

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 fill; 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. 28; filed, Jan. 28; 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 Prossé & Meussdorffer; 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.

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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.

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

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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.

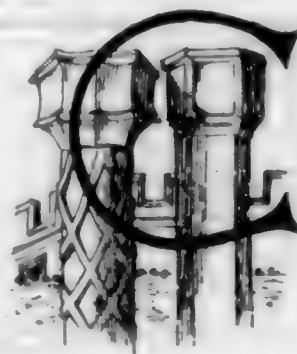
Yours respectfully,

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.

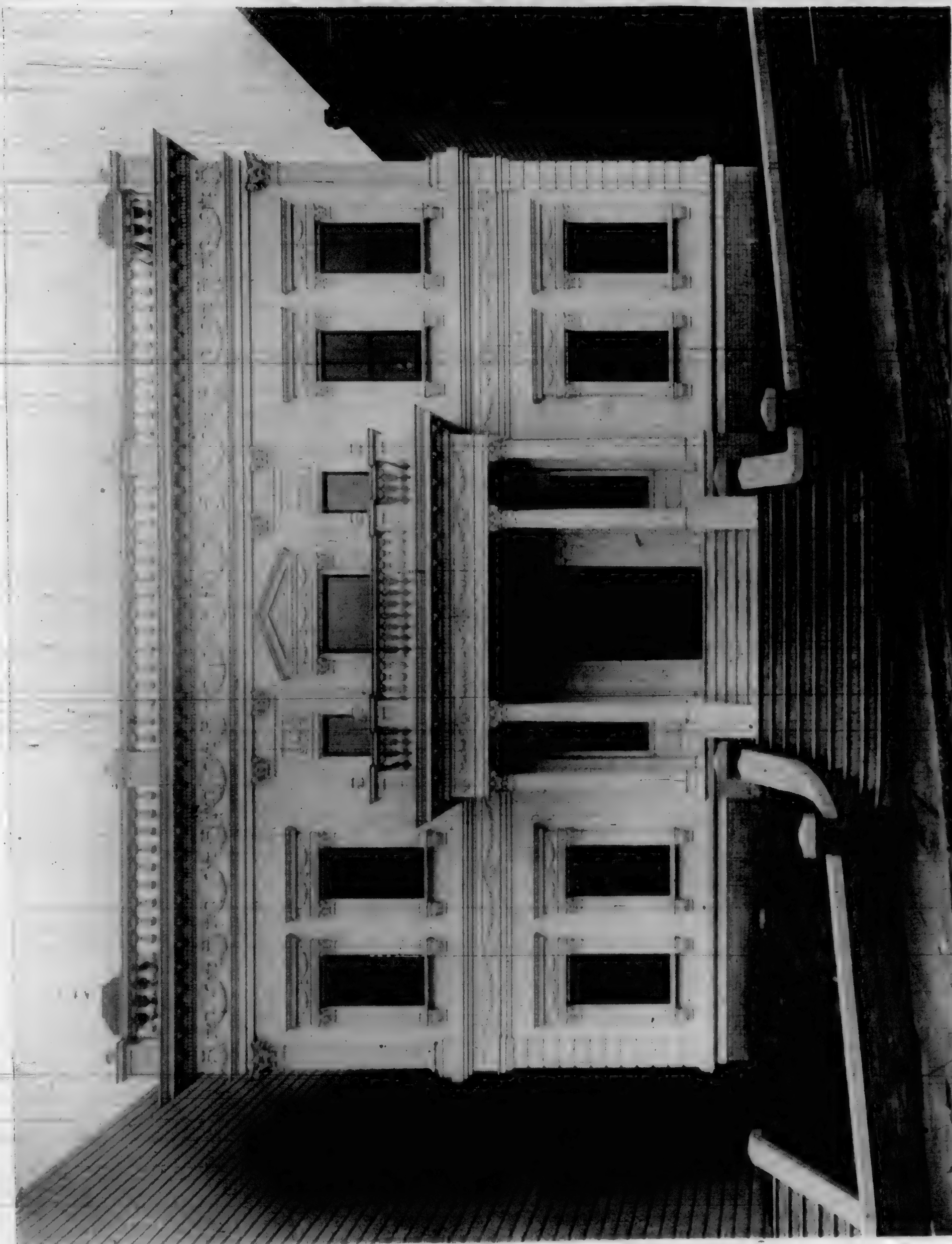
"That this has not been perceived—indeed, has been flatly denied—is an exhibition of human perversity that must give us pause."

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.

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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.

NOTICE INVALID AGAINST MORTGAGEE.—A claim for material furnished in building two houses under separate contracts, filed as a lien against one of them, is invalid as against a mortgagee of the building, though the owner has consented to a decree establishing the lien in a suit by the claimant against him.

Leftwich Lumber Co. v. Mut. Building, etc., Ass'n, Supreme Ct. Ala. 18 So. Reporter, 48.

WHAT LAND IS SUBJECT TO MECHANIC'S LIEN.—Where a statute declaring subject to mechanic's liens on a building the land on which it is situated, together with so much of the land about it as may be required for the convenient use and occupation of such building, the whole forty acre tract on which a dwelling is located is not subject to liens, it not being meant that sufficient land about the building to support the owner while living there will be subject to a lien.

Cowan v. Griffith, Supreme Ct. Cal., 41 Pac. Reporter 42.

CONTRACT TO CONTINUE AFTER DEFAULT A NEW UNDERTAKING.—In an action to recover the value of work, labor and materials, it appeared that a party had contracted with a third person to do certain work in another's residence; that the contract was partly performed when it was violated by such third person, in omitting to make payments; that the first party refused to proceed, when the owner requested him to finish the work and that he would pay him. The Court held that this was a new promise, and not the promise to pay the debt of another which would have been in the statute of frauds, and should have been in writing.

Schulz v. Cohen, 34 N. Y. O. Sup. 927.

BURDEN OF PROOF OF NEGLIGENCE IN DANGEROUS PREMISES.—Where a building falls without any apparent cause, in the absence of explanatory circumstances, negligence will be presumed, and the burden is upon the owner to show that he exercised ordinary care to keep it in a safe condition; but where it appears from such explanatory circumstances that the cause of the fall of the building was a latent defect in the construction, and there is no evidence tending to show such cause was owing to the negligence of the owner, the burden rests upon the party asserting such negligence to show that such cause might have been discovered and removed before the accident by the exercise of ordinary care on the part of the owner.

Ryder v. Kinsey, Supreme Ct. Minn., 64 N. W. Rep. 94.

LIABILITY OF SURETIES ON CONTRACTOR'S BOND.—A slight departure from the plans and specifications of the work, without the knowledge of the sureties upon a contractor's bond, where the alterations are authorized by the contract the performance of which the bond was given to secure, will not relieve the sureties from liability upon the bond. Nor will the fact that the principal procured the signature of a surety on the promise that he would afterwards obtain the signatures of others, which was not done, relieve the surety from his obligation on a bond delivered, approved and filed.

Risse v. Hopkins Planing-Mill Co., Supreme Ct. Kans. 40 Pacific Report r. 904.

BOOKS AND PERIODICALS.

PROCEEDINGS OF THE FIFTH ANNUAL CONVENTION OF THE ASSOCIATION OF RAILWAY SUPERINTENDENTS OF BRIDGES AND BUILDINGS, held in New Orleans, Louisiana, Oct. 15 and 16, 1895.

We have received the above from the Secretary of this Association, S. F. Patterson. It contains a mass of valuable information, results of experiments and other matters of not only great value to Superintendents of Railroad Bridges but also to the architect and builder at large.

The exhaustive Report of Commission on "Strength of Bridge and Trestle Timbers," we published in our last November number. As of special Pacific Coast interest we

publish in this number the Results of Experiments made by the Southern Pacific Railway and of Prof. Wing of Stanford University on Oregon Pine and Redwood.

APPENDIX T.

TESTS OF DOUGLAS FIR AND CALIFORNIA REDWOOD MADE FOR THE SOUTHERN PACIFIC RAILWAY BY MR. JOHN D. ISAACS.

Mr. John D. Isaacs, assistant engineer, Southern Pacific Railway, summarizes the results of tests made under his direction as follows:

"Regarding strength of Oregon pine (properly Douglas fir) and Redwood timber, the following are the averages of many experiments (neglecting abnormal results) made several years prior to 1895, by our company under my supervision."

Ultimate Breaking Strength in pounds per square inch.

	Douglas Fir.	Redwood.
Tensile.....	15,900	8,000
Crushing.....	6,000	3,000
Shearing parallel with grain.....	600	276
Modulus of elasticity.....	1,272,000	600,000

Allowable Safe Unit Stresses in pounds per square inch.

Used in practice under ordinary conditions, by Mr. Isaacs.

	Douglas Fir.	Redwood.
Tensile.....	1,600	800
Crushing.....	1,200	600
Shearing parallel with grain.....	150	50
Bearing perpendicular to grain.....	400	150

"In trestle work red wood is principally used for sills, posts and caps, or wherever the timber is subject to rapid decay, although creosoted fir timber has been replacing red wood for the latter purpose on the Southern Pacific railway system.

"The tests were made as follows: A large number of logs were cut from different portions of trees from various localities and exposures. After air-seasoning the logs were cut into one inch square pieces; half of the pieces from each section were tested by tensile and the other half by compressive strain, the pieces being turned down to a round for about eight inches in length. All pieces were tested, except such showing sap or splits running across the grain. The diameters were gauged very carefully. The machine was a home-made apparatus of about 25,000 pounds capacity, with a pressure gauge for recording pressures. The shearing tests were made by pulling a half-inch round out of some of the one-inch pieces. The modulus of elasticity was determined by bending pieces of various dimensions.

"All of the experimental results have been checked at various times by isolated experiments. An extended experience with a great variety of timber structures has confirmed my opinion that the units given above are just right for good practice.

"While the testing methods, as compared with more efficient laboratory machines, may appear somewhat crude, the results obtained are probably just as near the truth, considering the varying characteristics of different pieces of the same species of timber."

JOURNAL OF THE WESTERN SOCIETY OF ENGINEERS, contains papers, discussions, abstracts and proceedings.

This journal is full of interesting matters for engineers

and architects. It contains a specially complete series of monographs on Hydraulic Cement covering the following questions. 1. Relative qualities of the several Portland and natural cements at present in general use. 2. The extent to which the testing of cement is useful in connection with various classes of work. 3. What nature of testing is suitable. 4. The essential points which should be covered in specifications as to testing cements. 5. The influence of the amount of water used in forming pastes and mortar. 6. How the several cement mortars are affected by cold, both in laboratory and in practical work. 7. How mortars are affected by tempering. 8. What specifications should require as to mortar and mortar mixing. 9. How cement mortars are affected by different kinds of sand. 10. What extent cement mortar plasters can be relied upon to adhere to cement mortar concretes, especially when Portland cement is used for plaster and natural cement for concrete.

Also notes on Dry Docks and a paper covering the whole field of Oriental Rail Roads including remarks on the railroad stations—wherein it is noticed that there are very few stations built in the countries under English rule where the interior finish is given much attention while the exteriors are most of them very artistic and beautiful especially the one at Bombay which is said to be the finest in the world. It is in the Gothic style with an Oriental feeling.

Here is an account of how the elephant is used in a lumber yard.

"One of the great sights of Rangoon is the elephants working in the saw-mills and lumber yards. They were formerly employed in all the large mills but at present only one continues to use them, and in this yard we saw fourteen at work, from sweeping the floor to piling up timbers which were said to weigh one ton.

"We saw an elephant walk up a to a stick of timber about fourteen inches square, twenty-five to thirty feet long, which they said weighed one ton, get down on his knees, run his tusks under it, throw his trunk over it, get up and carry it to a pile of similar sticks and put it down with one end resting on the pile and the other end on the ground. He then walked around to the end on the ground, curled up the end of his trunk and with it pushed the timber up on top of the pile and then went to the other end and pushed it up so it lay even with the other timbers."

RESIDENCE OF MRS. ANNA M. WOHLER, 2025 SACRAMENTO STREET, E. J. MOLERA, ARCHITECT.

THIS residence fronting Lafayette Park is in one of the most fashionable locations in the city. The lot on which it is built is 65 x 137½ feet. The architect has endeavored to follow, for the outside and the inside of the building, a pure Renaissance style. Our illustrations taken from photographs of the edifice will show the successful way of the treatment of the subject.

The front measures fifty feet in width excluding the side entrance. It is two stories in height; the depth of the building is a little over fifty feet with an L, where the kitchen, pantry and grill room are built. Besides the residence proper an outside house for the man servant and tool house is built in the rear.

The house contains two parlors, dining-room and three principal rooms all 15x24 feet besides a large hall 16x16 feet, three bath rooms, four additional sleeping rooms, three toilet rooms, etc.

Care has been taken that all the material used should be of the very best kind obtainable and it has been built with the greatest care, each contractor having been allowed all the time necessary to do the best work.

One of the features of this residence is the main stair hall 16x16 feet, built all of best quartered oak with fine carvings. The entrance to the hall in front of the front door consists of an arched way with pilasters on each side of the wall and pilastrettes to support the arch. The stair-case, richly carved, is at one side and lands on a gallery boarded around with a fine balustrade. Oak pilasters support the gallery and the dome which covers this hall. Nearly all the rooms open into this hall or the gallery that surrounds it, and as the top of the dome is covered with an art colored ceiling light 11x11 feet, there is light and ventilation in all parts of the house. There is a chapel with three art windows with original designs. A balcony opens from the chapel into the hall giving a very fine effect.

The parlors are finished with moulded cornices and the windows have Ionic pilasters and entablatures. One of the parlors has a most beautiful mantel made of California Onyx by Kessler Bros., and the other a fine Oak mantle.

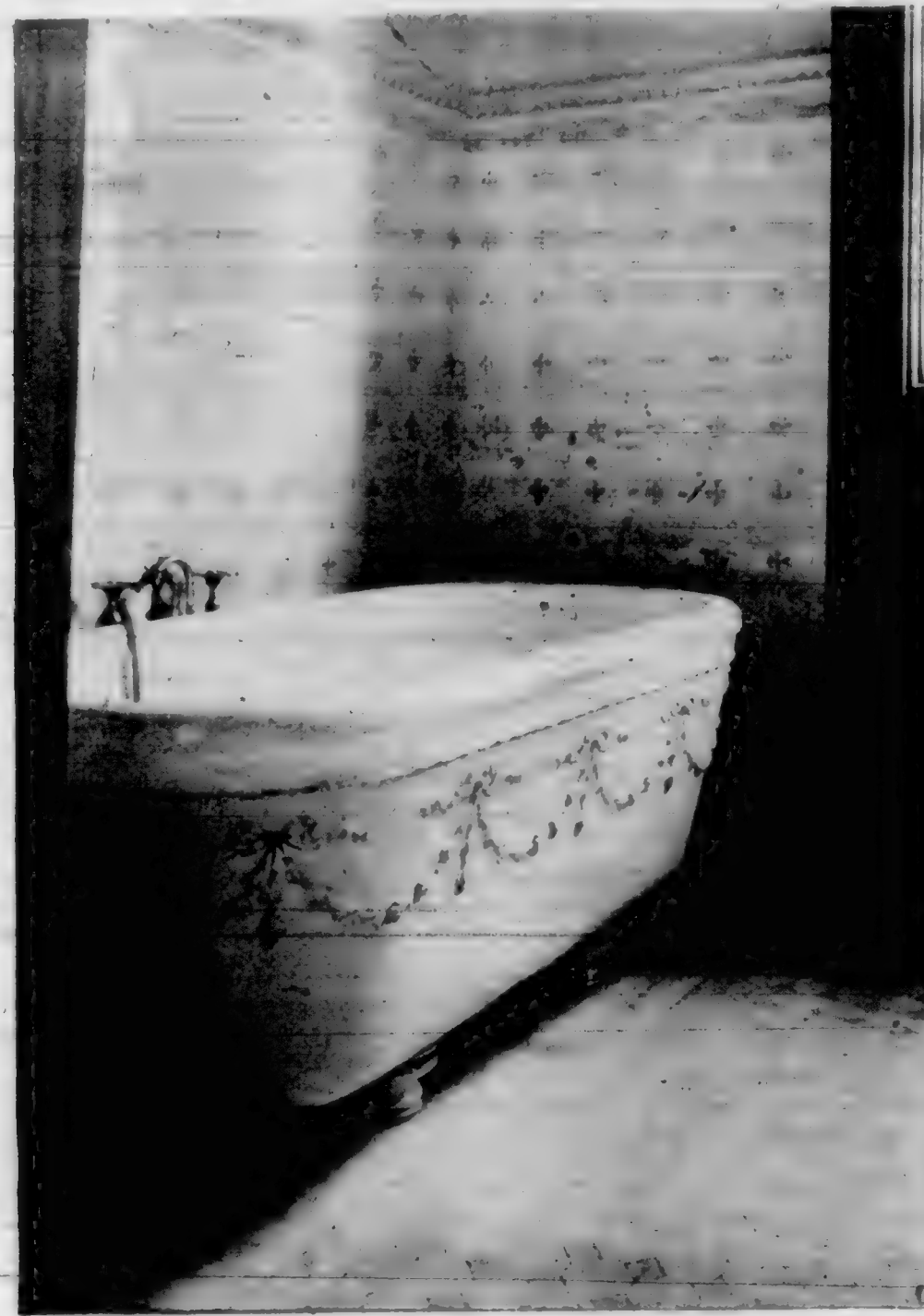


ONYX MANTLE MADE BY KESSLER BROS.

The dining-room is one of the most elaborate ever built in this city; it is highly ornamented with wainscoting composed of engraved panels separated with Ionic pilasters. The ceiling has the beams exposed and are ornamented with rosettes and fluted. The crossing of the beams form forty squares three feet on each side, they have all fine centers; the ends of all the beams are supported by mural brackets with moulded cornices between them. All the walls were handsomely decorated by D. O. Sturts the artist, and highly ornamented in white and gold Louis XVI. style by the well-known firm of St. Dennis, painters who did all the painting for the house. All the metal work in this room is gold plated.

Mrs. Wohler, the owner, has adjoining her room a bou-

loir and a very pretty bath-room for her exclusive use. The latter has one of the finest porcelain tubs manufactured exclusively for this work by the J. L. Mott Iron Works, to



MADE AND DECORATED ESPECIALLY FOR THIS BUILDING
BY THE J. L. MOTT IRON WORKS AND SET
BY MR. W. D. HOBRO.

match the glazed tiling that covers the walls. The water closet, bath tub and wash stand have marble safes, the balance of the room is covered with encaustic tiles; all the metal work in this room is silver-plated.

The contract for the whole building was let to Mr. A. C. Hussey, and to his management in letting out the work to good and responsible sub-contractors and attending personally to the works is owing in a great measure the success of the whole building. The result shows that he was entirely in sympathy with the architect's ideas and carried them out carefully and conscientiously.

Dunham, Carrigan & Hayden Co., had all the hardware specially made by the Yale Lock Co. for this building of the higher class and modern designs.

The firm of Richardson & Gale furnished the granite and material for the brick work which they executed in a superior way. The shafts for the chimneys were specially designed with fluted columns and terra cotta capitals. Their execution was quite difficult but was done in a very satisfactory manner by the above mentioned contractors.

The plumbing in the house was specially designed by the architect to have every sanitary improvement and precaution against sewage gas, Mr. W. D. Hobro, the well-known plumber carried out the work in a perfect manner.

Every convenience for lighting the gas and bell service was furnished by Paul Seiler the well-known furnisher of electrical supplies.

Great care has been taken to have the gas fixtures to harmonize with the finish of the rooms where they were intended, the extensive stock of Thomas Day Co., made it possible to

obtain the many different styles required, and others were promptly manufactured by the same firm.

To insure absolute protection against dampness, heat, cold or dust, all the walls of the building are sheathed with P. & B. Building Paper, a California production manufactured by the Paraffine Paint Co., 116 Battery street. This paper is now used in all first-class houses and is specified by all the leading architects as a most perfect insulator.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 405 California street.
SETH BABSON, Pres. W. P. MOORE, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

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

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at Academy of Sciences Building.
GEO. W. DICKIE, Pres. W. G. CURTIS, Vice-Pres.
OTTO VON GELDERN, Sec. EDWARD T. SCHILD, Treas.

MASTER PLUMBERS' ASSOCIATION, meets every first and third Friday of each month at the Flood Building.
JAS. E. BRITT, Pres. J. L. E. FIRMAN, Sec.

BUILDERS' EXCHANGE, Directors meet first Friday in each month at Mission and New Montgomery.
OSCAR LEWIS, Pres. JAS. A. WILSON, Sec.

MASONS' AND BUILDERS' ASSOCIATION, meet first Friday evening of each month.
CARL WORRELL, Pres. VICTOR HOFFMAN, Sec.

THE ANNUAL MEETING OF THE BUILDERS' EXCHANGE.

THE Annual Meeting of the Builders' Exchange and the election of directors to serve the ensuing year was held at the Exchange Hall, Mission and New Montgomery streets, on Wednesday, March 25, 1896.

President Oscar Lewis occupied the chair.

Proposed amendments to the By-laws were not acted upon but postponed for two weeks when a special meeting will be called for this purpose.

The president's annual address reviewed the work done by the Exchange for the past year and showed a very flattering increase in the treasury and the membership; there being about 317 members, an increase of 41 and a total in the treasury of about \$7,000.

The most interesting proceedings was the election. Sixteen candidates were in the field and the interest taken by many of them for the honors of office and the uniform and deep interest manifested by the general membership, spoke volumes for the future prosperity and extension of Exchange influence and honorable business methods.

The Exchange being composed of all branches in the building business, the various trades supported their particular representative as a rule with the result that the incoming board is a splendid index to the general membership, there being:

M. C. Lynch, Thos. McLachlan, Thos. Elam and C. P. Moore, carpenters; Jas. A. Wilson, Thos. W. Butcher and M. McGowan, bricklayers; J. J. Morehouse, plasterer; Jas. E. Britt, plumber; Gus. V. Daniels, painter; Oscar Lewis, foundryman.

BUSINESS MOSAICS.

The Hunter.—The Hunter Arms Co., Fulton, N. Y., makers of the celebrated L. C. Smith gun, are now manufacturing the Hunter bicycle. The L. C. Smith gun is acknowledged to be the foremost trap-gun in the world, and is used by all prominent shooters. At recent tournaments, Smiths' guns won over ninety per cent of the prizes. The winning team of the Olympic Club and others shoot Smiths. Hunter cycles are made like L. C. Smith guns, first-class in every respect, made by practical mechanics with a reputation for fine work. Gun barrel brazing is the most difficult tube brazing in the world; barrels must be true to a thousandth part of an inch. Hunter cycles are brazed and lined up that way. The Hunter has crown steel, gun barrel tubing, fully reinforced, drop forged steel bearings and cones, extra heavy, with a gun-barrel finish. (There is not a piece of cast iron or steel in this wheel.) Extra large barrel hubs and balls, extra quality spokes, narrow tread, reinforced forks, back and front, easy adjustment of bearings and chain, double truss crown, the strongest ever put on a wheel, visible bearings, locomotive oil cups. The Hunter patent detachable cranks can be taken off in ten seconds. Adjustable handle bar, Brooks, Sager and Hunter saddles, M. & W. or Vimtires, and other improvements. We only ask for a comparison with any bicycle on the market. Critical inspection is invited at either of the city agencies, Clabrough, Golcher & Co., 605 Market street, or E. T. Allen Co., 416 Market street. Pacific Coast agency, Phil. B. Bekeart, 159 New Montgomery street, near Howard.

"Henry," said Mrs. Peck, "I am going to get a bicycle." "Dear me," said Mr. Peck, mildly, "isn't one man enough for you to run over?"—*News Letter*.

When the porcelain iron goods were first introduced to the trade it was regarded as a step in advance, and a great improvement in the way of sanitary appliances. Since the introduction of the Imperial porcelain ware with its substantial thickness, fine glaze and beautiful appearance, accompanied with a great reduction in prices bringing this article within the reach of anyone heretofore using the porcelain iron goods. A more general demand for this class of goods is springing up.

The J. L. Mott Iron Works are prepared to supply this demand and those who are debating what kind of goods to order for the new house would do well to consult Mr. M. S. James, the Pacific Coast Representative of the above named work. Room 27 Flood Building, San Francisco.

"I am sorry that I have broken your vase. Was it valuable?" "It was old Sevres." "O! I was afraid it was new."—*News Letter*.

The Pancoast Ventilator.—In calling attention to the merits of this ventilator, we are certainly justified in mentioning some of the claims made by the manufacturers, which claims have been fully warranted as vouched for by members, who have used the Pancoast Ventilator. It is guaranteed to exhaust more cubic feet of air per minute than any other storm-proof ventilator made. It is absolutely storm and cinder proof. N. & G. Taylor Co., Manufacturers Agents, Philadelphia.

"How did that criminal evade the detective so long?" "Why, he rented a room in the same flat with him."—*Chicago Record*.

Now is the time, as summer is approaching, to prevent your house becoming a refuge for the annoying fly—Messrs. Edward B. Hinde & Co., 411 Mission street, will furnish you with Hills' Patent Inside Sliding Blinds, as well as Perfection Window Screens. Then you are safe—A word to the wise is enough.

Visitor.—Do you think the baby resembles his pa? **MOTHER.**—Oh, yes; he keeps me up late every night.—*News Letter*.

It should be remembered by those who wish to protect their buildings from fire that the use of the Schenck Swinging Hose Reel will reduce your insurance and give you a feeling of security from fire that will make you happy and increase your appetite.

Lady Patient.—Doctor, what do you do when you burn your mouth with hot coffee? **DOCTOR.**—Swear.—*News Letter*.

Stevens' Patent Chimney will be found at NE. cor. of Larkin and Market; remember this chimney is approved by the Fire Wardens and endorsed by Architects and Builders. At the same place will be found a good assortment of terra cotta pipe, chimney tops and flour pots, F. M. Stevens, proprietor.

"Don't you think my hat a dream?" "Yes. What did you eat the night before?"—*Detroit Tribune*.

CITY BUILDING NEWS.

Andover and Crescent Ave. Cottage; owner, John Mueller; architect, G. H. Batchelder; contractor, J. W. Fish; signed, Feb. 19; filed, Feb. 20; cost \$1250.

Army near Guerrero. Church; owner, Trustees St. Johns G. M. E. Church; H. Schrader, H. Marks; contractor, Chas. Koenig; signed, Feb. 20; filed, Feb. 21; cost \$2700.

Baker and McAllister. To build; owner, Robert Wannenmacher; architect, Emil John; contractor, J. Bucher; signed, Feb. 25; filed, March 7; cost \$7872. Plumbing and gas-fitting; contractor, Henry Hufschmidt; signed, Feb. 28; filed, March 7; cost \$1150.

Bay near Mason. Two-story frame; owner, Henry Pansman; architects, Martens & Coffey; contractor, R. Trost; signed, Feb. 27; filed, Feb. 27; cost \$3700.

Belvedere near Frederick. Three-story frame and cottage, except plumbing; owner, Mrs. Nellie L. Knight; architect, Maxwell G. Bugbee; contractor, H. M. Maccheson, C. B. Franklin; signed, Feb. 6; filed, Feb. 8; cost \$5000.

Belvedere near Frederick. To build; owners, Jacob and Peter Schaefer; architect, owner; contractor, W. W. Rednall; signed, Feb. 8; filed, Feb. 10; cost \$3800.

Belvedere near Frederick. Two-story frame; owner, William Hinkel; architect, Herman & Swain; contractor, Peterson & Pearson; signed, March 5; filed, March 6; cost \$3250.

Brannan near 5th. Frame building and stable; owner, Somers & Co.; contractor, W. P. Smith; cost \$2000.

Bush near Devisadero. Repairs to partially burnt building; cost \$1500.

California near 12th Ave. To build; owner, J. R. Bettelbach and wife; architects, Martens & Coffey; contractors, Weinschl & Franz; signed, Feb. 15; filed, Feb. 18; cost \$2092.

California near Larkin. To build; owner, Henry McDonald; contractor, Wm. Helbing; signed, Feb. 21; filed, Feb. 21; cost \$6000.

California near 6th Ave. To build; owner, M. J. Savage; cost \$500.

California and Polk. Frame Bldg; owner, W. B. Bradbury; architect, F. B. Wood; cost \$15,000.

Cole near Waller. Four frame residences; owner and builder, William Hinkel; cost \$18,500.

Clement near 2d Ave. To build; owner, Mrs. Robertson; contractor, D. Einstein; cost \$2500.

Clipper near Dolores. Cottage; owner, Barolin Schachlmer; architect, C. M. Rousseau; contractor, Geo. E. Nall; signed, March 9; filed, March 9; cost \$900.

Davis near California. Excavations and pile driving; owner, Mrs. Ellen Folger; architects, Percy & Hamilton; contractor, S. F. Bridge Co.; signed, Feb. 19; filed, Feb. 25; cost \$7200.

Devisadero near Post. Alterations and additions; owner, Adolph Meyer; architect, Emil John; contractor, Carl Greise; signed, March 8; filed, March 9; cost \$1400.

Diamond near 19th. One-story frame; owner, Otto Luhn; architect, Emil John; contractor, T. C. Cochran; signed, March 2; filed, March 7; cost \$1800.

Eight Ave. near California. Additions to a two-story frame; owner and builder, W. Keeney; cost \$1500.

East bet. Howard and Polson. Two-story frame; owners, Scott & McCord; contractor, R. Currie; cost \$4500.

Fell near Ashbury. Plumbing, gas-fitting, etc., for flats; owner, J. H. Brumlings; architects, Martens & Coffey; contractor, G. C. Sweeney; cost \$775.

Fell near Ashbury. Plumbing, gas-fitting, etc.; owner, Henry Bohls; architect, Martens & Coffey; contractor, G. C. Sweeney; cost \$775.

Fourth near Bluxome. Excavations, concrete, brick, etc.; owner, Peter A. Smith; architect, Emil John; contractor, J. H. Hanavan; signed, Feb. 27; filed, March 7; cost \$3000. Carpentry tubing, etc.; contractor, C. Kreeker; cost \$2571.

Fifth Ave. near Pt. Lobos. Cottage; owner and builder, W. A. Lee; cost \$1500.

Fifteenth near Mission. Alterations and additions; owner, Elizabeth Pomeroy; architect, M. P. Schetzel; contractor, T. McLachlan; signed, Feb. 27; filed, Feb. 28; cost \$2475.

Geary near Hyde. To build; owner, Ferdinand Bazan; architect, E. Depierre; contractor, R. O. Davis; signed, Feb. 29; filed, Feb. 29; cost \$1120.

Haight and Devisadero. Alteration and addition; owner, Hohn Bros.; architect, C. F. Robertson; contractors, Otten & Lorensen; signed, Feb. 18; filed, Feb. 19; cost \$3265.

Haight near Broderick. Two-story frame; owner, J. C. Malon; architects, Shea & Shea; contractor, Jas. J. O'Brien; signed, Feb. 17; filed, Feb. 24; cost \$6300.

Haight near Masonic Ave. Two-story frame; owner, Ella Dufell; architect, Oliver Everett; contractor, Paul E. Struck; signed, March 3; filed, March 8; cost \$2125.

Hyde near Ellis. All work except painting and plumbing; owner, Therese Muller; architect, De Prose & Meussdorffer; contractor, Isaac Penny; signed, Feb. 17; filed, Feb. 17; cost \$3955. Painting, etc.; contractor, Becker Bros.; signed, Feb. 17; filed, Feb. 17; cost \$520.

Jackson near Mason. Alteration and addition; owner, James M. A. Casto; architect, C. M. Rousseau; contractor, L. M. Weismann, C. Bartels; signed, Feb. 14; filed, Feb. 18; cost \$3219.

Kentucky and Napa. Two-story frame; owner, D. E. L. Wemple; architect, Hugo W. Storch; contractor, M. & H. Peterson; signed, Feb. 20; filed, Feb. 20; cost \$1975.

Lafayette Square near Gough. Grading; owner, City of San Francisco; contractor, John Tuttle; cost \$17,500.

Lafayette Place near Green. To build; owner, Giambattista Pezzolo; contractor, G. Banchero; signed, March 23; filed, March 23; cost \$3000.

Market near 5th. Fixtures and counters for coat department; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, L. & E. Emanuel; signed, Feb. 8; filed, Feb. 15; cost \$3675.

Market near 5th. Fixtures for drug store; contractor, San Francisco Furniture Co.; signed, Jan. 28; filed, Jan. 28; cost \$5835.

Market near 5th. Illuminating tiles for side walk; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, F. H. Jackson & Co.; cost \$5500.

Market near 5th. Fixtures for artists department; owner, Mrs. A. L. Parrott; architects, Pissis & Moore; contractor, San Francisco Furniture Co.; signed, March 5; filed, March 5; cost \$9772. Fixtures and tables for crockery department, cost \$3622.85.

Market and 1st. Additions and alterations to brick building; owner, Mark Sheldon; architect, Clinton Day; contractor, W. Grant; signed, Feb. 12; filed, Feb. 15; cost \$10,451.

Market street, No. 902. Alterations; owner, J. Farley; architects, Havens & Toepke; contractor, F. W. Kreling Sons Co.; signed, Feb. 24; filed, Feb. 24; cost \$2050.

Noe and 15th. Two three-story frame; owner and builder, T. Nelson; cost \$3000.

Nineteenth near Clement. Cottage; owner, D. J. Heany; cost \$1500.

Page and Lyon. To build; owner, C. Van Tsendoff; architect, E. J. Vogel; contractor, Fred B. Butterfield; cost \$1800.

Pacific street Wharf Sheds. Owner, Board of Harbor Commissioners; contractor Healy; Tibbitts & Co.; cost \$7893.

Point Lobos Ave. and Ferrey. Alterations; owner, Chas. R. Hanthorne; contractor, A. L. Jacobsen; cost \$1000.

Post near Stockton. Six-story frame foundations for; owner, Hobart Estate Co.; architects, Percy & Hamilton; contractors, Keatinge, Leonard & Ransome; cost \$3746.

Post near Stockton. Mill work, glass, hardware, painting, etc.; owner, Hobart estate; architect, Percy & Hamilton; contractor, T. S. Day & Sons; cost \$7500. Structural and cast iron work; contractor, Judson Mfg. Co.; cost \$6400. Tin work, skylights, copper roof, painting, etc.; contractor, Forderer Cornice Co.; signed, March 2; filed, March 4; cost \$1824. Brickwork and cementing; contractors, Richardson & Gale; cost \$9463.

Sansome and Chestnut. Office and sheds; owner, Bellingham Bay Impt Co.; cost \$2500.

Sharon near 10th. To build; owner, John McCabe; contractor, T. R. Bassett; cost \$3000.

Shrader near Waller. To build; owner and builder, William Hinkel; cost \$4250.

Sierra near Tennessee. To build; owner, James Nugent and wife; contractor, John Kenealy; signed, March 2; filed, March 9; cost \$2133.

Stewart near Mission. Four-story brick; owner, E. R. Lilienthal; architect, Clinton Day; contractors, Riley & Loane; cost \$10,856.

Sixteenth and Sanchez. To build; owner, C. E. Glisin; owner and builder, L. B. Schmid; cost \$1850.

Stockton near Elbert. Alteration and additions; owner, G. B. Torasso and L. J. Centenaro; contractor, W. J. Weiss; cost \$1850.

Thirteenth Ave. Clement. To build; owner and contractor, H. P. Fish; architect, Frank Charming; cost \$2500.

Twenty-second Ave. near Clement. Cottage; owner, Chas. H. Lane; cost \$2000.

Twenty-third Ave. near Clement. Six cottages; owner, Samuel Holden; cost \$9000.

Twenty-third near Harrison. To build; owner, D. Keefe; architect, M. J. Welsh; contractor, D. Currie; signed, March 2; filed, March 3; cost \$3600.

Twenty-ninth near Dolores. To build; owner, Claus Linderman; contractor, W. C. Hamerton; cost \$3550.

Twenty-ninth near Npe. To build; owner, R. Trost; cost \$2700.

Turk near Leavenworth. Additions; owner, J. C. Nealon; architects, Shea & Shea; cost \$3000.

Union near Hyde. To build; owner, James & Johanna Costello; contractors Westerlund & Landeen; cost \$1173.

Valencia near 21st. Alterations; owner, Henry Hoffman; architect, John McHenry; contractor, James E. Mooney; cost \$2885.

Van Ness Ave. and Jackson. Illuminating, skylights, etc.; owner, Claus Spreckles; architects, Reid Bros.; contractor, P. H. Jackson & Co.; cost \$1575.

Vallejo near Gough. To build; owners, Lillian R. Lilienthal, R. L. Lilienthal, Carrie Van Vorst and S. T. Bernhard; contractor, Isaac Anderson; cost \$6350.

Walnut near Clay. To build; owner, C. Righetti; architect, E. Depierre; contractor, G. A. Magel; signed, Feb. 25; filed, Feb. 26; cost \$4524.

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IN another column will be found a letter from a bricklayer who is an old resident of this city where he has been in business many years, in which he brings to our attention the very practical manner in which he is carrying out an excellent idea. He is teaching a class of boys, the sons of men engaged in the building business, not only the methods of laying bricks, but how to express their ideas of form and design on the drawing board in such a manner as to be understood by other intelligent mechanics; and doing it too without interfering with the regular course of studies in the public schools.

This is putting in practice the theory that the development of the body should keep pace with the improvement of the mind, and the early manual training of the youth should meet with the approval of all thinking people; for unless practical application is made by the student of all the knowledge he acquires, the knowledge is of no practical use and of little benefit to himself or society.

The apprentice system as practiced by the various trades unions, whereby the number of apprentices is regulated by the number of journeymen, is a means of defence whereby they hope to increase the amount of wages by limiting the

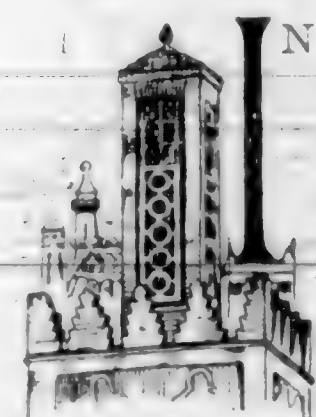
number of skillful mechanics. This has a tendency to lessen the chances of the unemployed non-union man, by making it more difficult to secure employment or instruction, and while it may be the only available weapon that the unions can employ, it is not a just or logical one. The better way would be to remodel society on a basis that would secure employment to all, and here comes in larger and graver issues than the training of mechanics.

After having received a liberal education and fitted himself for an active and useful position in life, what is the chance of finding the necessary opportunity to apply his knowledge to useful ends? This brings us at once into the much discussed and never settled question of political economy, and it seems that common sense must be left behind and entirely ignored when dealing with this question. At least common sense has always been ignored, and when an attempt is made to adopt sensible methods we are met with the assertion that it is not practicable. For instance statistics show that there are about two millions of idle unemployed men in the United States vainly seeking work, and that in the neighborhood of two million of children of school age are herded in factories toiling at tasks that should be done by adults. This is the result of so-called civilization and our much-lauded competitive system, but let us

ask is it right or is it common sense? Common sense would say that the children should be at school, and the idle men at their work.

Another instance: A machine is invented by which one man does the work it took ten men to accomplish before. Common sense would say that it must be of great benefit, because it would allow each man to enjoy nine-tenths of leisure time and still achieve the same results as before. But not so; political economy turns nine men adrift and works the tenth man just as hard as ever.

It seems to us to be a burning shame that a nation that calls itself Christian can find no just and equitable solution to questions that admit of but one logical solution. Is it any wonder that an increasing number of people in all countries are turning from the present school that admits its importance to that of the Socialists who at least claim that they have a remedy. The position of humanity at the present time is very like that of the sick man in the fable: His case was diagnosed by two physicians; one pronounced his case hopeless, and the other said he could be cured. He engaged the former and he next day was dead. "Now you see," said his doctor "that I was right, for the patient died!" "Yes," said his confrere, "but if he had chosen me, he would be well to-day!"



IN our two latest Competitions, the Affiliated College Buildings and the new City Criminal Building, there was no proper amount of time given to the architects to prepare their plans—consequently in both cases no satisfactory result has been obtained, and in the first case, in consequence of the bad conditions of the Competition there were but five competitors and most of those inexperienced in large public buildings. The impossibility of properly considering such a varied question as provides homes for five different, although Affiliated Colleges is evident when we see the very ill considered plans and designs for them. It would be very much better for the State in the first case and the city in the other to lay over the whole matters until proper time and consideration is given to such subjects—for when they are once settled they are irredeemably settled for many years.

Possibly a new Legislature may by appropriate laws prevent the necessity of new Jail Room and the number of Criminal Courts by which we are now burdened; should that be so the money appropriated for these purposes can with more pleasure be devoted to more remunerative enterprises, for it must be remembered that it is not only the first cost of new jails but the cost of maintaining them thereafter that forms the burden on the tax-payers.



WE publish in another column some interesting information given a *Call* reporter and some remarks by Senator Perkins of California, criticising the way in which the United States government conducts an architect's office. We think the Senator is wrong in blaming the supervising architect for the unsatisfactory condition of affairs. He says "the truth is that the supervising architect is not a big enough man for his place." We think the truth is that the

supervising architect is a political underling of an autocratic superior, and as such is obliged to take his orders from head quarters, and when he is ordered to delay the progress of the work of his office, he is obliged to obey those orders.

The American Institute of Architects has for many years past, made a gallant fight to inaugurate a better system, and nothing daunted by repeated failures, is again in the field this year. If the public would only understand and appreciate and support the fight the architects are now making single-handed, there would be much more chance of achieving success and then the people of San Francisco may begin to hope for a new and suitable Post-Office building, but not till political methods are supplanted by business methods is there much prospect of the building authorized by Congress in 1887 (nine years ago on the coming third of March) ever being erected.

AN OLD POST-OFFICE BUILDING.

THE acting supervising architect of the treasury department said to the *Call* correspondent in Washington:

"We are now waiting to hear from Postmaster McCoppin. You understand that these buildings are taken up in their regular order, and San Francisco has now been reached, but we cannot go on with our plans until the Federal officers have agreed as to arrangement of their several and respective rooms."

Another official of the supervising architect's office, who, however, does not wish to be quoted, said to the *Call* correspondent that unless the Federal officers speedily agreed on the interior arrangement of the building the architect would take the matter in his own hands and go ahead with the plans. He said that one of the United States Judges had been very much dissatisfied with the designs of the building, and had intimated to the department that unless the plans were changed he would object to moving into it. He did not say who this official was, but it is surmised that it was either Judge McKenna or Judge Morrow. It was further ascertained that the supervising architect would modify the plans and general design of the building. The design, as prepared by the former architect of the treasury, O'Rourke, was the style of Italian renaissance. The modified plans will be after the style of Spanish renaissance, and the appearance of the building will be greatly changed and improved. Indeed, the change will be so radical that the appearance of the building will be altogether different.

An officer of the supervising architect's office said to a *Call* correspondent: "Of course we cannot decide on the design until we know how much space each one of the Federal offices will need, and until Postmaster McCoppin sends on his own ideas we cannot go ahead with the plans. But in general, it will be enough to say that the general appearance of the building will be greatly improved and beautified."

The *Call* correspondent asked the reason for changing the design of the building, and was told that the former plans been prepared by Supervising Architect O'Rourke, but that the present architect, Aikin, was not altogether satisfied with them, and had directed draughtsmen of the office to prepare other designs. The correspondent inquired when the people of San Francisco might reasonably expect the work of construction to begin, and was told that it all depended on the Federal officers, but as soon as Postmaster

McCoppin responded to the request of the architect's office, and it was found that the ideas of the several Federal officers might be amalgamated, the draughtsmen of the office would immediately begin to draw new sketch plans.

"Then, when in your opinion will real construction of the building commence?" asked the correspondent.

The acting supervising architect replied:

"That would be impossible to say. It might be only a month or so, and it might be a year, but you may say to your people that the San Francisco building has been reached in regular order and work will be rushed as rapidly as possible. These buildings are taken up in the order in which appropriations were made by Congress, and heretofore it has been impossible for us to do anything with the San Francisco building for the reason that there were other buildings ahead of it, and for the further reason that there has been a delay in hearing from Federal officers in California."

This was all the satisfaction that could be obtained from the architect.

Senator Perkins said to the *Call* correspondent:

"The way the supervising architect has acted in this matter has been very aggravating. Several months ago Judge McKenna wrote me, giving his ideas as to arrangements of courtrooms, judges' chambers, clerks' and marshals' rooms, etc."

"He was anxious to have the courtrooms located at the several corners of the building, so as to secure as much light as possible, and also suggested that for the sake of convenience the clerks' and marshals' offices and other rooms connected with the court all be situated on the same floor. I went to see the supervising architect and had a short interview with him. He expressed regret that the work on the building had been delayed, but said that the office was swamped with work and he was doing his best with the force he had and that there would be many buildings to claim his attention. Time went on, and finally I wrote him, suggesting that if he would send me an estimate of the amount required for additional draftsmen I would introduce a bill in the Senate to appropriate money for that purpose, as was done in the case of Chicago's post-office, when Congress made a special appropriation to secure draftsmen for that building. I was somewhat surprised at receiving no answer to my letter, for I had naturally supposed that the supervising-architect would be willing and anxious to have assistance furnished him."

"I wrote him again, but received no satisfaction. Then I sent a special messenger conveying an intimation that I could not understand his reason for not replying to my communications. I instructed my messenger to secure some kind of answer. The architect promised to furnish me the data I had requested, but I never received them."

"It was very discourteous treatment, to say the least, and I gave him to understand that unless I received some information from him I would introduce a resolution in the Senate demanding to know from the Secretary of the Treasury the reason for delay in commencing work on the building, and directing him to proceed with the construction. The supervising architect then sent his secretary to see me. I was not in my hotel, but he left his card. I afterward received notice from the department that if the Public Buildings and Grounds Committee would request information on the subject it would be furnished to Congress. The resolution was then passed, and in response the Secretary of the Treasury sent a letter which merely

recited the fact that an appropriation for the building had been made, the site purchased and the limit of cost of the building fixed at \$2,500,000, but that a proviso had been made that no work was to be done until the commission of Government engineers had examined the foundation and reported it to be firm; that sketch plans had been drawn, and the working plans were being prepared and would be completed as soon as possible.

"This was the last I heard of the matter, and altogether it has been very unsatisfactory. There is some reason for this delay which I cannot understand. The supervising architect may be swamped with business, but I offered to make an earnest endeavor to provide assistance for him. The truth is the supervising architect is not a big enough man for his place. He devotes too much attention to details of his office, instead of intrusting it to assistants. I am very much vexed on account of the delay and feel that I have been treated very discourteously by the architect. I am considering the advisability of introducing my resolution on Monday, demanding explicit information from the Treasury Department why work is delayed and directing the Secretary to proceed with the construction immediately."

Representative Maguire said: "I have no knowledge of the status of the post-office building plans, but will say that I think the delay is unwarranted. Four weeks ago I was told at the department that plans would be proceeded with when certain information had been received from Federal officers at San Francisco as to the interior arrangements, but since then I have heard nothing."

Representative Loud said: "The department may make excuse after excuse. My own opinion is that they are delaying work on this building and others because they have not the money to spare out of Uncle Sam's cashbox, but don't want to admit the fact."

ARCHITECTURE AND ENGINEERING UNDER THE PROPOSED NEW CHARTER FOR SAN FRANCISCO.

BY W. J. CUTHBERTSON.

UNTIL such time as municipalities assume control of the production and distribution of necessities for their citizens, the chief business—outside of the collection of monies and the protection of life and property—in which they engage is Architectural and Engineering works.

The Board of Freeholders which made up, what must be called for distinction, the Freeholders' Charter, to be acted on by the people next election, was composed of:—1 Dealer in Bonds; 1 Dealer in Stocks; 1 Dealer in Real Estate; 1 Dealer in Dry Goods; 1 Iron Ship Builder; 1 Commission Merchant; 1 Banker; 1 Stevedore; 2 Lawyers; 1 Doctor; 1 Lithographer; 1 Insurance Agent. On this board there was not one who knew anything practically about these two chief branches of the City's Business; and therefore we cannot expect laws governing the conduct of this business devised by men of such experience to be anywhere near perfect. The result shows the correctness of the reasoning.

The great majority of the Board, being as indicated before from the class of traders, we find a large portion of the Charter given over to Laws regulating the trading side of the city management, and providing checks against dishon-

esty and other tricks of trade that might be practised by the City Officials and those having dealings with the City.

An erroneous idea of the nature of a Charter seemed to prevail among the Board. A City Charter is really simply an act of incorporation and answers to the articles of incorporation of a stock company, and should be concerned only with fundamental law. But unfortunately the members of the board have gone into column after column of details of the management of each department—in fact has made complete By-Laws. By this means they have got themselves at sea. All the minute details of finance they are at home in and no doubt their regulations governing that department are good; but when they commence to regulate the Department of Building and Engineering they flounder.

All those experienced in letting out work by contract to the lowest bidder know the evils of that system and the abuses to which it leads, and know that all the regulations and penalties, forfeitures, etc., which the Board has devised to keep the contract system pure are perfectly useless. Yet the Board has such faith in this Contract system that they actually say that all work *shall* be done by contract.

When an owner of property wishes his home built well or his sewerage perfect he doesn't let it out to the lowest bidder, but has it done by day's work under proper supervision. So must all city work be done. When the Merchants want the streets kept clean they don't let the work by contract but employ men by the day. It is a good proverb "set a thief to catch a thief." So to watch a thieving Contractor properly you must have a thieving City Architect and a thieving City Engineer—and finally a thieving Board of Public Works and possibly a thieving Mayor and then what becomes of all those carefully prepared safe guards thrown around them.

It is most surprising that the Board should provide that the Board of Public Works shall be appointed by the Mayor, after the example that the neighboring city of Oakland has offered of the results of such a method. This method of appointing the Board of Public Works led to such abuses in that city that the people arose in their might and an amendment to their Charter was carried abolishing such a method and making the Board of Public Works elected by the people—and it must be said that the result so far has been far preferable to the old regime, though of course anything but perfect. Yet in the face of all this the Board of Freeholders ask the citizens to vote in favor of having such a thing in San Francisco, we presume so that it may fit in with their dominant idea of the centralization of power.

Architecture and Engineering have been recognized for some time as two separate branches of constructive work, and there should be a separate department for each; the first having charge of the buildings and parks, a class of work wherein æsthetics are apparent; while engineering should have charge of public utilities in the shape of streets, sewers, water supply and such like works commonly called engineering works. They should therefore be under control of separate boards—and the heads of these departments as well as all the other departments of the city business should not be appointed by one man but by a popular body of at least twenty-four members, which should be thoroughly representative of the different classes of the community, a result obtained by proportional representation.

There have been benevolent despots no doubt in the world's history, who have endeavored to work for the public good, but we cannot afford to hand over our liberties on the chance of getting a benevolent despot to rule us,

which would be the case were this Charter adopted.

We need only to point to the present disastrous and almost unbearable state of affairs throughout the country to show the perfect inability of centralized despotism as exemplified in the presidential office of the United States to cope with economical troubles or even to build us a Post-Office.

No reflections are intended in this article to be cast upon the Board of Freeholders who really had not sufficient time to properly consider the business. It is not, against little matters of detail, which can be rectified afterwards, but against the vicious principles which underlie the proposed Charter and which when once endorsed by the people, will direct their character in a wrong direction, that these few remarks are directed.

FIRE-ESCAPES.

THE heart-rending scenes enacted at the recent fire in one of the Troy Collar and Cuff Factories draw attention again to the inadequateness of the upright Fire Escapes for escape from fire where numbers of females are located on the floors of any building. The Burdett Building where the event happened had two vertical fire ladders but it seems they were almost useless for purposes of escape. For all buildings of this description the sloping ladders with handrails ought to be used and all sentimental ideas in regard to destroying the architecture of the facade must be downed—if architects cannot design outside staircases architecturally all the worse for them. It can be done however. Another very necessary regulation which ought to be adopted in view of these horrors, is the adoption of the bloomer costume as a work dress for girls and women. No doubt all could have been saved in this case had it not been for the skirts which hampered their movements.

Another matter which must be at once attended to by municipalities is the abolition of all overhead wires, the way these hampered the working of the firemen on this occasion is ably set forth by E. C. Chamberlain a correspondent of *Fire and Water*:

"As *Fire and Water* is the one paper of its class that is universally read all over this continent, I may be permitted through its columns, to say to other cities (any one of which may have to pass through our recent terrible experience) that they should take warning therefrom and assist upon the overhead wires being placed underground, and insist further upon having affixed to all buildings—where the law commands that there shall be fire escapes—escapes having balconies running across horizontally, as all others are worthless and of no use. Let all cities likewise provide fire apparatus proportionate to the size of their city, and, above all, let them have a good water supply. It is necessary; it is vital; it is the keynote to successfully fighting every fire. In Troy we have never yet been crippled in that way.

"I will say in conclusion. Let us unite in compelling every city in the United States to put its wires underground. It is not a local, but a national issue, and should be treated as such.

"If one person kills another, we kill him; and the man who strings wires in front of tall buildings which are crowded with workpeople is as much guilty of murder as he who sets a trap for your life. Indeed, what worse or more

cunningly contrived death-trap is there than the overhead wires?

"The fire escapes are misnomers, and proved themselves in reality useless for the purpose they were supposed to serve. They may possibly do for men; for girls and women they are simply no good, as their skirts stand in the way of anything like making the descent expeditiously and safely. The overhead wires which form a pendent mass now lie prone on the earth amid the pile of poles and cross-tees, extending right, left, and centre, were so arranged as to form not merely an obstacle to the firemen, but an absolute preventive to their being able to do their work effectually, especially to their being able to save the lives of those who were dependent upon their exertions for preservation from one of the most awful forms of death. In this particular instance the wires along the streets were a menace to the firemen. It was, it always is an impossibility for a fireman to cut down a network of 100 or more wires, as it is never known how many of these wires are 'alive.'"

BOOKS AND PERIODICALS.

APPENDIX U.

PROFESSOR WING'S, FULL-SIZE TRANSVERSE TESTS OF DOUGLASS FIR.

"Professor Chas. B. Wing, Leland Stanford University, California, published in *Engineering News* of March 14, 1895, an account of the methods used and results obtained by him in a series of full-size transverse tests of Douglass fir. None of the specimens were selected for testing. The timber was ordered from a San Francisco lumber yard, and would probably rate as a poor lot of "No. 1 Merchantable." The sticks contained considerable sap. Some of the sticks failed by shearing along the fibre parallel to the length of the specimen. Professor Wing states that it was noted that knots, even when sound and tight, weakened the stick by decreasing the section, and by causing the fibre to be cross-grained and curly, easily crushing when in compression.

The ultimate breaking extreme fibre stress in-pounds per square inch obtained from ten sticks, each 6 in. x 10 in. x 17 feet long, was 4,590 to 7,951, average 6,293. The stick giving the limit of 4,590 was a stick that would have been culled in an ordinary lumber inspection. Excluding this stick the results ran from 5,580 to 7,951, average 6,482.

An additional series of ten tests was made with pieces 3 in. x 5 in. x 4 ft. 3 in. long, cut from uninjured parts of the large sticks that had been previously broken. The results showed ultimate breaking extreme fibre stress in pounds per square inch, from 6,438 to 12,056, average 9,257. The stick giving the lowest limit had a knot through the center. Excluding this the lowest limit was 7,960.

HOME STUDY, an elementary monthly journal for students of the Industrial Sciences and readers of the technical press who need a better knowledge of Arithmetic,

Geometry, Trigonometry and the principles of Physics and Drawing to enable them to derive the best results from their reading is a very useful magazine for those who are out of the way of Technical Schools or colleges. Published by The Colliery Engineer Company.

THE PENNY MAGAZINE, published monthly by the Penny Magazine Company, Bourse Building, Philadelphia. Subscription price twenty-five cents a year postage prepaid.

Here we have a nicely printed Magazine, on good paper and full of good things, no continued stories, for the trifling sum of twenty-five cents per year. Some Pecksniff, who never reads, may exclaim "this is equally objectional" as the twenty-five cents per copy would be, but those who study economy and are fond of good reading will be glad to avail themselves of such an opportunity.

ADDRESS TO THE BOSTON PUBLIC SCHOOLS by George T. Angell. This interesting pamphlet should be read by every child upon the Pacific Coast—we only wish Mr. Angell could be induced to repeat the address before the school children of San Francisco. If this is not possible a copy should be placed in the hand of every child and every teacher of children in the state. This could be accomplished at a comparatively little cost, as the Humane Education Society furnish their publication at a very low rate, besides an immense number distributed free of cost.

Will not the Board of Education look into this and do something towards placing a copy of this address in the hand of every child that attends our public schools.

We are indebted to the State Board of Health of Rhode Island for A REPORT OF THE RESULTS OBTAINED WITH EXPERIMENTAL FILTERS at the Pettaconset Pumping Station of the Providence Water Works, by Edmund B. Weston, published by E. L. Freeman & Sons, Providence, R. I., 1896.

This report cannot fail to interest all those interested in water works, as it appears to give much information in regard to the action of filters upon the water, as well as upon the best mode of cleaning the filter after it may have become foul. The result of these tests made upon a large scale cannot but prove valuable to the engineer, and reflect great credit upon the State Board of Health.



SAN FRANCISCO, April 2, 1896.

Editor California Architect and Building News.

DEAR SIR:—I take this method of calling your attention to my school of bricklaying. My class is composed of boys from ten years of age upwards. They take a lesson every

day after school hours from 3:30 to 4:30 P. M., also a lesson on Saturday in bricklaying including an hour in drawing to scale that which they build during the week.

The pupils learn to lay Roman, common and press brick, to construct all the specialties in the trade, such as: Roman brick fire places; French ranges; Dutch, French, Italian ovens and all work appertaining to the trade.

By the time boys have finished with their schooling they will be thorough mechanics in this line. Bricklaying carries their minds into a useful channel, teaches them not to be afraid of work, it spreads them out and makes them strong, active men.

Although bricklaying is light work it acts on all the muscles of the body and there is no better exercise for a boy cramped up in school all day than an hour's work over pure lime and sand.

My class is composed of boys of the leading contractors in the city. I would be pleased to have you call and see what the boys are doing.

S. J. PIERCE,
Manager and Instructor.

SAN FRANCISCO, April 19, 1896.

MR. EDITOR:—It has been asked why so many building contracts are let where the contractor furnishes the plans and specifications. I think I can tell you; in the first place if the plans, etc., are made by an architect, he will take a number of bids on the work, and by close competition the job will be let at a price which allows very little profit to the contractor. The architect requires to much work for the money paid, and in having the work done, has but slight consideration for the welfare of the contractor. Many of our builders, to be sure of making a good, or at least reasonable profit on their work, will furnish the plans and specifications, free to owners. They give the owner just what they have the money to pay for, perhaps not all he wants or expects, but a good job generally. They make a good showing, and any minor things not specified, can be done as cheaply after the buildings are put up and the owners have the money to pay for them, as they could be done under the contract. By furnishing the plans and specifications free, the contractor is his own boss, and gets the work at a fair price without any real competition. He is not bothered by an architect, and gets along with his work faster. He can pick up cheap materials and get bargains in ready made plaster and other ornaments, that give a flashy effect to the work, and answers just as well as the more expensive work, usually required by an architect, and will last as long as is necessary. Nearly all the buildings erected in this way are built on the installment plan, or the money comes from a Building and Loan Association, and the owners have to pay pretty large monthly installments. So you see a cheap building, that answers the purpose is as good as any other, as in a few years it is likely to be overhauled, or remodeled, anyhow. These contractors make a little money out of this business, more than they could in general competitions; they cut their buildings to suit the price paid and never loose money on their goods, and as some owners would rather have a building that is cheap and showey than a better building at greater cost this class of builders have a fair amount of business of course. In the end, there is nothing given free, the owner has to pay well for all he gets, but not being aware of it, is happy.

Yours truly,

CHIPS.

NOTES AND COMMENTS

J. P. MCGILVRAY has the contract for the stone work of the new building on the site of the old American Exchange Hotel, Oregon gray stone is the stone chosen.

THE Municipal Waterworks of Santa Rosa have been completed and successfully tested to the satisfaction of the public. The water comes from two sources—artesian wells a short distance from the pumping station and the underflow in the vicinity of Santa Rosa creek. In each instance there is thorough filtration by which the water is purified.

THE Central Lumber Company, principal place of business, Hanford, capital stock, \$100,000, with \$20,000 subscribed, and A. J. McLeod, C. B. McLeod, B. F. McLeod, George McLeod and I. Hirshfield of Bakersfield as directors.

LABOR is the curse of the world and nobody can meddle with it without becoming proportionately brutified.—*Hawthorne.*

It is not for reward that the best work is done.—*as. Cubitt.*

CEMENT FLOORS.—A correspondent wishes to know whether there is any composition or method by which an ordinary cement floor already laid can be made smooth enough for dancing purposes.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 409 California street
SETH BABSON, Pres. W. P. MOORE, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

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

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at Academy of Sciences Building.
GEO. W. DICKIE, Pres. W. G. CURTIS, Vice-Pres.
OTTO VON GEILDEN, Sec. EDWARD T. SCHILD, Treas.

MASTER PLUMBERS' ASSOCIATION, meets every first and third Friday of each month at the Flood Building.
JAS. E. BRITT, Pres. J. L. E. FIRMAN, Sec.

BUILDERS' EXCHANGE, Directors meet first Friday in each month at Mission and New Montgomery.
OSCAR LEWIS, Pres. JAS. A. WILSON, Sec.

MASONS' AND BUILDERS' ASSOCIATION, meet first Friday evening of each month.
ADAM BECK, Pres. M. V. BRADY, Sec.

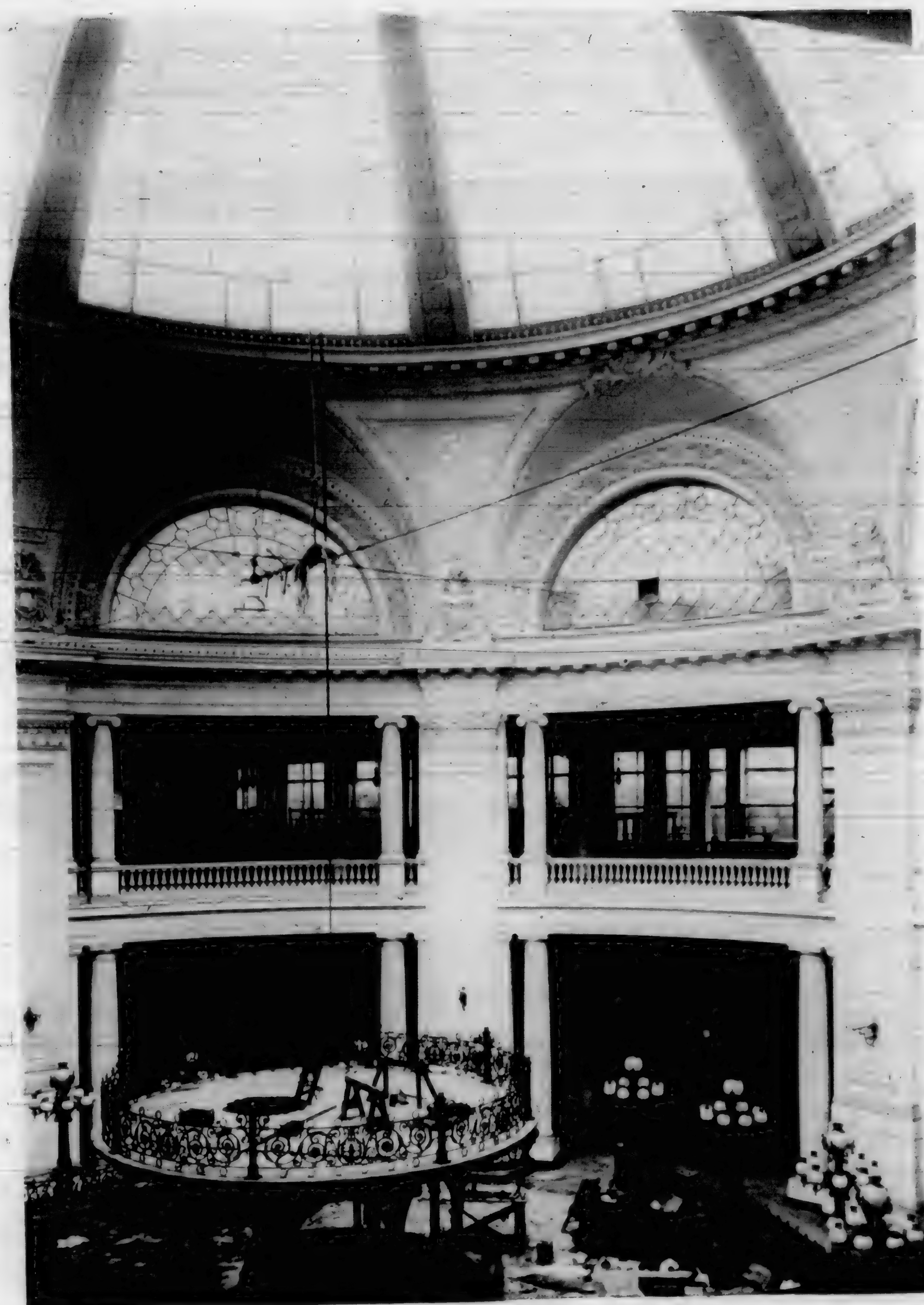


THE EMPORIUM BUILDING.

PISSIS & MOORE, ARCHITECTS.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

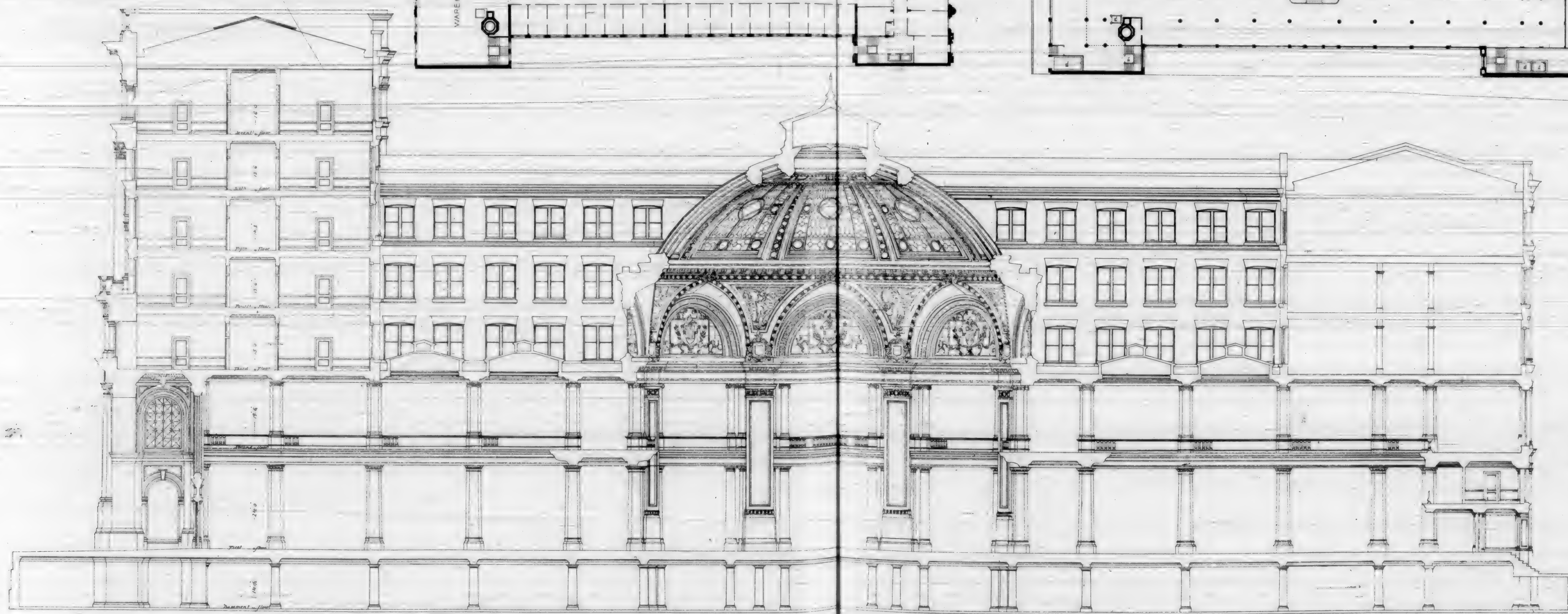
VOL. XVII. No. 4. APRIL, 1896



GRAND-STAND, THE EMPORIUM BUILDING.

CALIFORNIA ARCHITECT AND BUILDING NEWS
SAN FRANCISCO.

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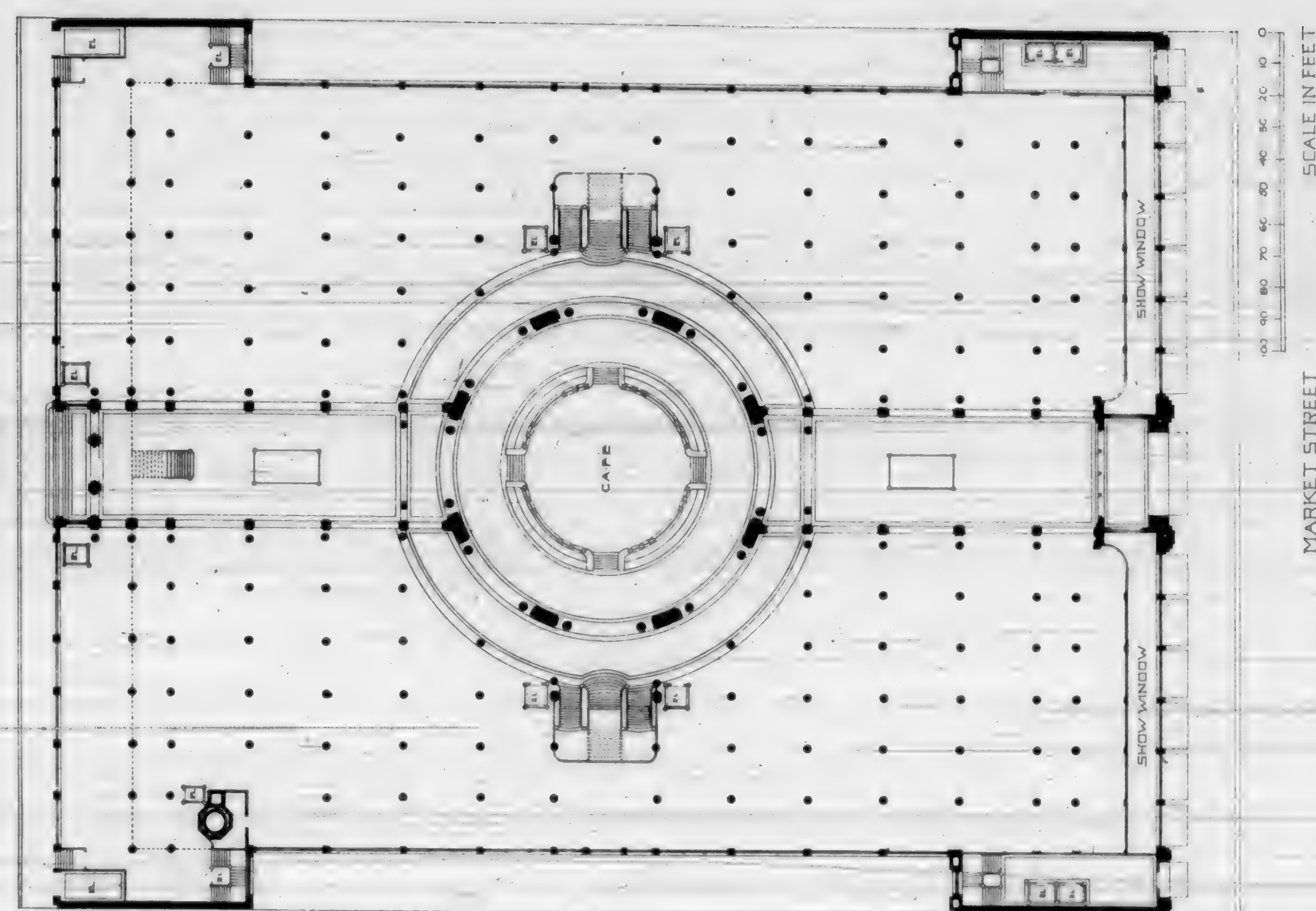
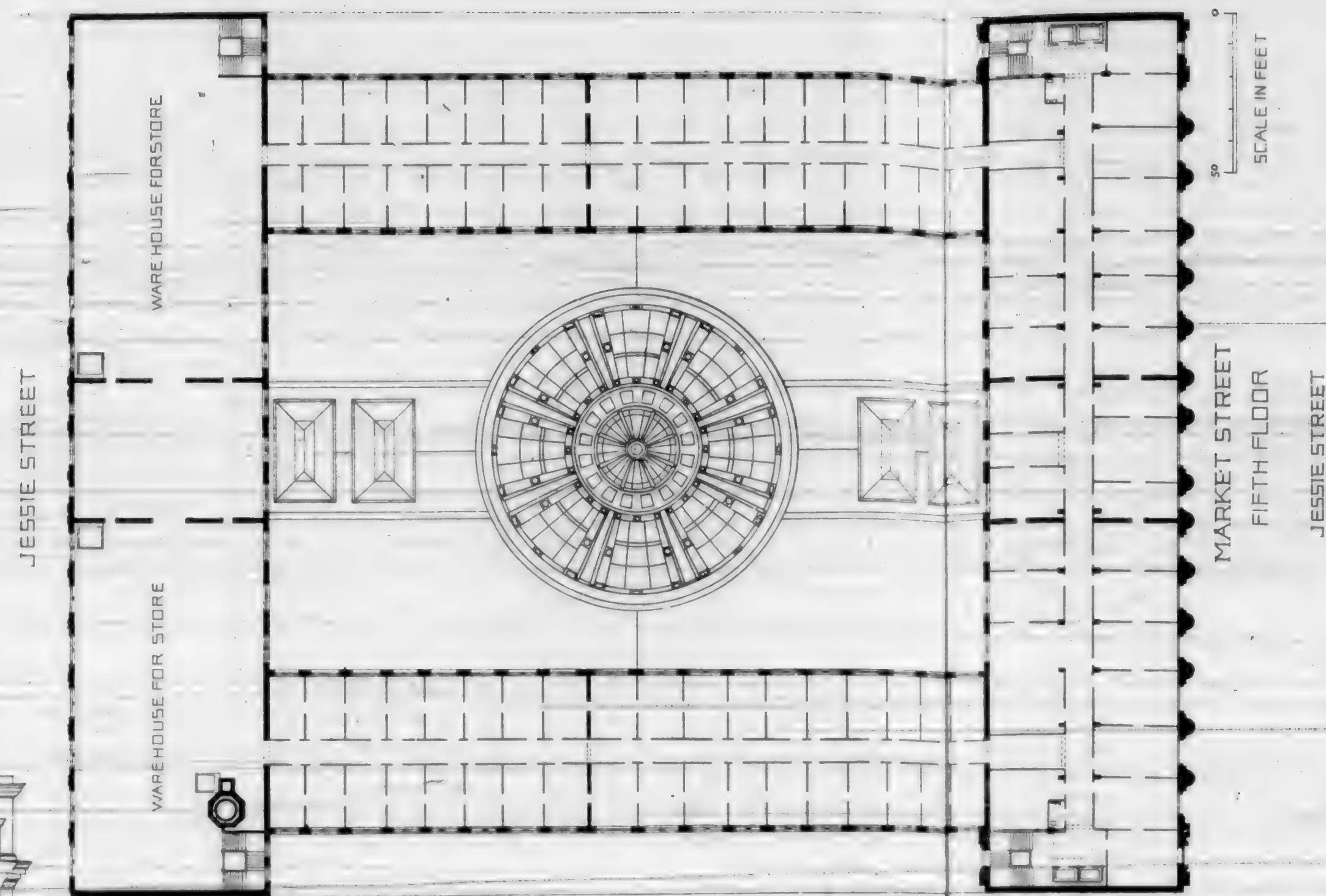


LONGITUDINAL SECTION

BUILDING FOR M^{rs} AMPAROTT ON MARKET ST BETWEEN 4th AND 5th

PISSIS AND MOORE ARCH^{ts}

VOL XVII N^o 4 APRIL 1896.



THE EMPORIUM BUILDING.

THIS building is situated on Market street near Fifth street and is a building unique in San Francisco. The first two stories are in steel skeleton frame construction above that solid masonry walls. The whole of the superstructure is supported on columns leaving the whole ground floor, covering a space 275 feet by 250 feet, in one single room or store—which is divided off by fixtures, into the spaces for the various departments of the great Department Store that is about to occupy it.

The main naves forty feet wide form grand promenades running from end to end of the building—these are roofed with glass at a height of forty-five feet and in their centre is the rotunda 140 feet diameter, 100 feet high, covered in with a glass dome one hundred feet diameter. The store is divided into two stories by a gallery floor which overlooks the before mentioned naves.

The main staircases and elevators leading to these galleries and to the basement, open out from either side of the rotunda and are sixteen feet wide.

The portions of the building facing on Market and Jessie



streets are carried up five stories high above the store, four of which is laid off into offices and the top one as court room and offices for the Supreme Court of California. Wings on each side join these two fronts, part of which is for offices and part for show rooms in connection with the store.

The architects are Pissis & Moore.

THE STORE FITTINGS.

The Department Store is with a few exceptions fitted up by shelving, cases and other fixtures manufactured by the San Francisco Furniture Manufacturing Company. We hope to give some illustrations of their work in our next number together with other details of this Emporium Building which are not sufficiently completed in this number.

EXCAVATION.

The excavation, bulkheading, etc., was done by A. E. Buckman and was pushed with such energy and dispatch that the work was done within the allotted time in the contract. The entire surface of the lot excavated was 381'x275' covering a super area of 104,775 square feet; it was carried to an average depth of twenty feet making the amount of earth removed 77,000 cubic yards.

In doing this the whole Market and Jessie streets fronts

had to be bulkheaded about two and one-half feet outside the curb line so as to allow the concrete foundation and area retaining wall to be built. By reason that the large water and gas mains ran along close to the bulkhead this was quite a difficult matter to overcome as they could not be disturbed a particle. So it was found necessary to bore holes along the line of the bulkhead twenty-five feet deep and into them sink 8"x8" timbers every six feet and then as the dirt was removed three inch plank was lagged up behind these posts. The whole was held in place by series of five struts each, the outer one being over forty feet long.

The piers of the columns had to go below the general surface another eight feet, and thus were below the water line—so each hole had to be sheet piled by grooved watertight sheeting and the hole kept dry while the concrete was put in; when the concrete piers were set the sheet piling was taken out, thus leaving only two inches to fill in between the natural sand and the concrete.

CEMENT.

This has been called the "Cement Age" and this building has not been behind others in justifying this sobriquet. Over 20,000 barrels of cement were used on the building in the foundations, plaster work, tiling and for the pavement of the sidewalk, for the last the "Star" brand was used, a French cement which is guaranteed by the extra precaution taken by having the French Government Inspector inspect all the barrels before leaving the works. All the balance of the cement was the "Josson". Both of these brands were supplied by W. R. Grace & Co., and their use in a building of this character indicates that the reputation these cements have had so far, has not diminished but rather increased.

CONCRETE.

The foundation piers for the steel columns were made of concrete—there were 302 piers distributed over the whole site varying in size from nine feet square to twenty-two feet square and eight feet deep. The exterior piers of both fronts and the retaining walls are fifteen feet high above basement floor and of concrete. The basement floor and side walks are artificial stone, and the foundations for engines and all other machinery are built of concrete by George Goodman, 307 Montgomery street.

GRANITE WORK.

The cappings of all the concrete piers for the reception of the steel pillars and the plinths of the stone work of the front were of granite from the Raymond Quarries in Madera Co., owned by the Raymond Granite Co.—which is noted for being free from iron oxide—and its great strength, the United States Government Ordnance Department tests showing a crushing strength of 20,000 pounds per square inch with no signs of fracture. Part of the main entrance floor is composed of a large granite slab 24'7"x6'6"x12" thick.

BRICK WORK.

All the enclosing walls except the Market street front were built of brick and made the largest contract that had ever been let in San Francisco for similar work. The material was expeditiously handled by means of four steam hoists one at each corner of the building. Richardson & Gale were the contractors.

CEMENT WORK.

The outside of these walls were cemented over with Portland cement and were plastered from swinging stages after the walls were set. The Jessie street facade is finished in cement with moulded cornices, strings, caps and bases of columns, etc., all run in cement in a clean sharp manner. This work was done by Chas. Dunlop.

STONE WORK.

The Market street facade above the store front, the large central arched entrance and the two smaller arched flanking entrances are of stone. The style is classical, very freely