; architect, M. J. Welsh; contractor, J. W. Coburn; signed, Oct. 2; filed, Oct. 22; cost \$3600.

Cherubusco near Cortland Ave. One-story frame; owners, Margaret and Edward Pekey; architect, Vincent Krolow; contractor, L. B. Schmid; signed, Oct. 4; filed, Oct. 5; cost \$1675.

Clay near Van Ness. One-story banquet room, cabinet work excepted; owner, F. Schwabacker; architects, Percy & Hamilton; contractors, Farrell & Bell; signed, Oct. 22; filed, Oct. 22; cost \$4400.

Clay near Stockton. Three-story brick; owner, Pacific Fruit Co.; days work; cost \$10,000.

Clay near Drumm. Grading, concrete and brickwork for two-story brick; owners, G. H. and Alvina Lucksinger, et al; architect, H. Gelfuss; contractor, F. Wagner; signed, Oct. 22; filed, Oct. 23; cost \$1839.

Clay near Drumm. Piling, foundation, etc.; owner, G. H. and Alvina Lucksinger and others; architect, H. Gelfuss; contractors, Thomas Day & Sons; signed, Oct. 22; filed, Oct. 23; cost \$9278.

Clayton near Waller. Two-story frame; owner, T. J. & Anne Sheehan; contractor, D. Ross; signed, Oct. 18; filed, Oct. 19; cost \$3296.

Devandero and Post. Plastering, etc.; owner, John W. McDonald; architects, Havens & Toepke; contractors, Clark & Kelley; signed, Oct. 23; filed, Nov. 2; cost \$1300.



**Eleventh Ave. near L. street.** Alterations and additions; owner, Eugene Legallet; architect, E. Deplere; contractor, L. Perramont; signed, Oct. 14; filed, Oct. 18; cost \$2100.

**Ellis near Jones.** Concrete and cement work; owner, Joseph Hume; contractors, Cushing, Wetmore Co.; signed, Oct. 8; filed, Oct. 24; cost \$2350.

**Fell near Lott.** Two-story frame; owner, J. F. English; architect, J. V. Hall; contractor, F. W. Kern; signed, Oct. 23; filed, Oct. 29; cost \$4310.

**First Ave. near Point Lobos.** School building; owner, City of San Francisco; architect, C. I. Havens; contractor, W. Linden; cost \$2866.

**First Ave. near Point Lobos.** Water closets and drainage; owner, Board of Education; architect, C. I. Havens; contractor, W. Linden; signed, Nov. 1; filed, Nov. 5; cost \$2866.

**Fillmore and Lombard.** Lathing, plastering, etc.; owners, Henry and Martin Rathjen; architect, Henry Gellfuss; contractor, Arthur O'Brien; signed, Nov. 6; filed, Nov. 11; cost \$1666.

**Fillmore and Lombard.** Carpenter and mill work for three-story frame; owner, Henry and Martin Rathjen; architect, Henry Gellfuss; contractor, Jacob Schuler; signed, Oct. 10; filed, Oct. 10; cost \$7338.

**Fillmore and Lombard.** Plumbing, gas fitting, etc.; owners, Henry and Martin Rathjen; architect, H. Gellfuss; contractor, W. F. Wilson; signed, Oct. 10; filed, Oct. 10; cost \$341.

**Fillmore and Lombard.** Excavations, brick work, etc.; owners, Henry and Martin Rathjen; architect, H. Gellfuss; contractor, F. Wagner; signed, Oct. 10; filed, Oct. 10; cost \$1059.

**Fillmore and Lombard.** Plastering, lathing, etc.; owner, Henry and Martin Rathjen; architect, H. Gellfuss; contractor, H. L. Helgoth; signed, Oct. 10; filed, Oct. 10; cost \$1059.

**Franklin and Oak.** Alterations and additions; owner, F. A. Meyer; architect, F. R. Wood; contractor, R. O. Chandler; signed, Oct. 23; filed, Oct. 30; cost \$1670.

**Front and Broadway.** Improvements to warehouse; owner, J. McDonough; contractors, Mahoney Bros.; cost \$5000.

**Folsom near 25th.** Three-story frame; owner, Frank Nelson; architect, C. M. Rousseau; contractor, A. Petty; signed, Oct. 8; filed, Oct. 11; cost \$1940.

**Fourth near Bluxome.** Two-story frame; owners, Simon and Yetta Israh; architect, J. Biller; contractors, Biller & Qualman; signed, Oct. 14; filed, Oct. 16; cost \$2536.

**Fourth and Welsh.** Excavations; owner, John Shirley; architects, De Prasce & Meusdorff; contractor, H. M. Peterson & Co.; signed, Oct. 24; filed, Oct. 25; cost \$225.

**Green near Kearny.** To build; owner, J. S. Godeau; architect, J. Godart; contractor, A. Petty; signed, Oct. 23; filed, Oct. 23; cost \$2000.

**Harrison street No. 105.** Two-story addition; owner, Emma Hare; contractor, W. J. Keating; signed, Oct. 22; filed, Oct. 23; cost \$1420.

**Jackson and Sullivan Alley.** Repairs; owner, W. Vrooman; contractor, J. F. Hills; cost \$3000.

**Jackson near Hyde.** Alterations, except plumbing; owner, S. Polack; architect, Saffeld & Kohlberg; contractors, Bratcher & Griffith; signed, Oct. 24; filed, Oct. 25; cost \$1800.

**Jackson near Baker.** Two-story frame; owner, Eleanor Howell; architect, R. H. White; contractors, Campbell & Pettus; signed, Oct. 23; filed, Oct. 26; cost \$3140.

**Laurel Hill Cemetery.** Vault; owner, O. F. Willey, ex. estate of J. Wheeland; architects, Townsend & Wyneken; contractor, M. E. Redmond; signed, Oct. 3; filed, Oct. 11; cost \$1273.

**Laurel Hill Cemetery.** Granite and marble vault; owner, F. M. Husted; contractor, Rocklin Granite Co.; signed, Oct. 10; filed, Oct. 12; cost \$3173.

**Laguna and Jackson.** Tile work for five bath rooms; owner, W. F. Whittier; architect, Edward F. Swain; contractor, Montague & Co.; signed, Nov. 1; filed, Nov. 7; cost \$1018.

**Market near 5th.** Plastering work; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, A. C. McTavish; signed, Nov. 5; filed, Nov. 7; cost \$4000.

**Market near 5th.** Floor tiling; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, T. F. Rigby; signed, Oct. 7; filed, Oct. 19; cost \$2000.

**Market and 6th.** Alterations; owner, D. Hewes; architect, S. Newsom; contractors, Ackerson & Paterson; cost \$1000.

**Market and 10th.** All work for re-construction of brick building; owner, Timothy Hopkins; architect, H. A. Schulze; contractors, Ingerson & Gore; signed, Oct. 29; filed, Nov. 4; cost \$11000.

**Market near Noe.** Three-story frame; owner, Josephine W. Cory; architect, Seth Balson; contractor, James A. Smith; signed, Sept. 30; filed, Oct. 23; cost \$1920.

**Mason and Greenwich.** Retaining walls, etc.; owner, Catherine Dondoro; architects, Havens & Toepke; contractor, W. E. Ambrose; signed, Oct. 22; filed, Oct. 24; cost \$3250.

**Mason near Jackson.** Alterations; owner, J. H. Drossel; architects, Kenitzer & Barth; contractor, C. Kreeker; signed, Oct. 19; filed, Oct. 19; cost \$1677.

**Mission and Ridley.** Alterations and additions; owner, P. C. Casey; contractor, Jas. Maguire; signed, Oct. 19; filed, Oct. 19; cost \$1350.

**O'Farrell near Stockton.** Fire proof partitions; owners, Gutzeit & Malfanti; architects, Pissis & Moore; contractor, H. Ralston; signed, Oct. 14; filed, Oct. 15; cost \$1457.

**Page and Buchanan.** Alterations and additions; owner, Mary J. Keane; architects, Percy & Hamilton; contractor, B. F. Ellis; signed, Nov. 5; filed, Nov. 7; cost \$7931.

**Page and Buchanan.** Plumbing, gas pipe, etc.; owner, Mary J. Keane; architects, Percy & Hamilton; contractors, W. S. Snook & Son; signed, Nov. 5; filed, Nov. 7; cost \$1230.

**Page near Broderick.** Two-story frame; owner, John Muller; architect, W. H. Lillie; contractor, J. H. Moore; signed, Oct. 19; filed, Oct. 23; cost \$3233.

**Parker Ave., lots 8 and 9.** Frame building; owner, T. Alborn; contractor, Jos. Heaney; signed, Oct. 30; filed, Nov. 4; cost \$2040.

**Pine near Gough.** Alterations and additions; owner, Mrs. M. J. Morfrew; architect, M. J. Lyon; contractors, Fenn & West; signed, Oct. 15; filed, Oct. 31; cost \$1300.

**Pine and Central Ave.** Alterations and additions; owner, Joseph Beyersdorf; contractor, E. Roetiger; signed, Oct. 14; filed, Oct. 16; cost \$2360.

**Point Lobos and 1st Ave.** Two-story frame, except mantels and gas fixtures; owner, F. M. Plugger; architect, C. F. Robinson; contractor, E. A. Priest; signed, Oct. 9; filed, Oct. 11; cost \$3790.

**Potrero Ave. and 21st.** Cottage; owner, Alexander Tillie; contractor, R. W. Smith; signed, Oct. 15; filed, Oct. 17; cost \$1776.

**Post near Broderick.** Alterations and additions; owners, Julius and Mary Heyman; architect, Henry Gellfuss; contractor, C. Schult; signed, Oct. 21; filed, Oct. 21; cost \$1140.

**Post and Devisadero.** Planning mill work; owner, J. W. McDonald; architects, Havens & Toepke; contractors, C. M. Depew Planning Mill Co.; signed, Oct. 17; filed, Oct. 25; cost \$2300.

**Post near Scott.** Two-story frame; owner, Samuel Solomon; architect, M. J. Lyon; contractor, Hienrick Pauls; signed, Oct. 18; filed, Oct. 30; cost \$3300.

**Sacramento near Steiner.** Two-story frame; owner, Charlotte E. Blyth; contractor, Richard Cook; signed, Oct. 8; filed, Oct. 10; cost \$1100.

**Scott near Pacific Ave.** Two-story frame; owner, Millie L. Wright; architect, W. H. Lillie; contractor, J. G. Adams; signed, Oct. 25; filed, Oct. 29; cost \$10,666.

**Scott near Pacific Ave.** Plumbing, gas-fitting, etc.; owner, Millie L. Wright; architect, W. H. Lillie; contractor, W. F. Wilson; signed, Oct. 25; filed, Oct. 26; cost \$1162.

**Seventeenth Ave. near K. N. W.** Alterations and additions; owner, David Paul; contractor, John T. Coleman; signed, Nov. 2; filed, Nov. 3; cost \$1530.

**Sixth and Folsom.** Additions and new three-story frame; owner, M. Israh; architects, Saffeld & Kohlberg; signed, Nov. 5; filed, Nov. 6; cost \$8350.

**Steiner near Broadway.** Two-story frame; owner, Pauline Bachman; architect, M. J. Lyon; contractor, H. Jacks; signed, Oct. 5; filed, Oct. 12; cost \$5550.

**Steiner near Hayes.** Two-story frame; owner, M. Kavanagh; days work; cost \$500.

**Steiner near Hayes.** Two-story frame; owner, M. Kavanagh; days work; cost \$800.

**Silver near 3d.** Six flats; owner, Thomas Clark; cost \$5000.

**Stuart near Mission.** Excavating, piling, etc.; owner, E. R. Lillenthal; architect, Clinton Day; contractors, S. F. Bridge Co.; signed, Nov. 7; filed, Nov. 11; cost \$3100.

**Sutter and Jones.** Wood and metal lathing patent plaster; owner, Dr. M. Herzstein; architect, M. J. Lyon; contractors, Spencer & Tobin; signed, Oct. 17; filed, Oct. 23; cost \$3000.

**Sutter and Jones.** Painting, etc.; owner, Dr. M. Herzstein; architect, M. J. Lyon; contractors, Ehat & Ellert; signed, Oct. 16; filed, Oct. 25; cost \$2000.

**Union near Devisadero.** Mill work; owner, Mrs. May B. Angus; architect, J. H. Littlefield; contractor, O. E. White; signed, Oct. 4; filed, Oct. 11; cost \$1710.

**Twelfth Ave. near California.** Water closets for school house; owner, Board of Education; architect, C. I. Havens; contractor, William Linden; signed, Nov. 1; filed, Nov. 5; cost \$3753.

**Twenty-second and York.** Two-story frame; owner, Anton Halbritter; architects, Martens & Coffey; contractor, H. Helbing; signed, Oct. 10; filed, Oct. 10; cost \$2970.

**Twenty-second and Treat Ave.** Two and three-story frame buildings; owner, Charles Groezinger; contractor, W. W. Rednell; signed, Oct. 31; filed, Oct. 31; cost \$9000.

**Twenty-second street No. 217.** Additions and alterations; owner, Mary Pendergast; architects, Martens & Coffey; contractor, James Mooney; signed, Nov. 5; filed, Nov. 7; cost \$1020.

**Twenty-third near Mission.** Two-story frame; owner, Niles Thompson; architect, M. J. Welsh; contractor, J. W. Coburn; signed, Oct. 9; filed, Oct. 9; cost \$1700.

**Twenty-fourth and Sanchez.** Additional story; owner, R. E. Ecklen; carpenter, John Blake; raising, etc., A. T. Penebsky; cost \$2000.

**Twenty-eighth near Dolores.** One-story frame; owner, Geo. W. Kennard; contractor, O. W. Forsyth; signed, Oct. 28; filed, Nov. 6; cost \$1600.

**Van Ness Ave.** Boat house for Dolphin boat club; owners, Dolphin Boat Club; architect, A. C. Lutgens; contractor, W. Linden; cost \$1490.

**Van Ness Ave.** Bulkhead and granite steps; owner, F. A. Frank; architect, Clinton Day; contractor, Danl M'Phee; signed, Oct. 28; filed, Nov. 7; cost \$1050.

**Waller near Laguna.** Additions to Engine House; owner, City of San Francisco; architect, C. Wilson; contractors, Holm & Shebley; cost \$3342.

## The California Architect and Building News.

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

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

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NCE more the inquisitive San Francisco newspaper has inquired of the Treasury Department why we have not seen that new postoffice building on the lot purchased for it some years ago, and once more we have been told that we must be patient. Now patience is a virtue, and to be virtuous is to be happy, so San Francisco should consider herself happy, and really she ought to be. There are no joys so pure as the delights of anticipation—and really we have been greatly favored in that respect; what will the sordid reality in brick and stone compared with the delightful visions of our active imagination.

A young lady who was asked why she was always so happy and contented replied as follows: "Why ever since I was a little girl, my father has been promising me a seal-skin sack for Christmas." "But," replied her friend "you have never received it!" "No, but every Christmas father promises to send me to enjoy my summer vacation in the country if I will forego the sack, so I am always contented and happy!"

But it is really a serious question that the public business of this nation should be so carelessly administered. Just now we are aware that Uncle Sam is too poor to do his business in a business like manner, he even has to borrow some

hundreds of millions to keep up his credit, and really you see under such conditions it would be too extravagant to employ a competent architect as a private individual would do, under like circumstances. O no! just think how much more economical it is to employ a few draftsmen in place of an educated architect, who has the presumption to ask five per cent for his services! and he even cannot employ enough draftsmen to do the work when it should be done. "No, let the people wait a while longer; there are a few corporations waiting for pecuniary favors; there are a few millions in interest on money lent to railroad corporations, that the corporations want us to pay, (to say nothing of the original debt) and then I must pay a little attention to passing a few laws for other corporations."

Now the truth is the corporations practically govern this country. There is no use in shutting our eyes to the dismal fact that that we are no longer a free people, for we are not! A President harrison recommends a postal telegraph for the benefit of the people of the United States; a wannamaker attempts to carry the recommendation into execution, and it is whispered that a JAY GOULD will tell them to stop, and THEY STOP!

A Standard oil is accused of electing a Senator by bribery and the Senate of the United States declines to hear any



evidence in the case, a Collis P. wants an extension of time, and a few people think he won't get it—but how many?

If this country is to become the great nation its founders hoped, it will have to change its laws to give the honest mass of the people a chance to legislate directly, without the interference of elected representatives. The only way to do this is by the Initiative and Referendum.

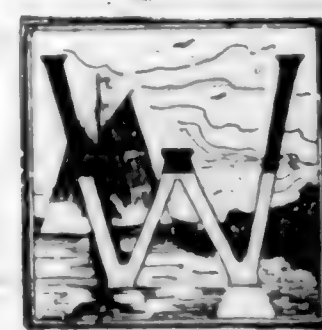


STONE from sundry quarries and their comparative merits have come to the fore lately in San Francisco, as there are at least three large public buildings to be at once commenced in that city. Any building for the public use should have expended on it, as well as the best

talent, the best material obtainable, irrespective of State or even National lines. We want the best wherever it comes from, but when within a State there is found material of as good quality as any outside, it becomes then the duty of its representatives to select such.

In the matter of building stone there is as good as any obtainable in California so that there is no reason in going outside of that State for stone for our New Ferry Building or for any other of our prospective public buildings. It would be invidious to name any particular quarry when there are so many good ones scattered throughout the length and breadth of the State of California—and some within a very few miles of the site.

Proper economy points therefore when there are many quarries of stones of equal strength to choose that which most economizes labor in working and in transportation.



WE see with some concern that the abandonment of Buena Vista Park in San Francisco is broached. It is to be hoped that the Park Commissioners have no serious desires in that direction. A closure of any open space belonging to any city is an economic mistake.

The tendency now-a-days is to more municipal control not less, and by no means let a tittle of the City's property be given up. Once San Francisco did this in the case of Yerba Buena Park and has regretted it ever since.

Buena Vista Park is situated on the top of a hill which is useless for residence purposes except by a great expense in grading. The picturesque steep places which now adds to its beauty would be in the way of streets and residences. In truth all of the tops of the hills of the city should be acquired by the municipality for park purposes, should be planted out with trees to form wind breaks and clothing, and crowned by obelisks or other monuments perpetuating the memory of some heroic action or person.

This idea being adopted, no more will the artistic eye be tortured as it gazes on the glories of the setting sun in the Golden West, by having its gaze arrested by the hideous outlines of chimney sweeps and clothier's advertisements which now crown the terminal points upwards of the City's landscape which under better conditions would finish with its natural grandeur and solemnity the Vista of its main street.

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

CONTINUED FROM NOVEMBER NUMBER.

THE general purport of Section X in its amended form is this: Taking it for granted that it is desirable to increase membership in the Institute, and that there are certain architects who for one reason or another desire to obtain such membership while they do not care to acquire active membership in the nearest Chapter, the amended Section X allows such Chapters as may so desire to establish a second-grade of Chapter membership at half the usual dues of such Chapter, whatever they may be. The payment of such half dues assures to the members paying them no vote in control of the Chapter's actions; it is only an enabling step which will allow the members to then seek admittance to the Institute itself under the usual conditions and stipulations and upon payment of the full initiation fee and annual dues, as now. Entrance to the Institute can still only be obtained through the Chapters, except in cases of isolation as now, and except that the Directors, in their discretion, may elect to direct membership in the Institute any architect who for twenty years had honorably practised his profession.

In order to prevent this "half-grade" membership from being detrimental to the Chapter, it is provided that if such member at any time resigns from the Chapter he, *ipso facto* resigns also from the Institute, and on the other hand resignation of such half-grade Chapter member from the Institute carries with it resignation from the Chapter. Moreover it is anticipated that as all are more closely and more naturally interested in the local matters these half-grade Chapter members will not be content to be mere onlookers, but will sooner or later wish to have a voice in their control and will so become full members of the Chapter as well as of the Institute, even if it does entail a slight additional expense.

To these and other slight verbal changes in Section X was added a clause of possible usefulness but containing so large a germ of contention that it is remarkable that it should have been adopted. This new clause empowers the Directors to issue a charter to a new Chapter for a territory which is either wholly or partially occupied by an existing Chapter and covered by its charter. Action of such nature can be taken by the Directors only after consulting the wishes of the Chapter first in the field and weighing the value of the arguments it may prefer against the invasion of its territory; but if the Directors consider the advantage to accrue to the Institute itself through the dual occupation of the territory sufficient to outweigh the objections of the elder Chapter, they can grant the second charter in spite of the opposition, and the invaded Chapter seemingly has no right of appeal to any one.

With the exception of this last-mentioned measure the amendments were all very desirable ones and are so carefully considered that no Chapter right is lessened or invaded, while they offer the chance of a great material benefit to the Institute itself. Probably the trouble that is dormant in the clause relating to dual charters may never declare itself, since the President stated that his two years' observation of the working of the Directors had shown him that in cases of uncertainty the Board inclined more toward inaction than to hasty action.

Aside from the reports of the standing committees and

the opening address, the entire day was consumed by the discussion of the amendments to the By-laws.

In his opening address Mr. Burnham developed at least one important and interesting suggestion. He said he felt that it was full time that the Institute had its own proper and respectable quarters, not merely a room or suite of rooms, but a building of proper architectural character erected in some city—presumptively, New York—owned and controlled by itself and in which it could have not only its meeting-rooms and library, but also have a "memorial room" in which could be safely gathered and exhibited memorials and portraits of distinguished members of the profession and such of the original drawings of their important works as it is really desirable to preserve. Under present circumstances such drawings and records, on an architect's death, are left to the generally inappreciative care of his heirs and are destroyed, injured or mislaid and lost sight of sooner or later, and in this way valuable personal and professional data are made absolutely unproductive of good. This condition of things seemed to be not only wrong, but needless. These data should be secured by the Institute and placed in a memorial room in a fire-proof building, and he felt not only that such a building should be built but that it could be built.

When he had committed himself by this rather ambitious suggestion, it might have been expected that he would explain how easy it would be to gather together a syndicate who, using the Institute as a nucleus and bait, should proceed to erect an office-building and lease office-room to dealers in building-supplies and to those who are always seeking for well-lighted studios; that by doing things in this purely business way the undertaking of providing a home for the Institute could be safely and economically undertaken. But not at all! Such a scheme as this was far from Mr. Burnham's thought. He at once made it plain that he had conceived the project from the highest conceivable point—that he believed that it would be possible for the Institute to have built for it by the wealthy friends of Art, a building which should be purely devoted to administering to the real need and requirements of architecture as represented by the Institute, a building that should be a worthy memorial of the architects who have gone before and a true record of the best that American architecture is capable of accomplishing at the close of the nineteenth century.

It is an interesting and audacious suggestion, but not by any means one which cannot be carried out, and the Convention appointed Messrs. Burnham of Chicago, Post of New York and Warren of Boston, a committee to carefully consider the suggestion and devise a consistent scheme of procedure.

Mr. Stead, of Washington, said he believed that it would be entirely possible for the Institute to procure at least the temporary use of a suitable room for the storage and display of its valuable collections in the new Congressional Library Building.

The futility, the uselessness of much of the cumbrous machinery that associations of all kinds find it necessary to maintain through a blind respect for traditional methods, although the existence of this useless machinery is the cause of the constant tinkering which annual conventions of all kind waste their time over, was beautifully shown by the report of the Standing Committee on Foreign Correspondence. Mr. Jenney reported that he had found the greatest difficulty in finding out where the records of foreign correspondence were and who had them. Having at

length hunted them down, he proceeded to acquaint himself with his new duties by a study of these recovered archives, but found that they consisted of copies of a single letter written in 1874 and a second letter in 1884, and that as the periodicity of these foreign communications was already exceeded, he would be very much obliged if any one would instruct him as to who should be the recipient of the overdue decennial letter. Yet, the Convention in place of abolishing this committee has gravely continued it in office. Is the honor of filling a wholly useless office really of any value to any one?

The Committee on Uniform Contract was, however, discharged.

The report on Proportionate Representation of Chapters was not forthcoming and this matter therefore, received no consideration. Neither was it possible to take any action on the proposed change in the Constitution, because not enough members had forwarded their letter-ballot. The Convention authorized the Secretary to issue a new letter-ballot in a hope that a decision might, at length, be reached.

There was practically nothing in the way of business to come before the Convention on the second day, and the morning was in the main occupied by the reading of two very interesting papers of very similar character, and both inferentially expressing a feeling of yearning and dissatisfaction. Both contained abundant good suggestions, and afforded ample food for consideration and discussion—too ample, in fact, for when those who had listened attentively began to express their views on what they had heard they spoke with unusual timidity, as if they were not sure that they understood just what the writer of the papers really recommended that the Institute should attempt to do.

As the text of these papers is not before us at the moment, we confess to the same doubt as to the precision of our recollection of the nature of the recommendations actually made, so it is not possible to discuss them here. The papers will be published in full, and more than this, their subject matter is positively assigned for full consideration next year, the matter being brought up by the report of a special committee, consisting of Messrs. Clay, Patton and Sullivan, of Chicago.

The rather important attempt that was made to discuss the matter on the floor, not only revealed the uncertainty of mind we refer to, but also showed that, if continued, the discussion would inevitably wander over so wide a field that a great amount of time would be consumed in reaching decisions upon many of the points which had been made by the writers. The Convention, therefore, wisely concluded that the proper course would be to refer these papers to a committee. This committee, however, is not to consider the matter and make a report of the views which its unassisted wisdom enables it to prepare: it is instructed to seek advice and suggestion from every quarter and then to collate, compare and digest the suggestions they may in this way receive and submit a full report in print thirty days before the assembling of the next convention. As this committee is expected to have abundant work to do, it was thought best that its members should all reside in the same city, so that they might have easy and proper meetings for discussing their work.

As the next Convention is to be held at Nashville—at the urgent invitation of Mr. W. C. Smith, backed by the Mayor, the centennial exhibition authorities, the Governor of the State and sundry other officials of prominence—and



as Nashville has but little to tempt architects to travel long distances, it is not unlikely that this report, which may be important and may recommend radical and even violent organic changes, may be discussed and acted on by only a small number of the members of the Institute, and this, it seems to us, would be possibly very unfortunate.

This possibility emphasizes in a fresh way the desirability of a permanent house for the Institute, to which all would soon form the habit of resorting, as a matter of course and annual recurrence. The chance, wisdom of the past peripatetic assemblages might be expected than to give way to the consistent and sustained policy of those men who have the welfare of the profession sufficiently at heart to take part in the guidance of thought and action at other times than those irregularly occurring seasons when a convention chances to be held in the city of their residence.

The evening was made truly memorable by Mr. Van Brunt's tender and feeling eulogy of Mr. Hunt; his life work and the influence he has had not only on the architecture of this country, but still more upon its architects. How great this influence was we imagine Mr. Hunt never suspected until the coalition convention of Cincinnati took place. At that time, it may be remembered, that a letter from Mr. Adler was read in which he stated fully, frankly and persuasively the strong belief he felt that Mr. Hunt was the one man best fitted for the presidency of the reorganized Institute. The unexpectedness and the delicacy of the tribute was too much for Mr. Hunt, and breaking down absolutely in his attempt to say a word or two—perhaps the only time in his life when words failed him—he could only bury his face in his hands and sob like an hysterical woman.

Mr. Van Brunt was followed by Mr. Post, Mr. Kendall and Mr. Ferry, but Mr. Van Brunt's words hardly required endorsement or strengthening.

Between the morning and the evening session the local Chapter, according to custom, conducted their visitors in coaches and carriages through the new residence portion of the city and the beautiful natural Forest Park. To Eastern men this excursion was a surprise and a revelation. Almost all had expected to find a flat and uninteresting prairie country, so far as its natural characteristics were concerned, with here and there some piece of interesting architecture; but none of the Eastern men were at all prepared for the varied character of the natural scenery nor for the very great amount of interesting and refined work that the younger architects of St. Louis have been doing in the last few years.

The drive was interrupted at several points: first, to examine the extremely interesting group of improved warehouses, known as the "Cupples group," which have been devised and carried out by Messrs. Eames & Young in such a way that not only have the wholesale grocery and hardware trades of St. Louis been revolutionized, but the city has been endowed with an architecturally monumental group of buildings. The second stop was at Washington University, where Professor Johnson had prepared some tests on full-sized wooden beams and posts. Very few, probably, carried away with them any remembrance of the figures which resulted from the test, but all have a vivid recollection of how the beam broke down and the post crimped up under the enormous strain, which was enough even to force the oil through the five-inch cast-steel wall of the cylinder. The final stop came at the Columbian Club-house, designed by Mr. A. F. Rosenheim, where all, having

first washed off the soot—the only one disagreeable feature of the visit to St. Louis—sat down to one more of the "lunches" with which the visitors have been so bountifully provided.

The ballot for officers on the last day resulted in the election of George B. Post, of New York, President; Henry Van Brunt, of Kansas City, First Vice-President; Wm. C. Smith, of Nashville, Second Vice-President; Alfred Stone, of Providence, Secretary; S. A. Treat, of Chicago, Treasurer; and D. H. Burnham, of Chicago; J. W. McLaughlin, of Cincinnati; W. S. Eames, of St. Louis; C. F. McKim, of New York; F. M. Day, of Philadelphia; N. S. Patton, of Chicago; R. D. Andrews, of Boston, as Directors for three years. Mr. W. R. Briggs, of Bridgeport, was elected a Director vice Van Brunt promoted.

Mr. Berg's paper on discoloration of plaster elicited more practical discussion than any that was read, Mr. Post, in particular, drawing upon his large experience for the benefit of those present. He said that the new asphaltic material, described by Mr. Berg, might prove to be a very useful thing, but that he had been advised by Mr. Theodore Cooper that while asphaltic compounds could be safely used in dry places, they oxidized rapidly in the presence of moisture. For himself, he believed that so far as the protection of iron went—for which Mr. Berg had suggested the new compound might be used—he believed there was nothing better than simple boiled linseed oil mixed with a little lamp-black, or better still, with a little chrome yellow, as this latter material would make it easier to discover imperfections in the protecting coating. Next to this, finely-ground graphite in boiled linseed oil mixed with a pure Japan varnish for a dryer, he had found most desirable. Unfortunately, the best coating of all, pure red-lead in oil, could not be used, because it set with such rapidity. In all cases, no matter what covering material was used, the first consideration was to thoroughly clean the iron and then to use plenty of muscle in brushing on the oil.

Mr. Bullard's paper on the Woods of Washington brought out a protest from Professor Johnson, who declared that the tests quoted were imperfect in character and the results misleading, worthless and mischievous. As the time for final adjournment had arrived, the Chair had to cut the discussion short and invited Professor Johnson to reduce his remarks, made and unmade, to writing, that the Institute might have the advantage of their publication in the Proceedings.

After adjournment the visitors were driven to another section of the city and to still another beautiful park, and the break in this trip occurred at the great Anheuser Busch Brewery. Here, too, hospitality declared itself in the form of another lunch, which, naturally, was not served dry.

As the Eastern trains leave late in the evening the thoughtfulness of the hosts was shown by their preventing any of the usual uneasy loitering about in hotel corridors, by taking every one to the theatre. In simple truth, the St. Louis Chapter, by the perfection of their arrangements and the bounteousness of their hospitality has made it very difficult for any Chapter playing the host in the future to equal the record that has been made this year. After all, there is much of real value in the informal proceedings at these annual conventions and it is by no means wasted effort to make them thoroughly enjoyable and attractive.

The apothegm with which Mr. Post acknowledged his election as President was a fitting valedictory. He declared that there were two things that each architect should con-

sider a duty: first, to become, or attempt to become, a member of the American Institute of Architects, and, second, having acquired membership, then to do the utmost in his power to elevate the standard of architectural and professional performance.—*The American Architect and Building News.*

## BRICK-DUST MORTAR AS A SUBSTITUTE FOR HYDRAULIC CEMENT.

THE use of brick-dust mortar as a substitute for hydraulic cement, where the latter cannot be obtained, is now recommended; experiments made with mixtures of brick-dust and quicklime showing that blocks of one-half inch in thickness, after immersion in water for four months, bore, without crushing, crumbling, or splitting, a pressure of 1500 pounds per square inch. It is considered too that the addition of even as small a proportion as one-tenth as much brick-dust as sand to ordinary mortars, is preventive of the disintegration so often characterizing mortars used in the masonry of public works. The use of brick-dust mixed with lime and sand is said to be generally and successfully practiced in the Spanish dominions, and is stated to be in all respects superior to the best Rosendale hydraulic cement in the construction of culverts, drains, tanks, or cisterns and even roofs, whether for setting flat tiles or for making the usual tropical flat roof. The proportions used there in the manufacture are, approximately one of brick-dust, one of lime, and two of sand, mixed together, dry and tempered with water in the usual way.—*Arthur Lee in Stone.*

## ASBESTOS.

ASBESTOS is a wonderful substance, says the *Engineer*. The name comes from a Greek word meaning inconsumable. Fire will not burn it; acids will not gnaw it; weather will not corrode it. It is the paradox of minerals, for it is quarried just like marble. The fibres of which it is composed are soft as silk and fine and feathery enough to float on water. Yet in the mines they are so compressed that they are hard and crystalline like stone. Although the substance has been known for ages in the form of mountain cork or mountain leather, comparatively little has been learned as to its geological history and formation. A legend tells how the Emperor of Charlemagne, being possessed of a tablecloth woven of asbestos, was accustomed to astonish his guest by gathering it up after the meal, casting it into the fire, and withdrawing it later cleansed, but unconsumed. Yet, although the marvelous attributes of asbestos have been known for so long, they were turned to little practical use until about twenty years ago. Since that time the manufacture of the material has grown until it can take its place with any of this country. Indeed, so rapid has been its progress and development, that there is almost no literature of any kind on the subject and, to the popular mind, it is still one of those inexplicable things.

Up to the late seventies, nearly all the asbestos used to come from the Italian Alps and from Syria, but one day explorers discovered a rich deposit in the eastern township of Quebec. Companies were formed, and in 1879 the mines

were opened. Remarkable as it may seem, however, although the Canadians started factories, in the operation of which they were substantially backed by English capital, it was an American concern, with headquarters in New York, that developed the industry most rapidly. The company has now grown so large that it has branches in nearly all of the large cities of the country, and the machinery used is specially made and peculiarly adapted to the manufacture of asbestos articles. There is also a large number of factories in England. The veins of chrysotile, as the Canadian asbestos is called, are from two to four in thickness, and are separated by thin layers of hornblende crystals. The nearer to the surface the veins run, the coarser are the fibres and the less valuable. The mining is done by the most improved machinery. Holes are drilled in long rows into the sides of the cliffs by means of steam drills. They are then loaded with dynamite and exploded simultaneously in such a way that a whole ledge of flat falls at once. Then the workmen break out as much of the pure asbestos as possible, load it into tubs or trucks, which are hoisted out and run along to the "cobhouse." Here scores of boys are kept busily employed crumbling or "cobbling" the pieces of rock away from the asbestos and throwing the good fiber to one side, where it is placed in sacks for shipment to the factory. The greatest work in connection with the mining of asbestos is in disposing of the waste rock and refuse of the quarry. Only about one twenty-fifth of the material quarried is real asbestos, and the rocky parts have to be carried to the dumps at great expense. As the asbestos comes from the mines it is of a greenish hue, and the edges are furred with loose fibres. The more nearly white asbestos is the better its grade. The length of fiber is also of great importance, the longest being the most valuable. From the mines the asbestos is taken to the manufactories in the United States.

## 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.**—A memorandum of contract filed in the Recorder's office is wholly insufficient when it does not contain "a statement of the general character of the work to be done" when such a statement is required by the statute, and a mere reference to the plans, drawings and specifications, which are neither set out or filed, nor any attempt made to set out their contents or character, does not comply with the statute and the contract is void, so far as a lien is concerned.

*Wood v. O. & B. Rapid-Transit Co., Supreme Ct. Cal., 40 Pac. Reporter, 806.*

**LIABILITY OF CONTRACTOR FOR NEGLIGENCE OF FOREMAN.**—The act of the foreman of a building contractor in stretching a guy-rope across a railroad track to aid in taking down a derrick, is within the scope of his authority, so as to render the contractor liable for an accident caused by the rope to a switchman standing on a moving car, when the foreman had general charge of the work, and special charge of moving derricks, though the contractor had instructed him to employ a derrick specialist when moving derricks.

*Reinke v. Bentley, Supreme Ct. Wis., 83 N. W. Rep. 1055.*

**CONSTRUCTION OF BUILDING CONTRACT AS TO ALTERATIONS.**—A Contract provided that the builder should forfeit ten dollars for each day that the building remained unfinished after the time fixed by the agreement for its completion. It also provided that any change in the plans, "either in quantity or quality of



work" should be executed by the builder, "without holding the contract as violated or void in any other respect." During the progress of the work a change was made in the material for the front of the building from brick and granite to Indiana stone, with carved panels and frieze. The difficulty in procuring a prompt delivery of the stone caused delay in finishing the building, and the owners claimed to recoup the stipulated forfeit and set off the loss of rents. By the agreement the owners reserved the right at any time during the progress of the work to make any alterations in the plans and specifications, and it became the duty of the builder to carry them into effect. The provision that the changed plans should be executed without holding the contract as violated or void on any other respect should be read in connection with this reserved right. The words "in any other respect" exclude the implication of any change in terms except such as would result from alteration of the plans, but not such changes as would be the necessary consequence thereof. Alterations calling for more work and materials, might, of necessity, require more time for the completion of the building. They might be directed so near the end of the work as to make it impossible to complete the building within the time stipulated. In this case the building was where the material fixed for the front by the contract could be purchased in an open market and delivered ready for use in one day. The stone required by the alteration could be procured only at the quarries in Indiana, where an order had to await its turn; and, after delivery, it required weeks of skilled labor to fit it for use in the building. For such delay in the completion of the building as was the necessary consequence of the change of plans by the owners the builder was not answerable, and for it no forfeiture could be exacted.

Lilly v. Person, Supreme Court of Pennsylvania, 32 At. Rep. 23.

## BOOKS AND PERIODICALS.

THE ENGINEERING REVIEW for November, 1895, is largely given up to a record of the career and work of the Institute of Civil Engineers, it contains two special supplements the first: "An Illustration of the New House of the Institution of Civil Engineers" the second "A Portrait of Sir Benjamin Baker, K. C. M. G., President of the Institute of Civil Engineers."

Sir Benjamin Baker was the designer of the famous Forth Bridge. On the fourth of March, 1890, the Prince of Wales stated some facts that are worth recalling. The extreme length of the bridge, including the approach viaduct, is one and one-fifth mile and twenty yards. The extreme height of the steel structure above high water mark, and above the bottom of the deepest foundation, is 452 feet.

The wind pressure provided for is fifty-six pounds on each square foot of area, amounting in the aggregate to about 7700 tons of lateral pressure on the Cantilever portion of the bridge.

We have been favored with a CATALOGUE of GLADING McBEAN & CO., manufacturers of Vitrified Salt Glazed Sewer Pipe, as well as Architectural Terra Cotta. The well-known reputation of this firm is a guarantee that anything coming from their works is first-class. Office and depot, 1358 and 1360 Market street, San Francisco; manufactory at Lincoln, Placer County, Cal.

The KALENDAR of the ROYAL INSTITUTE OF BRITISH ARCHITECTS, November, 1895 to October, 1896, London, 9 Conduit street, Hanover Square.

The contents of this Annual show that much information of interest to architects is given. The Constitution and

By-Laws, as well as a list of fellows are given, also an account of the mode of conducting the business of the Institute.

The complete novel in the December number of LIPPINCOTT'S monthly magazine is "The Old Silver Trail" by Mary E. Stickney.

In addition to the novel will be found an interesting list of articles from grave to gay, intended doubtless to give satisfaction to the many subscribers to this excellent magazine of every class however somber, or however gay.

The Journal of the ROYAL INSTITUTE OF BRITISH ARCHITECTS for November, 1895, contains the opening address, delivered by President Francis C. Penrose, F. R. S., at the first general meeting November 4, 1895. The address takes a wide review of what has been done and makes many suggestions that cannot fail to be of interest to architects in general. His remarks under the head of "Competitions and Competitors" are certainly very applicable to our architects, as well as those on the other side.



RESIDENCE for Mrs. Lorena Brashear Showers, D. J. Patterson, Architect.

PROPOSED Design for Market Street Business Block, J. Cather Newsom, Architect.

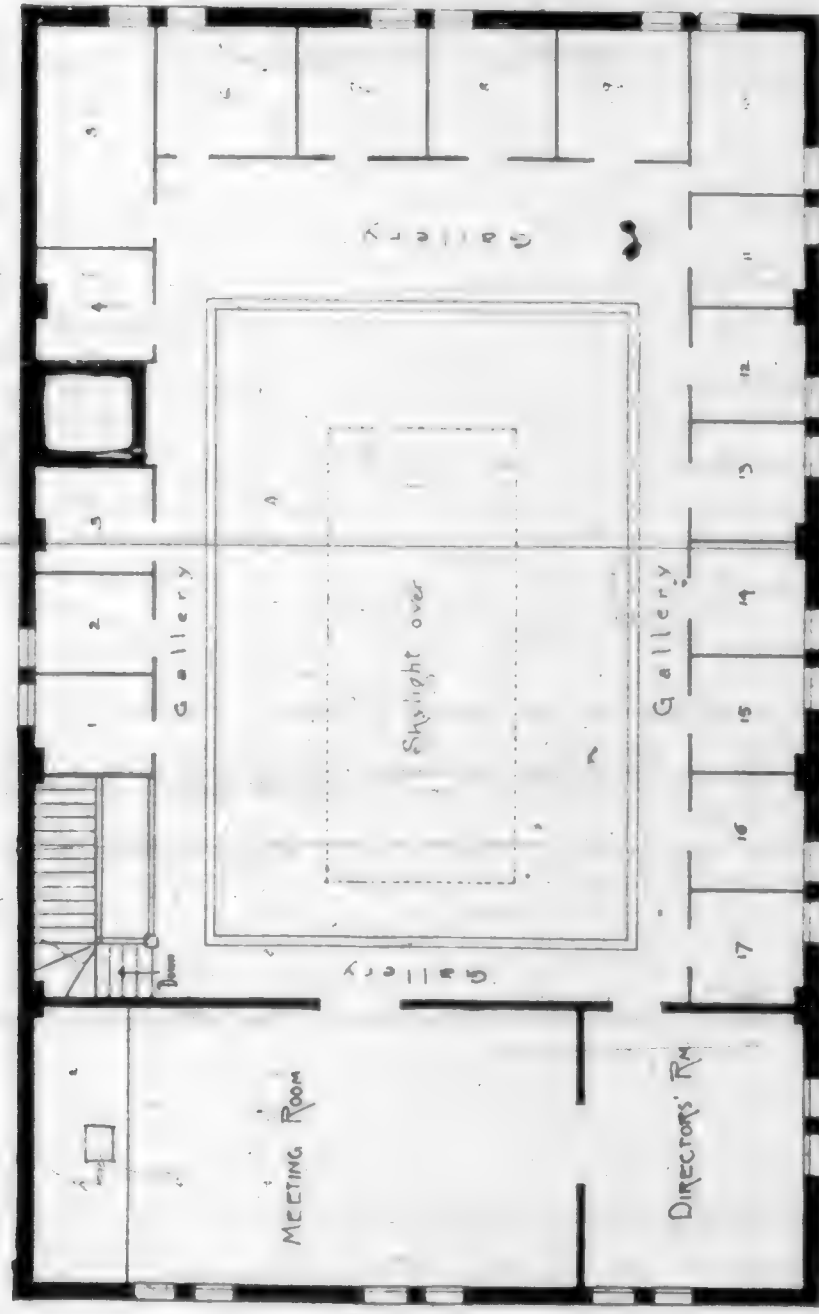
TWO-STORY Residence, John J. & Thos. D. Newsom, Architects.

BUILDERS' Exchange, San Francisco, Cal., A. Page Brown, Architect.

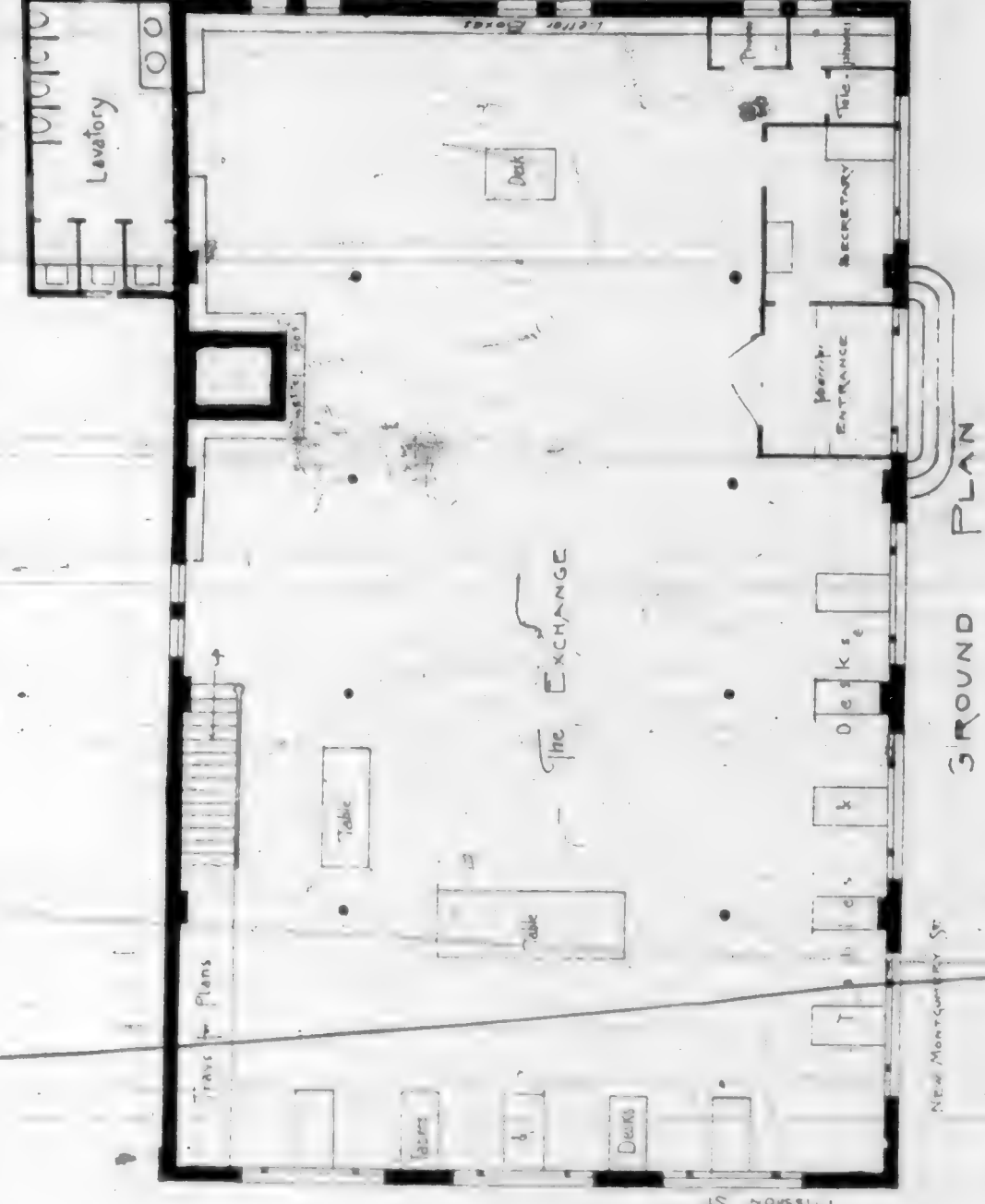
EVERYTHING that you can see in the World around you, presents itself to your eyes only as an arrangement of patches of different colors variously shaded.—*Ruskin.*

You could not in a day measure the tints on so much as one side of a frost bitten apple.—*Ruskin.*





BUILDERS' EXCHANGE.  
SAN FRANCISCO, CAL.  
A. P. BROWN - Architect.



UPPER PLAN



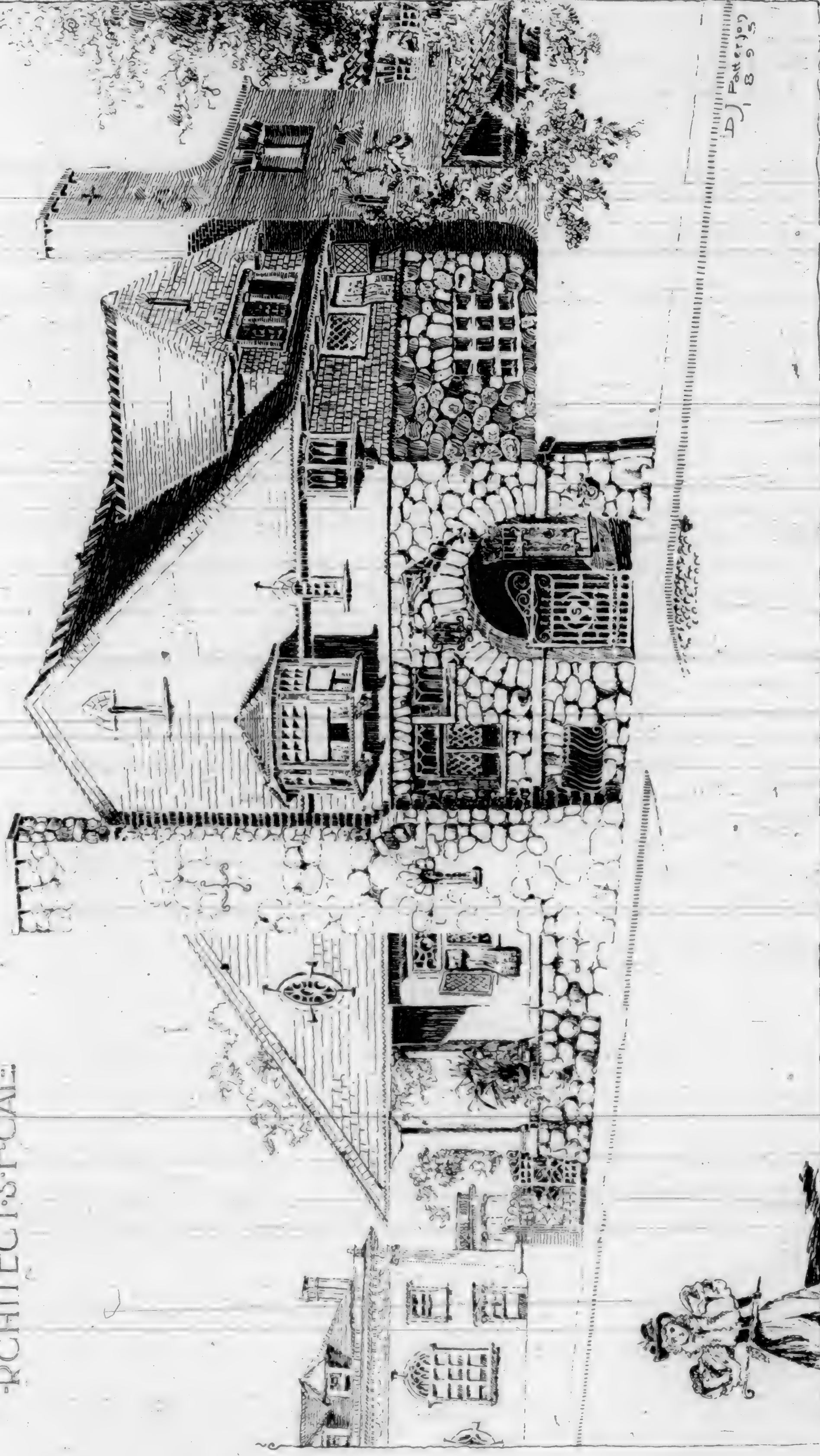
CALIFORNIA ARCHITECT & BUILDING NEWS.  
SAN FRANCISCO.

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VOL. XVI. NO. 12. DECEMBER 1895.



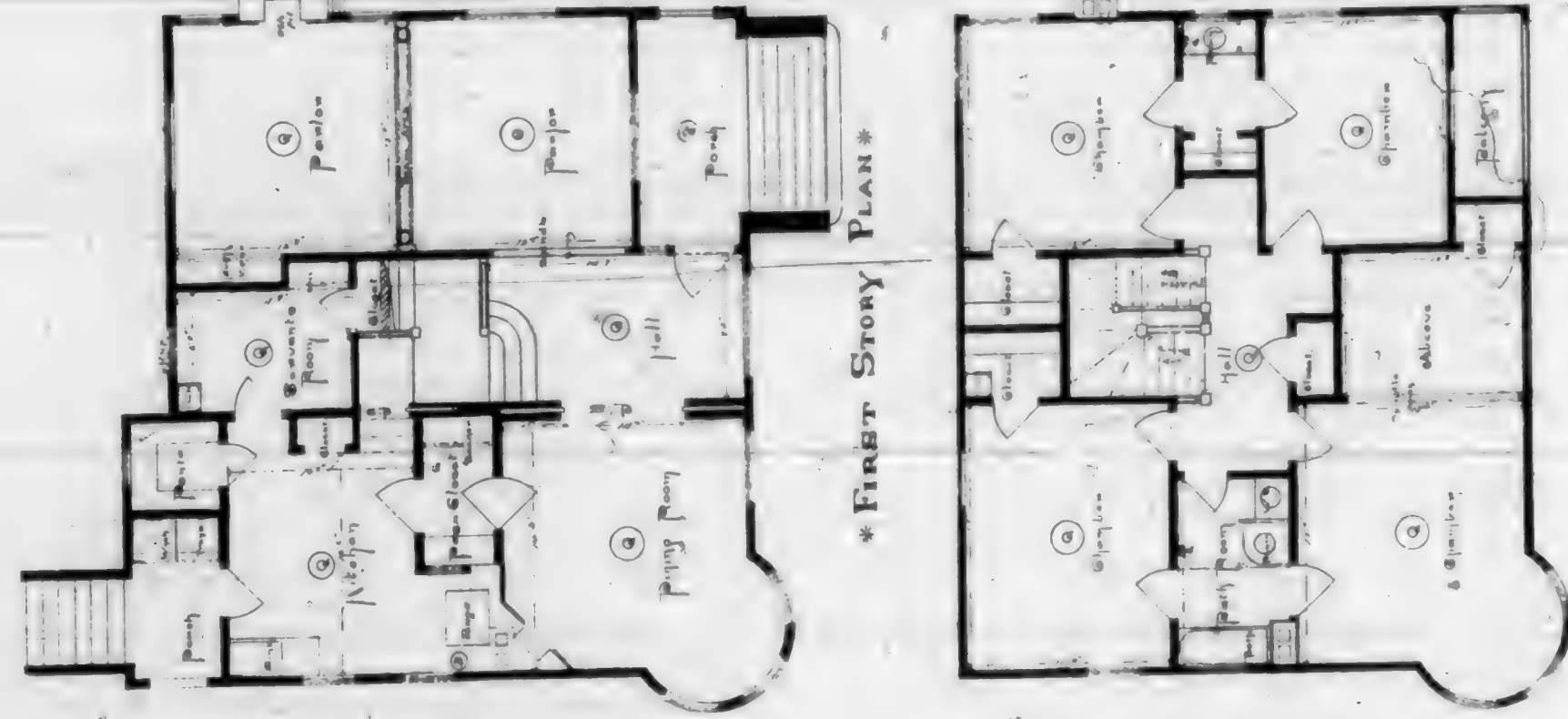
RESIDENCE FOR  
MRS. LORENA BRA-  
SHLEAR-SHOWERS  
D. J. PATTERSON, A-  
RCHITECTS-F-CAL.



CALIFORNIA ARCHITECT & BUILDING NEWS  
SAN FRANCISCO.

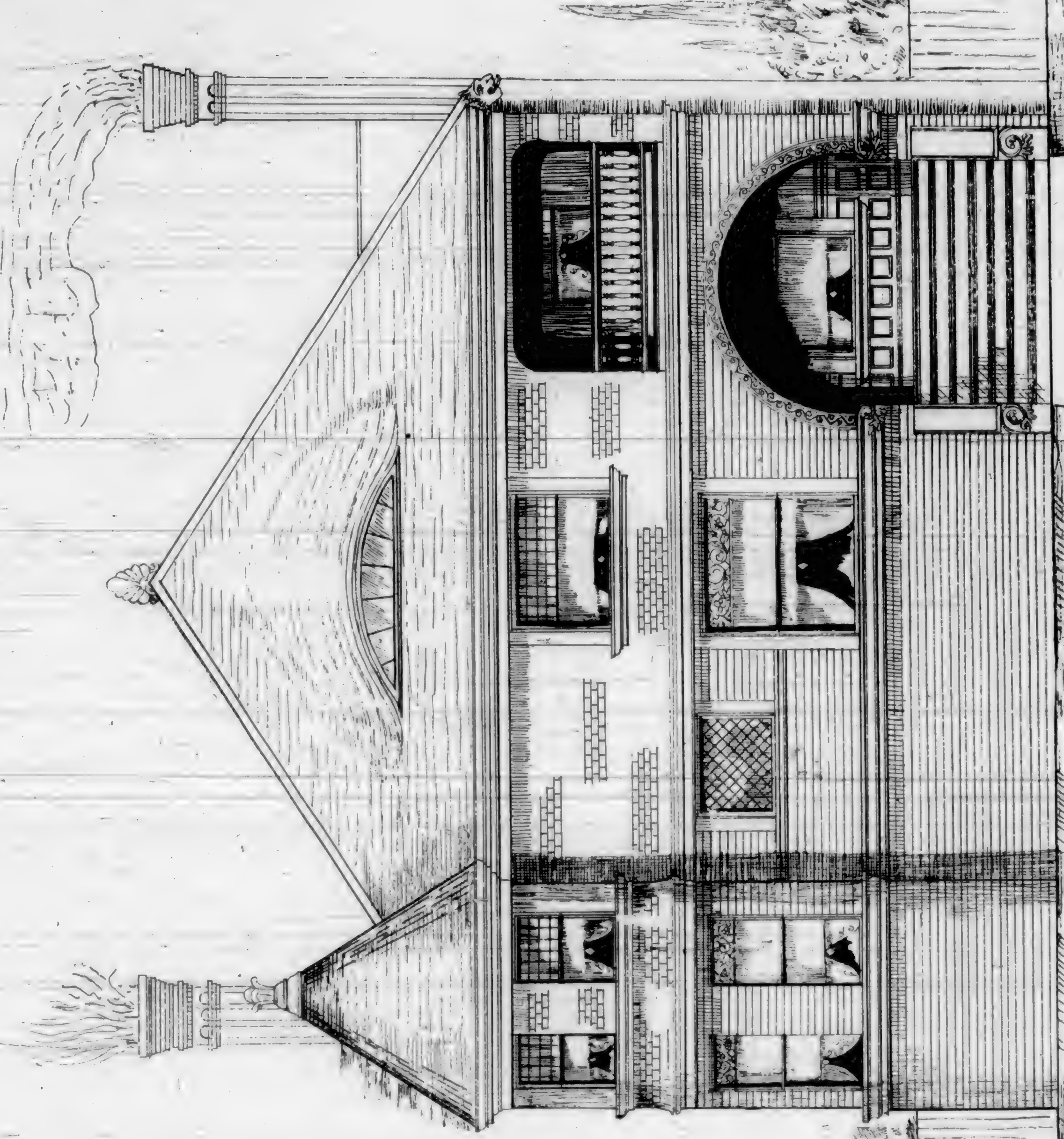
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\* SECOND STORY PLAN \*

\* FIRST STORY PLAN \*



John J. & Thos. D. Newson.  
Architects  
Merchants Exchange, Rm. 49.  
— S. F. Cal.

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PROPOSED • DESIGN • FOR • MARKET • ST • BUSINESS • BLOCK •  
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