

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.

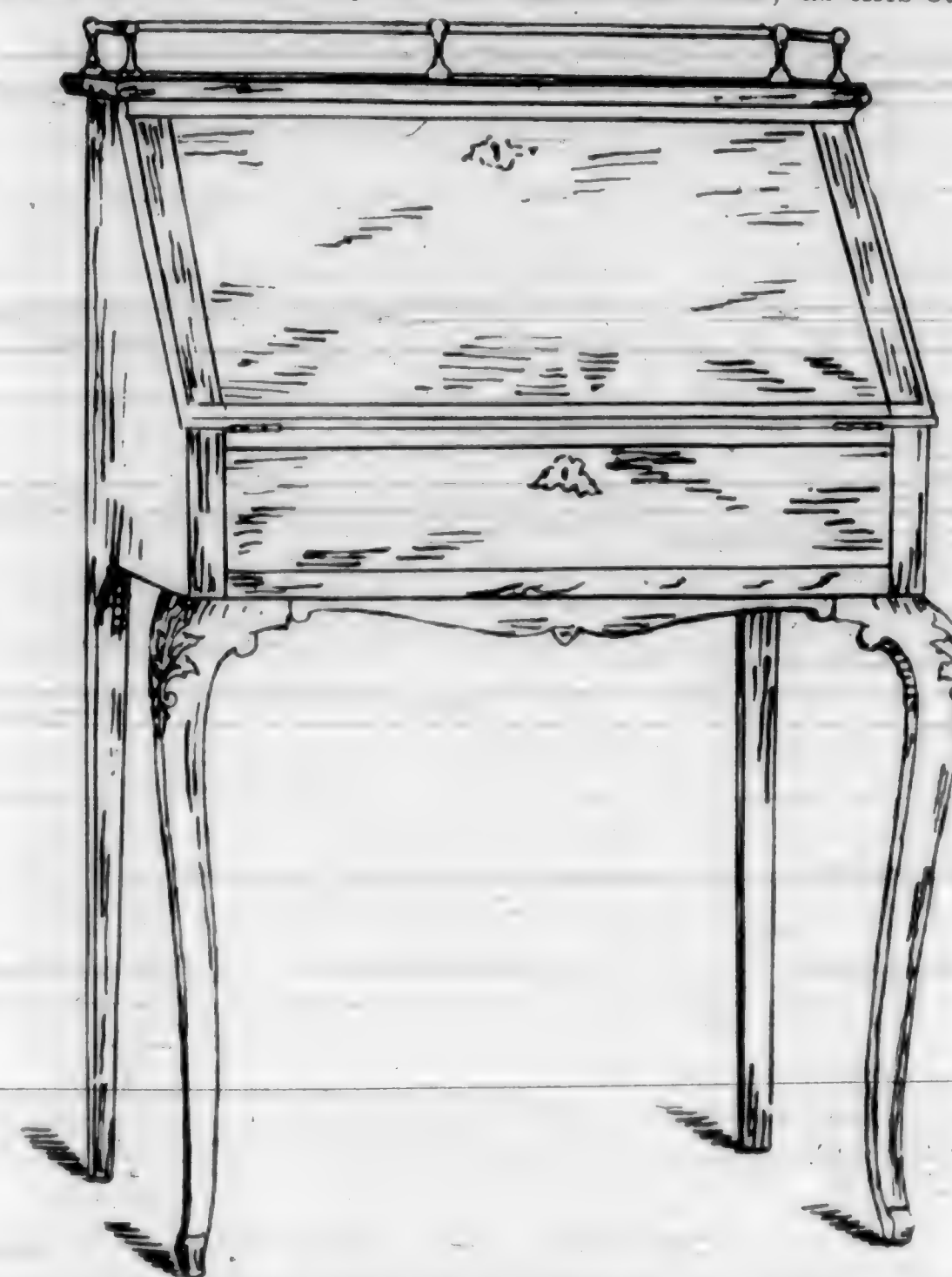
Harrisburg Lumber Co. v. Washburn, Supreme Ct. Oregon, 44 Pacific Reporter, 390.

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 Keneally; 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. Donahue, 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. Gellfuss; contractor, L. B. Schmid; signed, May 8; filed, May 11; cost \$3294.

Harrison and Dore. 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. Gellfuss; 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 \$5900.

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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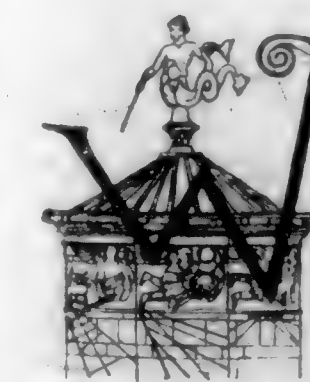
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3 inch.....	4 50	15 00	27 00	50 00
4 inch.....	6 00	20 00	36 00	65 00
5 inch.....	7 50	25 00	45 00	80 00
6 inch.....	9 00	30 00	54 00	95 00
7 inch.....	10 50	35 00	63 00	110 00
8 inch.....	12 00	40 00	72 00	125 00
9 inch.....	13 50	45 00	81 00	140 00
10 inch.....	15 00	50 00	90 00	155 00
11 inch.....	16 50	55 00	99 00	170 00
12 inch.....	18 00	60 00	108 00	185 00
13 inch.....	19 50	65 00	117 00	200 00
14 inch.....	21 00	70 00	126 00	215 00
15 inch.....	22 50	75 00	135 00	230 00
16 inch.....	24 00	80 00	144 00	245 00
17 inch.....	25 50	85 00	153 00	260 00
18 inch.....	27 00	90 00	162 00	275 00
19 inch.....	28 50	95 00	171 00	290 00
20 inch.....	30 00	100 00	180 00	305 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.

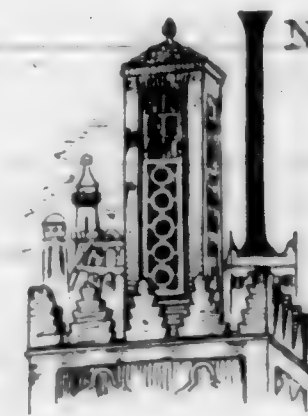
The president of a powerful railroad corporation in this country, stated in public only a few years ago, that while he had every confidence in the truth, honesty and integrity of

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 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.

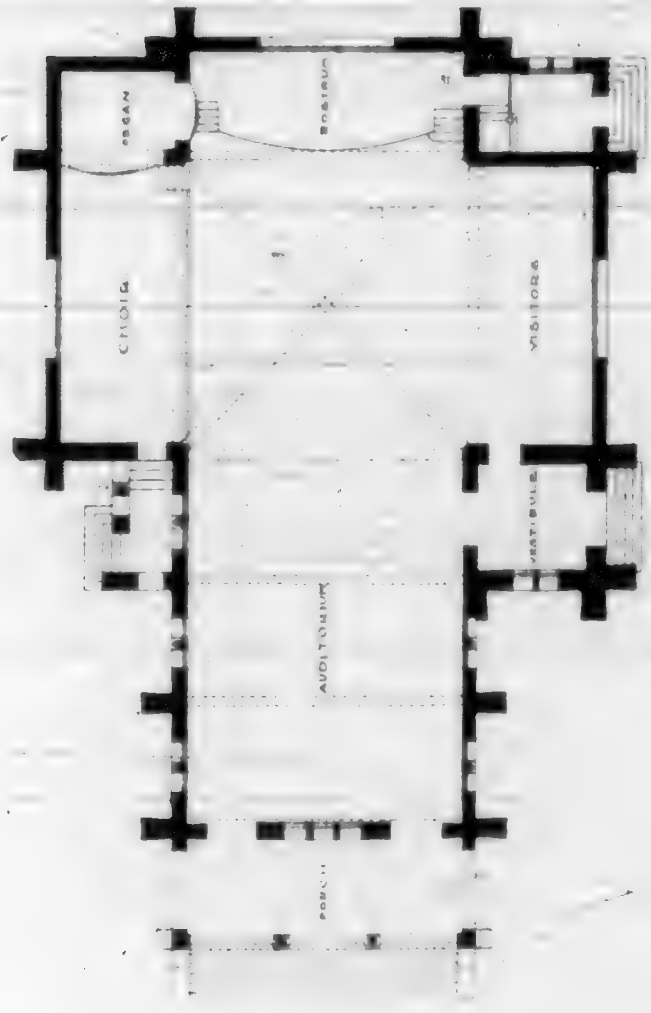
Perhaps I am not drifting too much into the burlesque, which the absurdity of the situation seems to suggest, in drawing a comparison with another profession. Suppose that one's wife suffers under the affliction of a malignant tumor. The husband wishes the most thorough relief for her, consistent with 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.

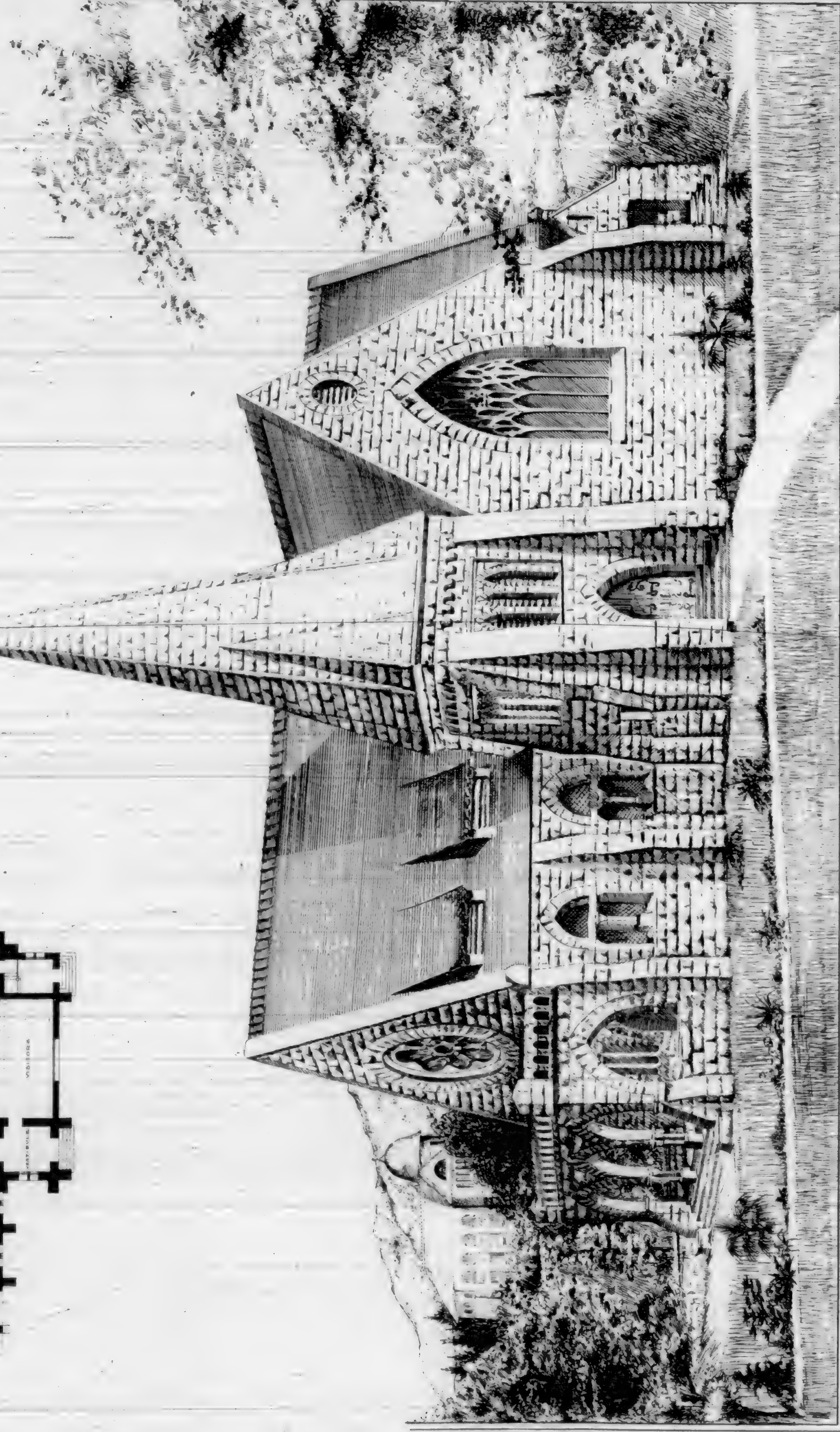
We all know that success in competitions implies the possession of faculties and the adoption of methods entirely foreign to the true purpose of building design as a creative art and science. It is well understood that an office organized for success in this unreal and speculative department is less 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





BISHOP MEMORIAL CHAPEL,
HONOLULU, H.I.
RIPLEY AND DICKEY, ARCHT'S.
HONOLULU, T.I.

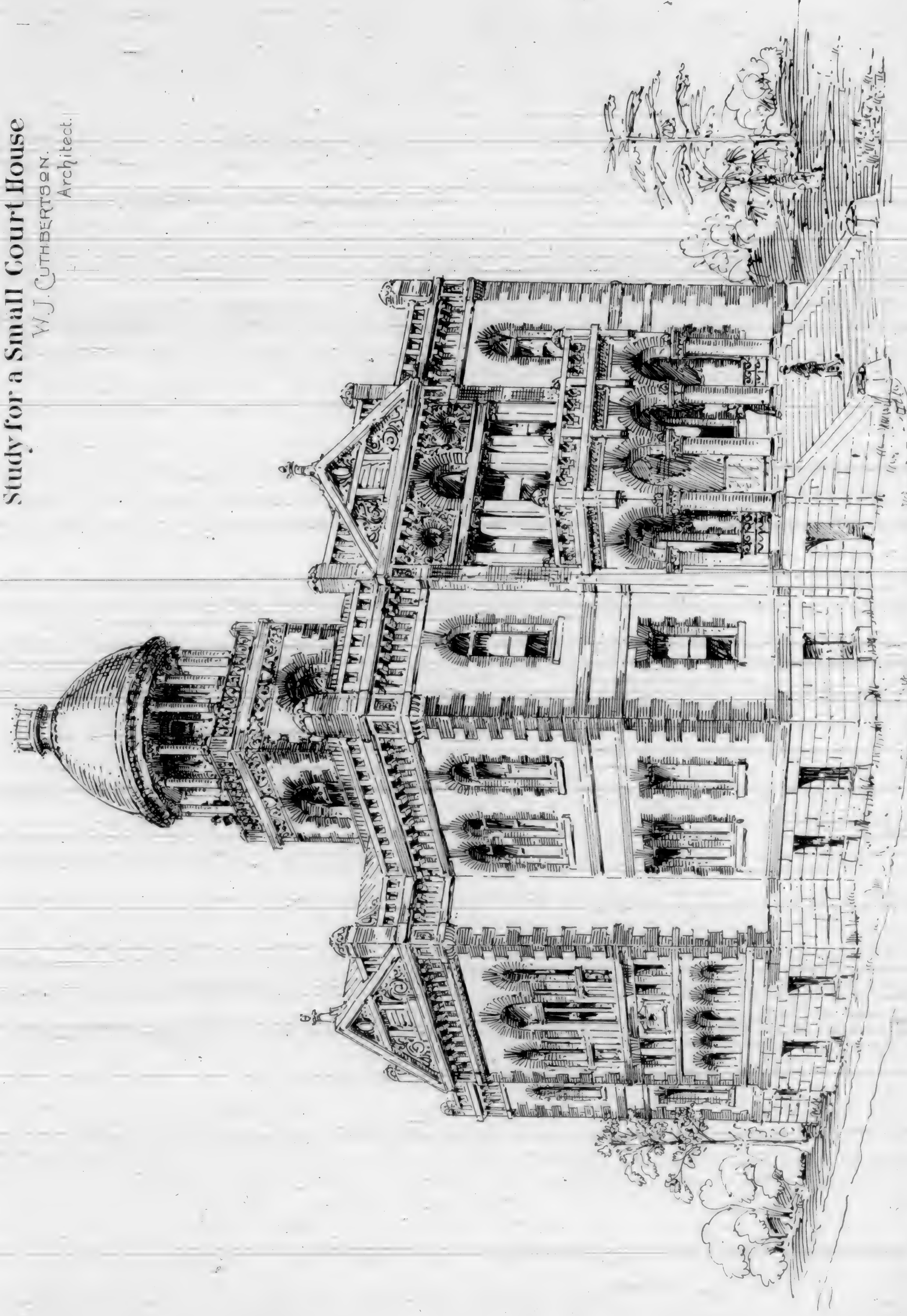


CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON & REY, PHOTO LITH.

VOL. XVII, No. 7, JULY 1896.

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



CALIFORNIA ARCHITECT & BUILDING NEWS
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I.O.O.F. ORPHANAGE. THERMALITO, BUTTE CO. CAL.

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HERMANN AND SWAIN — ARCHITECTS.

S.F. CAL.



results in the selection of the best architect or the best design. The technical journals have been filled for many years with the history of failures of the system, and the war of words sure to follow the vain attempts at regulation. And more than all we have repeated and reliable accounts of successes gained in this manner by men not architects in any proper sense and by the use of means that would discredit them in mercantile ventures, even as judged by the low moral standards of modern business.

In view of all this, and more of the same sort, it becomes us to inquire who is responsible for the system and its abuses. Not the public. The general desire of promoters is to have the best building. No clear-headed business man would, on his own motion, think of reaching such a result in such a manner. He does not hire his lawyer or doctor in any such foolish fashion. If he is a sharper, he might try to obtain gratuitous service by some irregular contest; never through (so-called) fair competition. The people learn our ways, good or bad, from our technical journals, the publications of our societies and from intercourse with our individual members. They institute competitions because they are advised so to do by those whose personal interests are forwarded by such methods, or by those who honestly believe that they cannot exist without them. When we announce that an architect's abilities can be measured by an expert, or even by an expert consideration of a sketch, is it strange that the public come to consider his employment as a simple matter? What wonder that so childish a calling becomes a prey to the hard-headed and hard-working engineer, the glib sanitarian, or the enterprising upholsterer! "The fault is not in our stars but in ourselves that we are underlings."

The outlook, however, is improving. When hoary abuses reach the danger-line, it is an American custom to sweep them away. They are marked indications that a large and increasing body of practitioners, including many of the younger architects, are determined to regulate the competition system. Failing in this, their good sense may be relied upon to abolish it. It is an indirect tax on the whole body for the benefit of the few, and no less a tax because indirect. The comparison drawn with works of sculpture and painting is nothing to the purpose. In these the presentation for selection is the thing itself, or something from which a fair estimate of merit can be made. The fact that something of the sort is claimed to bring good results in foreign practice proves nothing. It may suit the Gallic or Teutonic temperament to do serious work under such conditions. The English have nothing favorable to show us. I could weary you with a list of their failures to regulate, and could quote many of their best and ablest men against the practice in any form. But even they have excuses that we have not in their stubborn adherence to precedent, good or bad, and in the restrictions of their social orders which prevent the advance or promotion of men of talent without position or influence. But we have outgrown the provincial habit of commending everything foreign, and why waste your time with the Old World's record of disgrace, dishonor and loss. Have we not American State-houses and court-houses and city-halls?

It is impossible to show by any reliable statistics the relation of expense to return in competitions, or the incidental losses which come through interference with regular work. But, judging from cases where such results can be estimated, there is no doubt that the accumulated cost far exceeds the sum of the gains. It is still harder to compute

the physical and mental wear and tear of such needless excitement and anxiety on a class of men ordinarily subjected to the weight of heavy responsibilities and to the enervating effects of sedentary occupation. The time given to effectual rivalry is sadly needed for the professional study that should never be neglected, and in perfecting work in hand, which fails with us more from lack of thoughtful and careful treatment than from any other one cause. Competition brings out qualities of American practice and American architecture that we should exert our utmost efforts to avoid; such qualities as unreality, superficiality, caprice and extravagance (in design), irresponsibility, favoritism, intrigue, jobbery and speculation. Surely a dangerous array of faults to receive the encouragement of a profession of educated gentlement.—*The American Architect and Building News.*

CELERY FOR RHEUMATISM.

A medical authority says celery is a cure for rheumatism, and asserts that the disease is impossible if the vegetable be cooked and freely eaten. The fact that it is almost always put on the table raw prevents its therapeutic powers from becoming known. The celery should be cut into bits, boiled in water until soft, and the water drunk by the patient. Put new milk, with a little flour and nutmeg, into a saucepan with the boiled celery, serve it warm with pieces of toast, eat it with potatoes, and the painful ailment will soon yield. Such is the declaration of a physician who claims to have tried the experiment with uniform success. He adds that cold or damp never produces, but simply develops, the disease, of which acid blood is the primary and sustaining cause, and that while the blood is alkaline there can be neither rheumatism or gout. English statistics show that in 1 year (1876) 3640 persons died of rheumatism, which might have been cured or prevented by the adoption of the remedy mentioned. At least two-thirds of the cases named heart disease are ascribed to rheumatism and its agonizing ally, gout.—*Mining and Scientific Press.*

ELECTRICAL HARDENING OF STEEL.

A FRENCH technical journal announces a new invention in the field of electrical metallurgy. It is a process which will give an extraordinary hardness to steel. It is reported that the inventor, a Mr. Taux, has executed the following experiments before a committee of engineers at Strasburg. A drill hardened by electricity pierced a shell twice as quick as a drill of the best steel hardened in the ordinary way. The drill was closely examined afterwards by means of a strong microscope and not the least injury could be discovered. An electrical hardened circular saw cut iron bars with surprising ease. With a cold chisel similarly treated a steel bar, one by one-half inch, was cut through and the operation was repeated five times on the same bar. Then a cast-steel plate, one-quarter inch thick, was cut with the chisel, the edge of which showed neither a fissure nor any other alteration afterwards. An electrically hardened table knife cut iron wire of one-eighth inch diameter just as easy as a cotton string. The process is said to consist in the hardening of the red-hot steel objects in a conductive bath traversed by an electric current. If these tests should be confirmed by further practical experiences, the consequences would be of the greatest importance for the manufacture of tools.—*Electrical Review.*

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. 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.

SAN FRANCISCO CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS.

THE regular monthly meeting of the San Francisco Chapter of the American Institute of Architects was held Friday afternoon July 10, at four o'clock.

The following members were present: Messrs. Babson, Sanders, Percy, Curlett, Pissis, Welsh, Curtis, Maybeck, and Everett.

Regent Reinstein, of the University of California, was present to confer with the Chapter concerning his scheme for a grand International Architectural Competition, to secure suitable plans for the future buildings and beautification of the University. The outline of such a competition as was drawn up by the Chapter on a previous occasion, was discussed at some length, and the desirability of future and more detailed information and advice was urged by Mr. Reinstein.

A committee of three, consisting of Messrs. Babson, Percy and Sanders, was appointed to act for the Chapter, and assist Mr. Reinstein with such advice and information as lay in their power to bestow, whenever called upon by Mr. Reinstein.

After some routine business the meeting adjourned.

A STRONG CEMENT.

A cement which will fasten stone, wood and other substances to metal, and will be entirely waterproof, has long been needed. Such an article, whose composition is a secret, is reported from Switzerland. It is a metallic composition, melts at between 450 and 500 Fahrenheit, and is then sticky like thin glue. It is said to have great adhesive power. To use it, one breaks it up in small pieces and melts it in an iron kettle. Many pretty and delicate objects can be made out of the material in plaster of Paris molds.



The management of this journal desires to extend a cordial invitation to all architects on this coast and elsewhere to contribute designs for publication.

Drawings should be made with perfectly black lines on a smooth white surface. Good tracings, if made with black ink, answer the purpose.

The designs selected will be published without charge. All drawings, whether accepted or not, will be returned to their authors, who must bear express charges both ways.

STUDY for Small Court House, W. J. Cuthbertson, Architect.

BISHOP Memorial Chapel, Honolulu, H. I., Ripley & Dickey, Architects.

PROPOSED I. O. O. F. Orphanage, Gilroy, Cal., Herman & Swain, Architects.

A PUBLIC ESTIMATE OF ARCHITECTS' SERVICES.

THE comments of the Columbus Dispatch upon the refusal of certain Cincinnati architects to enter a competition for a state house is refreshing as its knowledge of an architect's services is vague. Of course, if it were a legal, instead of an architectural problem, this verdant newspaper would talk differently. Even its narrow scope of vision would see something ridiculous in the state asking written opinions from ten or more celebrated jurists and agreeing to accept and pay for the one it liked best. True, the jurist's opinion would only involve the employment of a typewriter lady for a few hours, while that of the architect calls for the work of skilled draftsmen for days (supposing this to be the basis of the Dispatch's argument when it speaks of measuring the state house with a tape line, adding a few columns of figures and calculating the utmost expenditure), and nothing to be allowed for the legal or architectural ability involved. After all, the profession is largely responsible for the estimate in which it is held regarding competitive opinions. While the legal profession has taught the public that no lawyer will open his mouth without a fee any more than you can get a piece of gum from the nickel-in-the-slot machine without shoving in the coin, the architectural profession has shown itself only too willing to take chances in the general lottery. The stand maintained by the Cincinnati architects is most commendable, and those in Columbus and elsewhere, by taking the same position, should teach the state government that architectural services mean something more than measuring the ground with a tape line.—The Inland Architect and News Record.

ANNUAL SUMMARY OF BUILDING OPERATIONS.

IN the following table we present the number and value of buildings erected in San Francisco during the past six months, it will be noticed there is an increase in both the number of buildings and the amount of the cost as compared with the first six months of last year.

FOR FIRST SIX MONTHS.—1896.

1896	No. of Buildings	No. of Contracts	Brick Building Value	No. of Buildings	No. of Contracts	Frame Building Value	No. of Buildings	No. of Contracts	Alterations & Additions Value	No. of Buildings	No. of Contracts	Total Value
January	5	11	\$ 40,743	34	40	\$ 177,389	13	13	\$ 38,153	52	64	\$ 251,295
February	7	7	\$ 251,923	56	60	\$ 130,778	13	13	\$ 25,005	71	80	\$ 408,306
March	6	6	\$ 38,082	37	63	\$ 215,372	6	6	\$ 13,500	65	75	\$ 306,354
April	32	49	\$ 694,417	108	120	\$ 365,087	28	28	\$ 60,796	108	107	\$ 1,120,000
May	2	14	\$ 235,642	30	38	\$ 146,752	39	39	\$ 24,047	71	89	\$ 406,441
June	10	10	\$ 221,234	63	103	\$ 460,234	17	17	\$ 70,890	120	130	\$ 743,338
Total	53	106	\$ 1,482,041	378	422	\$ 1,496,192	116	116	\$ 157,991	547	644	\$ 3,136,224

To this amount should be added the further estimated sum of \$500,000 where costs have not been given, which would make the total for the first six months, \$3,636,224.

FOR FIRST SIX MONTHS.—1895.

1895	No. of Buildings	No. of Contracts	Brick Building Value	No. of Buildings	No. of Contracts	Frame Building Value	No. of Buildings	No. of Contracts	Alterations & Additions Value	No. of Buildings	No. of Contracts	Total Value
January	2	3	\$ 50,025	31	33	\$ 148,880	4	4	\$ 20,817	37	40	\$ 240,732
February	2	3	\$ 59,336	38	42	\$ 122,880	6	6	\$ 12,071	51	57	\$ 194,287
March	7	9	\$ 170,489	76	81	\$ 208,081	8	11	\$ 17,418	90	101	\$ 385,988
April	57	79	\$ 163,333	57	69	\$ 271,080	24	24	\$ 87,411	88	102	\$ 466,824
May	2	3	\$ 36,043	83	90	\$ 303,337	19	19	\$ 33,853	107	116	\$ 483,933
June	2	5	\$ 74,775	67	83	\$ 288,791	11	11	\$ 21,612	80	101	\$ 385,178
Total	27	42	\$ 496,001	354	400	\$ 1,435,719	72	79	\$ 201,932	553	617	\$ 2,125,082

The business of the first six months for several years is shown by the following table.

1885—754 contracts.....	value, \$4,267,375
1886—670 ".....	" 2,486,633
1887—516 ".....	" 3,269,914
1888—437 ".....	" 2,719,820
1889—546 ".....	" 3,910,600
1890—556 ".....	" 3,793,858
1891—583 ".....	" 3,916,973
1892—411 ".....	" 2,942,496
1893—475 ".....	" 3,024,498
1894—524 ".....	" 2,456,424
1895—517 ".....	" 2,625,082
1896—644 ".....	" 3,636,224

THE HIGHEST BUILDING.

THE highest building in the world, not counting the Eiffel Tower and the Washington Monument, is the Cologne Cathedral. The height from the pavement to the top of the cupola is 511 feet. It is 511 feet long and 231 feet wide. It was begun August 15th in the year 1248, and was pronounced finished August 14, 1880, over six hundred years after the corner stone was laid.



THE LAW OF WAGES THE RATE AND AMOUNT by Jno. Richards, published by Industrial Publishing Company, San Francisco.

Mr. Richards is the editor of the Technical Journal

Industry and has in this little book added to the many Theories of the Law of Wages and looks at the matter in a new and sensible light. He lays down the following four propositions or axioms as a foundation for his Theory.

FIRST.—All manufactured articles of every kind are made up of three elements or components, namely:—material, wages and expense.

SECOND.—All staple articles of manufacture such as enter into the world's trade must have a nearly uniform or international value.

THIRD.—The amount of wages entering into the cost of manufactured commodities is also nearly uniform, irrespective of the rate of wages paid for their production.

FOURTH.—The rate of wages depends mainly upon what workmen produce, varying with the efficiency of labor, and cost of material and expense.

Here the "amount of wages" is employed to designate that part of the cost of commodities that is paid for labor the balance being made up of cost of material and expense account the expense account meaning taxes, rent, insurance office service, advertising, lighting, heating, etc.

The term "rate of wages" is employed to designate the rate per day, week or month paid to workmen for their services.

These axioms are undeniable and the author shows pretty conclusively that whatever is added to the cost of any one of the three components of the cost of production must be deducted from one or both of the others—for the cost of staple articles must be the same all over the globe, so that one country can successfully compete with another. This being the case a raise in the rate of wages means a reduction in cost of material or expenses—and anything tending to reduce the cost of these components tends to raise wages. So that we see that taking off duties and reducing freights of raw material, will increase the rate of wages if "expenses" remain the same. If the employer is willing to economize in his office expenses, if rent is cheap, etc., this also increases the rate of wages, cost of material remaining the same.

From this Mr. Richards reasons that any arbitrary attempted raise of wages by Trades Unions must be abortive unless the cost of material and expense can be reduced; implying we presume thereby that the wage earner should thoroughly look into whether these two components are getting more than their fair share of the total cost before going into the expensive luxury of a strike, if it be a strike for an increase of wage. Sympathetic strikes cannot be measured by any such material measure.

This is a rough outline of the arguments of the book, to get completely at the author's argument it is necessary to study the whole.

The matter is presented in a clear practical manner: somewhat unscientific in expression but so that we can understand what he means.

Some of his deductions we must take exceptions to—e. g.: "A fall in the values of the necessities of life is the same thing as a rise in wages, and for the working man a much better thing, because more permanent."

According to this a Chinaman or Hindoo is much better off than an American, for the necessities of life are much cheaper in their countries than in this. Experience teaches us that such a proposition is utterly absurd. The experience of the producer to-day proves to the contrary, every thing is cheaper in the United States to-day than they have ever been before at least in the memory of man, but

the people are a great deal worse off than they ever have been before—these are undeniable facts, so that any argument that leads to such a *reductio ad absurdum* must be wrong.

The fallacy lies as in most economic theories, we believe, in the attempt to treat the sentient human being, full of affections and passions as a machine, and coming under certain hard and fast laws applicable to matter but not to soul. The aristocracy of France believed that certain natural laws put them in the position in which they were, but their calculations were all knocked out by the French Revolution, the plutocrats of America to-day believe that certain natural laws govern their financial systems and wages system; but their calculations will be knocked out in a few years as badly as those of the French aristocrats of one hundred years ago.

To show how completely Mr. Richards fails to apply his own arguments he inserts a diatribe against "Trusts." To follow logically his argument trusts are the very best things for the wage earner. By concentration of effort they save considerably the cost of raw material and very considerably the "expense" as it is a well known axiom that a large establishment under one head costs a great deal less to run than a number of little ones—so that these two components of cost being so considerably reduced surely the amount of wage fund must be increased and so the rate of wage.

He states this system of Trusts is among many other bad things "complete Socialism, with Commerce destroyed." Commerce can look after itself, at present it is not an immitigated blessing to America—as almost all the profits of Commerce to-day go into foreign pockets—"Complete Socialism" is a mistake; to make it complete these trusts must be run by the people and for the people on a scientific basis; on which basis so far neither production nor distribution has been run.

The ELECTRICAL REVIEW has just completed its twenty-eighth volume, which contains some of the best newspaper work ever done by a technical journal. In addition to giving thoroughly reliable news of the progress of electrical work in all its branches, it has secured in the past six months a large number of unusually valuable and exclusive articles on important subjects. It printed the first official interview with Professor Roentgen and the only interview with Professor Salvioni, of the University of Perugia, Italy, who made some very interesting and remarkable discoveries on the Roentgen ray.

The Review was also the first to give an illustrated description of the new Westinghouse-Baldwin electric locomotive and obtained the first official interview with Thomas A. Edison on his new fluorescent lamp. This interview was illustrated with a sketch of the lamp made by Mr. Edison for the Review. The greatest honor that this journal has attained is that it was selected exclusively by Nikola Tesla for giving to the world the remarkable series of articles written by him, describing his wonderful progress in X-ray photography and in vacuum-tube lighting.

The electrical field is rapidly broadening and the class of people interested in its progress is as rapidly widening; the progress made from week to week is faithfully delineated for their benefit in the *Electrical Review* of New York City.

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.

CONTRACTOR MAY HAVE FRAUDULENT CONVEYANCE SET ASIDE.—A contractor having a mechanics' lien may sue to set aside as fraudulent a conveyance of the premises by the owner. His standing, said the court, is not that merely of a general creditor, who must first obtain a lien on the property of the debtor by the recovery of a judgment and issue of execution. His lien is perfect on complying with the requirement of the statute, and it is a specific lien on the particular property, similar in all respects to a mortgage.
Mahoney v. McWalters, Supreme Ct. App. Div., 38 N. Y. S. Rep. 256.

NO LIENS FOR PLANS WITHOUT SUPERINTENDENCE.—An architect, who prepares plans for a building, and also superintends its construction, is entitled to a mechanic's lien for his entire services; but the preparation of plans alone, not supplemented with superintendence, does not give him a lien. It is the part the architect takes during the construction that draws his services within the lien law? And where only a portion of the work has been done, and the construction indefinitely suspended, the argument that the plans may be used eventually in the completion of the building does not assist the architect, for he never had a lien for his plans. If nothing had been erected, he would have had his damages, no more. He may have judgment for damages now, and the court can no further aid him.
Rinn v. Elec. Power Co., Supreme Ct. App. Div. 38 N. Y. S. Rep. 345.

EFFECT OF ESTIMATE BY ARCHITECT.—Where the owner and a building contractor have agreed that payments shall be made as the work progresses on estimates to be made by the architect, such estimates have the force of findings between the parties, and are binding on them unless impeached for fraud.
Kilgore v. N. W. Tex. Bap. Ed. Soc., Supreme Ct. Tex. 35 S. W. Reporter, 145.

ACTION FOR THE PRICE OF BRICK ON REFUSAL TO ACCEPT.—A purchaser who, after the delivery of part of the brick called by a contract, refuses to accept or receive the balance, must pay the contract price for the brick delivered. And for damages for breach of contract by refusal to receive the balance, the seller has the right to show the market price of the brick at such time, and recover the difference between such price and the contract price.
Breneman v. Kilgore, Ct. Civ. App. Tex. 35 S. W. Reporter 202.

PURCHASE OF INTEREST IN PROPERTY DOES NOT EXTINGUISH RIGHT OF LIEN.—The fact that, during the progress of their work, contractors claiming mechanics' liens purchased an undivided half interest in the property, will not extinguish their lien, where it appears that the owner had become insolvent, and unable to pay such contractors; that the deed was taken in order to secure a loan on the property, and complete the work; that the contracts were not surrendered or cancelled; and that there was no express agreement for discharge of the liens.
Blatchford v. Blanchard, Supreme Ct. Ills. 43 N. E. Reporter, 794.

WHEN RIGHT TO LIEN IS WAIVED.—A mechanics' lien is waived or discharged where the parties enter into a special agreement inconsistent with the existence of the lien; as, for example, by the laborer or material man extending credit to the owner beyond the statutory period for bringing an action to enforce the lien.
Elenniken v. Liscoe, Supreme Ct. Minn., 66 N. W. Reporter, 979.

RIGHTS OF PURCHASER OF EFFECTS OF INSOLVENT CONTRACTOR.—Where one buys at sheriff's sale the property of a contractor who has failed, and assumes the place of the contractor, under a partially performed building contract, completes the work for him, he is entitled only to the amount which would have been due the contractor, who had been overpaid for the work already done by him.
Marshall v. Brick, Sup. Ct. Penn. 34 Alt. Rep. 520.

BUSINESS MOSAICS.

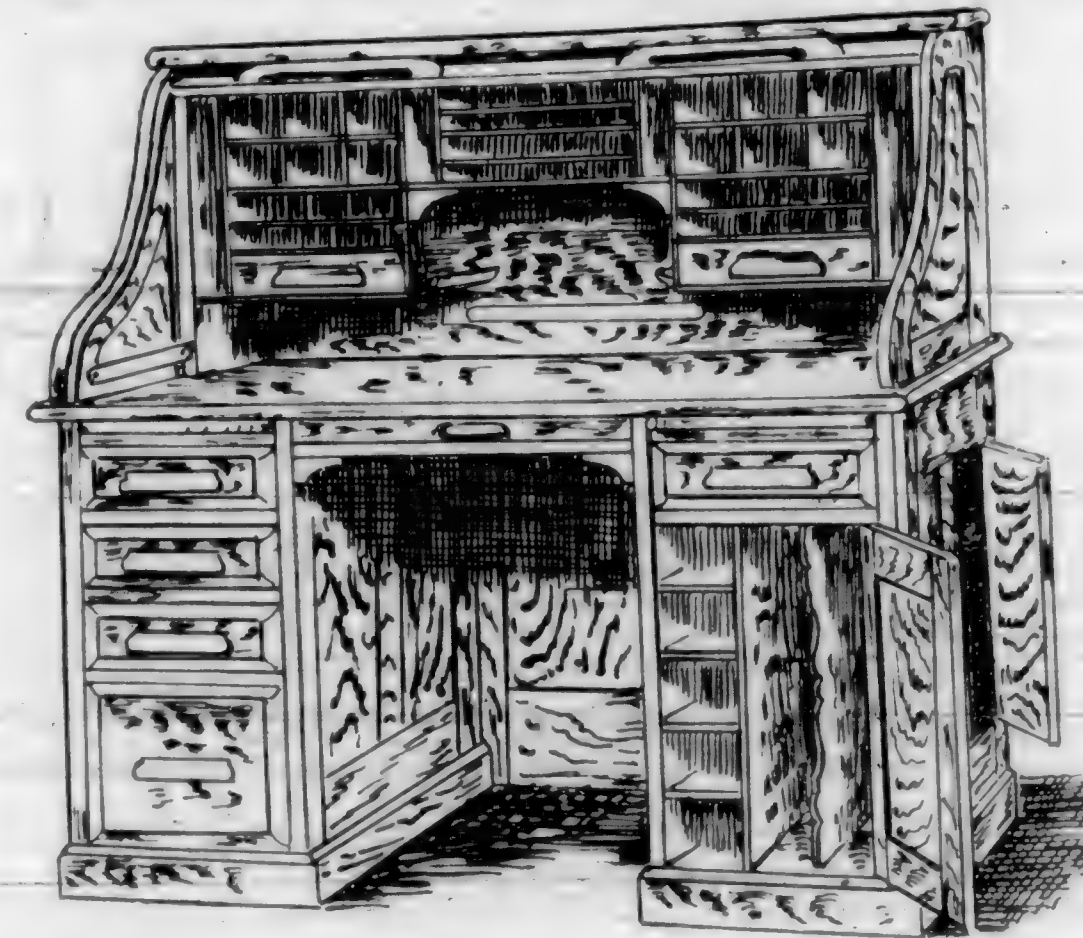
In calling attention to the advertisement of the John Douglass Co., 208 Ellis street, San Francisco, we have this to say, that you miss something worth seeing if you do not call and examine their absolutely noiseless tank and other improvements in the way of water closets.

Lawyer Quibble.—What was the greatest trial you ever presided over, judge? JUDGE—Bringing up ten daughters, sir!—*Spare Moments.*

Architects that have the interest of their clients in view should not fail to specify the use of Dixon's Graphite Paint for roofs and all iron work—as it is unquestionably the best paint for that purpose now on the market. Don't keep in the old rut and use something else because you have been in the habit of so doing, but order the best and see that you get it.

"Is it cold out your way, Mr. Stubbub?" "Cold? Our billygoat won't eat a bite of anything but woolen underwear."—*Chicago Record.*

Oak flooring and Oak furniture are good things to have, if you get California Oak manufactured in California all the better; now this is what the San Francisco Manufacturing



Company does, therefore, that should be the place to go for your Oak furniture. Estimates for Oak flooring are furnished by Mr. Charles J. Bruschke, late of Chicago, 644-648 Bryant street, San Francisco.

He—Even the undertaker was overcome with grief. **SHE**—Was he a relative? **HE**—No, but the deceased was the only doctor in the town.—*Ex.*

If you have not examined the merits of the Imperial Porcelain ware, manufactured by the J. L. Mott Iron Works, now is the time to do so, as Mr. M. S. James the Pacific Coast representative of the company has on hand a fine display of this ware at his show room, 27 Flood Building. Seeing is believing, therefore we recommend any in want of the best the market affords to call upon Mr. James.

"Before they build any more skyscrapers in this town," observed Uncle All, picking his way gingerly across the muddy street, "my opinion is that they ought to pay a little more attention to scrapping the earth."—*Chicago Tribune.*

"Mrs. Beverly always does her hair up in such a beautiful twist." "Yes, but it reminds me of the rumor that her father once kept a pretzel bakery."—*Chicago Record.*

Chili Bar Slate Company furnish roofing slate, slate slabs, black boards, etc., etc. Estimates furnished on application. It should be remembered that this slate comes from quarries in El Dorado County, California, and is the only California slate on the market. At a time when the effort is being made to encourage home industry this is an important fact to consider, as the quality of the slate is all that can be asked for. J. A. Baxter, superintendent, room 24 Merchants' Exchange, San Francisco, Cal.

Aunt Susan—"He was a bad man, and I'm afraid he has gone to the hot place. **NEPHEW GEORGE**—Oh, well aunt, he won't mind it; he's used to scorching, you know.—*Ex.*

If you are in doubt what window cord to use, send for samples of Samson Spot Cord, warranted free from waste and imperfections. Address 115 Congress street, Boston, Mass.

Merchant & Co., Philadelphia, have published a charming leaflet entitled "Overhead," showing buildings in this State, as well as in other portions of the country where Merchant's Metal Spanish Tiles, made of copper, steel and tin have been used with very good effect—besides being attractive and ornamental, these tiles make a thoroughly storm-proof roof.

"Bill, there's a deal of poetry about the moon after all!" "Tom, there ain't no poetry in nothing when it gets down to its last quarter!"—*Life.*

Dugan Bros., contractors for steam and hot water heating apparatus, 404-406 Mission street, San Francisco, are the Pacific Coast agents for H. B. Smith Co.'s boilers, also Van Auken Steam Specialty Co.'s various inventions relating to the use of steam; see their advertisement on page x of this Journal

"My," said the freckled boarder who came late to break, fast, "I wish I had my wheel kit here; I'd pump up these muffins."—*Chicago Record.*

If you are going a hunting it would be well to call upon Phil. B. Bekeart, 159 New Montgomery street, as you can get a good gun as well as a Hunter Cycle and between the two you would be sure of good sport.

CITY BUILDING NEWS.

Barrett near 23d. Two-story frame; owner, Mrs. Lucy McPherson; architect, Martens & Coffey; contractor, Wm. Tegeler; signed, June 30; filed, July 1; cost \$3900.

Bryant and Broadman Place. Frame building; owner, E. F. Smiddy; contractor, H. Munster; signed, June 29; filed, July 1; cost \$3800.

Broadway and Hyde. Frame building for twenty-six flats; owner, Anna L. Whittell; architect, Clinton Day; contractors, Campbell & Pettus; signed, June 12; filed, June 12; cost \$28,250.

Broadway and Hyde. Plumbing for twenty-six flats; owner, Anna L. Whittell; architect, Clinton Day; contractor, W. F. Wilson; signed, June 22; filed, June 23; cost \$4613.

Broadway and Buchanan. Interior wood work; owner, Annie Donahue; architect, Clinton Day; contractors, Fink & Schindler; signed, June 10; filed, June 25; cost \$484.

Broadway and Buchanan. Plumbing, etc.; owner, Annie Donahue; architect, Clinton Day; contractors, Westphal & Volkman; signed, June 25; filed, June 25; cost \$1165.

Brown near 4th. Carpenter work, etc.; owner, Rev. Denis Nugent; architect, B. J. Church; contractors, Cameron & McDonald; signed, June 23; filed, June 23; cost \$6590.

Bush near Taylor. Three-story frame; owner, Mrs. Babette Federlein; architect, Martens & Coffey; contractor, R. Frost; signed, June 11; filed, June 13; cost \$4000.

Castro near 9th. Three-story frame; owner, J. H. Berghauer; contractor, T. A. Bonn; signed, June 23; filed, June 30; cost \$7350.

Church near 16th. Two-story frame; owners, Hampton & Baily; architect, A. C. Hampton; contractors, Dutton & Hahn; signed, June 27; filed, June 27; cost \$1175.

Clay near Walnut. Two-story frame except plumbing, mantels, etc.; owner, Annie L. Osborn; architects, Coxhead & Coxhead; contractor, Robert Currie; signed, June 15; filed, June 18; cost \$1507.

Clay and Locust. Carpentry, brickwork, etc.; owner, Henry Fordman; architects, Salfeld & Kohlberg; contractors, W. H. and T. Kinread; signed, June 23; filed, June 27; cost \$6837. Excavations, etc.; contractor, C. Greise; cost \$720. Painting, etc.; contractor, F. Wagner; cost \$390.

Cortland and Andover. Alteration and additions; owner, Board of Education; architect, C. L. Havens; contractor, J. H. McKay; signed, June 4; filed, June 11; cost \$21,290.

Columbia near 20th. Water closets; owner, Board of Education; architect, C. L. Havens; contractor, J. H. McKay; signed, June 4; filed, June 11; cost \$1140.

Devisadero near Oak. Two-story frame; owners, Mary A. Phelps, Ynez O. Phelps; architect, J. M. Curtis; contractor, Neil Mulloy; signed, June 23; filed, June 23; cost \$6500.

Dolores and 17th. Three-story frame; owner, College of Notre Dame; day's work; cost \$20,000.

Eighth Ave. near C Street. Cottage; owner, Mrs. Alma Bradeen; contractors, Lederal & Kartick; signed, June 30; filed, July 1; cost \$1300.

Fillmore near Fell. Alterations and additions; owner, Rev. James Flood; architect, T. J. Welsh; contractor, John J. O'Brien; signed, June 15; filed, June 17; cost \$1250.

Fremont near Howard. Reconstructing brick building; owner, W. F. Whittier; architect, E. E. Swain; contractor, James M. Kelley; signed, June 5; filed, June 11; cost \$12,130.

Geary near Jones. Alterations, etc.; owner, William Sharp; architect, F. B. Wood; contractor, R. Currie; signed, June 6; filed, June 12; cost \$1870.

Golden Gate Ave. near Polk. Alterations and additions; owner, Louisa E. Conrad; architects, Havens & Toepke; contractor, Peter J. Lynch; signed, June 12; filed, June 12; cost \$1275.

Green near Baker. Two-story frame; owner, George H. Baker; architects, Mosser & Son; signed, March 25; filed, June 16; cost \$2170.

Grove near Larkin. Water closets, etc.; owner, Board of Education; architect, C. L. Havens; contractor, William Linden; signed, June 1; filed, June 11; cost \$4057.

Haight near Fillmore. Alterations and additions; owner, George Wendel; architects, Laist & Schwerdt; contractor, D. Currie; signed, June 22; filed, June 25; cost \$5275.

Haight street, No. 1166. Alterations and additions; owner, A. Lopresti; architect, W. J. Cuthbertson; contractors, Ferry & Green; signed, June 10; cost \$900.

Howard near 17th. Two-story frame; owner, Peter Windeler; architects, Martens & Coffey; contractor, Carl Schutt; signed, June 22; filed, June 22; cost \$5300.

Hyde near Turk. Three-story frame; owner, Jacob Silverstein; architect, A. J. Barnett; contractor, William Pant; signed, June 18; filed, June 20; cost \$3390.

Jackson near Leavenworth. Two-story frame; owner, G. A. McCaw; contractors, Marcuse & Remmel; signed, June 11; filed, June 20; cost \$4400.

Leavenworth near Geary. Alterations and additions; owner, A. Wise; architects, Salfeld & Kohlberg; contractor, J. J. O'Brien; signed, June 10; filed, June 20; cost \$4780.

Market near 3d. Steel and iron work; owner, Claus Spreckels; architects, Reid Bros.; contractor, Pacific Rolling Mill Co.; signed, June 1; filed, June 13; cost \$4661.

Market near Stuart. Brick work, etc., for six-story brick; owner, Harriet McCarthy; architects, Shea & Shea; contractor, W. J. Field; signed, June 6; filed, June 6; cost \$14,772.

Market near Stuart. Carpentry work, etc.; owner, Harriet McCarthy; architects, Shea & Shea; contractors, Leahy Bros.; signed, June 4; filed, June 19; cost \$42,000. Terra Cotta work; contractors, Gladding, McBean Co.; signed, June 4; filed, June 19; cost \$2228.

Mission and West Ave. Two-story frame; owner, J. J. Silk; architects, Mosser & Son; contractors, Westerlund & Sandeen; signed, June 15; filed, June 15; cost \$3100.

New City Hall. Plumbing and gas-fitting; owner, City of San Francisco; architect, F. T. Shea; contractor, J. J. McDowan; cost \$1885.

Pennsylvania near Yolo. Cottage; owner, Fred. X. Walker; contractor, Chas. Koenig; signed, June 23; filed, June 23; cost \$1885.

Post near Powell. Carpentry, roofing, etc.; owner, S. F. Gas Light Co.; architect, Clinton Day; contractor, S. F. Kent; signed, June 1; filed, June 11; cost \$19,220.

Post near Powell. Granite work; owner, S. F. Gas Light Co.; architect, Clinton Day; contractor, Raymond Granite Co.; signed, June 1; filed, June 12; cost \$11,120.

Post near Powell. Excavations, brickwork, etc.; owner, S. F. Gas Light Co.; architect, Clinton Day; contractors, Richardson & Gale; signed, June 1; filed, June 11; cost \$22,532.

Post street No. 103-109. Elevator work; owners, Kohlberg, Strauss & Frohman; architect, Salfeld & Kohlberg; contractor, W. L. Holman; signed, June 12; filed, June 17; cost \$1750.

Post near Taylor. Additions and alterations; owner, Marion Leveritt; architects, Wright & Saunders; contractor, W. J. Field; signed, June 5; filed, June 19; cost \$2675.

Powell near O'Farrell. Excavation, etc.; owner, George D. Loy; architects, Herman & Swain; signed, June 25; filed, June 25; cost \$2000.

Seventeenth and Caroline. Two-story frame; owner, George Sutter; architect, H. Hess; day's work; cost \$2700.

Scott near Green. Two-story frame; owner, Mrs. Chas. B. Stone; architect, E. A. Mathews; contractor, A. S. Ruch; signed, June 10; filed, June 10; cost \$5500.

Stockton near Vallejo. Two-story frame; owners, Hirsh Bros.; architects, Salfeld & Kohlberg; contractor, Robert Currie; signed, June 13; filed, June 15; cost \$4000.

Stockton near Vallejo. Plumbing, etc.; owner, Hirsch Bros.; architects, Salfeld & Kohlberg; contractor, Henry Hufschmidt; signed, June 13; filed, June 15; cost \$675.

Stockton near Filbert. Alterations; owner, John Nollbenins; contractor, H. Grieb; signed, June 20; filed, June 24; cost \$1450.

Stockton near Jackson. Carpentry work etc. for two-story brick; owner, M. Schuppert; architect, A. C. Luigen; contractor, F. V. Steinman; signed, June 30; filed, July 1; cost \$1640. Brick, iron and stone work; contractors, Fennell & Son; signed, June 30; filed, July 1; cost \$3685.

Sutter near Jones. Brick for alterations; owner, Henry Kohler; architect, H. Geiffuss; contractor, F. Wagner; signed, June 23; filed, July 1; cost \$1767. Plumbing; contractor, H. Williamson; cost \$1910. Painting; contractor, Schafer & Stude; cost \$1020. Raising and moving, etc.; contractor, Elias Carle; cost \$10,699.

Sutter and Hyde. Tin and copper work for six-story brick; owner, Dr. J. Rosenstirn; architects, Salfeld & Kohlberg; contractor, Jos. F. Forderer; signed, June 10; filed, June 16; cost \$2660.

Sutter and Hyde. Cast and wrought iron work; owner, Dr. J. Rosenstirn; architects, Salfeld & Kohlberg; contractor, Otto Schrader; signed, June 8; filed, June 16; cost \$3251.

Taylor and Clay. Three-story frame; owner, John Rohde; architects, Martens & Coffey; contractors, Lorenzen & Fevrier; signed, June 23; filed, June 24; cost \$4604.

Third Ave. near Point Lobos. Two-story frame; owner, F. Nusbaum; contractor, A. Dahlberg; signed, July 1; filed, July 1; cost \$2600.

Twelfth near Isis. Alterations and additions; owner, Kate Mara; architect, W. H. Wharf; contractor, F. A. Blanchard; signed, June 9; filed, June 9; cost \$1745.

Twenty-sixth and Point Lobos. To build; owner, J. J. Kenny; architect, Winfield Kenny; contractor, M. J. Scott; cost \$3000.

Van Ness Ave. and Clay. Marble and bronze work; owner, Claus Spreckels; architect, Reid Bros.; contractor, Patterson & Eisele; signed, May 29; filed, June 13; cost \$75,025.

Van Ness Ave. and Clay. Electric and gas fixtures; owner, Claus Spreckels; architects, Reid Bros.; contractors, Thomas Day & Co.; signed, June 15; filed, June 27; cost \$7757.

Van Ness Ave. and Clay. Bronze andirons, etc.; owner, Claus Spreckels; architects, Reid Bros.; contractor, F. Happersberg; signed, June 16; filed, June 27; cost \$9092.

Van Ness Ave. and Fulton. Mill work, etc., for three-story frame; owner, I. Selig; architect, M. J. Lyons; contractor, W. H. and T. Kinread; signed, June 26; filed, June 26; cost \$15,750. Plumbing; contractor, R. Rice; cost \$2600. Painting; contractor, D. Zelinsky; cost \$1200.

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

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NUMBER 8.

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

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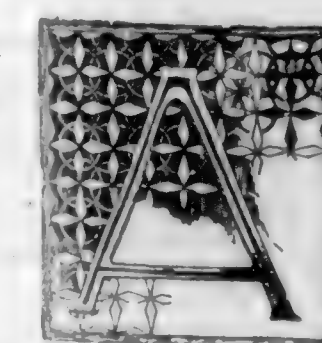
Space	1 Month.	3 Months.	6 Months.	12 Months.
1 inch.....	\$ 1 50	\$ 4 00	\$ 7 50	\$ 13 00
3 inch.....	4 00	10 00	18 00	35 00
6 inch.....	7 50	18 00	32 00	60 00
1 Column.....	12 50	35 00	65 00	125 00
Page.....	20 00	57 50	105 00	200 00
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PREMISES OF NEW SAN FRANCISCO POST-OFFICE, AUTHORIZED BY ACT OF CONGRESS, MARCH, 1887.

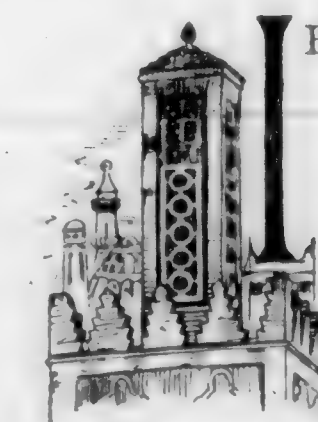


EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



Illustrated above.

MULTI-MILLIONAIRE is putting a twenty-thousand-dollar sidewalk in front of his residence. How does that compare with the nation's sidewalk in front of its post-office site illustrated above.



If our readers will compare the above view of the existing condition of the property of the Federal Government with the view shown in our last month's issue, he will see that the government is enlarging and extending its advertising plant. A second story has been added to the wooden fence surrounding the site for San Francisco's new post-office building, and in addition to its previous

announcements of physic and flour, beer and tobacco, it is now engaged in booming a new brand of baking powder.

As the prosperity of the country is becoming beautifully less year by year, and the poverty and degradation of the laboring classes is augmenting in a corresponding degree, it is possible that the government is seeking to off-set the resulting idleness and discontent, by itself embarking in the advertising business, with a hope that it may possibly stimulate business.

We would like to call attention to the fact that private individuals are prohibited by our municipal ordinances from erecting or maintaining any advertisement frame or fence which is more than ten feet above the ground. Of course the Federal Government is superior to any restrictions imposed by local legislation, and has the power to deface the appearance of our streets at will; nevertheless it would set a very desirable example of respect for law, by conforming to reasonable regulations, instead of haughtily ignoring them and allowing them to be contemptuously violated.

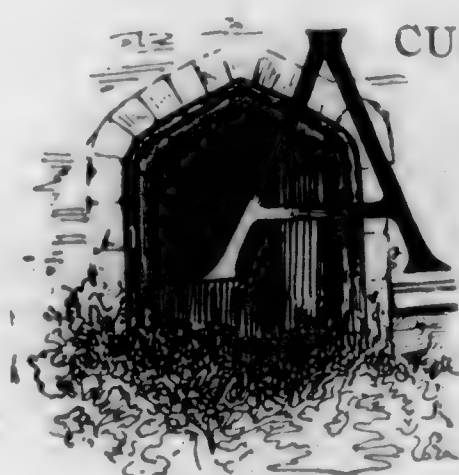
While on the subject of our new post-office site, we would like to notice the fact that according to the columns of the daily press, there is now sojourning amongst us, an agent of the Treasury Department, who has extended an invitation to all dealers in building materials to furnish samples of their wares, to aid the Supervising Architect of the Department in selecting suitable materials of which to construct the new post-office, which the authorities have for some years past been asserting is their intention to erect.

It seems to us rather puerile to ask for samples of bricks and samples of lime and cement. Surely the department is capable of deciding upon a standard of quality in the matters, and of specifying that any materials not of the quality demanded shall be rejected, thus leaving the field open to all manufacturers who can furnish goods of the required standard. If it takes the course of choosing a particular make of bricks and a particular brand of cement, it will certainly be an arbitrary method that will not give the best results, and if it does not propose to act in this arbitrary manner, it is simply putting dealers to useless inconvenience in submitting samples.

If we were called on for an opinion as to why this request was made, we should quote from one of Victor Hugo's novels: he says in *Notre Dame de Paris*, that when an audience is becoming clamorous for the play to begin, and the management is not ready to begin the play, the only sure way of pacifying the audience, is to announce that "the play is to begin at once;" this invariably quiets the audience, and gives the management time to prepare. This is possibly a parallel case; the commencement of work on the post-office has time and time again been publicly announced; as the date is long since passed, and there is still no probability of work being begun, some sop must be thrown to the public, and an agent is sent here to announce that "the play is about to begin."

UGLY BUILDING.

SOME day we shall reach the point of enlightenment that was attained by a certain pagan race on the Aegean some twenty-four centuries ago, and shall speak out boldly thus: "He that builds an ugly building robs me of so much blue sky. He shall restore my sky or go to prison."—*Baptist Standard.*



CURIOUS discussion has lately taken place in one of our daily papers, as to the truth of certain statements made in the *Arena* by Jno. E. Bennett in an article entitled "Is the West Discontented? Is a Revolution at Hand?" in which he states that "The West IS discontented. It is a simmering, seething cauldron of discontent" and gives Los Angeles, where he is living, as an example.

He gives the state of mind of his neighbors in the same street as he is living and he finds them all discontented from his standpoint.

In regards to discontentment in the building trades and architectural profession, he has this to say:

"There is a great deal of building going on at present in the city; let us inquire among the architects. None of them are busy, yet almost every man has one or more jobs in his office, through which he manages to keep the establishment afloat. We remark to him that there is plenty of building going on in town just now, and he replies: 'That's so, but the architects get little of it.' Ask him why and he tells you that the contractors do most of it, furnishing their own plans, enabling the owners to avoid the services of an architect. The business, too, is cut up, he tells us. It is impossible any longer to get a living remuneration for the services of an architect. The fees of five per cent on the cost of the building, fixed by the Architects' Association, are lived up to solely by the members of that association, and if suspicion is correct many of these default in the observance of this rule. Outside of the association no one pretends he will let a job go because he will not take less than five per cent. 'You can get an architect to design you a \$10,000 building for \$50. You will have to look sharp, though, that he does not make it up on you through collusion with the contractor, for he will do it if he can.'

"If the contractors are doing the bulk of the work, we reason that these, at least, must be well employed, and with excellent returns. Yet when we move among them, what do we find? The number so great, and the competition so intense, that a \$1,500 building will be figured on by twenty-two contractors! Ask them if they are discontented, and if so, why? They will say there are too many men in the business; too many contractors for the work; that half of them ought to be doing something else; that a contractor can't get a job unless he finds an owner who wants to build or he can become the favorite of an architect.

"But the building trades are not alone in their discontent; it is in all trades, in all professions. A few are doing well; the many are struggling, barely keeping down expenses."

In San Francisco prices have not quite got so low as in Los Angeles and yet we will find at least the great majority of men in the building trades discontented and thoroughly disgusted, even those who are quite busy, don't seem to be happy over it. Ask them and they will tell you "Yes I'm busy, but things are cut down so there's nothing in it." If discontent then is so rife in San Francisco, where prices are higher than in Los Angeles it would be reasonable to suppose that discontent is still greater in Los Angeles, and we shall have to admit the truth of Mr. Bennett's statements.

However, the San Francisco *Examiner*, which has taken up the cudgels against *The Arena*, states "There is no

difference of opinion amongst the well informed as to the condition of Los Angeles, all are agreed that the city is flourishing and its people well to do and reasonably happy."

This statement altogether depends upon what one considers as *reasonably* happy. A man is happy or he is not happy—happiness has nothing whatever to do with reason, being one of the passions, so "reasonably happy" is an incomprehensible term.

In confirmation of the above statement it publishes telegrams from "representative" men.

The representative men are the Mayor of Los Angeles—who would, holding the position he does, not dare to admit that the city he represents in such an honorable position is a discontented city, and he should have been excused.

Next come W. C. Patterson, President Los Angeles Chamber of Commerce. It would hardly do for the President of the Chamber of Commerce to admit that Los Angeles is a discontented city officially. "Nothing succeeds like success" and it is necessary for the sake of commerce to keep up the standard of Los Angeles as a contented prosperous city.

Next comes J. S. Bancroft, Ex-President Los Angeles Typographical Union and delegate in Council of Labor—in a paragraph picked out by the *Examiner*, he says: "The reports from the various labor organizations represented in the Los Angeles County Council of Labor are, *in the main*, to the effect that at least a *fair* state of trade exists." The italics are ours.

We cannot call this a very enthusiastic report or a very rosy view of affairs; "a fair state of trade" doesn't appeal to the imagination as denoting anything rushing or indicative of a mass of contentment, especially when the *fair* state of trade is reported only "in the main," there are evidently some reporters that report trade as bad—if these report trade as good surely Mr. Bancroft would have mentioned them.

There are other protests against *The Arena's* article coming from newspaper men, these depend on the advertising community chiefly, and it would not do to antagonize that class; so they are excused, being interested parties.

Then there are hotels and theatre proprietors and railroad men, these all depend on travel and it would not do to have Los Angeles advertised as filled with a large discontented class. The rich tourist upon whom they depend, doesn't wish to come among such a class, he wishes to have pleasurable surroundings.

Eliminating all these parties we have G. J. Griffith—a ranch owner, whose picked paragraph says: "Probably this is the most prosperous city in the country to-day, and the healthful growth of the place is assured beyond question." Mr. Griffith carefully ignores the fact of their being a large body of discontented people in Los Angeles, but branches out into these generalizations, which are issued almost every day in every city by enterprising real estate agents. He calls Mr. Bennett's statement "a piece of flagrant misrepresentation" but gives not an iota of evidence proving it is so.

C. W. Pendleton—who does not give his business and therefore is presumed to be a gentleman of leisure—makes this statement picked out by the *Examiner* as specially pertinent being printed upside down: "The article is out of all reason, and shows a disregard for the truth which relegates old Ananias to the shades of has-beens. It is a needless misrepresentation, and one which can have but the single result of rebounding to the discredit of the author."

Which is simply a tirade against the author and proves nothing. He says also that "Los Angeles is good enough for anybody," this, Bennett nor nobody else disputes, it's the conditions which make discontented people therein which are not good enough for anybody.

The last is from Frank P. Flint, Attorney-at-law, who says: "This place stands to-day one of the most influential cities of the West, and one whose prosperity has heretofore been pointed to as an object for envy." This also goes to prove nothing, except the melancholy fact that such an influential city and one whose prosperity is an object of envy, should be filled with such discontent as that proven by Mr. Bennett, and raises the saddening thought of what a terrible amount of misery and discontent must be in those cities which are not objects of envy. He calls Mr. Bennett's articles a "palpable exhibition of misdirected effort." It might be even so, and yet the facts he exhibits be true.

HOUSING OF PEOPLE OF SMALL INCOMES.

No. 1.



IT is the object of these papers to present to our readers all that has been done in the way of housing the class which form the majority of our citizens—those of small incomes.

So far in the Pacific Coast States we have not got into the over-crowded state which prevails in the East and in the old countries. It is well, however, to be prepared for it—for the incomes of the majority of our people have become so low within the last two or three years that those who formally occupied seven rooms have come down to three, those who occupied three, to one.

We shall take as the basis of our remarks the Special Report of the Commissioner of Labor on the Housing of the Working People, and shall cull from its pages liberally, and shall follow its arrangement generally. The book is divided into twelve chapters:

"Chapter I, is on the scope and character of the present inquiry. Chapter II, while disclosing general sanitary organization in England, France, Belgium and Germany, gives special attention to the local regulations of metropolitan centers within these countries and the United States. A comparative method of social study is the only really valuable one, and the disclosure of what is being done in one center is a positive advantage to all the others. Local conditions, of course, may vary, but the efficiency of general lines of policy is the point to gauge. Chapter III deals with expropriations for purposes of public health in their legal aspect and financial and sanitary results. The facts cited are useful both for precept and for warning. Chapter IV treats of certain results of sanitary reform in a few metropolitan centers at home and abroad. Chapter V deals with sanitary aid societies and their work. Chapter VI sets forth the building regulations of representative cities in different countries with the aim of showing what provision is made for guarding against the perpetuation of structurally defective habitations. Chapter VII treats of public intervention in the housing of working people, giving the most notable laws which have been passed and furnishing data showing the encouragement accorded by municipalities,

savings banks, etc. Chapter VIII presents information in relation to rent collecting and other agencies for improving the living environment of working people. Chapters IX, X and XI deal with model housing, and treat respectively of block buildings, small houses, and lodging houses. These three chapters constitute the major part of the present volume. The prominence given them is justified, because it is important to know whether model effort has accomplished or can accomplish useful work. Hence a history of the operation and financial results attending the activities of model enterprises has received conspicuous attention. There exists an undoubted sphere of effort for them in all communities, and for this reason great pains have been taken to present all the facts (even to technical details), with plans of various types of buildings, so that any community, corporation, or individual contemplating action may find in these pages a choice of that particular form of enterprise which will best suit local conditions. It is not pretended that a complete census of model enterprises has been made, but it is believed that almost all of importance in Great Britain, France, Belgium, Germany, the Scandinavian countries, and the United States have received mention. It may be a revelation to some to know that so many exist. The general lesson gleaned from a study of the facts in these three chapters is encouraging. It shows that proper housing of the great masses of working people can be furnished on a satisfactory commercial basis. * *

Chapter XII is entitled "Economic and ethical aspects." The caption may suggest more than perusal of the text will justify. Academic discussions have no part in a statistical investigation such as this; hence only the economic and ethical features of the facts revealed by the inquiry have received treatment. Chapter XIII summarizes briefly some of the more important conclusions.

"The aim of this report is to communicate information which will be serviceable to all persons who are in any way concerned with house sanitation, to architects, builders, philanthropists, or public spirited citizens, and especially to all who may desire to promote the growth of model housing enterprises. The best methods of rendering dwellings habitable, of eradicating slums, of guaranteeing the sanitary character of new buildings, of multiplying model dwellings, and of developing popular proprietorship of homes are presented, not in theory, but as they exist in fact."

The second chapter is on Sanitary Laws and commences in this wise:

"Wisely conceived and well enforced sanitary laws are a supreme necessity of modern civilization. The let-alone policy, if admitted, would mean that urban populations would periodically suffer from fearful epidemics, and that a vast number would fall into pauperism and moral degradation under the irresistible impulsion of unhealthy environments. Legislatures have thus seen the necessity of endowing metropolitan centers with large powers for their self-protection. In New York these powers are especially drastic. Recently a better code has been established in London, but most of the continental countries have not yet fully risen to the occasion."

Which goes to show that the policy of *laissez faire* or individualism is impracticable in the social stage in which we now are and admits the necessity of state interference in cases where people are not able to help themselves, not only for their own protection but for the protection of their neighbors. The idea that a man may do what he likes with his

own or with his private property, is shown to be now antiquated, and laws circumscribing his powers in that direction are admitted to be a public benefit—that is the idea of sociality—that society must be protected against any individual who imagines that he may do what he likes with his own even though it causes evil to his neighbor. This is now admitted in sanitary matters, matters pertaining to the health of the body, and it must be admitted in regard to other matters before we obtain a decent sociality.

All cities have now their departments of health, which have powers to protect society against the careless or criminal individual.

"The head of the New York health department is the board of health, which consists of the president of the board of police, the health officer of the port, and two officers to be called commissioners of health, one of whom must have been a practicing physician for at least five years preceding his appointment. The other commissioner, who is not a physician, shall be the president of the board. Both commissioners hold office for six years.

"The department of health is divided into two bureaus. The chief officer of one bureau is called the sanitary superintendent, who at the time of his appointment must have been for ten years a medical practitioner and for three years a resident of the city. The chief officer of the second bureau is called the register of records, and this bureau deals with vital and other statistics. The sanitary superintendent enforces the provisions of the sanitary code and the laws and the ordinances relating to tenements and lodging houses, etc.

"The board of health has executive, judicial, and legislative powers. It establishes its own sanitary code, which is supplementary to the laws and ordinances relating to the subject. It can order the inspection of any premises at any time, and is empowered to call upon the police authorities to enforce sanitary laws and regulations. Refusal to obey orders or to conform to regulations is considered a misdemeanor, and the responsible parties, in addition to being subject to punishment therefor, incur a penalty of \$250, to be sued for and recovered by the board in any civil tribunal in the city. Wherever a minimum penalty for refusal to obey or for a violation of an order, regulation, or ordinance is not fixed, the amount recovered shall not be less than \$20, the exact sum to be fixed by the judge presiding at the trial.

"The board can order a house vacated when unfit for human habitation by a vote of three out of the four members. In all such cases in the past there has not really been a dissenting voice. An order to vacate must be posted conspicuously in the interdicted building or part thereof, and must be personally served on the owner, lessee, agent, occupant, or any person having charge. If such person can not be found, service of the order may be made through the mail. Orders to vacate are by no means infrequently made. Seventy-five of them were issued between the latter part of May and the middle of July, 1893. The sanitary superintendent has a force of forty inspectors continuously at his service. Twenty of them are physicians and the remainder are technicians in the department of service to which they are assigned.

"The members of the board of health, the sanitary superintendent, or any of his subordinates, may enter upon, examine, and survey all grounds, building, apartments, etc., and inspect their safety and sanitary conditions, making plans, drawings, and descriptions. The board may publish

a report of the sanitary condition and results of such inspections in so far as it considers the publication to be useful.

"Until June, 1891, the control of light and ventilation, plumbing and drainage of all new buildings belonged to the sanitary department of the board of health. At that date, however, the division was transferred to a new department of buildings. The powers of the board, however, still extend to the repairs of buildings, houses, and other structures, and the sanitation of new buildings, sewerage, drainage, plumbing, lighting and ventilation of all structures after they have once been completed.

"The law requires that all work must be done by registered plumbers; that all persons pursuing this craft must register under such rules and regulations as the board of health may prescribe. It is unlawful for any other than a registered plumber to carry on the plumbing business in the city.

"It is made the duty of the police department to promptly notify the board of health of any threatened danger to human life and regularly to report all violations of health laws and ordinances, and to give any useful sanitary information. The execution of orders is committed to the police department, and at such times police officers have as ample power and authority as when obeying any prescription of the board of police or when acting under the warrant of a judge. They are responsible for their conduct, however, to the board of police, and not to the board of health.

"For the purpose of carrying out the provisions of the law in relation to tenement and lodging houses, as well as to enforce the provisions of the sanitary code, forty-five policemen, who are men of experience and who have at least five years' service, are detailed for work under the board of health. Fifteen of these are occupied exclusively in the enforcement of laws relating to tenement and lodging houses. These officers are known as the sanitary company of police, and report to the president of the board of health. The latter body pays their salaries and reports any cases for discipline back to the police department. Should objections be made on the ground of inefficiency, another detail must be made. These officers take pride, as a usual thing, in their work. They are entitled to retire after twenty years' service, but, as a matter of fact, they rarely do so. While on inspection duty each sanitary policeman carries a memorandum book in which he notes any cause for complaint. The following is a list of subjects upon which he has to report:

Location—Number of families; number of occupants; privy accommodations—number of sittings; housekeeper on premises; owner on premises.

Cellars, if occupied for dwelling purposes—Whether floor is water-tight; whether the ceiling is plastered.

Yards—Whether properly graded; whether sewer connected.

Front areas—Whether graded; whether sewer connected; sanitary condition.

Waste pipes—Whether joints are connected with cement or lead; whether trapped; whether ventilated two feet above the roof.

Soil pipes—Whether joints are connected with cement or lead; whether trapped.

General inspection—Cellars; stairs and balusters throughout the house; walls and ceilings of halls and rooms throughout the house; floors of rooms and halls throughout the house; slop sinks, whether trapped or ventilated; wash basins, whether trapped and trap ventilated; bath tubs; whether trapped and trap ventilated; Croton supply pipes, roof; wash roof; skylights; leaders; eaves gutters; chimneys;

fire-escapes; water-closets, whether trapped and trap ventilated; privy vaults; school sinks; privy houses; cesspools; urinals, whether properly flushed; clothes poles; fences; hydrants in yards; airshafts.

Ash receptacles—Whether sufficient; in sanitary condition; whether kept within stoop line.

"The sanitary policeman rectifies minor nuisances, but those which can not be dealt with, either because of the unwillingness of the responsible party to make the necessary ameliorations, or because of lack of technical knowledge, are reported to the board for action. If the case is a simple one, an order is immediately made, but where technical matters are involved, one of the regular sanitary inspectors is detailed for inquiry and report before final disposition is made. One of the most important duties of the sanitary police is to make night inspections of tenements and lodging houses, to see that overcrowding does not occur. The inspection of tenement houses, obligatory at least twice each year, is made by the sanitary police force.

"Citizens' complaints relating to tenement houses are referred to either a sanitary police officer or a sanitary inspector, according to the nature of the complaint. If, upon examination, the nuisance is found to require an expert examination, reference is made to the sanitary inspector for further examination and report, with recommendations. Where urgency exists, twenty-four or forty-eight hours' time is allowed for compliance with the terms of the order. Where there is no special need for haste, five days is the ordinary limit allowed. In the former case the sanitary police officer is sent at once to the responsible person to give information of the terms of the order and the time set for its execution. At the end of the allotted period he visits the premises, and if the nuisance remains unabated or the work has not been commenced his report of the facts to the board involves the issuance of a new order of arrest for non-compliance.

"Technical sanitary inspectors are required to have a thorough knowledge of their districts and to make a general inspection of them from time to time and to make special reports upon localities which may become dangerous to life and health. To them are referred citizens' complaints where technical knowledge is necessary.

MARK HOPKINS INSTITUTE OF ART, CALIFORNIA SCHOOL OF DESIGN.

THE San Francisco Art Association, with a view of encouraging and fostering Art, will inaugurate evening classes of Drawing from the Antique and Life, at the opening of the August term of the school year, under the direction of Mr. John A. Stanton.

These classes will be established for the benefit of all those following artistic pursuits, and who are unable to take the regular day course. Teachers in the public schools can avail themselves of the opportunity of obtaining a knowledge of the most approved methods in Art Instruction. Architects, Lithographers, Engravers and all those who

follow the applied arts, will also welcome the establishing of these classes.

The successful operation for twenty-five years of the California School of Design, the gradual improvements in its methods and the growth of its usefulness, make the management confident of the success of this innovation.

The terms will be moderate, and every effort will be made to make the classes popular. The pupils of the evening classes may avail themselves of all the privileges to which students of the school are entitled, and will be permitted to enter all competitions.

SCHOOL SESSIONS:—The first term will open first of August, and close the fifteenth of December. The second term will open on the second of January, and close on the fifteenth of May.

CLASSES CONVEY:—Monday, Wednesday and Friday evening from 7:30 P. M. to 9:30 P. M. Entrance, California and Mason streets.

TERMS:—Antique Classes, \$3 per month, or \$10 per term. Life Class, \$5 per month, or \$16 per term. Entrance Fee, \$1.00, to be applied to Contingent Furniture Fund.

By Order of the Committee of the School of Design.

W. G. STAFFORD,
Chairman.

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. 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.



The management of this journal desires to extend a cordial invitation to all architects on this coast and elsewhere to contribute designs for publication.

Drawings should be made with perfectly black lines on a smooth white surface. Good tracings, if made with black ink, answer the purpose.

The designs selected will be published without charge. All drawings, whether accepted or not, will be returned to their authors, who must bear express charges both ways.

PERSPECTIVE View, Competitive Design, Proposed Municipal Building, cor. Washington and Kearny streets, San Francisco, W. O. Banks, Architect. Awarded first prize, \$750.

COMPETITIVE Plans for Criminal Court Building at San Francisco, submitted by Wm. Mooser associated with Wm. Mooser, Jr., awarded second prize, \$500.

COMPETITIVE design for proposed Criminal Court Building, submitted by Havens & Toepke, Architects. Received third prize, \$250.

VAULT at Home of Peace Cemetery, Edw. Kollofrath, Architect.

IN our next issue the accepted plans for the Criminal Court Building, by Shea & Shea, will appear.

REDESIGNING OBJECTIONABLE BUILDINGS.

AMONG many plans for making architecture once more an art appreciated by the people, the T Square Club of Philadelphia has hit upon one which will do much to accomplish this object in a small way if it is carried out as proposed. A medal has been offered to be competed for by members of the T Square Club for the "redesigning" of some of the most objectionable buildings in Philadelphia—a most prolific field of work by the way. A photograph of the building with the approximate requirements for which it was intended will be furnished the competitors, and the medal awarded for the best solution of the problem. The publication of these designs, as proposed, will furnish an object lesson more readily comprehended than simple criticism. The plan has the great advantage of offering a remedy besides pointing out the faults of a design. There



2nd PRIZE

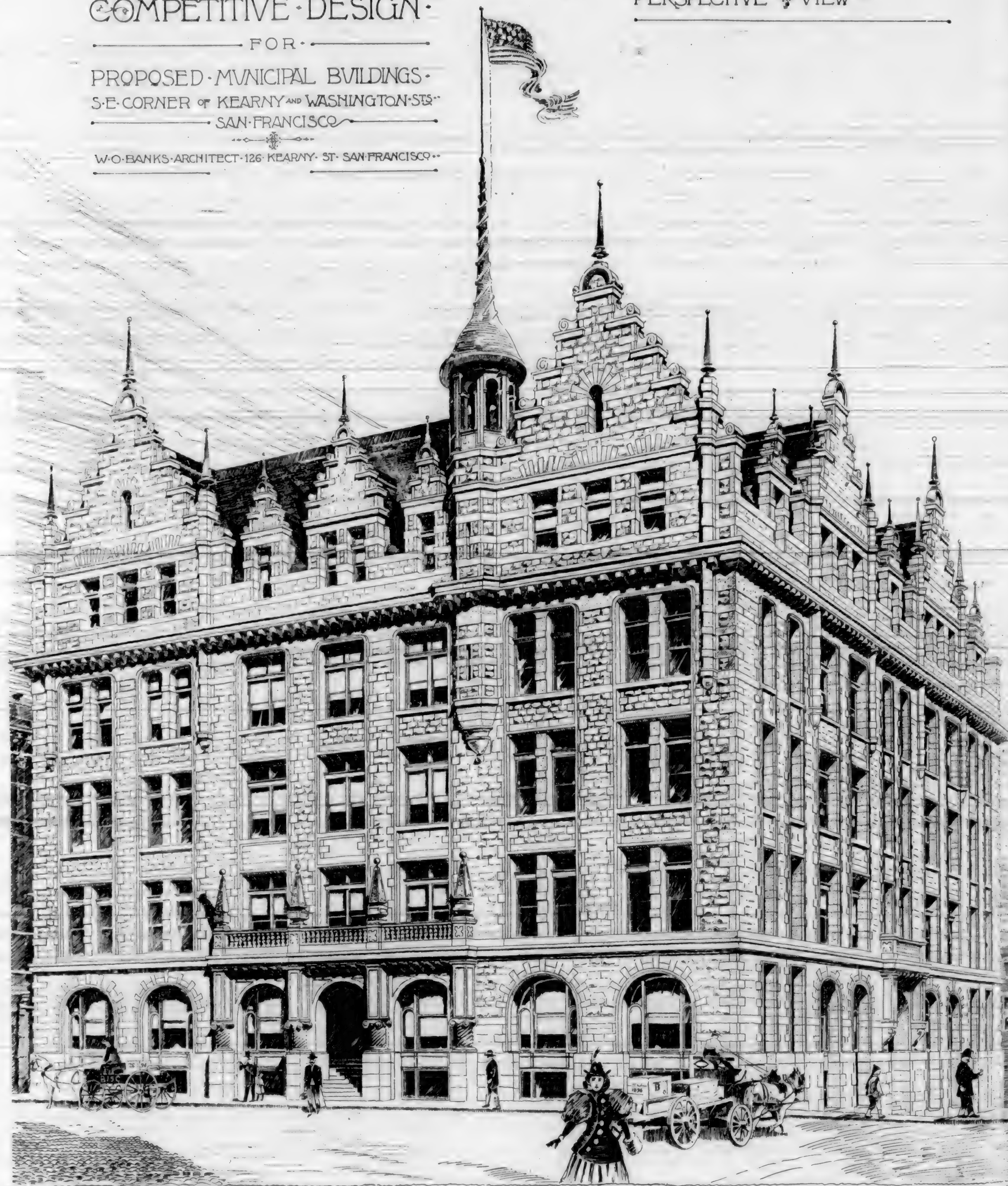
COMPETITIVE DESIGN

FOR

PROPOSED MUNICIPAL BUILDINGS
S-E CORNER OF KEARNY AND WASHINGTON STS.
SAN FRANCISCO

W.O. BANKS ARCHITECT 126 KEARNY ST. SAN FRANCISCO

PERSPECTIVE VIEW

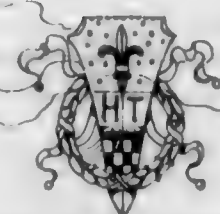


CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO

BRITTON & REY, PHOTO. LITH.

VOL. XVII. NO. 8 AUGUST 1896.

4th PRIZE



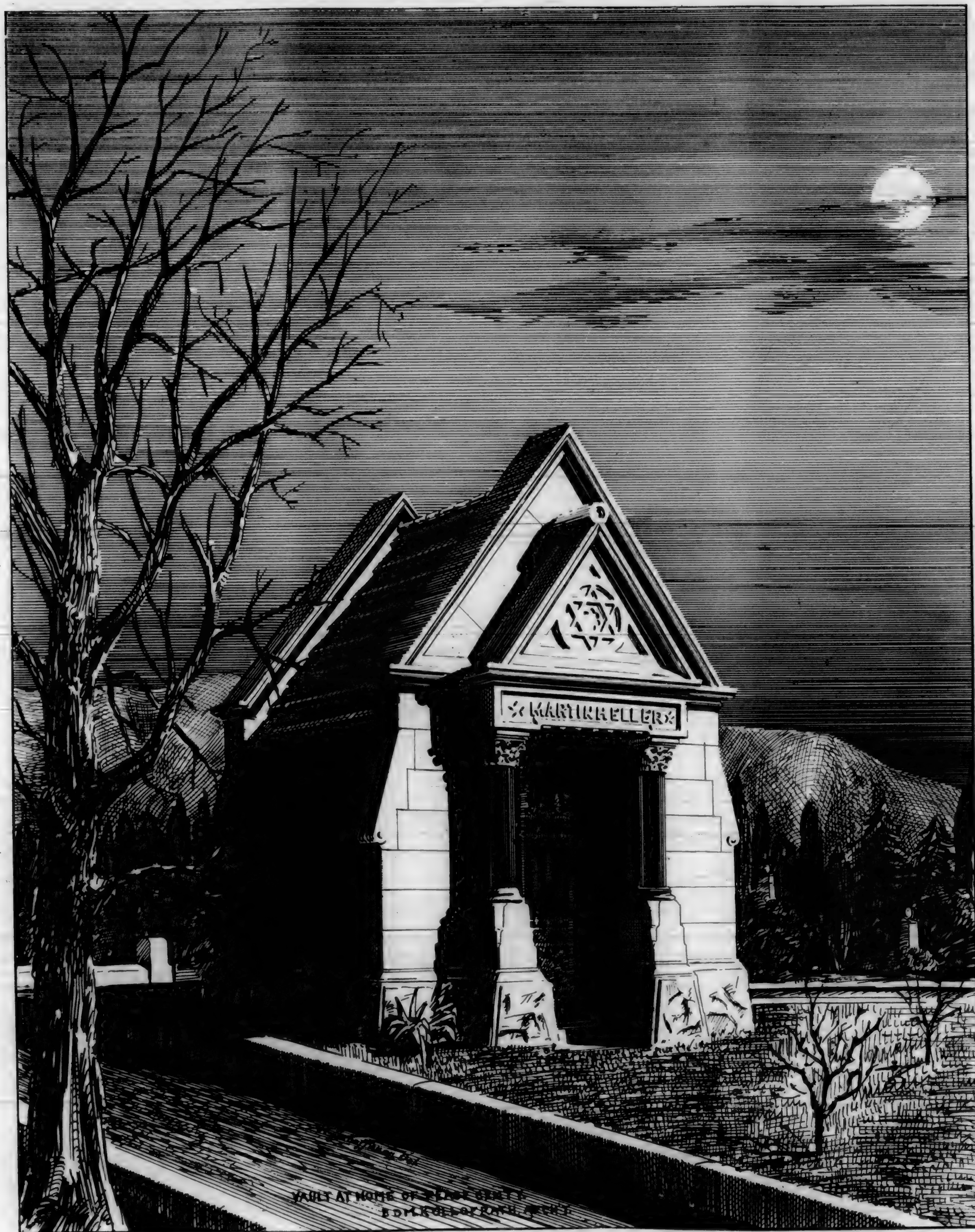
DESIGN FOR PROPOSED
CRIMINAL COURTS
BUILDING CITY AND COV
TY OF SAN FRANCISCO
SUBMITTED BY
HAVENS AND TOEPKE
ARCHITECTS
55 FLORENCE BUILDING S.F.



CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO

BRITTON & REY, PHOTO. LITH.

VOL. XVII. NO. 8 AUGUST 1896.



VAULT AT MOUTH OF TUNNEL
ED. LEONARD PHOTOGRAPHY

3rd PRIZE.
COMPETITIVE PLANS
FOR
CRIMINAL COURT BUILDING.
AT
SAN FRANCISCO.
Submitted By W^m MOOSER, Associated Architects.
W^m MOOSER JR.



PERSPECTIVE