

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 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.

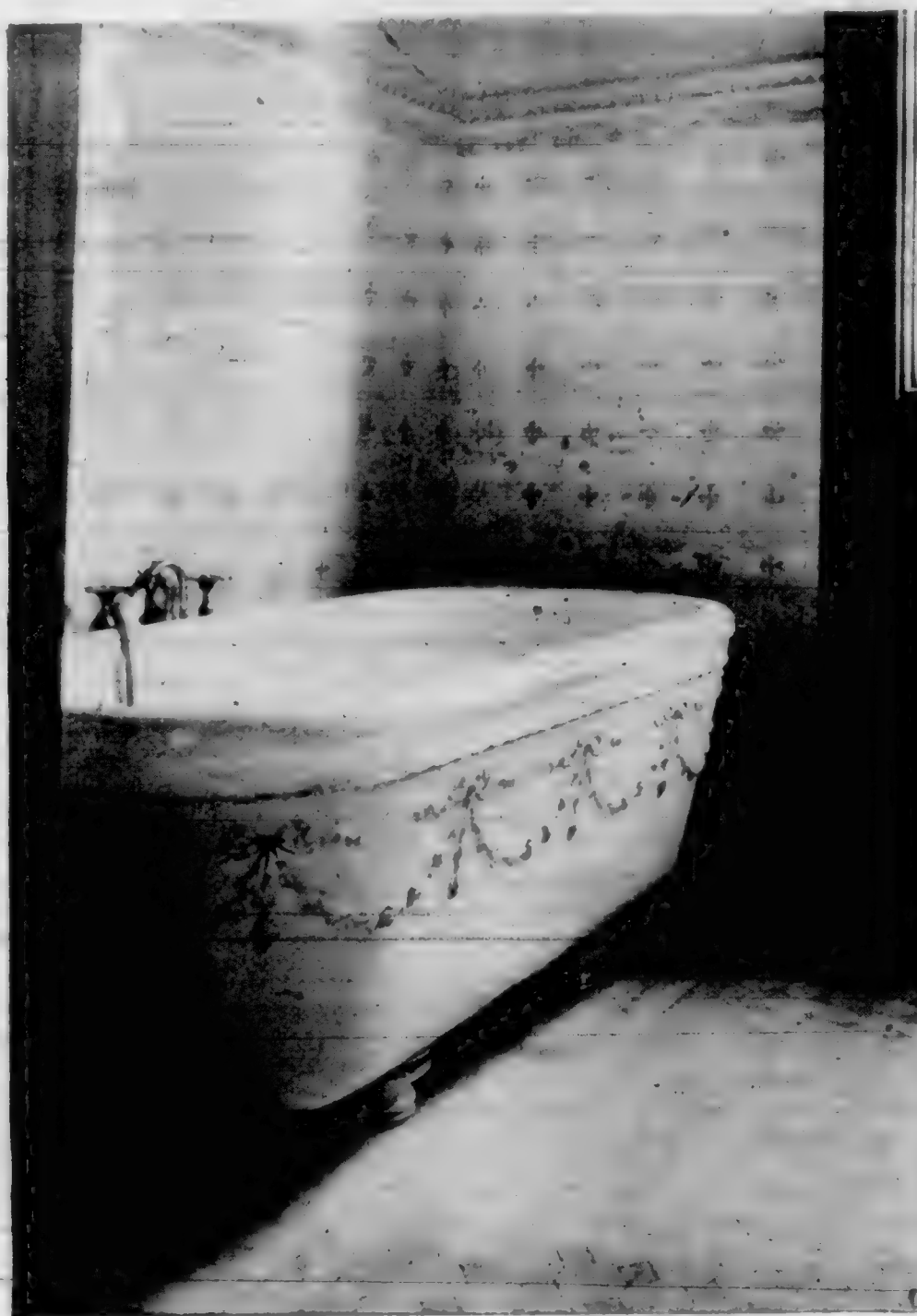


ONYX MANTLE MADE BY KESSLER BROS.

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 Dutell; 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 Prosse & 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 3; 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 \$1640. 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.

The California Architect and Building News.

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

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NUMBER 4.

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

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NOW IN THE SEVENTEENTH YEAR.

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

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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

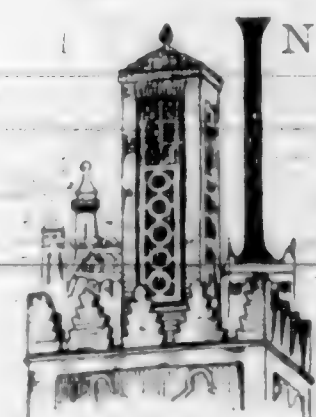
number of skillful mechanics. This has a tendency to lessen the chances of the unemployed non-union man, by making it more difficult to secure employment or instruction, and while it may be the only available weapon that the unions can employ, it is not a just or logical one. The better way would be 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 then.

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 Pettaconsett 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.—*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.

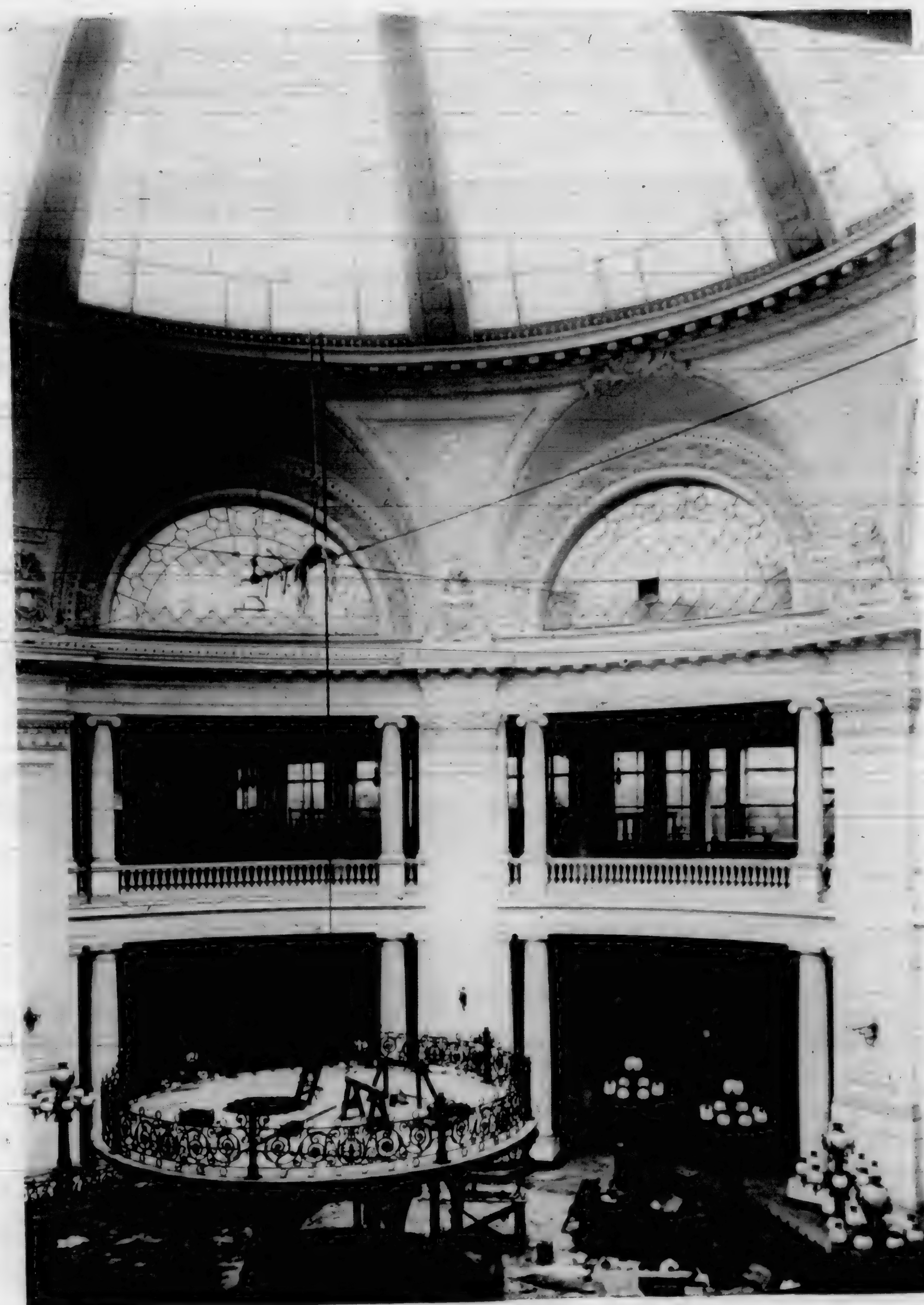


THE EMPORIUM BUILDING.

PISSIS & MOORE, ARCHITECTS.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

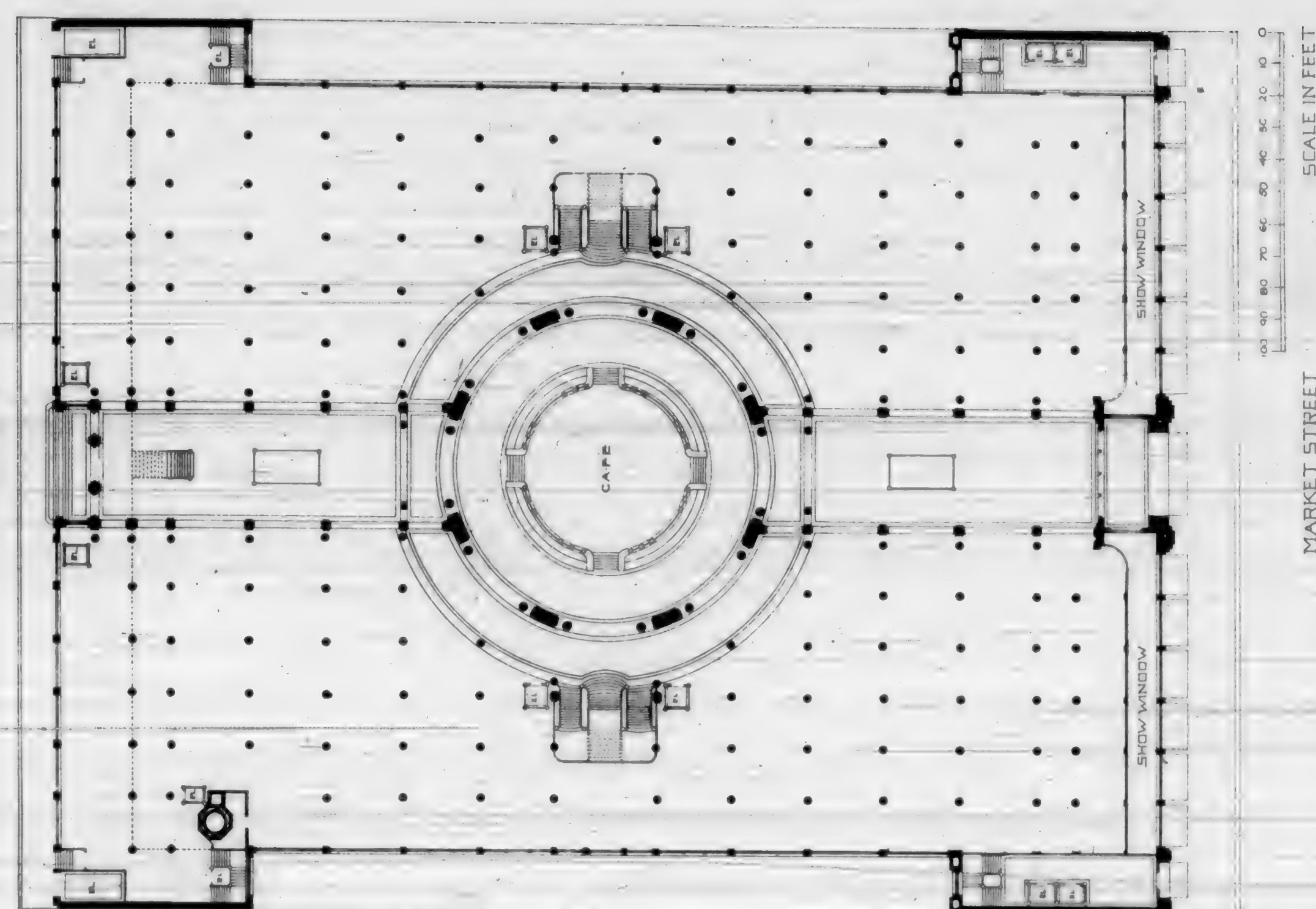
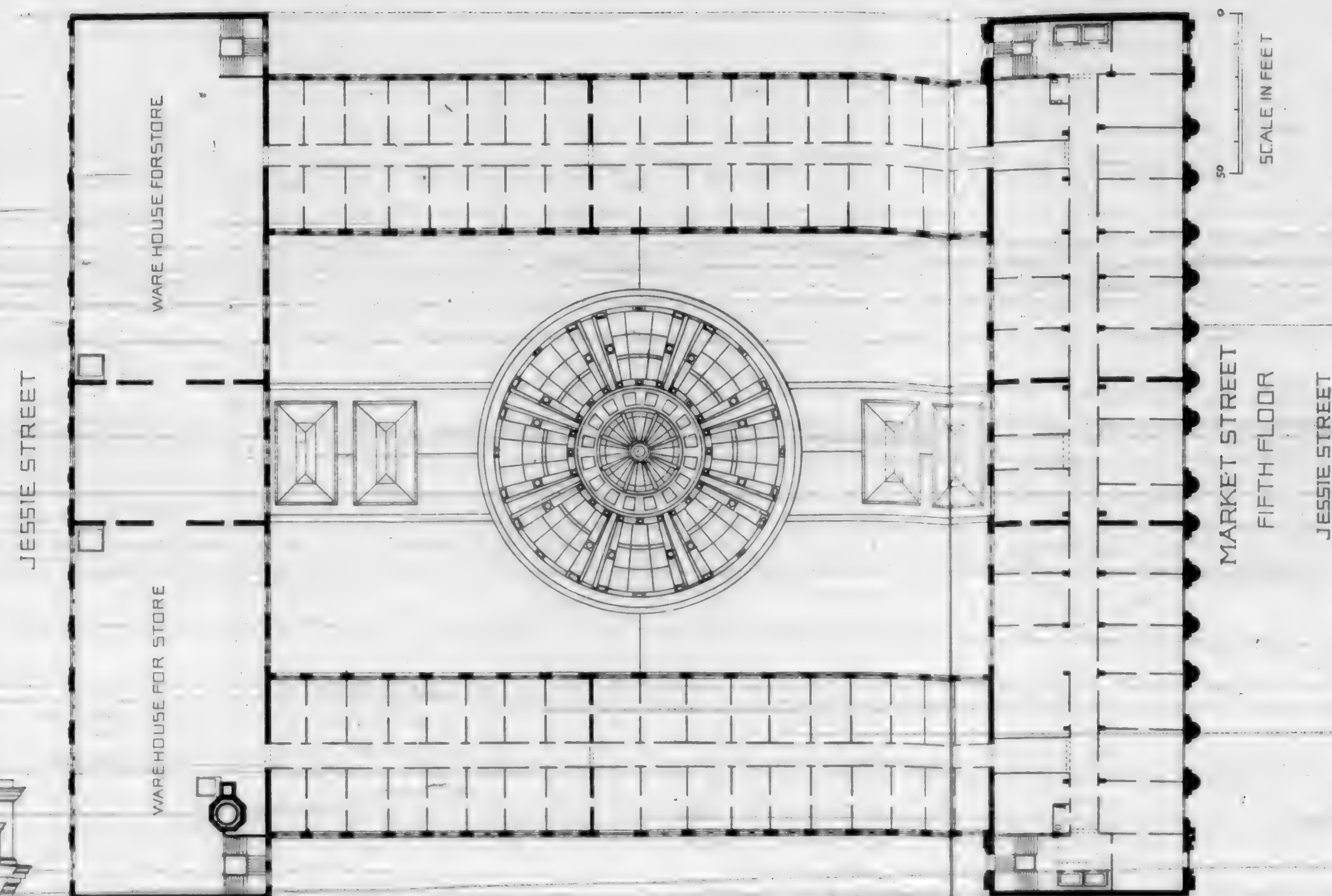
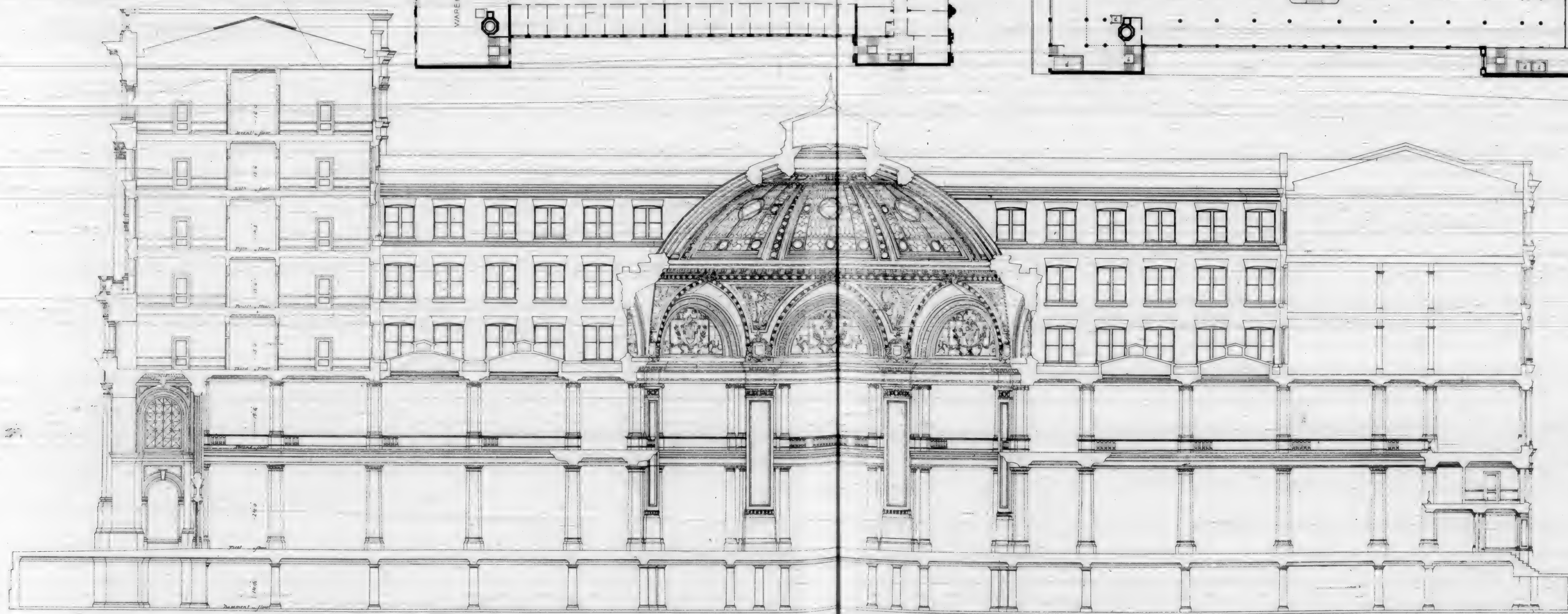
VOL. XVII. No. 4. APRIL, 1896



GRAND-STAND, THE EMPORIUM BUILDING.

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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

treated so as to adapt it to modern wants. The three central stories are included in a Corinthian Order—consisting of a row of three-quarter columns, above which is an attic crowned by a main cornice of three feet six inches projection with modillions and a balustraded parapet. There is necessarily in the style adopted a large amount of mouldings which were all carefully cut; there is also some fine carving in the spandrels of the arches of the entrances designed with shields and foliage. The central entrance arches are twenty-five feet wide and forty feet high and built of solid through stone voussoirs. The whole work is cut out of more than ordinarily large stones and required a specially strong hoisting gear, with large steel blocks and derricks in proportion, to lift them and set them in place. All was done however without an accident or hitch of any description. Jno. P. McGilvray was the builder of this part of the building.

STONE.

The stone selected had to have the following requisites—strength and enduring qualities combined with a color suitable to the design of the building and an assurance that the stone could be furnished rapidly and in large blocks, as a large percentage of the pieces required, weighed from ten to eighteen tons each, making it difficult for ordinary quarries to furnish. The Oregon Gray Stone was adopted as being a stone and quarry fulfilling all these conditions; the result is a sandstone front which takes its rank as one of the handsomest in the United States. One of the large arch stones weighs eighteen and one-half tons. The quarry is at Yaquina Bay, Oregon, and belongs to the Pioneer Sandstone Company.

PATTERN WORK.

All the patterns for the band-stand electroliers and elevator enclosures were made by the San Francisco Pattern



Works, O. Brown, proprietor, works 110 and 112 Beale street.

WOOD WORK.

Above the third story the floors are of wooden joists, with wood flooring for the rooms and tiling for the halls, the flooring is of one and one-half wide stuff. The roof is of timber and is framed with trusses sixty-two feet span. All the offices communicate one with the other by doors, and a vista through the seventeen openings when from end to end of the building forms a remarkable perspective. F. W. Kern provided and set up all the carpentry and joinery work of the building.

The sashes are all of ash. The rear entrance on Jessie

street is quite a feature in itself consisting of a wide vestibule with three sets of doors, and is finished in mahogany and oak; all the interior finish is of oak. Wm. Crocker of the San Francisco Planing Mill did the major portion of the mill work, viz: all the interior finish of the basement, first and second and mezzanine stories and the third, fourth and fifth stories of the rear building. The corridors are lighted by sashes at the top of the rooms in the usual office building style and surrounded by substantial architraves.

MOSAIC.

All floors of the corridors, halls, naves and stair landings of the department store are finished in mosaic and composed of Tesserae of African and other foreign marbles as well as different American marbles—so laid as to make a harmonious color effect—with borders of a Grecian pattern. There are 30,000 square feet of this mosaic flooring in the building and at least 4,000,000 pieces was used in the laying of them. This work was done by W. W. Montague & Co.

HOLLOW TILE FIRE-PROOFING.

All the first, second and third floors of this building were constructed of Gladding, McBean & Company's Hollow Terra Cotta Tile Fire-proofing, in fact all the columns and girders and iron work of every description throughout the building were covered with Hollow Terra Cotta Tiles which were made and set in place by this firm.

FIRE HOSE.

In speaking of the complete equipments of this building, the fact of thorough protection against possible fires must not be overlooked. Not only has the construction of the building been such as to render the spread of fires from one part to the other practically impossible, but every precaution has been taken so that in the event of a fire originating at any point in the building, appliances are at hand by which it can be promptly checked and damage reduced to a minimum; standpipes have been laid into the walls from basement to roof, with numerous outlets to connect with fire protection hose, the total number of these being seventy-three. At each connection has been placed one of the best styles of automatic hose reel, and a sufficient supply of hose so that, from the various connections on each floor, any portion of the floor can be readily reached with a strong volume of water.

A peculiarity will be noticed in the appearance of the hose, which was selected by the architects after long and careful examination of the different articles of this description submitted to them. The hose, which is of the rubber-lined cotton variety, is a dark tan color, a condition that has been produced by the chemical treatment to which the cotton was subjected before being woven into the fabric of the hose. This process is known as the Leathering process, and is the exclusive property of the New York Belting & Packing Co., Ltd., who supplied the hose and reels for this building.

Insurance Companies have become more exacting in their requirements as to the character of hose for fire protection in factories and public buildings, and policy holders are now required to equip with the best and most reliable hose. The New York Belting & Packing Co. Ltd., have for many years been extensive manufacturers of fire hose, and their experiments have led to nearly all improvements now in use in connection with that branch of manufacturing. The Leathered Cotton Hose produced by this company may be safely regarded as the highest and most successful result of these experiments, as it has been proved beyond a doubt that cotton treated by this process will resist the action of decay and the attacks of insects to a far greater degree than anything else in the shape of a cotton fabric that has been produced. The New York Belting & Packing Co. Ltd., have a branch warehouse and salesroom in this city at 509-511 Market street.

ARTISTIC METAL WORK.

The art metal work was done by the old and well-known firm, the California Artistic Metal Works, Coppieters & Mockel, proprietors, and includes the balustrades and railings of the band-stand, all the folding gates, the very elaborate and handsome newels and electroliers that will shed a radiance as of day over the throngs passing to and fro along the many aisles, and up and down the broad and spacious steps, listening to the strains of music from the great bandstand in the center of the rotunda, another piece



of work of which this firm have every reason to be proud, as it will challenge comparison with the best work of Eastern or European craftsmen. The accompanying photographic views, however, will give the reader a better idea of the artistic excellence of the work than any amount of mere verbal commendation. The firm has recently moved to more commodious quarters, located at 7, 9, 11, 13, 15 and 17 Stevenson street.

THE ROOFING OF THE MAMMOTH COURT.

The roof surrounding the dome over the great central court presented some problems quite out of the ordinary. A roof was a necessity for the protection of the many operations going on below; while at the same time the work to be done on the dome itself, the skylights, the walls, and the upper portions of the building, was of such a nature as to prove destructive to any ordinary covering. In this exigency recourse was had to Watson's five ply felt, composition and gravel roof. Four plies of tarred roofing felt were laid shingling, the laps being cemented together with roofing composition, of coal tar distilled to 600 F., a fifth ply was then laid as a cap sheet and was mopped solid to the four below, this was in turn flooded with the composition, and while the latter was still hot and liquid, clean gravel was bedded in a complete coat by being scraped into the hot composition as spread. This work was done in the fall, and during the months following, the roof was used as a lumber yard and storeroom for plastering horses, mortar beds, and debris of various kinds; materials for the finishing of the upper stories were hoisted to and passed over it in immense quantities; and scaffolding built, some three and some four stories high, to reach and plaster the surrounding walls; and notwithstanding the severe usage made necessary the roof sustained no injury. The materials used in this roof were manufactured by the Pacific Refining & Roofing Co., who also did the work. Their extensive manufacturing establishment is at the Potrero, where they make tarred roofing felts, building papers, roofing compositions, and paints, creosoting oils and other similar goods and products.

WROUGHT IRON WORK.

Besides the several iron staircases scattered about the building it is supplied with four outside fire-escape ladders. On the Jessie street front there are two, and one in each of the light courts on each side, all with stand pipes. Traveling ladders, fitted with vertically moving seats for washing the windows of the three lower stories of the Jessie street front, which have fixed sash run on rails above and below the windows, allowing all parts of the front to be got at.

Dyer Bros., Golden West-Iron Works, did this work and the stairs to the engine room in basement. They have lately moved from their old stand into more commodious quarters at 117-119 Beal street, where they have installed the largest punching and shearing machine on the Coast; this punches and cuts with ease $1\frac{1}{2}$ plates of any length, angle iron and in fact any heavy structural iron; so that Dyer Bros. were fully equipped to carry out all this class of work on this building with ease and dispatch.

HOLLOW TILING.

All the partitions and wall furrings, and large flues for holding the electric wires and plumbing pipes, etc., from basement to roof, as well as the vaults, of which there are about seventy, built around the iron safes in the offices, were built of Wanner's Hollow Tiles, put up by Wanner & Maddox. The roof space was also divided, by means of the Hollow Tiling, into a number of compartments so as to prevent the spread of fire therein and altogether there were at least 300,000 square feet of partition walls. The ingredients used mainly in the manufacture of these tiles are a fire resisting cement found in the southern countries of this state and cinders and ground clinkers. The result is a light but tough concrete, weighs sixty-five pounds per cubic foot; a poor conductor of heat and sound. Manufactured into hollow blocks for partitions, it takes the place of a stud partition and not exceeding the weight of the latter. The thickness of these hollow walls are three inch and four inch in this building; the sections are generally two feet six inches long and contains about four square feet each. The faces are so corrugated or roughened as to form a good clinch for a one-fourth inch coat of plastering—each block is tongued and grooved and set in mortar.

The grounds for baseboards and chair rails are held in place by carriage bolts driven through the wall before or after plastering; picture mouldings are held in place by nails driven direct in the wall. The furring or air space veneering of the brick walls was made up in sections of same size as the hollow partitions and generally $1\frac{1}{2}$ inch thick except where pipes came up where they were made up to as thick as nine inch according to necessities. The object attained by these furrings are the prevention of dampness passing from the masonry walls and the equalization of the temperature inside the rooms adjacent.

PAINTING AND POLISHING.

All the woodwork of the store is painted a dead white, giving a cheerful effect to the interior and forming a background to the display of goods which doesn't in any way interfere with their colors. All the woodwork of the upper or office portion of the building is polished, leaving it with a natural finish. All the painting and polishing was done by the firm of St. Denis & Co. in their usual complete way.

PLASTERING.

The interior of the grand central rotunda is finished in plaster. The lower story has a Tuscan Order the upper an Ionic. Springing from the large paneled pilasters which run through both stories are the arches for the lunettes; the pendentives between which have panels filled in with decorative plaster above which comes the ornamental circular cornice which forms the base of the glass dome. The whole forms a magnificent *coup d'œil* which it is hard to surpass. All this difficult and elaborate work has been carried out successfully by Mr. D. O'Sullivan, the contractor for the plaster work. The whole of the plastering of the store portion of the building, together with the paneled ceiling of the entrance vestibule was also done by Mr. O'Sullivan.

ART METAL WORK.

Winslow Bros. of Chicago, furnished and set up the metal work of the Market street front, the entrance, vestibules and doors, the two large main stair railings, with the adjoining elevator enclosure and the balustrades around the two large light wells on the main floor lighting the basement.

All the store fronts are made of Duplex plated iron, the plating having a coppery bronze effect. The rebates of the sash for the reception of the large sheets of plate glass are made particularly straight and true so that the glass fits close to them throughout. The same may be said of the door frames. The Market street entrance doors are covered



with the galvano-plastic material for which Winslow Bros. are noted.

The enormous semi-circular light filling in the entrance arch is made of the same material with ornamental frame. The before mentioned elevator enclosures have the corner pilasters, frieze and cornices of electro plated copper and the filling in of Bower-barffed iron. The railing of the stairs, landings and wells being composed of ornamented balusters gives a substantial effect not otherwise obtained. This metal work railing is capped by a broad mahogany capping which was made and fitted by Mr. H. M. Frick of this city.

The circular newel posts at the foot of the rotunda staircases surmounted by the electroliers with their urn-like standards are remarkable for the beauty of their design and execution.

URINALS AND SINKS.

The Urinals in this building are the Patent Lenox Urinals made exclusively by The J. L. Mott Iron Works and the

Imperial Porcelain Slop Sinks were also furnished by the same company.

HEATING.

The building is heated by steam at a low pressure, either exhaust steam from the engines, or steam taken direct from the boilers and reduced in pressure.

The system of piping used is the single pipe, overhead system; the main steam pipe is run directly from the boiler room to the attic over the fifth floor on the Jessie street side. This main steam pipe is cross-connected so that either exhaust steam from the engines or live steam from the boilers can be used. A Davis Reducing Pressure Valve with a by-pass is used for this latter connection. In the attic the main steam pipe is divided into two mains and run in each wing to the Market street front. These mains reduce in size from eight inch to four inch as the drops for supplying the radiators are taken from them. The drops are taken from the bottom of the steam mains with a nipple and forty-five degree Ell, each drop having a gate valve. The drops are carried down full size, concealed behind the finish of the columns; to the radiators on the first floor, where they are reduced to one-half size. All connections to radiators are made under the floors. In the basement the radiators are semi hot water radiators, being connected top and bottom. The piping is of ample size to insure a rapid and noiseless circulation of steam at one-half pound pressure. The return mains in the basement are galvanized iron pipe encased in terra cotta sewer pipe cemented at the joints, water tight. This manner of running the returns is necessitated by the seepage water being near the surface. These mains are run into a sump built of concrete from which the condensed water is pumped back into the boiler. The main steam pipes are covered with Magnesia Sectional Covering. The Detroit Ornamental Fluted Radiator, manufactured by the American Radiator Company, is the radiator used. Each office, the stores on the first and second floors and the restaurant in the basement, are supplied with radiation. The radiators in the offices are twenty-five inches high and those in the stores and basement are thirty-eight inches high; the total amount of radiation, when the building is completed will be 16,000 square feet. All the latest scientific appliances for the better control and regulation of steam systems are used on this plant and it is one of the most perfect in use on the Pacific Coast. The plant was put in by the Geo. H. Tay Co.

ENCAUSTIC TILING.

All the corridors of the upper portion of the Parrott Building are laid in encaustic tile; the prevailing tints and designs are light gray octagons with red dots. The border is a Greek fret ornament with chocolate boundary lines. This is the largest contract for tiling that has ever been undertaken on this Coast, consisting of about 22,000 square feet. Thos. F. Rigney of 119 Valencia street is the contractor of this work, and we must congratulate him on the fine workmanship he has displayed in this building. These encaustic tiles are practically unwearable and when laid in a fine bed of concrete as they are in this case, while the building lasts the floor will last.

SIDEWALK LIGHTS.

The Sidewalk Lights are made in large steel and stone illuminating slabs, each extending from beam to beam without intermediate supporting bearers, which permits of there being glass where such bearers, would be; besides the steel bottoms are galvanized which prevents discoloration of the paint by rust. These slabs are fire and burglar proof and will sustain loads of not less than 500 pounds per square foot, and extend continuously the whole length of the Market street front nine feet wide. On the Jessie street front the steps to the entrances are all made of illuminating tile treads and risers as well as the sidewalk lights. P. H. Jackson & Co., manufactured and set this work, also the water-tight iron sidewalk doors of which there are six on Jessie street.

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.

ACCEPTANCE OF BUILDING.—Where an owner accepts a building the contractor is entitled to its value as constructed, though not in all respects as contracted for, and owner is entitled to the difference between the value of the house as built and as contracted for. To recover the purchase under a building contract, only a substantial and not a literal compliance with the contract must be shown. *Jennings v. Willer, Ct. Civ. App. Tex., 32 S. W. Rep. 24.*

DAMAGES FOR DELAY IN COMPLETION OF BUILDING.—A clause in a building contract providing that the contractors should pay a certain sum for delay in completing the building must be treated as a penalty, and not as liquidated damages where the only damage suffered was the delay in the occupation of the new house, the difference between the rental value thereof, and of the house occupied during the delay being considerably less than the sum stipulated to be paid. *Jennings v. Willer, Ct. Civ. App. Tex., 32 S. W. Rep. 24.*

LIABILITIES UNDER A NON-TRADING PARTNERSHIP.—A partnership formed to carry on the business of general contractors and builders being a non-trading partnership, a person who accepts from one of the partners a firm note, signed by him, and secured on the firm's chattels, is charged with notice that under the partnership agreement the partner had no authority to execute the note or mortgage on behalf of the firm. *Snively v. Matheson, Supreme Ct. Washington, 40 Pac. Rep. 628.*

LIEN NOT LOST BY TAKING NOTES.—The holder of a mechanic's lien, who takes for his account, notes of his debtor, maturing within the time allowed for foreclosure of the lien, which he discounts

and afterwards pays, does not thereby waive or lose his rank as a lien holder, or his right to file and enforce his claim to a lien. *Wisconsin Trust Co. v. Robinson & Cary Co. 68 Feb. Rep. 778.*

PAYMENT FOR PARTIAL PERFORMANCE OF CONTRACT.—It is well settled that where one party has entered into a special contract to perform work for another and furnish material, and the work is done and material furnished, but not in the manner stipulated in the contract, yet if the work and materials are of any value and benefit to the party, he may recover for the work done and materials furnished. This upon the principal that, if the other party has derived a benefit from the part performed, it would be unjust to allow him to retain that without paying anything. The more equitable rule has been generally adopted, which permits a recovery by one who in good faith attempts to perform his contract, and does so substantially, although there may be a slight deviation, or some technical and unimportant omission or defect. A substantial performance, however, is still indispensable to a recovery; and a failure to carry out any material part of the contract will not amount to a substantial performance. And where a party, by an express contract, undertakes to furnish material and perform labor, he is only entitled to payment according to its terms, and the law will not make for him a contract different from that which the parties have entered into. The implied liability arises, if at all, from the subsequent transaction or conduct of the parties, and if there is a substantial non-performance of the contract, and the party for whom the materials were furnished and the labor performed refuses to accept, and does not receive or retain, any of the benefits of the contract, no such liability will arise.

Modell Tp. of Norton County v. King Iron-Bridge Co., Court of Appeals of Kansas, 41 Pac. Rep. 1059.

MATERIALS FURNISHED LESSEE, LIEN ON INTEREST OF LESSOR.—Under the statute, providing that, where a building shall be erected by a lessee or by a builder or other person employed by such lessee, the lien shall apply only to the extent of the interest of the lessee, a lessor's reversion cannot be subjected to the payment of the claim of one who, after making full inquiry as to the lessee's responsibility, and knowing the nature of the contract between him and the lessor, sold him brick for buildings on the leased premises.

Hoffman v. McColgan, Court of Appeals of Maryland, 32 At. Rep. 179.

CITY BUILDING NEWS.

Ashbury near Waller. Two-story frame; owner, J. Stierlein; day's work, cost \$10,000.

Baker near Washington. Two-story frame; owner, Channing H. Cook; architect, D. J. Patterson; contractor, William Linden; signed, March 17; filed, March 23; cost \$4885.

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

Belvedere near Frederick. To build; owner, A. H. and Theresia Johnson; contractor, W. W. Rednall; signed, March 31; filed, April 2; cost \$1975.

Belvedere near Waller. Two-story frame; owner, P. E. Smith; contractor, W. W. Rednall; signed, March 31; filed, April 4; cost \$5700.

Bush near Laguna. Two-story frame, owner, William Geist; architects, Laist & Schwerdt; contractor, John T. Hayes; signed, March 7; filed, March 13; cost \$4170.

California near Scott. Alterations and additions; owner, Mrs. Hettie H. Reish; architect, J. H. Littlefield; signed, April 4; filed, April 7; cost \$2707.

California near Second Ave. Cottage; owner, Rasmus Anderson; architect, J. H. Littlefield; contractor, W. Chatham; signed, March 9; filed, March 16; cost \$1348.

California and Baker. Carpenter work; owner, Mrs. Mayble E. Denervaud; architects, Smith & Freeman; contractors, J. H. Simpson and A. T. Spence; signed, March 18; filed, March 23; cost \$2740.

California near Broderick. Two-story frame; owner, Gotelli; architect, C. M. Rousseau; contractor, R. J. Pavert; signed, March 24; filed, March 25; cost \$2994.

Castro near 28th. Cottage; owner, Mrs. Dora Wood; contractor, T. R. Bassett; signed, March 5; filed, March 16; cost \$1225.

Clement near 12th Ave. Frame dwelling; owner, Samuel Goodman; cost \$1800.

Clay near Laurel. Two-story frame; owner, C. P. Stanford; architect, Louis S. Stone; contractor, August Lund; signed, March 18; filed, March 24; cost \$4500.

Clay and Sansome. Alterations; owner, R. R. Thompson; superintendent, G. H. Moore; day's work; cost \$2500.

Davis near California. Concrete, twisted iron, etc.; owner, Mrs. Ellen Folger; architects, Percy & Hamilton; contractors, Keatinge, Leonard & Ransome; signed, April 3; filed, April 3; cost \$3648.

Davis near California. Cast and wrought iron work, etc.; owner, Mrs. Ellen Folger; architects, Percy & Hamilton; contractor, Western Iron Works; signed, April 2; filed, April 4; cost \$3285.

Davis and California. Brick work, etc., to six-story brick; owner, Mrs. Ellen Folger; architects, Percy & Hamilton; contractors, Riley & Lounie; signed, April 3; filed, April 4; cost \$9872.

Davis near California. Carpentry, mill work, etc.; owner, Mrs. Ellen Folger; architects, Percy & Hamilton; contractor, Silas Carle; signed, April 2; filed, April 4; cost \$6590.

Devisadero near McAllister. To build; owner, Mrs. Emilie Bramas; architect, W. Koenig; contractor, Ira W. Coburn; signed, March 18; filed, March 27; cost \$3340.

Devisadero and Turk. Plumbing, etc.; owner, Mrs. Caroline A. Bollman; architect, Wm. Koenig; contractor, W. Williamson; signed, March 19; filed, March 27; cost \$2775.

Devisadero and Turk. Four two-story frames; owner, Caroline A. Bollman; architect, Wm. Koenig; contractor, H. P. Conrady; signed, March 14; filed, March 14; cost \$15,120.

De Long Ave. near Frederick. To build; owner, Clara A. Cook; contractor, Marcuse & Remmel; signed, March 18; filed, March 23; cost \$3109.

Dupont near Bush. Additions and repairs; owner, J. R. Polet; architect, Emil Demiere; contractor, Jean Sahamye; signed, March 21; filed, March 25; cost \$2400.

Eddy and Powell. Electric elevator; owner, E. W. Hopkins; architect, Clinton Day; contractors, A. J. McNeill & Co.; signed, March 30; filed, April 1; cost \$2200.

Fell near Lyon. To build except plumbing; owner, Emma Joseph; architect, W. H. Lillie; contractors, White Bros.; signed, April 6; filed, April 8; cost \$6270.

Fell near Lyon. Plumbing, etc.; owner, Emma Joseph; architect, W. H. Lillie; contractor, G. C. Sweeney; signed, April 6; filed, April 8; cost \$1100.

Fell near Scott. To build; owner, Daniel Einstein; day's work; cost \$4500.

Fourth Ave. near Point Lobos. To build; owners, Mr. and Mrs. H. V. Richt; contractor, E. Gilney; signed, March 3; filed, March 3; cost \$2500.

Folsom near 16th. Excavations, concrete, etc.; owner, Enterprise Brewery Co.; architect, H. Gilhouse; contractors, Miller & Beck; signed, March 18; filed, March 18; cost \$1275.

Folsom near 16th. Steel construction; owner, Enterprise Brewery Co.; architect, H. Gilhouse; contractors, Schrader & Lutz; signed, March 18; filed, March 18; cost \$2191.

Folsom and 25th. To build; owner, Edward Gentry; architect, Chas. M. Rousseau; contractors, Williams & Forten; signed, April 4; filed, April 7; cost \$1,025.

Frederick and Clayton. Two two-story frames; owner, Mrs. Margaret Rippon; architect, W. Koenig; signed, April 6; filed, April 7; cost \$5744.

Geary near Hyde. To build; owner, Dr. A. Abrams; contractor, H. Jacks; signed, April 1; filed, April 4; cost \$6850.

Green near Buchanan. To build; owner, Annie M. Seale; architect, W. O. Banks; contractor, G. H. Walker; signed, March 5; filed, March 13; cost \$3800.

Howard near 22d. To build, except plumbing, painting, etc.; owner, Herman Zwieg; architects, Kemmer & Barth; contractor, Charles Schutt; signed, March 18; filed, March 18; cost \$6500.

Howard near 5th. To build; owner, J. G. Lavonsaler; contractor, G. A. Fisher; signed, March 30; filed, March 30; cost \$9000.

Hyde near Green. To build; owner, J. F. Kydd; architects, Mosser & Son; contractors, Westerlund & Sandeen; signed, April 2; filed, April 6; cost \$428.

Jackson near Montgomery. Alterations and additions to brick; owner, Marguerite V. Merle; architect, T. J. Welsh; contractor, M. V. Brady; signed, March 14; filed, March 21; cost \$3410.

Lake near 3d Ave. Two-story frame; owner, Mrs. Louisa M. Chase; contractor, Dan P. Dolan; signed, March 14; filed, March 18; cost \$1750.

Lott near Waller. One-story frame; owner, Adele E. Rodgers and Isabella M. Rodgers; architect, J. C. Newson; contractors, Simpson & Spence; signed, March 17; filed, April 3; cost \$2177.

Lyon and McAllister. To build; owner, Martin Meyer; architect, Emil John; contractor, Jas. Bucher; signed, March 23; filed, March 27; cost \$931.

Market near 5th. Cafe fixtures, etc.; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, S. F. Furniture Mfg. Co.; signed, March 8; filed, March 16; cost \$8140.

Market near 5th. Fixtures, etc.; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, S. F. Furniture Mfg. Co.; signed, Feb. 20; filed, March 5; cost \$9772.

Market near 5th. Partitions, tables, etc.; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractors, S. F. Furniture Co.; signed, Feb. 18; filed, March 5; cost \$5362.85.

Market street Ferry Depot. All iron and steel work; owners, Board of Harbor Commissioners; architect, E. R. Swain; contractor, Risdon Iron Works; cost \$188,000.

Market near Jones. Alterations and additions; owner, Thos. P. Dunne; architect, A. J. Barnett; contractor, T. D. Gilmore; signed, March 23; filed, March 24; cost \$1400.

Market and Third. Steel and iron work; owner, Chas. Spreckels; architects, Reid Bros.; contractor, Pacific Rolling Mills; signed, March 23; filed, April 1; cost \$18,792.32.

Masonic Ave. and Waller. Three frame dwellings; owners, architects and contractors, Cranston & Keenan; cost \$24,400.

McAllister near Hyde. Basement floors, etc.; owner, California Bible Society; architects, McDougall & Son; contractor, Gray Bros.; signed, March 23; filed, March 25; cost \$1875.

Minnesota near 22d. Cottage; owner, Chas. Berger; contractor, R. O. Davis; signed, March 23; filed, March 25; cost \$1983.

Ninth Ave. near Point Lobos. Two-story frame; owner, Margaret Clark; contractor, P. Demartini; signed, March 11; filed, March 12; cost \$1850.

Ocean House Road. Two-story frame; owner, The Pacific Jockey Club; architect, T. J. Welsh; contractor, Geo. H. Walker; signed, March 26; filed, March 30; cost \$11,730.

Pacific street Wharf. Sheds; owner, Board of Harbor Commissioners; contractors, Healy, Tibbitts & Co.; cost \$7883.

Parker Ave. near Pt. Lobos. Two-story frame; owner, James J. Harrison; contractor, Otten & Sorenson; signed, March 12; filed, March 14; cost \$2065.

Post near Stockton. Granite and sandstone for six-story brick; owner, Hobart Estate Co.; architects, Percy & Hamilton; contractor, John D. McElvray; signed, Feb. 29; filed, March 14; cost \$14,810.

Pine near Powell. Twelve apartment houses; owner, Clara L. Cunningham; architect, Clinton Day; contractor, S. H. Kent; signed, March 24; filed, March 25; cost \$36,997.

Precita Ave. lot 2. Frame building; owners, Horace and David Newell; contractor, R. Fahy; signed, April 6; filed, 6; cost \$1712.

Stewart near Mission. Elevators; owner, E. R. Lillienthal; architect, Clinton Day; contractor, W. L. Holman; signed, March 2; filed, March 27; cost \$1500.

Sutter near Van Ness. Alterations; owner, Mrs. Amelia L. Leszenski; architect, Salfield & Kohlberg; contractors, Charles Coady; signed, March 6; filed, March 25; cost \$3250.

Sacramento near Walnut. Two-story frame; owner, Vincenzo Lorenzini; contractors, Cuneo & Cavaglia; signed, March 16; filed, March 18; cost \$5100.

Second Ave. near Clement. Two-story frame; owner, Catharena Menrtes; contractor, Jas. McConahey; signed, April 1; filed, April 2; cost \$2440.

Scott near Union. Two-story frame; owner, Margaret J. McNamara; architect, E. A. Mathews; contractors, Knox & Cook; cost \$4188.

Second Ave. near Clement. To build; owner, Abraham Lowenstein; contractor, W. W. Rednall; signed, April 1; filed, April 1; cost \$2100.

Sutter near Hyde. Additions and alterations; owner, E. Edith Crane; architects, Heriman & Swain; contractor, W. H. Bagge; signed, March 11; filed, April 1; cost \$2575.

Seventeenth near California. Cottage; owner, E. L. Holder; cost \$1860.

Twelfth Ave. near Lake. Cottage; owner, Mrs. Mary H. Atkinson; contractor, L. T. Fenn; signed, April 6; filed, April 7; cost \$1216.

Twelfth near H. Cottages; owner and builder, Mr. Williams; cost \$4,000.

Tenth Ave. near Pt. Lobos. Cottages; owner, T. G. Parker; contractor, H. Byrly; signed, April 1; filed, April 1; cost \$2500.

Twentieth near Diamond. To build; owner, B. Crowley; contractor, T. F. Mitchell; signed, April 2; filed, April 2; cost \$2967.

Twenty-fourth near Folsom. To build; owners, Russ Bros.; architects, De Prose & Meusdorffer; contractors, Wenoch & Franz; signed, April 2; filed, April 3; cost \$4300.

Twenty-fourth near Folsom. Excavations and brick work; owner, Russ Bros.; architects, De Prose & Meusdorffer; contractor, Chas. Wagner; signed, April 1; filed, April 3; cost \$330.

Twenty-fourth and Clement. Cottage; owner, Joseph Joost; day's work; cost \$2000.

Twenty-fifth and Folsom. To build; owner, Mrs. A. C. Kratz; contractor, E. W. Hyde; signed, April 1; filed, April 2; cost \$5700.

Twenty-seventh near Point Lobos Ave. Cottage; owner, William Conlin; builder, M. J. Scott; cost \$1000.

Twenty-first Ave. near Pt. Lobos. Cottage; owner, Geo. Hodnett; builder, J. T. Melnis; cost \$1000.

Twenty-ninth near Dolores. Flats and additions; owner, Claus Linderman; architect, W. C. Hamerton; cost \$3350.

Twenty-ninth near Noe. To build except brick work, etc.; owner, R. Trost; day's work; cost \$2700.

Townsend and Stanford. Two-story brick; owner, Ingelhook Vineyard Agency; architect, Clinton Day; contractor, John McCarty; signed, April 2; filed, April 4; cost \$8,000.

Townsend and Stanford. Carpenter work, painting, etc.; owner, Ingelhook Vineyard Agency; architect, Clinton Day; contractor, C. Chisholm; signed, April 2; filed, April 2; cost \$4036.

Waller and Clayton. To build; owner, Peter E. and Carrie M. Lammers; architect, Oliver Everett; contractor, Jacob Schuler; signed, March 1; filed, March 2; cost \$5,050.

Waller near Steiner. To build; owner, G. Depaoli; architect, E. J. Vogel; contractor, R. Fahy; signed, April 1; filed, April 3; cost \$4768.

Waller near Devisadero. Additional story; owner, W. B. Morris; architect, W. H. Lillie; contractors, Moore & Cameron; signed, April 6; filed, April 9; cost \$2840.

York near 22d. Frame work; owner, Henry Picke; contractor, J. E. Schulz; cost \$1700.

Valencia and Stable Alley. Plumbing and gas fitting; owner, Mrs. Rose A. Pickering; architects, Havens & Toepke; contractor, H. Williamson; signed, March 1; filed, March 3; cost \$1374.

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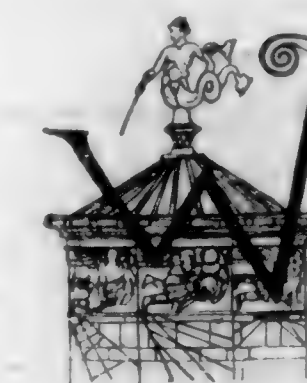
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EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



PREMISES OF NEW SAN FRANCISCO POST-OFFICE, AUTHORIZED BY ACT OF CONGRESS, MARCH, 1887.



We publish herewith photographs of the old San Francisco Post-office Building, surrounded with the different wooden sheds that have from time to time been required to meet the needs of a growing city, and also a view of the new post-office premises, authorized by Congress almost a decade ago, and designed to provide adequate accommodation for the postal business of the metropolis of the Pacific Coast.

Possibly our honored Secretary of the Treasury considers we San Franciscans to be a very ill-bred and importunate people, in becoming impatient at such a trifling delay as

nine years. What is nine years in the life of a city, why it has taken twice that length of time for us to build a City Hall, and it isn't built yet; and perhaps he thinks if it takes us eighteen years to construct a Municipal building that he should be excused for taking nine years to commence work on a Federal building. Is not the greater dignity of a Federal official to be taken into consideration? Large bodies are proverbially slow in "getting a move on" and the Honorable Secretary of the Treasury is a man of wait (at least he has shown himself to be in this matter.)

Perhaps, however, we may be doing an injustice. It is possible that it is the Supervising Architect of the Treasury

Department who is at fault in the matter. We can readily imagine the despair of an ambitious architect, anxious to surpass some *chef d'œuvre* that has awakened his admiration, and vainly racking his brains in the hopeless attempt. Look at the present main entrance to the old Post-office



Building! verily it would be difficult to design anything more noble and inspiring. Is it not an imposing piece of work? How symmetrical is the spacing of voids and solids. How nobly is the severe plainness of the flanking walls relieved by the mullion windows on either side; and in the crowning entablature, see how the æsthetic jig saw has decorated the ornamental portions of the cornice. It is true the shade trees somewhat hide or rather mask the real beauties of the facade, but the glimpses, half concealed and half revealed but whet the imagination, and the trees themselves! how appropriate as rural adornments, how suitable for the little occidental village of San Francisco—how typical of the pastoral life of the wild and woolly west. And then look at the facilities for illuminating the building on fete days and gala occasions. No parsimonious economy can be observed here; instead of the usual single lamp-post that adorns the crossing of the streets, here we have them scattered with lavish hand, not one, but two, harmoniously disposed on either side, and gaily decorated with red and green paint. No wonder that the presiding genius of the architect's shop in Washington is dubious about his ability to rival the master hand here displayed—what barbarians must we be to desire the demolition and eternal destruction of such art treasures. Only a few years ago a brand new coat of stucco was applied to such portions of the original walls as remained in place, and the wooden walls of the new lean-to's were painted. Surely the administration is showing a praise-worthy economy in securing the utmost wear out of the coat of paint and stucco. Economy is a virtue and should be inculcated in the masses by precept and example.

Then look at the practical method by which our good government teaches us economy in small things. The fences surrounding the new site are covered with advertisements and not ordinary cheap advertisements but advertisements done in oil, real artistic art, thus encouraging and cultivating the æsthetic sentiment of the people as well as instructing them in the principles of hygiene. Talk about our government not being paternal! Why it even goes so far as to be maternal in its solicitude for the daily habits

by which health is preserved, and teaches us what physic is the best to use. So in place of criticizing the government for its lack of action, we should commend it for its masterful inactivity, and hope that we shall reap in the future the rewards of present parsimonies and discomforts.



HERE is an agitation going on by property owners and others in the neighborhood of the Old City Hall site calling for the immediate erection of a Jail and Criminal Court's Building, thereon. One would have thought that such a building as this would not be a very desirable neighbor and the clamor to have it erected appears rather astonishing. This must be one of the anomalies of the present age—for an ordinary sane person would surely not be anxious to have the sight of his friends and customers constantly regaled by views of the patrol wagon with dubious characters therein, and the ambulance with smashed up humanity rattling up every little while, or the loafing, spitting, beer soaked products of modern civilization that are to be found frequently in the environs of such a building.

There is no doubt that the vacant lot should not be allowed to lie idle; but there are plenty of pleasant remunerative uses to which it can be put—e. g., the city could build a large emporium building on the site for the use of the north end of town and either run the business located therein themselves or let it out to tradesmen—or use it for a recreation building for the people; a People's Palace for healthy, rational enjoyment; a more effective way of getting rid of houses of questionable resort than by police force. By either scheme, an income will be obtained for the City instead of a continuous outcome—as will be the case should the supervisors be amenable to the pressure brought upon them by the aforesaid agitation.



OUR attention has been called to an article in the *Builder and Contractor* published at Los Angeles under the head of "Advertising Schemes," it is directed against the business of fake advertisement by means of "leaflets" and "souvenirs" and the method of inducing respectable merchants to advertise under the threat that the architects will not recognize the dealer who does not do so, now this can fairly be called blackmail and should be frowned upon by all respectable architect. It is generally acknowledged by those most capable of judging that the leaflet and souvenir are so much waste paper as far as having any effect upon the purchaser, and therefore any money spent upon such useless trash is money thrown away.

Any person claiming to have the power to prevent the specification of any article of real merit by architects may be set down as a fraud.

The architects business and interest is to specify what he considers for the best interest of his employer, regardless of any consideration of friendship or selfishness. Consequently the merchant and manufacturer are perfectly safe in defying

any attempt to force him to advertise under the fear of being boycotted by any respectable architect.

The extract below shows the whole nefarious business in its true light and is fully indorsed by the editor:

"We have had occasion from time to time to warn architects, material men and others of the building trades against a certain class of fake advertisers, who happen along at stray seasons and proceed to 'work' everybody and everything in sight for their own behoof; having done so, they clear themselves out, leaving advertisers exhausted and the public flushed with a lot of trash that results of no benefit to the advertiser, nor anyone else, except the fakir.

"Our continued calling attention to this character of itinerants has operated to keep these fellows from pestering advertisers to a considerable extent. They have come to realize that to go to a material-man with any of their fakes, however 'novel,' is worse than useless, so long as said fake has nothing to rest upon but its own merit. Lately, however, they have taken another cut; instead of going to the material-man, showing to him their scheme and soliciting his 'ad,' they bring a force to bear upon him to compel him to advertise upon the peril of a loss of prospective trade in his refusal to do so.

SENATOR RAVEY'S BILL.

HIS MEASURE TO LIMIT THE HEIGHT OF BUILDINGS.

The full text of the bill introduced in the New York Legislature by Senator Pavey, at the instance of the City Club of New York, limiting the height of buildings, is as follows:

SECTION 1. No building shall hereafter be erected in the City of New York in which any floor occupied or used, or intended to be occupied or used, in part or in whole, for working rooms, living-rooms, bedrooms, salesrooms, storage offices, or manufacturing purposes, shall be of greater height above the curb level at the centre of the front than fifteen times the square root of the width of the street, road, or avenue on which it is erected, and whenever any building shall front on a street, road, or avenue over 100 feet in width its width shall be taken to be one hundred feet in making this calculation; provided, however, that where any portion of a building shall be set back from the street line the upper floor of the part set back may be carried to an additional height of twice the distance to which it is set back from the street line, and provided further, that where a building shall be built on a corner formed by the intersection of two streets, roads, or avenues, one of which is narrower than the other, the front on the narrower street may be built to the height of the front on the wider street for a distance of 100 feet.

SEC. 2. Where a lot fronts on a public square or open public square, or where the street, road, or avenue on which it fronts is more than 100 feet wide, or where it is opposite the end of a street more than sixty feet wide, the upper floor of any building to be erected thereon may be carried to a greater height above the curb than is above provided; provided, however, that the design and plan for such building shall be approved as being neither detrimental to the health or comfort of the citizens, nor injurious to the beauty of the city; such approval shall be evinced by a certificate in writing, signed by the President of the Health Department of

the City of New York, the Superintendent of Buildings of said city; and a member of the Council of the Fine Arts Federation, to be appointed from its membership for such purpose, and such certificate, signed by all said persons, shall be filed with the plans of such improvement in the Department of Buildings of said city.

SEC. 3. Nothing in this act contained shall be held or construed to effect buildings already erected, or for the erection of which there have been filed in the Department of Buildings, complete and perfect plans, such as are actually required by the department under existing rules before a permit to build be granted; providing, however, that the work on such buildings shall be actually commenced within sixty days from the passage of this act. If work on any such buildings shall not be commenced within sixty days from the passage of this act, such buildings shall be deemed to be governed by the provisions of this act, as though no plans had been filed.

SEC. 4. This act shall take effect immediately.

THE SUPERVISING ARCHITECT'S OFFICE BILL.

THE following circular letter is issued to the public by the committee in charge of the Aldrich bill now before Congress, and gives a clear statement of the importance of the bill to the general public and individuals as well, asking general co-operation in securing its passage:

NEW YORK, March 24, 1896.

DEAR SIR:—It is well known to every public-spirited citizen, and especially to those interested in matters of art, that the present system of designing and erecting the federal buildings of the United States through the agency of the Supervising Architect's office at Washington is the outgrowth of an antiquated and inadequate method, which should have been changed long ago.

The absolutely unsatisfactory results of the present system are apparent to us in the lack of originality and artistic merit of our public buildings, which are constructed after a set pattern, at an expense greatly exceeding the cost of the same class of work and demanding at least three times as long to construct as when built by private enterprise.

Various attempts have been made by the profession, by legislation and otherwise, to remedy these evils. The last attempt was the introduction in the fifty-third Congress of the "McKaig" bill, entitled "A bill to provide for the securing of plans and for the erection of the public buildings of the United States."

This bill provides for the creation of an expert commission, appointed by the President, with the approval of the Senate, to have charge of the architectural work of the government; to select designs, in competitions to be conducted by this commission, for each new building, and to appoint the architect of the building, as in private practice, leaving the Supervising Architect as the representative of the government in all matters connected with the erection and completion of the buildings, and the payment therefor.

In other words, this bill proposes, by a system of competitions, conducted under proper authority, to obtain for our federal buildings the very best designs and the very best architectural skill now available, relieving the supervising Architect's office entirely of the duty of designing, but leaving the supervising Architect in charge of the work

as the representative of the government in all matters of business or general supervision.

The federal buildings would then be under the charge of leading architects in the different sections of the country where they are to be erected. They would become individual to the locality and the outgrowth of the same, not only in design, but in construction and materials. They would also receive constant supervision, and would be built as promptly and as economically as buildings for private individuals.

The Supervising Architect would become the supervisor of the architects commissioned by the government; his duties would be simplified in one direction, and thus give him more time to attend to his important duties in other directions. He would also be able to devote much of his time to collecting and diffusing valuable statistics and information concerning materials and many other matters pertaining to building, so that the profession at large would be able to draw upon Washington for general information, as is now the case with engineers, agriculturalists and other important bodies.

Such a bill must result in better and more prompt and economical methods for the government, in better and more beautiful buildings for the public, and also in raising the standard of architecture, both artistically and otherwise, in the United States.

The "McKaig bill," though drawn at the suggestion of the Secretary of the Treasury and revised by him, was defeated for political reasons. It has been reintroduced in the present Congress and the outlook for its passage is very favorable.

The architects of the country have devoted much time to this work, and have so far subscribed all the necessary funds for legitimate purposes in introducing and promoting the bill. They find, however, that the work of promoting the bill in a perfectly legitimate way requires ample funds, which they are not in a position to furnish entirely, and they have further found that they are taxed with selfish motives in promoting the bill.

As it is a matter which should interest every public-spirited citizen, as stated above, and which from a business point of view will benefit every individual community where federal work is contemplated, by affording each community the opportunity of erecting its own buildings with local materials supplied by local people, the whole building being under local influence, instead of the present system, where everything is centralized in Washington, to the benefit of a few large contractors who control to a great extent the work and the supplies, not only ignoring local requirements, but in most instances thrusting aside excellent opportunities for local development, it has been decided by the committee in charge of the bill to appeal, through the architects of the country, to the public at large for subscriptions for the purpose of furthering the interests of this bill. Such subscriptions will be not only of material aid, but they will give the bill a very strong moral support by proving that the public at large is interested in its passage.

Yours respectfully,

GEORGE B. POST, Chairman.

BRUCE PRICE.

ALFRED STONE.

ROBERT STEAD.

JAMES G. HILL.

JOHN M. CARRERE, Secretary, 44 Broadway, New York.

NOTE.—As prompt action in this matter is of the great-

est importance, I appeal to you for immediate support, and request that you send your contribution to me at your earliest convenience, should you care to help this cause.

.....Name.

.....Address.

To Mr.

UNIVERSITY OF CALIFORNIA.

REGENT REINSTEIN'S VIEW AS TO ITS ARCHITECTURAL FUTURE.

THE following resolution was adopted by the Regents at their meeting of April twenty-ninth, upon motion of Regent Reinstein:

RESOLVED—That the Committee on Buildings and Grounds be instructed to confer with Mr. Maybeck, Teacher of Architectural Drawing in the University, together with the President of the University and the Academic Council, to immediately prepare a program to be reported to the Board of Regents "for a permanent and comprehensive plan, to be opened to general competition, for a system of buildings to be erected upon the grounds of the University of California at Berkeley."

In advocating this motion Mr. Reinstein advanced many logical arguments which we are sorry not to be able to quote in full; but we give below some of the most important points in his address:

GENTLEMEN: Before discussing the subject-matter of this special meeting, namely, the obtaining of a permanent and grand plan for the grounds and buildings of the University of California at Berkeley, I desire to explain, for the benefit of those who may not know the facts in this behalf, that the idea of getting such a plan is neither original with me nor new with this Board. Mr. B. R. Maybeck, teacher of Architectural Drawing in the University, first suggested the matter to me, and I am well aware that this subject has had much thought and attention for many years past from almost every member of the Board, and I desire to state further, that unfortunately I have been unable to give to this subject the amount of attention its importance deserves. That importance has appealed to me with perhaps special force because of my membership on the Committee of Grounds and Buildings of the University, and perhaps also (by reason of the short time I have held the office of Regent), because of my ignorance of the importance of many other subjects which have occupied your time and attention.

In the determination of this question, three factors seem to me guiding and controlling.

First, is the need one which falls within the line of the purposes of the University?

Second, is the time ripe for such need to be answered?

Third, are the means at hand or available to satisfy such need?

And looking at the subject matter of this special meeting with admittedly inexperienced eyes, and having devoted to it far less thought than it deserves, and fully appreciating my ignorance of many other demands of the University, I nevertheless cannot help thinking that the obtaining of a comprehensive, permanent and grand plan for the grounds and buildings of the University of California is at the present time, the need most imminent of all others in point of time, the need most important as a University purpose, and

the need, for the accomplishment of which, funds would be most available.

I need hardly say that my own opinion is not without authority and corroboration.

Regarding the subject matter of this special meeting, as I have done from the time it was first mentioned to me in November last, as one of commanding importance, I have communicated with the Presidents of the great Universities and the leading architects of this country, requesting their opinion of the desirability and the importance and the best methods of obtaining of beautiful grounds for the University, and buildings thereon, which should be not only convenient for use but architecturally beautiful in themselves, and parts of a grand, harmonious unity which should contemplate on what is conceded to be the *most beautiful site on this earth, the most glorious architectural pile of history.*

Every person to whom I have written on this subject has answered at length, and with far more interest and enthusiasm than might have been expected from those far removed from us by distance, and it is these opinions, with some of my own views thereon, I beg now to lay before you.

* * * * *

The present buildings, few in number, and almost all of them admittedly temporary in character, now constitute something of an obstacle to the obtaining of such a plan, but each new permanent building placed upon those grounds will vastly increase and emphasize that obstacle. Those which are there now may be left until they have outlived their usefulness, without seriously impairing the permanent and grand and harmonious structures which are contemplated, but any further additions to such buildings made without regard to such permanent plan would certainly interfere most seriously with our purpose in that direction.

If it be conceded, as I think it will be, without doubt, that the present buildings will not conform to any such purpose as we have in view, and the necessities of the situation demand that the next Legislative appropriation shall be applied to the building of two or three more structures upon that ground, we shall be met again with the same difficulties we have experienced in the buildings for the affiliated colleges; we shall be compelled to advertise for plans; a number of architects (probably most, if not all of them from the Pacific-Coast) will compete, and we probably shall have to select three separate plans for three separate buildings. All of these structures will probably be at variance with each other, and with all that has gone before or is expected to come hereafter and will make the present confusion worse confounded, to be emphasized and intensified, when a few years from now, a similar performance will make the present unfortunate condition disgraceful both to the University and the State, and preclude forever the possibility of architectural results at the State University worthy of either a sovereign State or of its highest educational institution.

Our whole method, in the past, of building hap-hazard, has been wrong, and it is high time that we should first lay out our plan for the *whole* University, and then build, forever after, in reasonable accordance with such plan. We have been building at the University just as one would, who built, separately, the various rooms of a house, before having a plan for the entire structure.

The older institutions of learning suffer the most perhaps from this unfortunate condition, and the letters from the Presidents of every old and great University in the land de-

plore this unfortunate condition in the matter of their University buildings.

Coming now to the proposition that a plan for glorious buildings and beautiful grounds will be a means of benefiting the University financially, first, by appropriations from the Legislature, and secondly by private endowments, it would seem to require no argument that the representatives of the people in the Legislature will be far more apt to give us moneys for buildings when we can show them exactly the purpose for which the money is to be definitely put, and much more apt to give liberally when they can see that the buildings to be erected will reflect credit, honor and glory on the State, and even on the nation.

The people of this State, like those of France, have a just and great pride in their State, a pride which is destined to grow and increase and intensify as the State becomes more populous and better known, and that pride has begun to be manifested in the architecture of our public buildings. In every town and city the city hall, the courthouse, the public library, as the Capitol of the State bear witness to this feeling, and in a sovereign State the buildings which subserve the highest and most important purposes of the State should yield to none in grandeur and beauty, and if we but plan wisely the representatives of the people will be both proud and glad to give lavishly to carry out the plan.

Moreover, such a plan and a few buildings erected in accordance with it, will stimulate private endowment for its speedy completion.

Private individuals will give gladly and freely to perpetuate their names in buildings which are to be parts of a superb architectural pile that will excite the admiration of the world, while they will do nothing if the buildings which are to bear their names are hidden among a lot of others of every conceivable variety of insult to beauty and use, making a hodge-podge which can excite only the pity and criticism of every on-looker.

It is needless to say that all architects agree on the desirability and importance of beautiful grounds and buildings, arranged according to a general plan.

Upon the best method of obtaining such a plan, the leading architects of the country differ most widely. The correspondence received in that regard is however so voluminous that I shall not attempt to present anything more than the points made for the positions taken by such architects. Generally speaking it may be said that all the leading architects are opposed to what is termed an open or general competition and their views are fairly summed up in a pamphlet on the general subject of architectural competitions, written by John M. Carrere of the firm of Carrere & Hastings, conceded among the first of the architects of this country. I quote from said pamphlet the following:

"Architectural competitions, in the judgment of most architects, are 'a delusion and a snare.' The principal of bringing men into rivalry in the solution of the same problem with the hope of producing the best possible work, seems to be a correct one, but even disregarding all other practical reasons, it fails to produce the desired results, because, in the manner of presenting the solution—namely, by drawings—it is impossible, no matter how fully the drawings illustrate the idea, to give a complete conception of the work as it will appear. This would be true even if the judges who select this work were always as able as those who are competing. There is no doubt that in architecture, as in all other liberal arts and professions, the best results are generally obtained by selecting a man on his record for what he has actually accomplished, and entrusting the work to him without competition."

"A competition may result in bringing out hidden talent and give new men opportunities which they would not otherwise secure, but the older men who have their legitimate work to attend to which cannot be neglected, cannot be drawn into competitions for the mere sake of a chance to increase their practice, perhaps at the risk of unfair treatment or prejudiced decisions, and of unreasonable demands upon their time so that it is very seldom that the best men will consent to enter into competition, and the object of the same is thereby immediately defeated. * * * If competitions are to be a success, they should, in the first place, in my opinion, be made such as to commend themselves to the attention of the *entire profession*. The men with established reputations will not look upon competitions favorably, and will not take part in them regularly until a regular schedule has been established making uniform charges for competition drawings in the same manner as for other professional service. * * * In the matter of public buildings it is somewhat different, from the fact that the character of the building is one which not only promises *revenue* and *honor* resulting from possible success, but which gives the true architect the only opportunity for studying and designing *monumental art*; and for the sake of this *opportunity*, if the competition is properly conducted, the leading architects of this country would probably consent to compete."

These views of Mr. Carrere on the general subject of architectural competition fairly reflect those of the leading architects of this country, and without taking up the time of the members of this Board to quote extracts from the many letters received from such leading architects indicating their views upon the subject, I beg to be permitted briefly to epitomize what in my opinion is a fair statement of their position.

First—All of these architects seem to agree upon the proposition that the best plan would be for the Board of Regents to select some prominent architect to work in conjunction with a landscape engineer in the carrying out of our purposes. This idea seems impracticable: first, because of the difficulties in our selection of such an architect, and secondly because we are prohibited from such a course, apparently by the letter, and certainly by the spirit of the laws of this State for the erection of its public buildings.

Second. The plan next favored by leading architects is a competition limited to perhaps ten architects, and in their view the fewer the better, who should be paid for their services in rendering to us plans from which this Board in conjunction with an advisory Board of architects, elected by the competing architects, should choose some plan. As a modification of this idea, many of the architects have suggested that we might have in addition to the plans so furnished us by these ten leading architects, a public competition open to all other architects.

Third, and apparently as their last choice, these architects have suggested an unrestricted, open public competition.

It would seem that under the law only this last method can be adopted by us, and an instinctive feeling of what is fair would recommend this last plan above all the others under the circumstances in which we are situated.

Underlying the feeling on the part of all the great architects that we shall get the poorest results from a general competition, are two factors. First, as such architects are now constantly and lucratively employed, the most eminent architects will not go into such a competition where they claim that the chance of payment for their services and expense is a mere gamble. Secondly, they fear that in such a competition the decision will not be wise or not be just.

We must meet the great architects fairly on both these points. In order to succeed we must arrange some method to secure their services with a practical guaranty of payment to them for such services, and we must safe-guard the decision.

These conditions should be thoroughly recognized by us as essential, if not vital to successful results in any competition.

For these reasons I would suggest an international open double competition; that is, a preliminary, and then a final one. At the preliminary competition the architects competing would present simply a broad general idea or outline of their scheme, with but few and simple drawings.

The competing architects should elect an Advisory Board of five architects, one each from England, France and Germany, one from California and one from the balance of the United States.

This Advisory Board of architects, in conjunction with the Board of Regents, should select from the plans submitted at the preliminary competition, a number not less than five nor more than fifteen, among the authors of which there should be distributed equally \$5000, and the authors of such selected plans be requested to enter a final competition, wherein their plans and ideas should be amplified and put in greater detail and clearness. As so large a number of plans would thus receive some compensation and the drawings required be but few and simple, each great architect would have a reasonable assurance of some reward for his time and thought thus devoted.

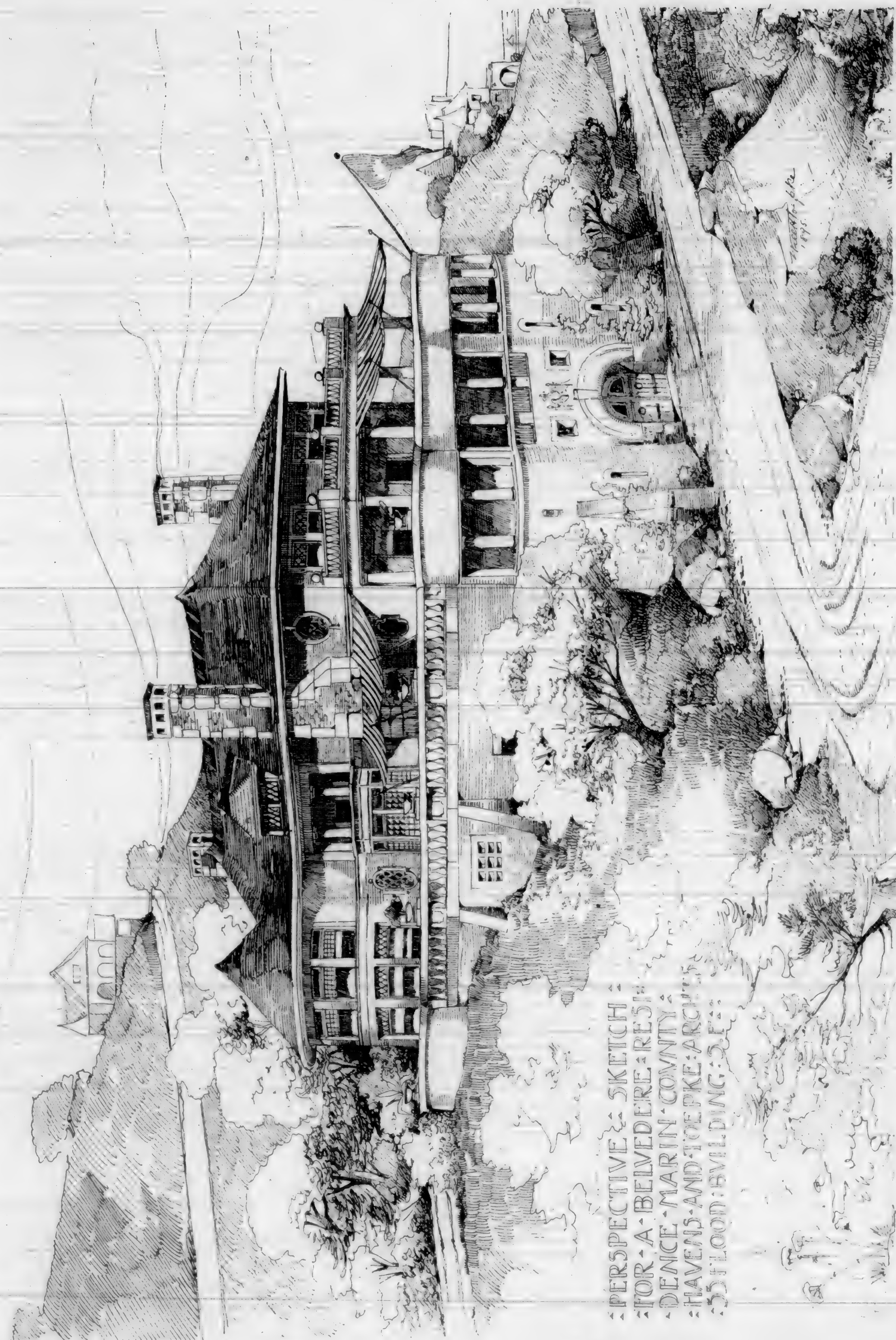
From the plans submitted at the final competition, the Advisory Board of Architects would then select a number of plans, not to exceed five, the author of the first and winning plan to have the construction of all buildings erected within say, twenty-five years and pursuant to his plans, and the authors of the remaining selected plans to have distributed among them \$5000.

All the competing plans to be designated only by motto or device, a duplicate of which, together with the name and address of the architect adopting it, to be sent to the President of the United States to be disclosed only *after* the final award was made.

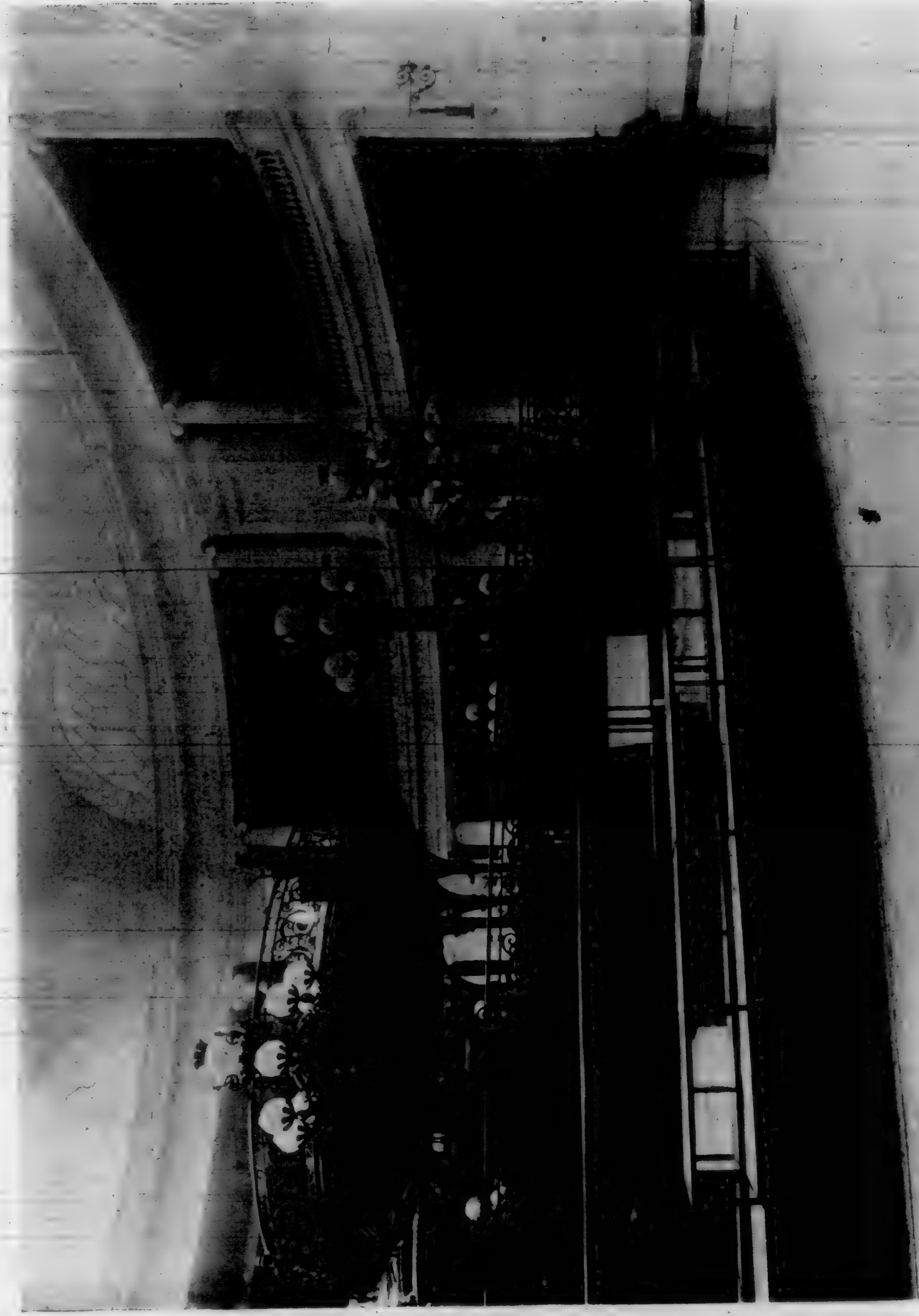
We believe that such a course would satisfy every architect of the country in the matter of its absolute justice.

INSULATION.

NEARLY a million dollars loss has been sustained in this city alone, in the past two years, by fires caused by the poor insulation of electric wires. To avoid the possibility of a fire happening from such a cause the installing of the wires in the new Parrott Building has been made with exceptional care. The highest grade of insulated wires was used and these wires were conducted to every part of the building through conduits, which received at least two coats of P. & B. Insulating Paint and a course of the heaviest grade of P. & B. Insulating Paper. Nearly one thousand gallons of the paint and some five thousand square feet of the paper were used. This paint was originated by the Paraffine Paint Co. of San Francisco and is now used in all parts of the civilized world. Like all other articles of merit it has been extensively imitated by unscrupulous parties.



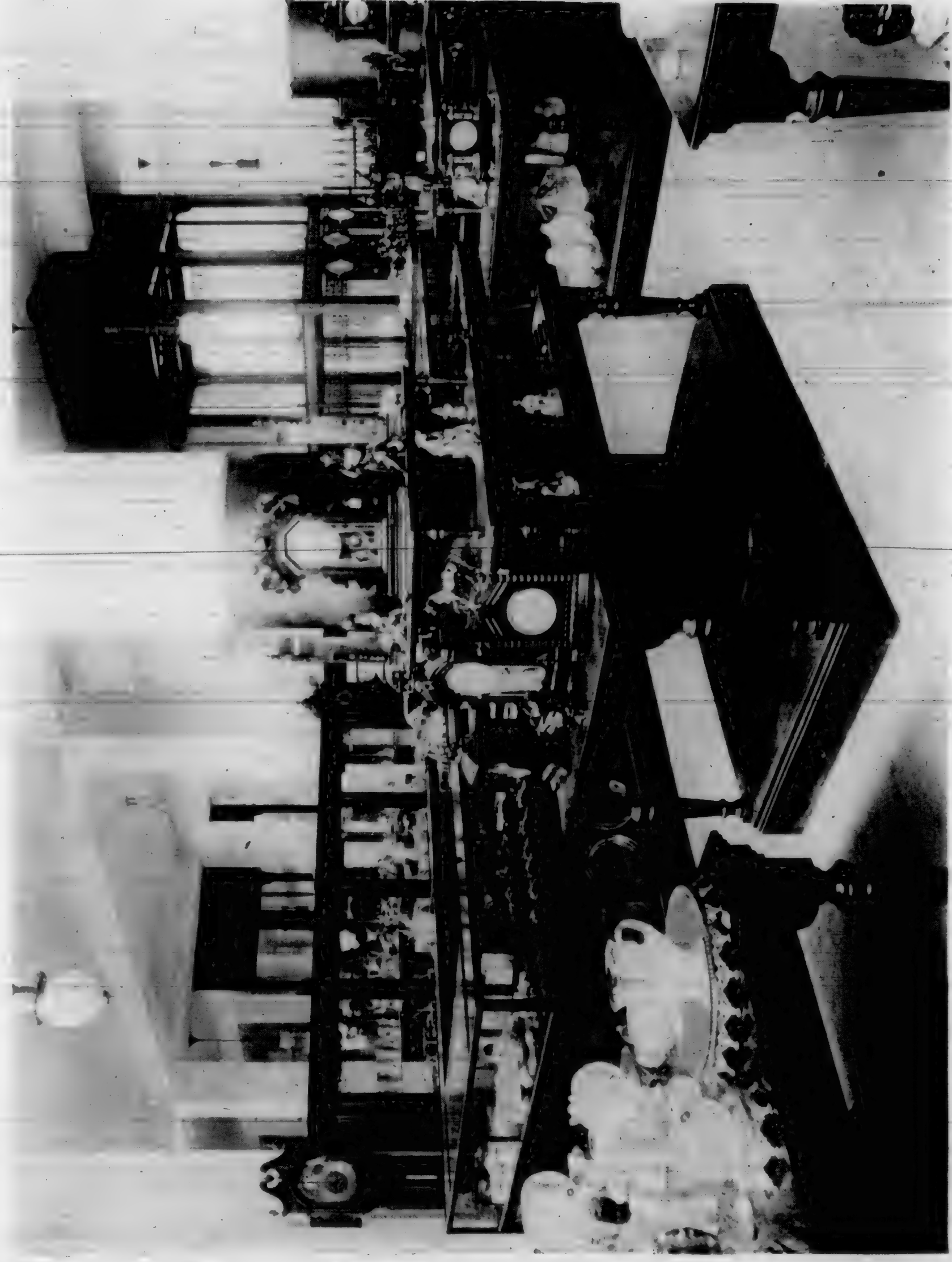
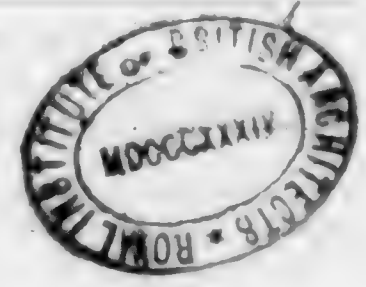
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