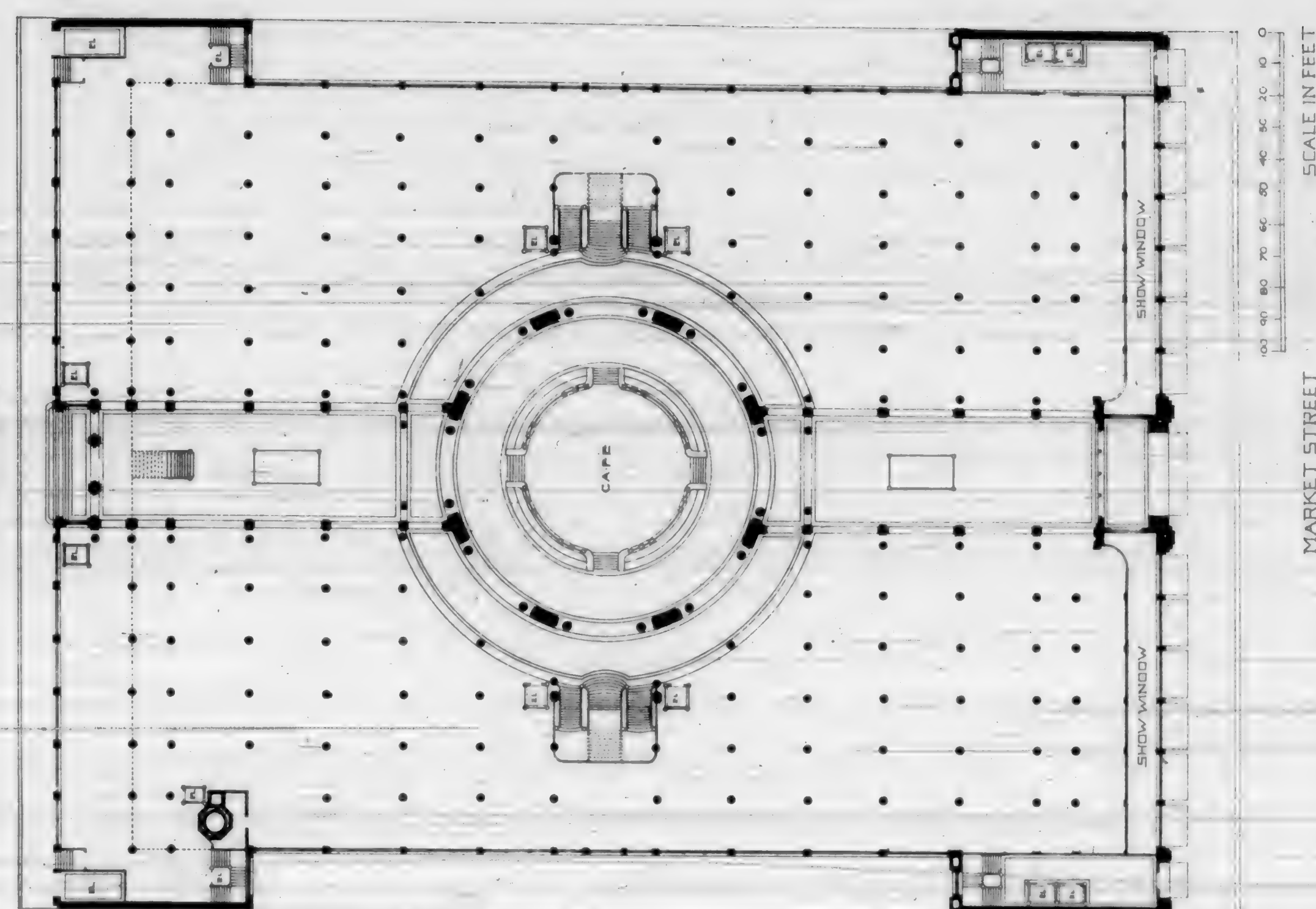
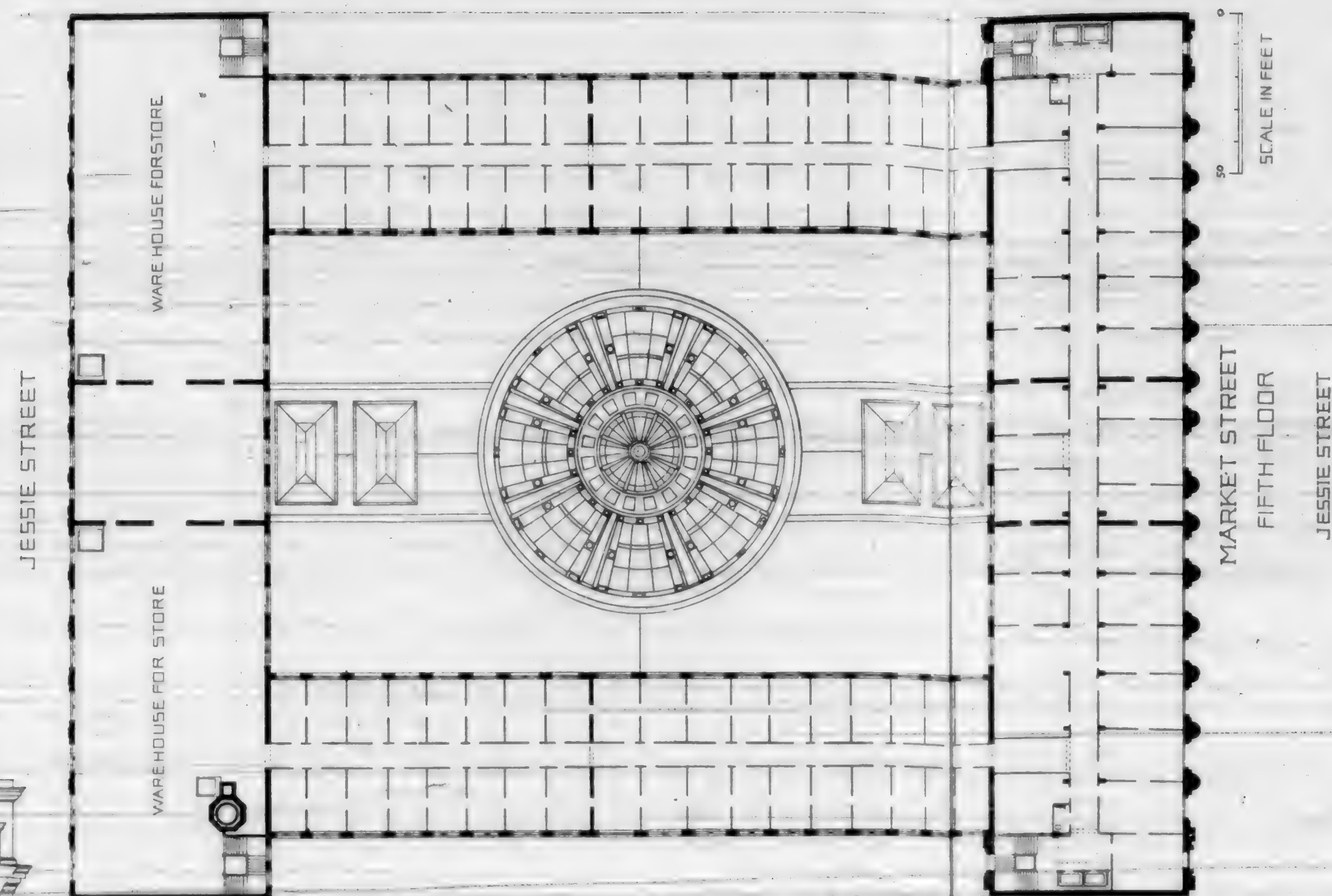
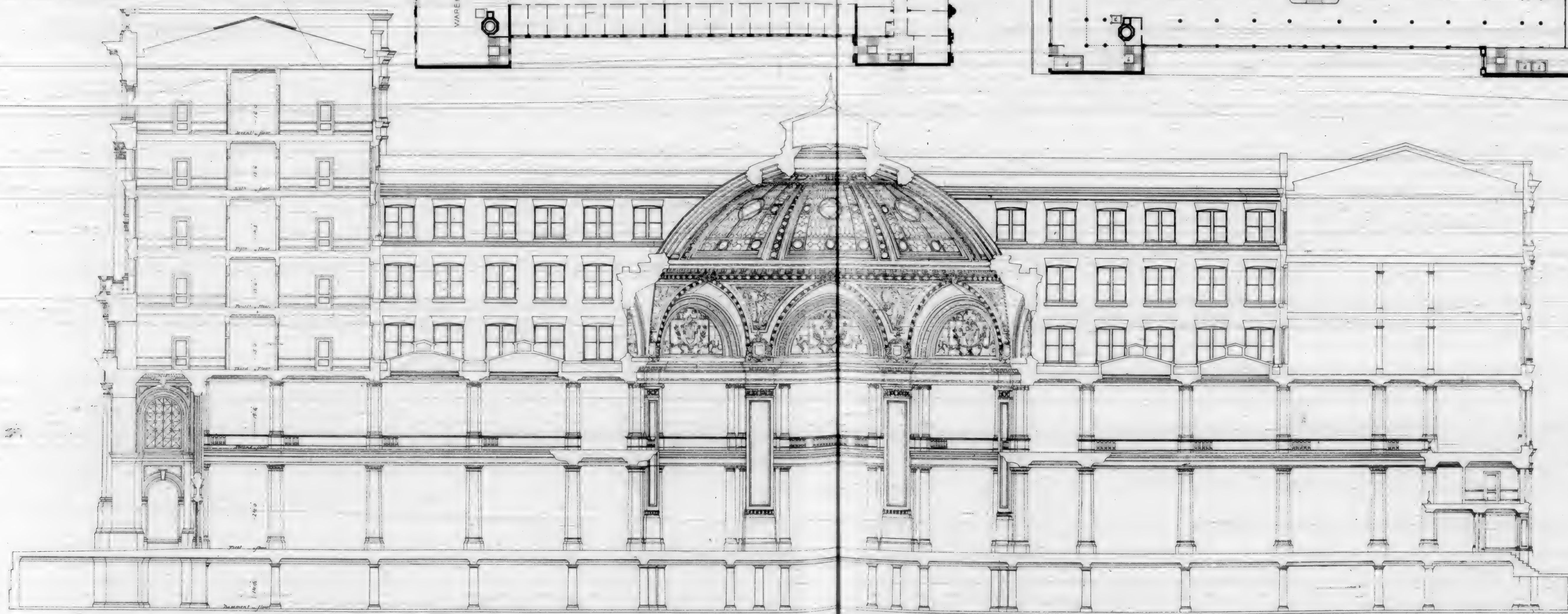




THE EMPORIUM BUILDING.

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 $1\frac{1}{4}$ 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 8; filed, March 16; cost \$1235.

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 \$4586.

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 & Loune; 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 \$4109.
- 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. Gilfluse; contractors, Miller & Beck; signed, March 18; filed, March 18; cost \$1275.
- Folsom near 16th. Steel construction; owner, Enterprise Brewery Co.; architect, H. Gilfluse; 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 \$11,025.
- 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 Trolling Mills; signed, March 23; filed, April 1; cost \$118,792.32.
- 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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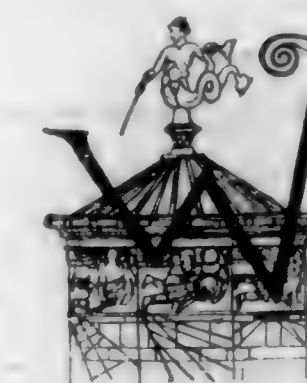
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EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



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

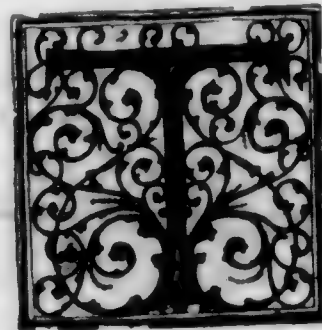
Department who is at fault in the matter. We can readily imagine the despair of an ambitious architect, anxious to surpass some *chef d'œuvre* that has awakened his admiration, and vainly racking his brains in the hopeless attempt. Look at the present main entrance to the old Post-office



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 *renown* 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.

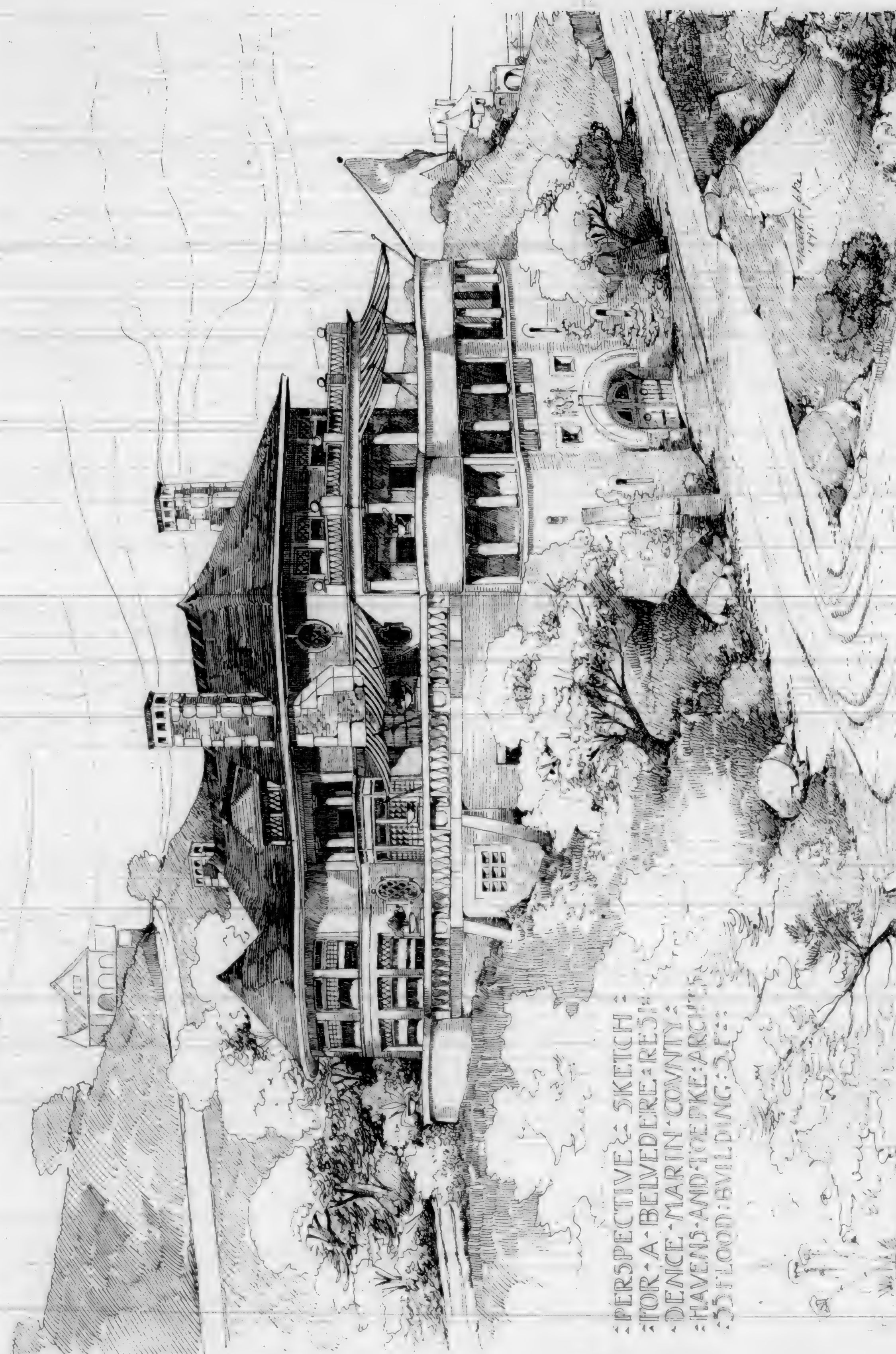
From the plans submitted at the final competition, the Advisory Board of Architects would then select a number of plans, not to exceed five, the author of the first and winning plan to have the construction of all buildings erected within say, twenty-five years and pursuant to his plans, and the authors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

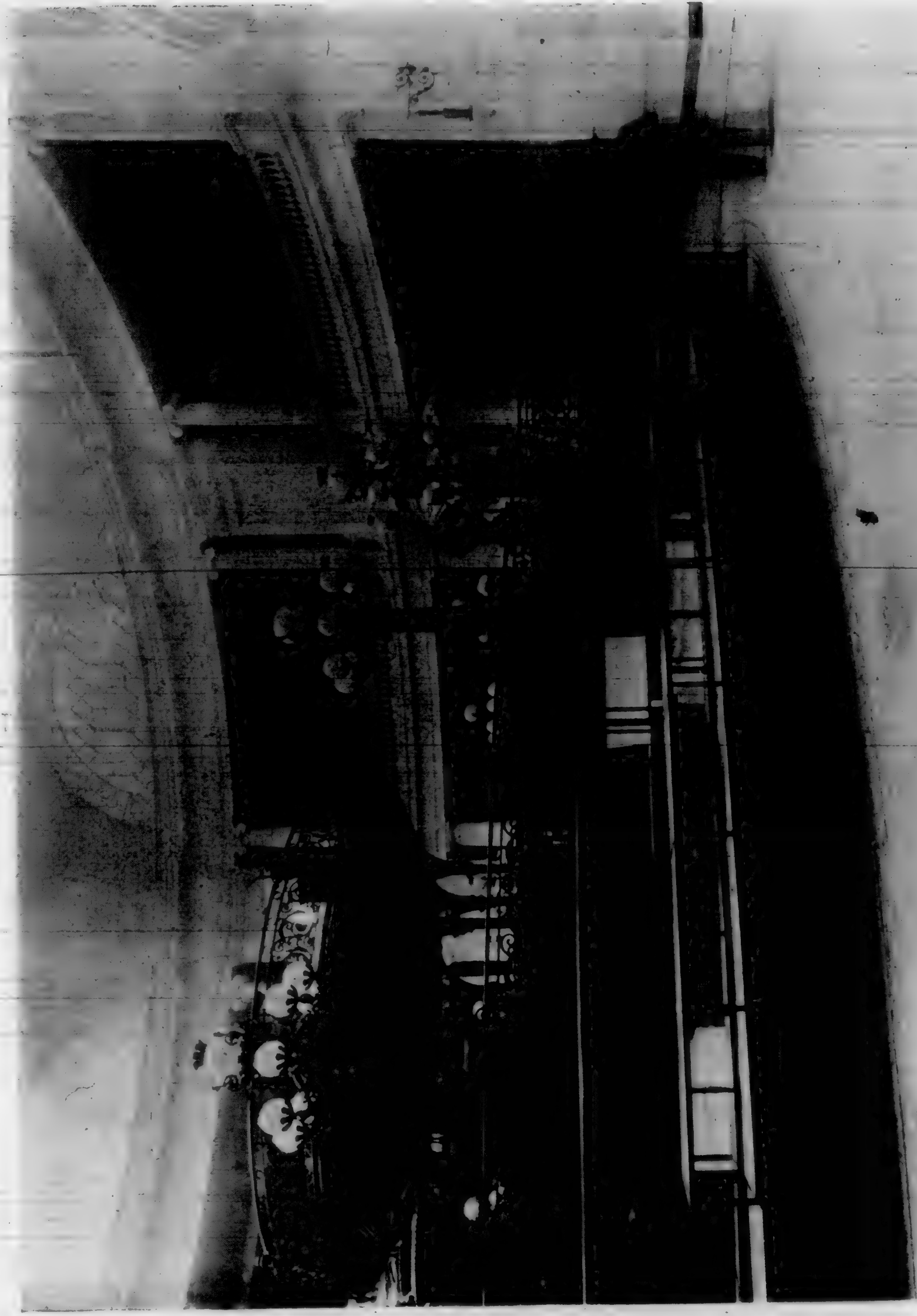
We believe that such a course would satisfy every architect of the country in the matter of its absolute justice.

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.



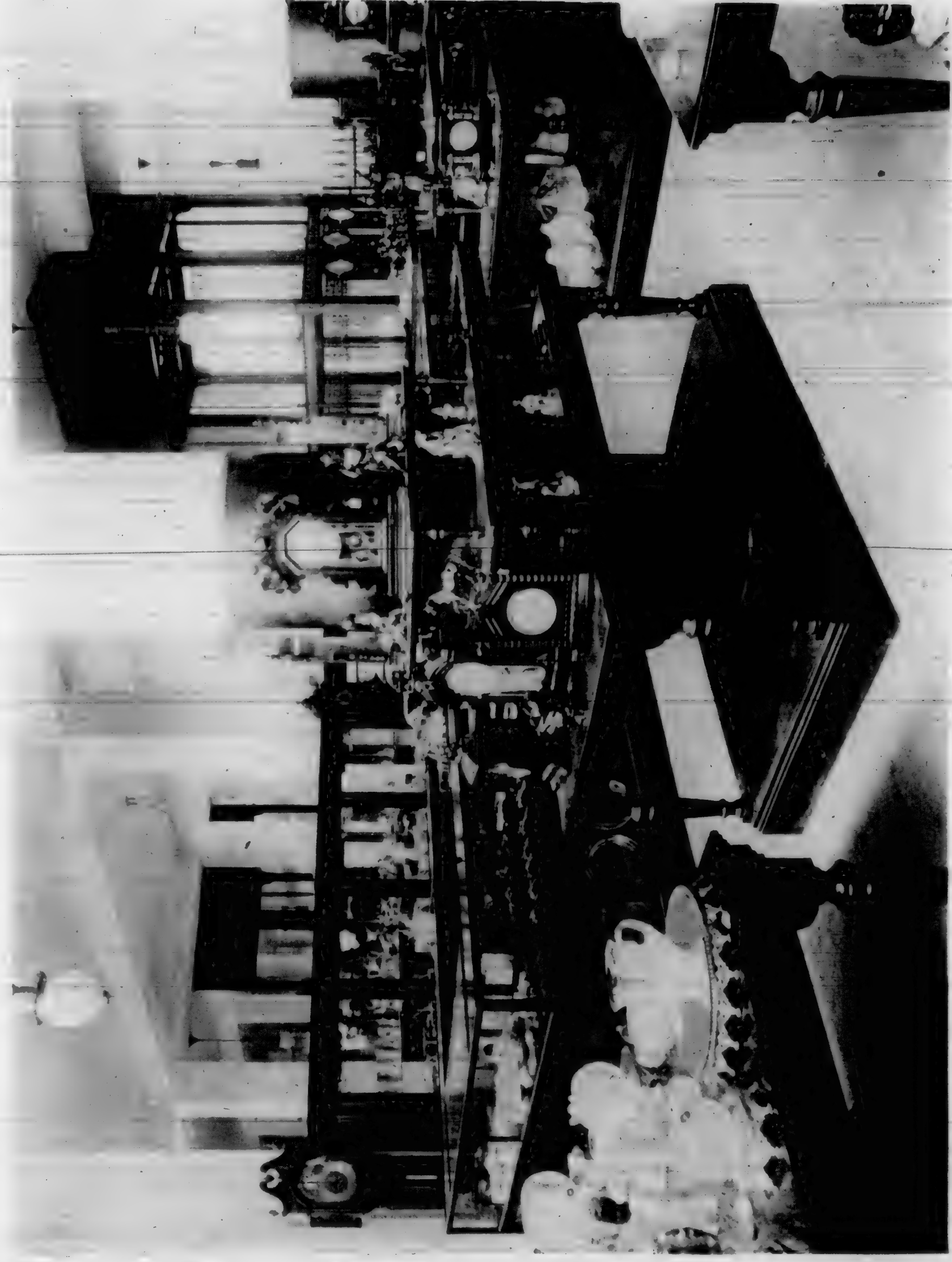
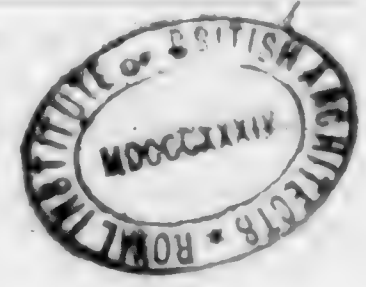
PERSPECTIVE SKETCH
FOR A BELVEDERE RESIDENCE
DENCE MARIN COUNTY
HAVENS AND TUCKER ARCHT.
55 FLOOD BUILDING



EMPORIUM BUILDING.
INTERIOR FURNITURES AROUND GRAND STAND.

CALIFORNIA ARCHITECT AND BUILDING NEWS
SAN FRANCISCO.

VOL. XVII, No. 5. MAY, 1896.



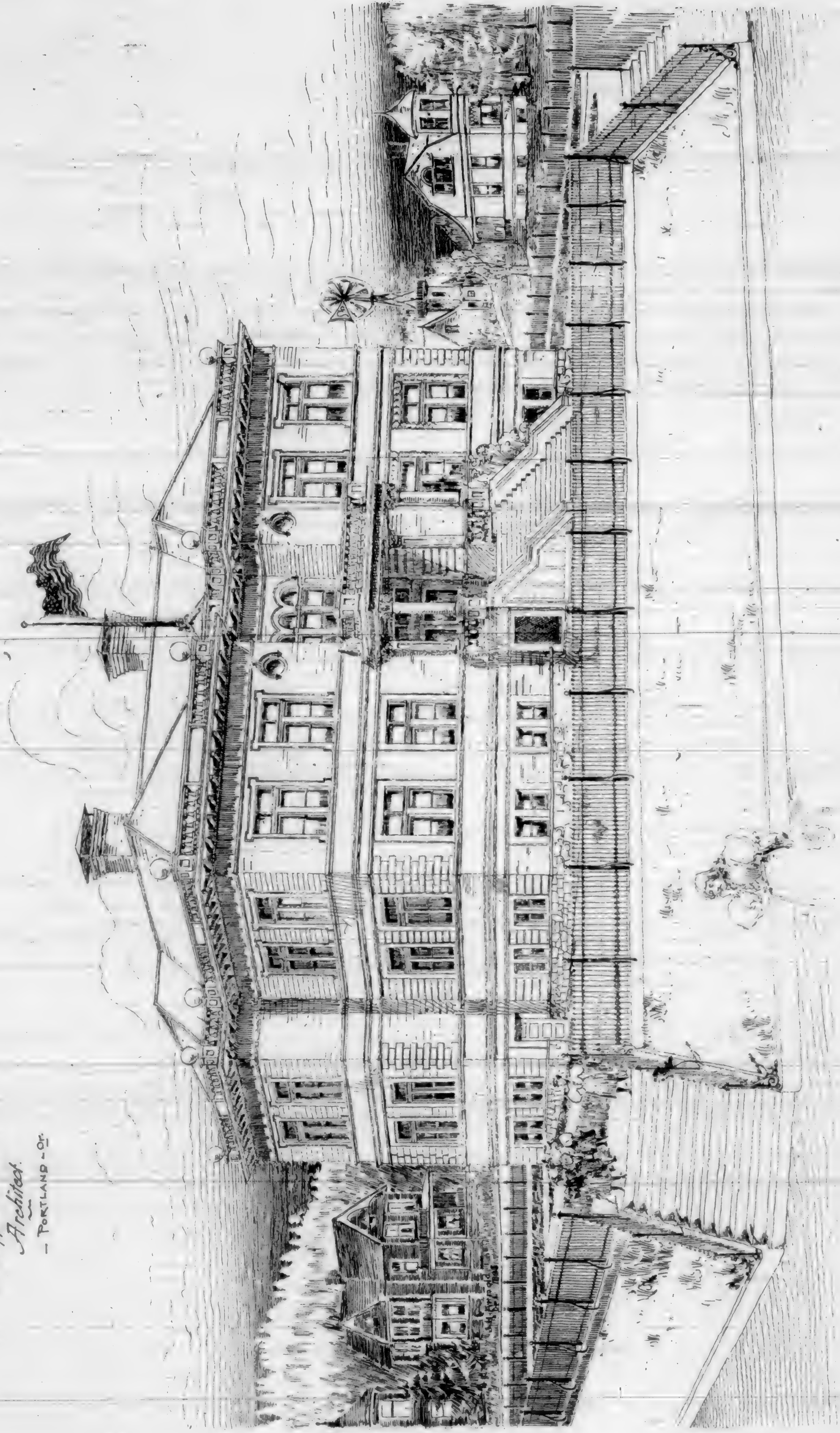
EMPORIUM BUILDING.
INTERIOR FIXTURES.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVII. No. 5. MAY, 1896.



MARSHFIELD SCHOOL.
OREGON.
P. Chappell Brann
Architect.
— PORTLAND — OR.



SAN FRANCISCO CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS.

THE Chapter held its usual monthly meeting this month and elected to active membership Mr. R. H. White. The report of the Committee appointed at a previous meeting to formulate a scheme, etc., in reference to the best method of obtaining competitive designs for the State University, reported the result of its deliberations which were formally approved by the Chapter.

Following is the report in question:

SAN FRANCISCO, April 20, 1896.

J. B. Reinstein, Esq.

DEAR SIR:—Your communication of March 14th, in reference to the best method of obtaining competitive designs for the State University, was laid before the San Francisco Chapter of the American Institute of Architects at their last meeting, and was referred to a committee consisting of Seth Babson, President of the Chapter, Albert Pissis and G. W. Percy, to formulate and express the views of the Chapter in regard to the matter.

Acting under the instructions received, we would say: The Architects of California and the people of artistic taste having in mind the influence of such a centre of learning, agree with you that the time has come for adopting a complete, harmonious and effective scheme for the buildings and grounds of the University at Berkeley.

While in general we do not approve of competitions for architectural work, probably nothing else will be satisfactory to the majority of those interested.

We think that the general plan suggested by yourself is a good one, especially in having an advisory committee of experts selected from the best talent in the Country.

We would make the following suggestions as worthy of consideration:

The present buildings being for the most part inferior to the standard that will be required in the future, they having been erected without any regard to a general plan, and not being harmonious as to their style and location, they should be considered as merely temporary buildings, so as not to interfere with the general proposed scheme.

That an architect to carry out a general plan and arrangements should be selected after two competitive trials.

The first to be open to all, and should consist of preliminary sketches so as not to entail too much labor or expense on the part of the competing architects. Each competitor to be furnished with sufficient data, setting forth existing conditions and a carefully arranged programme prepared by the Regents, stating the accommodations required, also the number of drawings, scale, manner of rendering.

To these drawings may be added a description and explanation. Each design and description to be accompanied with a sealed envelope containing the name and address of the author and each marked with a motto or other device. From the preliminary plans thus submitted, the Board of Regents, with the assistance of their advisory committee, should select a certain limited number of the most satisfactory designs, and number to be determined at the time of calling for competitive plans. The authors of these designs to be invited to make a more complete study of the subject which shall include such drawings, descriptions and explanations as shall be deemed necessary for a proper and sufficient exposition of the design. The scale and number of such drawings to be determined by the Board of Regents,

and set forth in the original invitation for the competitions.

Each architect invited for the second competition, should receive a certain sum as compensation for his work. Their designs should be carefully examined by the Board of Regents, and a report made on them by the advisory committee. From these, three designs should be selected and awarded three prizes consisting of a money consideration and in proportion as they are ranked. In addition, the architect whose design is classed first, should be employed at the usual compensation for all buildings erected during his active practice unless found unworthy of such a trust.

All designs except the one accepted should be returned to their authors, and no suggestions should be taken from them without the consent of the authors.

Respectfully submitted,

SETH BABSON,
ALBERT PISSIS,
G. W. PERCY.

BOOKS AND PERIODICALS.

SPECIFICATIONS—A practical system for writing specifications for buildings by W. Frank Bower, New York, Edward A. MacLean, 14 Lafayette Place, publishers. This work cannot fail to be of great service to the architect as an aid in making out specifications; the thorough manner the work has been compiled leaves no excuse for the architect to leave out anything that should go in, as nothing appears to be overlooked.

The author in the preface says:—"I would not wish to be understood as recommending all the methods of construction described—many have been inserted solely because they are in use in some localities neither do I make any particular claim to originality in the matter contained. Material has been collected from many sources, but I entertain the hope that I have, perhaps, compiled a work which will make specification writing more sure and systematic and less arduous."

THE PLANNING AND CONSTRUCTION OF AMERICAN THEATRES, by William H. Birkmire author of "Architectural Iron and Steel," "Skeleton Construction in Buildings," etc., etc., fully illustrated, published by John Wiley & Sons, New York, London, Chapman and Hall, 1896. The preface of this volume fully explains the reason for publication as follows:—

"Theatres, opera houses and public halls among the cities of this country have become so numerous, the planning and construction so governed by stringent building laws enacted and revised from time to time for the safety of the public, that the author has been induced to prepare this volume for architects and others interested in this class of structures.

In the preparation of the work the writer is under obligations and here makes his acknowledgments to well known architects who have made the subject a special study and

from their latest examples of modern theatres the illustrations have been made."

The book is printed on fine heavy paper and fully illustrated and certainly does credit to the publishers and will be found a welcome addition to any architects library.

The FORTNIGHTLY contains useful articles on contemporary and live subjects one by Oliver Schreiner gives a thorough history and account of the original and non-progress of the unsophisticated Boers—a race dropped out of the seventeenth century into the nineteenth—and which the modern is doing his best to make conform to modern usages and manners; the other by "Ouida" in her usual sympathetic manner congratulating the Italians on their stand against being sent to Abyssinia to be murdered for the benefit of army contractors and money lenders.

Mr. Sidney Buxton's Reminiscence of Cardinal Manning in his connection with the Dock strike in London a few years ago show the Cardinal up in his best light and shows that in his old age after an experience of over eighty years he became practically a Socialist, is shown by the following letter:

ARCHBISHOP'S HOUSE, WESTMINSTER,
Dec 27, 1889.

My dear Mr. Buxton:—"I have been laid up for a fortnight. Six hours in the Egyptian Hall gave me a chill. But I have been turning over the Strike matters, and the more I think, the more I am on the side of labour."

"1. Labour and skill are capital, as much as gold and silver."

"2. Labour and skill can produce without gold or silver."

"3. Gold and silver are dependent on labour and skill, but labor and skill are independent in time."

"4. The union of the two Capitals demands participation in the product."

"5. Wages are a minimized money representation of shares in product, that is in profits."

"6. Silvertown gives 15 per cent to its shareholders, and denies half-pence and farthings to its workers."

"7. This is more or less the state of the labour market at large."

"8. No strike is worth making except for a twofold share in the profits of a twofold capital. But individualism, selfishness, freedom of contract, and competition have obliterated the first principles of the Metayer system."

"I could not write without saying this, but it would be Evangelium Demoniacum. My hope is that the permanent Body of Reference and the subordinate Committees will force a thorough sifting of the whole question. So long as our workmen live in rooms not fit for human habitation, neither they nor theirs can live a human life."

"I want a great deal more than better wages."

"Many happy New Years to you."

Very truly yours,

HENRY E. CARD, Archbp."

In another letter, dated January 21st, 1890, he writes, in the bitterness of his heart:—

"... a clergyman said last week, 'The Dockers' Strike succeeded because the police did not do their duty; the Gas Strike has failed because the police did their duty.'

"The 'freedom of contract' is maintained by the truncheon."

"There is no justice, mercy, or compassion in the Plutocracy."

"There is my creed, and I hope to write it in this year. . ."

Most people lay these opinions to his wise benevolence—the present Cardinal Vaughn lays it to his dotage. Take your choice.



MARSHFIELD SCHOOL, Oregon, P. Chappell Browne,
Architect of Portland, Or.

PERSPECTIVE Sketch for a Belvedere Residence,
Havens & Topeke, Architects.

THE PUBLIC ART LEAGUE OF THE UNITED STATES.

CONSTITUTION, LIST OF OFFICERS AND ORGANIZERS.

ARTICLE 1. Name—The name of this Society shall be "The Public Art League of the United States."

ARTICLE 2. Object—The object of this League is to promote the passage of a law or laws by Congress requiring that before purchase or adoption by the Government of any work of Art, (Sculpture, Painting, Architecture, Landscape design, Coin, Seal, Medal, Note, Stamp, or Bond,) the design or model for the same shall be submitted, to a commission of experts for an expression of opinion as to its artistic merit, and that the approval of such committee shall be a prerequisite to its adoption.

ARTICLE 3. Means—The means of accomplishing the object of the League shall be a persistent agitation of the subject before Congress, and the promotion of agencies for the education of the masses of the people.

ARTICLE 4. Membership—Persons interested in the objects of the League may become members by authorizing the Secretary to sign their name to the Constitution.

ARTICLE 5. Officers—The officers of the League shall be a President and three Vice-Presidents, a Recording and Corresponding Secretary, and a Treasurer, each of whom will serve two years. There shall be twenty-four Directors, six of whom shall retire each year. The Officers and Directors shall nominate three persons for each vacancy that may occur, and from among these nominees one person shall be elected to fill each vacancy by the majority of the votes cast in a letter ballot in which all members of the League may participate.

ARTICLE 6. Management—The officers, with the Directors, shall constitute a Board of Managers, who shall have the direction of the affairs of the League and make by-laws for its government. All questions to be brought before the Society must first be submitted to the Board of Managers.

ARTICLE 7. Fees—The membership fee shall be one dollar per year.

ARTICLE 8. Changes—This Constitution shall not be changed, except upon the recommendation of a two-thirds vote of the Board of Management, and a letter ballot, showing a majority of the League in favor of such change.

LIST OF OFFICERS AND DIRECTORS FOR "THE PUBLIC ART LEAGUE." 1896 AND 1897.

Richard Watson Gilder, Editor *Century Magazine*, N. Y., President. *Richard M. Hunt, Architect, N. Y., 1st Vice-President. Augustus St. Gaudens, Sculptor, N. Y., 2d Vice-President. John La Farge, Artist, N. Y., 3d Vice-President. T. M. Clark, Architect, *American Architect*, Boston, Mass., Recording Secretary. Glenn Brown, Architect, 918 F. street, Washington, D. C., Acting Corresponding Sec'y.

* Deceased. Vacancy to be filled by election under the Constitution.

EMPORIUM BUILDING.

IN our last number we gave some illustrations of the exterior and interior of the Emporium Building. In this number we illustrate some of the interior fixtures for the departments of the store.

The San Francisco Furniture Manufacturing Co. made the major part of the fixtures including the fixtures of the Art, Crockery, Clothing and Furniture Departments and the counters and shelves around the Central Cafe under the Rotunda.

They are all constructed in the best methods of joinery of California woods, viz.: California Maple, Spruce, Redwood, Oak and Ash. The only foreign wood employed is Mahogany of which most of the fixtures of the first floor are composed. They are all made from original designs by the architects, Pissis & Moore, who in consequence of their complete drawings and details avoided any mistakes or delay in the work.

These fixtures are spread over three floors of this immense building and consist of glass cases, pyramid cases and tables, ordinary tables, shelving, etc. The columns throughout are utilized to advantage by being made the centre around which are placed circular shelving and tables. Besides this the San Francisco Furniture Manufacturing Co. made all the telephone boxes, and dressing boxes for the Tailoring Department and the finish of the Barbers' Shops and Ladies' Waiting Room, the latter in the Grecian style.

The good workmanship of and the short time in which these miles of shelving and thousands of drawers were done demonstrates conclusively that owners and dealers need no more send outside of this State for their furniture or any other work of this description as the San Francisco Furniture Manufacturing Co. challenge any firm in the East to get out any work so good or in such short a time as the work here under consideration.

This firm being established twenty-five years in Chicago has only just moved to San Francisco and therefore the expedition with which this work was done is the more remarkable.

The work done in California Oak in this building will remove the prejudice against that wood so far exhibited. There is no doubt that there is only one Oak that can compare at all with its beauty and that is the English Oak. The cost of that precludes any use of it on this Coast—especially when equally as good can be found in the mountains of Humboldt, Del Norte and other counties of California—as well as Oregon.

When properly kiln dried no fear need be had of its warping or shrinking and we believe that henceforth the days of imported hardwood work are now numbered; as after the demonstration given no excuse can be found henceforth for paying heavy freights which can do no good whatever to this coast. Another advantage of the California Oak is the great length in which it can be obtained—planks forty to sixty feet being obtainable while sixteen feet is the longest piece that can be obtained in the East.

The beauty of the California Maple and Ash likewise cannot be beat in the world and now that the San Francisco Furniture Manufacturing Company has led the way, there is nothing to prevent us not only manufacturing our own furniture here of our own woods but exporting the same to our Eastern neighbors.

THE MORGAN HEATING AND VENTILATING SYSTEM AS USED IN THE MARSHFIELD SCHOOL HOUSE, MARSHFIELD, OR.

IN the centre portion is the fuel and furnace room where Walter Morgan & Co. have installed their system of heating and ventilation, which consists of chambers for collecting the fresh air from different sides of the building, then passing same over the surface of large heaters and distributing it to various parts of the building through metallic ducts; in each class room is a patent device for regulating the flow of warm and cool air, so that the temperature can be raised or lowered at the option of the teachers. Along side of each furnace in the basement is an immense flue for ventilation, having a specially designed stove heater to generate heat, and thereby create a power to exhaust the foul air through the various foul air ducts from each room at the floor line.

A TEST OF THE SYSTEM.

A severe test of this system was made during that afternoon by the Board of Directors, which demonstrated the fact that the air in each class room can be changed every ten minutes, thus giving nearly two thousand cubic feet of fresh air each hour to every child without opening a single window or door.

During the summer months it will only be necessary to keep a little fire in the small heaters in order to maintain a perfect system of ventilation.

This system of heating and ventilation is well adapted for schools and other public buildings, being simple in construction, easy to manage and gives good results for a very small consumption of fuel.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 408 California street.
SETH BABSON, Pres. W. P. MOORE, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

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

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at Academy of Sciences Building.
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. FIDMAN, 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.

BUSINESS MOSAICS.

The immense amount of damage that is often done by water is clearly illustrated at the recent fire at Ames & Harris' establishment at the corner of Drumm and Sacramento streets. Much of the loss could have been avoided by the use of a course of P. & B. Waterproof Building Paper between the floors. The cost of such a waterproof course amounts to nothing compared to the protection against damage afforded by it.

Visitor—Oh yes, Miss Vantired, I assure you that while I was on the other side I was considered quite a lion! **MISS VANTYRED**—The king of beasts?—*Truth.*

With the coming of each and every spring, editors and publishers are offered "Spring Poetry," which is considered by the authors, of a quality quite equal, if not superior, to anything ever launched upon the poetry-loving world. As with poetry, so it is with paint,—as the spring season of painting and repainting comes along there is sure to be offered something new in the way of paint mixture for the protection of roofs, iron work, etc. Fortunately the public, as a rule, discriminate as wisely against such new nostrums as it does in its poetry, and rightly chooses a paint like Dixon's Silica-Graphite Paint, which has been so favorably known for over a quarter of a century.

Roofs painted with Dixon's "Silica Graphite" Paint have not required repainting in twelve to fifteen years and over. Railway and other corporations known for their thorough testing and careful selection of materials, use this paint in large quantities. Anyone desiring to know more about Graphite Paint should address the Joseph Dixon Crucible Company, Jersey City, N. J.

Teacher—Now, my boy, tell me what animals are best protected by Nature from the ravages of winter? **My Boy**—Those that live on the line of the Equator, sir!—*Puck.*

The heading of this page reminds one to mention the fact that mosaic work is now quite generally used not only in small patches as formerly but now in extensive amounts, witness the floor of the Emporium Building.

W. W. Montague & Co., the layer of this floor has gone into this business with the same vim as they have into the eucaustic tiling, mantels, heating and other branches of their extensive establishment, and have made the same success of it.

Charlie—Miss Flyppe's stockings are extensively clocked. **JACK**—Yes. They're extensively watched, too.—*Truth.*

Since the establishment of the J. L. Mott Iron Works in 1828, there has never been a time when that company could make such a fine display of goods as at present. Something new all the time appears to be their motto; now we have the hinged drain board for the kitchen sink which marks another advance in sanitary science. You have only to inspect the cut upon page v of this journal to be convinced of the utility of this new departure from the old style of doing things. Mr. M. S. James, Pacific Coast Representative of the company can be found in the handsome sale room 27 Flood Building, San Francisco, Cal.

He—I don't like the man. He called me an ass once! What do you think of that? **SHE**—I think his politeness does not compare with his knowledge of natural history.—*Truth.*

Samuel Cabot, 70 Kilby street, Boston, Mass., appears to have solved the question of "Sound-proof Construction" by means of Cabot's Deafening Quilt, all this is explained in a little leaflet, published at the above address. It will surprise the reader to find out how much can be said, and well said, in such a small space.

The cabin boy was in the habit of eating his loaf-bread and leaving the crusts. **MATE**—We ate our crusts here, laddie. **Boy**—Weel, I'm leavin' them tae ye.—*Dundee News.*

Samuel Kellett, manufacturer of Plaster Decorations will be found at the old stand, 28 Ellis street, San Francisco, with branch office at 375 Twelfth street, Oakland, plastering repaired and whitening.

"How do you keep your collars so bright and clean these dusty days? "They're made of celluloid, and I polish them up with tooth-powder twice a day."—*Judge.*

At the rate Mr. George Goodman is using up cement, one would be inclined to think the market would run short of this article, but we suppose Grace & Co. will tell us there is no danger of this though 20,000 bbls. may be used on one job. If you want a cement sidewalk call upon Mr. Goodman at 307 Montgomery street, Nevada Block, San Francisco.

LEGAL DECISIONS.

From a large number of Legal Decisions of the higher Court, of the different States of the Union, we select and publish in this column, such as appear applicable to this section of the country.

WHEN BUILDER CANNOT COLLECT FOR PREPARING PLANS.—Where a contract for a fixed amount is entered into between the owner of property and a builder, according to certain specifications, to which a plan is annexed, as explanatory of same, in the absence of an agreement for it, no charge can be made as for extra services in the preparation of the plan. The builder appears in such transaction, not as an architect, but as a contractor. *Haas v. Hernandez*, Supreme Ct. La., 19 Southern Reporter, 269.

WHAT MUST BE SHOWN AS TO EXTRA WORK.—A builder claiming remuneration, over and above the contract price of a building, for certain labor and material, as having been finished for extra work, must establish with reasonable certainty that they were used for that particular purpose. *Haas v. Hernandez*, Supreme Ct. La., 19 Southern Reporter, 270.

LIABILITY OF OWNER AND GRANTEES UNDER PARTY-WALL AGREEMENT.—A party-wall contract between O. and K. provided that K., his heirs and assigns, should pay O. one-half the value of such wall when he, or his heirs or assigns, used the same, or for as much as he used of it. The contract was duly acknowledged and recorded. After O. built the wall, K. conveyed his lot by general warranty deed, and from his grantee title was deranged, by successive general warranty deeds, by D. and S. who appropriated and used the wall. The Court held that K. was primarily and personally liable to O.'s successor in title for one-half the value of

such wall, and that K.'s successive grantees were liable in the inverse order of their deeds.

The fact that such agreement was indexed as a deed, instead of a mortgage, did not affect the question of notice by record.

Knowles v. Ott, Ct. Civ. App. Tex., 34 S. W. Reporter, 295.

INADEQUACY OF CONSIDERATION OF FORECLOSURE SALE.—The Supreme Court of Ohio holds that, where property valued at about forty thousand dollars was sold on execution in a suit to foreclose a mechanic's lien, for nominally two hundred and fifty dollars, but the purchaser was a trustee representing lien claimants whose demands aggregate eleven thousand dollars, and who are equally benefited by the sale, the price cannot be considered grossly inadequate, so as to warrant a vacation of the sale.

Hardware Company v. Cleveland Building Company, 32 S. W. Rep. 1.

MECHANICS LIEN: WHEN CONTRACTOR CANNOT PRODUCE CONTRACT.—A mechanics' lien will not be defeated by the failure of the contractor to register the written contract, when that is required by the law, when such failure is caused by the fact that the written contract is in the possession of the owner of the building, and the latter refused upon demand to surrender it for registration. *Strang v. Pray*, Ct. Civ. App. Tex., 34 S. W. Reporter, 666.

ARCHITECT NOT LIMITED BY WORK DONE UP TO TIME OF DISCHARGE.—Under a contract with an architect to furnish the necessary drawings, specifications, and details for the construction of a building for a certain percentage on the total cost of the construction of the building, the architect after furnishing the drawings, etc., is not limited, in case his employment is terminated before the construction of the building is completed, to a recovery of the percentage on the costs of the building so far as it was completed at the time of his discharge.

Havens v. Donohue, Supreme Ct. Cal., 43 Pacific Reporter, 962.

CITY BUILDING NEWS.

Army near Sanchez. Two-story frame except plumbing, etc.; owner, Robert W. Leslie; architect, C. M. Rousseau; contractors, Westerlund & Sandeen; signed, April 8, filed, April 9; cost \$2540.

Baker near McAllister. To build; owner, Owen McHugh; architect, C. J. I. Devlin; contractor, F. W. Knight; signed, April 11; filed, April 16; cost \$3232.

Battery and Bush. Brickwork, etc., for six-story brick; owners, Isabella D. Alice Ann, Mary E. and Grace E. Clark, by attorney; architect, Edward R. Swain; contractor, O. E. Brady; signed, March 11; filed, April 23; cost \$32,973. Carpentry, etc., contractor, T. M. McLachlan; signed, April 6; filed, April 23; cost \$10,144. Excavations, etc.; contractor, J. A. McMahon; signed, March 11; filed, April 23; cost \$7175. Cast iron work; contractors, O'Connell & Lewis; signed, April 6; filed, April 23; cost \$10,900. Wrought iron work; contractor, Ralston Iron Works; signed, April 6; filed, April 23; cost \$5420. Plumbing; contractor, W. Wilson; signed, April 6; filed, April 23; cost \$1890. Plastering, etc.; contractor, M. Carrick; signed, April 6; filed, April 23; cost \$2846. Painting, etc.; contractor, J. H. Koeffe; signed, April 6; filed, April 23; cost \$845. Roofing, etc.; contractors, Conlin & Roberts; signed, April 6; filed, April 23; cost \$760.

Belvedere near Waller. To build; owner, Blanch E. McGivern; architect, John McHenry; contractors, W. H. & T. Kinread; signed, April 24; filed, April 25; cost \$3773.

Broadway near Buchanan. Two-story frame; owner, Edward Salz; architect, J. E. Kraft; contractor, Jas. Kemp; signed, April 23; filed, April 27; cost \$5780.

Brunswick near Lowell. Two-story frame; owner, Chas. Serveau; architect, E. Diepierre; contractors, J. L. Kinet and Ed. Mooney; signed, April 16; filed, April 18; cost \$1296.

Bush near Broderick. Alterations and additions; owner, Mrs. C. Meyers; architect, G. Scheadler; contractor, Geo. Lack; signed, April 20; filed, April 21; cost \$1500.

Bush and Taylor. Out-buildings, etc.; owner, Board of Education; architect, C. J. Havens; contractor, J. H. McKay; signed, April 18; filed, May 1; cost \$1900.

Buchanan near O'Farrell. Three-story frame except plumbing; owner, Pierre Bellue; architect, Oliver Everett; contractor, James Cochran; signed, April 16; filed, April 17; cost \$5324.

California and 12th Ave. Cottage; owner, Jas. Eisen; contractor, A. Aldridge; cost \$2000.

California near Scott. Mason work, additions and repairs; owner, Mrs. Hattie H. Behlisch; architect, J. H. Littlefield; contractor, H. H. Larsen; mason work; cost \$517. Plastering, etc., contractor, J. R. Tobin; cost \$375. Painting; contractor, W. T. Beck; cost \$371. Plumbing; contractor, H. Williamson; cost \$442. Mantels, tiles, etc.; contractors, W. W. Montague & Co.; cost \$525.

Carlos near O'Farrell. Excavations, concrete, six-story brick building; owner, J. Frobenfeldt; architects, Salfeld & Kohlberg; contractors, Gray Bros.; signed, April 16; filed, April 16; cost \$1450. Mason work; contractors, Miller & Beck; cost \$4735. Iron work; contractor, Western Iron Works; cost \$800. Plumbing; contractor, Ickelheimer & Bros.; cost \$3300. Lathing and plastering; contractor, W. C. Watson; cost \$1290. Carpenter work, etc.; contractor, A. L. Bampbell; cost \$5430.

Clement near 5th Ave. Two-story frame; owner, Ernest J. Uebner; architect, H. D. Mitchell; contractor, Ed. Gimley; signed, April 10; filed, April 10; cost \$3150.

Clement near 31st Ave. To build; owner, Edward Phillips; contractor, John Wickman; signed, April 15; filed, May 2; cost \$1500.

Clayton near Waller. Two-story frame; owner and builder, Thomas Vodder; cost \$4000.

Clayton near Waller. Two-story frame; owner, Julia Schroeder; architects, Herman & Swain; contractors, Peterson & Person; signed, April 27; filed, April 27; cost \$3944.

Devadadero and Ellis. Brick work, etc., for three two-story frames; owner, Hans J. H. Koepke; architect, Emil John; contractor, F. Wagner; signed, April 4; filed, April 9; cost \$1497.

Devisadero and Ellis. Carpentry, painting; owner, Hans J. H. Koepke; architect, Emil John; contractor, C. Kreeker; signed, April 4; filed, April 9; cost \$8285.

Dore and Harrison. To build; owner, F. C. Howard; contractors, Cuneo & Cavaglia; signed, April 28; filed, May 1; cost \$2200.

Dolores near 24th. Two-story frame; owner, Jacob Y. Jackson; contractor, James McConnelly; signed, May 2; filed, May 3; cost \$1850.

Diamond near 18th. Cottage; owner, Th. Binner; contractor, T. A. Bonn; signed, May 8; filed, May 8; cost \$1600.

Ellis near Mason. Elevator work; owner, Jacob Frowenfelt; architects, Salfeld & Kohlberg; contractor, W. L. Holman; signed, April 7; filed, April 20; cost \$2850.

First Ave. near Clement. To build; owner, C. E. Baker; contractor, B. R. Van Deusen; signed, April 10; filed, April 11; cost \$2600.

Folsom and 25th. To build; owner, Edward Gentry; architect, C. M. Rousseau; contractors, Williams & Foster; signed, April 9; filed, April 10; cost \$985.

Folsom and 25th. Plumbing and gas-fitting; owner, Edward Gentry; architect, C. M. Rousseau; contractors, Gulick & Wetherbeen; signed, April 10; filed, April 13; cost \$1300.

Fourth-fourth Ave. near Clement. To build; owner, Theresa Nelke; architect, V. Knolow; contractor, G. P. Ralston; signed, April 9; filed, April 10; cost \$1200.

Freelon near 14th. Two-story frame; owner, Hannah Murphy; contractor, A. Kuhn; signed, April 16; filed, April 17; cost \$2385.

Fulton near Fillmore. Two-story frame; owner, Harriett H. Moise; architect, W. H. Little; contractors, Peterson & Person; signed, April 16; filed, April 17; cost \$1122.

Geary near Fillmore. Concrete walk; owner, P. W. Riordan, Archbishop; signed, April 16; filed, April 17; cost \$200.

Geary and Washington. Foundations for supporting wall; owner, Spring Valley Water Co.; contractor, James O'Brien; signed, April 16; filed, April 17; cost \$500.

Georgia and Napa. Carpentry, painting, etc.; owner, Union Iron Works; architects, Percy Hamilton; contractor, T. McLachlan; signed, April 17; filed, April 23; cost \$2000.

Golden Gate Ave. and Laguna. To build; owner, Katherine Farrell; architects, Shea & Shea; contractors, Bateman Bros.; signed, May 1; filed, May 9; cost \$2400.

Gough near California. Grading work; owner, Lewis Gerstle; architect, Clinton Day; contractor, C. A. Warren; signed, May 5; filed, May 8; cost \$732.

Greenwich near Jones. Repairs for Cooper School; owner, Board of Education; architect, C. J. Havens; contractor, J. J. Dowling; signed, April 16; filed, May 1; cost \$795.

Guerrero near 16th. Additions; owner, Patrick Hackett; contractor, T. J. Gallenorn; signed, April 9; filed, April 10; cost \$1502.

Guerrero near 17th. All work except plumbing and tinning; owner, Stephen Flahoven; contractor, R. Simons; signed, April 11; filed, April 12; cost \$2340.

Howard near 12th. Additions; owner, C. E. Tosney; contractor, John Foster; signed, April 8; filed, April 10; cost \$2175.

Jackson near Gough. Alterations; owner, A. de Urioste; architects, Pissis & Moore; contractor, E. J. Duffy; signed, April 16; filed, April 20; cost \$1373.50.

Kentucky and Napa. To build; owner, Dr. E. L. Wemple; architect, Hugo W. Storch; contractor, Alfred Hawkins; signed, April 15; filed, April 16; cost \$6800.

Kentucky and Napa. Plumbing, gas-fitting, etc.; owner, Dr. E. L. Wemple; architect, H. W. Storch; contractor, P. J. O'Donnell; signed, March 25; filed, April 27; cost \$1900.

Kentucky and Sierra. Plastering, stucco work, etc.; owner, Dr. E. L. Wemple; contractor, A. Matherson; signed, May 6; filed, May 7; cost \$1088.

Locust near Clay. To build; owner, Mrs. Abbie Dyer; architect, Hubert Dyer; contractors, W. T. Veitch & Bros.; signed, April 11; filed, April 13; cost \$2068.

Market and 3d. Granite work; owner, Claus Spreckels; architect, Reid Bros.; contractor, J. D. McGilvray; signed, April 24; cost \$152,710. Cleaning and pointing stone and granite work; contractor, J. D. McGilvray; signed, April 24; cost \$2000.

Market near Van Ness. Gas-fitting, plumbing, etc., for three-story brick; owner, J. H. Mangels; architect, R. Zimmerman; contractor, W. F. Wilson; signed, April 24; filed, April 25; cost \$2845.

Market and Van Ness. Plastering work; architect, R. Zimmerman; contractor, M. Carriek; cost \$2177.

Market near Van Ness. Brick building; owner, J. H. Mangels; architect, R. Zimmerman; contractors, Riley & Loane; signed, April 13; filed, April 15; cost \$3190.75.

Market near Van Ness. Carpentry, marble work, etc.; owner, J. H. Mangels; architect, R. Zimmerman; contractor, F. W. Kern; signed, April 13; filed, April 15; cost \$23,949.

Market and Front. Electric Elevator; owners, Agnes M. Agar, J. M. McDonough; contractors, A. J. McNeill & Co.; signed, April 9; filed, April 10; cost \$2000.

Market near 14th. Book-cases, cabinet work, etc.; owner, Mrs. A. M. Parrott; architect, Pissis & Moore; contractors, T. and E. Emanuel; signed, April 15; filed, April 22; cost \$1135.

Main near Mission. Two-story brick; owner, John Cherry; architect, J. P. Brady; contractor, John Dunphy; signed, April 11; filed, April 16; cost \$3895.

Moulton near Fillmore. Cottage; owners, Mr. and Mrs. Peter Magnussen; architect, Emil John; contractors, Stevens & Wood; signed, April 22; filed, April 22; cost \$980.

Mission Road near 29th. To build; owner, W. L. Tierney; contractor, W. C. Hanerton; cost \$1900.

Oak near Octavia. Alterations and additions; owner, Mrs. B. McCarthy; architect, J. B. Lo Rimer; contractor John Blake; signed, April 13; filed, April 14; cost \$2300.

O'Farrell near Stockton. Painting, etc.; owner, Walter Orpheum Co.; contractor, H. M. Hesser; signed, April 22; filed, April 23; cost \$1400.

Post and California. Plumbing, etc.; owner, W. B. Bradbury; architect, F. B. Wood; contractor, James Day & Co.; signed, April 16; filed, April 16; cost \$1815.

Post near Taylor. Alterations and additions; owner, Mrs. Lizzie J. Hemphill; architects, McDougall & Son; contractor, Thomas Butler; signed, May 6; filed, May 6; cost \$1920.

Ridley near Sanchez. Additions; owner, L. B. Schmid; cost \$2000.

Sacramento and Webster. To build; owner, J. H. Jellett; architects, Salfeld & Kohlberg; contractors, T. R. Bassett Bros.; signed, April 27; filed, April 30; cost \$9000.

Sansome and Halleck. Piling, etc., for five-story brick and stone; owner, Jacob Stern; architects, Pissis & Moore; contractors, Healy, Tibbitts & Co.; signed, April 2; filed, April 9; cost \$3680.

Sansome and Halleck. Sandstone work; owner, Jacob Stern; architects, Pissis & Moore; contractor, John McGilvray; signed, April 2; filed, April 9; cost \$23,373.

Sansome and Halleck. Concrete and pavement; owner, Jacob Stern; architect, Pissis & Moore; contractor, Geo. Goodman; signed, April 2; filed, April 6; cost \$5400.

Sansome and Halleck. Granite work; owner, Jacob Stern; architects, Pissis & Moore; contractor, Raymond Granite Co.; signed, April 2; filed, April 9; cost \$2803.

Sansome and Halleck. Mason work; owner, Jacob Stern; architect, Pissis & Moore; contractors, Mill & Beck; signed, April 2; filed, April 9; cost \$7545.

Sansome and Halleck. Cast iron work; owner, Jacob Stern; architects, Pissis & Moore; contractors, O'Connell & Lewis; signed, April 2; filed, April 9; cost \$400.

Sansome and Halleck. Carpenter work; owner, Jacob Stern; architects, Pissis & Moore; contractor, R. Smilie; signed, April 2; filed, April 9; cost \$9095.

Scott near Fell. Additional story; owner, T. J. Allen; architect, T. J. Welsh; contractor, A. L. Campbell; signed, April 22; filed, April 27; cost \$2401.

Scott near Grove. Two-story frame; owner, John J. Vollmer; architect, H. Gelfuss; contractors, Hood & Watson; signed, May 5; filed, May 7; cost \$2489.

Sieckels Ave. cor. Sears. Cottage; owner, Eugene H. and James J. Casserly; contractor, James McConnelly; signed, April 18; filed, April 18; cost \$1000.

Steiner near Broadway. Chimney, plastering, etc.; owner, Mrs. E. Greenberg; architect, M. S. Lyon; contractor, J. T. W. Saunders; signed, April 8; filed, April 15; cost \$888.

Tenth Ave. near Clement. Cottage; owner, Catherine McFarland; cost \$2000.

Tennessee near Sierra. Cottage; owners, John and Catherine Bowes; contractor, John Kenealy; signed, April 29; filed, April 30; cost \$1197.

Silver near 2d. Alterations; owner, Board of Education; architect, C. I. Havens; contractor, J. H. McKay; signed, April 18; filed, April 20; cost \$3800.

Turk and Devisadero. Painting and graining five buildings; owner, Mrs. Caroline A. Bollman; architect, Wm. Koenig; signed, April 18; filed, April 30; cost \$1107.

Twelfth Ave. near Lake. Cottage; owner, Mrs. Atkinson; contractor, L. T. Fenn; cost \$1500.

Twenty-first and York. To build except plumbing; owner, Elizabeth P. Sonntag; contractor, E. W. Hyde; signed, May 2; filed, May 2; cost \$2200.

Twenty-first near Hampshire. To build; owner, F. W. Banks; architect, F. M. Cramer; contractor, W. R. Kenny; signed, April 27; filed, April 28; cost \$1060.

Twenty-sixth and San Jose Ave. Alterations and additions; owner, Patrick Donnellan; architect, J. T. Kidd; contractor, T. F. Doyle; signed, April 6; filed, April 16; cost \$1675.

Twenty-ninth near Noe. Alterations; owner, William Inch and Mary Inch; contractor, John Dyar; signed, April 25; filed, April 27; cost \$1000.

Union near Scott. To build; owner, Theresa A. F. Peters; architect, H. Gelfuss; contractor, C. Schutt; signed, May 1; filed, May 6; cost \$8075.

Villejo near Laguna. To build; owner, J. J. Boyle; architect, T. J. Welsh; contractor, Thomas F. Doyle; signed, April 8; filed, April 11; cost \$4589.

Vallejo near Gough. To build; owner, Charles Meehan; architect, S. Newsom; contractor, W. H. Wickersham; signed, April 25; filed, April 29; cost \$3392.

Valencia and 14th. To build; owner, H. T. Scott; architect, W. J. Mathews; contractor, J. A. Smilie; signed, April 13; filed April 23; cost \$16,770.

Van Ness Ave. and Clay. Interior work and painting, etc.; owner, Claus Spreckels; architects, Reid Bros.; contractor, San Francisco Mfr. Co.; signed, April 23; filed, May 2; cost \$5945.

Van Ness Ave. and Clay. Interior wood work; owner, Claus Spreckels; architect, Reid Bros.; contractor, Hester Bros.; signed, April 17; filed, April 21; cost \$46,200.

Van Ness Ave. near Golden Gate. Additions and alterations; owner, Geo. H. Goddard; architect, G. J. Coffey; contractors, R. A. Anderson & Co.; signed, April 28; filed, April 28; cost \$1307.

Vermont near 23d. Cottage; owner, John F. Struven; architect, Emil John; contractor, H. Born; signed, April 18; filed April 20; cost \$1967.

Waverley Place. Alterations and additions; owner, J. B. Stoupe; architect, C. M. Rousseau; contractors, Doyle & Son; signed, April 16; filed, April 18; cost \$1700.

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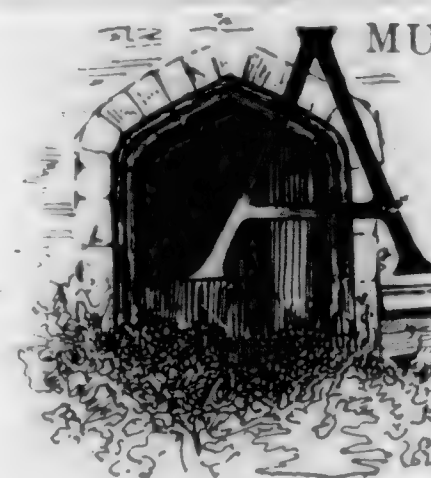
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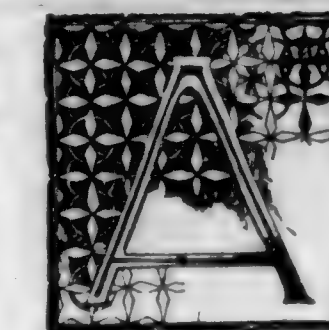
EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



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



MULTI-MILLIONAIRE is putting up a two hundred and fifty thousand dollar fence around his lot in Newport. The people's lot in San Francisco has a board fence around it, stuck over with advertising placards.



At the last meeting of the San Francisco Chapter of the American Institute of Architects, the following communication was received from the District Council of the United Brotherhood of Carpenters and Joiners of America:

SAN FRANCISCO, CAL., June 8, 1896.

Secretary Chapter of Architects.

DEAR SIR:—As the Council of Carpenters will not under

any circumstances work with Shinglers they have instructed me to inform you of the fact and suggest that you put in your specifications "no shingling to be let by piece work." We most earnestly request this as you can save trouble for us, yourselves and the owners. Hoping to hear from you soon,

I remain yours,
R. B. INGLE, Secretary.

114 Turk street.

No action was taken by the Chapter other than to receive and file the letter.

This attempt on the part of one body of organized labor to antagonize another body of labor that seeks the advantages of organization on similar lines and for the same purposes, displays a selfish disregard of the rights of others that is not worthy of workingmen.

Until the laboring man and mechanic the world over learns that his interest is identical with the interests of every other workingman and mechanic, it will be in vain for him to hope to permanently better his economic condition through pure and simple "Trades Unionism." Until he learns that he cannot better his own condition without bettering the condition of all workers, and that the interests of the Union man are the same as the interests of the non-Union man, and *vice versa*, he will make no substantial progress towards ameliorating his condition.

It is lamentable to well-wishers of labor, to see this petty jealousy and perpetual bickering between workingmen. The carpenters will not recognize the shinglers; the cooks and waiters will not affiliate with the dish-washers and porters, and so it goes. Instead of uniting, and so obtaining the benefits of organized and concerted action towards a definite goal, the laboring classes remain disunited and unorganized, and consequently, impotent.

What a contrast is presented between this picture and that of the A. R. U. in their fight against the Pullman Company two years ago. In that fight the devotion to their principles of brotherhood was truly remarkable. They recognized the solidarity of the interests of the workingman, and to aid and assist their worthy but persecuted brothers, they did not hesitate at any sacrifice that men can be called on to make; and their deeds may well be chronicled as more heroic than many a noble action that history records, as a lingering death by misery and starvation is more dreadful than a sudden death on field of battle.

Should the time ever come when the spirit that animated the members of the A. R. U. shall govern the actions of the workingmen of America as a class, then, and not till then, can they compel the recognition they seek, and enforce such rules and regulations, laws and customs, as shall inure to their permanent betterment of their conditions and environments.



THE National Association of Manufacturers of America are agitating the formation of a separate department of the Government called a Department of Commerce and Manufactures.

The present arrangement of the department is entirely haphazard and unsystematic; witness the following table of the Bureaus of the State and Treasury Department:

STATE DEPARTMENT—Diplomatic Bureau, Consular Bureau, Bureau of Accounts, Bureau of Archives, Bureau of Statistics, Bureau of Rolls and Library.

TREASURY DEPARTMENT—Supervising Architect, En-

graving and Printing, Secret Service, Bureau of Statistics, Life-saving Service, Commissioner of Customs, Comptroller, Register of the Treasury, Auditors (six), Treasurer of the United States, Comptroller of the Currency, Internal Revenue, Director of the Mint, Bureau of Navigation, Steamboat Inspectors, Lighthouse Board, Coast and Geodetic Survey, Marine Hospital, Bureau of Immigration.

The bureaus in italic are those proposed to be placed in the Department of Commerce and Manufactures.

The association also proposes the following departments and bureaus to be included in that department:

The Department of Labor, which was established in 1885 as an unattached bureau in charge of a commissioner, deals chiefly with matters directly related to the industrial interests of the nation. The investigations by this department of the cost of production of various staple articles and materials, and the inquiries touching strikes, lockouts and other features of the relations existing between employers and employed are matters which bear directly upon the commercial and manufacturing interests of the nation.

The United States Geological Survey, which forms a bureau in the Interior Department, is engaged chiefly in work that is purely scientific in character, and which does not relate directly to practical business affairs. Certain features of the work of the Survey, however, have a very direct and important bearing upon the industrial interests of the country. The collection of statistics of the production of minerals and metals, and the exploitation of the mineral resources of the country form a line of work that is of practical commercial value. It is likely that the transfer of such work to a Department of Commerce and Manufactures would be of advantage to every interest concerned. Mining, metallurgy and manufacturing are so closely interwoven and so inter-dependent that they natural group themselves together.

The Association also suggests the inclusion of the river and harbor improvements for the following reasons:

Again, it has been suggested that the improvement of the rivers and harbors of the country has no logical connection with the War Department. The reason for placing all these public works under the direction of the War Department doubtless lies in the existence of a large corps of skilled army engineers whose services can be best utilized in times of peace upon the construction and maintenance of public works for the benefit of the nation's commerce. Many civilian engineers are now employed in this work, and the natural and intimate relation of waterways improvement to the commercial interests of the nation invites consideration of the advisability of transferring these functions from the War Department to the proposed department of Commerce and Manufactures. These arguments concerning the Department of Labor, the Geological Survey and the War Department are suggestive, however, rather than conclusive.

The Institute of Architects should join hands in this matter with the Natural Association of Manufacturers and at the same time urge the formation of a separate Department for Public Works which is as much if not more needed than Department of Commerce. The Public Works are now under charge of the Supervising Architect and attached to the Treasury Department; an attachment purely arbitrary and should certainly be severed therefrom at the earliest opportunity. The result of the present arrangement is so patent that we need say no more on that subject.

All other public works outside of building, generally included under the term of engineering, should be included in the Engineering Bureaus of the Public Works Department, including the river and harbor improvements which is suggested above to be placed in the Department of Commerce

by the Association. This, however, naturally falls under Public Works.

This matter seems a matter worthy to be taken up by the American Institute of Architects and we hope they will urge upon Congress the necessity of a general re-arrangement of the departments in accordance with modern necessities.

THE ARCHITECT'S BOND FOR THE CITY HOSPITAL, NEWARK, N. J.

FROM *The Engineering Record* of New York, in its issue of May twenty-third, we copy a leading editorial on the absurdity and injustice of requiring or expecting an architect to furnish bonds that the cost of work under his control shall not exceed a stipulated amount.

What would be thought of demanding that a doctor give bonds that he cure his patient, when the patient is free to disregard his doctor's prescriptions; or that a lawyer should bind himself to win his clients case, whether that case was just or unjust. Yet, that is no more reasonable than to require an architect to bind himself that his client shall not spend more than a fixed amount:

"We have had occasion a number of times in the past to comment on the requirement under which a bond is exacted from an architect or other professional man to perform or control something which is beyond his power. Some of the smaller municipalities of the country have occasionally resorted to that vicious procedure, put it seems to be left to the authorities of the city of Newark, N. J., to appear in this particular role among the larger cities of the East. It appears from the publications of the daily press of Newark, that a young architect of that city, Mr. Wilson C. Ely, has drawn plans for the city hospital, which have been or are about to be accepted. Under this acceptance he is to furnish a bank to the amount of \$20,000, to indemnify the city against expenditures in excess of \$200,000, or those incurred by reason of neglect of the builders to conform to specifications. All this doubtless appears plausible enough to the average common councilman, who has had little to do with or to think of matters beyond the range of ward politics, and it is not unlikely that a young architect fails to give such matters their proper consideration in his eagerness to secure the substantial beginnings of his professional practical. Both these parties, however, are making serious mistakes, if not worse, in entering any such bonded relations.

In the first place, building committees in charge of such works are seldom composed of men who appreciate the niceties of professional relations, and they too often desire to impress their individualities on work in their charge by modifications of plans without adequate regard to costs or to the architect's ideas of them. In the second place, an architect's estimate cannot often be made with that exactness, in view of the contingencies of builders' bids, which would justify him in guaranteeing the precise limit of cost. His estimate, being subject to these vicissitudes of every day practical experience, should be regarded as the nearest amount to the actual final cost that can reasonably be computed prior to the reception of the bids. Any attempt to wrest these features of the situation out of their natural proportions or relations will result either in hardships to the architect, or in unprofessional attempts of the latter to evade these hardships or to justify his original position or

to other complications leading possibly to litigation, or to all these prejudicial results combined.

"The inevitable consequence of such miserably unbusinesslike procedures is the complete removal of the rational and only proper relations which can exist between the professional man and his client to the detriment of the work in all its details and stages. It must be assumed that the architect will perform his duties in good faith, and in that case conditions are certain to develop under the bond, if enforced, which seriously will militate against his efficiency. If he does not act in good faith, the pressure of a bond will simply sharpen the keenness of his efforts to evade it. In no event can the bond do any good, and in scarcely any event can it fail to do harm, and much harm.

"The preceding observations show that the bond, among other things, also obliges the architect practically to undertake the control of the building committee. That is usually somewhat of a job, but he must further undertake to indemnify the city against any expense that may be incurred by reason of neglect of the builders to conform to specifications. It is obviously the duty of the architect to exercise the utmost diligence in inspection, and in every other reasonable way to secure the desired excellence both as to material and workmanship, but if after the performance of his whole duty an unscrupulous builder shall have succeeded in introducing in the work that which is an injury to it, as sometimes happens, it is simply common sense to require the builder (and not the architect) to make good that injury. That is the usual procedure, and it accounts for the bond which the builder or contractor gives. It would be difficult, even for a Common Councilman of Newark, to show why the party causing damage by a violation of the specifications, though he should not be caught in the act, should not bear the cost of the consequences of his own violation of agreement.

Any endeavor, such as that contemplated, to shift responsibility so as to prevent its resting where it belongs, is thoroughly irrational and must inevitably impair the efficiency of both the architect and the contractor. It rewards the irregularities (to use no stronger word) of the latter by removing responsibility, and it heavily hampers the former by placing upon him burdens not his own, if, indeed, it does not tempt him to overlook faults of material and construction. The procedure is utterly unbusiness-like, unprofessional, and full of danger to all parties concerned. No corporation should desire it, and no architect should desire it, and no architect should consent to it.

AN ARCHITECTS LEGAL RIGHTS AND DUTIES.

OUR readers will remember the intelligent and reasonable view which has already been taken by the Main Courts of the duties and responsibilities of architects, and it is a satisfaction to be able to note another Main decision affecting the profession, in which the same principles are maintained. In a recent case, an architect was employed to prepare plans and specifications for a house. He had to sue for his pay for them, and the owner, who had not apparently used them, set up in defence that the architect's services were not beneficial to him, for the reason that they were performed in a manner contrary to his express directions and wishes. The explanation of this was, as appeared from the testimony, that he requested the architect to make him plans and specifications for a house to cost twenty-five hun-

dred dollars, "and no more," as he alleged; and when the plans and specifications were made, it turned out that they could not be carried into execution for less than about twenty-seven hundred dollars. In the court below, the judge instructed the jury that if the architect was explicitly told by the defendant, in addition to other things, that the building he was designing must not exceed a certain named cost, the architect should have made plans accordingly, or stated that he could not do it, and thereupon declined to do it; and that if he, undertook to make plans with the restriction as to the cost of the building, he must do it before he could recover any pay.

The Supreme Court held that this instruction was erroneous. "It punishes the plaintiff," said the Chief Justice, in delivering the opinion of the Court, "for what might be merely an honest mistake or miscalculation, it leaves out the elements of care and good faith. . . . The ruling implies a guaranty or warranty, when none was testified to, or really pretended. Upon the testimony reported, the Court is of the opinion that even if the defendant's version of the facts be true, then the undertaking of the plaintiff was to make plans for a house to cost twenty-five hundred dollars and no more; and if, acting in good faith, he exercised his skill and ability in an endeavor to bring about that result, that it is all that could be expected or required of him; and no defence is established against his claim even if he failed in his attempt. But if the house designed by him could be built for less than twenty-seven hundred dollars, it could hardly be called a failure, especially in view of the interferences on the part of the defendant's wife; nor a failure if the plaintiff could have so altered his plans, as he claimed might have been done had he been permitted, as to reduce the house in price; and it seems preposterous to say that he could not; and he was willing to make alterations, but the defendant or his wife would not consent thereto." In the first part of the opinion the Court laid down its view of the general principles of the employment of architects as follows: "An architect is not a contractor who enters into agreement to construct a house for its owner, but is his agent to assist him in building one. The responsibility resting on an architect is essentially the same as that which rests upon the lawyer to his client, or upon the physician to his patient, or which rests upon any one to another where such person pretends to possess some skill and ability in some special employment, and offers his services to the public on account of his fitness to act in the line of business for which he may be employed. The undertaking of an architect implies that he possesses skill and ability, including taste, sufficient to enable him to perform the required services at least ordinarily and reasonably well, and that he will exercise and apply in the given case his skill and ability, his judgment and taste, reasonably and without neglect. But the undertaking does not imply or warrant a satisfactory result. It will be enough that any failure shall not be the fault of the architect. There is no implied promise that miscalculations may not occur. An error of judgment is not necessarily evidence of a want of skill or care, for mistakes and miscalculations are incident to all the business of life." It will be remembered that the Supreme Court of Texas held the same doctrine, in very similar words, in a case of this kind, so that architects may feel that their legal position in such matters is now tolerably well established in this country.—*The American Architect and Building News.*

THE UNIVERSITY OF CALIFORNIA.

THE University of California has taken a very sensible step in deciding to make provision at once for a systematic and well-studied plan for the buildings which it now needs, and for those which it is likely to need hereafter, for, at least, the next twenty-five or thirty years, says *The American Architect and Building News*. The University owns a beautiful tract of land at Berkeley, near San Francisco, and proposes to invite a general competition for a system of buildings suitable for erection on this tract, with, naturally, suggestions for an appropriate topographical scheme. It is intended to select in the first competition, which will be for sketches only, a certain number of plans, the authors of which will be paid a suitable sum, and compete for the final award, which is to carry with it the making of designs for all the buildings likely to be needed for a quarter of a century to come, and their execution, as the necessities of the University may require them, and its resources permit their erection. It is well known that the University of California has made a very rapid growth in influence and importance within a few years, and the Regents could hardly have taken a wiser or more judicious step than in providing thus early against the wasteful inconveniences arising from a confused arrangement of such buildings, as well as in securing for future generations of young people the æsthetic advantage, which is every day becoming better understood, of artistic surroundings at the most impressive period of their lives.

It is a misfortune that the excellent intentions that have animated the Regents in formulating their programme are not likely to evolve better results. They have sought advice and enlightenment from members of the profession in all parts of the country and have received it without stint, but it has evidently been of a very varying and often contradictory character. Doubtless, much advice that was rational and excellent had to be set aside, as it was found to be in opposition to the enabling legislative act which governs the Regents' course and makes a public competition obligatory. The double-competition method is peculiarly adapted to the problem in hand and if the requirements of the programme for the first one are as simple, and the requirements as exactly stated as they should be, the fifteen prizes of five hundred dollars each offer a sufficient incentive and a fair recompense if the number of competitors is not to be unduly large. But if the requirements are simple and the rewards fairly attractive, a very large number of designs will be sent in, not by the leaders of the profession, but by the average practitioner, the draughtsmen and the office boy, not only in this country, but in England, France and Germany as well, for architects in these countries are especially invited, and are promised they each shall have a representative on the jury. What is likely to be the result of this competition so conducted? This: the Regents will, if properly aided by their experts, find that the solutions presented will arrange themselves in half a dozen general groups, one group of which will be found to be pretty obviously the "plain type" the Regents are seeking. But there may be scores and scores of designs which all contain the essential elements, and all practically identical with one another, and yet, one and all, the work of men to whom no sane business man would entrust the work. It is one thing to perceive how to do a thing, but quite another thing to do it. Invention in all of its forms is largely a matter of accident, and the

discovery of a typical plan is often as purely an accidental matter as any other "discovery," and in the discovery of the germinal idea of the solution of such a problem as this the tyro and Nestor are more on a par than the latter likes to believe, and it is tyros and not Nestors who will risk their time and labor in a scramble that is open to all the world. The Regents, under the terms they proposed may count on having many schemes presented to them—so many that it will be impossible to award the few prizes with fairness—and many, after all, find that the method they have followed has deprived them of the very aid they desire to have.

COMPETITION IN BUSINESS.

THE two absorbing phenomena of to-day, both in economics and in politics, are the opposite two tendencies—Centralization and socialism. It seems quite sure that the former must run its course, be its own cure, or fine its complete and final expression, as all anti-trust laws and enactments are vain and futile. It is a tendency of the age which can not be stopped by artificial barriers. It is not often clearly seen that it has much in common with socialism, in the suppression of individualism and of competition, and in its effort to bring all things to the stagnation of a dead level.

Socialism is a beautiful theory, charming in books, but going to pieces in actual operation. How do you know? Of the many efforts which have been made to give practical expression to this idea in business, but few can be said to have had even a modern share of success. They do fairly well when the seas are smooth, and the wind is fair, but in the time of storms and financial stresses, they are pretty sure to be badly wrecked.

It is now seen by those who have given the matter a partial study, that Socialism is confronted with two insuperable difficulties. The impossibility of realizing, excepting temporarily, and in a most limited degree, the Utopian state where each man shall have absolutely a fair and untrammelled chance in life, and the equal impossibility of maintaining this state of affairs when it is once reached.

The plain truth of the matter is that in business, as in nature, the laws of the survival of the fittest and of natural selection work unerringly and unceasingly. They are the essentials of progress, and no sort of an advance is possible without them. It is by keen and active competition alone that new things have developed, new enterprises been brought forth and new methods inaugurated. The best proof of this is the study of some of the nations of the old world, particularly those in the East, where the methods of barter are the same now as prevailed a thousand years ago, and where such things as honesty, fair dealing and frankness are looked upon as iridescent dreams. A shining example to the contrary is in our own country, where the finest hardware in the world is produced, and where we have the best things in this line that the ingenuity of man is able to devise, and we all know what competition means in this country.

If this competition seems at times ruthless and grinding, it denies the right of the unfit man to continue as an individual factor, and is certainly far less cruel than that we see in the every day life of the natural work.

Since the survival of the fittest is a fact proven by experi-

ence, it is useless to shut our eyes to it, or to endeavor to set it aside by Utopian means, for humanity has at last reached the stubborn conviction that somehow the highest good must underlie all this, or else it would not be an absolute accompaniment of progress. Further than this, one can not help feeling that if business be warfare, yet nevertheless it is a very mild and modified style of fighting, and that there was never so much frankness, so much honesty in dealings, so much courtesy and kindly feeling between competitors as now prevailing.—*The Age of Steel.*

A BILL TO CHECK THE WASTE OF TIMBER.

A BILL is pending in Congress which, if passed, would do much to check the frightful waste of timber in this country through forest fires. This bill, which is introduced in the House of Representatives, with the sanction of the Committee on Public Lands, provides that the Secretary of the Interior shall be authorized to survey and mark, through all public forests which are liable to destruction by fire, avenues, one thousand feet in width, and five or ten miles apart, running in such directions as will make them most effective in preventing the spread of fire. The timber now standing in these avenues, or ways, is to be offered for sale at public auction, each purchaser binding himself to clear the tract for its entire width, so far as his purchase extends; and, when no bidders appear, the work of clearing the avenues is to be done by contract. The proposed bill is approved by the American Forestry Association, and would probably be passed without difficulty, were it not for the fact that the work of clearing the avenues, in the forests too far from railroad transportation to make the timber valuable, would involve an expense of, at least, half a million dollars, and Congress is not now in the mood for making appropriations which can be postponed.

One trouble about such a law would seem to be that, as it is made no one's interest to see to keeping the avenues, or "ways," clear of brushwood, it would be necessary to repeat the clearing operation every three years, at least, in order to make them effective as barriers against fire; and, as no one would pay anything for the brushwood, the whole expense of the clearings, after the first, would have to come out of the public treasury. Perhaps our public forests are too far from civilization to be treated like those in Europe, but it seems as if it might be possible to gain, at least for some of them, reasonable protection in exchange for certain rights, without calling on the National Treasury to make up the deficiency. We remember spending a day once in the New Forest, in England, which covers seventy-six thousand acres, and yields a net revenue of something like two dollars an acre per year. Speaking about danger from fire, we were reminded that there is no underbrush in the New Forest, and that forest fires cannot start without underbrush; and we were told that the New Forest is kept free from this source of danger, in the simplest manner, by merely authorizing the people who live in the Forest, which, it must be remembered, contains many villages and hamlets, to help themselves to all the brushwood that they need. Of course, the Crown officers determine what shall be considered brushwood, so that there is no danger of interference with the young trees of the valuable sorts; but, apart from these, the ground is free from the inflammable mass of por-twigs and shrubs which chokes the edges and cleared por-

tions of all our forests, and fires are practically unknown, although the roads through it are mere narrow lanes, which would not check a regular forest conflagration for a moment. As the new forest, is Crown property, all the people who live within its limits are tenants of the Crown, and are thus to a certain extent under the control of the forest officials; and it seems not unreasonable to suppose that a somewhat similar system might be applied to our great forests, both public and private. Instead of cutting up the public forests by enormously wide avenues, which must be kept clear at a vast annual expense, and would needlessly sacrifice a very large part of the land, it might, for example, be possible to lay out roads of ordinary width, and, after cutting and selling the timber from a strip five hundred feet wide on each side, to lease this strip to tenants, at a low rent, for cultivation, and allowing them the privilege of gathering brushwood for fuel in the forest beyond, under the supervision of the forest guardians. Of course, some of our forest land is so poor and sandy that it would be worthless for cultivation, even if cleared, but much of it is quite rich enough to attract tenants on such terms, and it is hardly necessary to say that a strip of cultivated land is quite as effective for checking conflagrations as a similar strip overgrown with ferns and brushwood; while the fact that the lives of the tenants of the strip might be sacrificed in case of forest fires in the neighborhood would give them a special interest in seconding the efforts of the forest wardens to remove sources of danger.—*The American Architect and Building News.*

ANTIQUATED STREET CAR HEATING.

WITHIN the city limits and near them there is in use a method of heating street cars which would be appropriate in Wayback, but seems somewhat out of place in the metropolis, says the *New York Sun*. It is used on the street car route connecting City Island with Bartow, a route very much overcrowded in Summer and very little used in Winter. The cars have to be run all the year round or the company would lose its charter. No provision was made in the building of the cars—they are gems of antiquity—for the introduction of stoves or any other means of keeping the passengers from freezing; so the company, in a spirit of kindness, has put oil stoves into the vehicles. Each car has its own little stove set down in the middle of the floor. Around the stove the passengers gather, and they are expected to give it such care as is needed. Sometimes it happens that there are no passengers, in which case the driver, who is also conductor, takes the stove out on the platform and sits on it for warmth. One cold day recently a party of three men were the sole occupants of the car.

On the way to the City Island they disembarked quietly; so quietly that the conductor didn't notice their departure. He did notice, however, on his arrival at the terminus, that the oil stove was missing, and he concluded that he would have to settle for it. But on the return trip he found the stove standing in the middle of the tract near a cross road, and on it a piece of paper, held down with a stone. The writing on the paper read:

"Being obliged to wait here for a delayed conveyance, we took the liberty of borrowing the company's oil stove.

Enclosed find balm for the wear and tear upon your anxiety."

The paper contained a half dollar.

A NEW FIRE-PROOF FLOOR CONSTRUCTION.

A NEW sort of fire-proof floor construction is described in the *Deutsche Bauzeitung*. It is a patented affair, applied only by the firm of Muller, Marx & Co., of Berlin, but it has some interesting features. After a floor has been laid with iron beams, which may be spaced two feet from centres, or even more, if the floor between them is given a curved intrados, parallel slips of sheet-iron, on edge, are laid on them, four or five inches apart. The intervals between the slips are then filled with similar slips, bent to a zig-zag shape, so that the angles will just touch the longitudinal slips on each side, and the points of contact are secured together by wire rings. This skeleton is then filled in with concrete, and the floor so made is found to have great resistance, so that, as the patentees claim, it will support safely a load of one thousand to twelve hundred pounds per square foot.

CHICAGO ARCHITECTURAL CLUB.

THE Syllabus of the "Chicago Architectural Club" for 1896—indicates a healthy interest among the architects of that locality in their profession. Clubs working on the same lines in all the large cities of America would advance the progress of architecture materially. As the result of the club's experience so far it is worth while quoting their syllabus *in extenso*.

"Encouraged by the growth and activity of the Club in the past year, it is proposed to broaden more than ever our range of action.

Believing that the greatest benefit is to be derived from united work and continuous criticism among ourselves rather than from many competitions which, as a rule, excite but little emulation, the club proposes to take up the study of serious problems, which will be studied by the members organized as a class, having a regular time of meeting. The first of these, which will be entered upon immediately, will be the central portion of the new Lake Front Park, which has been delegated to this club by the Municipal Improvement League.

Beginning with the second Monday in January, and on every second Monday following, there will be meetings devoted to illustrated lectures on architecture, and artistic and practical subjects related to it. At irregular intervals in this series there will be exhibitions of lantern slide views of Architecture in Europe. The subjects exhibited will be discussed by those present.

The "Bohemian Nights" will be kept up, beginning for the year on the first Monday in January, and occurring on every second Monday succeeding.

The months of June, July and August will be devoted entirely to outdoor work, sketching trips, bicycle tours, etc.

The regular meetings will be discontinued during these months, but the Club house and the class-room will be kept open for the use of members at all times.

The classes of the year will be kept up and meet as follows:

Every Tuesday evening will be devoted to the study of the regular problems in Architecture.

The class in Pen and Ink Rendering meets every Thursday evening.

The class in Architectural Modelling meets every Friday evening.

The class in Sculpture and Drawing from Life meets on Saturday evening; this class is conducted jointly by this Club and the Chicago Society of Artists.

The class in Water Color meets on Sunday mornings.

No tuition is charged for any of these classes.

The Music Pavilion in the Lake Front Park will be the subject of the Third Annual Competition for the Gold Medal presented by the American Institute of Architects.

The subject for the Eight Annual Competition for the Robert Clark Testimonials will be announced before the Summer vacation.

The Ninth Annual Exhibition will be held at the Art Institute beginning on March 27, 1896.

POINTS ON PLASTERING.

PERHAPS some information on the general practice of lathing and plastering will be interesting. There is undoubtedly much bad plastering, and in every case the mortar and plastering material is blamed. This is not just.

The first essential of good plastering is good preparation to receive it. For plastering on brick or terra cotta, have your work straight and true, the joints rough. Don't use dry press brick, nor terra cotta with smooth face. If your walls are not straight don't expect to get a straight wall in two-coat work—lime mortar cannot be made that is equally good when used half an inch thick and two inches thick in the same wall.

Don't plaster with cement made from gypsum or similar compounds, such as acme, royal, agatite, etc., on Columbian fire proofing, or on Portland cement, unless you have them dry enough to prevent sweating or condensation. Portland or native cements, or even lime mortar is preferable in such work. Don't allow mortar to go on thicker than $\frac{3}{4}$ of an inch at one time, and have your brick or cement free from dust or dirt. Don't plaster on smoked bricks or old bricks from chimneys; they will stain badly.

In preparing for lathing have your joisting, trimmers, etc., heavy enough to prevent vibration, and strap all large ceilings, using 2"x2" strapping on 16" centers. If you don't strap, at least have all joisting and studding sized; very much crooked work would be avoided by enforcing this rule. Have all angles made solid. See to it yourself and don't rely on lathers who work by the piece to inform you of the carpenter's defects, and have trouble with him in consequence.

Use white pine lath, seasoned but not too dry; $1\frac{3}{8}$ "x $\frac{3}{8}$ " lath are light enough; 1"x $\frac{3}{8}$ " lath are only fit for use on joisting or studding at 12" centers. 18" breaks are frequent enough, but don't allow lath to break at door posts; the slamming of door or even the nailing of trim will cause a crack here. Don't blame the plasterer for this when you have allowed the carpenter to center his work so as to cause

waste of time and lath to avoid it. Don't be unreasonable. Contractors are working at close figures for a living. Blame the right party. When you see a crack at an internal angle just above base, you did not have that angle made solid, and nailing the base caused it to crack.

Lath stains cannot be avoided in two-coat work, and are even more liable to appear when patent plasters are used, as the first coat is put on much thinner to save cost. Two-coat work is also liable to have every lath and joist show through when work gets old—you can count them through the plaster. * * * By "Plasterer" in the *Canadian Architect*.

SAFEGUARDS FOR THE MODERN BUILDING.

IN commenting on the recent disaster to a building in Cincinnati in which several lives were lost and several others wounded, the *Times*, of Pittsburgh, referring to the cause—the explosion of a gasoline engine used for driving a dynamo for lighting the building—says: "While we have been greatly improving the housing of the people and the comforts and conveniences they enjoy, it has in many cases been secured at an increased risk of life and limb which overbalanced the apparent advantages gained." And further points out that "the Cincinnati disaster ought to prove an incentive to more care in the erection of buildings as well as in the safeguards thrown around the modern powerful forces which are placed within them." The conditions under which the house of to-day is erected, with all its modern improvements, are very different from those existing under more primitive conditions, and required not only greater care in introducing these improvements, but greater care in construction to provide the greater strength called for by machinery, electric systems, etc. Even within the short time electric lighting has been used the need of proper insulation has created a special industry to provide effective protection from diverted currents and fires in consequence. In fact, the path of advance in almost every similar line has called for extra precaution, and like provision of safeguards is needed against the new agents brought into use by the requirements of the modern building.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 408 California street.
SETH BARSON, Pres. W. P. MOORE, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

SOUTHERN CALIFORNIA CHAPTER AMERICAN INSTITUTE OF ARCHITECTS, meets first Wednesday of each month at 114 Spring street, Los Angeles, Cal.

OCTAVIUS MORGAN, Pres. A. M. EDELMAN, Vice-Pres.
ARTHUR B. BENTON, Sec'l. 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.
ADAM BECK, Pres. M. V. BRADY, Sec.

BOOKS AND PERIODICALS.

Journal of the WESTERN SOCIETY OF ENGINEERS, papers, descriptions, abstracts and proceedings, published bi-monthly by the society, 1737 Monadnock Block, Chicago, Ill. The opening article entitled "Mechanical Methods of Rock Excavation Used on the Chicago Main Drainage Channel," will be found of great interest as giving some of the latest improvements in the methods adopted to do away with the use of the pick and shovel and the hydraulic dredge—this article is fully illustrated by half tone engravings that give a very good idea of the progress of this great undertaking.

FIRE AND WATER, a New York publication devoted to furnishing information in regard to these important interests, comes to hand as a Convention Number with a history of the proceedings of the Convention at Indianapolis of the American Water Works Association. From a comparatively small beginning in 1881 of a number of water works men, whose chief aim was mutual instruction, the association has gradually grown in numbers and influence, till now it is recognized as a real power in the country.

As an adequate supply of water intimately concerns the well being of the community, and therefore interests each individual all the information obtainable upon the supply and purification of water to our cities and large towns is very desirable.

PROCEEDINGS of the TWENTY-NINTH ANNUAL CONVENTION of the AMERICAN INSTITUTE of ARCHITECTS, held in the St. Nicholas Hotel, St. Louis, October 15th 16th and 17th, 1895. Published by the Board of Directors of the A. I. A. under direction committee on publication and library. Alfred Stone editor, Providence, R. I. This volume contains the likeness of the late Robert M. Hunt. A list of the members present at the Convention as well as a list of all the members. The President's address is well worthy of careful consideration not only by the Architects, but the public at large who are interested in having our Government buildings more what they should be, than what they are.

WOLSEY'S GOLD KNOCKER.

JAMES Payne says that at Otford, in Kent, there was formerly a palace of the archbishops of Canterbury, in which Wolsey is said to have held his court. "It was but a small place and is now a farmhouse, picturesque enough, but exhibiting no special signs of prosperity. The other day, however, this little incident happened: The farmer sent for a carpenter to do some odd jobs about the house, and among other things to mend the knocker. The man took it off and said, after a close examination of it: 'Do you know what this knocker is made of?' 'Why, brass, I suppose.' 'No; it is pure gold.' And it was. Think of the years that that rich prize has hung at the mercy of every tramp!"—*Boston Transcript*.

THE NEW PLUMBER.

EVERY reader of this paragraph is no doubt able to give a satisfactory definition of the work "plumber"—that is, satisfactory from his own point of view. If he is a scholar and acquainted with the dictionary history of the word, he would perhaps entertain us with the literal meaning of the word, which is, "a worker in lead." On the other hand, if he is a mechanic of middle age, with the traditions of the shops of his boyhood in mind, he would perhaps give us, in addition to a definition, some particulars concerning the way in which the trade was conducted when he was an apprentice. Again, if he is a young man of the period, or a man of general observation, he would possibly tell us that a plumber is a man who works largely with iron, brass and plated fittings, who puts in place articles manufactured in large establishments known as plumbing supply concerns, and who occasionally has a little lead work to do.

If we take still another view of the plumber, we are afforded a very different conception of his trade. In certain parts of the country, at the present time, if anything is wrong with the stove, from a mica light to a burned-out grate, or from a superannuated piece of pipe which needs replacing, to a lid lifter which has been lost, the mechanic or tradesman who seems to be first in mind, to whom the housewife should send for the necessary assistance and repairs, is a "plumber." Again, in certain sections of the country, if anything is wrong with the roof or the leader pipe, a "plumber" is sent for, notwithstanding there is no lead whatever about the roof covering. It is the plumber who cleans out the furnace, and it is the plumber who digs a trench for water service or drainage, and it is the plumber who is useful in fixing a pump and occasionally in doing still other odd jobs about the premises.

Going only a little way back in the industrial history of the country, especially outside of the large Eastern cities, the mechanic who formerly did all these things was the tinner. Tanners, years ago, or perhaps we should say originally, were men who made tinware or assortment ware, as it was called, but as that trade declined, or, rather, as the demand for hand-made tinware declined before the fierce competition of factory-made goods, the tinner was obliged to find something else to do. Accordingly, in a short period, he became the handy mechanic of the community in which he lived. He repaired the pump, he fixed the range, he tinkered the roof, he mended a leak in the water pipe, and at times he would even put in a piece of glass. On occasion he has been known to do a bit of painting, while fixing cesspools, running drains, putting up windmills and arranging a domestic water supply upon one or another of various plans, are pieces of enterprise that have more or less fallen to his lot since his original calling failed him. The tinner became a roofer because metal roofing came into demand about the time that assortment ware, as it was commonly called, went out. He became a cornice man because sheet metal cornice work was in demand when his industry went into decadence. From a cornice man he became a skylight maker. In some instances the tinner took up certain branches of work which has commonly been assigned to the plumber. He did plumbing work in the absence of plumbers in his locality as best he was able.

The passing of the plumber as he was, that is, as a mere lead beater, and the passing of the tinner as he was, are among the peculiar industrial incidents of the day. Of tanners of the old school probably we shall never have any

more, nor are we likely again to have plumbers of the old school in the sense of men who beat out of lead the traps they employed, who made their own fittings, and who took the greatest pride in their manual skill. The plumber of the day is a good mechanic in what were formerly different lines of trade. He is a handy man and able to take care of himself wherever placed. He is able to fit iron pipes, to put in place tubs and trays, and bowls and closets and various other fixtures, in the making of which he is not concerned in the least. He is a man with many times the scientific knowledge of his father and grandfather in the trade, and a man carrying much larger responsibilities than ever were known to the plumber of old. The plumber that can do some of the duties that formerly belonged to the tinner is especially useful. And those who have come into the plumbing trade out of the tanners' school find their old knowledge and skill in frequent demand. Two-branch hands and three-branch hands are much in evidence, especially in the smaller towns.

Many tanners are naturally turning to the plumbing trade at the present time, not to the trade as it was formerly conducted, but as it has been latterly carried on, and right good plumbers do they make, particularly when they take the trouble to become equipped with the scientific part of their trade, gained by a course at a trades school, or by careful perusal of books and technical papers. Useful plumbers in advancing the interests of the trade do they also become when they secure membership in a local association, or take the initiative in establishing an association. The plumber and the tinner of the future may possibly blend, not that either will entirely lose his identity, but that the two will be doing similar work in the community at large. Still later, it is possible that the plumber of the period will be a man doing things differing materially from what the plumber of to-day is doing. The trade is not yet finished.—*Sanitary Plumber*.

NEW PLUMBING LAW FOR NEW YORK CITY.

LAST month Governor Morton signed the new plumbing law for New York City. This law requires all master plumbers to register their names at the Building Department and thereupon the person so registering shall receive a certificate of registration from the department, "provided he holds a certificate of competency from the Examining Board of Plumbers. The time for registration is March. Where, however, a person obtains a certificate of competency at a time other than in March in any year, he may register within thirty days after obtaining such certificate of competency, but he must also register in March in each year. The registration may be cancelled by the Superintendent of Buildings for a violation of the rules and regulations for the plumbing and draining of the city, or whenever the person registered ceases to be a master or employing plumber, after a hearing before the superintendent and upon a prior notice of ten days. It is made unlawful for a person to expose the word 'plumbing' or 'plumber' or to enter into partnership with a registered plumber unless all of the parties to the co-partnership or firm are registered." The law makes violation of the provisions of the act misdemeanor, and subjects the person on conviction to a fine of \$250 or three months' imprisonment, or both, and forfeiture of certificate of competency. The law seems a very stringent one, and with its provisions for inspection should hold plumbers pretty strictly to their duties.—*Architecture and Building*.

PARK LODGE, SAN FRANCISCO.

THIS Lodge for the purpose of housing the Superintendents of the Park and as headquarters for the Park Commissioners and officers in charge of the Park, as well as a store house for tools, implements, seeds, etc., is built of stone with a terra cotta tile roof. The interior is finished in hardwood and redwood. Edward R. Swain was the architect.

The plastering was the work of J. R. Tobin, who has done his part of the work in such a complete and workmanlike manner as to add materially to the charm of the pretty interiors which abound in the Lodge—what ornamental plaster work there is has been rendered faithfully and effectively.

The body of the building is built of the hard sandstone quarried in San Francisco at Twenty-sixth and Douglass



COMMISSIONERS' ROOM, PARK LODGE, SAN FRANCISCO.

street by Gray Bros. This sandstone is a remarkably hard and heavy sandstone being heavier and stronger than granite and is of a pleasing blue color. This is the first occasion when stone quarried in San Francisco County has been used in any large amount, and Gray Bros. have conferred a benefit on this city by developing a building stone supply right in its midst and proving that San Francisco need not go outside its own precincts for building stone. The same firm also did all the concrete work in and about the Lodge.

The "Mission" Tile Roof, including the dormer windows, was put on by Jos. F. Forderer and forms the most artistic and durable roof extant. The tiles are of the small type and are laid up in cement, and makes a thoroughly waterproof roof. The Forderer Cornice Works have lately been removed to the Pacific Nail Works Building, 8 and 10 Natoma street, corner of First street, and includes in its business the manufacture of architectural sheet metal cornices, copper and zinc ornaments and tile, slate and metal roofing in all their branches.

The heating of the building is done by W. W. Montague & Co., and the woodwork by J. F. Logan.

ANNUAL CONVENTION OF CIVIL ENGINEERS.

THE American Society of Civil Engineers will hold their Annual Convention in the City of San Francisco. The Convention will open June twenty-ninth,

FLATS ON POST STREET.

THE row of flats on Post street near Larkin, built for Messrs. G. Berson and A. Cailleau, according to the plans of Wm. Mooser & Son, was erected by Mr. J. F. Logan the well-known contractor and builder at a cost of thirty-five thousand dollars.

CONCRETE.

The concrete foundations and stone sidewalks were put in by H. M. Petersen & Co. This work, the durability of which is essential to the well-being of the structure, was done with care that characterizes all of Petersen & Co's. work.

MILL WORK.

Mr. Andrew Wilkie turned out the mill work.

PLUMBING.

Mr. R. Rice did the plumbing, sewerage and gas fitting and in a manner that was not only satisfactory to all parties concerned, but a credit to his skill as a competent mechanic. All the bath rooms have porcelain tubs and are finished with tiles; the plumbing is all open and finished with the latest sanitary appliances.

PATENT CHIMNEYS.

All the chimneys in these flats were built by the firm of L. E. Clawson & Co., with Clawson's Patent Chimneys. Each chimney has a bearing of four wrought iron stirrups $2\frac{1}{2} \times \frac{1}{2}$ with $\frac{1}{4}$ inch boiler flat iron full size of fire-place and hearth. There is eight inches of brickwork around the opening of each fire-place.

Clawson's Patent Hood and Arch-bar which projects seven inches from brick work to face of tiling of mantel is used over top of every opening. This hood makes a perfect seal and bond from brick work to mantel, thereby preventing one from settling away from the other. With this arrangement the fire cannot work in between the brick work and mantel and ignite the furring. The hood conducts the smoke to the flue without any break in the same giving a perfect draught.

The clay pipe used in these chimneys is composed of pure calcined fire clay full inch in thickness. The clay pipes are well cemented together at joints with metal bands six inches wide. There is a galvanized iron air chamber one inch larger than clay pipe which connects with top of roof and conducts off all hot air that may accumulate between clay and iron pipe. The chimneys are braced every four feet with wrought iron braces which keeps them one and a half inches away from all wood work making a perfectly safe chimney with a perfect draught.

This firm superintends all of their work and have never had a fire from one of their chimneys in the eighteen years they have been in this business. Particular pains is taken in the construction of their chimneys so that they will draw and give entire satisfaction.

BUILDING PAPER.

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.

HARDWARE.

The hardware furnished by Dunham, Carrigan & Hayden Co., made by Yale & Town Manufacturing Company in their Branford factory, is all of most recent designs and finish. The locks are all made with "easy springs" to relieve the jar when closing the door. The hardware is well adapted to this class of building.

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.

WHEN CONTRACTOR FOR PUBLIC WORK IS NOT LIABLE FOR DEFECTS IN WORK.—Under a contract to furnish labor and material for the construction of a public work, which provided that the contractor should, as to the quality of material furnished and the manner in which the work was done be subject to the directions of the engineer in charge, and that he should be paid monthly for the materials furnished and work done, such contractor is not responsible for defects in the work as a whole, if the directions of the engineer were complied with.

In re Freil (Supreme Ct. N. Y.) 38 N. Y. S. Reporter, 143.

FIRE ESCAPE LAW IN OHIO UNCONSTITUTIONAL.—The Supreme Court of Ohio holds that the law of that state in relation to fire escapes "on all buildings (save private residences) of three or more stories in height" "within any city of the first class and first class grade" is in conflict with the section of the constitution of that state which prescribes that "all laws of a general nature shall have a uniform operation throughout the state," and is therefore invalid, inasmuch as the act is of a general nature, and yet has operation in only one city.

City of Cincinnati v. Steinkamp, 43 N. E. Reporter, 490.

SUFFICIENCY OF PAYMENT TO AGENT OF CONTRACTOR.—A sub-contractor on a building authorized an agent to collect an installment due him for work done, given him a written receipt for same, made out to a title company, which had insured the mortgage of the property against loss by reason of liens, and which was for its own protection, superintending the disbursement of the funds belonging to the owner. The court held that, the company having paid the agent on the strength of the receipt in his hands, the subcontractor could not again collect his claim, though the agent embezzled the money.

Shroeder v. Waters, Sup. Ct. Penna, 34 Atlantic Reporter, 217.

EXECUTION OF CONTRACTS.—A written agreement, of which there are two copies, one signed by each of the two contracting parties, is binding upon both, to the same extent as if there had been only one copy of the agreement, and both had signed it.

Morris v. McKee, Supreme Ct. Ga., 24 S. E. Reporter, 144.

ELEVATOR PART OF BUILDING.—Where the original plans for a large building provided for an elevator, and the contract for the construction of the elevator was let when contracts for other work were let, the elevator was a substantial part of the building, and the building was not completed, so that limitations for filing mechanics' liens (under the laws of California) would run, until it was finished.

Coss v. McDonough, Supreme Ct. Cal., 44 Pacific Reporter, 325.

LIEN NOT INVALIDATED BY CLAIM INCLUDING OTHER MATERIAL.—The fact that a claim of lien for material used in a building includes material used in a side walk around the lot on which the building is located will not invalidate the lien, where an itemized statement in the claim renders it possible to determine the exact amount used in the construction of the walk, and the precise amount charged for same.

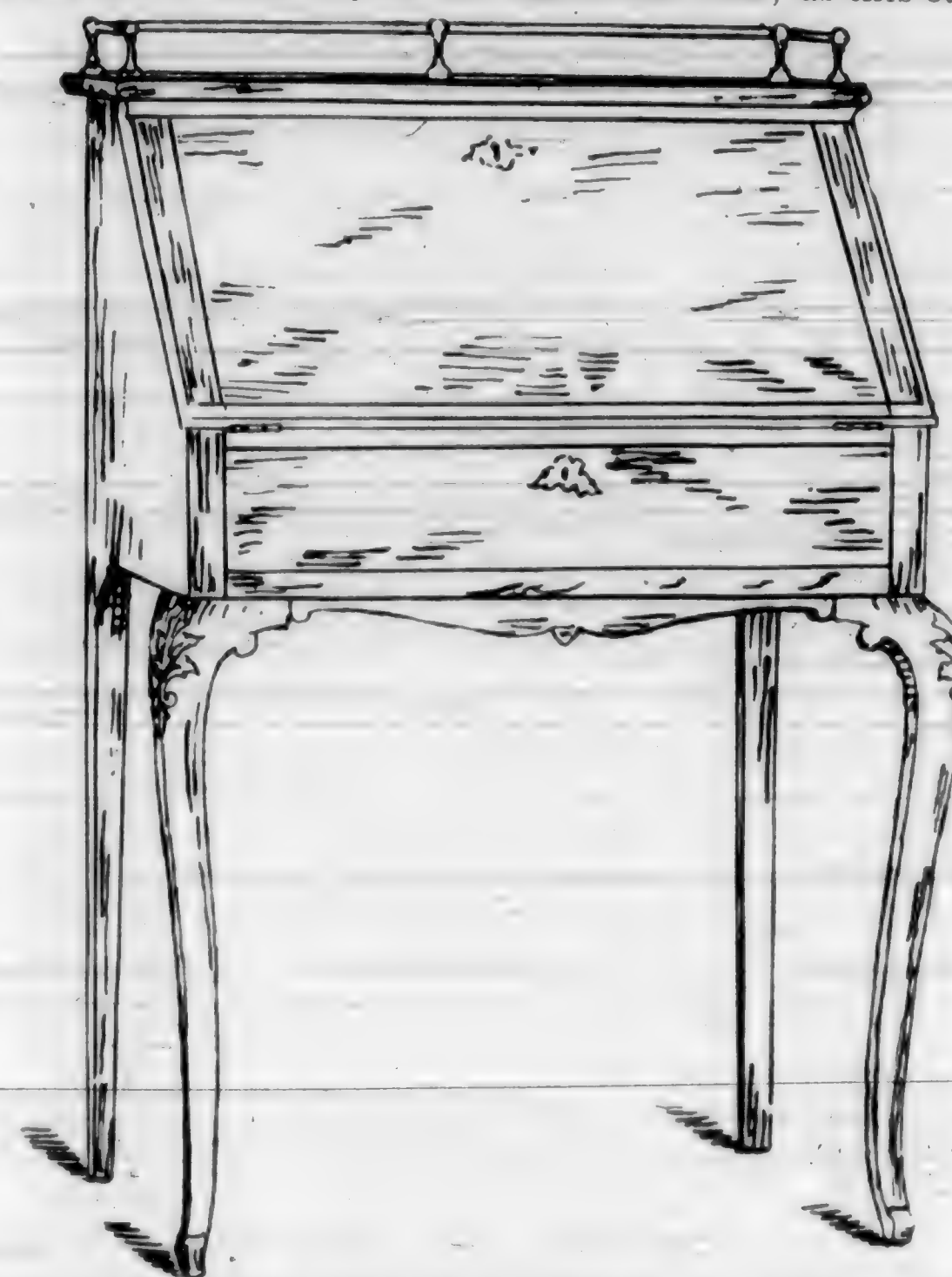
Harrisburg Lumber Co. v. Washburn, Supreme Ct. Oregon, 44 Pacific Reporter, 390.

CHURCHES NOT EXEMPT FROM LIENS.—A church is a "building" within the laws of California giving a lien for material used in a building, and is not exempt because another statute makes "pews rented by householder in a place of public worship exempt" from debt.

Harrisburg Lumber Co. v. Washburn, Supreme Ct. Oregon, 44 Pacific Reporter, 391.

BUSINESS MOSAICS.

In calling attention to the advertisement on page x of the San Francisco Manufacturing Company, late of Chicago, it will be well to remember that this company make use exclusively of the California Oak; as this oak is



unquestionably superior to Eastern Oak, the buyer has the satisfaction of encouraging home industry, and at the same

time obtain a superior class of goods. Estimates for Oak Flooring of California Oak are furnished by Mr. Charles J. Bruschke, Manager, 644 and 648 Bryant street, San Francisco, Cal. Wood mantels, interior work and office furniture a speciality.

"I can see no reason," said the S. P. C. A. boarder, "why it should be thought advisable to dock a horse's tail." "Probably," suggested the Cheerful Idiot, "they are docked for being behind."—*Indianapolis Journal*.

The Imperial Porcelain ware with its substantial thickness, fine glaze and beautiful appearance is undoubtedly gaining ground among those who wish their houses to become an abode of beauty as well as of health. The reduction in price has no doubt had much to do with inducing householders to demand Imperial Porcelain, and once fairly introduced there is little to prevent its universal use in all first-class dwellings.

The J. L. Mott Iron Works should be awarded the credit of having introduced and placed upon the market this much desired article while Mr. M. S. James, the Pacific Coast representative of this company is at all times prepared to show what has been done in improving this line of goods. Room 27 Flood Building, San Francisco.

Bachelor—"I am told that a married man can live on half the income that a single man requires." **MARRIED MAN**—"Yes; he has to."—*Town and Country Journal*.

Almost anything in the way of plaster decorations can be found at 28 Ellis street, San Francisco as well as at 375 Twelfth street, Oakland. Mr. Samuel Kellett the manufacturer also attends to plastering repairing and whitening.

CITY BUILDING NEWS.

Bartlett and 2d. To build; owner, Pat. Deeney; architect, H. D. Mitchell; contractor, A. Petry; signed, June 4; filed, June 5; cost \$3180.

Beulah near Cole. To build; owner, W. Hatteroth; architects, Salfeld & Kohlberg; contractor, L. M. Weisman; signed, June 4; filed, June 6; cost \$4727. Plumbing, etc.; contractor, H. Williamson; signed, June 4; filed, June 6; cost \$376.50.

Boyce near Pt. Lobos. Cottage; owner, N. J. and A. E. Jorgensen; contractor, Peter Fredriksen; signed, June 6; filed, June 6; cost \$1480.

Brannan near 5th. To build; owners, and builders, Campbell & Pettus; cost \$2000.

Broadway and Devisadero. To build; owner, J. W. Ward; architect, A. C. Schweinfurth; contractor, Daniel Sweeney; signed, May 22; filed, May 23; cost \$17,100.

Buchanan and Oak. To build; owner, Sine Ludvigsen, wife of N. P. Ludvigsen; architect, R. H. White; contractors, Campbell & Pettus; signed, May 21; filed, May 22; cost \$4440.

California near Steiner. Stone work for church; owner, St. Pauls Church; architect, S. Newsom; contractors, McPhee Co.; signed, May 14; filed, May 22; cost \$1800.

California near Steiner. All work except stone; owner, St. Pauls Church; architect, T. Newsom; contractor, E. Sinnott; signed, May 14; filed, May 22; cost \$8722.

Central Ave. near Golden Gate. Cottage; owner, Diedrick Gerken; architect, Emil John; contractor, William Tegeler; signed, May 11; filed, May 12; cost \$1420.

Church near 23d. Two-story frame; owner, Bridget Locke; architect, J. T. Kidd; contractors, Bassett Bros.; signed, May 25; filed, May 26; cost \$2800.

Clay near Laurel. Frame dwelling; owner, C. E. Knickerbocker; architect, W. H. Little; days work; cost \$12,000.

Clay near Spruce. Two-story frame; owner, T. J. Mitchell; architect, J. B. LaRomer; contractor, W. C. Boswall; signed, June 3; filed, June 3; cost \$2600.

Clipper near Sanchez. Cottage; owner, G. A. Miller; contractor, W. W. Rednell; signed, June 3; filed, June 3; cost \$2800.

Connecticut near Napu. To build; owner, Michael Driscoll; contractor, John Kenally; signed, June 1; filed, June 4; cost \$2130.

Devisadero and Ellis. Alterations and additions; owner, Cherubino Lombardi; architect, James E. Wolfe; contractor, George Lack; signed, May 29; filed, June 3; cost \$905.

Devisadero near Post. Alterations and additions; owner, M. Foley; architect, T. J. Welsh; contractor, J. E. Mooney; signed, June 1; filed, June 4; cost \$6000.

Dupont near Bush. Alterations to two-story brick; owners, Le Breton estate; contractor, W. T. Thompson; cost \$5000.

Eighth near Harrison. Brick work, etc., for two-story brick; owner, S. F. Browning Co.; architect, H. Geiffuss; contractor, F. Wagner; signed, May 22; filed, May 23; cost \$1628.

Fifth and Mint Ave. Alterations and additions; owner, T. Kelly; architect, E. Kollofrath; contractor, Adam Miller; signed, June 8; filed, June 8; cost \$2320.

Fifth and Mission. Painting various buildings; owners, Peter J. Donabue, Margaret Burke; contractor, Thomas F. Mulhall; signed, May 25; filed, May 25; cost \$2300.

Fifteenth near Castro. Cottage; owner, Chas. S. Noyes; contractors, Marcuse & Remmel; signed, May 19; filed, May 20; cost \$1710.

Fillmore near Union. Alterations; owner, Adolph Lefor; architect, C. Winstanley; contractor, Alve R. Wilkins; signed, May 25; filed, May 25; cost \$2400.

Folsom near Jefferson Ave. Cottage; owner, James Rodgers; contractor, W. W. Rednell; signed, May 21; filed, May 21; cost \$355.

Folsom near 9th. Alterations and additions; owner, W. Botsford; contractor, C. W. Little; signed, May 28; filed, June 4; cost \$500.

Fulton and Scott. Two-story frame; owner, J. D. Laue; architect, E. H. Mathews; contractors, Knox & Cook; signed, May 6; filed, May 9; cost \$4580.

Geary and Franklin. All work for one-story frame except painting and plumbing, etc.; owner, L. Schilling; architects, Salfeld & Kohlberg; contractor, G. C. Gillespie; signed, May 8; filed, May 8; cost \$500.

Geary and Stockton. Concrete work; owner, S. V. Water Works; architect, Clinton Day; contractor, Geo. Goodman; signed, June 1; filed, June 3; cost twelve cents per cubic foot.

Geary and Larkin. Excavations, brick and iron work for two-story building and alterations to an old building; owner, Jones Schoenfeld; architect, Salfeld & Kohlberg; contractor, F. Wagner; signed, June 3; filed, June 6; cost \$178.

Geary and Larkin. Carpentry, mill work, etc.; owner, James Schoenfeld; architects, Salfeld & Kohlberg; contractor, John Furness; signed, June 1; filed, June 6; cost \$975. Plumbing; contractor, W. F. Wilson; signed, June 2; filed, June 6; cost \$207. Sidewalks, etc.; contractor, Silas A. Chase; signed, May 6; filed, May 6; cost nine cents per square foot. Painting and graining; contractor, J. L. Ostlund; signed, June 2; filed, June 6; cost \$98.

Haight near Cole. A frame pavilion; owner, Gustav W. A. Waltherstein; architects, Knott & Behnd; contractor, Silas Carle; signed, May 11; filed, May 13; cost \$7300.

Hampshire near 22d. One-story frame; owner and builder, J. Winstron; cost \$1300.

Hampshire near 22d. Cottage; owner, J. B. Parr; builder, E. Eriksen; cost \$1100.

Hampshire near 22d. Cottage; owner, Chas. Higer; contractor, C. Eriksen; cost \$1400.

Hancock near Church. Two-story frame owners, T. A. Birmingham and Hannah M. Birmingham; contractor, W. W. Rednall; signed, May 15; filed, May 15; cost \$1600.

Harrison near Stanley Place. To build; owner, W. F. C. Schmid; architect, H. Gelfuss; contractor, L. B. Schmid; signed, May 8; filed, May 11; cost \$3294.

Harrison and Boro. Two-story frame; owner, John Sullivan; architect, M. J. Welsh; contractor, Joseph Sullivan; signed, May 28; filed, June 2; cost \$3000.

Herman near Steiner. Two-story frame; owner, Geo. Reichley; cost \$4000.

Heron near 8th. Cottage; owner, Mary Sasser; architect, A. J. Barnett; contractor, T. W. Crawford; signed, June 2; filed, June 4; cost \$1250.

Hyde and Geary. Carpentry, mill work, etc.; owner, Mrs. P. Rosenweil; architects, Salfeld & Kohlberg; contractors, Campbell & Pettus; signed, May 18; filed, May 23; cost \$887.

Hyde and Geary. Excavations, concrete, brick and marble work; owner, Mrs. P. Rosenweil; architect, Salfeld & Kohlberg; contractor, Crawford Ferris; signed, May 16; filed, May 23; cost \$1523.

Hyde and Geary. Plumbing, etc.; owner, Mrs. P. Rosenweil; architects, Salfeld & Kohlberg; contractors, Gulick & Wetherbeen; signed, May 16; filed, May 23; cost \$1877.

Jackson and Jones. Three-story frame; owner, Mrs. Jane Trubody; architect, Clyde Corrigan; contractor, E. P. Stone; signed, May 28; filed, June 2; cost \$816.

Kansas near 24th. One-story frame; owner and builder, J. Winstron; cost \$1500.

Kentucky near Sierra. Additional story; owners, Claus and Joachim Sasse; architect, H. Gelfuss; contractor, C. Kreeker; signed, May 19; filed, May 19; cost \$1940.

Market near 4th. Brick work for three-story brick; owner, Claus Spreckels; architects, Reid Bros.; contractors, Rae Building and Contracting Co.; signed, May 19; filed, June 1; cost \$14 per M for bricks actually laid.

Market near 4th. Carpenter work; owner, Claus Spreckels; architects, Reid Bros.; contractors, Thomas Day & Sons; cost \$4515.

Market near 4th. Carpenter work; owner, Claus Spreckels; architects, Reid Bros.; contractors, Thomas Day & Sons; cost \$4515.

Market street at Ferry Depot. Frame building for Post-office; owner, State of California; contractors, Healy, Tibbets & Co.; cost \$4888.

Market near 16th. Two-story frame and shop; owner, W. E. Dubois; cost \$6000.

Market and 3d. Brick work; owner, Claus Spreckels; architects, Reid Bros.; contractor, John McCarthy; signed, May 8; filed, May 22; cost \$19,136.

Masonic Ave. near Page. Alterations and additions; owner, Rev. W. Kerby; architect, T. J. Welsh; contractor, Frank Doyeu; signed, May 23; filed, May 26; cost \$1075.

McAllister and Baker. Alteration and additions; owner, Owen McHugh; architect, C. J. I. Devlin; contractor, F. W. Knight; signed, May 9; filed, May 13; cost \$2350.

Mission near 7th. Mason work on three-story brick; owner, J. Noonan; architect, P. J. Dohahoe; contractor, L. C. Schroeder; signed, May 27; filed, May 27; cost \$1000.

Mission near 7th. Carpenter work, etc.; owner, J. Noonan; architect, P. J. Dohahoe; contractor, John Miron; signed, May 27; filed, May 27; cost \$1300.

Mission near 3d. Alterations and additions to Howard Presbyterian Church; superintendents, Mahoney Bros.; cost \$25,000.

Napa and Georgia. Carpentry, mill work, etc.; owner, Union Iron Works; architects, Percy & Hamilton; contractor, F. W. Kern; filed, May 28; cost \$10,344.

Napa and Georgia. Brick and cement work; owner, Union Iron Works; architects, Percy & Hamilton; contractors, McCall, Miller & Beck; filed, May 28; cost \$8450.

Napa and Georgia. Concrete, etc.; owner, Union Iron Works; architects, Percy & Hamilton; contractors, Keatinge, Leonard & Ransome; filed, May 28; cost \$590.

New City Hall Dome. Finishing work; owner, City of San Francisco; architect, Frank T. Shea; contractor, San Francisco Novelty Works; cost \$83,311.46. Marble work; contractor, California Travertine Co.; cost \$16,384. Grand stairway; contractor, W. H. McCormick; cost \$3851.60. Marble work for 2d gallery; contractor, W. H. McCormick; cost \$4156.80. Plain glass; contractor, F. N. Woods & Co.; cost \$900. Elevator; contractor, Cahill & Hall; cost \$3675.

Oak near Devisadero. To build; owner, Theresa McKenna; contractor, T. F. Mitchell; signed, June 2; filed, June 3; cost \$3430.

Park Ave. near Broderick. To build; owner, Annie Clark; architects, Herman & Swain; contractors, Anderson & Greig; signed, May 21; filed, May 21; cost \$3000.

Pine near Dupont. One-story brick; owner, Mr. Tietjen; architect, E. Deperre; contractor, Miller; cost \$1500.

Point Lobos near 18th Ave. Cottage; owner, Mr. Wagner; contractor, C. Knutte; cost \$800.

Polk and Ellis. Additions; owner, E. Bruck; architect, E. J. Vogel; contractor, I. W. Coburn; signed, May 28; filed, May 27; cost \$2650.

Post near Taylor. Additions; owner, Mrs. Maggie J. Hemphill; architects, McDougall & Son; contractor, J. H. McKay; signed, May 9; filed, May 9; cost \$2715.

Post street, No. 103-109. Alterations and additions; owners, Kohlberg, Strauss & Froham; architects, Salfeld & Kohlberg; signed, May 28; filed, June 2; cost \$1400.

Quincy near California. A new brick building and alterations to old; owner, G. Garsier; architect, E. Deperre; contractor, J. E. Druphy; signed, May 29; filed, June 1; cost \$2350.

Sacramento and Webster. Plumbing and gas fitting; owner, J. H. Jellett; architects, Salfeld & Kohlberg; contractors, Welsh & McUnsker; signed, May 27; filed, May 29; cost \$1540.

Sacramento near Broderick. Reconstructions; owner, John H. Boardman; architect, W. H. Wharf; contractors, Hood & Watson; cost \$850.

Second near Howard. Two-story brick; owners, San Francisco Breweries; architects, Smith & Freeman; contractors, Mahoney Bros.; cost \$10,000.

Seventeenth near Noe. Additions; owner, Jas. Hallihan; architect, T. J. Welsh; contractor, Neil Mallory; signed, June 1; filed, June 2; cost \$1275.

Sixth street No. 23. Alterations and additions; owner, Nellie J. Hinricks; architect, A. J. Burnett; contractor, T. D. Gilmore; signed, June 1; filed, June 1; cost \$2200.

Sixteenth and Folsom. Three-story hotel; owner, John Center; superintendent, N. R. Ellis; days work; cost \$18,000.

Stockton near Sutter. Two-story brick; owner, Geo. H. Sanders; architect, G. H. Sanders; mason work R. Beattie; cost \$4500.

Sutter and Hyde. Carpentry, mill work, etc. on five-story and basement brick; owner, Dr. J. Rosentorn; architects, Salfeld & Kohlberg; contractors, Campbell & Pettus; signed, May 9; filed, May 13; cost \$25,450.

Sutter and Hyde. Excavations and concrete; owner, Dr. Julius Rosentorn; architects, Salfeld & Kohlberg; contractor, S. Giletti; signed, May 9; filed, May 9; cost \$8245.

Sutter and Hyde. Plumbing and gas fitting, etc.; owner, Dr. J. Rosentorn; architects, Salfeld & Kohlberg; contractors, I. Ickelheimer & Bros.; signed, May 16; filed, June 4; cost \$12,000.

Sutter and Hyde. Brick works, etc.; owner, Dr. J. Rosentorn; architects, Salfeld & Kohlberg; contractor, S. Giletti; signed, May 22; filed, May 2; cost \$17,975.

Tenth Ave. near California. To build; owner, John & Margaret Neuenberg; contractor, August Guilbert; signed, May 11; filed, May 12; cost \$2200.

Twenty-first near Protrero. To build; owners, Braida & Pasquall; contractor, J. Macconi; cost \$1600.

Twenty-second near Shotwell. One-story brick; owner, J. P. Marasson; architect, G. A. Berger; contractor, J. B. Fene; signed, May 15; filed, May 19; cost \$1430.

Twenty-second Ave. and Lake. Two-story frame; owner, A. L. Bowhay; architect, H. D. Mitchell; cost \$10,000.

Twenty-fourth near Kansas. Two frame dwellings; owner and builder, F. Nelson; cost \$4000.

Twenty-fifth and Florida. Three-story frame; owner, F. V. Pistolesi; contractors, M. A. Steward, L. L. Berger; signed, June 1; filed, June 1; cost \$2216.

Twenty-seventh near Guerrero. To build; owner, J. M. Burk; cost \$4000.

Turk near Fillmore. To build; owner, Mrs. M. T. Welsh; architect, T. J. Welsh; contractors, Williams & Foster; signed May 23; filed, June 1; cost \$4750.

Van Ness Ave. and Clay. Steel and copper plated blinds; owner, Claus Spreckels; contractor, James J. Wilson; signed, May 6; filed, May 22; cost \$750.

Van Ness and Clay. Elevator work; owner, Claus Spreckels; architects, Reid Bros.; contractors, Cahill & Hall; signed, May 23; filed, June 3; cost \$2950.

Vermont near 25th. Seven frame dwellings; owner and builder, F. Nelson; cost \$14,000.

Waller near Masonic Ave. Four two-story frames; owner, W. Whealan; days work; cost \$20,000.

Washington near Leavenworth. Concrete, brickwork, etc.; owner, Charles D. Cushing; architect, J. H. Littlefield; contractor, H. H. Larsen; signed, May 10; filed, May 20; cost \$1474.

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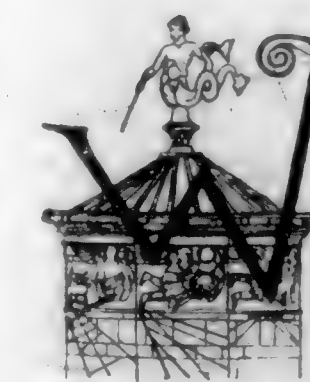
Space	1 Month.	3 Months.	6 Months.	12 Months.
1 inch.....	\$ 1 50	\$ 4 00	\$ 7 50	\$ 13 00
2 inch.....	3 00	8 00	15 00	26 00
3 inch.....	4 00	10 00	18 00	35 00
4 inch.....	5 00	12 00	22 00	40 00
5 inch.....	6 00	14 00	25 00	45 00
6 inch.....	7 50	18 00	32 00	55 00
7 inch.....	8 50	20 00	35 00	60 00
8 inch.....	10 00	22 00	38 00	65 00
9 inch.....	11 00	24 00	40 00	70 00
10 inch.....	12 00	26 00	42 00	75 00
11 inch.....	13 00	28 00	45 00	80 00
12 inch.....	14 00	30 00	48 00	85 00



EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



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



WE PUBLISHED last month a clipping from *The Age of Steel*, setting forth at some length, the greater desirability of the present competitive system of society, as contrasted with the results which it predicts would occur, should the people ever attempt the co-operative system advocated by Socialists.

In order to give our readers food for thought, we will give Socialism (the under dog in the economic, as well as the

political fight to-day) a chance to answer the statements made by *The Age of Steel*.

To begin with, *The Age of Steel* in asserting that Socialism is a beautiful theory that "goes to pieces in actual operation," has no actual basis of fact on which to rest its assertion. Socialism has never been tried that we ever heard of by a modern civilized government individual efforts at co-operation are not in any sense of the word, Socialism.

Until this trial has been made by a government and failed,