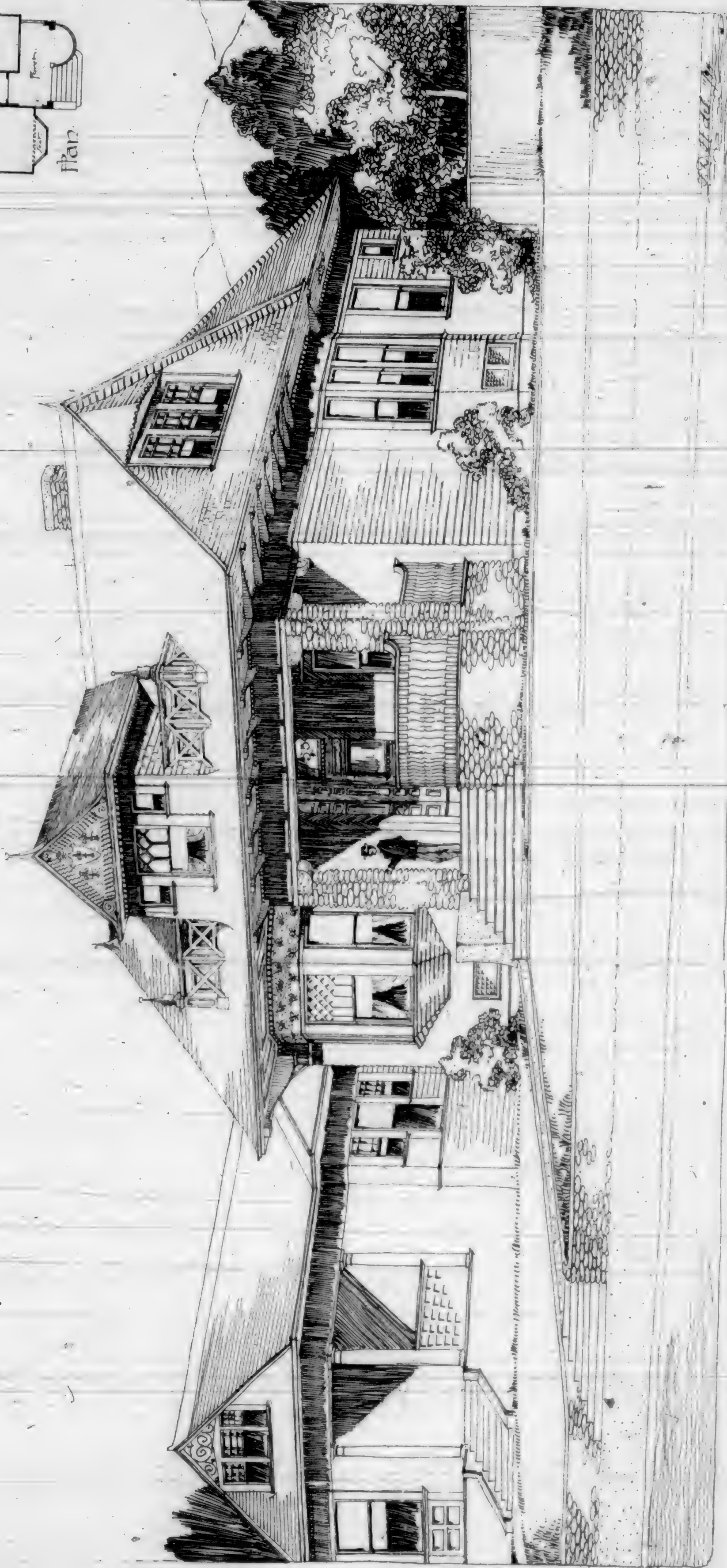
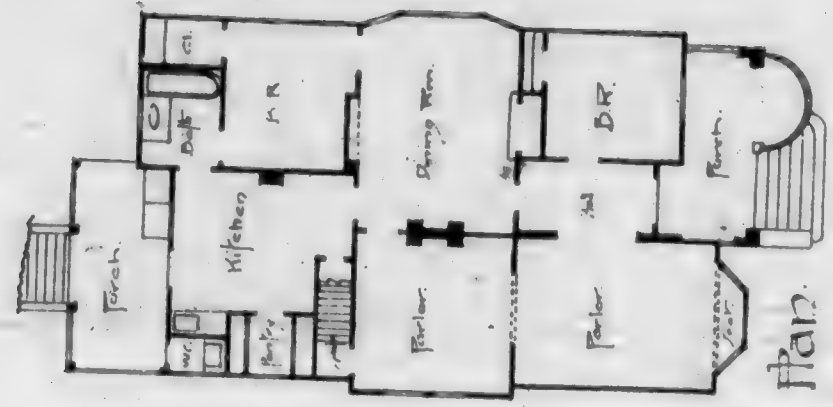


RESIDENCE FOR
J. SULLIVAN ESQ.
HUDSON & KRUSE.
ARCHITECTS.



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.

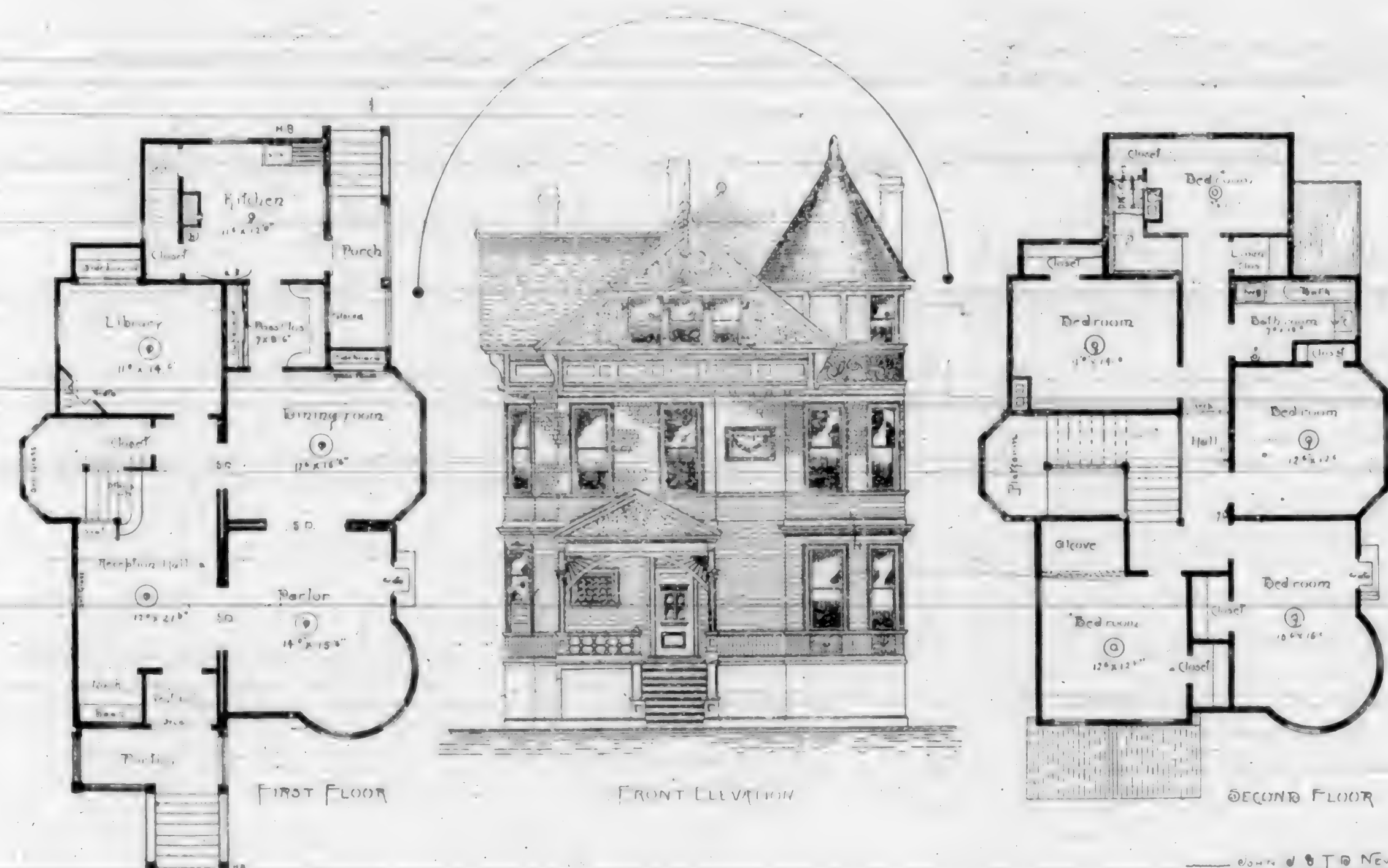
Although but little was actually said on the subject, yet all through the discussion, during the first morning session

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 Mæcenæ, 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 Mæcenæ 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. Lockhead 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.; 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. Dupierre; 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 Isack; 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, Safford & 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 & Wycken; 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 \$1600.

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. Morfey; 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. Isack; architects, Safford & 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-eight 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.

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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 sweep's 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

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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.

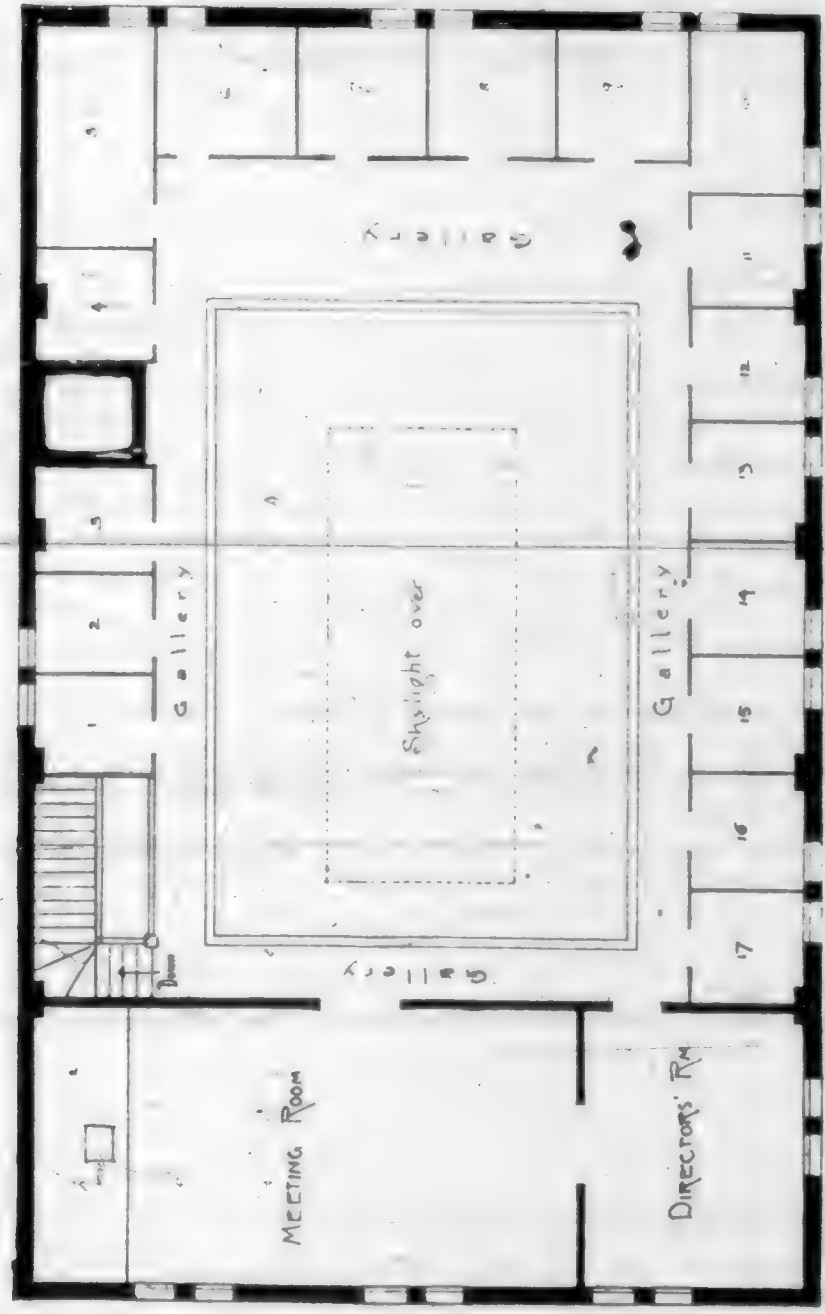
PROPOSED Design for Market Street Business Block, J. Cather Newsom, Architect.

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

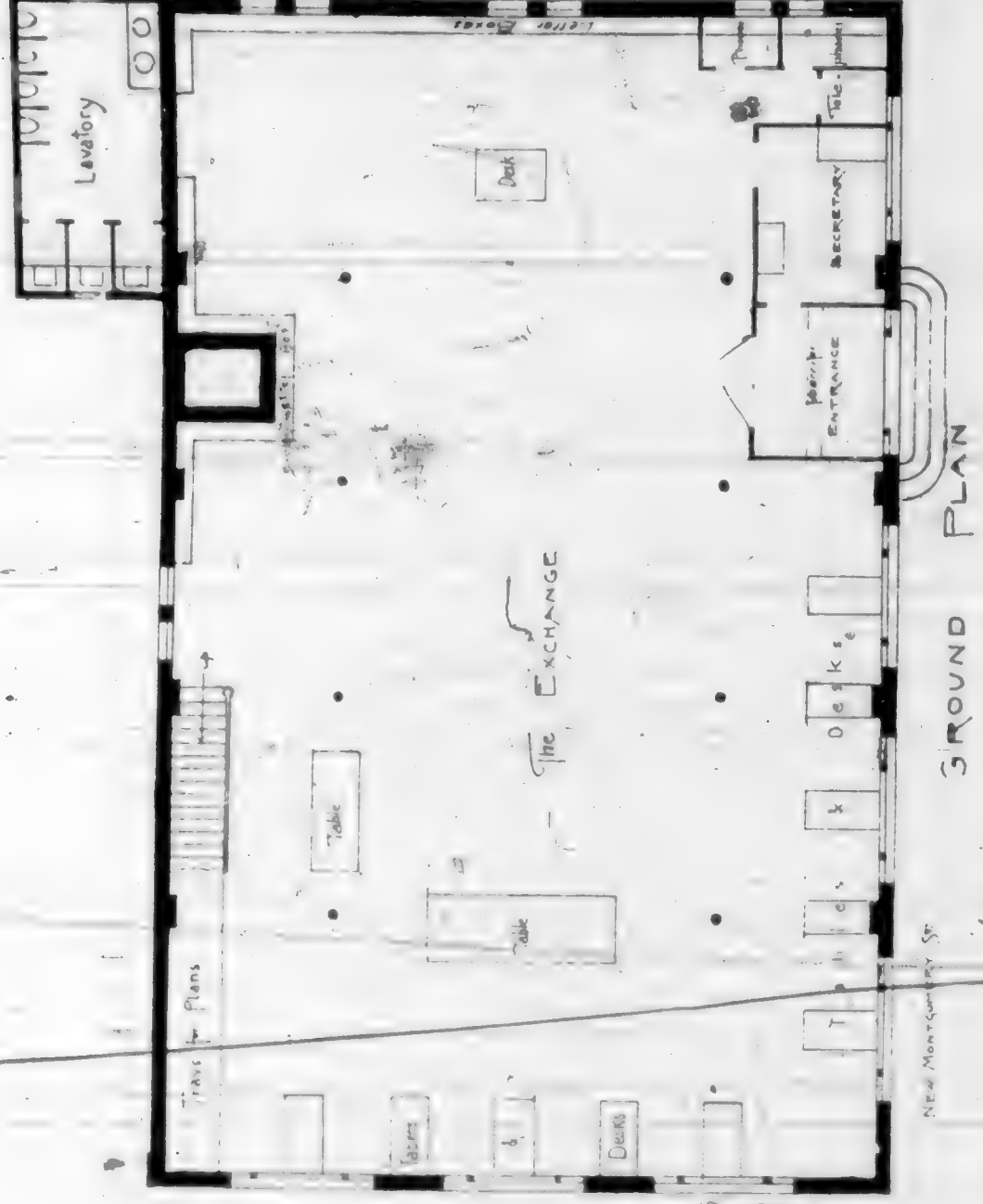
BUILDERS' Exchange, San Francisco, Cal., A. Page Brown, Architect.

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

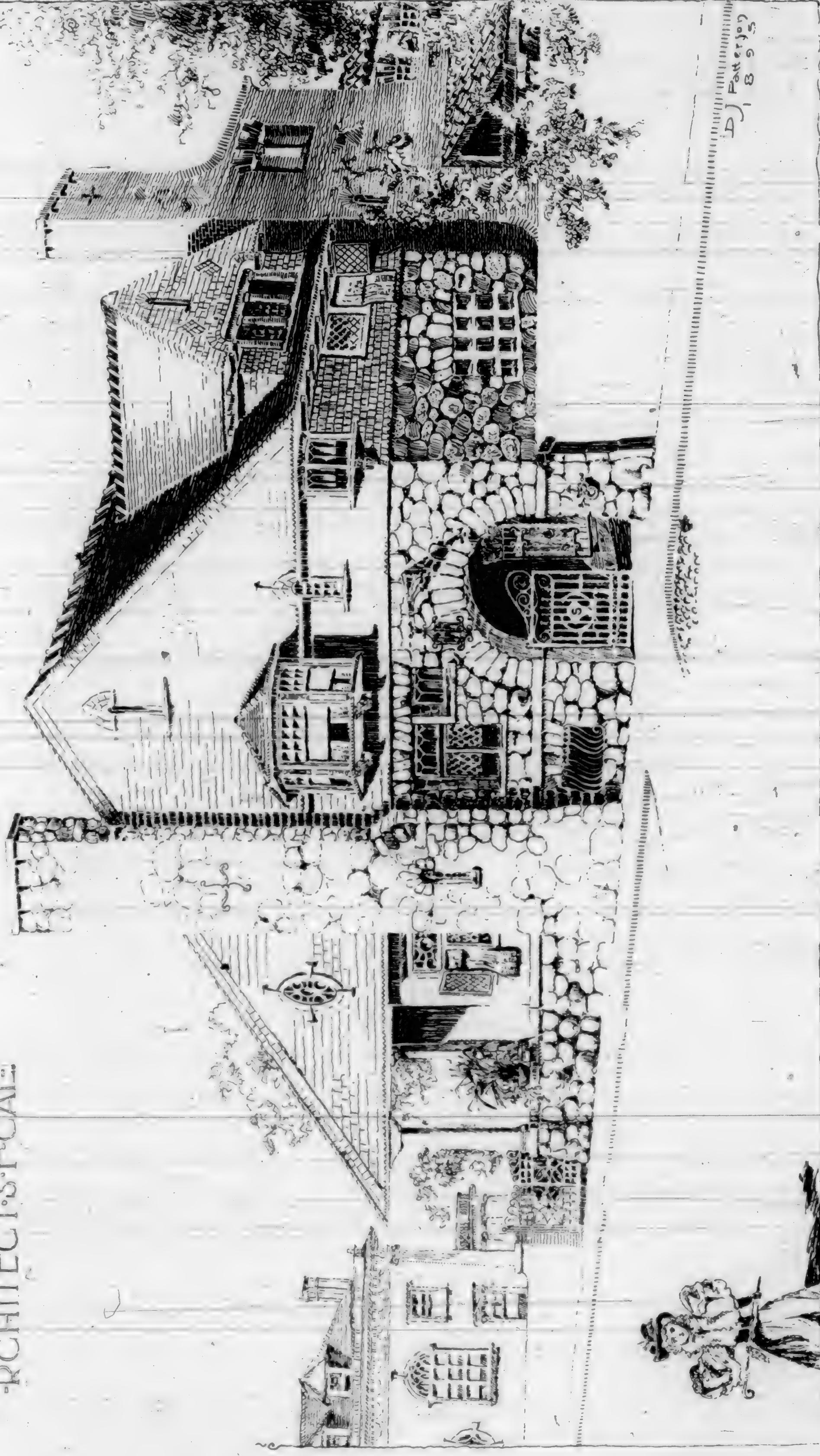


CALIFORNIA ARCHITECT & BUILDING NEWS.
SAN FRANCISCO.

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VOL. XVI. NO. 12. DECEMBER 1895.

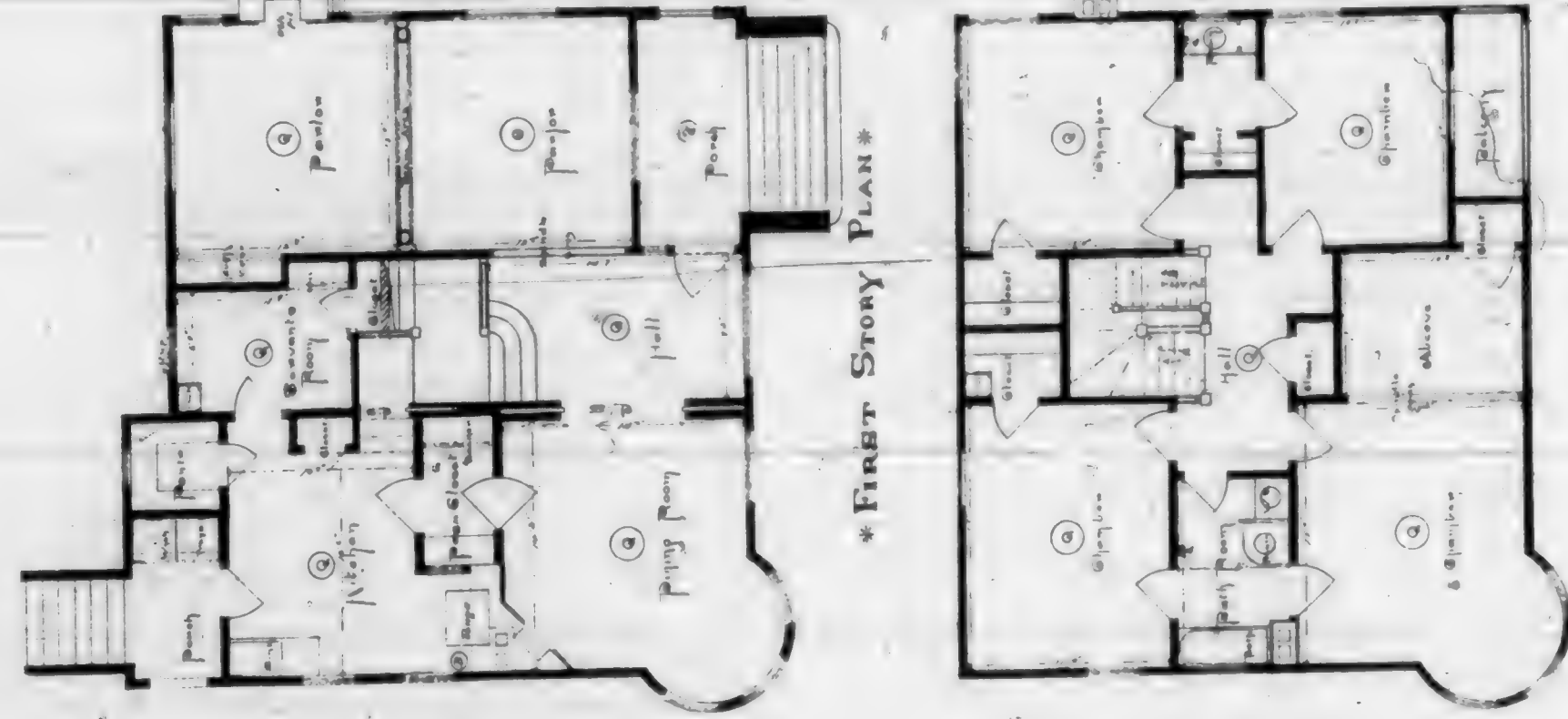
RESIDENCE FOR
MRS. LORENA BRA-
SHLEAR-SHOWERS
D. J. PATTERSON, A-
RCHITECTS-F-CAL.



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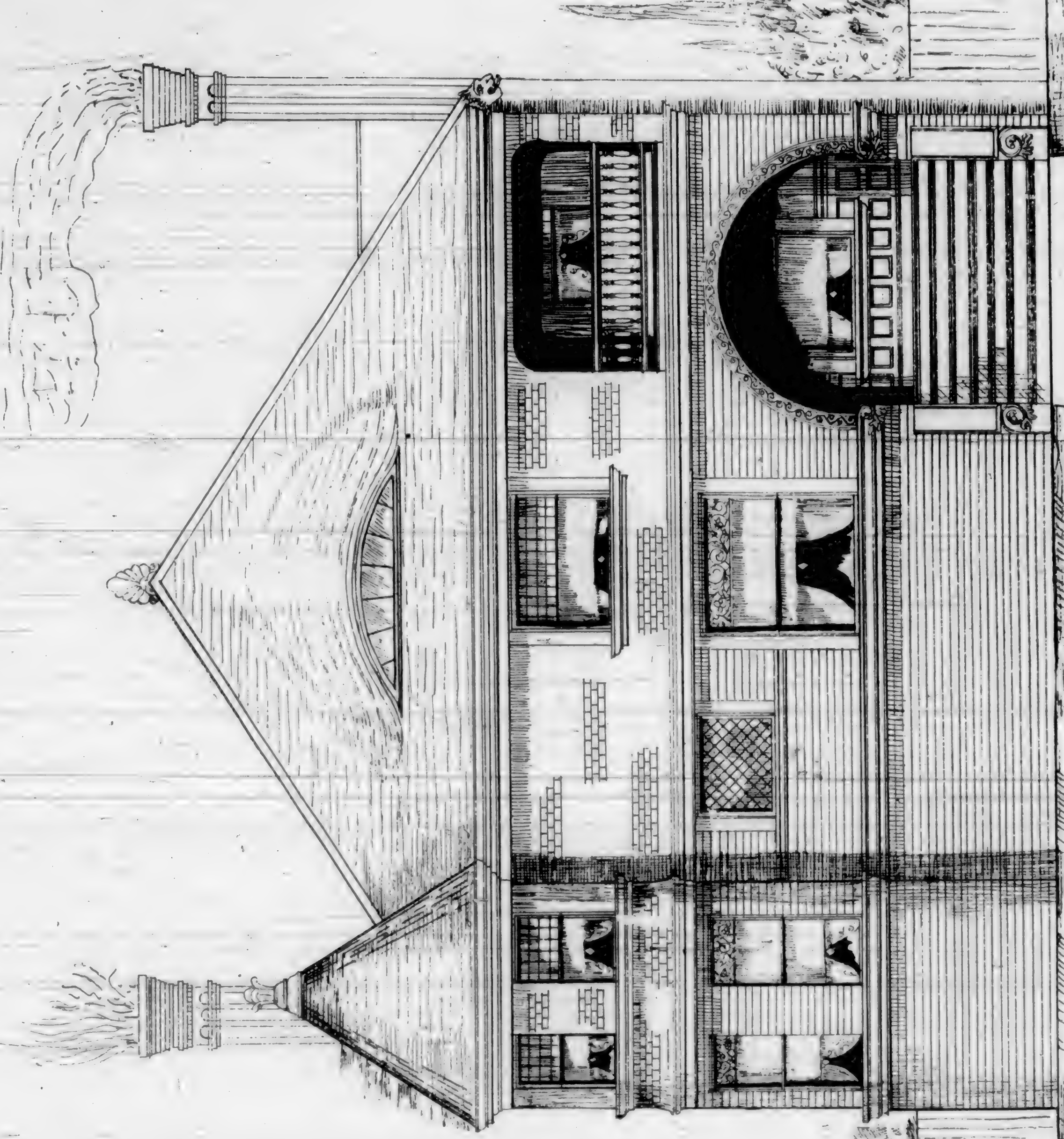
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VOL. XVI No 12 DECEMBER 1895.



* SECOND STORY PLAN *

* FIRST STORY PLAN *



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

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

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VOL. XVI No 12 DECEMBER 1895.



PROPOSED • DESIGN • FOR • MARKET • ST. BUSINESS • BLOCK •
J. CATHY • NEWSOM • ARCHT •

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

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VOL. XVI No 12 DECEMBER 1895.

NOTICE OF MEETINGS.

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

WAGES AND RENT.

WORKMEN in this world are paying too much of their wages for rent! This is the opinion of Carroll D. Wright, United States Commissioner of Labor. He comes to this conclusion after making a recent investigation of the housing of the working classes in various countries of the world. One-fifth of the wages earned by the head of a family ought to be the maximum expenditure for rent in cities. This Commissioner Wright says, is agreed by the most competent economists. Hence the workman in the city who earn fifty dollars a month should not pay more than ten dollars of it each month to his landlord.

Commissioner Wright has collected information concerning houses and building enterprises for workmen in all of the larger countries of the world.

A French company which has formulated a scheme to assist its employees to become house-owners, rents a comfortable little cottage of brick and cut stone, with two stories, including a kitchen, parlor and two bed rooms, besides a cellar for only \$2.32 per month in American money.

Through a real estate company at Rouen, France, comfortable houses are rented to workmen for about twenty-five cents a week, or four dollars a year, which amounts for those workmen receiving the lowest wages to but one day's salary in a week.

A celebrated chocolate manufacturer at Noisiel houses about 1400 of his employees at an average yearly rent of twenty-nine dollars, which is from a tenth to a twelfth of the wages of each family, besides giving free repairs, taxes, water, schools for employee's children, medical attendance, baths and literary and musical entertainments.

In Belgium there is a semi-official institution, the General Savings Bank, holding deposits guaranteed by the Government. This lends money to workmen at low rates of interest in order to encourage them in building their own homes.

Through a system of life insurance likewise established under Belgian law, the family of a workman is given a home in case of his death. Commissioner Wright points with great emphasis to the importance of these institutions of the Belgian Government.

At Pullman, Ill., it is estimated that one-fifth of the wages paid go for rent.—*New York Herald.*

MAXIMS FOR DRAFTSMEN FROM RUSKIN.

THE power of shading rightly depends mainly on *lightness* of hand and *keenness* of sight; but there are other qualities required in drawing dependent not only on lightness, but steadiness of hand; and the eye to be perfect in its power, must be made *accurate* as well as keen, and not only see-shrewdly, but measure justly.—*Ruskin.*

NEARLY *all* expression of form, in drawing, depends on your power of graduating delicately; and the graduation is always most skillful which passes from one tint to another *very little* paler.—*Ruskin.*

IN darkness of ground there is the light of the little pebbles or dust; in darkness of foliage, the glitter of the leaves; in the darkness of flesh, transparency; in that of stone, granulation; in every case there is some mingling of light.—*Ruskin.*

AN entire master of the pencil or brush ought indeed, to be able to draw any form at once as Giotto his circle; but such skill as this is only to be expected of the consummate master, having pencil in hand all his life, and all day long, hence, the force of Giotto's proof of his skill.—*Ruskin.*

THE BUILDERS' EXCHANGE.

THE Builders' Exchange of San Francisco is deserving of more than passing mention and praise as a useful and model public institution. Prior to its organization in July, 1890, the building business was in a chaotic state, owing to the absence of a recognized rendezvous and a uniformity in business dealings. At this time the brickmasons and the carpenter contractors each maintained separate small club-rooms for the accommodation of its members, but the vast army of manufacturers, dealers and agents of building materials, and contractors in the various building trades, could never meet each other with a certainty, a chance meeting on the street being all that could be hoped for.

With a view of facilitating business, correcting many evils, and a watchword of "Skill, Honor and Responsibility," a few members of the building business, namely, Chas. C. Terrell, Wm. N. Miller, A. W. Starbird, M. J. Donovan, C. C. Morehouse, J. R. Wilcox, John F. Riley, Wm. Cronan, J. K. Firth, A. Hosmer and George W. Duffy associated themselves together, organized The Builders' Exchange, and outlined its objects and aims as follows:—

"FIRST.—To join *one* association all mechanics, manufacturers and dealers of good repute doing business in city and county of San Francisco, whose vocation connects them wholly or generally with the building industry, either as an employing contractor or manufacturer or dealer in building materials.

"2d.—To establish and maintain among the individuals so associated a just and equitable system of dealing and a uniformity in commercial usages by rules and regulations;

to acquire, preserve and disseminate valuable information regarding the business in which they are severally engaged.

"3d.—To procure (either by lease or purchase), furnish and maintain suitable rooms for the use of its members for meeting rooms, offices and other purposes.

"4th.—To establish and enforce a system of arbitration for the settlement of all disputes or controversies which may arise between its members or between its members and their employees and other persons.

"5th.—To join or otherwise act in concert with other organizations of Employers of Labor, for the purpose of arbitrating all questions of dispute which may arise between said organization and the members thereof, or any of them, or between any of them and their employees. To the end that all matters of difference between the Employers of Labor and their employees may be amicably settled and adjusted without resort to strikes or lockouts."

Having clearly outlined a broad-gauge policy, the Association thus formed was duly incorporated, and a meeting place established at 330 Pine street, with the following officers:—President, Chas. C. Terrill; Vice-Pres., Wm. N. Miller; Treasurer, A. W. Starbird; Secretary, M. J. Donovan.

The corporation thus fairly started on its noble mission, soon won the confidence of the building fraternity—the brickmasons and carpenter contractors consolidating their clubrooms with the corporation.

The Pine street headquarters were soon deserted for more commodious rooms on Montgomery street, which soon became too small, and the large Hall of the Real Estate Exchange at 16 Post street engaged and the clerical force doubled. Again was it necessary to secure larger quarters, and a two-story brick structure was erected on the corner of Mission and New Montgomery streets to accommodate its 400 members.

During the Exchange hour, from 12 to 2 each day, may be found all the prominent building material dealers and contractors of San Francisco and bay cities, and business is transacted by an individual in this short time that could not be otherwise transacted in a whole day.

Not only has the power of the Exchange been great enough to correct many minor evils of the building business, but its influence is equally apparent in the Legislative body of the State, and the precepts and customs introduced by the Exchange have so permeated the building industry of San Francisco, that nowhere in the United States is the same volume of business disposed of in the same space of time and the same uniformity as in San Francisco.

The lower floor is used as a general assembly room; here also are the members' letter boxes, private cases, telephone rooms and office of the corporation. The upper floor is divided up into private rooms, lodge room and directors' rooms. A large dome skylight, assisted by windows on three sides of the building, afford ample light and fresh air.

The Exchange is open to members and the public on all business days from 8 A. M. to 5 P. M., and an invitation is cordially extended to all parties identified with the building industry and the public in general to visit the Exchange, and examine into its workings.

The present officers and members are as follows:

President, Oscar Lewis; Vice-President, O. E. Brady; Secretary, Jas. A. Wilson; Treasurer, L. B. Sibley; Directors, W. B. Anderson, James McInerney, Chas. Dunlop, A. Kendall, Thos. W. Butcher, Thos. Elam, John T. Hayes; Recording Secretary, E. A. Larsen; Financial Secretary, S. D. North; Attorney, Wm. H. Cobb.

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BUSINESS MOSAICS.

No hotel, or other large building can be considered safe if not supplied with the new and improved Chapman Fire Hose Reel. It is the latest improvement and upon examination is universally conceded by all unprejudiced competent authority to be the most simple, practical and reliable Hose Reel apparatus in the world. R. S. Chapman will confirm this statement, 14 and 16 Fremont street, San Francisco.

Goodfellow—If my clothes were not too big for you, I'd give you an old suit. Hungry Hank (gratefully)—Boss, if you'd give me the price of a square meal, I warrant they'd fit me all right.—*Truth*.

N. & G. Taylor Co., Tinplate Manufacturers, Philadelphia, are out in a very neat blotter illustrating the brands of bright tinplates which they make. They state that all of their plates are made of the finest materials, and in a thorough manner, and they also call particular attention to the quality of pig tin used "being of exceptional fineness and purity."

Their "Brilliant" brand, extra fine quality, is the heaviest coated Bright Tin that can be made, and holds the same high position that their celebrated "Taylor Old Style" brand does in the list of brands of Roofing Tin. Buyers of Bright Tinplates should correspond with Messrs. N. & G. Taylor Co.

"Have you change for a \$5 note?" asked one man of another. "Yes; certainly I have." "Ah! then lend me \$2 for a day or two, there's a good fellow!"—*Tit-Bits*.

The J. L. Mott Iron Works are again to the fore with some more of their useful improvements to their sanitary plumbing work. These specialties are well worth seeing by all interested, at their well equipped show rooms in the Flood Building.

First Kid—Anyhow, I never had no granddaddy hung for horse stealin'. Second Kid—Don't care if he wuz. Horses wuz worth stealin' in them days.—*Cincinnati Enquirer*.

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.

Rischmuller's Door Opener and closer is another contrivance that you must have to be happy. This door opener and closer is the most simple and perfect of any in the market. A full sized working model can be seen at 320 Nineteenth street. Orders left with Geo. Rischmuller, 320 Nineteenth street, will be promptly attended to.

Miss Gushington—How did you feel when you found that the ship would surely go down in ten minutes? Captain Salted—I felt for a life-preserver.—*Harper's Bazar*.

Dixon's Silica Graphite Paint, manufactured by the Joseph Dixon Crucible Co., of Jersey City, N. J., will be used in painting all the tin work and skylights of the Post Office Department Building at Washington. A quantity will also be used on the Capitol, and the District Government Building.

Dudely—What are you going to be when you are grown up, Bobby? Bobby—I'm going to be a man. What are you going to be?—*Harper's Bazar*.

Samson Spot Cord.—If you want the best cord in the market, be sure you specify "Samson Spot Cord." Samples supplied upon application to the Samson Cordage works, Boston, Mass.

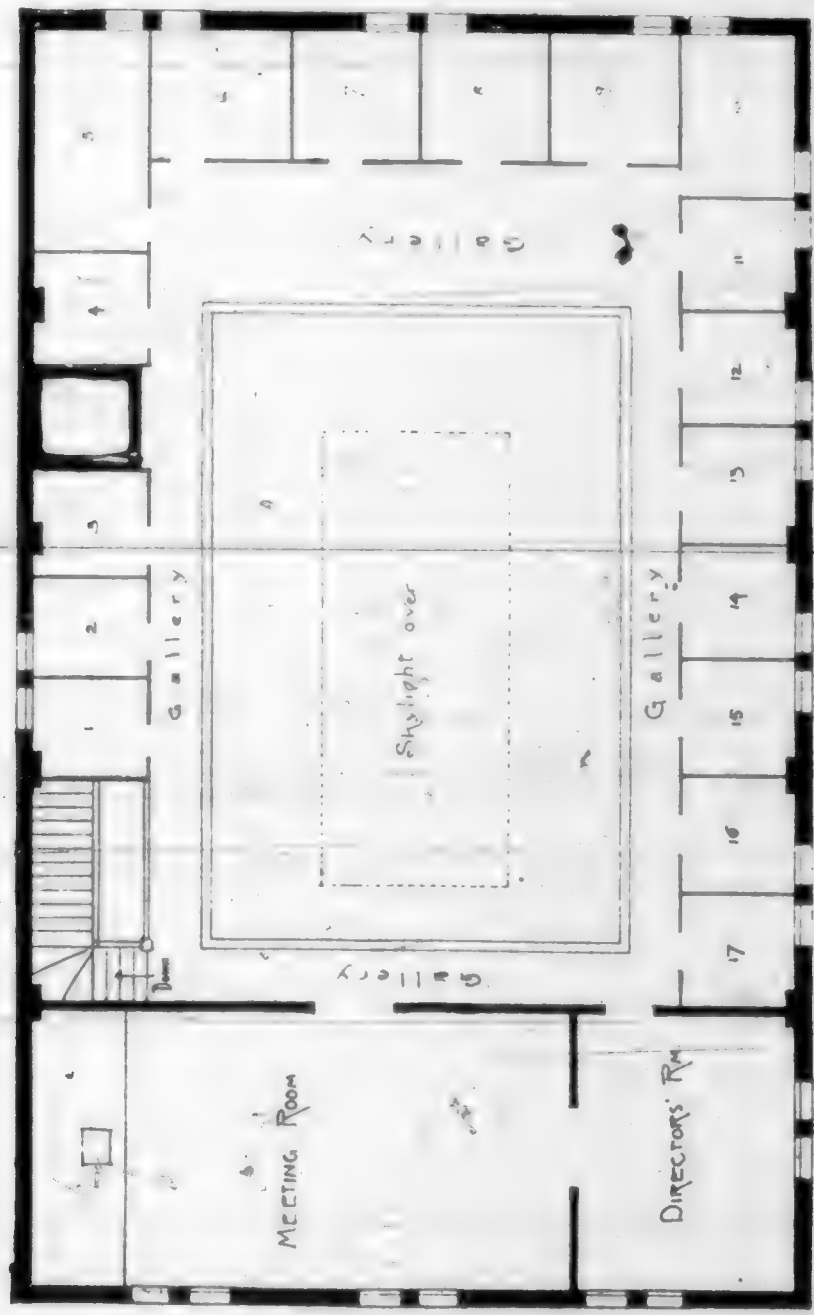
Miriam—Don't you think my new hat a poem, Ned? Ned—From its height, dear, I should instead compare it to a short story.—*Judge*.

The well known firm of J. L. Mott Iron Works, established in 1828, furnish a wonderful illustration of the vast improvements made in the line of their business since that date. Few are now living who were of age to appreciate good plumbing, when these works were first established, but the constant improvement ever since that time has been no secret to the public, who in the long run are always ready to respond and encourage a firm who appear ever ready to adapt new methods and devices where the welfare of their customers is concerned.

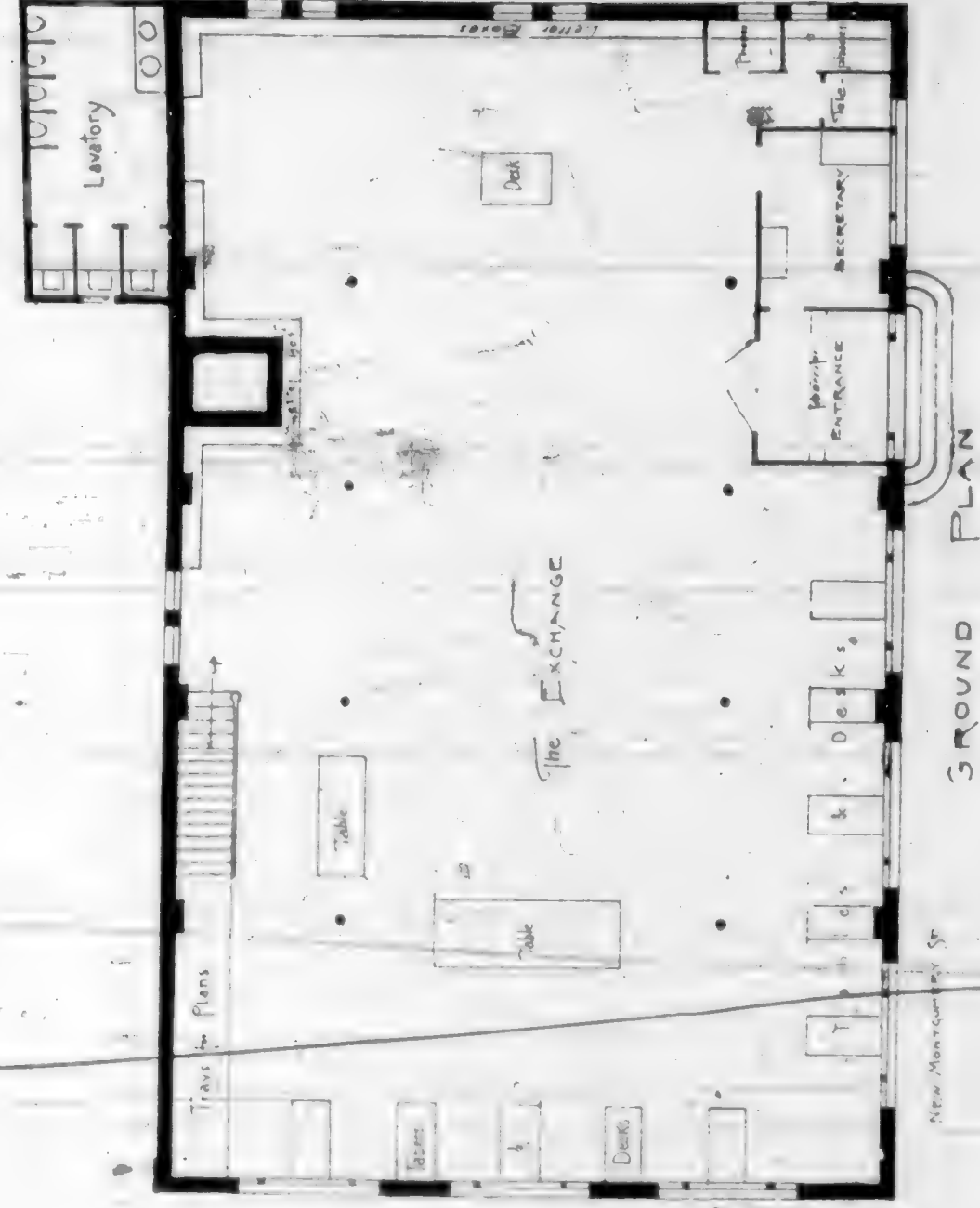
Mr. M. S. James, the Pacific Coast representative of the firm, has opened a new office and show rooms at 27 Flood Building, San Francisco.

Mrs. Snagg—I understand that paper is made of wood now. Mr. Snagg—Yes, so is string. "String?" "Yes; what else do you suppose cordwood is used for?"—*Telegraph*.

All those who are troubled by the annoyance of flies, we would say call upon Edward B. Hindes & Co., 411 Mission street and examine their perfection window screens, if you once enjoy the comfort they give you will never be without them. A catalogue and prices will be forwarded upon application at their office.



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



UPPER PLAN

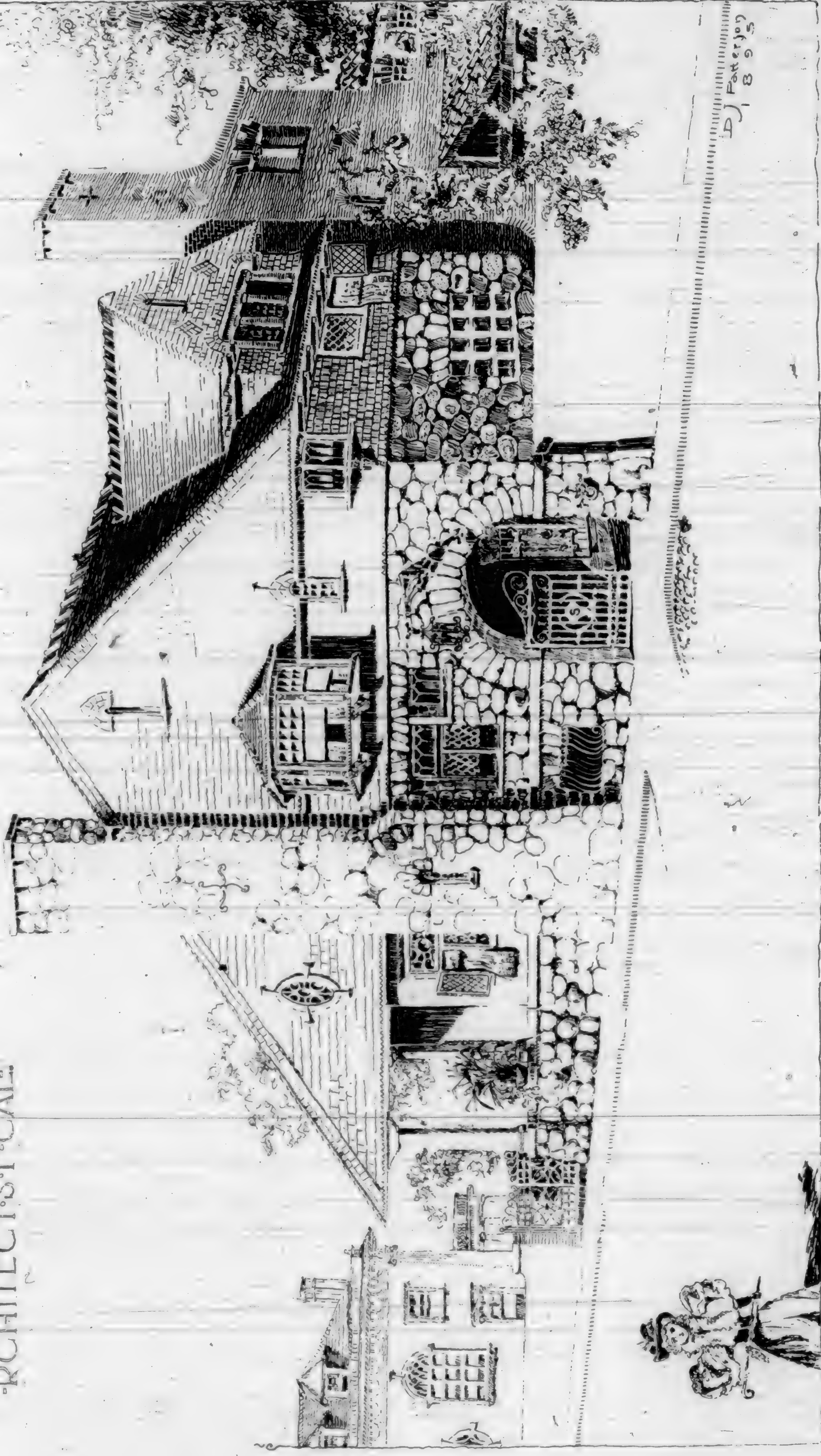


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SAN FRANCISCO.

BRITTON & REY, PHOTO LITH.

VOL. XVI No 12 DECEMBER 1895

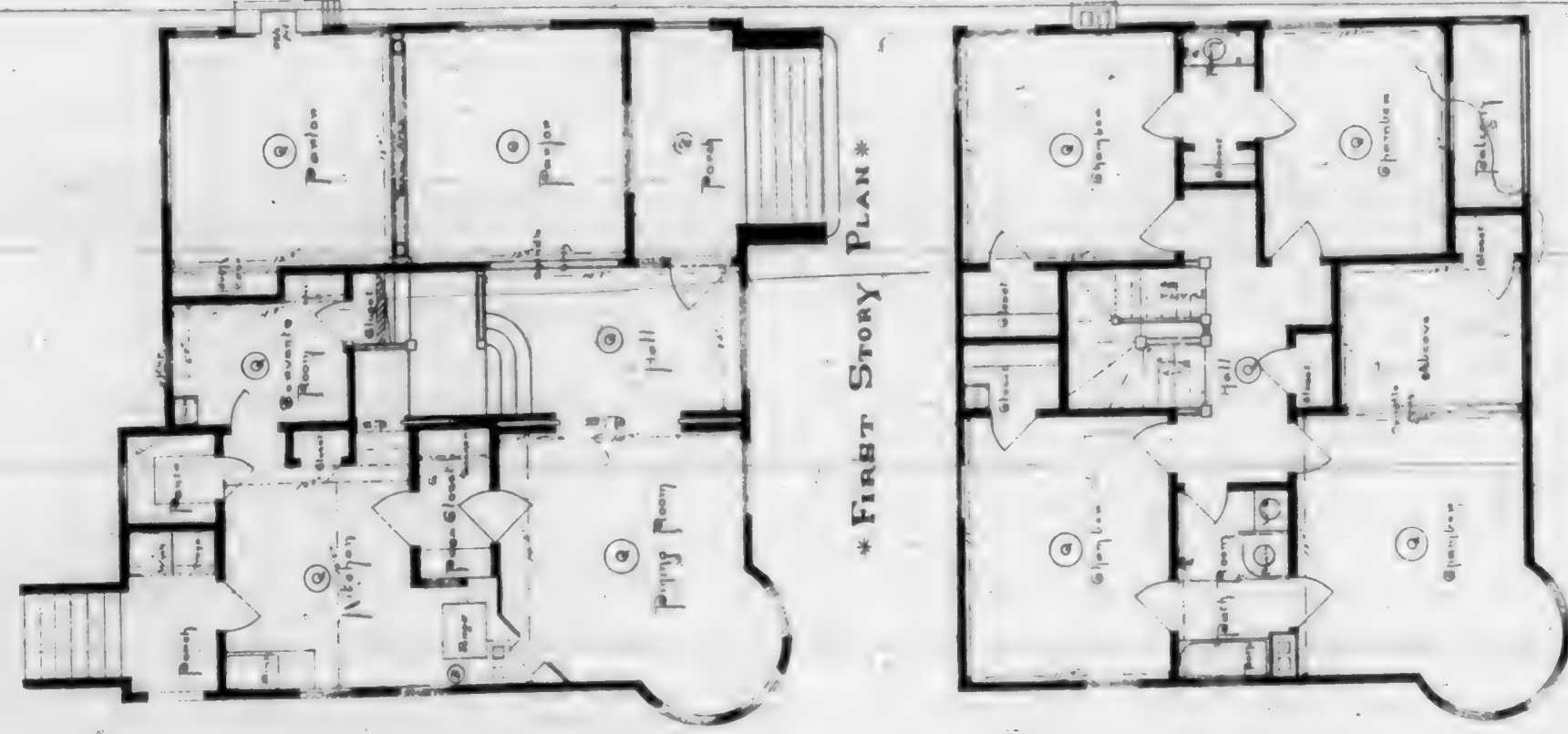
RESIDENCE FOR
MRS. LORENA BRA-
SHEAR-SHOWERS
D. J. PATTERSON, A-
RCHITECTS-FCAL



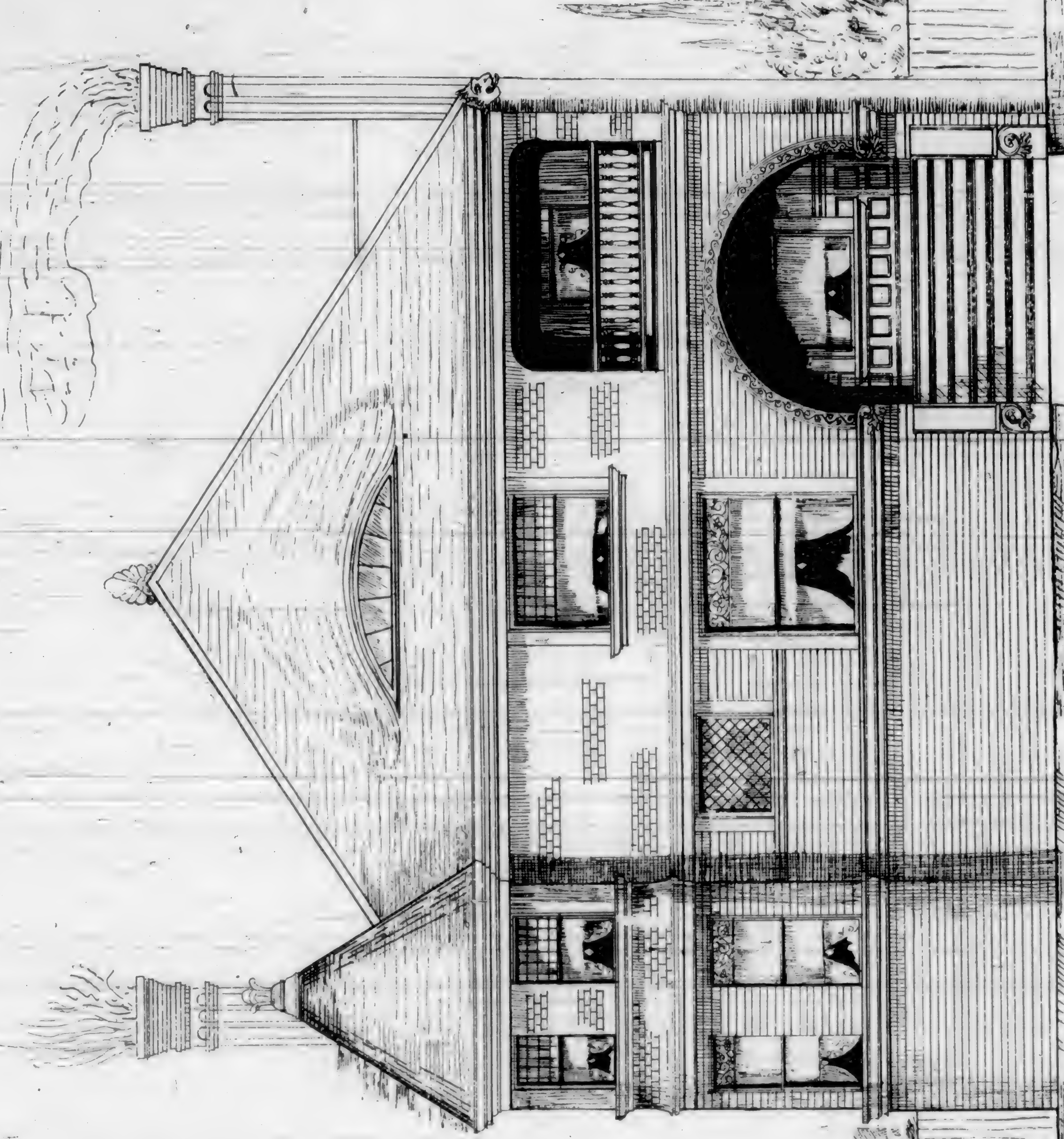
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SAN FRANCISCO.

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VOL. XVI No 12 DECEMBER 1895.



* SECOND STORY PLAN *



John J. & Thos. D. Newson.
ARCHITECTS
Merchants Exchange Bldg.
— S. F. Cal.

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON & REY PHOTO LITH.

VOL. XVI No 12 DECEMBER 1895.



PROPOSED DESIGN FOR MARKET ST. BUSINESS BLOCK
J. C. THER. NEWSOM ARCHT.

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON & REY PHOTO LITH.

VOL. XVI No 12 DECEMBER 1895.

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. EDGEMAN, 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.

WAGES AND RENT.

WORKMEN in this world are paying too much of their wages for rent! This is the opinion of Carroll D. Wright, United States Commissioner of Labor. He comes to this conclusion after making a recent investigation of the housing of the working classes in various countries of the world. One-fifth of the wages earned by the head of a family ought to be the maximum expenditure for rent in cities. This Commissioner Wright says, is agreed by the most competent economists. Hence the workman in the city who earn fifty dollars a month should not pay more than ten dollars of it each month to his landlord.

Commissioner Wright has collected information concerning houses and building enterprises for workmen in all of the larger countries of the world.

A French company which has formulated a scheme to assist its employees to become house-owners, rents a comfortable little cottage of brick and cut stone, with two stories, including a kitchen, parlor and two bed rooms, besides a cellar for only \$2.32 per month in American money.

Through a real estate company at Rouen, France, comfortable houses are rented to workmen for about twenty-five cents a week, or four dollars a year, which amounts for those workmen receiving the lowest wages to but one day's salary in a week.

A celebrated chocolate manufacturer at Noisiel houses about 1400 of his employees at an average yearly rent of twenty-nine dollars, which is from a tenth to a twelfth of the wages of each family, besides giving free repairs, taxes, water, schools for employee's children, medical attendance, baths and literary and musical entertainments.

In Belgium there is a semi-official institution, the General Savings Bank, holding deposits guaranteed by the Government. This lends money to workmen at low rates of interest in order to encourage them in building their own homes.

Through a system of life insurance likewise established under Belgian law, the family of a workman is given a home in case of his death. Commissioner Wright points with great emphasis to the importance of these institutions of the Belgian Government.

At Pullman, Ill., it is estimated that one-fifth of the wages paid go for rent.—*New York Herald.*

MAXIMS FOR DRAFTSMEN FROM RUSKIN.

THE power of shading rightly depends mainly on *lightness* of hand and *keenness* of sight; but there are other qualities required in drawing dependent not only on lightness, but steadiness of hand; and the eye to be perfect in its power, must be made *accurate* as well as keen, and not only see shrewdly, but measure justly.—*Ruskin.*

NEARLY all expression of form, in drawing, depends on your power of graduating delicately; and the graduation is always most skillful which passes from one tint to another *very little* paler.—*Ruskin.*

IN darkness of ground there is the light of the little pebbles or dust; in darkness of foliage, the glitter of the leaves; in the darkness of flesh, transparency; in that of stone, granulation; in every case there is some mingling of light.—*Ruskin.*

AN entire master of the pencil or brush ought indeed, to be able to draw any form at once as Giotto his circle; but such skill as this is only to be expected of the consummate master, having pencil in hand all his life, and all day long, hence, the force of Giotto's proof of his skill.—*Ruskin.*

THE BUILDERS' EXCHANGE.

THE Builders' Exchange of San Francisco is deserving of more than passing mention and praise as a useful and model public institution. Prior to its organization in July, 1890, the building business was in a chaotic state, owing to the absence of a recognized rendezvous and a uniformity in business dealings. At this time the brickmasons and the carpenter contractors each maintained separate small club-rooms for the accommodation of its members, but the vast army of manufacturers, dealers and agents of building materials, and contractors in the various building trades, could never meet each other with a certainty, a chance meeting on the street being all that could be hoped for.

With a view of facilitating business, correcting many evils, and a watchword of "Skill, Honor and Responsibility," a few members of the building business, namely, Chas. C. Terrell, Wm. N. Miller, A. W. Starbird, M. J. Donovan, C. C. Morehouse, J. R. Wilcox, John F. Riley, Wm. Cronan, J. K. Firth, A. Hosmer and George W. Duffy associated themselves together, organized The Builders' Exchange, and outlined its objects and aims as follows:—

"FIRST.—To join *one* association all mechanics, manufacturers and dealers of good repute doing business in city and county of San Francisco, whose vocation connects them wholly or generally with the building industry, either as an employing contractor or manufacturer or dealer in building materials.

"2d.—To establish and maintain among the individuals so associated a just and equitable system of dealing and a uniformity in commercial usages by rules and regulations;

to acquire, preserve and disseminate valuable information regarding the business in which they are severally engaged.

"3d.—To procure (either by lease or purchase), furnish and maintain suitable rooms for the use of its members for meeting rooms, offices and other purposes.

"4th.—To establish and enforce a system of arbitration for the settlement of all disputes or controversies which may arise between its members or between its members and their employees and other persons.

"5th.—To join or otherwise act in concert with other organizations of Employers of Labor, for the purpose of arbitrating all questions of dispute which may arise between said organization and the members thereof, or any of them, or between any of them and their employees. To the end that all matters of difference between the Employers of Labor and their employees may be amicably settled and adjusted without resort to strikes or lockouts."

Having clearly outlined a broad-gauge policy, the Association thus formed was duly incorporated, and a meeting place established at 330 Pine street, with the following officers:—President, Chas. C. Terrill; Vice-Pres., Wm. N. Miller; Treasurer, A. W. Starbird; Secretary, M. J. Donovan.

The corporation thus fairly started on its noble mission, soon won the confidence of the building fraternity—the brickmasons and carpenter contractors consolidating their clubrooms with the corporation.

The Pine street headquarters were soon deserted for more commodious rooms on Montgomery street, which soon became too small, and the large Hall of the Real Estate Exchange at 16 Post street engaged and the clerical force doubled. Again was it necessary to secure larger quarters, and a two-story brick structure was erected on the corner of Mission and New Montgomery streets to accommodate its 400 members.

During the Exchange hour, from 12 to 2 each day, may be found all the prominent building material dealers and contractors of San Francisco and Bay cities, and business is transacted by an individual in this short time that could not be otherwise transacted in a whole day.

Not only has the power of the Exchange been great enough to correct many minor evils of the building business, but its influence is equally apparent in the Legislative body of the State, and the precepts and customs introduced by the Exchange have so permeated the building industry of San Francisco, that nowhere in the United States is the same volume of business disposed of in the same space of time and the same uniformity as in San Francisco.

The lower floor is used as a general assembly room; here also are the members' letter-boxes, private cases, telephone rooms and office of the corporation. The upper floor is divided up into private rooms, lodge room and directors' rooms. A large dome skylight, assisted by windows on three sides of the building, afford ample light and fresh air.

The Exchange is open to members and the public on all business days from 8 A. M. to 5 P. M., and an invitation is cordially extended to all parties identified with the building industry and the public in general to visit the Exchange, and examine into its workings.

The present officers and members are as follows:

President, Oscar Lewis; Vice-President, O. E. Brady; Secretary, Jas. A. Wilson; Treasurer, L. B. Sibley; Directors, W. B. Anderson, James McInerney, Chas. Dunlop, A. Kendall, Thos. W. Butcher, Thos. Elam, John T. Hayes; Recording Secretary, E. A. Larsen; Financial Secretary, S. D. North; Attorney, Wm. H. Cobb.

MEMBERS BUILDERS' EXCHANGE.

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Anderson Bros.; contractors and builders.....	128
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Arizona Sandstone Co.; building stone.....	326
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Brennan, M. & Son; carpenters and builders.....	297
Brennan & Fraser; plasterers.....	158
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Brode, R.; iron works.....	295
Burden & Helm; masons and builders.....	260
Burnham, Stanford Co.; planing mill.....	28
Burrell, E. H.; building material.....	146
Burt, W. J.; house mover.....	296
Butler, Thos.; mason and builder.....	255
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Butterworth, Thos. C.; art glass.....	371
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California Mills; planing mills.....	300
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Cowell, H., & Co.; lime, cement, fire brick, etc.....	7
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Douglass, Chas.; carpenter.....	125
Doyle, R., & Son; carpenters and builders.....	142
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Foster, John; contractor and builder.....	330
Fraser, J. P.; painter and decorator.....	50
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Griese, Carl; artificial stone and concrete work.....	103
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Hammond, Philip; metal roofer.....	49
Hanavan, J. H.; mason and builder.....	3
Hansen A.; planing mill.....	108
Hansen, F. L.; contractor and builder.....	187
Hansen, M., & Co.; planing mill.....	314
Harmon Lumber Co.; lumber.....	309
Harrison, Fred; mason and builder.....	82
Haustein, H.; tiles.....	167
Hayes, John T.; contractor and builder.....	220
Healy, M. J.; stone contractor.....	45
Henon & Son; mason and builders.....	375
Henzel, Ed. F. & Co.; electricians.....	70
Hinchman & Co.; planing mill.....	283
Hindes, Edward B., & Co; patent blinds.....	174
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Hogan, Ed; plumber.....	81
Hoffman, V; masons and builders.....	9
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Jackson, W. E; curbing.....	304
Jesse, Geo. R; stair builder.....	102
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BUSINESS MOSAICS.

No hotel, or other large building can be considered safe if not supplied with the new and improved Chapman Fire Hose Reel. It is the latest improvement and upon examination is universally conceded by all unprejudiced competent authority to be the most simple, practical and reliable Hose Reel apparatus in the world. R. S. Chapman will confirm this statement, 14 and 16 Fremont street, San Francisco.

Goodfellow—If my clothes were not too big for you, I'd give you an old suit. Hungry Hank (gratefully)—Boss, if you'd give me the price of a square meal, I warrant they'd fit me all right.—*Truth*.

N. & G. Taylor Co., Tinplate Manufacturers, Philadelphia, are out in a very neat blotter illustrating the brands of bright tinplates which they make. They state that all of their plates are made of the finest materials, and in a thorough manner, and they also call particular attention to the quality of pig tin used "being of exceptional fineness and purity."

Their "Brilliant" brand, extra fine quality, is the heaviest coated Bright Tin that can be made, and holds the same high position that their celebrated "Taylor Old Style" brand does in the list of brands of Roofing Tin. Buyers of Bright Tinplates should correspond with Messrs. N. & G. Taylor Co.

"Have you change for a \$5 note?" asked one man of another. "Yes; certainly I have." "Ah! then lend me \$2 for a day or two, there's a good fellow!"—*Tit-Bits*.

The J. L. Mott Iron Works are again to the fore with some more of their useful improvements to their sanitary plumbing work. These specialties are well worth seeing by all interested, at their well equipped show rooms in the Flood Building.

First Kid—Anyhow, I never had no granddaddy hung for horse stealin'. **Second Kid**—Don't care if he wuz. Horses wuz worth stealin' in them days.—*Cincinnati Enquirer*.

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.

Rischmuller's Door Opener and closer is another contrivance that you must have to be happy. This door opener and closer is the most simple and perfect of any in the market. A full sized working model can be seen at 320 Nineteenth street. Orders left with Geo. Rischmuller, 320 Nineteenth street, will be promptly attended to.

Miss Gushington—How did you feel when you found that the ship would surely go down in ten minutes? Captain Salted—I felt for a life-preserver.—*Harper's Bazar*.

Dixon's Silica Graphite Paint, manufactured by the Joseph Dixon Crucible Co., of Jersey City, N. J., will be used in painting all the tin work and skylights of the Post Office Department Building at Washington. A quantity will also be used on the Capitol, and the District Government Building.

Dudely—What are you going to be when you are grown up, Bobby? Bobby—I'm going to be a man. What are you going to be?—*Harper's Bazar*.

Samson Spot Cord.—If you want the best cord in the market, be sure you specify "Samson Spot Cord." Samples supplied upon application to the Samson Cordage works, Boston, Mass.

Miriam—Don't you think my new hat a poem, Ned? Ned—From its height, dear, I should instead compare it to a short story.—*Judge*.

The well known firm of J. L. Mott Iron Works, established in 1828, furnish a wonderful illustration of the vast improvements made in the line of their business since that date. Few are now living who were of age to appreciate good plumbing, when these works were first established, but the constant improvement ever since that time has been no secret to the public, who in the long run are always ready to respond and encourage a firm who appear ever ready to adapt new methods and devices where the well-fare of their customers is concerned.

Mr. M. S. James, the Pacific Coast representative of the firm, has opened a new office and show rooms at 27 Flood Building, San Francisco.

Mrs. Snagg—I understand that paper is made of wood now. Mr. Snagg—Yes, so is string. "String?" "Yes; what else do you suppose cordwood is used for?"—*Telegraph*.

All those who are troubled by the annoyance of flies, we would say call upon Edward B. Hindes & Co., 411 Mission street and examine their perfection window screens, if you once enjoy the comfort they give you will never be without them. A catalogue and prices will be forwarded upon application at their office.

CITY BUILDING NEWS.

Alamo Square. Coping round block; owner, City of San Francisco; contractors, California Concrete Co.; cost \$3000.

Andover Ave. near Courtland Ave. Two-story frame; owner, P. Jackywlaki; contractor, P. Mandeson; cost \$2000.

Baker near Greenwich. Two-story frame; owner, Mrs. Annie Kennedy; contractors, Kenely & Leterell; signed, Nov. 11; filed, Nov. 14; cost \$1900.

Bartlett near 26th. Three-story frame; owner, J. M. Comerford; cost \$4000.

Broderick near Fulton. Two-story frame; owner, John H. Hendy; contractor, Cranston & Keenan; signed, Dec. 3; filed, Dec. 5; cost \$3000.

Bush near Baker. Two-story frame; owner, S. Magnin; architect, W. H. Lillie; contractor, W. Heibing; signed, Nov. 27; filed, Nov. 27; cost \$1700.

Clay near Cherry. Two-story frame; owner, John J. Wirtner; architect, G. A. Dodge; contractor, G. H. Moore; signed, Nov. 14; filed, Nov. 18; cost \$2000.

Clement near 9th Ave. Frame cottage except brick work, etc.; owner, Mrs. E. Downey; architect, E. Kollorath; contractor, W. R. Kenney; signed, Nov. 18; filed, Nov. 18; cost \$1000.

Cliff House. Sheds; owner, Adolph Sutro; architect, C. J. Colley; contractors, Campbell & Pettus; signed, Nov. 14; filed, Nov. 16; cost \$484.

Courtland Ave. and Kosciusko. Cottage; owner, Mrs. A. Kilstrom; contractors, Reit & Ahlgren; cost \$1000.

Duncan near Dolores. Two-story frame; owner, J. M. Comerford; cost \$3200.

East near Mission. Two-story brick; owner, Thomas Magee; architects, Percy & Hamilton; contractor, Riley & Loane; signed, Dec. 13; filed, Dec. 13; cost \$3749.

Eddy and Hyde. Excavations and brick work; owner, O. H. Hund; architect, A. C. Lutzgens; contractor, Ferdinand Wagner; signed, Dec. 2; filed, Dec. 3; cost \$1900.

Eddy and Hyde. Carpenter, plastering, etc.; owner, O. H. Hund; architect, A. C. Lutzgens; contractor, F. V. Stehman; signed, Dec. 2; filed, Dec. 3; cost \$10,000.

Eleventh near Howard. Alterations and repairs; owner, Mary E. McDonald; architect, J. P. Brady; contractors, G. A. Fisher and T. J. Capp; signed, Nov. 25; filed, Nov. 28; cost \$2085.

Farallones near Orizaba. Cottage; owner, Christine Bergdahl; architect, E. Tilmann; contractors, Tilmann Bros.; signed, Nov. 30; filed, Dec. 4; cost \$1390.

Fourth Ave. near Pt. Lobos. Two-story frame; owner, R. R. Hind; superintendents, Townley Bros.; days work; cost \$4000.

Fourth near Brennan. Two-story frame; owners, Simon and Yette Israel; contractors, L. Westerlund, J. Sandeen; signed, Nov. 23; filed, Nov. 26; cost \$2357.

Fourth and Welsh. Excavations and concrete work; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, Geo. Goodman; signed, Nov. 16; filed, Nov. 18; cost \$4612.

Fourth and Welsh. Carpenter work for two three-story frame buildings and one-story frame building; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, H. A. Conrad; signed, Nov. 16; filed, Nov. 18; cost \$14,400.

Fourth and Welsh. Mason work; owner, John Shirley; architects, De Prose & Meusdorffer; contractors, Miller & Beck; signed, Nov. 16; filed, Nov. 18; cost \$1240.

Fourth and Welsh. Plumbing; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, H. Williamson; signed, Nov. 16; filed, Nov. 18; cost \$2124.

Fourth and Welsh. Plastering; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, W. C. Watson; signed, Nov. 16; filed, Nov. 18; cost \$1495.

Fourth and Welsh. Painting; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, J. F. Sullivan; signed, Nov. 16; filed, Nov. 18; cost \$1420.

Fourth and Welsh. Brick work for ovens; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, Peter Glaser; cost \$425.

Green near Hyde. Two-story frame; owner, Patrick Hogan; contractor, H. R. Schmuckert; signed, Nov. 13; filed, Nov. 26; cost \$2350.

Julian near 15th. Alterations and additions; owner, Martin Fennell; architects, Shea & Shea; contractors, Bassett Bros.; signed, Dec. 4; filed, Dec. 11; cost \$1900.

Lakeview Tract, lot 23, block 25. Two-story frame; owner, Carl R. Carlso; contractor, A. Dahlberg; signed, Nov. 18; filed, Nov. 19; cost \$2300.

Larkspur Station. Two-story frame; owner, A. Brazil; contractor, Gustave A. Nagel; cost \$2330.

Market near 5th. Stucco work for exterior; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, Chas. Dunlap; signed, Nov. 27; filed, Dec. 5; cost \$6700.

Market near 5th. Plastering; owner, Mrs. A. M. Parrott; architect, Pissis & Moore; contractor, D. Leahy; signed, Dec. 3; filed, Dec. 10; cost \$12,785.

Market near 5th. Plastering for basement; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, D. O'Sullivan; signed, Nov. 15; filed, Nov. 18; cost \$17,600.

Market near 5th. Fixtures, counters, etc.; owner, Mrs. A. M. Parrott; architect, Pissis & Moore; contractors, L. & E. Emanuel; signed, Nov. 27; filed, Dec. 5; cost \$5475.

Market and 10th. Plumbing, etc.; owner, Timothy Hopkins; architect, H. A. Schulze; contractors, Snook & Son; signed, Nov. 16; filed, Nov. 27; cost \$1382.

Masonic Ave. and Haight. Two-story frame; owner, Mrs. J. A. Bogart; architect, W. H. Lillie; contractors, Cranston & Keenan; signed, Nov. 19; filed, Nov. 21; cost \$5100.

Masonic Ave. and Haight. Plumbing on five houses; owners, Cranston & Keenan; contractor, G. C. Sweeney; cost \$1500.

Mission and Beal. Two-story brick; owner, J. E. Merrill; architects, Percy & Hamilton; contractor, R. Ringrose; signed, Nov. 12; filed, Nov. 13; cost \$19,844.

O'Farrell near Powell. Brick building; owner, Frederick Ryer; architect, Chas. Geddes; contractor, Jas. McLean; signed, Nov. 18; filed, Nov. 18; cost \$11,925.

Onondaga and Country Road. Two-story frame; owner, Catherine Carson; architect, A. J. Barnett; contractor, Henry Luke; signed, Dec. 11; filed, Dec. 13; cost \$2111.

Page near Webster. Two-story frame except gas-fitting and mantels; owner, H. Gustav Frautner; contractor, A. G. Johnson; signed, Nov. 18; filed, Nov. 23; cost \$4271.

Point Lobos Road near Cliff. Frame depot building; owner, Sutro Railroad Co.; architect, C. J. Colley; contractors, Campbell & Pettus; signed, Nov. 14; filed, Nov. 16; cost \$3980.

Sacramento near Broderick. Two-story frame; owner, Charles H. Hewitt; contractor, Philip Rive; signed, Dec. 5; filed, Dec. 10; cost \$4235.

Second Ave. near California. Cottage; owner, M. Kahn; contractor, H. Peterson; signed, Nov. 26; filed, Nov. 30; cost \$2000.

Stevenson near 3d. One-story brick; owners, Edison Light and Power Co.; architects, Percy & Hamilton; contractors, Riley & Loane; signed, Nov. 20; filed, Nov. 21; cost \$3449.

Stuart near Mission. Excavations, pumping, etc.; owner, E. R. Lillenthal; architect, Clinton Day; contractors, Gray Bros.; signed, Dec. 9; filed, Dec. 11; cost \$2985.

Sutter near Buchanan. Two-story frame; owner, A. G. Morris; architects, Herman & Swain; cost \$4000.

Sixth and Townsend. Four smoke houses; owner, Western Meat Co.; architect, L. Greenbaum; contractor, Thomas Butler; signed, Nov. 24; filed, Nov. 30; cost \$3045.

Sixth and Folsom. Plumbing, gas-fitting, etc.; owner, M. Israel; architects, Salfeld & Kohlberg; signed, Nov. 26; filed, Nov. 30; cost \$1000.

Valencia near 20th. Grading, chimneys, etc.; owner, Mrs. M. A. Rosekrans; architect, W. H. Lillie; contractors, Riley & Loane; signed, Nov. 26; filed, Nov. 27; cost \$1685.

Valencia near 20th. Carpenter, mill work, etc.; owner, Mrs. M. A. Rosekrans; architect, W. H. Lillie; contractor, W. J. Fleid; signed, Nov. 25; filed, Nov. 27; cost \$4200.

Valencia near 20th. Plumbing, etc.; owner, Mrs. M. A. Rosekrans; architect, W. H. Lillie; contractor, W. H. Tobin; signed, Nov. 25; filed, Nov. 27; cost \$1050.

Van Ness Ave. and Clay. Plumbing; owner, Claus Spreckles; architects, Reid Bros.; contractor, W. F. Wilson; signed, Oct. 2; filed, Nov. 12; cost \$6481.

CITY BUILDING NEWS.

Alamo Square. Coping round block; owner, City of San Francisco; contractors, California Concrete Co.; cost \$3000.

Andover Ave. near Courtland Ave. Two-story frame; owner, P. Jackvinski; contractor, P. Manderson; cost \$2000.

Baker near Greenwich. Two-story frame; owner, Mrs. Annie Kennedy; contractors, Kenely & Leterell; signed, Nov. 11; filed, Nov. 14; cost \$1940.

Bartlett near 26th. Three-story frame; owner, J. M. Comerford; cost \$4000.

Broderick near Fulton. Two-story frame; owner, John H. Hendy; contractor, Cranston & Keenan; signed, Dec. 3; filed, Dec. 5; cost \$5000.

Bush near Baker. Two-story frame; owner, S. Magnin; architect, W. H. Little; contractor, W. Helbing; signed, Nov. 27; filed, Nov. 27; cost \$1700.

Clay near Cherry. Two-story frame; owner, John J. Wirtner; architect, G. A. Dodge; contractor, G. H. Moore; signed, Nov. 11; filed, Nov. 18; cost \$2008.

Clement near 9th Ave. Frame cottage except brick work, etc.; owner, Mrs. E. Downey; architect, E. Kolofrath; contractor, W. R. Kenney; signed, Nov. 18; filed, Nov. 18; cost \$1000.

Cliff House. Sheds; owner, Adolph Sutro; architect, C. J. Colley; contractors, Campbell & Pettus; signed, Nov. 14; filed, Nov. 16; cost \$484.

Courtland Ave. and Kosciuszko. Cottage; owner, Mrs. A. Klstrom; contractors, Reid & Ahlgren; cost \$1000.

Duncan near Dolores. Two-story frame; owner, J. M. Comerford; cost \$3200.

East near Mission. Two-story brick; owner, Thomas Magee; architects, Percy & Hamilton; contractor, Riley & Loane; signed, Dec. 13; filed, Dec. 13; cost \$3749.

Eddy and Hyde. Excavations and brick work; owner, O. H. Hund; architect, A. C. Lutgens; contractor, Ferdinand Wagner; signed, Dec. 2; filed, Dec. 3; cost \$1800.

Eddy and Hyde. Carpenter, plastering, etc.; owner, O. H. Hund; architect, A. C. Lutgens; contractor, F. V. Steinman; signed, Dec. 2; filed, Dec. 3; cost \$10,000.

Eleventh near Howard. Alterations and repairs; owner, Mary E. McDonald; architect, J. P. Brady; contractors, G. A. Fisher and T. J. Capp; signed, Nov. 25; filed, Nov. 29; cost \$2085.

Farallones near Orizaba. Cottage; owner, Christine Bergdahl; architect, E. Tillman; contractors, Tillman Bros.; signed, Nov. 30; filed, Dec. 4; cost \$1300.

Fourth Ave. near Pt. Lobos. Two-story frame; owner, R. R. Hind; superintendents, Townley Bros.; day's work; cost \$4000.

Fourth near Brennan. Two-story frame; owners, Simon and Yette Israel; contractors, L. Westerlund, J. Sandeen; signed, Nov. 23; filed, Nov. 29; cost \$2957.

Fourth and Welsh. Excavations and concrete work; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, Geo. Goodman; signed, Nov. 16; filed, Nov. 18; cost \$4612.

Fourth and Welsh. Carpenter work for two three-story frame buildings and one-story frame building; owner, John Shirley; architect, De Prose & Meusdorffer; contractor, H. A. Conrad; signed, Nov. 16; filed, Nov. 18; cost \$14,400.

Fourth and Welsh. Mason work; owner, John Shirley; architects, De Prose & Meusdorffer; contractors, Miller & Beck; signed, Nov. 16; filed, Nov. 18; cost \$1249.

Fourth and Welsh. Plumbing; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, H. Williamson; signed, Nov. 16; filed, Nov. 18; cost \$2124.

Fourth and Welsh. Plastering; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, W. C. Watson; signed, Nov. 16; filed, Nov. 18; cost \$1495.

Fourth and Welsh. Painting; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, J. F. Sullivan; signed, Nov. 16; filed, Nov. 18; cost \$1420.

Fourth and Welsh. Brick work for ovens; owner, John Shirley; architects, De Prose & Meusdorffer; contractor, Peter Glaser; cost \$425.

Green near Hyde. Two-story frame; owner, Patrick Hogan; contractor, H. R. Schneckert; signed, Nov. 13; filed, Nov. 26; cost \$2350.

Julian near 15th. Alterations and additions; owner, Martin Fennell; architects, Shea & Shea; contractors, Bassett Bros.; signed, Dec. 4; filed, Dec. 11; cost \$1800.

Lakeview Tract, lot 23, block 25. Two-story frame; owner, Carl R. Carlson; contractor, A. Dahlberg; signed, Nov. 18; filed, Nov. 19; cost \$2800.

Larkspur Station. Two-story frame; owner, A. Brazil; contractor, Gustave A. Nagel; cost \$2830.

Market near 5th. Stucco work for exterior; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, Chas. Dunlap; signed, Nov. 27; filed, Dec. 5; cost \$6700.

Market near 5th. Plastering; owner, Mrs. A. M. Parrott; architect, Pissis & Moore; contractor, D. Leahy; signed, Dec. 3; filed, Dec. 10; cost \$12,785.

Market near 5th. Plastering for basement; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, D. O'Sullivan; signed, Nov. 13; filed, Nov. 18; cost \$17,000.

Market near 5th. Fixtures, counters, etc.; owner, Mrs. A. M. Parrott; architect, Pissis & Moore; contractors, L. & E. Emanuel; signed, Nov. 27; filed, Dec. 5; cost \$5475.

Market and 10th. Plumbing, etc.; owner, Timothy Hopkins; architect, H. A. Schulze; contractors, Shook & Son; signed, Nov. 15; filed, Nov. 27; cost \$1382.

Masonic Ave. and Haight. Two-story frame; owner, Mrs. J. A. Bogart; architect, W. H. Little; contractors, Cranston & Keenan; signed, Nov. 19; filed, Nov. 21; cost \$5100.

Masonic Ave. and Haight. Plumbing on five houses; owners, Cranston & Keenan; contractor, G. C. Sweeney; cost \$1500.

Mission and Beal. Two-story brick; owner, J. F. Merrill; architects, Percy & Hamilton; contractor, R. Ringrose; signed, Nov. 12; filed, Nov. 13; cost \$19,844.

O'Farrell near Powell. Brick building; owner, Frederick Ryer; architect, Chas. Geddes; contractor, Jas. McLean; signed, Nov. 18; filed, Nov. 16; cost \$11,925.

Onondaga and Country Road. Two-story frame; owner, Catherine Carson; architect, A. J. Barnett; contractor Henry Luke; signed, Dec. 11; filed, Dec. 13; cost \$2111.

Page near Webster. Two-story frame except gas-fitting and mantels; owner, H. Gustav Prautner; contractor, A. G. Johnson; signed, Nov. 18; filed, Nov. 23; cost \$4271.

Point Lobos Road near Cliff. Frame depot building; owner, Sutro Railroad Co.; architect, C. J. Colley; contractors, Campbell & Pettus; signed, Nov. 14; filed, Nov. 16; cost \$3080.

Sacramento near Broderick. Two-story frame; owner, Charles H. Hewitt; contractor, Philip Rive; signed, Dec. 5; filed, Dec. 10; cost \$4235.

Second Ave. near California. Cottage; owner, M. Kahn; contractor, H. Peterson; signed, Nov. 26; filed, Nov. 30; cost \$2000.

Stevenson near 3d. One-story brick; owner, Edison Light and Power Co.; architects, Percy & Hamilton; contractors, Riley & Loane; signed, Nov. 29; filed, Nov. 21; cost \$5449.

Stuart near Mission. Excavations, pumping, etc.; owner, E. R. Lillenthal; architect, Clinton Day; contractors, Gray Bros.; signed, Dec. 9; filed, Dec. 11; cost \$2985.

Sutter near Buchanan. Two-story frame; owner, A. G. Morris; architects, Herman & Swan; cost \$4000.

Sixth and Townsend. Four smoke houses; owner, Western Meat Co.; architect, L. Greenbaum; contractor, Thomas Butler; signed, Nov. 29; filed, Nov. 30; cost \$3045.

Sixth and Folsom. Plumbing, gas-fitting, etc.; owner, M. Israel; architects, Salfield & Kohlberg; signed, Nov. 26; filed, Nov. 30; cost \$1000.

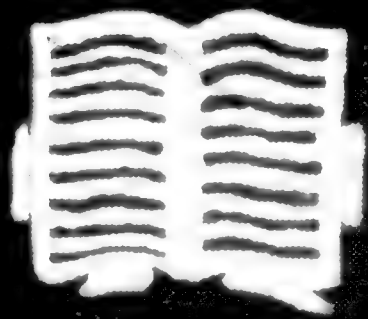
Valencia near 20th. Grading, chimneys, etc.; owner, Mrs. M. A. Rosekrans; architect, W. H. Little; contractors, Riley & Loane; signed, Nov. 25; filed, Nov. 27; cost \$1695.

Valencia near 20th. Carpenter, mill work, etc.; owner, Mrs. M. A. Rosekrans; architect, W. H. Little; contractor, W. J. Field; signed, Nov. 25; filed, Nov. 27; cost \$4200.

Valencia near 20th. Plumbing, etc.; owner, Mrs. M. A. Rosekrans; architect, W. H. Little; contractor, W. H. Tobin; signed, Nov. 25; filed, Nov. 27; cost \$1050.

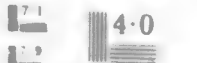
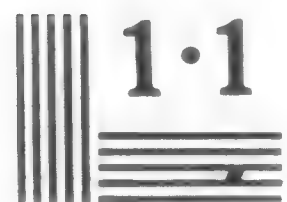
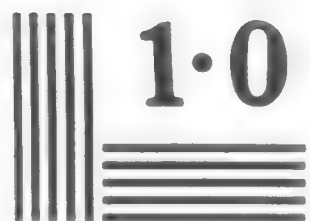
Van Ness Ave. and Clay. Plumbing; owner, Claus Spreckles; architects, Reid Bros.; contractor, W. F. Wilson; signed, Oct. 2; filed, Nov. 12; cost \$6481.

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VOLUME XVII.

JANUARY 20th, 1896.

NUMBER I.

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

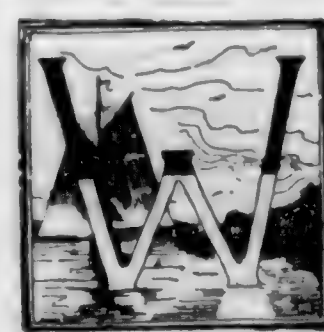
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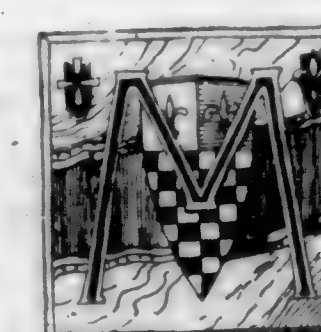
W. J. CUTHBERTSON, President. OLIVER EVERETT, Secretary.

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Head our paper with different annual numerals and 1896 is now well under way. The stocks of goods which were produced in our busy years being now somewhat depleted after four years of non-production and the temper of the people being tried during that time to the utmost of their patience, the indications are that production will again proceed sometime during 1896, and after the general business has got a little headway, building will also commence to boom, and architects, contractors and building employes will again have all they can attend to. THE CALIFORNIA ARCHITECT AND BUILDING NEWS intends to be ready for such and will improve as the boom proceeds. We shall commence at once and with this number we issue four sheets of half-tones with other additional cuts and we intend with proper encouragement to increase the usefulness of our matter and the number of our plates.

We wish the profession generally, from British Columbia to California and from the Pacific to Utah, a prosperous year and more especially those who have stood by the only Architectural periodical of its class upon the Pacific slope and which hopes yet to have many a year of prosperity.

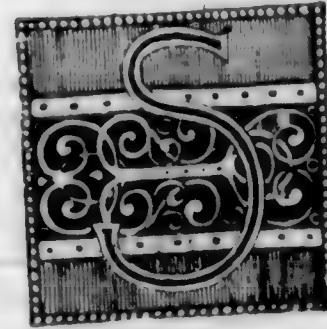


R. H. T. Bestor's death, one time Editor of this paper, took place on the third of this month. He was sixty-one years old and one of the Pioneer Architects of San Francisco. In his later years he devoted himself a great deal to scientific research and belonged to several learned societies including the Chapter of Architects of which he was an active member. He was always willing to impart from his store of knowledge to the students, and they will miss him for he took a great interest in their classes and in their advancement.

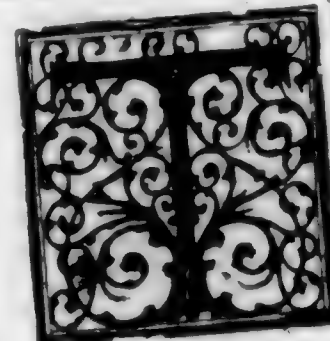


N. A. Page Brown, whose death took place on the twentieth of this month, the profession has lost a brilliant member. The terrible injuries he received in the unfortunate accident that happened to him near Burlingham when driving a fast team, he never recovered from. During the short time of his activity in California, he was Architect for quite a large number of the principal new buildings of San

Francisco including the Crocker Building, the Ferry Depot Building, Donohoe Building, and the Manufacturers and Liberal Arts Building of the Midwinter Fair, besides a number of residences.



UCH agitation as is now being made against the conditions of competition for the buildings for the Affiliated Colleges of the University of California, serves a useful purpose and will draw attention to the abnormal and absurd laws now on the Statute Book concerning the obtaining of plans for State work. They are better observed in the breach than in the keeping thereof, and so thought the Regents of the University for so far, in getting plans for their buildings, they have ignored these laws entirely and appointed their architects without regard thereto; until this last competition when the facts of such a Law was brought to their attention by the legal advisors of the State. Now that the impracticability and absurdity of the Law which was either drawn up by someone totally ignorant of the Status of an architect, or to fit some particular job at that time on the tapis so as to prevent all self-respecting and capable architects from competing, has been made apparent, let the Chapter of Architects and outside architects at once get together and see that such a disgraceful and unworkable Law and one so derogatory to themselves is repealed at the first opportunity, and let them devise a better and proper one and get it past by the next Legislature. In our next number we intend to go into this matter thoroughly and meanwhile invite any suggestions as to the proper kind of a bill to prepare.



HE Artistic public familiar with the grounds and buildings of the State University at Berkeley has long felt the inadequate treatment of these, as so far made, and often longed for some one in authority to take hold of the subject in a proper and broad spirit.

It seems at last we have such a one in Regent Reinstein, lately appointed to that office, who has taken hold of the subject in an energetic, broad and liberal way which is sure to lead to a successful issue. As an instance so as to get the best opinions on the best method of obtaining a complete scheme for said grounds and buildings he sends to all the prominent Architects and Presidents of Universities of America, a series of questions bearing upon the matter—from most of these he has received very painstaking replies.

By the courtesy of the Regent we have had an opportunity of looking over most of their replies and find therein an amount of interesting matter, not only worthy of consideration in this particular case but of general applicability to the architectural world.

We will record here the questions, a digest of the replies and lastly the lessons to be obtained from them.

First question was—

"The desirability and importance of beautiful grounds and surroundings, and buildings which will be both useful and convenient, and at the same time architecturally beautiful and arranged according to some general plan?"

It is a sad commentary on the State of Art Education among the people that such a question should have been necessary—but the present condition of many public grounds and buildings, point vividly to the necessity of impressing the desirability of such things upon those having charge.

It goes without saying that the replies are all thoroughly in favor of such a course—and we cannot refrain from quoting Regent Reinstein's own words in regard to the subject.

"Mr. Maybeck, instructor in architectural drawing has suggested the wisdom of at once setting aside a sum sufficient to obtain the services of the best landscape gardener and the greatest architect obtainable, who shall, within the coming year, and prior to the next session of the Legislature, lay out the permanent plan of the grounds and a general scheme of the buildings contemplated for all time, so that such grounds shall be as nearly ideally beautiful as may be, and that the buildings shall be convenient for use, architecturally fine in themselves and parts of a grand harmonious scheme which shall contemplate upon this, the noblest site on the earth, the most glorious architectural pile in history.

"Not built for a year nor for a hundred years, but for all time; not to rise, like Aladdin's palace, in a night, but during the slow centuries the University is destined to last. Believing as we all do in the great future of our State and her University, we hope it will not be necessary to have the authority of the presidents of the great universities and the best architects of the land to convince the people of the State of California of the wisdom of now laying out the plans of this already great University on a scale commensurate with the power, the pride and the dignity of a great and glorious state. Let us build not rapidly, not lavishly, but slowly, yet grandly, that there may greet the commerce which shall whiten the Golden Gate and the civilization which shall grace this western shore an architectural pile of stately and glorious buildings, which shall rival the dreams of the builders of the Columbian Exposition, which shall do honor and justice to a superb Republic, and to its most favored State, and which, even in their ruins, shall strike the beholder with wonder and rapture."

The second item called for—

"Examples and experience, advantages and disadvantages of Competitive Plans in other structures of which you know?"

The replies to this range from the total condemnation of Competition by Mr. Sullivan to the modified approval thereof in certain cases.

However all condemn generally the idea of a competition and claim that better results are obtained by the appointment of some architect and landscape architect who has already shown his ability by practical work.

Mr. Sullivan of Chicago equals the most rabid socialist in his hatred of Competition—he puts his side of the case in strenuous language—towit:

"I regard the Competition idea as wholly fatuous and chimerical, I regard the assumption that you, I or anyone else can draw intelligent and just conclusions from a set of sketches submitted in Competition to be as false as it is specious and tempting. What you really want in an Architect-Artist is his individual power in grasp, imagination and expression: in other words his matured personality; and this is too complex, too subtle, too intangible a quantity to be discerned in anything but executed work: in a real performance.

"I know all that can be said in favor of the Competition idea: I have heard the arguments *ad nauseum*: each time they grow more revolting and grotesque in the semblance of truth

and each time they caricature still further an art too noble and serious to be thus degraded. Competitions I hold in contempt so great that I do not even wish to make an extended argument against them."

The consensus of experience among the other architects go to show that very few buildings whose architects were obtained by Competition have been successful. We might add also that no better results have been obtained where there has been no Competition and the choice of architect has been left to a public body when such choice has been made without professional guidance. It all depends upon this latter factor in either case, and this is the unanimous gist of the replies.

A great deal of prejudice against competition is due to those cases, of so called competition, which form the majority, where the architect has been first chosen by the public body and a form of Competition gone through afterwards simply to satisfy a Law or the clamors of outsiders.

THE DISADVANTAGES OF COMPETITION ARE STATED AS FOLLOWS:

First—"It would not be assured that the best man competed."—VAUX.

Second—"That at the time the first drawings are made neither the proprietors nor the architects have given the subject sufficient study to know what is advisable, and a competitive drawing is got up hurriedly, in a manner to catch the eye of the judges. The drawing is often used with the result of a very poor solution of the problem being worked out."—HENRY IVES COBB.

Third—"In choosing an Architect without Competition you can take into consideration the work which an Architect has done, his ability in construction and carrying out works, and his general character, and these questions cannot be so well considered in a Competition."—SHEPLEY, RUTAN & COOLIDGE.

THE ADVANTAGES OF COMPETITION ARE STATED AS FOLLOWS:

First—"They are certainly undeniable, if the Competition can be properly ordered."—VAN BRUNT & HOWE.

Second—"We believe that the best results will be obtained by inviting a certain number of architects of well established ability and reputation to submit drawings and paying to them a fixed sum for their drawings; then allowing all other architects not so invited to compete if they so desire, and to provide for the latter a certain number of prizes for an inducement. In this way you will secure all the advantages of a general competition open to every one, and you will also have the assurance that the six or more men from whom you would wish to receive drawings in any event, will also furnish you with their ideas."—CARRERE & HASTINGS.

Third—"The most obvious advantage of a Competition is the opportunity thereby afforded to select and compare among a series of designs. Competitions are at best a cumbersome, costly and unscientific, though sometimes an unavoidable method of selecting an architect."—VAN BRUNT & HOWE, KANSAS.

From the above quotations and from the body of the letters it can be gathered that the general trend of opinions of the correspondents is that in many cases the choice of an architect without Competition is the most advisable, that is if the choice is made by the help of professional assistance. Although many of the writers admit that under a properly conducted Competition the most advantages can be obtained to the employer. It will be noticed that all the valid objec-

tions made against Competitions are not made so much against Competitions *per se*, but against *improper* Competitions, *e. g.*:—Number One and Three disadvantages are answered by number Two advantage whereby the best man can be got to compete by paying him a proper remuneration.

Number Two disadvantage can be overcome by the adoption of the double Competition advocated by the editors of the *American Architect*, "that is to say, instead of holding one competition, it might be advisable to hold two, in which only those who have made the best showing in the first Competition should be invited to take part in the second one, and the actual employment of the winner in the second Competition should be positively assured."

So we see it all depends upon whether the Competition is conducted rightly or not.

The uncertainty of the professional minds on this subject simply indicates to us that we are now in a transitional period—the transition from Competition to Co-operation or Socialism. As we see the trade and manufactures of the world being fast aggregated into the hands of a few large firms—so in the profession of architecture—a few leading firms obtain the cream of the work—preparatory to having all enterprises placed into the hands of the people at large.

But as long as we are still in the Competitive stage—let us use it to our advantage and give talent a chance to be used where otherwise it would be lost; this can only be obtained by Competition in our present position, as this is the only way a man of talent and of no means or influence can hope to make himself known and appreciated.

The Third and Fourth questions as to the proper proportion of premiums to the moneys to be expended and as to the number and character of the premiums—is answered as follows by one correspondent:

Premiums to run from one-half to one and one-half per cent of the cost of the works according to magnitude, which agrees with the usual course, *i. e.*, to spend for premiums one per cent—the amount charged by architects for preliminary sketches.

In this particular case of Plans for a general scheme for University Grounds and Buildings—wherein \$10,000 is proposed to be spent—it is suggested by one that each of the invited Competitors, say six, receive \$1000 each—awarding two \$1000 and two \$500 prizes to outsiders and \$1000 for expenses of Competition, expert fees, etc., which seems about the general idea.

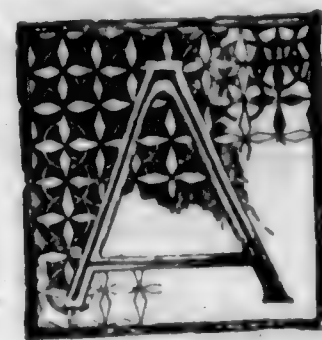
In reply to the question "Whether the Competition should include foreign countries as well as the United States?" we agree with Lindley Johnson when he says "by all means let the world compete."

Learning is cosmopolitan, and the seats of learning should be the same. The lines between foreign and unforeign are being broken down fast in Architecture and are already broken down in Science. Let us not try to put up the fence again. Quite a few of the correspondents however advocate restricting the Competition to the United States—although they seem to us to give no adequate reason therefore.

The last question as to the data necessary to give Competitors a proper idea of the needs, in this particular case, is not of general interest so we will not enter into that matter.

We have attempted here to give a digest of the opinions on the above subjects, all but the subject of the proper conduct of a Competition, which is too wide a field to enter upon at this time—but to which we will draw attention again soon.

LETTERING.



ALTHOUGH in these days of typewriting and shorthand, Caligraphy has not the importance that it had some few years back and still less than it had before the advent of printing, it still forms an important adjunct to the artistic appearance of a plan. If badly done, it detracts much from a well executed drawing; if well done it makes a badly executed drawing pass, when otherwise it would be totally condemned. It goes without saying, however, that no matter how careful a draftsman may be in making an artistic looking title, if he is without the idea of proportion and relative spaces he cannot make a complete success. It requires the artist to do this and he may not scientifically know that a curved letter of the same height as a straight lined letter looks smaller than it in consequence of some law of optics, but he knows it is so, and consequently makes his O taller than his E. So with spacing, he places his letters intuitively apart so that the space between all the letters shall be equal. Although this be so he does this with better grace after he has been through the drudgery of spacing by rule in his student days than he is sure of his ground because he goes to work intelligently.

Prof. Jacoby in his book on Lettering, reviewed in this number gives rules in regard to spacing and relative size of letters which seem to lead to a result as good as can be obtained by using rules—but the fact is that there are so many conditions entering into the relations of letters and their juxtaposition that it is impossible to limit them to any hard and fast Rule, and a good deal must be left to the natural sense of proportion of the draftsman. The modern use of typewriting wherein each letter occupies the same space should it be an M or an I spoils that nice sense of proportion to the modern, and an ordinary person gets his senses by this so warped that in despair, he flies to some rough and uncouth letters to cover his lack in this respect. However we will not be far into the next century when we shall find the present system of longhand caligraphy almost totally abandoned and some system of shorthand substituted therefor, when it will be a problem for the next generation of draftsmen to make this stenography artistic and lovely looking. It do doubt can be done and the doing away with the fearful waste of time and labor now indicated by the use of longhand will be more than a complete recompense for any loss of æsthetic appearance.

By the beginning of the twentieth century an agreement should be made between all nations as to the adoption of an universal shorthand Phonetic Alphabet, and immediately means taken for the gradual substitution of the old longhand by the new shorthand. The enormous economy in printers ink, paper, pens, etc., makes this an object worth working for by all those who are able to read and write.

Then will come the time when the poet may dash his thoughts down on paper before they can get cold, as the musician now jots down his notes. The bright thoughts will be as common as gold in Cripple Creek, and the litterateur and journalist may give up his midnight oil and get in all he wants by sunlight.

W. J. CUTHBERTSON.

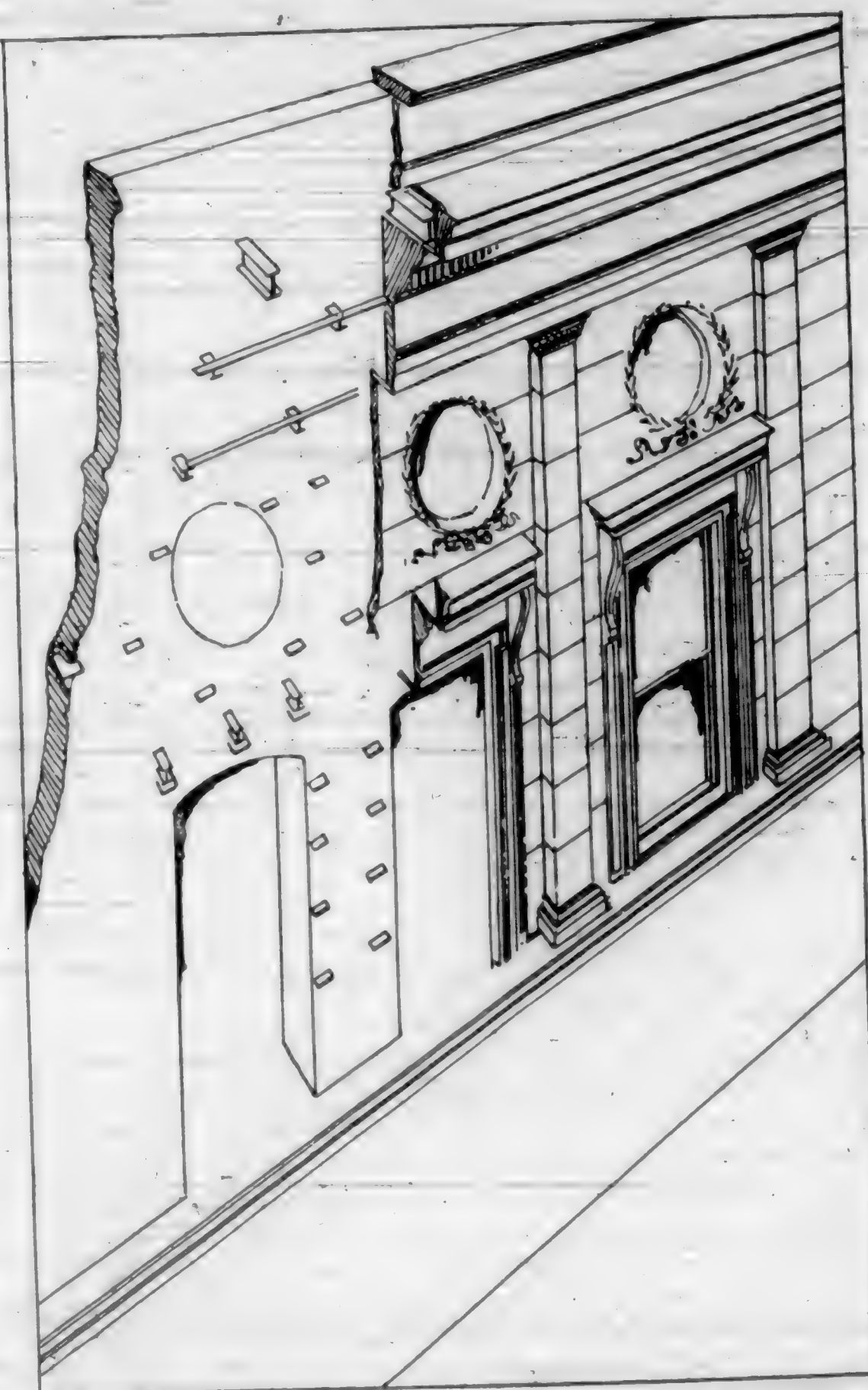
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PAPER READ BY JOHN COTTER PELTON BEFORE THE SAN FRANCISCO CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS.

THIS paper is not prepared for the purpose of calling your attention to any particular form of released ashlar construction, but to the subject of released ashlar construction in its broad application to modern structures.

I feel that it is a subject in touch with modern thought and in line with modern constructional progress. I think that in our progress toward the attainment, with a minimum of material, of a superior result in effect that this form of construction may play some part.

I would not pull down the monumental memories of Greece and Rome, but may ask of you, shall we ever again build a Parthenon or a Colosseum. Are not our investiga-



tions now in another and different field, influenced and governed by totally different exigencies and sentiments.

The architectural world of 1895 is not the world before Christ, nor is the world of to-day, the world of to-morrow.

The day does not close, but sees at some fellow-craftsman's hands the improvement of a theory or the development of a better one.

I feel the sentiment in each subtle line of Grecian grace, the fragments of the Acropolis hill, tell me of the men who brought their work to such perfection, and they tell me of the spirit which was THERE influence, under which they lived and strove, but it was not the spirit which moves us of to-day.

I will confess to a profound awe in the study of the

Parthenon or the Colosseum, as structures, but still I do not think while engaged in that study that any of us look forward to a commission to build a Parthenon or a Colosseum.

The pyramids are inspiring. That simple, blind purpose, the piling up of stone upon stone, so herculean an accomplishment, as to try the patience in the development of a tenable theory of construction, work costing years of time, and the lives of thousands of human beings, and to obtain a receiving vault of limited size for the security of the remains of a King or his treasure, and I cannot doubt that from a point of security the Greeks would choose, to-day a modern safe deposit vault in preference to any of their temples.

But it quite idle to make these comparisons; let us ask each other, not are we rebuilding pyramids, or Parthenons, but are we building, to-day, even as our masters built? Are we building just as we were ourselves building, only a few years ago?

I hardly believe that any of us would confess that ours is the only craft, not in the procession, which moves slowly but surely as the star of the empire, with that profound sentiment, that unconquerable purpose, the improvement of the condition of man. But rather may we not claim that through all ages, in architectural development will be found a certain and positive index of the condition of religions, social and commercial life.

The impellant idea which I have had in mind in the perfection of a method of safe construction of a thin ashlar facing for a structural wall, is the minimum use of the more costly and beautiful materials, stone and marble, an idea, originating possibly in the pyramids, and developing in the Latin countries early in the Christian Era. I have hardly had time or opportunity to trace the earlier applications of the idea. We need, I think, go no further back than the pyramids of Cheops, where, we may find the most positive and elaborate evidence, in heavy ashlar of black granite on the exterior, and of more rare and beautiful colored granites and porphyry in the interior passages, nor is it necessary to take up time in such an effort. We know that in the old world it is seen on every hand in many forms and degrees of thickness, frequently in the form of a mere veneering of inch marble.

St. Marks in Venice, from sill to spires, is of rare and beautiful marbles, and I am sure no question will be raised of its permanency, although the application or method of attachment was most simple, done only by wiring and cementing, but rather I feel a question would have been raised by this economical race of people against the burying in walls of unnecessary thickness of costly stone.

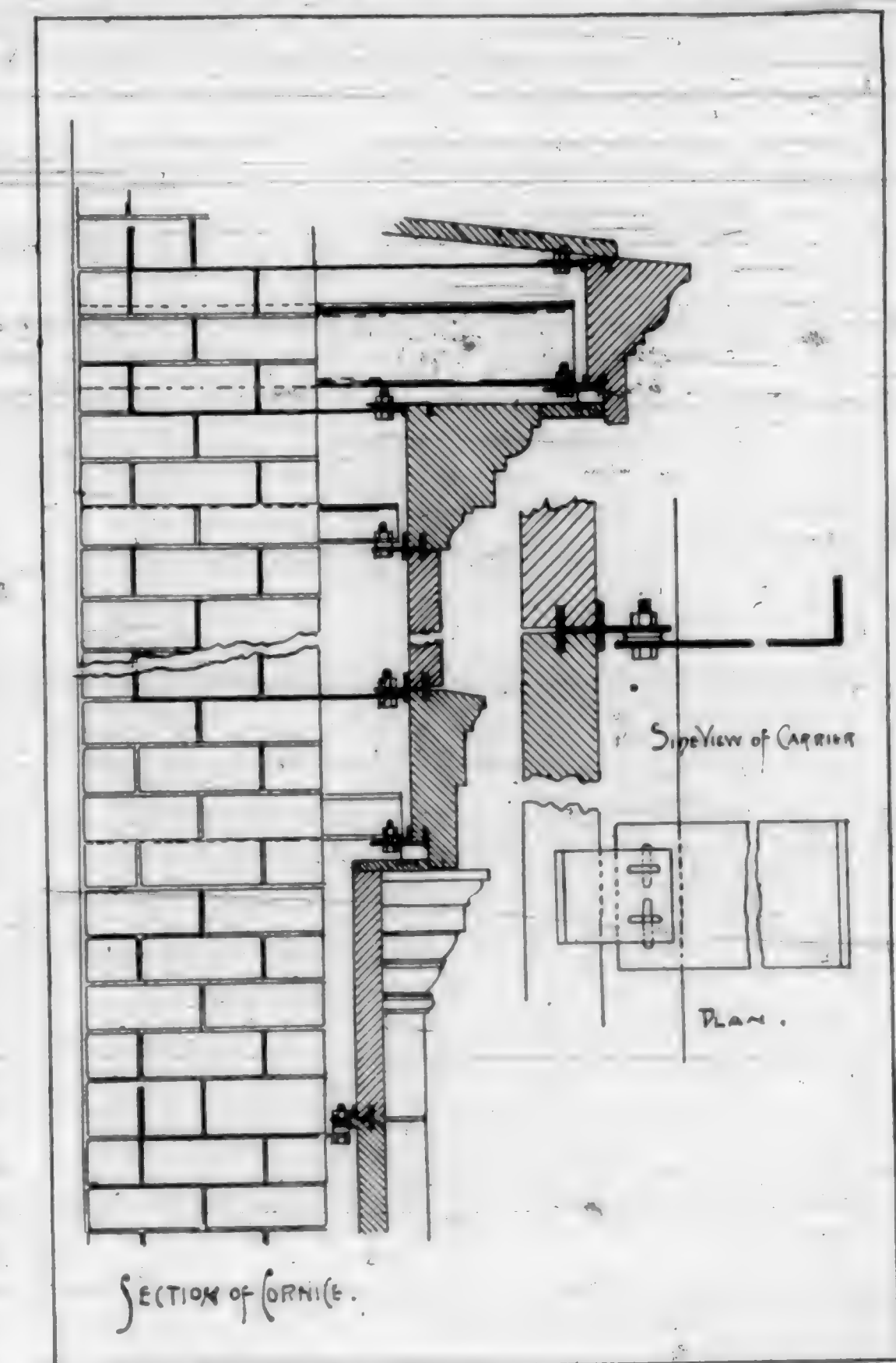
All along the Grand Canal in Venice, we find veneer construction from one to three inches in thickness of marble and sandstone in palaces, dating back as far as the Eight century.

The Milan Cathedral may be mentioned as a notable example of marble veneering. In parts of the building, marble was used in heavy structural form, while later, from economical reasons, veneer construction on brick walls, was substituted, and the building so completed, and this, where marble is cheaper than in any part of the world.

Passing now the economical use of costly or choice material, I will attempt the substantiation of my conviction of the superiority of the released ashlar form of construction. To make this clearer, let us separate the necessary elements of a wall—strength, rigidity, fire resistance and architectural character.

Assuming the wall to be of proper construction being without connection structurally with the ashlar facing—it seems clear that it may be demonstrated to be more perfect than a wall of composite character, say than a wall of bonded brick and stone masonry. This means, of course, where there is limitation of cost and of occupied space.

I trust I shall not be severely criticized when I claim that a wall of given dimensions, carried to a considerable height, is a more reliable an certain construction if of solid brickwork of good character, than if of bonded brickwork and stone, by reason of the wide variation of the crushing resistance of brick and stone, and of brick and stone bonded together; and, also by reason of unevenness in settlement due to the greater number of mortar joints in the brickwork than in the stonework. The crushing resistance of brickwork, we may take at from 300 to 1000 lbs. per square inch; that of the ordinary sandstones of this coast varying according to authority from 1500 to 10,000 lbs. per square inch.



I submit to you the difficulty of a satisfactory adjustment of this variation of strength in a wall which is built as a unit, and I submit that if the adjustment is not perfect, that there can be no integrity in the wall.

I will not limit the comparison of the strength of a mixed brick and stone structure to the crushing resistance, but will risk criticism again in claiming a great degree of strength and permanence from any point of calculation for a wall of uniform material.

The California Hotel and Theater Building is an illustration to which I will refer, with some difference however, as I realize that to account for this error in construction, there must be several views and differing versions, but from no standpoint can the failure be made pardonable. There is

error in calculation, error in choice of material, error in adjustment of incumbent weight, or error in workmanship by stone cutter or by setter, and although I do not suggest the shirking of either question when circumstances demand such a structure, I do, without hesitation call your attention to the much more simple solution of each and every one of these features in the use of a wall of uniform material, *i. e.* brickwork and a released facing.

In question of rigidity in emergency, such as vibration caused by heavy traffic, or, the more severe strain imposed by the shock of an earthquake, I believe that investigation will again reveal the superiority of this construction.

The settlement of a wall of brick or of masonry is one of the vital, if not most vital considerations of such work. This natural settlement or contraction has been estimated in average work to be sometimes as much as $\frac{3}{4}$ of an inch in ten feet in height, and every engineer, architect, superintendent of construction and builder, knows the care to be exercised in the construction of the parts of the work contingent upon such settlement, while the work is in progress. It does not require the consideration of a very high building to find this settlement to be of much moment. This settlement, if established that it exists, must be provided for somewhere or somehow. It cannot be ignored; if it exists, it must be traced in its effects or failure in some part of the structure is certain. If this be applied to a brick wall of even and defined strength, it is in itself serious; if applied to a wall of two different materials of differing strengths, it becomes worthy of most careful consideration. It must be admitted that the releasement of the facing absolutely solves this problem. The walls are carried to their full heights, almost the entire weight of the building is imposed, and the settlement or contraction has taken place before the ashlar is set.

The question of the prevention of dampness in walls of buildings of brick, or of brick and masonry has received your attention too often to require hardly a mention. I will confess to surprise but recently—in reading of the use of hollow bricks in the walls of the Parthenon, built 430 years before Christ. The reflection, therefore, that allowing the absorption of a common brick to be one pint of water that the walls of the Mills Building, in this City, might if exposed on all sides through their whole length might absorb no less than 420,000 gallons of water or 1680 tons, emboldens me to claim the overcoming of this fault of an ordinary wall as a third feature of advantage. Sandstone of the average density is hardly less absorbant than brick.

I will ask here, if the exact computation of the parts and functions of the parts of a modern structure, this additional weight should be ignored? I fear it often is. We are all familiar with a number of expedients, of forms of construction, devices is wall anchors, etc., aimed at the releasement of the outer four inch facing of a brick wall, and for the purpose only of protecting the inner or structural wall from the accumulation or absorption of dampness, and I believe that within a few years, that this form of construction has been recognized as the most successful, in fact the only form certain of the accomplishment of the purpose.

By the provision of an air space, I cannot but feel convinced that much will be accomplished in the equalization of the temperatures, not only in the avoidance of the dangerous dampness, but a building so constructed cannot be so rapidly affected by the changes of temperature in the outside air. I submit that if this can be admitted, it is a con-

sideration of importance in climates demanding the heating of buildings at great expense.

In the question of fire resisting qualities, I think I can again demonstrate superiority through the space of air between the structural wall and the ashlar facing, and suggest that until the outer facing has been destroyed and fallen off, the wall itself remains cool, and unaffected by the heat. With reference to the facing as a protection against fire, certainly much depends upon the selection of a material of superior fire resisting quality.

I may suggest in the event of a partial destruction by fire of a building so constructed, the possibility of making repairs without the total demolition of the wall, and here I will pass the reviews of the practical structural functions and will conclude with a few words on the resultant features of rapidity of construction and economy of proper area.

No general estimates can be made of either of these features—the amount of time which may be saved or of the saving of space occupied by walls—this will require special comparison. That such construction may be rapidly prosecuted is evident, the walls being carried to their full height without interruption, without being subject to delay in the preparation of the material for the facade, in which, whether of brick and terra cotta, or brick and stone, may usually be found the cause of delay, consequent upon its more elaborate character and the slower process of ordinary construction, the building being under roof and inclosed, the prosecution of the work of the interior is made entirely independent, and may be begun at a much earlier period.

Continued in February number.



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.

HARRISON School, Oakland, Cal., W. J. Cuthbertson, Architect. Plans in March No. of '93.

"LITTLE JIM" Ward of Children's Hospital, A. C. Schweinfurth, Architect.

RESIDENCE of Edward Coleman, Esq., W. H. Lillie, Architect.

STOCKTON Library Building, J. C. Pelton, Architect.



RESIDENCE OF EDWARD COLEMAN, ESQ.

W. H. LILLIE, ARCHITECT.

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