

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. Scheidler; 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 McConkey; 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 24th. Concrete walk; owner, P. W. Riordan, Archbishop; signed, April 16; filed, April 17; cost \$200.

Geary and 24th. 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 3; 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. Gallehorn; 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 \$3196.75.

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 \$1300.

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. Gellfuss; 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 McConkey; 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. Gellfuss; 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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W. J. CUTHBERTSON, President.

OLIVER EVERETT, Secretary.

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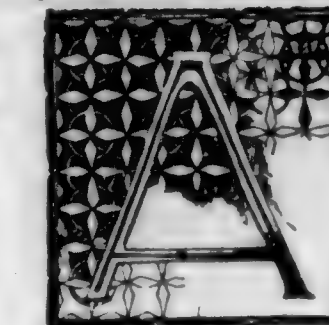
EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



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.

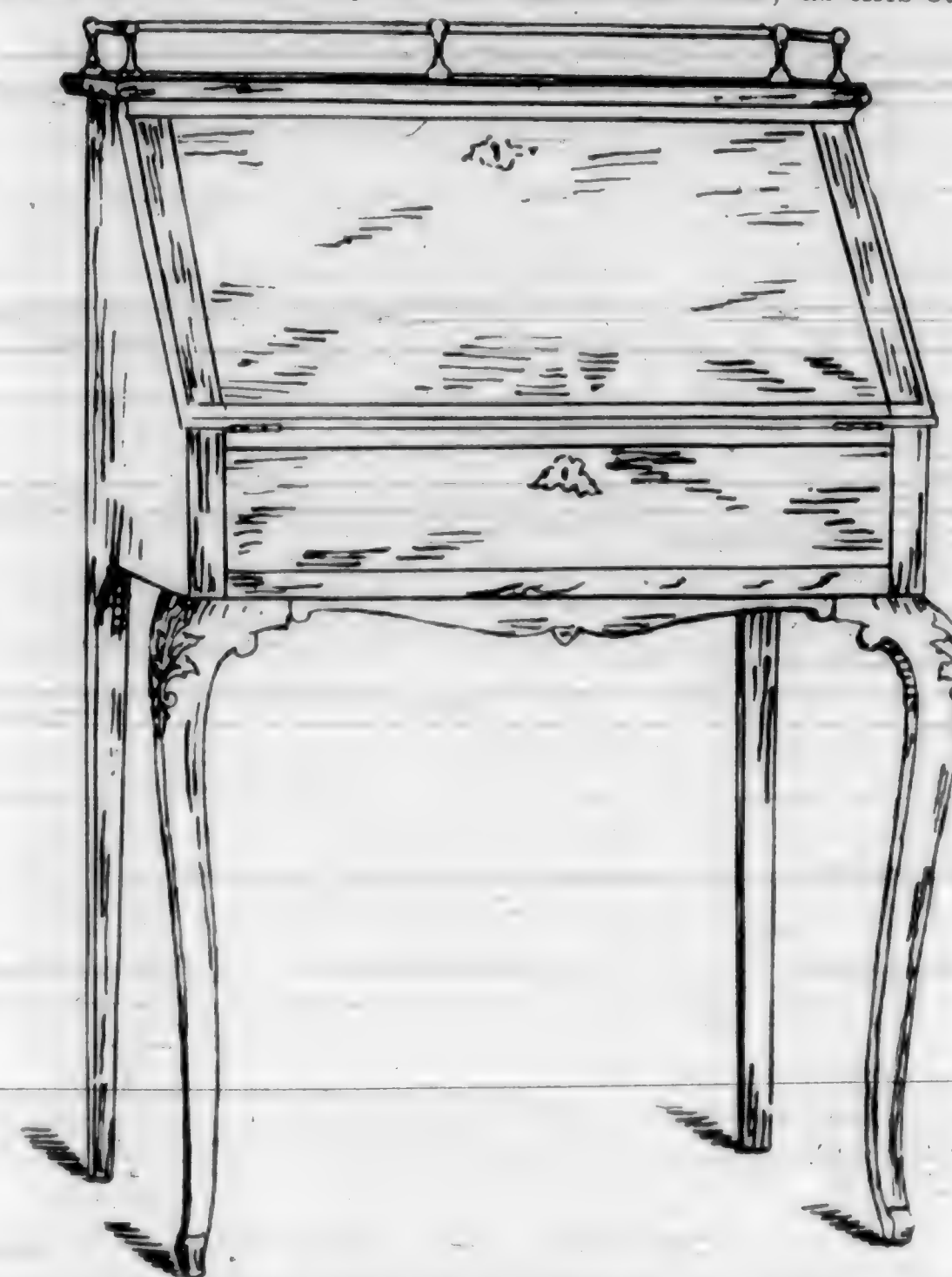
Harrisburg Lumber Co. v. Washburn, Supreme Ct. Oregon, 44 Pacific Reporter, 390.

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 \$1500.

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. Rosenstern; architects, Salfeld & Kohlberg; contractors, Campbell & Pettus; signed, May 9; filed, May 13; cost \$25,450.

Sutter and Hyde. Excavations and concrete; owner, Dr. Julius Rosenstern; 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. Rosenstern; 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. Rosenstern; 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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NOW IN THE SEVENTEENTH YEAR.

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

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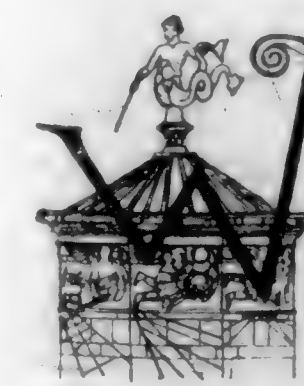
Space	1 Month.	3 Months.	6 Months.	12 Months.
1 inch.....	\$ 1 50	\$ 4 00	\$ 7 50	\$ 13 00
2 inch.....	3 00	8 00	15 00	26 00
3 inch.....	4 50	12 00	22 50	39 00
4 inch.....	6 00	16 00	30 00	52 00
5 inch.....	7 50	20 00	37 50	65 00
6 inch.....	9 00	24 00	45 00	78 00
7 inch.....	10 50	28 00	52 50	91 00
8 inch.....	12 00	32 00	60 00	104 00
9 inch.....	13 50	36 00	67 50	117 00
10 inch.....	15 00	40 00	75 00	130 00
11 inch.....	16 50	44 00	82 50	143 00
12 inch.....	18 00	48 00	90 00	156 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,

a Socialist cannot be made to understand why his ideal is "impossible of realizing" and "impossible of maintaining," when realized. On the contrary, he argues with some degree of plausibility, that if the government can successfully conduct the mail service, it could also conduct an express service and a freight service; and that if it is a proper function of the government to conduct a mail service, there can be no logical argument advanced why the government should not conduct an express and a freight service. Once grant that it is right for the government to own and conduct the telegraph (as is done in England) or to own and conduct the railroads (as is done in Germany and a dozen other countries) or to run a pawn-shop (as in done by the Municipal government of Paris,) how can it be denied that the government could, on equal grounds of expediency and justice, own water works, supply gas and electricity and run a bakery? and when the present functions of the government (which are universally acknowledged to be legitimate and desirable and effective) have been extended to embrace all those means of production and distribution of life's necessities that still remain under the control of individualistic or corporate enterprise, then the era that Socialists are striving to bring about, will be practically achieved—the government now erects structures not only for the accommodation of the public, for the transaction of Municipal, State and National business, but also at the public expense cares for the sick, the wounded, the insane, the paupers and the criminals. Socialists claim that it would be only one step more in the line of present tendencies, to add to the functions of government the care of the unemployed. In other words direct their energies into productive channels, or apply their unoccupied time, first in all ways useful to the community, and when all utilitarian avenues have been supplied, then to those productive of public pleasure and recreation; such as the building and maintaining of public parks, museums, memorials, the cultivation of desert places, the ornamentation of public roads and pleasure grounds, national boulevards, etc., etc.

To simply assert that a dream is impossible of fulfillment, is not a valid argument against that dream unless reasons are adduced in support of the assertion.

Napoleon did not choose his Marshals because they were fond of telling him his plans were impossible. To a Socialist the fact that Society manages to exist at all under the competitive system, is the strongest kind of an argument that it would flourish more vigorously still under a co-operative system.

A Socialist when confronted with the argument that the "fittest must survive" might pertinently ask why a garden is cleared of weeds; if it be true that the fittest must survive, without regard to usefulness to mankind, then why not let the plants fight it out with the weeds, relying on the fact that the fittest must survive, and calm in the consciousness that nature does all things well, and that if the weeds conquer (as they probably would) therefore it is best they should, being the "fittest to survive."

It is no doubt true that among the nations of the East such things as "honesty, fair dealing and frankness" are looked upon as iridescent dreams. But to claim that the ordinary business man of to-day is "a shining example to the contrary" is to claim just a little too much.

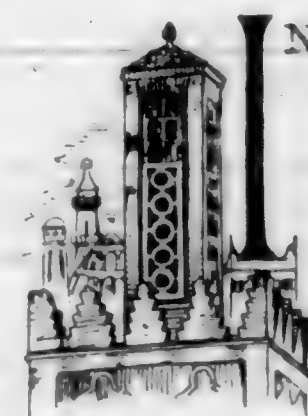
The president of a powerful railroad corporation in this country, stated in public only a few years ago, that while he had every confidence in the truth, honesty and integrity of

the word of the presidents of rival corporations when spoken by them as private individuals, yet he would not trust one of them to tell the truth in a business transaction.

The Age of Steel seems to be willing to admit that this competition is at times ruthless and grinding, but thinks it far less cruel than nature.

This statement might be questioned. Is a lingering death by starvation under the horrors of the blacklist any better than the quick sharp death that nature's beasts of prey inflict on their victims? certainly it is not much, if any, improvement.

A Socialist will hardly admit that much courteous and kindly feeling existed between the Standard Oil Company and the rivals it drove from the field, or much honesty and frankness in business methods that tolerate adulteration in all its forms, even in the food that gives us life.



IN THE PROGRESS made in the flooring of public buildings within the last few years the old fir and cement floors have given place to floors of more expensive character; oak and other hard woods, encaustic tiles, marble and mosaic. It becomes then a necessity to keep these free from stains if one wishes to enjoy their beauty. The trustees of Alameda have come to this conclusion—and have passed an ordinance making it a misdemeanor to expectorate upon the floors of public buildings or in public conveyances—thus keeping up the reputation already gained by them in acquiring their own electric light plant, as the most progressive public body in their vicinity.

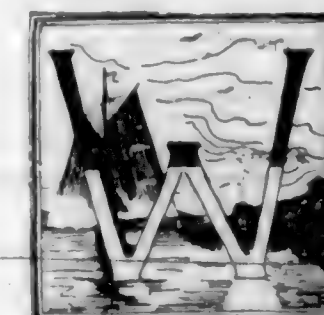
It is high time that action on the same lines should be taken in all other communities; why should one be allowed to damage the floors of other people's property, any more than he is allowed to damage the walls by chipping or other means—this is looking at the matter of dollars, but besides that the senses of people of taste deserve some respect, which cannot now be said to be the case, as long as one has to pick one's way on the street, sidewalks and pavements of buildings amidst the spots and splashes of putrescent and tobaccoesque matter. One look at the floor and steps of San Francisco's City Hall, with its evil looking decorations, is sufficient to show at once the necessity of a similar ordinance in this City.

A MODEL "FAKE" CAPITOL COMPETITION.

PROPOS to the seeming epidemic of "invitations to architects" just now, and which seem to be accepted with alacrity, is that recently issued by the State of Mississippi for a new capitol building. The general scheme is so attractive that the express business in the South should be greatly stimulated. On July 15 the committee, consisting of the Governor, Attorney-General and Secretary of State, will "meet for the purpose of collecting all plans and information obtained by them," and at that time will be pleased

to confer with such architects as may prefer to visit the capital city. As the building is to cost from \$550,000 to \$1,000,000, and a sum not to exceed \$1,000 is to be paid for the plans, or in case the architect is employed to superintend, no compensation shall be paid for plans and specifications, and in no case shall there be any compensation for plans not used, this should be an exceptional opportunity to prove the cheapness of an architect's service. The assurance that the committee will be assisted by a competent and disinterested architect to collate all plans and information that would be useful to the legislature in letting the contract should lend additional attraction to this most unique "invitation." We were wont in times past to point out to these misguided committees that respectable architects would not compete under such conditions, but recent events in the competition line have so far modified this opinion that we would not be surprised to see a long list of competitors for the state capitol building for Mississippi.—*The Inland Architect and News Record.*

THE NEW RULES AND REGULATIONS OF THE SAN FRANCISCO BOARD OF HEALTH.



WE HAVE received the Rules and Regulations adopted by the Board of Health of San Francisco, taking effect July 1, 1896, in place of those heretofore in force. The words and grammar are hardly commendable and there are a few ambiguities, e. g., in Section 10—"The sewer shall have a trap placed either at the line of curb of sidewalks, or immediately inside the area wall under sidewalk"—"at the line of curb of sidewalks" may mean in the gutter of the street, in the curb itself, or in the sidewalk at the inner line of curb, may be all are intended.

"Sec. 26. (Surface Drainage)—No opening shall be provided in the sewer pipe of any building for the purpose of surface drainage unless said opening is properly trapped and supplied with water from a suitable fixture."

"Suitable fixture" is very vague—a definition of a suitable fixture is required—then it says:

"When said surface drain is situated at a distance greater than twenty feet, reckoning in a horizontal line from said suitable fixture, than it may be supplied by a hose-bibb."

It does not say where the hose-bibb shall be, whether standing up in the middle of the yard, over the trap, or twenty feet off. From information we find that the hose-bibb may be twenty feet off as long as the water from it is conducted either with a hose or gully in the pavement to the surface trap. But if the trap is 19'6" from a "suitable fixture" it must be supplied from the "suitable fixture," but in what way we know not and the regulations do not help us out.

When in Sec. 29 it says that "branches must be connected to main vent at an angle not less than forty-five degrees." Surely it must mean more.

In Sec. 31 where it says that "the branch fitting must be 3'6" from the floor line" we would suggest from the fixture, as floor line is an indefinite statement.

In Sec. 33 "Every vertical soil, waste or vent pipe must extend full bore two feet above the highest line of roof or coping" should be qualified by "at the intersection of said

pipe with said roof or coping"—as it reads now a plumber might be compelled to run his vent pipe two feet above the ridge of the roof which is the "highest line of roof" instead of two feet above the place that the pipe protrudes through the roof.

No distinction is made between a "vent" and a "vent-pipe"—which leads in some cases to confusion, the term vent is generally used for both.

We will stop here or we may be considered hypercritical.

PROFESSIONAL GRADUATES.

AT this season of the year, when our professional schools are launching on the community multitudes of young men who have completed the school course in their preparation for the professions, one is disposed to ask, is all this material needed in keeping up the requisite strength to serve the public in professional lines? While we are disposed to apply it to one profession, is it equally pertinent in the case of the lawyer, the doctor and other similar callings. The world has a great capacity for absorbing material of this sort. In fact, we find that professional study very often is the step to positions outside the regular lines of practice which the course of study of the school specially points to, yet for which it fits them to a nicety. Graduates of medical schools become chemists or pursue special lines, never, perhaps, touching the regular line of practice. Lawyers become associated with great business enterprises, for which their legal training especially fits them. Examples of such change of work are constantly before us. Take, for example, President Depew of the great New York Central and its immense system. Who can doubt that his training as a lawyer has stood him in good stead in handling and systematizing the business of these roads?

In viewing the exhibition of the Columbia School of Architecture the other day, the value of the training there afforded struck the writer as being of far wider scope than is generally supposed. And to come back to the question of how all these young fellows that are going out from this and similar institutions are to be employed in architecture, we answer, they don't need to be. There is a broad field for the employment of men who have received this class of training outside of mere building. Architecture may be regarded as a fundamental art. In fact the study of its history shows that all the other arts have grown out of it, however widely separated they may have in time become. So that like classics in literature, and as their study is needful to broad literary culture, thus the study of architecture, its forms and proportions, is the fundamental work in any broad school of design. Recognizing this feature of architectural school work, one can easily see the broad field open to these graduates.

The vast need of able designers is felt in every branch of manufacture that rises at all above the plane of utilitarianism. Intelligent and traveled Americans have long recognized that there was something that made many articles of manufacture from the Continent, in many cases at least, better than ours, and that not found in the value of material or construction, but in the better proportion, the more apt use of color, or in all those directions which are influenced by what we call taste. It is no disparagement to our people to say these things. Americans have been too busy erecting

the material structure of a nation and furnishing the needs of a new people to have had time to dwell on the aesthetic character of their work. Here, however, is where the work of our architectural schools comes in. Any one who looks upon them as the breeding places only of master builders falls far short of a recognition of what they are doing. Their work is to train the minds of young men in the study of design as they teach them to develop their construction in that artistic manner which we call architecture. All design is closely allied, and the same character of ornament may be seen on a terra cotta vase or a silver goblet that appears in a classic frieze, and be equally appropriate in either case. So that in a measure a graduate of an architectural school has gone through a class of training that fits him for all manner of technical design. It is true he has not received that technical knowledge of material or appliance that may be necessary for the execution of his design, but he soon comes to it. His training has all along been such as to exercise his inventive faculties, and has cultivated a quick comprehension of the circumstances surrounding him and the materials with which he has to work. Here the young architect's training differs from the artist's. The latter can, to a certain extent, create his own surroundings and bring them into harmony with his own ideals, while the architect must bring his art ideas into harmony with his surroundings; he is confined to limits and bounds beyond which he cannot go, and "to construct beautifully" within the limits of the conditions surrounding him must often tax severely his genius. It is this very circumstance that makes architectural study an especially good introduction to all classes of technical design. In both cases a high degree of mechanical comprehension is required. The architect must understand the limitations of his site, the characteristics of his materials—stone, brick, wood or whatever they may be—and mould them into artistic form, all the time preserving the highest quality of usefulness and commodiousness in the structure. Like conditions govern the designer of carpets, oil cloths and fabrics of all sorts, and the conditions of manufacture and the character of materials have all to be intimately known and carefully considered, otherwise the design is a failure.

Viewed in this light the opportunities of these schools are great, and their influence must be far-reaching and to the benefit of students not only in reference to building, but to every class of industrial pursuit. Besides, they are training schools of our art educators, and their graduates may be found in all the schools for art-artisans throughout the country. These schools are thus centres of artistic growth for the whole country.—*Architecture and Building.*

AN IMPROVEMENT IN WALL FINISHES.

WHERE is no one feature in the house which is more constantly before the eye than wall finish, none which appeal more strongly to artistic taste, with the exception perhaps of plumbing, none has a greater hygienic importance, and no other feature has so often to be replaced. The three methods in use of finishing walls, water colors, *i. e.*, kalsomining and frescoing, wall paper and oil paint each have their objectionable features.

All ordinary kalsomines of fresco paints get their ad-

hesive qualities from glue, which being animal matter, in time decays, emits foul and unhealthy odors and causes the finish to crack and chip off. All such finishes are porous and absorptive, and naturally attract and retain disease germs. Not one of them can be washed when soiled and if a leak comes through the wall or a spot gets on them, there is only one way to repair the damage and that is by going over the entire wall again.

Wall Paper is porous and absorptive; it is applied with a vegetable paste which becomes food for vermin; it is quickly ruined by dampness and stains, and is expensive.

Oil Paint which is permanent, non-absorptive and washable soon turns yellow when used on interior walls; it intensifies cracks and other defects in the wall and requires four or more coats to make a solid finish, making it expensive. Its gloss which it is impossible to entirely kill, gives the wall a greasy effect, and last, it is not possible to produce with it the delicate shades and soft velvety color effects so admirable in water colors.

It would seem therefore a wall finish which possesses none of these objections should be welcome both to the house-owner and architect. It can be found in Zinolith a California product.



[The Editor is not responsible for anything which appears in this column.]

To the Editor of the California Architect and Building News.

SIR:—I have had presented to me a copy of the New Rules and Regulations of the Board of Health of San Francisco, and being interested in what concerns the welfare of the people, it struck me that one part of them at least might be open to criticism. I believe there is incorporated in them a very undesirable principle when they compel a master plumber before he is allowed to register to give "a bond to the State of California for \$500 with good and sufficient sureties, for the faithful discharge of his duties as master plumber."

This is a special law and unconstitutional, why should a plumber give bonds more than a doctor, architect, house mover or builder, these have the health and welfare of the citizens as much in their hands as the plumber. If one tradesman is to give bonds, start in fair and make every business man, tradesman and professional man give bonds for the faithful discharge of their duties—for all businesses when improperly carried out are dangerous to the public welfare. How many bodies do incompetent doctors kill off without bonds. How many souls do incompetent divines send to damnation without bonds. How many lives are wasted in badly lighted, badly ventilated abodes and otherwise destroyed by incompetent architects and builders without bonds. How many people are poisoned by adulterated goods sold to them by traders without bonds. Let every body give bonds if bonds are the go, either all bonds or no bonds to be consistent.

The President of the United States is about to issue another batch of bonds, so the Board of Health is evidently in

the fashion, and bond servant will be a term quite in vogue, even more so than in Abrahamic times.

But the poor plumber has not only to give bonds but has also to pony up one dollar for his certificate every year. He has also to have an established place of business in San Francisco, so that the plumber over the San Mateo line or in Oakland, San Rafael or other adjacent towns may not come over to San Francisco to do work for his friend. Why this is worse bigotry than the whilom charter-makers of San Francisco wish to foist upon us when they would like us to be compelled to take all our school teachers from California.

These attacks on the liberty of the individual must be stopped or where shall we land?

When a plumber passes his examination and is declared competent—if that examination is honestly conducted as is the presumption—then he becomes a worthy master plumber and the asking him to put himself under obligation to obtain bonds appears very much like an insult.

Yours truly,

STROLLER.

PROPOSED FOREST RESERVE IN MINNESOTA.

AFTER the most unparalleled destruction of property and of life by forest fires in Minnesota less than two years ago it is hardly to be wondered at that the new law against these fires in that state is the most effective of all that have been enacted in the various states of the Union. But the advocates of sound forest policy in Minnesota have not rested here, they are making a determined move toward acquiring, in the name of the state, a large area on which it is proposed to restore and preserve the forest. We have received a circular containing a synopsis of the plan proposed by Mr. Judson N. Cross, of Minneapolis, at the meeting of the Forestry Association of Minnesota, held in January of this year, and since the plan is novel and has far-reaching possibilities, all persons to whom the circular is sent are requested to express their opinions as to the details and to send any recommendations for changes, together with reasons for the same, to the Secretary of the Association, Mr. J. O. Barrett, Brown's Valley, Minnesota.

The plan is essentially this: (1) The Legislature is to constitute state, county and town boards of forestry. For the sake of economy the town board of supervisors will act as a town forestry board, the county commissioners will constitute the county forestry boards, and the state forestry board of nine members is made up of the State Land Commissioner, the Professor of Botany in the Agricultural Department of the State University, the chief officer of the Climate and Crop Service of the United States Weather Bureau in Minnesota, and one member appointed by each of the following associations, namely, the State Forestry Association, Farmers' Institute, the Board of Regents of the University; the State Lumbermen's Association, the Board of Public Health and the Fish and Game Commissioners. These are to serve without pay, except for actual expenses, and an executive committee of three is to be selected by the entire board. (2) Owners of Pine lands which have been lumbered over and other lands, especially if they are rocky, rough or sandy, and will probably not be utilized for agricultural purposes for some years, may deed that land to the state when this course is recommended by the town and

county forestry boards. This land is deeded for forestry purposes only, all rights in minerals, coal, oil, etc., being reserved. Land so deeded shall be exempt from taxes, because it is dedicated to public use. (3) This land shall be called the Reserved Forest Area, and it shall be under the charge of the State Forestry Board, who is to care for it as the Legislature may direct. (4) Of the future income to be derived from such lands, one-third shall go to the state to reimburse it and the towns and counties for care and protection and loss of taxes, one-third to the person deeding the land and his heirs for a period of, say, one hundred years, after which it is to go to some institution, the other one-third to go to some designated institution or the State University. (5) The state shall have full power to lease low meadow tracts where such are needed as protection against fire, or for pasture where this will not interfere with the growth of the forest-trees. It shall have power also to sell dead and down timber, which it is supposed when the adjoining lands are settled up will bring in a large income, and generally the state is to have full power of control, even the power of alienation of certain tracts when recommended by the State Board of Forestry in such cases, for example, as where the growth of towns, the building of railroads, water-power, etc., may necessitate such alienation.

Of course, this is the merest outline of the scheme, and we have omitted many of the details given in the circular. We call attention to it, however, as a step forward, that the great prairie states, as well as New York and those in the middle Appalachian region, are taking serious thought of securing and maintaining large areas in permanent forest. Experience in Europe and in India has demonstrated that such areas owned by the commonwealth will prove a source of revenue if properly managed. Besides, they will furnish examples which private forest-owners will be eager to follow. More than all, a community which is sufficiently farsighted to take such action will see to it that the heights and slopes which are the sources of water-supply to the valleys below are kept covered forever as the only security against those disasters which the reckless destruction of forests on highland or lowland has invariably brought.—*Garden and Forest.*

THE BISHOP PAID THE BILL.

THE principle of charging for the "know-how" is not forgotten by professional men who have got on well in their work. The story is told in an English book of a distinguished Bishop, who, being dissatisfied with the arrangements of his palace, employed a first-class architect to superintend possible alterations. The architect took time to consider, and at last submitted plans. By this time the Bishop had decided that the cost was too great, and relinquished his building project altogether.

"And now said the Bishop, 'I shall be glad if you will tell me how much I shall pay you for your trouble.'"

"I thank your lordship, £100," answered the architect.

"One hundred pounds!" exclaimed the Bishop. "Why, I have curates in my diocese who do not receive so much as that for a whole year's services."

"That may be true, my lord," said the architect, "but I happen to be a Bishop in my profession!" There was nothing more to be said, and the Bishop paid the bill.—*Youth's Companion.*

ARCHITECTURAL COMPETITION.

AT the closing meeting of the Boston Society of Architects for the session, held May 8, much of the evening was given up to a discussion of the matter of competitions, which was introduced by the following paper which was read by Mr. John A. Fox:—

The treatment of this subject, one of the vital issues of our practice to-day, must depend largely upon the precise nature of our calling. Is it, in the future, to be an art, a profession or a business? At present it has characteristics of all these. But we live in an age of reforms and in a nation of progressive tendencies. Our part of the world's work must advance or lag behind. What are our young men going to make of their chosen occupation? An art, pure and simple, it cannot be. It is too intimately connected with practical matters, and can only be followed exclusively as an art by the subordination of the designer to the engineer, or the man of business. None of us would counsel such degradation. If it is to be a business, the standard will of course be low enough to include all the weak, the lazy, the incompetent and the unscrupulous; and the decay of art, science and morals in our practice will be rapid and complete. All societies and rules will become superfluous, except such as belong to "trades-unions" or "trusts," and are created merely to increase profits. No laws will be needed but the "common law"; and the only incentive to, or test of, success will be the greatest return of income.

The tendency of the times is to measure everything by a money standard. The age is feverish with rivalry, envy and discontent. But we note the fact, while the methods of business and politics seem to be steadily deteriorating, three callings, the church, medicine and law, though somewhat partaking of the current demoralization, still maintain educational and ethical tests and standards, and guard their patrons by examinations and legal certificates. The clergyman, the doctor and the lawyer, with no less love than others for the ease and comfort that money may bring, still look for a part of their reward in the social standing given by their professional position and in the consciousness of intellectual work well done.

Assuming, then, that our choice is to make the practice of architecture a suitable profession for educated gentlemen, what are we to do to prevent the field from being invaded, our standards lowered and the public defrauded by the unqualified and the dishonest?

This brings us to the main problem. Where do we find, in other professions, any system of employment like that known to us as "a competition"—even as seen at its best? and what is there peculiar in our work that demands this form of "trial by battle"? We are considering mainly "public" or "open competitions." What are known as "limited" ones are of minor importance. If a promoter elects to pay adequate prices for the sketches of several architects, though the practice is not a businesslike one for him, or a dignified one for the architects, except under conditions that seldom prevail, yet it may not merit the condemnation called for by the other.

But in the open contest, with all its variations and complications, real artistic feeling and sentiment are thrown to the winds and we have an attempt to select an architect by choosing from a set of sketches one that seems to the pro-

moters, or at best to their adviser, to meet the imperfectly expressed requirements. The party offering the sketch is not known to be its author, or even to be an architect at all. His purpose is at war with the nominal one, for he aims only to secure a premium, or a commission; whereas the promoters wish to employ a competent professional adviser and to secure a thoroughly good and beautiful building—two very different objects.

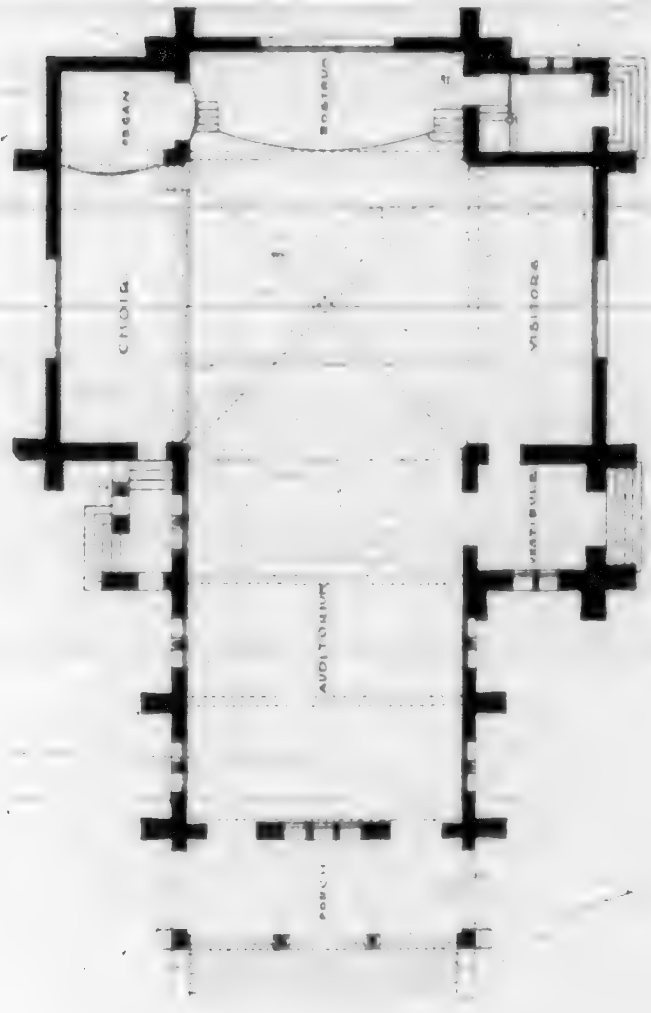
Perhaps I am not drifting too much into the burlesque, which the absurdity of the situation seems to suggest, in drawing a comparison with another profession. Suppose that one's wife suffers under the affliction of a malignant tumor. The husband wishes the most thorough relief for her, consistent with his limited means. He calls in half-a-dozen physicians and a few medical students, and if very liberally inclined, invites an extra doctor to advise with him. The invited competitors, after being furnished with some general facts in the case, proceed, in the absence of the patient, to illustrate in a sketchy way, and perhaps with aid of a carving-knife and a loaf of bread, how each would treat the case, and to the one who makes the most attractive showing the wife's fate is intrusted. Does this seem a forced comparison, and do you object that the surgeon deals with life and death? If so, what do you count the dignity of a profession that favors "competition," for the most complicated building problem, among draughtsmen and office-boys; and puts its veteran experts on a level with unqualified charlatans? The doctor deals with life and death! What are our dealings with? Pictures? Are there no far-reaching results affecting the health and comfort of thousands? their education in what is lovely, and even their moral welfare, in the design and construction of every important building? Would you select a man to design a national monument, and to expend millions, as you would buy a chromo or a carpet? Few architects accumulate money enough to build extensively; but, if by chance one did, he would surely ignore his own prescription.

Here seems to be the root of the evil. Our methods tend to land our employers, who are ever too ready to adopt superficial views of expert service and with a natural selfishness to undervalue it and give ear to the counsels of quacks, to mistake the shadow for the substance. How easily they could be set right by our united efforts.

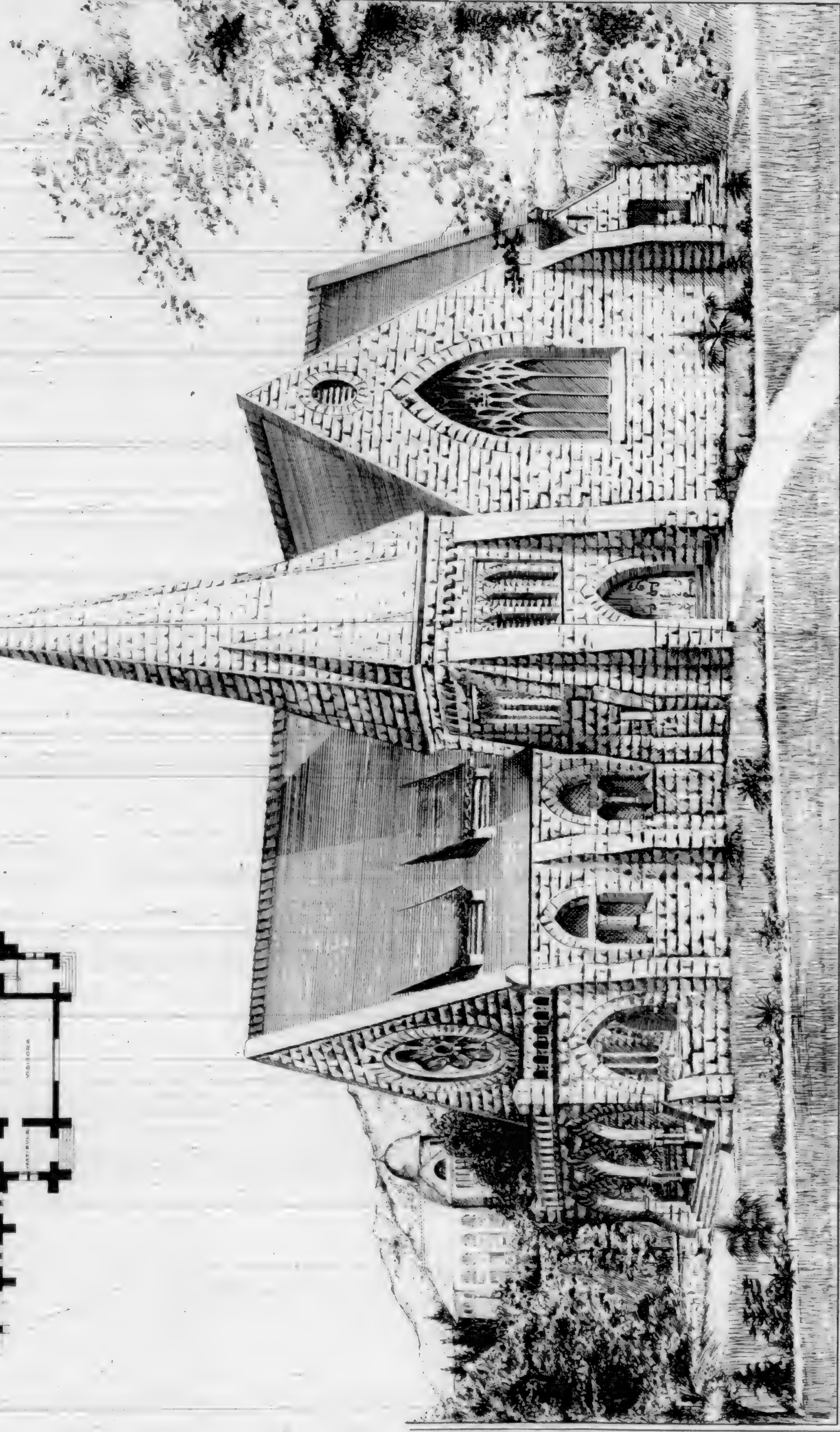
We all know that success in competitions implies the possession of faculties and the adoption of methods entirely foreign to the true purpose of building design as a creative art and science. It is well understood that an office organized for success in this unreal and speculative department is less fitted for the legitimate service of clients. The working-plans are often careless in execution, deficient in number and inaccurate. Competition in merit leads to competition in rates of commission and to direct solicitation of work. More work is undertaken than can possibly receive the attention of the chiefs, and professional methods give way to those of syndicates and combinations. The draughtsmen, forced into the rooms of dull routine, lose their interest in their work; do it in a mechanical way; and are deprived of their educational rights. This leads them to settle down into mere machine workmen, or to look for their emancipation to some happy venture, for the successful conduct of which their training has utterly unfitted them. From these temptations and influences follow the various minor irregularities, dissensions and heart-burnings of our professional lives.

It is a matter of record that an open competition seldom





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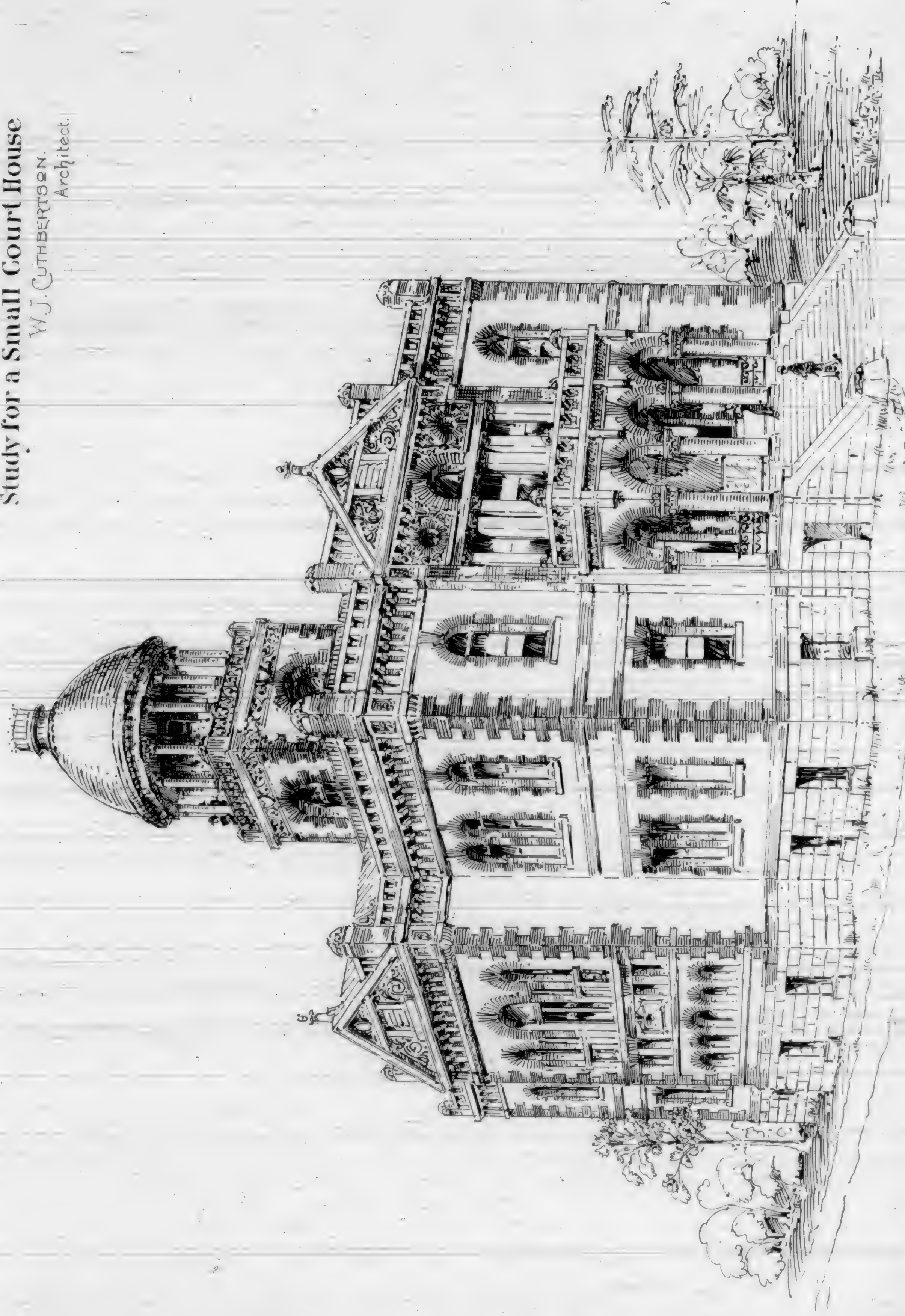


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Study for a Small Court House
W. J. CUTHBERTSON,
Architect.



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