



HARRISON SCHOOL, OAKLAND, CAL.
W. J. CUTHBERTSON, ARCHITECT.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVII. No. 1. JANUARY 1896.



FREE PUBLIC LIBRARY, STOCKTON, CAL.
J. C. PELTON, ARCHITECT.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVII. No. 1. JANUARY 1896.

ANNUAL SUMMARY OF BUILDING OPERATIONS.

IN the following table we present the number and value of buildings erected in San Francisco during the past year, as shown by the contracts filed at the City Hall.

FOR FIRST SIX MONTHS.—1895.

1895	No. of Buildings	No. of Contracts	Brick Building Value.	No. of Buildings	No. of Contracts	Frame Building Value.	No. of Buildings	No. of Contracts	Alterations & Additions Value.	No. of Buildings	No. of Contracts	Total Value.
Jan'y	12	3	\$ 50,025	31	33	\$ 148,880	4	4	\$ 20,847	37	40	\$ 218,732
Feb'y	10	9	59,336	38	42	122,890	6	6	12,071	51	57	191,287
March	10	9	170,489	76	81	208,081	9	11	17,418	90	101	395,988
April	10	10	155,333	57	69	274,080	24	24	37,411	88	102	466,824
May	10	10	36,043	85	90	393,037	10	19	33,973	107	116	483,063
June	10	10	74,775	67	85	288,791	11	11	21,912	80	101	385,178
Total	72	72	\$ 498,001	254	400	\$ 1,435,740	72	75	\$ 193,332	453	517	\$ 2,125,082

FOR SECOND SIX MONTHS.—1895.

1895	No. of Buildings	No. of Contracts	Brick Building Value.	No. of Buildings	No. of Contracts	Frame Building Value.	No. of Buildings	No. of Contracts	Alterations & Additions Value.	No. of Buildings	No. of Contracts	Total Value.
July	11	17	\$ 151,362	84	90	\$ 287,947	15	17	\$ 182,283	110	124	\$ 601,572
Aug	5	10	133,717	100	111	476,898	13	13	49,244	118	134	679,839
Sept	5	10	31,633	59	72	200,433	8	8	33,012	72	90	355,078
Oct	9	15	40,000	38	56	254,290	26	26	98,811	63	97	398,161
Nov	12	14	98,136	25	36	101,620	9	10	28,128	46	60	277,814
Dec	15	17	163,218	37	39	135,428	8	8	16,165	60	64	266,686
Total	67	83	\$ 638,176	343	404	\$ 1,546,486	79	82	\$ 387,633	409	509	\$ 2,574,150
G'd Total	84	125	\$ 1,134,177	687	804	\$ 2,982,226	151	157	\$ 580,965	922	1086	\$ 4,699,232

To this amount should be added the further estimated sum of \$500,000 where costs have not been given, which would make the total \$5,199,235.

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

1880—	397 engagements, value.....	\$1,754,433
1881—	533 " " " " " " " " " " " "	3,799,732
1882—	785 " " " " " " " " " " " "	3,896,212
1883—	803 " " " " " " " " " " " "	5,261,689
1884—	1,127 " " " " " " " " " " " "	6,202,807
1885—	1,457 " " " " " " " " " " " "	7,043,999
1886—	1,148 " " " " " " " " " " " "	6,401,669
1887—	1,093 " " " " " " " " " " " "	6,605,054
1888—	891 " " " " " " " " " " " "	6,244,220
1889—	1,081 " " " " " " " " " " " "	7,500,000
1890—	1,037 " " " " " " " " " " " "	7,095,013
1891—	1,162 " " " " " " " " " " " "	6,946,056
1892—	920 " " " " " " " " " " " "	5,856,341
1893—	905 " " " " " " " " " " " "	3,962,532
1894—	947 " " " " " " " " " " " "	4,529,839
1895—	1,086 " " " " " " " " " " " "	5,199,235

COMPETITION.

ANNUAL COMPETITION FOR THE GOLD AND SILVER MEDALS OF THE ARCHITECTURAL LEAGUE IN CONNECTION WITH THE ANNUAL EXHIBITION OF THE ARCHITECTURAL LEAGUE OF NEW YORK.

CONDITIONS FIRST:—The Competitors must be residents of the United States, and under the age of twenty-five.

SECOND:—The drawings shall be made in conformity with the following programme, and entirely by the hands of the Competitor.

The awards will be made by the Committee on Competition and Awards acting as a Jury, and their decision will be rendered on or before February 13, 1896.

The competitive drawings will be hung at the Exhibition, the first and second prize drawings being so indicated, and these latter shall become the property of the League.

PROGRAMME—THE PRINCIPAL ENTRANCE OF A TERMINAL RAILROAD STATION.

The station is located at the junction of three main streets of a city of first importance, in a "round point," the principal entrance facing one of them, and the station property being bordered by the continuation of the other two.

The line of the building is set well back from the street, giving ample space for driveways arranged so as to accentuate the entrance, steps, etc., for travelers arriving on foot. The main floor of vestibule must be located at about grade level. The length of front over all, as shown on diagram, is 200 feet. The cost is left to the discretion of the designer.

Only the entrance with preceding driveways, ramps, etc., with indication of main vestibule, shall be shown on plan and elevation.

The drawings will be placed on two sheets 26" by 39"; one sheet containing a section and elevation at $\frac{1}{8}$ " scale and plan at 1-16" the other a $\frac{3}{4}$ " scale detail, with cast and rendered shadows.

All drawings are to be delivered flat, under a non-de-
plume, on or before February 6, 1896, at the League Rooms; charges prepaid.

COMMITTEE: JOHN GALEN HOWARD,
ALBERT L. BROCKWAY,
THOMAS HASTINGS, Chairman.



THE GUILD OF ARTS AND CRAFTS.—The interesting exhibition of Books and Printing under the auspices of the Guild of Arts and Crafts is open to the public at 424 Pine street.

OAKLAND'S EXPOSITION.—Oakland has just closed one of the most successful Expositions on record. Gotten up only in three weeks it was engineered by good business men and was not only successful in a pecuniary sense but was in the way of exhibits an exhibition of the enterprise and capacity of Oakland and its environs which surprised all that had the privilege of seeing it. It was successful in every way and has given such a stimulus to Oakland and its business interests that its managers have decided to make a permanent affair of it and will soon get to work to make a permanent building for all such occasions as have just past.

The directors of the concern were:—M. J. W. Nelson, M. J. Keller, Geo. Roeth, Theo. Gier, Fred Becker, Ely Buswell, F. W. Spiars and Wm. Rutherford; Craigie Sharp, Superintendent.

STUDENTS NOTICES.—Mathematical class of Mechanics' Institute, 31 Post street, San Francisco. Sessions: Tuesday and Friday evenings, 7:30-9:30 P. M. New term begins January 6 and ends June 27, 1896. Studies: Algebra, Geometry, Trigonometry. 2 The application of Mathematical principles and rules to the solution of problems in mechanics, electricity and advanced commercial calculations.

Any student is permitted to make such selections from the above list of studies as he may consider profitable and useful for himself. Students desiring it, will be given an opportunity to review and extend their knowledge of arithmetic and to learn how to apply its rules to practical examples in mensuration of plane and solid geometry. For further information apply to the Instructor in charge of the class.

BOOKS AND PERIODICALS.

A text book of PLAIN LETTERING by Henry S. Jacoby Ass. Prof. of C. E. in Cornell University.

This book will be found quite a help to draftsmen. It goes thoroughly into the methods of artistic and scientific letter making—and is not cumbered with the large amount of so-called ornamental lettering which compose the major portion of old fashioned works on this subject. It is welcome if only for the indication it gives of the adoption by the modern draftsman of plain readable letters instead of the almost undecipherable lettering which used to abound on Architectural Drawings.

The BROCHURE Series of Architectural Illustrations—published monthly by Bates & Guild—has every month a very useful and excellent series of half-tones of Architectural Subjects of use to the architect and draftsman.

LIPPINCOTT'S for January among other good things has an article on "Architecture in America: a Forecast" by John Stewardson, the first of a series of papers on a subject which now holds a prominent place in public interest—and so far seems well and justly handled by the author.

The following criticism on the present rage for tall buildings seems *à propos*:

If we look at the business buildings of Europe and America we find a difference just as striking as in private houses. In England the buildings are not very high, and are cut up into a multitude of small parts following the same styles that are used in country houses. There is little breadth of treatment, little grasping of what is known as the *grand parti*. On the Continent we find the style of the period used for business buildings as well as for everything else. The treatment is broad but monotonous. The buildings are generally studied as a whole, well planned and well proportioned. There interest ceases, the detail being, as a rule, crude and unfeeling, in this respect materially different from that across the Channel. As for business buildings in this country, all the world knows what they are. There is very little good architecture about them, but a great deal of good engineering. Just now it is very much the fashion to praise the huge steel cages with their walls carried on the beams from floor to floor and the weight concentrated into a few vertical shafts, and they are unquestionably admirably adapted to their purpose, but, with very few exceptions, they are not architecture. There is not much more architecture in building a tiresomely long row of offices or apartments, all of exactly the same height and all devoid of any kind of treatment, one above the other, then there is in placing them side by side like any row of brick buildings. Indeed, the architects of some office buildings are men who have never given thought to the principles of proportion, though of course it would be most unjust to the architects of the greater number not to acknowledge the ingenuity and skill with which they have grappled with an entirely new problem; while as for the structural iron-work, it is often as good as can be imagined. From an architectural point of view the greatest drawback to these disproportionate structures—and it is a very serious one indeed—is the fact that they dwarf public buildings, churches, and everything of a monumental character around them, utterly destroying restfulness and scale and marring the general appearance of a city beyond repair. * *

The phenomenal amount of youngmen now turning their

attention to architecture as a means of livelihood is remarkable and is alluded to in the following extract. The author however gives no indication as to what shall be done with these students when they become full blown architects:

"Lawyers and doctors tell us there are so many law and medical students that the professions will be scandalously overcrowded in the next few years. Painters deplore the swarms of ambitious young men in the studios, and assure us there will be no room for them in the future. As for writers, they lament about the overstocked condition of the literary market until one is quite tired of hearing about it.

It is therefore with some trepidation that I make the easily substantiated statement that the increase in the number of students in these callings is small compared with their increase in that of architecture. About fifteen years ago, for instance, there were sometimes half a dozen Americans studying in Paris, sometimes one. For the last five years there have been from forty to sixty, while Americans have been frequenting, besides, the schools of Berlin, Vienna, Florence and Rome. To take an example nearer home, six years ago the long-established School of Architecture of the University of Pennsylvania contained two students: this year there are over a hundred; and so it goes, from the Atlantic to the Pacific. Moreover, this increase in numbers does not include the men who are getting their training in offices without going to the technical school at all. * * *

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.

ESTOPPEL TO DENY VALIDITY OF BOND.—Where a bond given to discharge a mechanic's lien is treated as valid by all the parties, and the lien is discharged, a surety cannot, in an action on the bond, deny its validity.

Moller v. Youmans, Common Pleas of New York City and County, General Term. 34 N. Y. S. Rep. 140.

VENUE IN MECHANIC'S LIEN CASES.—Under Pub. St. c. 191 sec. 11, providing that a mechanic's lien may be enforced in a district court, the petition must be to the court within whose jurisdiction the land lies, irrespective of the residence of the parties; and the only effect thereon of St. 1893, c. 396, revising and consolidating the laws relating to district and police courts, was to increase the amount within which the latter courts have jurisdiction.

Boyle v. Gould, Supreme Judicial Court of Mass. 41 N. E. Rep. 114.

MECHANIC'S LIEN—ENFORCEMENT.—Under the statute, giving a mechanic's lien upon the building to workmen, which they had helped to erect, "and upon the interest of the owner in the lot of land upon which the same is situated," a lien cannot, at the option of the holder, be established on a part only of the whole lot.

Whalen v. Collins, Supreme Judicial Court of Mass., 41 N. E. Rep. 124.

WHAT CONSTITUTES SAFE PLACE FOR SERVANT TO WORK.—A heavy piece of flooring, standing on edge near the place where men were working, was supported as could be plainly seen, by other pieces. The contractor placed a sufficient number of competent men at work moving the flooring and putting it in place. They removed the supporting piece first, and the other piece fell on and killed one of the men. The contractor was not chargeable with negligence in not providing a safe place for him to work.

Smith v. Empire Transp. Co., Supreme Court of N. Y., 35 N. Y. Supp. 534.

CONTRACTS IN RESTRAINT OF TRADE.—An agreement by the members of a national association of master plumbers to withdraw their patronage from any dealer selling supplies to others than master plumbers is not unlawful, even though "master plumbers" be construed to mean members of such association.

Macauley v. Tierny, Supreme Court of R. I., 133 At. Rep. 1.

SIXTH WARD SCHOOL, OAKLAND.

THIS School House lately completed is situated at the corner of Fourth and Harrison streets, Oakland. It is a four room school with ten foot basement, of brick and stone. The basement contains play rooms for the children in wet weather, water closets and the heating furnaces. Exclusive of the four class rooms, the building contains a principal's room, store room, lunch room and kitchen.

The Architect was W. J. Cuthbertson, the superintendent W. Hopkirk and the whole was under the charge of the Oakland Board of Public Works consisting of Mayor Davie, City Attorney Piersol and City Engineer Wilson, and carried out to the satisfaction of the school board, Mr. Ford the School Director for the ward in which the building is situated, giving the matter a good deal of personal attention. The total cost of the building was \$35,000.

The Brick work was carried out by the well known and old established firm of Remillard Brick Co., of Clay and Second streets, Oakland. The fronts were faced with their stock brick which, when pointed up with red cement and cleaned down, makes a brick front which leaves nothing to be desired.

The Carpenter work was done substantially, conscientiously and carefully by R. Weeks & Son who have made a good reputation for themselves since they have settled in Oakland; they have been particularly successful in school house work, having only a short time ago completed the Redwood City High School. Besides their work in Oakland, Alameda and Berkeley they can also point with pride to the following work done by them in other parts of the Continent—Garfield University at Wichita, Kansas, costing \$270,000; Clements' Block in the same town and several large residences. Mr. Weeks is a man thoroughly experienced in his business and thoroughly reliable. The firm has lately opened a shop in the Turn Verein Building on Webster street near Seventh, Oakland.

The inside finish of the building is of white cedar and was put up by the above in a manner worthy of the way in which it was worked by Burnham, Standeford & Co., the old established firm of millmen, running the Pioneer Oakland Planing Mills, situated on First, Second and Washington streets, Oakland. The finish was thoroughly seasoned in their Patent Lumber Dryer—which is built on the latest improved method. The heat is introduced by pipes under the open floor, the hot air is circulated and regulated by an arrangement of flues and dampers—the moisture as it is driven out of the lumber is condensed on brass plates which form the outside enclosure of the dry houses. The drops of water descend and are caught in a gutter and carried to outside of building. In seven days the stock is thoroughly dry and by this system of drying the sap is solidified so that no shrinking nor swelling is possible and is the only process that successfully kiln dries redwood without checking, crystallizing or case harding. The capacity of the dry house is 15,000 feet and it cost \$1500 to put up. It has now been in use nine months and it is found to work most successfully both for hard and soft wood.

Over the kiln is placed the veneering room, kept at a proper temperature where all the gluing and veneering is done. It is fitted up with presses for gluing veneer and

everything complete, so that this firm is able without dispute to get out work equal to any of the Eastern houses both in dryness and finish.

The Lumber was supplied by the Puget Sound Lumber Company whose extensive yards and wharf are situated at the foot of Washington street, Oakland, where there can always be found a large assortment of well seasoned lumber such as went into the School House.

The stone work, of which there is quite an amount in the shape of cornices, copings, columns and arches, trimmings and quoins was executed by James Rea. All but the columns is finished in "rock face" and all is carried out in such a manner that any laudation seems superogatory. The Romanesque ornament of the freezes of the cornices, the capitals and other carved work are executed in the best manner of that art, and leave very little to be desired. Mr. Rea also carried out the stone work of the Oakland Gas Company's Office Building and the Native Son's Hall, Delmonico's and interior of Church of the Advent, etc., in San Francisco. The firm is now incorporated under the name of the Rae Building and Contracting Co., Jas. Rae, President; stone yard Seventh and Townsend St, San Francisco.

The painting and polishing is carried out by Messrs. Doody & Hooley. "Good wine needs no bush," and this old established firm needs no puff. All the interior cedar finish was done in natural finish, and Doody & Hooley by using the best materials and good workmen have made a thorough success of its appearance, and the owners have the satisfaction of knowing that a good job of mill work was not spoilt by a poor job of polishing, and the painters have the satisfaction of knowing that this job is not hurting the reputation which they have maintained in Oakland and vicinity ever since 1865. It may be mentioned *en passant* that Miles Doody, the senior partner, gave evidence while he held the position of Assistant Engineer of the Fire Department that he made as good a fireman as he did a painter and we presume that is the way with him whatever he takes hold of. The firm has done so much good and well known work scattered around Oakland and its vicinity, that if would be useless to attempt to particularize so we will not attempt to enumerate.

The building is completely equipped with electric bells, speaking tubes, etc. Every class room is connected by these means with the principal's room. All this work has been thoroughly installed by J. A. McCarl & Co. of 365 Twelfth street, Oakland—whose reputation is such that he controls a large electrical business as well as a very successful business in steam and hot water heating, galvanized iron work, tin work, locksmithing and cognate branches. This firm installed the most complete return call system on the Coast in the Redwood City School House and intalled electric systems in Judge Lair Hill's residence at Berkeley, Geo. Garrett's on Oakland Heights and other large residences.

The Plaster Decoration was ably carried out by Jno. Conley of 362 Ninth street, Oakland, who has now taken the front rank in that kind of work, as witness the Diploma he has just received from the Oakland Midwinter Exposition of 1895, for the best exhibit of Plaster Decoration. The elaborate outside decoration in plaster of the

Porter School House in Alameda, consisting of panels, medallions and figure decoration is a monument to Mr. Conley's ability in that line, the style showing that he only employs the best artists and modellers. He is now supplying the Keed Building on Clay between Eleventh and Tenth with ornamental plaster work, and has also a large clientele in San Francisco.

The gutters of the roof are all of copper which was laid in his usual thorough manner by Philip Hamnford whose shop is at 318 Larkin street, San Francisco, to which lately he has made considerable addition to accommodate his increasing business and the Oakland Metal Works which he has now combined with his city shop. The galvanized iron balcony on the front of the building used to obtain access to the flag pole—and its ornamental balustrade was carried out artistically and adds to emphasize the central feature of the front facade of the building. Mr. Hammond is now employed on the copper and lead work for the large residence for Mr. Spreckles on Van Ness Ave., and has completed satisfactorily the work on the two Spreckels' Buildings on Market street, San Francisco.

The plumbing work is all first-class, exposed work and together with the complete and extensive system of sewerage was done by the old established firm of Dalziel & Moller, a firm which has grown up with the town. Their work was entirely satisfactory, as much so as in the New City Hall of Alameda, another public building upon which they have lately been engaged. Dalziel & Moller have a large establishment in San Francisco which they confine entirely to wholesale plumbing goods and where they succeed in keeping the confidence of the plumbers and gasfitters of the State and keep a full stock of goods requisite for their business. The Oakland shop is at the corner of Thirteenth and Broadway, and the San Francisco one at 554 Mission street.

Special attention has been given to the system of warming and ventilating, the crowing feature of which is to furnish a continuous supply of fresh air. The system in this building has been installed in a systematic and compact way and without making projections or angles in class rooms.

The minimum capacity of the plan, as shown by a test, makes a complete change of air in the rooms from four to five times an hour, while the maximum capacity, as shown by air meter, was over 2,000 feet of air supply per minute, or an equivalent to over eight changes of air in room per hour. Tests as to the uniformity of the heat, the ease of management and economy in fuel has exceeded the Guarantee of the company, making a most successful and economical combination. The sanitary closet system in the basement of the building is a valuable feature, both from its freedom from disagreeable odors and its automatic operations. As a result of the successful working of this system, the company are now executing contracts from Pasadena, California, to Portland, Oregon. The following partial list of buildings show where the heating and ventilating or sanitary flushing closets have been introduced within the last year or is now being introduced:

San Francisco, Cal.—Haight Street School, Richmond School, Sutro School, Douglass School; Pasadena, Cal.; Watsonville, Cal.; Redwood City, Cal.; Alameda, Cal.; Redding, Cal.; Medford, Ore.; Marshfield, Ore.; Portland, Ore.

"LITTLE JIM" WING OF CHILDRENS' HOSPITAL.

THE funds for building the "Little Jim" wing of the Childrens' Hospital were collected during Christmas week 1894. The school children throughout the State with their entertainments and contributions and a committee of ladies who published the Christmas *Examiner* were the chief agents in getting the necessary money. The papers sales and advertisements cleared nearly \$13,000, and the sums brought in from other sources netted an equal amount. The money was banked by *The Examiner* and a check for the total was made payable to the order of the Lady Managers of the Childrens' Hospital and Training School for nurses.

As soon as practicable thereafter designs for the new building were drawn by architect Schweinfurth who made a careful study of all the plans of the latest hospitals in Europe and America. Then he endeavored to embody all their best points in the plans of the "Little Jim" ward. It has all the latest appliances and conveniences in a hospital way.

December twenty-first last the building was dedicated with appropriated ceremonies and formally turned over to the Board of Managers of the Childrens' Hospital.

Thos. Butler did all the work on the building, outside of the plumbing. Mr. Butler has been identified in his long career with a large number of the most important buildings in San Francisco and is at present employed on the Grose Building on Mission near Main streets and the Annex to the Park Museum.

The plumbing which of necessity was required to be of the best was done by W. F. Wilson of 104 Stockton street, San Francisco. It is all open work; the bath tubs are Mott's movable, porcelain, rolled rims and are mounted on iron rollers with rubber tires so that they can be rolled alongside the bed of the little sufferer and used there. In the floor of the lavatory, which is all of marble including partitions, is a cesspool connected with a waste for the purpose of emptying the tubs. The heating is done by one of Mott's Hot Water Heaters. Mr. Wilson has in charge the plumbing for the Clara Spreckels' residence.

RESIDENCE FOR EDWARD COLEMAN, ESQ.

THE fine residence on the corner of California and Franklin streets, lately completed, is a frame building with a concrete basement in the Colonial style, and cost about \$30,000—W. H. Lillie is the architect.

In the basement, which has a cement floor all over, are the heating rooms, fuel rooms and other rooms which usually go in a basement. The first floor contains a study, parlor, sitting and dining rooms and kitchen and appurtenances with spacious halls. The second floor contains five bed rooms with private baths and the attic five bed rooms.

The first floor is finished in oak and mahogany except the parlor which is in cream and gold. The entrance vestibule and doors are of oak—and there is a fine flight of marble steps leading to the same. The cove of the parlor is in ornamental plaster work and hall and dining room have oak beam ceilings.

The general contract was executed by Messrs. Farrell & Bell, one of the oldest firms of builders in the State, having been established in 1853, and ever since keeping up an unsurpassed record for good and honest work. They are equally at home on solid brick buildings and on fine residences. Of the first class they can point to the Odd Fellows Hall Building, Heller Building on Sansome street, etc.,

and of the latter to the residence of Wm. H. Howard at San Mateo and the residences of the Schwabacker Bros., Henry E. Bothin, A. P. Hotaling, J. C. Coleman and others of San Francisco, and this building, their latest, shows equally bestowed upon it the same care and knowledge displayed in their former achievements.

L. B. Sibley did the grading of the lot of which there was considerable, costing over \$800, and there is nothing in his line of business that he is not prepared to do from large to small and in a workmanlike manner. He is one of the directors of the Builders' Exchange.

All the concrete work including the concrete basement walls which are lined and molded in imitation of rock face stone, was done by Mr. Goodman of Nevada Block, the character of whose work is too well known to need any laudation.

The painting and polishing was done by J. P. Fraser who is celebrated for fine work in his line. The work here is done in his usual first class manner—the oak and mahogany work being so finished and polished that not only is the appearance good but its lasting capabilities is without question. Mr. Fraser having done the work on most of the large residences and buildings in San Francisco it is useless to try to enumerate them, but they are all lasting records of his skill in his art.

The electric work, consisting of a complete system of incandescent lighting, electric gas lighting and electric bells was installed by the Will & Finck Co., the well-known firm of electrical contractors. One of the principal features of the installation is the use of the Sechrist Automatic Switch whereby the Incandescent lights are operated from a nickel plated press key of the same kind and style as for

electric gas lighting. Another feature is a double system of annunciators whereby a call from any part of the house is indicated simultaneously in the kitchen and in the servants' quarters in attic. The neat and workmanlike manner in which the contract has been carried out reflects great credit on the Will & Finck Co. We may mention that they are now installing the extensive electric work of the new Safe Deposit Building.

The plumbing of the house is one of the most complete and modern; all the bath tubs are Mott's Porcelain Rolled Rim Tubs, and are supplied with instantaneous water heaters—all the washstands and baths have shampoo attachments and so on throughout the whole job. The work was done in satisfactory style by Harry Williamson of 413 Sutter street.

The Heating apparatus was installed by W. W. Montague & Co., and their "Commander" Heater used. It is needless to say that their name is sufficient guarantee of the capacity and long livelyhood of their heating arrangements. They also supplied some of the artistic mantels in the house and in this regard it may be said that it is questionable whether the stock of fine mantels on exhibition at their show rooms, 309-317 Market street can be equalled on the Coast.

The three large stained glass windows lighting the staircase were designed and manufactured by Hausmann Bros. They cover a surface of seventy square feet and are designed in the modern Rococo style now so much in vogue in the East, replete with tender tints and delicate effects—the ornamental part entirely in cut glass. The centre panel is a floral piece with a bulrush motif, richly shaded.

Mr. S. Kellett of 28 Ellis street carried out the Plaster Decoration.

BUSINESS MOSAICS.

The Selby Smelting and Lead Company has furnished to R. A. Vance, for use in the Parrott Building, a large number of three inch and four inch lead traps and bends in regular and heavy weights, these goods are drawn on a new hydraulic press, lately imported and in use in their works at First and Howard streets, and are much superior to those which are cast from iron or brass as the lead is compressed solid and is perfectly smooth while brass and iron may have pin or blow holes and the inner surface of the brass or iron when cast is rough and catches and retains the filth, whereas, the lead being smooth as a mirror, flushes out and makes a sanitary fixture; special lengths and extra weights drawn to order.

Joseph Budde commenced '96 with an original Calendar in which a beautiful female about to strip for the bath is placed in juxtaposition with his latest No. 1 Cyclone Water Closet—hyperbolically indicating thereby that that sanitary appliance keeps as sweet and clean as its neighbor aforesaid. Anyone that can conceive such beautiful relations deserves recognition on all sides. Another calendar from the same firm represents an innocent child wrapped up in her bathing robe just coming from the bath. We suppose typical of the innocency of any obnoxious gases of the adjacent Jos. Budde's No. 1 Cyclone.

A Steiger Sons—Architectural Terra Cotta can be ordered from their San Jose office as well as from the main office in San Francisco, 206 Market street. Remember that as well as Architectural work, this firm can supply anything in the way of stone-ware, such as flower pots, sewer pipes, and an endless variety of goods in this line.

The San Francisco Lumber Co., wholesale and retail; principal office foot of Third street, uptown office 405 Montgomery street corner of California. Mr. J. N. Curtis, manager. This firm is almost sure to be able to supply anything in the way of lumber that you may require.

Facts about anything are what we all want—but facts about paints, are of interest not only to the householder but to the contractors and builders in general.

Don't forget that by applying to W. P. Fuller & Co., you can receive facts about paint, but a guarantee of absolutely pure and satisfactory paint. See their advertisement on the last page of this Journal.

Those in want of the best window cord should order Samson Spot Cord, if you are in doubt, order sample from Samson Cordage Work, 115 Congress street, Boston, Mass.

CITY BUILDING NEWS.

Baker near Page. Two-story and basement; owner, B. Griffin; architect, V. Krolow; contractors, Williams & Foster; signed, Dec. 20; filed, Dec. 21; cost \$4100.

Brannan and Langton. Two-story frame; owner, R. P. Merillion; contractor, W. W. Redmill; signed, Dec. 19; filed, Dec. 19; cost \$4485.

Bryant and 5th. Two-story brick, mason work; owners, Main & Winchester; architect, Henry Gellfuss; contractors, Miller & Deek; signed, Dec. 20; filed, Dec. 23; cost \$5049.

Bryant and 5th. Two-story brick, carpenter work; owners, Main & Winchester; architect, H. Gellfuss; contractor, C. Schutt; signed, Dec. 20; filed, Dec. 23; cost \$1875.

Bryant and 5th. Two-story brick, grading, etc.; owners, Main & Winchester; architect, H. Gellfuss; contractor, L. M. Zimmermann; signed, Dec. 20; filed, Dec. 23; cost \$1925.

Broadway near Steiner. Alterations and additions; owner, W. F. Herrin; architect, J. E. Kraft; contractor, R. Currie; signed, Dec. 18; filed, Dec. 23; cost \$2260.

Bush near Scott. Two-story frame; owner, Philip Thorn; architect, H. D. Mitchell; contractor, Ed. Ginley; signed, Jan. 6; filed, Jan. 7; cost \$6215.

California near Laurel. Two-story frame; owner, G. V. Daniels; contractor, A. Paulberg; signed, Dec. 27; filed, Dec. 27; cost \$2515.

Clement near 5th Ave. Frame dwelling; owner, J. King; contractor, A. Jackson; cost \$2500.

Charles and French. Steel bridge; owners, City of San Francisco and C. P. R. R. contractors, Healey, Tibbets & Co.; cost \$5500.

Chit House. Additions to sheds; owner, Adolph Sutro; architect, J. C. Colley; contractors, Campbell & Pettus; signed, Jan. 3; filed, Jan. 4; cost \$3150.

Dolores near 14th. Two-story frame; owner, F. B. Hurling; architects, Martens & Coffey; contractors, Reit & Ahlgren; signed, Dec. 23; filed, Dec. 28; cost \$2875.

Fell near Ashbury. Two-story and basement; owner, John H. Brisling; architects, Martens & Coffey; contractor, C. Schutt; signed, Dec. 20; filed, Dec. 23; cost \$3650.

Fell near Ashbury. Two-story frame; owner, Henry Bohls; architects, Martens & Coffey; contractor, C. Schutt; signed, Dec. 26; filed, Dec. 26; cost \$5060.

Francis near Mission. Cottage; owner, Bertha Wolch; contractor, James McConchey; signed, Jan. 3; filed, Jan. 4; cost \$1150.

Fourth near Clement. Cottage; owner, J. C. Coggin; contractor, E. Ginley; cost \$2500.

Fulton near Devisadero. To build; owner, Mrs. Pauline Casner; architect, W. Koenig; contractor, W. H. Kinread; signed, Dec. 17; filed, Dec. 18; cost \$3050.

Golden Gate Ave. and Pierce. Alterations and additions; owner, Mrs. Elizabeth J. Hulme; architect, C. J. F. Devlin; contractor, Ralph Carey; signed, Dec. 12; filed, Dec. 17; cost \$1925.

Golden Gate Park. Annex to Museum; owners, Park Commissioners; architect, E. R. Swain; mason work, T. Butler; \$6000; iron work, Pacific Rolling Mills; \$1927.

Hampshire near 22d. Cottage; owner, H. Feige; cost \$1500.

Hardy near 16th. Additions and alterations; contractor, Mr. Hayes; cost \$1000.

Hyde near Eddy. Three-story frame; owner, Fannie Cohen; architect, A. J. Barnett; contractor, Joseph Kemp; signed, Dec. 14; filed, Dec. 14; cost \$5645.

Hyde near Eddy. Three-story frame; owner, Fannie Cohen; architect, A. J. Barnett; contractor, Jos. Kemp; signed, Dec. 14; filed, Dec. 14; cost \$5645.

Jackson and Larkin. Three-story and basement; owner, Mary M. Gagan; architects, Shea & Shea; contractor, John J. O'Brien; signed, Dec. 12; filed, Dec. 14; cost \$6817.

Kearny and Post. Alterations; owner, Weil & Co.; cost \$2500.

Lake Merced. Construction of a shaft; owner, Spring Valley Water Works; architect, F. A. Schussler; contractor, A. E. Buckman; signed, Jan. 7; filed, Jan. 11; bond \$500.

Lott near Heights. To build; owner, Margeretta J. Wigg; architect, W. H. Lillie; contractor, Jas. McLean; signed, Jan. 14; filed, Jan. 15; cost \$3374.

Market near 5th. Fixtures, etc.; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, S. F. Furniture Mfg Co.; signed, Dec. 11; filed, Dec. 17; cost \$6076.

Market near 5th. Hardware, doors, etc.; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, F. W. Kern; signed, Dec. 12; filed, Dec. 17; cost \$23,450.

Market near 5th. Fire hose, etc.; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, New York Belting and Packing Co.; signed, Dec. 19; filed, Dec. 20; cost \$1927.

Market and Third. Sustaining division wall; owner, Claus Spreckles; contractor, J. S. Stratton; cost \$1000.

Masonic Ave. near Waller. Two-story frame; owner, Annie G. Coffey; architects, Martens & Coffey; contractor, W. A. Miller; signed, Jan. 11; filed, Jan. 11; cost \$3409.

Noe and Henry. Additions; owner, Mrs. L. Boger; architect, W. H. Armitage; contractor, L. B. Schmidt; signed, Dec. 16; filed, Dec. 18; cost \$2500.

Oak and Baker. Carpenter work on two-story brick and stone; owner, Howard Presbyterian Chapel Society; architects, Percy & Hamilton; contractor, E. L. Brooks; signed, Jan. 3; filed, Jan. 4; cost \$6780.

Oak and Baker. Concrete, brick and stone work, etc.; owner, Howard Presbyterian Chapel Society; architects, Percy & Hamilton; contractors, Gilmore & McNinch; signed, Dec. 31; filed, Jan. 4; cost \$4820.

Oak and Lyon. Repairs to partly burnt building; owner, Eugene C. Owles per Columbus S. & L. Society; contractor, G. Massoletti & Son; signed, Dec. 13; filed, Dec. 14; cost \$1995.

Phelan Building. Alterations to front entrance; architect, Wm. Curlett; cost \$3000.

Post near Larkin. One three-story frame eight flats and two two-story frames six flats; owners, G. Berson & A. Cailleau; architects, W. Moser & Son; contractor, J. F. Logan; signed, Dec. 27; filed, Dec. 31; cost \$23,759.

Post near Larkin. Plumbing and gas fixtures; owners, G. Berson & Armand, Cailleau; architects, W. Moser & Son; contractor, R. Rice; signed, Dec. 27; filed, Dec. 31; cost \$2995. Painting and varnishing, W. Barton; cost \$1775.

Powell and Market. Marble wainscoting; owner, E. J. Baldwin; architects, Percy & Hamilton; contractor, Vermont Marble Co.; signed, Jan. 3; filed, Jan. 7; cost about \$2400.

Sacramento near Webster. Painting and graining; owner, Jacob Rosenberg; architect, C. C. McDougall; contractor, D. Zelinsky; signed, Jan. 3; filed, Jan. 3; cost \$1300.

Second Ave. near California. One-story frame; owner, Julius S. Morris; architects, Hatherton & Ross; contractor, John Sanders & Jas. Button; signed, Jan. 9; filed, Jan. 10; cost \$2200.

Sixth near Brannan. Two-story frame; owners, Scott & McCord; contractor, W. P. Smith; cost \$2000.

Sacramento near Geary. Additions and alterations; owner, Estate of Wm. Shreels; architect, A. J. Barnett; contractor, C. W. Little; cost \$3500.

Treat Ave. near 22d. One-story frame; owner, R. D. Cowan; architect, H. D. Mitchell; contractor, A. Lund; signed, Dec. 19; filed, Dec. 19; cost \$1860.

Twenty-second and Hampshire. One-story frame; owners, Pat. & Nora Hegarty; architects, Townsend & Wynekin; contractor, Jno. Quinn; signed, Jan. 10; filed, Jan. 11; cost \$1040.

Valencia near 16th. Two-story frame; owners, E. Schuntenhaus and John Packwitz; architects, Salfeld & Kohberg; contractor, L. B. Schmidt; signed, Dec. 30; filed, Jan. 2; cost \$7418. Plumbing and gas-fitting, contractor, H. Hufschmidt; cost \$1079. Painting and graining, contractor, J. Quad; cost \$395.

Valencia near 19th. Two-story frame; owner and builder, P. Crichton; architect, Clinton Day; days work; cost \$16,000.

Valencia and 16th. Alterations; owner, W. Ede; cost \$1500.

Van Ness Ave. Washington. Two-story frame; owner, O. H. Greenwald; architect, A. Page Brown; Supt. Mahoney Bros.; days work; cost \$30,000.

Van Ness Ave. near Clay. Plumbing; owner, O. H. Greenwald; architect, A. Page Brown; contractor, R. Rice; signed, Dec. 3; filed, Jan. 2; cost \$2385.

Webster near Broadway. Two-story attic and basement brick and stone residence; owner, Wm. B. Brown; architect, Polk & Polk; contractor, Wm. Bell; signed, Jan. 2; filed, Jan. 14; cost \$16,950.

The California Architect and Building News.

Copyrighted 1895, by the California Architectural Publishing Company.

OFFICE, 408 CALIFORNIA STREET,

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

VOLUME XVII.

FEBRUARY 20th, 1896.

NUMBER 2.

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

Published on or about the 20th of each month by The California Architectural Publishing Company. The Stockholders being Architects and others interested in the profession.

SUBSCRIPTION TO THE JOURNAL, \$3.00 PER YEAR IN ADVANCE.

ESTABLISHED 1879. NOW IN THE SEVENTEENTH YEAR. INCORPORATED 1889.

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

Remittances should be in the form of postal orders, payable to THE CALIFORNIA ARCHITECTURAL PUBLISHING COMPANY, and all communications addressed to the office of the Company, 408 California Street, San Francisco, Cal.

ADVERTISING RATES:

Space	1 Month.	3 Months.	6 Months.	12 Months.
1 inch.....	\$ 1 50	\$ 4 00	\$ 7 50	\$ 13 00
2 inch.....	4 00	10 00	18 00	35 00
3 inch.....	7 50	18 00	32 00	60 00
4 inch.....	12 50	35 00	65 00	125 00
1 Column.....	20 00	57 50	105 00	200 00
1 Page.....	40 00	110 00	200 00	350 00



It's like "making a purse out of a pig's ear" and an opportunity for the erection of an appropriate Municipal Building will be lost. Those opportunities do not come too often and when they do come those that happen to be at the time don't seem able to grasp the situation.



SINCE there has been architecture there have been competitions for architectural work—and notwithstanding all their evils they are still with us. Palliatives of those evils we have some—but these are ineffectual without Legislation and that again must be in accordance with the will of the people or it will be ineffective. Witness the present laws on the

subject on our Statute Book which are practically dead letters.

In looking up what is the best *modus operandi* for a competition for public architectural work we have a mass of opinions and literature on the subject. In conning over all this we find the following principles unanimously agreed to as the conditions of a professional competition:

FIRST—Professional advice in preparing scheme of competition so that it may include all necessary and no unnecessary requirements.

2d.—Explicit instructions as to the number and character of the drawings; which should be in the nature of preliminary sketches only.

3d.—That an expert jury should be appointed to assist the Board in the judgment of the relative merits of the designs submitted and as to their compliance with the conditions.

4th.—Successful architects to have the work at five per cent commission—and premiums distributed to the other competitors in order of merit to the amount of at least one per cent of total architect's commission.

5th.—In large work there ought to be a preliminary and

final competition—the competitors in the last to be paid.

6th—Sufficient time allowed for the proper study and preparation of the plans.

The reasons of calling for these conditions and other remarks elucidating cannot be better given than in the words of some of the correspondents mentioned in our last number.

1st.—In regard to the first and as hints to a professional advisor Messrs. Van Brunt & Howe say:

"Many schemes are made needlessly difficult either by the imposition of requirements which are incongruous, arbitrary or embarrassing, or by the failure properly to define requirements which are essential. An expert advisor would understand how to discriminate between conditions of necessity and conditions of mere expediency or prejudice, so that the latter might not stand in the way of the former. He should so frame these requirements as to give the largest scope to the artistic capacity of the competitors within clearly understood limits and to eliminate all question of doubt as to the conditions. He should cause to be prepared a careful topographical survey of the ground with contours plainly defined, with the character of the natural features, including tree growth, etc., plainly set forth and with photos of existing buildings and surrounding scenery.

"Amounts to be ultimately expended should be considered so that the competitors should be warned against injudicious economy on one hand and injudicious extravagance on the other.

"Style of the architecture should be left to the competitors subject to general specifications as to the character of building materials available, and the character of existing buildings."

One of the correspondents remarks "with State work, politics often enter and some architect with a pull gets some work for the 'institution' and recommends therefore that the stipulations be made severe enough, so that even this sort of man, may not ruin the general effect.

In regard to the second item they remark:

"The scheme should plainly define the character and number of drawings required, and at least in the preliminary competition, the scale of these drawings should not be so large as to invite the competitors to unnecessary elaboration of detail and should, in number, be only sufficient to define the leading points of design."

In regard to the expert jury mentioned in item three, Carrere & Hastings says:

"The judgment of the drawings submitted should be a matter of considerable consequence and should be entrusted to men in sympathy with and capable of fully appreciating the problem.

"Perhaps the most satisfactory suggestion which occurs to us at present would be for the Board to nominate a certain number of lay judges, and for the architects to nominate an equal number of architects, say three at the most, making six in all—and to let them judge the competition."

In the matter of picking out five or six architects to enter a competition and paying them, recommended by some; such action in private work would do very well, but in public work it would leave the Board open to charges of favoritism which it would be desirable not to engender.

The reasons and advantages of a double competition are very justly stated by the editors of the *American Architect* in the following language:

"In case of preliminary and final competition instructions

given should be entirely full and precise in the first competition, but the work required of the competitors should be limited with great exactness to such simple drawings as will be merely sufficient to give to the expert advisor a clear conception of the real form of the competitor's idea.

"The advantage of making the requirements in the first competition simple is as follows:

"It does not impose upon the competitor a really unnecessary amount of work, and it does not bring about that wanton waste of effort, time and money which would be occasioned if a more elaborated treatment were called for.

"In the second place by asking the competitors for a simple treatment, it does not fix in their minds in a rigid and unchangeable form the crude conceptions of the possibilities of the subject, so that they are left with a more open mind and free imagination when the time comes to develop their preliminary idea into the final drawing for the second competition."

To sum up: the general conditions as stated here being recognized amongst architects as just and proper, it only remains to reduce them to explicit and legal language, and get them passed into a Law, of which the justice will be recognized by ordinary capacity and thus may it become an honorable custom amongst all public bodies to adhere to the principles outlined above.



WASHINGTON, D. C., Feb. 4.—In response to a resolution introduced by Representative Loud and adopted by the House, the Secretary of the Treasury to-day sent to Congress the following message:

SECRETARY.

Sir: In response to a resolution passed by the House of Representatives on the 21st inst., requesting the Secretary of the Treasury to inform the House what progress has been made under the act for the erection of a postoffice building at San Francisco and the reason for delay in the prosecution and completion of said building, I have the honor to state as follows:

Upon the passage of said act of March 3, 1893, fixing the limit of cost for the new postoffice, courthouse, etc., the plans and estimates for said work were taken under consideration by the supervising architect. On June 12, 1893, however, the department received a communication from the chairman of Committee on Public Buildings and Grounds of the House of Representatives requesting that no action be taken in regard to the erection of said building on the site which had been selected until the House of Representatives should have an opportunity to enter an investigation in regard to the matter.

In deference to said request, the department on June 23d directed that action relative to the preparation of plans and estimates for the building be suspended until further orders. No further steps were taken until October 5, 1893, when in response to a resolution, the Secretary of the Treasury transmitted to the House of Representatives all the papers relating to the selection and purchase of the site. These papers were retained by the House of Representatives until June 9, 1894, when they were returning to the department.

Early in the Spring of 1894 work on the plans for said building was renewed, sketch plans and estimations were made and approved by the Secretary of the Treasury, Secre-

tary of the Interior and Postmaster-General and the preparation of working drawings entered on, which drawings were sufficiently under way to admit of the invitation for proposals for the work of excavating for foundations when Congress, by the act approved March 2, 1895, directed "that before any work is done upon the building or contract let therefor, the Secretary of the Treasury shall cause to be carefully examined the nature of subsoil and bed of foundation of the site purchased for such building and whether character of the same is proper for building, and what will be the cost of making a foundation and whether the construction of the building shall be proceeded with on said site; and the Secretary of War, upon request to the Secretary of the Treasury, shall detail two or more engineer officers of the army to make such examination," said officers submitted a report on the examination made by them, setting forth the result of borings, etc., furnishing drawings to show the location, etc., of said test pits, and concluding with an opinion that the foundations should be of concrete, and that the proposed building can be safely constructed on the site selected; and further, that no reason is apparent, from an engineering point of view, why erection of building should not be proceeded with.

The officers named estimated the total cost of such foundation as they recommended to be \$30,540. The prosecution of this work thus interfered with its regular course has proceeded as rapidly as the pressure of current matters would allow. The work on preparation of drawings has been resumed and they will be completed and contracts made as soon as possible. Respectfully yours,

J. G. CARLISLE, Secretary.

To the Speaker of the House of Representatives.

It will be remembered that in response to a letter from Judge McKenna an inquiry was made of the supervising architect concerning the plans of the new building. This letter was taken to supervising architect Aiken by Senators White and Perkins and left with that official. After a long talk regarding the proposed building Aiken promised to reply, but after a lapse of a time long enough to have completed the plans of Judge McKenna's courtroom it was thought the supervising architect had forgotten his promise.

So Senator Perkins wrote to him again, recalling the visit and the letter and stating that it having been understood from him that money was necessary to complete plans he would be pleased to be informed of the amount needed to supply the extra help to perfect the plans. Still no answer came. A messenger was sent to Aiken to get from him verbally the figures needed to insert in the bill which Senator Perkins had prepared, designed to supply funds which would enable the Postoffice plans to be complete and work on the new building to be commenced. Aiken promised to reply by letter, but never did so. Other efforts were made to secure data necessary to enable Congress to take action, but Aiken did not reply.

On January 30th, another letter was written by Senator Perkins, in which he called attention to his former communication and to a promise that a reply would be given to the inquiries of Judge McKenna's letter, that an answer might be made to the Judge. It was assumed that Aiken would not be so discourteous as to refuse to reply to the many inquiries made and that the letter had gone astray. This brought forth a reply, but not such as was expected. It was in the form of a letter from Secretary Carlisle, per-

Aiken, in answer to Senator Perkins' communication, in which he said: "I have to advise you that the department considers it impracticable to give the information desired. If, however, the committee, either in the Senate or House, should ask for information as to what steps the department would advise to be taken to facilitate and hasten the construction of public buildings such request would be complied with."

Here, at least, was something definite. Aiken, through Secretary Carlisle, refused to give the amount which Aiken (as architect) said was necessary to complete the postoffice plans so work might be commenced. But still there was no reply from the recalcitrant architect.

At last it was determined to take another course of action, and a messenger was sent to the architect's office to recover the letter of Judge McKenna, which had been ignored as completely as had the personal requests and communications of the California Senators. He was instructed to remain in the architect's office until the letter of the Judge was delivered to him. He waited, but did not get the letter.

Aiken finally wrote Judge McKenna to-day, submitting three alternative plans for the arrangement of courtrooms, and this matter will be intrusted to John P. Irish to deliver. Irish leaves to-night.

The above is taken from the *Call* and comment seems superfluous. The obstructions placed in the way of San Francisco's much-needed and long-promised new Post Office, seems to be intentional on the part either of the Supervising Architect or the Secretary of the Treasury; probably of the latter, as the position of Supervising Architect is a comparatively subordinate one and the boorishness of the incumbent is undoubtedly inspired by his superior officer.

From the official report it is seen that early in the spring of 1894 the plans were begun, and that it took the Supervising Architect's office a full year to get as far as to be able to advertise for bids on the excavating; now another year has passed away, and the office is not even prepared to invite bids on the excavating.

Would any architect in private practice dare to present such excuses, or rather lack of excuses, as justification for delay.

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

CONTINUED FROM JANUARY NUMBER.

Time is usually of sufficient importance to be considered in any business undertaking; In a building enterprise, the first question of importance after that of cost, is the time which must be given the work of construction, and many plans and methods are taken advantage of to facilitate progress, and hasten the occupation of the building and the opening of the rent roll.

The loss from the area of land in space occupied by the walls I do not believe is always appreciated. I am quite sure it would startle the owners of some buildings, even of recent date. The Mill Building, in this City, loses in its walls twelve per cent of the lot area; the Crocker Building loses eighteen per cent, and the Chronicle loses twenty-one per cent. This seems to me to represent a loss in income,

and any saving in such loss seems to me just so much increase in the income.

The first building to which I applied a marble facing, was built on California street, near Devisadero street, in this City, for Mr. John I. Sabin, some four years ago. This was a wooden building, and was faced to a height of about ten feet, this height representing about the extent of my confidence in the safety of two inch marble. I could figure to do better, but did not feel quite prepared to undertake a greater height.

The next occasion presented itself in the Telephone Building at Los Angeles. The character of the design called for uniformity of material, the height was about thirty feet, and with the limit in mind, of my first experience, (ten feet) was developed the idea of dividing this height of thirty feet into three sections, and supporting the weight of each section independently, *i. e.* transmitting it to the wall. This may be called the first step in this method of ashlar construction, *i. e.* the interruption of the accumulation of the weight. The walls of this building were built, the carriers sat, and the setting of the marble had progressed to the height of the first interruption or carrier, when it was discovered that the variation of these carriers from the proper measurements was so great, and the alignment so irregular as almost to cause an abandonment of the proposed facade, and this was with difficulty overcome. Here came in the attachment of a second and separable bracket or shelf, with means of adjustment to this irregularity of setting and alignment.

The construction of the marble Library Building at Stockton, California, was then undertaken, with a frontage of 270 feet, and carried to a successful issue.

I trust I am not over-confident in saying that this piece of work has demonstrated the feasibility of the constructional principles, and that an examination of its details will substantiate the claims which I have made for the released system of ashlar construction.

Let us now look for objections; if this is *not* a proper form of construction, there must be clear and tenable reasons, readily stated.

From an artistic or æsthetic standpoint, let us first look for these objections. I have looked earnestly, and am unable to find an æsthetic law of thickness. I find nothing to justify the term veneering.

I have never heard an artistic comment upon the thickness or the amount of paint upon an artist's canvass. It is the expression, the character or the sentiment which appeals to us. In fact I cannot find, in the world of art, or in the æsthetic history of architecture, anything about measurements or thickness—to be more practical, I have never heard, except by the ignorant, the term veneering applied, to the architectural facing of four inches of pressed brick in the usual form.

Now, from a constructional standpoint, I am unable to figure out a practical defect, which cannot be provided for. I will state two which have been called to my attention, and which have been certainly worthy of the most careful study and investigation, and to which I am prepared to make answer, but upon these points, I feel that much more can be said, and I trust that if this subject seems to you to be of interest, or that the perfection of such a system of construction may be of value, that some discussion may ensue upon these questions.

The questions are; the possibility of leakage through the joints, and the grinding tendency caused by vibration in a tall structure.

The question of leakage, I think may be answered by proper attention to the workmanship. I have not heard this question raised against the use of a facing of pressed brick, having a multiplicity of joints; why should it be raised against a construction by which this very possibility is reduced five-fold; still, should there be such danger through accident or careless workmanship, it has been suggested by Mr. G. W. Percy, in his report to the Harbor Commission, that means may be provided in the space behind the facing, to care for such seepage.

In the consideration of the question of the tendency of grinding, it must be a very tall structure in which this question would be taken up, but I am prepared to allow to it all the importance which the most careful and technical practitioner may think necessary—feeling that the result will again be found satisfactory. In fact, does not the consideration of this very question revert in favor of the interruption of the facing frequently in the height of such a building and mean another finding in favor of the method? As to the thickness of the facing and the frequency of the interruption, I may say that one balances the other, as the facing increases in thickness, the interruptions should be made at most frequent intervals.

As to the forms of the carriers or anchors, this of course depends upon their position, or upon the duty which they must perform, and varies, of course, constantly according to the architectural character of the facade, etc.

Something might be said of the adaptability to various designs of this method of construction, but still it does not seem necessary; for although familiarity with this form of construction might lead to more simple and readily applied design or style, still it is but a matter of more or less study to make its application satisfactory in any example.

I may state that in the construction of the Stockton Library Building where the Grecian Ionic style was used, no detail was sacrificed in the application of the construction. The style was fully carried out in all its parts and in every detail.

The respective projections are provided for simply by greater strength in the parts.

In the treatment of exposed corners, reference may be again made to the Library Building and to the Telephone Company's Building, in no part of which structures is the thickness of the material evident, and how much more readily this may be effected in the freer Romanesque or Renaissance details, need only be suggested.

In the application of this form of construction to a modern building with steel framing, I feel that there is possible a most perfect achievement, attaining a degree of perfection beyond any form now in use, *i. e.* the strength of the structure being secured in the steel frame—a minimum of material being used for the protection of this frame from fire, and a minimum of material being required for the facing.

ELEMENTARY ELECTRIC DATA.

THE PRACTICAL APPLICATION OF DYNAMO ELECTRIC MACHINERY BY MACFADDEN AND RAY.

“WHAT is electricity? A question often asked and probably never as yet clearly answered.

Those interested in the practical field, find it almost impossible to keep up to the times, in regard to the laws that

govern its generation and control. We know that by means of certain combinations of coils of wire and magnets or by means of chemical action, we can produce, we may say, electricity.

We must be content if we master a few leading laws governing the generation and application of the Electric current. Let the Scientists and Philosophers discuss the question as to what electricity is. In dealing with the simple electric current that is generated by dynamos, batteries, etc., we will find that there are several broad and easily understood laws that govern its practical applications. These laws hold good in all cases and under all conditions, and should be thoroughly understood by anyone desiring to learn even the first and most simple effects of a flow of electric current.

Probably the easiest way to understand this law will be to take a simple case of a pump connected to a loop of water pipe. The pipe is filled with water and it is evident that if the pump is started there will be a circulation of water from the pump through the pipe and back into the pump again. The pump furnishes the power to move the water in the pipe—and it is evident that the water moves through the pipe owing to the pressure exerted by the pump on the water. In (figure 1) an open tank, (d) is shown into which

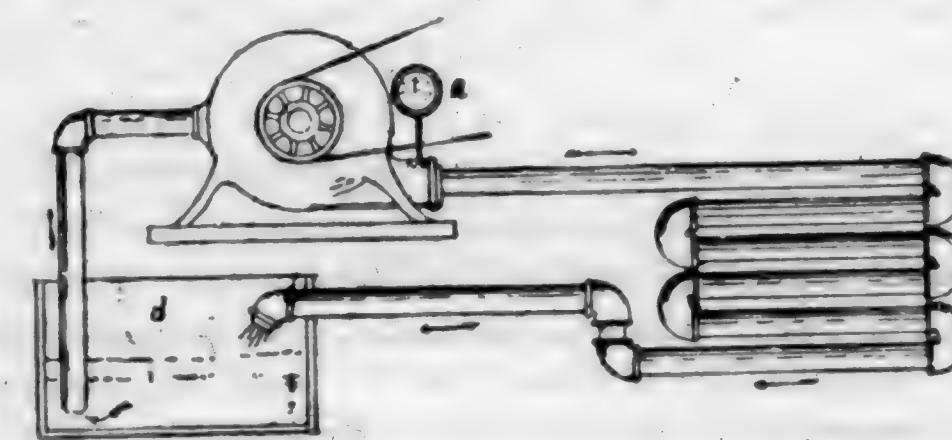


FIGURE 1.—PUMP FORCING WATER THROUGH PIPES.

the water flows from the pipe. The pump takes the water from the tank to keep the pipe filled, and the speed of the water through the pipe and therefore the quantity of water passing through the pump and pipe in a minute of time, will depend on the pressure given the water by the pump.

If we double the pressure of the water and the friction or resistance to the flow of water in the pipe remains constant, the quantity of water handled by the pump will be doubled. In other words by increasing the pressure, we increase the quantity of water passing through the pipe at exactly the same ratio. Now if we found that a gauge placed at (a) would have to register 50 lbs. pressure to make 100 gallons of water pass through the pipe in a minute, it is evident that if the friction in the pipe remained the same, that 100 lbs. pressure ought to put 200 gallons through the pipe. It is also evident that if 100 feet of pipe a certain size offers a definite amount of friction, that twice the length of pipe would have two times the friction or resistance to the flow of water that the 100 feet has. Thus to put 100 gallons of water a minute through a pipe will take $\frac{1}{2}$ the pressure required to force 200 gallons through the pipe. This example may serve the purpose of illustrating the principle of the flow of current from a source of electricity. We will let the dynamo take the place of the pump, which will generate the pressure to send the electricity through the circuit which may consist of lamps, etc., connected by means of conducting wires. The friction in the pipe is represented by the “resistance” of the wire and circuit, and the amount of water used, represent the quantity of the current of electricity.

Instead of using the pound as the unit of water pressure

we will use the term “volt” which is the unit of electrical pressure. We also have a term which denotes the unit of “resistance,” which is the equivalent of “friction” used in the illustration of the pump and pipe. The unit of resistance is called the “ohm.”

Then lastly the quantity of current in electricity is measured by the unit of current quantity, the “ampere.” This is the quantity of current that a pressure of one volt will force through a resistance of one ohm.

The resistance of a conductor of electricity varies not only with its size or cross section but also with the material of which it is made. Silver, when pure, is the best conductor of electricity known, but copper, when pure, nearly approaches silver and is so much cheaper that it is used in nearly all cases to distribute current for practical purposes.

The metals in their order for conductivity are as follows: Silver, Copper, Gold, Aluminum, Zinc, Platinum, Iron, Lead, German Silver, Platinum Silver alloy and Mercury.

In practice the wires or conductors to carry current are either designated in size by their diameter in thousandths of an inch (or mils) or by the sectional area or cross section of the wire expressed in circular mils or by the size in number, as measured by the Standard American or Brown & Sharp Wire Gauge.

A circular mil is a circle $\frac{1}{1000}$ inch in diameter.

As in the case of pump, the higher the pressure in volts at the dynamo, the larger quantity of electricity (expressed in amperes) will be put through a circuit which has a resistance (expressed in ohms) to the flow of current.

Thus if 1 volt pressure will force one ampere of current through a circuit having 1 ohm of resistance, it will take 5 volts to force 5 amperes through this same 1 ohm of resistance, it will take 5 volts to force 5 amperes through this same 1 ohm of resistance and if this resistance is increased to 2 ohms, the pressure would have to be 10 volts to force 5 amperes of current through it.

It will be seen that these terms are dependent on each other and their relation to each other is expressed by what is known as Ohms Law which is expressed:

$$\begin{array}{c} \text{Current} \\ \text{in} \\ \text{Amperes} \end{array} = \frac{\text{Pressure in Volts}}{\text{Resistance in Ohms}} \quad \text{or} \quad C = \frac{E}{R}$$

“C” standing for current, “E” for electro-motive force or volts, and “R” for resistance expressed in “Ohms.” This relation $C = \frac{E}{R}$ must be remembered for it is the fundamental law of the governing of electric currents, and is used as a foundation to obtain all of the more complex formulas known to the Electrical Engineers.

Take the simple case of a certain make of incandescent lamp, the resistance of the lamp in question is found to be 200 ohms. The pressure of the circuit on which this lamp is designed to run is 100 volts, and according to Ohms law the current in amperes which 100 volts pressure will force through 200 ohms of resistance is 100-200 or $\frac{1}{2}$ which is the number of amperes such a lamp would allow to pass through it if current at 100 volts pressure was applied.

It will thus be seen that it is a very easy matter to obtain any one of these quantities, provided we have the other two given, by a simple multiplying or dividing of the two known quantities. The relations to each other are expressed

$$C = \frac{E}{R}, \quad E = R \times C, \quad \text{and} \quad R = \frac{E}{C}$$

There is still another term with which the practical man is brought in contact and that is the unit of power, the “watt.” This watt is the power represented by the passing

of 1 ampere of current through 1 ohm of resistance and can always be obtained of any current by multiplying the number of volts by the number of amperes.

Thus in the incandescent lamp before spoken of, the watts used by the lamp would be 100 (volts) $\times$ $\frac{1}{2}$ (amp) = 50 (the number of watts), this being the amount of electrical energy necessary to be applied continually to keep the lamp burning. Such an incandescent lamp would be termed "a 50 watt incandescent lamp." An arc lamp which needed a current of 10 amperes, at a pressure of 50 volts to keep it in operation would be termed a "500 watt arc lamp." * *

THE OLD CITY HALL OF SAN FRANCISCO.



HIS old landmark is now razed off the face of the earth and plans are already in for a building to take its place. As a tribute to the Archaeology of California we are enabled by the courtesy of the Hinton Printing Company to publish two views of the building at different stages of its career, and take the following interesting account of its history from the pages of the Municipal Report of San Francisco for 1894-95:

The Board of Supervisors, on January 4, 1895, instructed His Honor the Mayor to sell all the improvements on the City Hall lot on Kearny street, between Merchant and Washington streets.

The buildings had been vacated and accommodation provided for the different offices and departments in the New City Hall, and while some temporary use was made of different portions, the buildings were held to be unsafe for further use.

The purchase by the city and county at different times of the lots and improvements, and the alterations made to adapt the buildings for municipal uses, as well as the repairs and alterations required to be made in consequence of the damage done by the earthquake on October 21, 1868, cost the municipality over one million dollars.

In June, 1852, the Jenny Lind Theater—the central lot and building between the Union Hotel and the El Dorado buildings—was purchased for a City Hall at a cost of \$200,000. In March, 1864, the Union Hotel lot and building, on the corner of Kearny and Merchant streets, was purchased for \$65,000, and the El Dorado lot and building, on the corner of Kearny and Washington streets, for the sum of \$45,000. In March, 1866, a lot and building in rear of the Old City Hall, now occupied by the Morgue, was purchased for the sum of \$15,000.

The site of the Old City Hall is a memorable one, being the central point where the various phases of early California life had full swing, with all the license and abandon that characterized the gambling mania. The following are extracts from the "Annals of San Francisco" and the daily newspapers, in respect to matters appertaining to the site and its use, from time to time, in spite of the destruction visited upon its so-called improvements by conflagrations, to wit:

From the "Annals of San Francisco":

DECEMBER 26, 1849.—This morning about six o'clock, the awful cry of fire was raised in the city, and in a few hours property valued at more than a million of dollars was totally destroyed. The fire began in Dennison's Exchange,

about the middle of the eastern side of the Plaza, and spreading both ways, consumed nearly all that side of the Square, and the whole line of buildings on the south side of Washington street, between Montgomery and Kearny streets.

A certain two-story frame building, known as the "Parker House," and situated on Kearny street facing the Plaza, paid its owners one hundred and twenty thousand a year in rents. Of this sum, somewhere about sixty thousand dollars was paid by gamblers, who occupied nearly the whole of the second floor. The "El Dorado," a gambling saloon which adjoined the "Parker House" on the right, at the corner of Washington street, and which was only a canvas tent of moderate size, brought at the rate of forty thousand dollars per annum.

MAY 4, 1850.—The second great fire in San Francisco, when property to the value of nearly four millions of dollars was supposed to be destroyed. It began about four o'clock in the morning, in the building on the east side of the place called the United States Exchange and before eleven of the forenoon three immense blocks of buildings, with a few trifling exceptions, were totally destroyed. These were the blocks lying between Kearny, Clay, Montgomery and Washington streets, and the two blocks between Dupont, Montgomery, Washington and Jackson streets.

JUNE 22, 1851.—The City Hall, located at the corner of Kearny and Pacific streets, which had been originally erected at an immense expense as a hotel and was purchased more than a year before by the corporation for one hundred and fifty thousand dollars and improved at a heavy cost, was totally consumed, although the principal office records were saved. Mr. Thomas Maguire, the proprietor of the "Jenny Lind Theater" (which was opened in September, 1850), on the Plaza, which was a most valuable building, now lost all again—a sixth time by fire.

OCTOBER 4, 1851.—Opening of the new Jenny Lind Theater, on the Plaza. This was a large and handsome house. The interior was fitted up with exquisite taste; and altogether, in size, beauty and comfort, it rivaled the most noted theaters in the Atlantic States. It could seat comfortably upwards of two thousand persons. The opening night presented a brilliant display of beauty and fashion, and every part of the immense building was crowded to excess. A poetical address was delivered on the occasion by Mrs. E. Woodward. A new era in theatricals was now begun in San Francisco; and since that period the city has never wanted one or two first-class theaters and excellent stock companies, among which "stars" of the first magnitude annually made their appearance. Before this date there had been various dramatic companies in San Francisco, but not before had there been so magnificent a stage for their performance. The "Jenny Lind" did not long remain a theater. The following year it was purchased by the town for a City Hall, for the enormous sum of two hundred thousand dollars. The external stone walls were allowed to stand, but the whole interior was removed and fitted up anew for the special purposes to which it was meant to be applied.

Under the caption of "Hotels, Restaurants and Boarding-houses": The first really substantial and elegant hotel of the city was the "Union." This was a four-story brick building, with a front of twenty-nine feet, on the east side of Kearny street, between Clay and Washington streets, and a depth of one hundred and sixty feet. It was constructed, arranged, finished and conducted as well as any similar establishment at that time in the United States. The cost of



OLD CITY HALL BUILDINGS, 1865.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVII. No. 2. FEBRUARY 1896.



OLD CITY HALL AND VICINITY, 1864.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

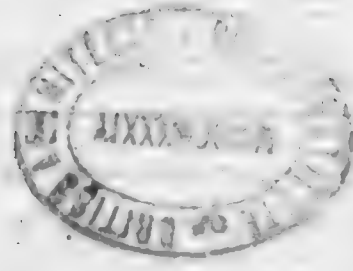
VOL. XVII. No. 2. FEBRUARY 1896.



OLD CITY HALL, 1895.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

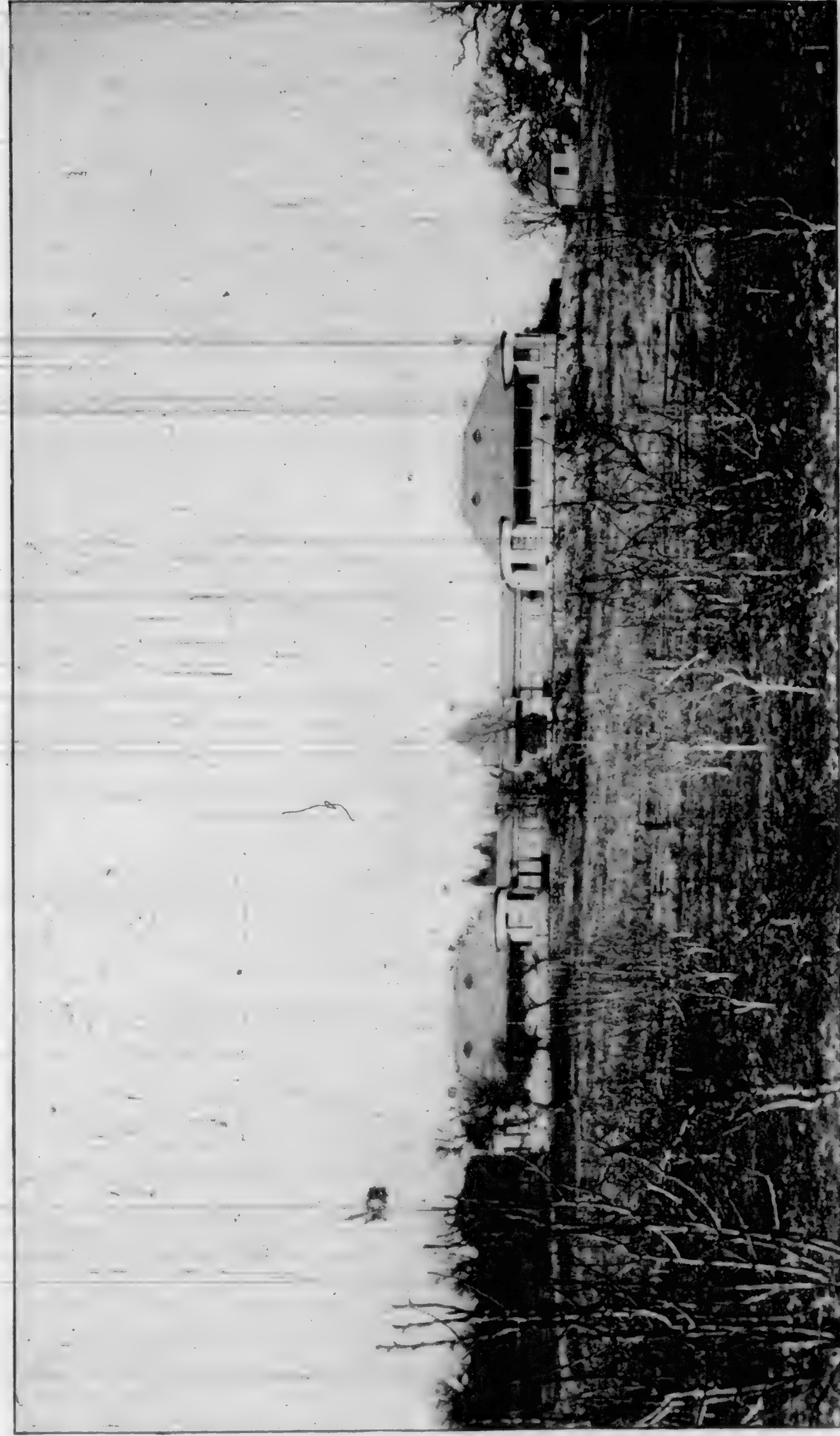
VOL. XVII. No. 2. FEBRUARY 1896.



HOME FOR FEEBLE MINDED CHILDREN, GLEN ELLEN, SONOMA CO.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVII. No. 2. FEBRUARY 1896.



HOME FOR FEEBLE MINDED CHILDREN, GLEN ELLEN, SONOMA CO.
CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.
VOL. XVII. No. 2. FEBRUARY 1936.

the building and furniture was \$250,000. Messrs. John Middleton, A. A. Selover and E. V. Joice were the enterprising projectors, builders and owners of this superb concern. The tables were supplied with every imaginable luxury, and the boarders were of the wealthiest and most respected inhabitants and visitors of the city. This house, with its contents, was destroyed in the fire of May 3, 1851, and although it has been rebuilt several times, after repeated conflagrations, it never resumed its original character. It is now (1854) occupied below as an extensive billiard-room and drinking-saloon, while the upper stories are divided into comfortable lodging apartments. It is a celebrated resort for all classes of politicians, and most of the schemes affecting the interests of the State and city are here concocted.

JUNE 4, 1852.—The purchase of the new Jenny Lind Theater and Parker House for the purposes of a City Hall was another of the Common Council jobs which excited very much angry discussion at the time, and which afforded interesting and amusing matter for the newspapers the "Jenny Lind Swindle," or sometimes "Juggle," they facetiously called it, during half a year. The old City Hall having been destroyed in the fire of June 22, 1851, the various municipal officials were compelled to get business chambers where they could, for which very high rents had to be paid. As the different public officers were now located in separate parts of the town, much inconvenience was experienced. The arrangement could only be temporary. The rents, which were somewhere about forty thousand dollars per annum, formed a heavy tax upon the public; while ground could be bought and a proper building erected by the city itself for about four or five times that amount. Several desirable sites could be had in the town on moderate terms, and responsible contractors were ready to undertake the construction of the proposed building at fixed rates, which would certainly have reduced the total cost below two hundred thousand dollars.

In these circumstances, the Common Council, for reasons, as the saying is, best known to themselves, and in spite of the indignant cries of the citizens and the general remonstrances of the press, determined—in conjunction with the Board of Supervisors of the County, who were to pay half the costs—to purchase the Jenny Lind Theater, and convert it into the proposed City Hall.

The purchase money of the building as it stood was to be \$200,000; while to remove all the inside walls, leaving only the outer ones standing, and to build up the interior anew properly fitted up for municipal purposes, was believed to involve the expenditure of nearly half as much more. At the same time, it was supposed that the building when so altered would be only a miserable structure at the best. An audience authorizing the purchase was passed by large majorities in both Council Boards, and sent to the Mayor for approval, which was refused. Notwithstanding, the Common Council, on the fourth of June, re-adopted the obnoxious ordinance, and passed it by a constitutional and almost unanimous vote.

Meanwhile the public wrath was growing very clamorous, the more so perhaps that it was impotent. On the evening of the first of June, one of the usual mass and indignation meetings was held on the Plaza, where the proposed purchase was passionately denounced. Mr. William A. Dana presided on the occasion. This was one of the most stormy meetings that had ever been held in the city. Hon. David C. Broderick, who was in favor of the proposed purchase,

attempted to make a speech for his cause, but the noise and reproaches of the meeting effectually put him down. Sundry squabbling and wordy sparring took place between Mr. Broderick and Dr. J. H. Gihon, who was on the occasion the people's orator; and the meeting ended in hubbub, riot and confusion. Little cared the Common Council for such proceedings—the general ire—the Mayor's veto—the denunciations and the ridicule of the press. The matter was carried finally into the Supreme Court, at the instance of some public spirited citizens, and shortly afterwards a judgment was obtained recognizing the right of the city and the Board of Supervisors to make the purchase. This was forthwith done; and the contemplated alterations were speedily made on the building, although at a great expense. The whole affair was long a prolific subject for conversation and discussion, for ridicule and the imputation of corrupt motives. It served to glorify the Council of the year as the notorious Aldermen's salaries and medal pieces of business had immortalized a previous party of "City Step-fathers."

After the purchase was made and the alterations completed, it was found that the new structure answered the purpose intended better than was at first anticipated. The situation is excellent. At the present time, however (1854), it is beginning to be discovered that the building is too small for the increased business of the city. Movements are now making to purchase additional business chambers elsewhere, or to include a portion of the adjoining Union Hotel into the municipal establishment. Doubtless, before many years pass, the whole of either that building or of the El Dorado gambling-saloon on the other side, if not both, will be required for the necessary extension of the City Hall, unless indeed it be located in some altogether different quarter and built anew.

APRIL, 1854.—The large public saloons, so numerous in 1849 and immediately succeeding years, have become few in number. * * * The chief of them are the "El Dorado," on the Plaza. * * * These places still exhibit the old lascivious pictures on the walls, while orchestral music, excellently performed, continues to allure the idle, the homeless and family-less, as to a place of enjoyment, where their earnings are foolishly spent. The cards are often still dealt out and the wheels turned, or dice thrown, by beautiful women, well skilled in the arts calculated to allure, betray and ruin the unfortunate men who become their two willing victims.

From the *Evening Bulletin* of October 21, 1868: EARTHQUAKE—The City Hall is in a bad condition, and the only people inhabiting it at present are the officers of the Fire Department. The Courts are all adjourned and the prisoners were taken from the Station House to the County Jail. A line has been stretched across the front to keep people away. Several large stones in the front wall fell out, and the entire structure may be considered a wreck.

From *Examiner* of October 21, 1868: THE CITY HALL—The Hall is badly damaged. The front looks greatly dilapidated. The inner walls are cracked and opened in many places. The Probate Court room and the Twelfth District Court room are badly torn up, while the upper story is almost beyond repair.

From the *Daily Alta California* of October 22, 1868: THE RESULTS AND LESSONS OF THE EARTHQUAKE.—The State was visited yesterday by an earthquake, and the shock in San Francisco was the most severe felt here since the foundation of the Mission, ninety-two years ago, with perhaps one exception, in 1808, when several adobe walls were thrown

down, but of that shock we know so little that it is impossible to make any satisfactory comparison with it.

Amidst the multitude of slight movements of the earth's surface observed here since 1848, the only one which did any damage before that of yesterday occurred on the eight of October, 1865, when several cornices and parts of green brick walls were thrown down. In that shock the motion was mainly perpendicular, and perhaps it was for that reason that the amount of glass broken was far greater in 1865 than in the horizontal movement of 1868. On the other hand, more cornices were thrown down yesterday.

The main facts of the earthquake as felt in this city, are that four persons were killed by the falling of cornices and chimneys, that a dozen brick buildings on made ground are shattered so that they are untenable; that the cornices of two dozen buildings have been thrown down, and many walls were cracked, much plastering loosened and many window panes broken.

On the other hand, no person was seriously injured in a house, and the great majority of the buildings on the natural upland show no signs of having been damaged in the least.

The spires of the churches, towers of the Masonic Temple, Merchants' Exchange and Synagogue Emmanuel, the four and five story buildings on Montgomery and Kearny streets are uninjured.

The foundations of buildings should, on the made ground, be as solid as possible; and high chimneys should be secured by iron bars, fastened on with bands and running down below to top of wall. Brick buildings should be tied together by strong iron rods, their walls should be thick, the best mortar should be used and the height should not exceed three stories.

ACTION OF THE CHAMBER OF COMMERCE.—The Chamber of Commerce held a session in their chamber in the Merchants' Exchange. Several members spoke of the importance of transmitting correct intelligence to the East and to London.

A committee of four were appointed to collect information and make an estimate of the probable loss.

Messrs. Otis, Friedlander, Ralston and Gordon form the committee.

These gentlemen met at one o'clock in the parlor of the Bank of California and prepared the following dispatch:

"A severe shock of earthquake experienced here at 7:50 A.M. Considerable alarm felt at time of occurrence. A good many buildings on made ground injured.

"Custom house and City Hall, both poorly constructed, badly injured, and some buildings in process of erection have fallen in. Some parapet walls falling have caused the loss of four lives. No damage to well-constructed buildings.

"Total loss on property will not exceed \$300,000.

The President of the Chamber of Commerce, with the approval of the above committee, forwarded the above despatch immediately to the Chambers of Commerce in all the Atlantic, Western and European cities.

From John S. Hittell's History of San Francisco: Gambling was a prominent feature of San Francisco life before 1855. Among the notable gambling houses were the El Dorado, on the southeast corner of Kearny and Washington streets; the Verandah, on the opposite side of Washington; the Bella Union, on the other corner; the California Exchange, on the northeast corner of Clay and Kearny; the Arcade, the Casino and the Tolka, on Clay and Commercial streets.

Among the notable buildings were the Custom House (an adobe building of one story on the southwestern corner of Brenham place and Washington street), the City Hotel (an adobe of one story and a half on the southwestern corner of Clay and Kearny), Mr. Mowry's dwelling (one-story adobe on the northeastern corner of Broadway and Powell) the adobe residence of Senora Briones (on the northeastern corner of Powell and Filbert) a brick dwelling on the northwestern corner of Washington and Powell (originally of two stories, but now of four, two others having been added beneath because the streets in front of it have been cut down about sixteen feet), and the Parker House (which was built at a cost of thirty thousand dollars and rented at fifteen thousand dollars per month as a gambling house), a two-story frame building on the site of the Old City Hall, fronting on Portsmouth square. The southeastern corner of Kearny and Washington streets was occupied by a large tent, called the El Dorado, and that, too, was used for gambling. The Parker House was burned in December, 1849, and having been rebuilt, was converted into the Jenny Lind Theater, Thomas Maguire being the manager. It was burned again in May, 1850, and in June 1851, and after the last fire the theater was rebuilt of brick, with a stone front, which still stands as a part of the Old City Hall.

These people did not serve Broderick for nothing, many of them received high pay, usually out of the public treasury. It was not his policy to let those who had been his friends go without reward, some with office, some otherwise. When the County Supervisors and City Council, in 1852 (the city had then one government and the county another) united to buy the Jenny Lind Theater from his friend, Thomas Maguire, for twice as much as the property was worth, he favored the transaction. It was consummated in defiance of a strong outburst of popular indignation, but not long afterward the value of land advanced so much that the property was worth more than had been paid for it.

When Broderick sought to secure the Senatorship in 1854, he felt the want of support of some respectable newspaper in San Francisco, and he secured that of the *Alta California*, which had previously been his enemy. As it depended for its support mainly on the merchant, with whom, as a class, he was very unpopular, the paper incurred serious risks by advocating his cause, but a cash consideration was paid, and consequently the County Supervisors purchased the *Alta* Building on the southwest corner of Washington street and Brenham place for a Hall of Records, paying about fifty thousand dollars in warrants, or the equivalent of forty thousand dollars in gold, for it—considerably more than it was worth.

From Colville's Directory, 1857: The fire-proof brick office of the *Alta California* newspaper (Washington street and Brenham place) having been purchased for the round sum of nearly \$50,000 in scrip for a Hall of Records, was opened for that purpose on the nineteenth of July. This is one of the very few evidences of any value received by the city for all of its vast expenditures.



LIPPINCOTT'S for February contains the complete novel "Ground Swells" and in the article on "Paralysers of Style" gives some much needed strictures on the slovenly way of writing of the present age; want of grammar, bad

punctuation and such like lapses. The cry is quantity now a days not quality and the high pressure speed at which masses of literature must be turned out causes this want of propriety. We are afraid, however, that while the present fabric of society exists no return can be had to the grand old style of the Elizabethan Age in Literature; no more than to the restful style of the Greeks or the free style of the Middle Ages in Architecture.

PRACTICAL STAIR BUILDING AND HANDRAILINGS by the Square Section and Falling Line System by W. H. Wood. London, E. & F. N. Spon—New York, Spon & Chamberlain, 12 Cortlandt street.

In this work is presented a very full and explicit treatise on stair building—full of practicality and illustrated with quite a number of geometrical diagrams elucidating all the problems that arise in the course of a stair builder's profession treated in a different manner than heretofore. Being both elementary and advanced it will be found a useful hand book on the subject. The price of the book is \$4.25 and can be had from G. W. Alexander, 401 Market street, San Francisco.

MUNICIPAL REPORTS, San Francisco, 1894-95.—Published by order of the Board of Supervisors. From Mr. Jno. A. Russell clerk of the Board of Supervisors of San Francisco, we have received the usual yearly reports of the several offices constituting the Municipal Government in a volume of about 1500 pages, typography good and arrangement succinct; a reference book of great value for statisticians.

The "Practical Application of DYNAMO ELECTRIC MACHINERY," by McFadden & Ray, price one dollar. A handy little book for all architects to have with them, explaining electrical wiring and machinery in a simple and easily understood manner.

Elsewhere we have made an extract from this book to show its style and its usefulness.

The **FORTNIGHTLY** for January. In the "Blessedness of Egoism" we are given an account of the philosophy of Maurice Barres and Walter Pater, and the disgust with all modern conventionalities and ideals with which the thinker is sometimes seized, making him long for the solitude of nature away from the busy haunts of men. As one of the author's heroes remarks truly "With a little alcohol and rare beef at meals, and with money in one's pocket, one may endure contact with men," inferring that without these to a poetic temperament they and their little money getting carking cares are unendurable.

An interesting account of Emile de Laveleye and his ideas is given in "Socialism at Home and Abroad."

"Laveleye defined luxury as 'all that is at once expensive and superfluous,' and he condemned it, from moral and political grounds, as opposed to the true ends of life. Like a good economist, he also repudiated the usual defence of luxury as being 'good for trade,' pointing out that national prosperity did not arise from unrestrained consumption and unlimited production, but sprang rather from the accumula-

tion of resources resulting from good economy. Most of all, he opposed the reckless and profuse living of great towns; this he did first on the above-mentioned grounds, but also in the name of right and propriety, which required from the rich a constant discharge of duty towards their numberless disinherited brethren. *The one exception which he made was alike characteristic of himself and of his artistic country; all kinds of sumptuousness appeared to him permissible in public buildings.*"

The sentence in italics ought to be taken to heart by those critics who are constantly desirous of saving a few dollars when a question comes up of the expense of a public building, so much so, that we find the architect of the United States of America cannot employ enough draftsmen to do his work properly because he hasn't the funds to pay them, while a multimillionaire is allowed to spend \$7,000,000 on his country residence without a protest—in fact his extravagance is lauded.

FIRST ANNUAL REPORT OF MANUFACTURERS' ASSOCIATION OF CALIFORNIA—Represents a record of much work and good done in the way of bringing California made products to the fore. As there is no doubt that California materials equal any in the world when given the same opportunity, we wish the Association still further success this year—more especially in instilling into consumers the dishonorableness of going outside for their goods, if able to pay California prices for home work.

The want of this is illustrated by a case brought to our attention lately—when a person holding a high salaried position under the State sends to Mr. Wanamaker in the East somewhere, to get his clothes made; by which means he gets a trifling reduction in price but leaves his own constituents without the means of living.

FALCONNIERS' BLOWN-GLASS BRICKS.—The illustrated album of Falconniers' patent Blown Glass-Bricks to hand:—The article is made by the Adlerhuten Smelting Works at Penzig, Silesia in different models and colors.

A wall of glass-bricks would apparently present an original appearance; the day-light enters it freely, but it is not transparent. Such bricks would be non-conducting of heat, sound and electricity, and must diffuse the light splendidly. The laying of them is very simple, being accomplished in the same manner as ordinary bricks viz. with mortar or cement. This makes the bricks a very valuable material for building hot-houses, ice-houses, especially for factories. The face of them can be parted in pilasters with walls of glass-bricks between and with some windows for ventilation. We understand these bricks have proved very satisfactory for verandas, winter-gardens, factories and greenhouses and would be useful for lighting premises looking over small courtyards which it is not desirable to see or smell, one would think they would be very useful, and by silvering them on the back they act as mirrors and are therefore of benefit in dimly lighted apartments.

NICKEL STEEL.

If the truth of the statements of Mr. Robert M. Thompson in regard to a new alloy of fifteen per cent of Nickel with Steel can be verified, architects have at hand a metal that will take the place of steel in all building constructions.

Think of an alloy that will not rust, with a tensile strength of 244,000 pounds, with an elastic limit as high in proportion as that of the lower Nickel Steel.—Ed.

Mr. Robert M. Thompson, President of the Orford Copper Co., of New York, at the meeting of the Iron and Steel Institute, in England, made a very interesting address in reference to the manufacture and use of nickel steel. He said there was no doubt but that the United States Government had taken more interest in the use of nickel steel than any other of the great governments in the world, and in doing so it encouraged the steelmakers to use it not only for governmental, but for private purposes. Reference had been made to the quantity of nickel steel that was being used on this side of the water, and he was very glad to know that it was being made here in quantity. During the three years in which the development work had been going on on the other side, there had been somewhere between 50,000 and 75,000 tons of nickel steel produced in the United States. That carried it absolutely out of the domain of experiment. It was to-day, as far as the quality of steel described in the paper, as much a matter of every-day practice in the production of it as was the production of ordinary steel. But the question of the utility of nickel in connection with steel had not yet been finally closed. There were higher alloys which were being experimented upon which contained even greater properties. An ingenious German chemist had just concluded some experiments, and probably many of them had seen an account of his experiments, carried with all the German thoroughness, through all the various grades of nickel from one per cent up to twenty-five per cent, and with varying degrees of carbon. That chemist had arrived at the fact that at about fifteen per cent of nickel an almost new metal had been discovered, one with a tensile strength was obtained of 244,000 lbs. to the square inch with an elastic limit as high in proportion as that of the lower nickel steel. He had made a rough estimate of what an alloy of this kind could be produced at when used in the construction of all the steel parts of one of the great battleships which the world was building now in every quarter. If used for hull plates and all the various parts where it could be employed, it would not increase the cost of the battleship two per cent; and yet only conceive of the enormous increase in strength and the increase of the value of the ship as a weapon of offence, and the great saving that could be made in the whole weight, thereby allowing that ship to carry more coal, heavier guns and more munitions of war—in other words, at a mere nominal increase of cost the actual value of the weapon would be nearly doubled. In the United States at the present time, nickel steel was being used for armour plates, it was being used for the barrels of small arms, it was being used for large guns, it was used for wire for making torpedo netting, and it was being employed in the construction of vessels. The Steel Board of the Navy Department had recommended that the entire hulls of the new battleships that were building should be constructed of nickel steel. The boilers that were being prepared for the "Chicago," were being made of nickel steel, and the shafts of some of the new vessels—the "Columbia's" shaft, he thought, was an instance—were of the same metal. Some reference was made to the roughness of nickel steel as produced. It was certain, however, that they could also produce nickel steel of the very finest quality. He held in his hand a little purse made from nickel steel; it was an alloy of twenty-five per cent of nickel

and steel, and nothing could be finer than the workmanship. It was made by the Ferro-Nickel Society, of France, and they were producing a very wide variety of articles, such as bits for horses and scabbards for army swords; they were also making a coat of mail, or a cloth of mail as they might call it, with minute rings, and in every way they were making most interesting articles from it. Their alloy possessed the property that it did not rust; it had perhaps all the qualities of German silver, with very great strength; it had a tensile strength of over 100,000 lb. to the square inch.—*The World's Progress.*

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 409 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. 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.

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.

BUILDING CONTRACT—CHANGE OF PLAN.—Where, in an action to recover damages for prospective profits under a contract for driving piles, which provided that the architect might make deviations from or alterations in the plan of the work, it is shown that, owing to the formation of the ground, the architect determined not to have the piles driven, and there was evidence that, after the contracting company knew of this determination, it received a contract for the work substituted for the piles, it was proper to refuse its request to charge that, under the pleadings, the question of waiver could not be considered. In such a case it was proper to charge that, if the contracting company received from the owner reasonable notice of the change of plan, it could not recover for any piling omitted.
St. Louis Bridge & Iron Co. v. St. Louis Brewing Ass'n., Supreme Court of Missouri, 31 S. W. Rep. 765.

AGREEMENT FOR INTERPRETATION OF BUILDING CONTRACT.—A provision in a building contract referring to the architect "all disputes and all questions of doubt as to the tenor and intention of the drawings and specifications, or of the contract," embraces the question whether the contractor and his sureties are bound to refund to the owner of the building the amount paid by him on a

mechanic's lien. Where the contract provides that the contractor shall deliver the building free from all incumbrances and shall furnish at his own cost all necessary materials. The architect is not disqualified to act as such referee because prior to so acting he was called to a witness in an action between the parties involving the matter in dispute.
Barclay v. Deckerhoof, Supreme Court of Pa. 33 At. Rep. 71.

DATE OF CONTRACT NOT ESSENTIAL TO LIEN.—The fact that an architect in his claim for a lien on a building, alleges the date of the contract for his services to have been two years prior to the actual date, will not defeat his lien.
Pac. Mut. Life Ins. Co. v. Fisher, Supreme Court of Cal., 42 Pac. Rep. 154.

WHEN PARTNER MAY ASSIGN TO HIMSELF.—An assignment of a partnership claim by a member of the firm in the name of the firm to himself individually is sufficient to enable him to sue the claim, the other partners not objecting.
Pac. Mut. Life Ins. Co. v. Fisher, Supreme Court of Cal. 42 Pac. Rep. 154.

EXTENT OF MECHANICS' LIEN. An agreement was made between two persons for the sale of certain lots, for a specified sum, within a certain time after the date of the contract. The purchaser agreed to erect buildings on such lots, work to begin at once. The seller agreed to deliver a good and sufficient title to the lots upon payment of the contract sum. The purchaser put up his buildings but never paid the money or obtained the deed. Liens were filed by his contractors for labor and materials. It was decreed that the

liens covered not only the buildings but extended to the lots.
Shapleigh v. Hull, Supreme Court of Col., 41 Pac. Rep. 1108.

RECOVERY FOR CONTRACT VOID UNDER STATUTE OF FRAUDS.—The value of work and labor supplied under a contract void by the statute of frauds is recoverable upon the theory that a benefit has been recovered, from which springs an implied undertaking to pay the value of such work and labor.
Banker v. Henderson, Supreme Court of New Jersey, 32 At. Rep. 700.

LIABILITY FOR DANGEROUS PREMISES.—The mere maintenance of a dangerous nuisance upon one's inclosed premises gives no right of action to another, who, without necessity, and without invitation from the owner, either express or implied, voluntarily deviates from a public highway adjacent thereto, and entering upon such premises, is injured in consequence of the existence of such nuisance. If the nuisance complained of be by itself of such a dangerous character as that a person of reasonable discretion, entering upon the premises of another, inclosed or uninclosed, either from necessity or upon invitation, express or implied, could readily perceive its danger, and in so entering such premises, should suffer injury which he, by the exercise of ordinary care, could have prevented or avoided, he cannot recover. It is the duty of the owner of premises so to inclose a cellar which lies in dangerous proximity to a public street as to afford to one passing along such street, in the exercise of ordinary care, reasonable immunity against the danger of casually falling therein. If the owner fail to perform this duty, and a person exercising such care so falls and is injured, he is entitled to recover from the owner damages for such injury.
Hutson v. King, Supreme Court of Georgia, 22 S. E. Rep. 615.

BUSINESS MOSAICS.

In our description of the Heating and Ventilation of the Harrison School in Oakland in our last number we inadvertently omitted the name of the firm supplying and installing the same—a piece of injustice which we hasten to rectify by stating the firm in question was the Morgan Heating and Ventilating Company who now have their office's at Academy of Sciences Building, Market street, San Francisco.

Mrs. Scraply (during the fight)—Now have I made myself plain? Mr. SCRAPLY—No, you were born that way.

Phoenix Pure Paint—Duresco and other specialties of W. P. Fuller & Co., deserve attention to be drawn to them.

Clara—Mr. Mason paid me a great compliment yesterday. He said I grew more beautiful every day. MAUD—Well practice makes perfect, you know.—*Life.*

You cannot be much out of the way when you patronize home industry, certainly not when you use a California production that is first-class. Now P. & B. Building Paper answers this description; it can be had of the Paraffine Paint Co., 116 Battery street, who also are dealers in P. & B. felt and composition roofing.

The reader cannot be too often reminded that he consults his own comfort with at the same time a reduction of his coal bill, and in addition receives the thanks of his wife when he calls at 226 Post street and orders a gas cooking stove to be sent to his home.

She—Do you think it would be unmaidenly for a girl to propose to a man? **He**—Certainly not; if she is rich enough for two.—*New York Sun.*

J. L. Mott Iron Works are always found catering to those who think life is worth living, and of such are those who delight in lying enclosed on all sides by warm water, with their heads resting on Mott's Patent Bath Seat and Head Rest and meditating serenely on all manner of things and even going off for a short time into a *dolce far niente* dose, and when they once more awake to the stern realities of life, it occupies but a moment to lower the head rest, form a seat and while they are drying and fussing with the upper part of their body still leave the lower extremities a chance to get all the good they can out of their surroundings before the final emergence from the bright tub.

"Johanna, don't forget to dust the bric-a-brac." "No, ma'am; where do you keep the dust?"—*Detroit Free Press.*

L. E. Clawson & Co's. "Patent Hood or Throat and Arch-bar Combined" makes the best fireplace in the Market,

prevents all chance of fire from the fireplace or flue; the throat being in one solid piece and a great help to the brick-layer in making a neat job.

"Blykins has his own way in his home." "Yes. But his wife always tells him what it is going to be before-hand."—*Washington Star*.

So far Rischmuller's Door Opener and closer keeps the lead for perfectness, simplicity and durability, and we have heard no complaint from its users for want of these qualities, and even in houses where it is roughly handled by tenants it still stands this rough usage.

"Order in the court!" shouted the Judge. "This is the worst disgrace this court has suffered since I was elected to the judgeship."—*Indianapolis Journal*.

The Vulcan Iron Works exhibit some fine specimens of stable fittings the most complete of their kinds, and all kinds of architectural and ornamental iron work at their works, 135-34 Fremont street.

Bertie—Did you ever notice how Algie's face lights up when he talks? MABLE—Yes; he's lantern-jawed, you know.—*Pick-Me-Up*.

A. Steiger Sons still keep up their reputation for first-class terra cotta work; and by dint of this keep their Architectural Terre Cotta to the fore notwithstanding the attacks made on that substance by the stone men.

She—Yes, they are engaged. I know she refused him twice, but the third time he proposed she accepted him. HER HUSBAND—Serves him right.—*Brooklyn Life*.

CITY BUILDING NEWS.

Alvarado near Douglas. Frame cottage; owner, J. Heyman; cost \$2500.

Broad near Plymouth Ave. Fire engine house; owner, City of San Francisco; architect, C. R. Wilson; contractor, A. Dahlberg; cost \$4478.

California Ave. and Coso Ave. Cottage; owner, W. C. Hamerton; cost \$1800.

Clay near Jones. All work on five flats except plumbing, gas-fitting, tinning, the roof galvanized iron; owner, William Pickett; architects, Burbee & Gash; contractor, George Eber; signed, Jan. 25; filed, Jan. 30; cost \$3200.

Devisadero and California. Alterations; owner, L. M. Walter; contractor, Home Manufacturing Co.; cost \$2500.

Eddy and Hyde. Plumbing and gas-fitting; owner, O. H. Hund, architect, A. C. Lutzgens; contractors, Allen & Looney; signed, Jan. 17; filed, Jan. 20; cost \$1534.

Ellis near Van Ness. Alterations, etc.; owner, Joseph Henry; architects, Copeland & Pierce; contractor, H. Pauls; signed, Jan. 28; filed, Jan. 28; cost \$4045.

Fifth and Bryant. Elevators; owner, Main & Winchester; architect, H. Gell; contractors, A. J. McNeill & Co.; signed, Feb. 4; filed, Feb. 5; cost \$1575.

Ferry Slips Nos. 4, 5 and 6. Repairing Dolphins, etc.; owner, Board of Harbor Commissioners; contractor, B. McMahon; cost \$2100.

Hampshire near 21st. Cottage; owner, J. P. Donahue; cost \$2000.

Harrison and Main. Foundry building; owner, Moore Investment Co.; architects, Havens & Toepke; contractor, Thos. H. Day & Sons; signed, Jan. 21; cost \$1134.

Homestead near 24. Cottage; owner, S. A. Born; cost \$2500.

Howard street wharf, pier 2. All work for coal bunkers, etc.; owner, Beaver Hill Coal Co.; architect, Howard C. Holmes; contractor, Thos. H. Day & Sons; signed, Jan. 31; filed, Feb. 4; cost \$864.

Jackson near Nan Ness Ave. Mantels, etc.; owner, H. Sahlein; architects, Saffield & Kohlberg; contractor, L. and E. Emanuel; cost \$1500.

Keamy and Post. Additions to White House; owner, R. Well & Co.; architects, Pissis & Moore; contractor, L. and E. Emanuel; cost \$1500.

Market street Ferry Depot Building. Stone work; owner, State of California; architect, A. Page Brown; contractor, C. F. McCarthy; cost \$218,000. Carpenter work; contractors, Bateman Bros.; cost \$48,000. Galvanized iron work; contractor, W. Cronan; cost \$43,599. Painting work; contractors, Smith & Sons; cost \$12,900.

Market near 6. Alterations to brick building; owner, Hale Bros.; contractor, L. and E. Emanuel; cost \$3000.

Market near 5. Music stand, stairs and balustrades etc.; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractors, Coppieters & Mockel; signed, Jan. 20; filed, Jan. 25; cost \$880. Fixtures, counters, etc.; contractors, L. and E. Emanuel; signed, Jan. 13; filed, Feb. 25; cost \$2075.

Market next to Parrott Building. Alterations etc., owners, Prager Bros.; architect, Allen; contractor, John Hayes; cost \$5000.

Montgomery and Washington. Alterations and additions; owner, Montgomery Block Real Estate Associates; architect, T. J. Welch; contractor, John Bath; signed, Jan. 23; filed, Jan. 24; cost \$1483.

New Montgomery Grand Hotel. Alterations; owners, Fay & Foster; architect, P. J. Donahue; contractor, Rae Contracting Co.; signed, Jan. 23; filed, Jan. 23; cost \$1155.

Page and Lyon. Three-story frame; owner, T. C. Van Isendorff; architect, E. J. Vogel; contractor, H. Currie; signed, Feb. 3; filed, Feb. 4; cost \$700.

Pine near Lyon. To build; owner, Peter Flach; architect, De Prose & Meussdorfer; contractor, F. V. Steinman; signed, Jan. 23; filed, Jan. 24; cost \$4000.

Oak near Ashbury. Two-story frame; owner, Catherine Welcke; architect, H. Gelfuss; contractor, C. Schutt; signed, Feb. 1; filed, Feb. 3; cost \$4300.

Sacramento near Walnut. Two-story frame; owner, Julius Frankel; contractor, G. G. Gillespie; signed, Jan. 15; filed, Jan. 15; cost \$3870.

Sansome and Filbert. Additions; owner, P. W. Riordan; architects, Wright & Sanders; contractor, J. S. Mackey; signed, Jan. 27; filed, Jan. 27; cost \$2040.

Shrader near Waller. Two-story frame; owner, Samuel Glass; architect, Wm. Koenig; contractor, H. P. Conrady; signed, Jan. 14; filed, Jan. 18; cost \$4100.

Stuart near Mission. Four-story brick; owner, E. R. Lillenthal; architect, Clinton Day; contractor, Riley and Loane; signed, Jan. 9; filed, Jan. 18; cost \$14,443.

Third Ave. near Clement. Two-story frame; owner, C. B. Adams; contractor, A. J. Cloud; cost \$2500.

Twentieth near Diamond. Two-story frame; owner and builder, J. A. McConnell; cost \$5100.

Twenty-second and Noe. Cottage; owner and builder, H. Peterson; cost \$2500.

Twenty-fourth and Douglass. Two frame cottages; owner, J. Anderson; cost \$4000.

Valencia and Stable Alley. Three-story frame; owner, Rose A. Pickering; architects, Havens & Toepke; contractors, Ackerson & Paterson; signed, Jan. 23; filed, Jan. 25; cost \$10,666.

Webster near Broadway. Plumbing work, etc.; owner, William B. Bourn; architects, Polk & Polk; contractor, H. Williamson; signed, Jan. 31; filed, Feb. 3; cost \$2143.

York near 22d. Cottage; owner, Miss Maria Holtz; contractor, M. Holtz; cost \$2000.

The California Architect and Building News.

Copyrighted 1895, by the California Architectural Publishing Company.

OFFICE, 408 CALIFORNIA STREET,

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

VOLUME XVII.

MARCH 20th, 1896.

NUMBER 3.

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

Published on or about the 20th of each month by The California Architectural Publishing Company. The Stockholders being Architects and others interested in the profession.

SUBSCRIPTION TO THE JOURNAL, \$3.00 PER YEAR IN ADVANCE.

ESTABLISHED 1879. NOW IN THE SEVENTEENTH YEAR. INCORPORATED 1889.

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

Remittances should be in the form of postal orders, payable to THE CALIFORNIA ARCHITECTURAL PUBLISHING COMPANY, and all communications addressed to the office of the Company, 408 California Street, San Francisco, Cal.

ADVERTISING RATES:

Space	1 Month.	3 Months.	6 Months.	12 Months.
1 inch.....	\$ 1 50	\$ 4 00	\$ 7 50	\$ 13 00
2 inch.....	4 00	10 00	18 00	35 00
3 inch.....	7 50	18 00	32 00	60 00
1 Column.....	12 50	35 00	65 00	125 00
1/2 Page.....	20 00	57 50	105 00	200 00
1 Page.....	40 00	110 00	200 00	350 00



F great interest to all real estate owners, both present or prospective, is the question of improving the existing methods of transferring the title to land. The present methods are cumbersome, costly and not always effective, to say nothing of the repetition of useless labor now caused by the necessity of each intending purchaser examining all the previous recorded transactions and tracing the title back to the original possessor, a never ending task that grows more burdensome with each successive transfer. The Torrens' system of transferring title possesses many marked advantages, and has been gradually spreading, but at a discouragingly slow pace. It was adopted in Australia as far back as 1858, and by neighboring governments as they were convinced of its advantages.

But owing to the fact that the people in this country have no direct method of introducing reforms in our legis-

lative bodies, we are almost entirely at the mercy of our politicians, and they as a rule are too much occupied with politics, to consider improvements in government. When they do submit such a proposition to popular vote, the people are quick to see and avail themselves of more advantageous methods as shown conclusively by the adoption of the Torrens' system by Cook County, Illinois, by vote of 82,536 in favor of the new system to 5,279 against it.

Here in California our State Legislature has been trying (unsuccessfully so far) to get its eyes opened to see the advantages of the system, and Bills have been introduced and committees appointed, but nothing has been achieved as yet. However we will continue to live in hopes, until some reform party succeeds in introducing the "Initiative" when desirable legislation can be voted on by the people without having to wait the pleasure of their servants. In another column will be found an interesting article giving many important details of the System.



In this number we publish a letter from Regent Reinstein of the University of California, in which he desires suggestions as to the best method of getting the best designs for a complete scheme for buildings and grounds at Berkeley. In our last two numbers we have threshed the matter of competition pretty well in so far as general application is concerned. From the results thus obtained it will not be a difficult matter to make up a program suitable for this particular case. A scheme for the competition evolved by the Chapters of the American Institute of Architects in California would, we believe, by the tone of the letter of Mr. Reinstein, be acceptable to the Regents and would very appropriately come from the said Chapters.



Call the attention of ambitious architects to the advertisement of the State Capitol Commission of Montana for a new State Capitol Building to be erected at Helena, to cost one million dollars. The commissioners state that four adequate prizes have been provided by law for the best designs, and full particulars can be had by applying in person or by letter to the Secretary of the Commission.

It is such an unusual thing to hear that adequate compensation is to be given to competing architects, that we cannot help commenting favorably on a proposition that is based on the principle of just reward for honest endeavor, and hope the terms offered will be considered by the profession as adequate as they are held to be by the Commissioners.



The following communication was read at the last meeting of the San Francisco Chapter of the American Institute of Architects.

To the California Chapter of the American Institute of Architects.

GENTLEMEN:—There is now an endeavor amongst the artistic and æsthetic circles of the community, to raise a sentiment among the public and those interested, in favor of the adoption of a general plan, forming a harmonious whole, for buildings for the State University at Berkeley; so that when it should be decided to put up any other building on the grounds, said building should form part of this general scheme. This seems to me a laudable object and one that should arouse the sympathies of every true architect and one that should especially be taken hold of by your Chapter as well as by the Southern Chapter forming as they should do the crystallization of Architectural opinion in California. An opinion coming from those two bodies ought to have considerable weight and influence and mold public opinion in the direction indicated.

I therefore respectfully suggest that an opinion from your members be obtained as to the matter and so as to bring it out definitely to have it decidedly expressed in regard to at least these two questions:

1st. Are the Buildings now on the University grounds at Berkeley generally convenient or beautiful and do they form an Architectural or pleasing ensemble, or sufficiently so to form part of some complete scheme?

2d. Would it be best in a case of this kind to work to some complete and united plan; so that all future buildings should be built in regard to such united and complete plan?

An answer to these two questions would give an indication of professional ideas on the subject—to reinforce the same, means should be taken to obtain the opinion of outside Architects and Artists on said questions—so that a consensus of the ideas of the artistic world may be obtained and have its due influence on the rest of the community and those having charge of the interests of the State.

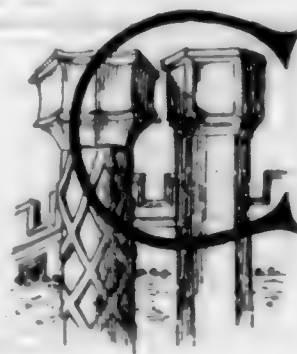
Yours respectfully,

W. JONES CUTHBERTSON.

This resulted in the following Resolution being passed by the San Francisco Chapter of the American Institute of Architects:

RESOLVED—That most of the buildings now on the grounds are absolutely incompatible with any artistic arrangement and that it is absolutely necessary in order to secure a future artistic and complete general plan or arrangement of the grounds that a definite and well arranged program be prepared.

TORRENS' SYSTEM OF LAND TRANSFERS.



CONCERNING that realty with a good title is the safest of all investments, says the *Call*, how shall the investor who purchases a parcel of land or lends his money on what he considers to be the security of a good title, know that his money is safe? What redress has he if the title prove defective

and in consequence his investment be a bad one? Cognizant of these facts, legislators throughout the civilized world have racked their brains in their efforts to throw safeguards around the ownership of land and to enact such laws and forms in the transfer of same as would afford proper protection to the varied and complicated interests concerned.

The good reports from the city of Chicago of a system of registration of titles, recently adopted, and the appointment by several of the States of commissions to examine into the merits of the Torrens land-title law in force in Australia and in some parts of England, and from which the Illinois statute originated, makes the present a fitting time for a few suggestions concerning it.

From a lengthy paper read before the Six-thirty Club recently, by Warren Gregory, of Chickering, Thomas & Gregory, the following excerpts are taken:

"The two great systems which exist to-day in the records of title are, first, a registration of deeds, and, secondly, a registration of title. It is the former which has prevailed almost universally in the United States from the earliest times.

"Although the transfer of real property is purely a local matter governed by the laws of the State in which it is

situate, nevertheless, the general features of this system are the same in all the States. Its sole efficiency lies in the fact that by it is preserved a permanent record. The record of the deed gives it no additional validity between the parties whatsoever. The sole purpose of recording a deed is to give notice. Thus, section 1217 of the Civil Code of this State is 'that an unrecorded instrument is valid as between the parties thereto and those who have notice thereof.' Nor does the transcription of the document in a special book give it any additional validity. This is simply a matter of convenience.

"Defects in the present system are obvious. Lord Cairns, when introducing into Parliament a bill which I shall notice hereafter, declared that 'the objections to a register of deeds are so manifest that hardly any person in the present day would venture to propose it. It would not simplify title in the least. It only puts on a form of record the whole of that multitude of deeds and conveyances of the extent and complication of which we already have so much reason to complain. You have to investigate and search as before; in addition to that you have to pay for searchers in the registry and also to pay in some shape or other the expenses of placing the deeds upon it.'

"With this brief statement of a few of the radical defects in the system of the registration of deeds I pass to a discussion of the second system, viz., registration of title. In its essential features it is practically the system introduced in South Australia in 1858 by Sir Robert Torrens, but inasmuch as the details of the scheme differ somewhat in the various attempts which have been made to introduce it in this country I will take as the basis the recent act passed in the State of Illinois for the County of Cook. I do this for the reason that the act introduced in the Legislature of California in January of the last year had one feature quite unlike the Torrens system. This bill passed the Assembly at Sacramento, but was withdrawn in the Senate. A general feeling prevailed that not enough attention had been given to it to enable the Senators to vote intelligently.

"The difference between a registration of a deed and the registration of a title is fundamental. The essential feature of the latter is that the title passes only by the entry of the transfer upon the official register, and by the virtue of a deed between the parties. The title thus transferred and authenticated gives an indefeasible title. The owner therefore does not depend upon a deed from his grantor but upon a certificate of title issued to him by the official registrar. It is therefore precisely analogous to the transfer of corporate stock or of a ship.

"This brief statement would seem to be charming in its simplicity and effectual in operation, but the plan by which it can be worked out presents by no means an easy problem. First, the method by which land can be brought under the system.

"In England and Australia parties are controlled by no constitutional limitation, and therefore have the right arbitrarily to fix a date upon which all persons then registered shall be admitted to be the rightful owners of the property, or to create in the Registrar absolute authority to pass upon the title of every applicant. Such a ruling is not possible in the United States. For, if A and B each claim a tract of land and A succeeds in getting his title first registered, B cannot thereby be deprived of his right to apply to the courts, for, if so, the Registrar would have deprived him of his property without due process of law, contrary to the fourteenth amendment. It is, therefore, essential, in begin-

ning, to get over this constitutional objection. The method adopted in Illinois is as follows: A person desiring to have his property registered must make a verified application to the Registrar setting forth in detail the description of his property, whether he is married or single and has estate in the land, and whether the same be occupied or not.

"Thereupon the Registrar, through two examiners (attorneys-at-law) authorized to be employed by him, causes an examination to be made of the title and as to the truth of the matter set forth in the application. He makes minute inquiry as to the possessory right, and posts up a notice on the property for a period of ten days, requiring all persons who have any interest in or claim to the land to appear before the granting of the certificate of title. If it appears to the Registrar that the facts stated in the application are true there is issued to the applicant a certificate of title, and from that time forth the land is within the operation of the act. The form of the certificate is somewhat as follows:

"John Doe of San Francisco, aged twenty-five years, unmarried, is the owner of an estate in fee simple in the following land, subject to the estates, easements, incumbrances and charges hereunder noted.

"Witness my hand and official seal this twentieth day of December, 1895. ———, Registrar."

"As soon as the certificate is granted the Registrar makes and publishes in a newspaper a list of all registrations effected during the preceding week and also posts the same in his office. It is then provided that no person shall commence any action for the land or assert any interest therein adversely to the first certificate unless they make known their claim to the Registrar within five years after the first registration. It is no exception to this rule that the person is a minor, a lunatic or under disability. It will be noticed that this last provision attempts to meet the constitutional objection by placing the foundation of the title, not upon any act of the Registrar, but upon lapse of time. The proceeding is akin to a suit to quiet title brought by then owner against all persons known or unknown. A title acquired by a decree in such action has frequently been declared valid by the Supreme Court of the United States. That the Legislature has power to create this statute of limitations or to shorten one already existing is undoubted.

"An objection may at once be here raised, that this proceeding would be a sort of hornet's nest stirring up all the slumbering black-mailers, who would hasten to file a claim on every certificate of title issued. This is probably so, but it would have the advantage of bringing them to the light, for, having once asserted their claim upon the register they are compelled to bring an appropriate action to assert their claim within this period of five years. The machinery of the courts would thus be set in motion and the true owner would have the right to prosecute it vigorously to a conclusion.

"Possessory title is acquired after the land has been once registered, and it is entirely optional whether it be registered or not, it is transferred by a surrender of the certificate to the Registrar and an issuance of a new one to the grantee. Between the parties this may be done by any of the recognized modes of conveyance, and that forms a contract between them which may be enforced in law, but, as stated before, its validity as a conveyance does not exist until the certificate is issued.

"If the Registrar is satisfied that the supposed grantor appears upon the register as the owner of the land, he notes

upon the original certificate the fact of the transfer, issues a duplicate new one to the grantee, upon which shall appear the volume and page in which the new certificate is registered. And here the second constitutional objection arises.

"Let us suppose that A has acquired a certificate to land. The action of the Registrar was in reality erroneous in issuing this certificate, and B is the true owner. Both the examiners and the Registrar have made a mistake. Before B can make known his claim A has transferred the property to C, who of course relies upon the certificate and takes absolute title. Has B a right to proceed in an action at law to set the transfer aside? Unless some provision were made in the act for this contingency, the answer must be 'yes,' because otherwise the Registrar would have usurped the functions of a judge; that is, when he pretends to decide as between A and B he is really exercising a judicial function, and it not being in accordance with due process of law the proceeding is a nullity. To obviate this the following section is incorporated in the act:

"All dealings with the land or any estate therein, after the same has been brought under this act, and all liens, incumbrances and charges upon the same subsequent to the first registration thereof, shall be admitted to be subject to the terms of this act and to such amendments and alterations as may hereafter be made. The bringing of land under this act shall imply an agreement which shall run with the land that the same shall be subject to the terms of the act and all amendments and all alterations thereof."

"In other words, by bringing his land under this act the owner makes an agreement that the registrar may supervise all transfers of title that may hereafter take place.

"The registrar is created an arbitrator for the purpose of deciding those questions. It has frequently been held that an agreement to submit a matter to arbitration, as, for example, the ordinary arbitration clause in insurance policies, is valid, and although this question must first be decided in the courts before absolute safety is felt, it would seem to be a valid condition; at least such was the opinion of the eminent constitutional lawyers who passed upon the Illinois act.

"The provision extending the statute for five years to minors and infants is one which has occasioned much difficulty. Ordinarily, of course, the statute of limitations itself does not run as against a person who is under disability. But if we were to except minors or lunatics from the operation of this act it would be necessary to examine every title, for certainty could not exist as long as there was a possibility of an adverse claim.

"No clear starting point can be had which does not cut off all claimants alike. This section was taken from the burnt record act of Illinois, already referred to as amended in 1887, and which amendment has thus far proved satisfactory.

"The certificate granted by the Registrar is an absolute guarantee of title. Should the Registrar and his examiners make a mistake the State is responsible. But it is urged that if A succeeds in getting a certificate to land to which B is justly entitled, B may not wish to have damages merely, but may wish his identical land restored. It may be a homestead or dwelling to which he is particularly attached. To this the answer is, the possibilities of error are very few. In the course of eighteen years in New South Wales and Tasmania not a single claim has been made against the Government.

"There is of course the possibility of a certificate being forged, but this exists to even greater extent in the present system, and the cases at present in which a notary has been deceived as to the identity of the person making the oath are exceedingly rare.

"So long as A retains the title B is not in any way prevented from still recovering the land from him in an action. But if A transfers it to C, an innocent holder, then B is compelled to make his claim for damages to the State.

"In Australia there has been created an insurance fund and a tax of one-fifth of one per cent is levied upon every transfer for the purpose of indemnifying the Government. This feature has not been incorporated in the Illinois system, owing to the five year limitation clause. Where, as in Australia, an arbitrary time was fixed, it was found necessary to guard against the possibility of a mistake, but it was thought in Illinois that the five year clause would give ample opportunity for adjusting every possible case.

"The limits of this paper forbid a detailed examination of all the features of the act. Once given a conclusive starting-point, its workings appear to be simple and perfectly feasible, and it seems to be, in the opinion of the best real-estate lawyers who have seen the plan in actual operation, that there is no insurmountable objection to the application of the system to this State and country.

"It is commonly urged that the fact that it has worked remarkably well in Australia, where the source of title is very near and where the complications in transfers are very few, is no argument for its adaptability to this country.

"Lord Coleridge, late Chief Justice of England, in 1872 in speaking of the applicability of this system to England declared he 'had never been able to perceive the obstacle to applying to land the system of transfer which answered so well when applied to shipping, but as his learned brethren one and all had declared that to be impossible he had become impressed with the belief that there must be something wrong with his intellect, as he failed to perceive the impossibility. The remarkably clear and logical paper which was read by Sir R. R. Torrens relieved him from that painful impression, and the statistics of the successful working of his system in Australia amount to demonstration, so that the man who denies the practicability of applying it might as well deny that two and two makes four."

"It seems to me that with us in California the application of the system should be particularly easy. We have had, under the control of our Spanish land grants, a well-known instance of an attempt to form a conclusive starting point by the application to the commission of 1852. We are still a comparatively young State, and whatever errors are now upon our land-title records will be perpetuated as time goes on. It is certainly a subject for consideration as to the advisability of a thorough study of this question in order to impress the Legislature with its importance."

WASHINGTON CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS.

At the regular monthly meeting of the Washington Chapter of the American Institute of Architects, held Friday evening, February 7, 1896, the following resolution was passed:

"We, members of the Washington Chapter, American

Institute of Architects, wish, both as a body and as individuals, to protest against certain statements published in *Harper's Weekly* of December 28, 1895, the *Utica Globe* of January 18, 1896, and other papers of recent date, in which Mr. Edward P. Casey, son of Genl. T. L. Casey, is put prominently forward as the Architect of the new Congressional Library building in this city.

We are familiar with this building from its beginning to the present time, and feel that no one can, with propriety or honesty, be entitled to the credit as Architect of this building except J. L. Smithmeyer and Paul J. Pelz. They have devoted the best years of their lives, from 1873 to 1893, in perfecting the plan and in designing the exterior and interior of this building.

Official documents prove that the work was commenced by act of April 15, 1886, under the direction of Smithmeyer and Pelz, Architects. In 1888, Genl. T. L. Casey, father of the alleged Architect, was placed in charge, with directions to complete the building according to the drawings of Smithmeyer and Pelz, omitting four of the stack-rooms in the interior courts.

When Paul J. Pelz was discharged, March 29, 1892, Genl. T. L. Casey, U. S. A., wrote him that "as you have entirely completed the designs for the architectural characteristics and features of the building for the Library of Congress, both of the exterior and interior, * * * I have to state that your services will be no longer required by the Government." The alleged Architect, Edward P. Casey, was not employed in any capacity on the building before this date.

We desire in justice to two members of our profession, that the press of the country will publish this protest, and we further recommend the American Institute of Architects to take official action in reference to the matter.

(Signed)

ROBERT STEAD, President.
GLENN BROWN, Secretary.

UNITED STATES DEPARTMENT OF AGRICULTURE, DIVISION OF FORESTRY, WASHINGTON, D. C., MARCH 2, 1896.

Walter G. Berg, Esq., Principal Assistant Engineer, Lehigh Valley R. R., Jersey City, N. J.

DEAR SIR:—Replying to your request for information regarding the status of the timber test work, especially as regards the kinds tested, number of tests and the data worked up, which I understand you desire in order to keep the American Society of Civil Engineers informed as to the progress of this work most interesting to them, I may make the following brief statement:

The total number of tests made at the mechanical laboratory to January 31st, was 39,437, which during February will be brought up to about 41,500, when all the material collected will be tested and the work for the present abandoned under the orders of the Secretary of Agriculture.

In the above number the moisture determinations which accompany the tests are included reducing the actual number of mechanical tests to probably 35,000.

The material for these tests was specially collected in the woods, comprising 356 trees representing 32 species mainly

of southern growth. The distribution of tests by species stands as follows:

Southern pines, 5 species.....	20,341
Northern pines 2 ".....	1,097
Bald cypress.....	4,126
White cedar.....	243
Oregon fir, 10 pieces.....	276
Conifers.....	26,083
Gum, red.....	867
Oaks, white, 4 species.....	4,052
" black, 5 ".....	4,301
Hickory, 8 ".....	3,011
Ash 2 ".....	147
Elm 2 ".....	409

Total 39,437

You will note, that of Northern timbers only the white and Norway pines have been tested in a small way and of Oregon fir only a few random sticks sent in by an interested party; all others are southern.

Of these sticks only a portion on Longleaf pine was compiled and worked up in Bulletin eight. There are, however, now the entire data on Southern pine worked up in manuscript. The average results will presently be stated in an eight page circular, the status of the printing fund of the Department preventing for the present the issue of a full bulletin. There will then still remain nearly as many data referring to other species undigested.

You will however, understand that this test work differs from other testing done hitherto, in that it places reliance only on large numbers. Hence, for instance, the 276 tests on Oregon fir would hardly warrant us in drawing any conclusions, they are not better than any other tests, except that their moisture condition is noted, which is to be sure one important advantage.

On the other hand, for the Southern pines we may claim to have such a series of data as to make it unnecessary for anybody else to test these timbers again; they cover such a large number under all sorts of conditions that absolute confidence in the reliability of the data for the range of strength in the species should be accorded to them.

At the same time the confusion existing in engineers' tables with regard to the kind of pine (names or species) should not be permitted any longer, especially since the various species promiscuously referred to as southern pine, yellow pine, pitch pine, etc., differ up to twenty per cent in average strength values.

But the mere establishment of the strength values does not exhaust the usefulness of these data; they were to be used, and will be used, if we are permitted, to establish such relationships as will lead to the formulation of rules of inspection—the most important object of these investigations—as a result of which the engineer or other consumer will be enabled to judge of the comparative value of the piece in hand.

For such purpose the existing data may sometimes not even prove sufficient and would have to be supplemented by new data obtained under special conditions.

One of the investigations of this nature directly interesting to the engineer is that on the relation of tests on large and small sizes. Here, too, our number of tests is still too small for safe generalization, although not less than 340 large columns and beams have been tested, with the interesting and readily explained result that for symmetrically

cut beams (heart in center) the values are as large and sometimes larger than for the average of the small pieces cut from the same beams; while the columns give mostly but not always lower values, yet the results are so variable, that no trustworthy numerical data have been attained, the range in individual cases being as much as fifty per cent.

At present the work will be abandoned for the fiscal year, the allotment of funds having been exhausted, about \$40,000 in all having been spent so far. An attempt to work up the test results, at least for data of strength, will be made.

In the reading of the appropriations for this Division for the next year the reference to this line of work has been left out, and a discontinuance is probably contemplated. A bill making special appropriation for its continuance has been introduced in the Senate (S. 1214), but its passage is exceedingly questionable.

Regretting, then, that I cannot report to you a more hopeful outlook.

Yours very truly,

(Signed) B. E. FERNOW, Chief.

THE TALL OFFICE BUILDING ARTISTICALLY CONSIDERED.

AN unpromising subject has been tackled by Louis H. Sullivan when he discants on "The Tall Office Building Artistically Considered" in *Lippincott's Magazine*.

Thus considered the problem resolves itself into the following, according to Mr. Sullivan: "How shall we impart to this stark, staring exclamation of eternal strife, the graciousness of those higher forms of sensibility and culture that rest on the lower and fiercer passions? How shall we proclaim from the dizzy height of this strange, weird, modern housetop the peace evangel of sentiment, of beauty, the cult of a higher life?"

A problem indeed of great difficulty; for the associations of a tall office building are such that the cult of a higher life (except in a physical sense) has as much chance to grow therein as a rose on the top of a granite boulder.

Another difficult problem to solve is what are the "higher forms of sensibility and culture that rest on the lower and fiercer passions." It must be an unstable resting place for those higher forms.

The normal type of office buildings consist of:

"1st, a story below-ground, containing boilers, engines, of various sorts, etc.,—in short, the plant for power, heating, lighting, etc., 2d, a ground-floor, so-called, devoted to stores, banks, or other establishments requiring large area, ample spacing, ample light, and great freedom of access. 3d, a second story readily accessible by stairways—this space usually in large subdivisions, with corresponding liberality in structural spacing and in expanse of glass and breadth of external openings. 4th, above this an indefinite number of stories of offices piled tier upon tier, one tier just like another tier, one office just like all the other offices,—an office being similar to a cell in a honey-comb, merely a compartment, nothing more. 5th and last, at the top of this pile is placed a space or a story that, as related to the life and usefulness of the structure, is purely physiological in its nature,—namely, the attic. In this the circulatory system completes itself and makes its grand turn, ascending and descending. The space is filled with tanks, pipes, valves, sheaves, and mechanical etcetera that supplement

and complement the force-originating plant hidden below-ground in the cellar. Finally, or at the beginning rather, there must be on the ground-floor a main aperture or entrance common to all the occupants or patrons of the building."

The practical way of treating such a building is very justly given by Mr. Sullivan:

"Beginning with the first story, we give this a main entrance that attracts the eye to its location, and the remainder of the story we treat in a more or less liberal, expansive, sumptuous way,—a way based exactly on the practical necessities, but expressed with a sentiment of largeness and freedom. The second story we treat in a similar way, but usually with milder pretension. Above this, throughout the indefinite number of typical office-tiers, we take our cue from the individual cell, which requires a window with its separating pier, its sill and lintel, and we, without more ado, make them look all alike because they are all alike. This brings us to the attic, which, having no division into office-cells, and no special requirement for lighting, gives us the power to show by means of its broad expanse of wall, and its dominating weight and character, that which is the fact,—namely, that the series of office-tiers has come definitely to an end."

He then remarks that the chief characteristic of the tall office building is its loftiness—and that the man that lives of his life and for his life in the fullest, most consummate sense "must realize at once and with the grasp of inspiration that the problem of the tall office building is one of the most stupendous, one of the most magnificent opportunities that the Lord of Nature in his beneficence has ever offered to the proud spirit of man.

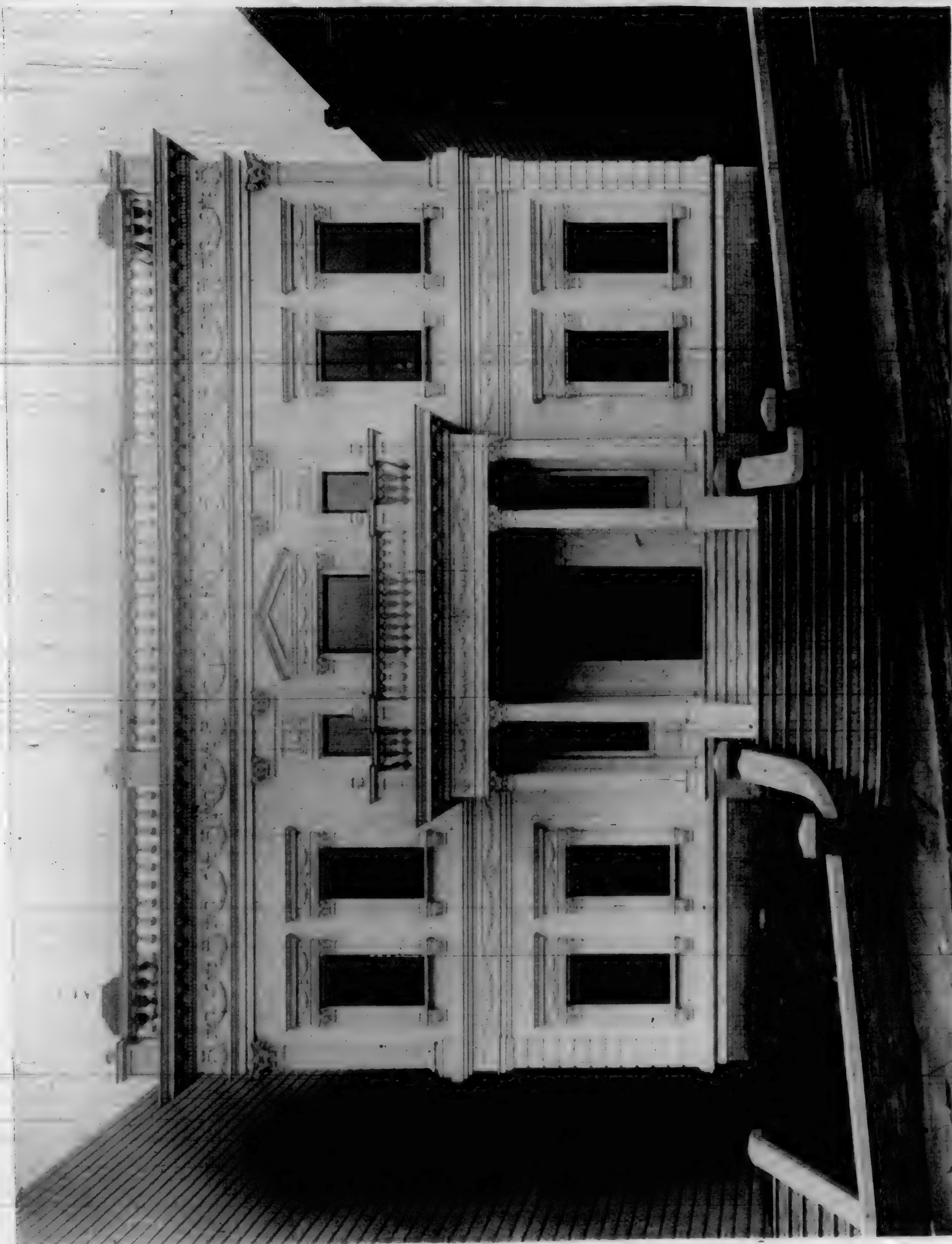
"That this has not been perceived—indeed, has been flatly denied—is an exhibition of human perversity that must give us pause."

I must be one of those exhibitions of human perversity for I fail utterly to see it in that light.

The *raison d'être* of the tall office building, the mercantile, financial and other commercial pursuits for which it is used, fail to arouse in the ordinary man the enthusiasm exhibited by our essayist. It is no doubt a fact that the tall office building is tall, but that fact alone cannot enthuse the artist. That thrill cannot come over him as he gazes up the lank sides of the tall office building although it does soar into the heavens and may be adorned in the most artistic manner, that comes over him as he gazes up the straight majestic trunk of the mighty Redwood and finally feasts his eyes upon the gently swaying mass of foliage outlined against the heavens—or even, to a less extent, as he follows with his eye the outlines of the tapering spire, massive tower or dome of some building dedicated to the higher susceptibilities of human nature.

Never can the tall office building vie with either of these in exciting artistic feeling; for the idea represented by it is an idea entirely incommensurate with its size and as well may the frog try to inflate itself to the size of the ox as may the tall office building attempt to take hold of a natural and artistic nature in such a way as such other things we have mentioned in our example.

As Mr. Sullivan says: "The law is—*form ever follows function*"—therefore when the function is unenobling the form must be the same, and the more this function is exhibited as it should be by the true architect the truth is



RESIDENCE OF MRS. A. M. WOHLER, 2025 SACRAMENTO STREET.

E. J. MOLERA, ARCHITECT.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVII. No. 3. MARCH, 1896.



DINING ROOM, RESIDENCE OF MRS. A. M. WOHLER.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVII, No. 3. MARCH 1896



LOWER HALL, RESIDENCE OF MRS. A. M. WOHLER.

CALIFORNIA ARCHITECT AND BUILDING NEWS
SAN FRANCISCO.

VOL. XVII. No. 3. MARCH 1896.

more exposed, and although he will naturally show the best side possible of that function, for he detests anything hideous—still its natural infirmity must be brought to light, and must cast its blighting shadow upon the whole edifice—and the only effect on an artist would be the admiration caused by the perfect way in which its functions have been sublimated.

If we are to believe that the author feels that the exhibition of the functions of the office building alone without sublimation enough to make them unrecognizable can excite those thrilling effects upon the artists nature which he portrays, then it is hard to reconcile this with his wind up.

"When we know and feel that Nature is our friend, not our implacable enemy,—that an afternoon in the country, an hour by the sea, a full open view of one single day, through dawn, high noon, and twilight, will suggest to us so much that is rhythmical, deep, and eternal in the vast art of architecture, something so deep, so true, that all the narrow formalities, hard-and-fast rules, and strangling bonds of schools cannot stifle it in us—then it may be proclaimed that we are on the high-road to a natural and satisfying art, an architecture that will soon become a fine art in the true, the best sense of the word, an art that will live because it will be of the people, for the people, and by the people."

W. J. C.



SAN FRANCISCO, March 14, 1896.

The California Architect and Building News

DEAR SIR:—The Board of Regents of the University of California has set apart April 28, 1896, to discuss the best methods of obtaining a permanent grand plan for the grounds and buildings of the University at Berkeley, California.

It would seem that the Board is required by law to have a competition, that is, it is required to "advertise for plans."

Under these circumstances, as I have been requested to make a report to the Board on this subject, you would oblige me greatly, if you would give me your judgment as to the best method of having such a competition to secure the selection of the best plan.

It has occurred to me that there should be a Board of three or five experts advisory to the Regents—that the majority of this Board should be selected by the ten leading architects in the Eastern States, and the balance to be selected by the five leading architects of this State. This Board of experts or Advisory Board might have added to it, if it were deemed advantageous, three members selected from, say Harvard, Yale and Chicago Universities, as they would be presumed to have knowledge and experience in such matters, but the final decision would rest with the Board of Regents.

The Board of Regents would send to all competing architects, a topographical map, and perhaps papier mache cast of the University grounds, and full photographs of the sur-

roundings and the present buildings on the grounds, though they are considered as merely temporary.

The Faculty would make out a list of the requirements for an ideal University, which the competing architects would be expected to plan for this site.

The time given for the competitors will depend largely on the views of the leading architects of the Country in that regard. Without knowledge on that subject, we figure that six months would be sufficient for that purpose.

This is a State University, with assets of about eight million dollars, and a permanent tax for its support of one mill on the dollar of the increasing taxable wealth of the State.

The buildings are to be erected as required, but it is expected that the next Legislature of the State will grant the University two hundred and fifty thousand dollars for building purposes, and it seems probable that say a million dollars will be expended for improvements within the next ten years.

It is hoped that the Regents will give from five thousand to ten thousand in prizes in the competition. I should assume that the architect whose plan was selected would have the supervision of all buildings erected during his lifetime.

For your views on these points, and everything germane to this subject, prior to April twentieth, I should be greatly obliged.

Yours very truly,

J. B. REINSTEIN.

NEW YORK, February 27, 1896.

DEAR SIR:—We have just received a copy of your January number, in which there is a long article concerning the University of Berkeley, quoting several architects opinions in the matter of the proposee work, and though we are quoted correctly, the portion quoted is not the sense of our letter.

We hold practically the same views as Mr. Sullivan and are absolutely opposed to competitions. We undertook, however, to explain the best conditions under which a competition could be conducted, if one is absolutely necessary.

We would appreciate a correction from you.

Yours truly,

CARRERE & HASTINGS.

[We did not make Messrs. Carrere & Hastings' opposition to competitions sufficiently prominent and are glad of the opportunity of correcting any wrong impressions made by not publishing the whole of their letter.—ED.]

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.

FRAUD OF CONTRACTOR AND OWNER WILL NOT PREVENT LIEN.—In an action to enforce a mechanic's lien in favor of a subcontractor, notwithstanding the contractor had covenanted that no liens should be filed, on the ground that though the title stood in the name of the sister of the contractor, the latter was whole or part owner of the property, and the whole scheme of having it put in her name, and his making the contract and covenant was a mere device, participated in by both of them, for the purpose of misleading and defrauding strangers to the title who should furnish labor and material, the Supreme Court of Pennsylvania held such evidence sufficient, though it would not be to create a resulting trust adverse to the holder of the legal title.

Brillman v. Heron, 32 Atlantic Reporter, 294.