

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	\$ 365,687	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	93	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	\$ 194,267
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.

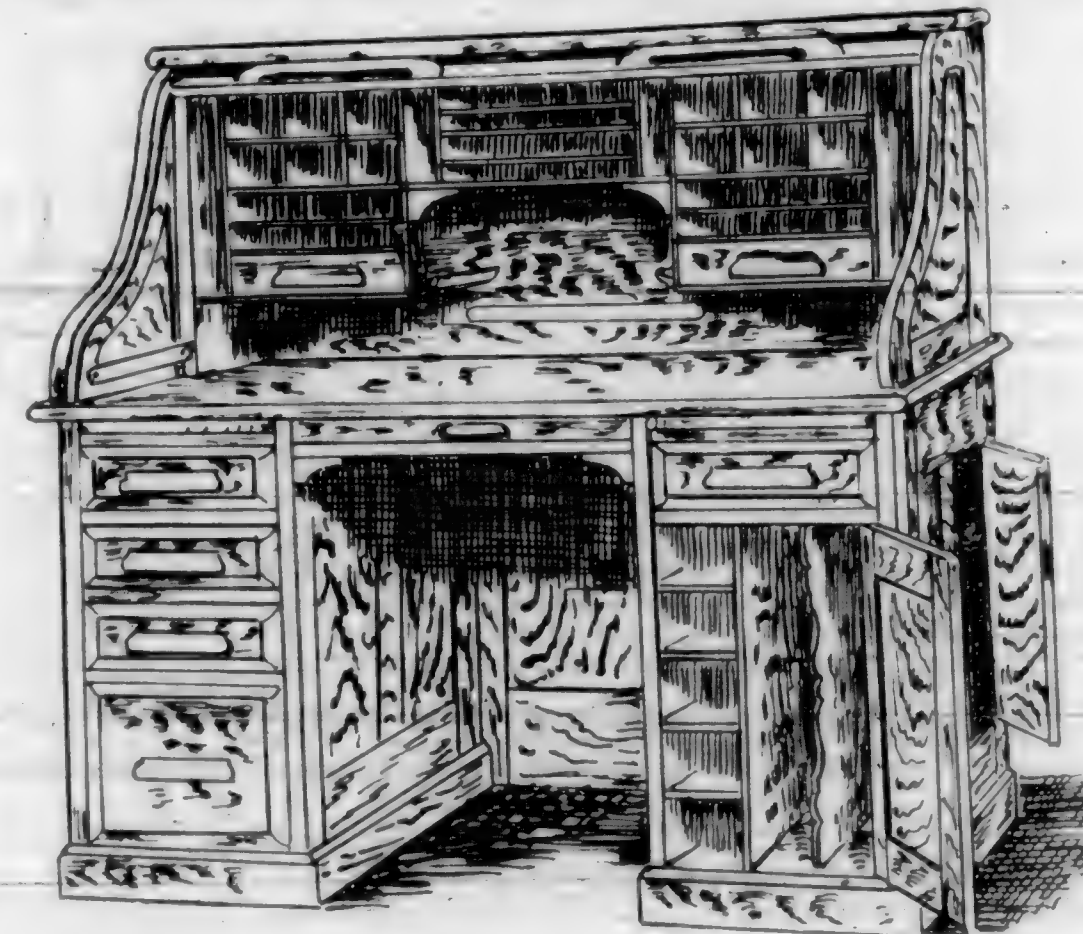
In calling attention to the advertisement of the John Douglass Co., 208 Ellis street, San Francisco, we have this to say, that you miss something worth seeing if you do not call and examine their absolutely noiseless tank and other improvements in the way of water closets.

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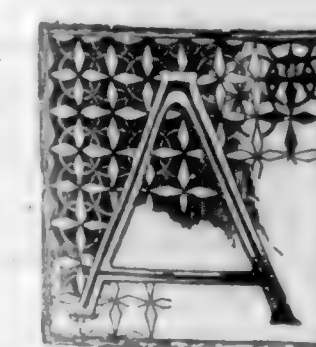
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PREMISES OF NEW SAN FRANCISCO POST-OFFICE, AUTHORIZED BY ACT OF CONGRESS, MARCH, 1887.

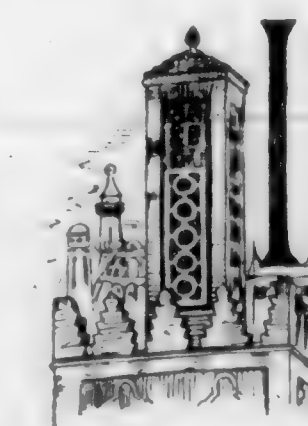


EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



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.

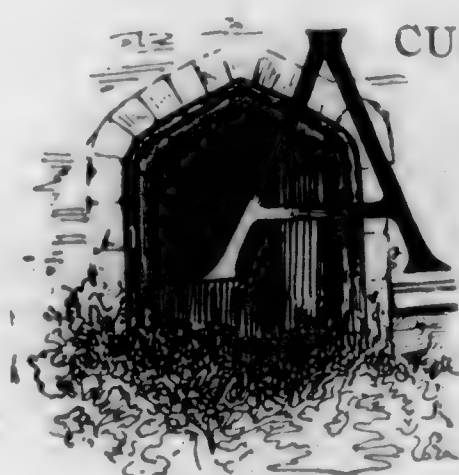
While on the subject of our new post-office site, we would like to notice the fact that according to the columns of the daily press, there is now sojourning amongst us, an agent of the Treasury Department, who has extended an invitation to all dealers in building materials to furnish samples of their 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 roseate 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 BARSON, Pres. W. P. MOORE, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

SOUTHERN CALIFORNIA CHAPTER AMERICAN INSTITUTE OF ARCHITECTS, meets first Wednesday of each month at 114 Spring street, Los Angeles, Cal.
OCTAVIUS MORGAN, Pres. A. M. EDELMAN, Vice-Pres.
ARTHUR B. BENTON, Sec. AUGUST WACKERBARTH, Treas.

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

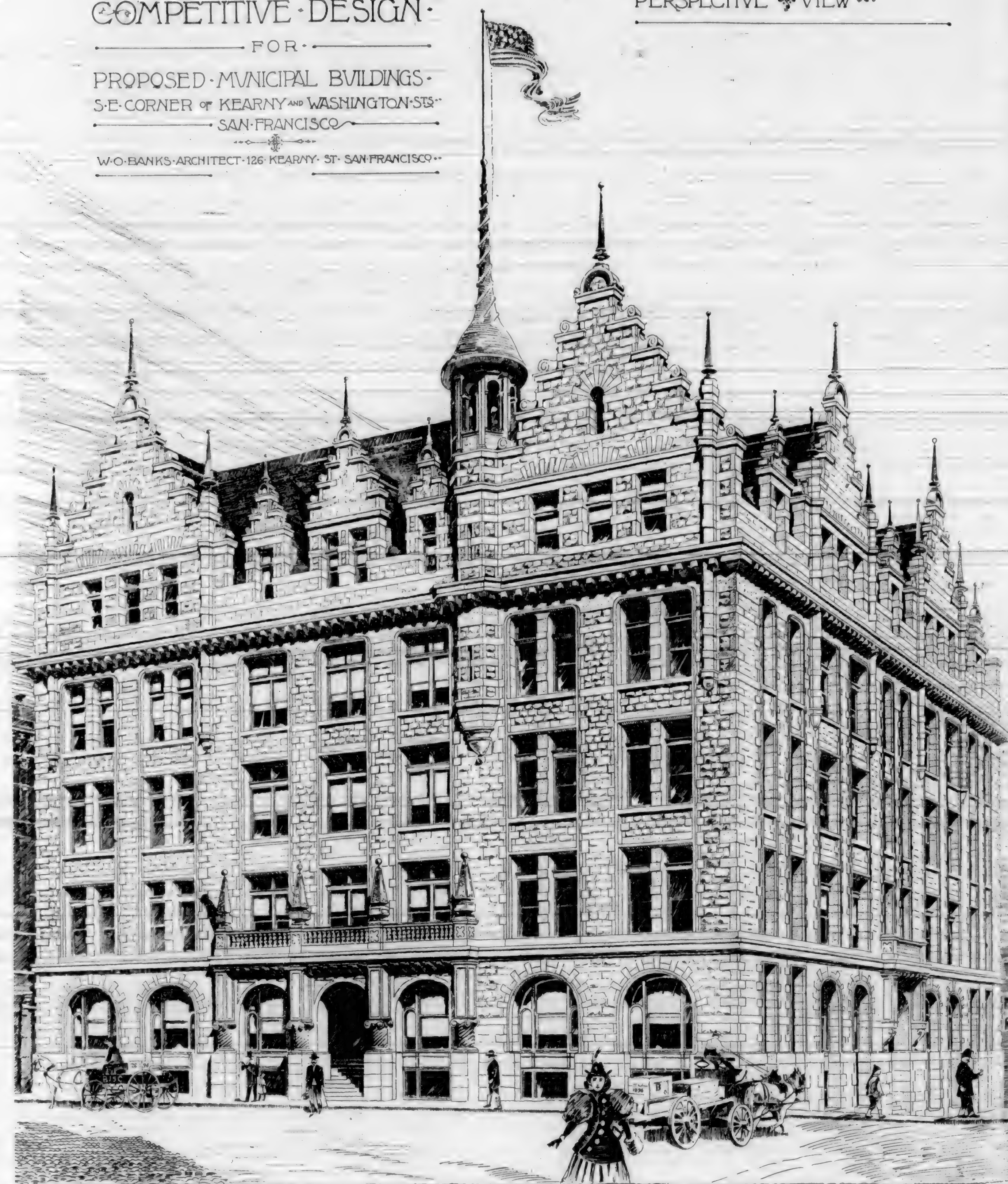
COMPETITIVE DESIGN

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

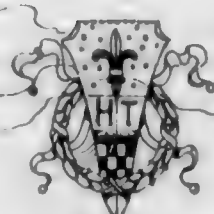


CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO

BRITTON & REY, PHOTO-LITH.

VOL XVIIth 8 AUGUST 1896

4th PRIZE



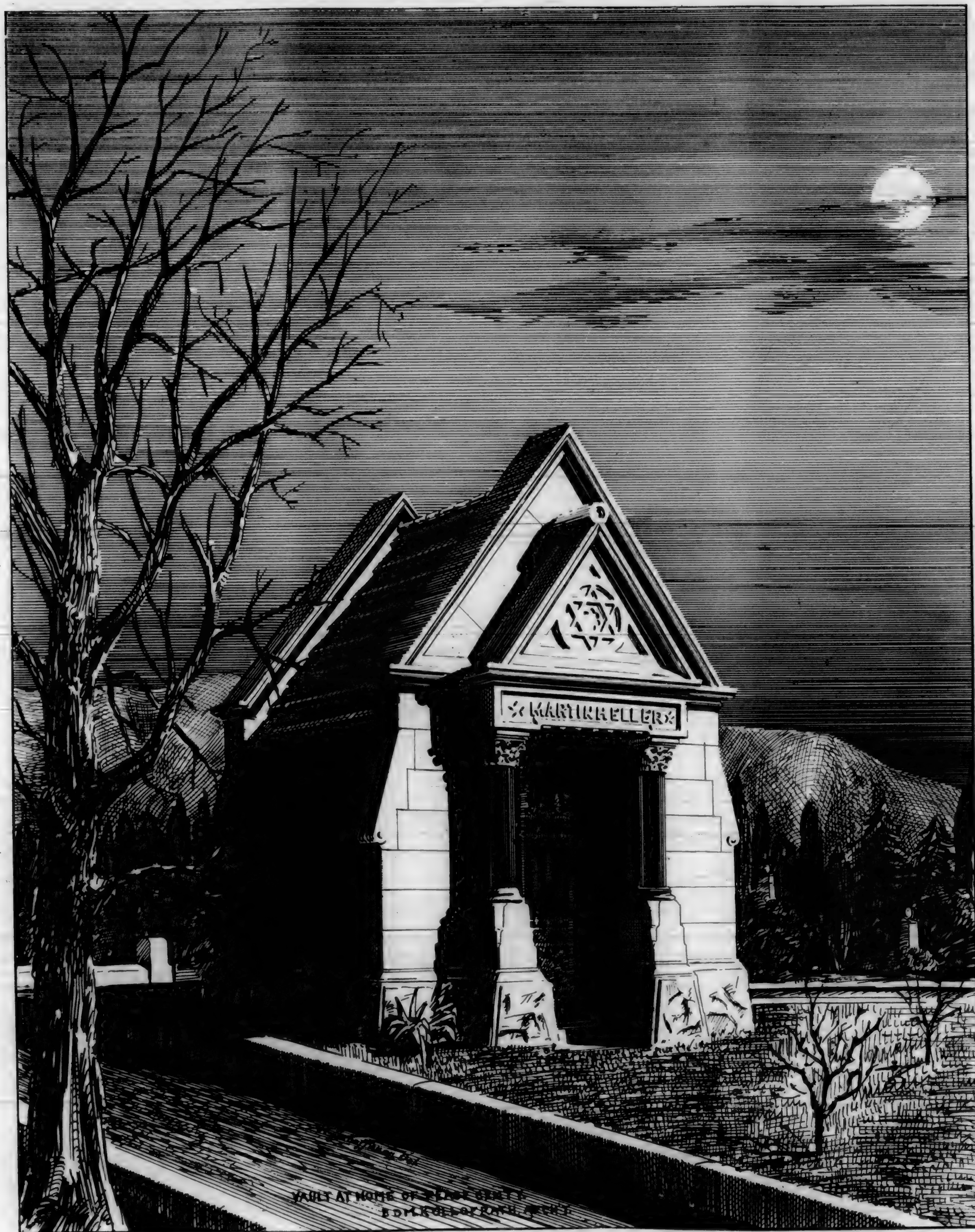
DESIGN FOR PROPOSED
CRIMINAL COURTS
BUILDING CITY AND COV
TY OF SAN FRANCISCO
SUBMITTED BY
HAVENS AND TOEPKE
ARCHITECTS
55 FLORENCE BUILDING S-F



CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO

BRITTON & REY, PHOTO-LITH.

VOL XVIIth 8 AUGUST 1896



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



PERSPECTIVE

is no grievance more commonly met with among artists than the complaint against the "critics." "Destructive criticism," and especially by writers who are not producers, counts for little among artists. The plan of the T Square Club is not exactly what is usually termed "constructive criticism," but it has the merit of presenting the ideas of men who from training and experience as producers are capable of looking at the work in hand from the artists' point of view. Comparison of good and bad, with a competent explanation of the reasons for the excellence of the one and the failure of the other, will frequently awaken the dormant taste of persons who would otherwise take no interest in such matters; or if interested, lack the habit of mind to make comparisons for themselves. It is suggested by members of the T Square Club that one advantage offered by this plan is the enlightenment of that class in the community who are dissatisfied with bad architecture but do not know why it is bad or how to remedy it, and in consequence passively acquiesce, and are imposed upon. This is a chivalrous motive and deserves commendation.—*The Brochure Series.*

ABOUT PAVING MATERIAL.

ALTHOUGH asphalt has come into pretty general use for street paving, there are some serious objections to it, and it is evident that we have yet to discover something which will be better adapted for street paving than anything now in use. Asphalt is expensive, and in damp weather, or a moist climate, is so slippery as to be unsafe. As a test on the latter point a record was kept by the city engineer of London, England, of the accidents arising from the condition of the streets, for fifty days, with the following result: Asphalt 1066; granite 719, wood 542. These figures indicate a serious objection to asphalt in such a climate as that of England.

The city of Halifax, Nova Scotia, has been making some experiments in paving materials for sidewalks, and the city engineer, in his report, recommends concrete on level streets, and asphalt for hills and less important streets. The cost of the former averaged \$1.83 per square yard, while the latter cost only 70 cents, and under ordinary conditions could be put down for considerably less. The kind of asphalt pavement used is not specified, but from the low cost we infer that it is not such as would be suitable for roadways. This, however, by the way.

Wood block pavements have much to recommend them, but a great deal depends on the variety of wood and the way they are laid. Cedar blocks, so extensively introduced in Toronto and other cities in America some years ago, have not been a success. They will not stand heavy traffic and have been pronounced unsanitary. Hardwood is now being tried, and the Timber Trades Journal declares that in the near future the whole of London will be surfaced with wood. The variety now being used is the Australian jarrah, which has been tested in the metropolis, on some of the Paris boulevards, and in some of the provincial towns, in every case with satisfactory results. It has supplanted everything except Baltic fir, and is gradually but surely displacing that. If blocks four inches deep will answer, and they are now being tried, it will bring the cost down almost to that of Baltic fir, which has to be laid six inches thick.

Jarrah is the hardest and most durable of all Australian woods, and it is stated it will resist the wear and tear of London street traffic as long as granite. It is free from

knots and does not shrink to any appreciable degree, the grain is close and tenacious, and it resists the influence of damp and moisture, in fact, being of the eucalyptus family it is a valuable antiseptic, rendering it valuable from a sanitary point of view. It affords a good foothold for horses without being slippery. What more need be said in its favor?

Other Australian hardwoods are being tried in Great Britain, one known as karri being apparently second only to jarrah, and Tasmanian blue-gum is to be tested in Glasgow. It is, of course, too much to expect that any of these foreign woods will come into use in Canada, where we have so much wood of our own. Vittrified brick, if it can be brought down to a reasonable price, will probably be the pavement of the future in Canadian and American cities.

One of the most unlikely paving materials which has been introduced anywhere is described in the Manufacturers' Record. At Norfolk, Virginia, a plant has been set in operation for making paving blocks out of the grass which grows on salt water marshes. The grass is subjected to heavy pressure, which forms it into large blocks, which are cut by circular saws into smaller blocks, 5½ inches thick, provided with strong wires, which run lengthwise. These blocks are then subjected to a bath in three tanks of different kinds of oil, which renders the fibre supple. A pavement of this material has been tested for over a year in Philadelphia, on one of the busiest streets near the stockyards, and with satisfactory results. It is smooth, noiseless, and horses cannot slip on it. Large contracts for these blocks are said to have been secured from New York and Pittsburg. We must, however, class ourselves as doubters as to the wearing qualities of such a material, without further information.

But our readers will perhaps smile with incredulity when we mention another material for paving, which, if such a reputable journal as the Literary Digest is to be believed, has been successfully tested. In the southern states, where sugar manufacturing is carried on, there are millions of gallons of molasses produced, which, after supplying the market, remain over and become a waste product. The head chemist of a refinery at Chino, California, Mr. E. Turke, was led to make an experiment with the molasses, and had a walk one thousand feet long made between the factory and the main street, mixing sand with the molasses and putting it down in the same manner as asphalt. It dried quickly, became hard and remained so, the sun making it harder instead of softening it. A block of the composition two feet long and one foot wide was subjected to severe tests, being laid with its ends resting only an inch or two at each end on supports. When struck in the middle with a heavy hammer it showed no sign of cracking or bending. Notwithstanding this test, we can hardly imagine molasses coming into general use as a paving material.

It is clear from what we have stated that we have not yet passed the experimental stage in the matter of pavements.—*The Canadian Architect and Builder.*

OUR LONDON LETTER.

THE usual weekly meeting of the London County council was held on Tuesday at Spring-gardens, Sir Arthur Arnold in the chair.

The first reports to be debated were those dealing with proposals for the acquisition of tramways. The Highways

committee recently had before them two proposals—one emanating from the County of London Tramways syndicate, who proposed to acquire all the metropolitan lines, with a view to their being leased, for a term of twenty-eight years, to a company yet to be formed; the other proposing that the entire systems of the North Metropolitan and the London Street Tramways companies should be acquired by the council and leased for fourteen years to the former company. The terms of the contemplated lease were that the company should pay a fixed rental of 45,000/ per annum. The committee recommended that the proposal of the syndicate should not be accepted; and the council endorsed this recommendation. On the other hand, the committee recommended that an arrangement in accordance with the proposals of the North Metropolitan company should be entered into. Mr. J. A. Baker moved; "That the report be referred back to the Highways committee, with instructions to report for the purpose of comparison as to the probable profit to the ratepayers, if the council itself worked such portions of the northern system of tramways as will be within its control after 1898, information being given on the basis of horse traction and also electric traction, or other approved mechanical means." This was carried by 61 to 55.

The Strand Improvement scheme came up again for discussion. The adjourned report of the committee stated that they brought up to the council in March last a scheme for the formation of a new street from Holborn to the Strand and the widening of the Strand at Holywell-street, but withdrew the scheme in order that they might once more give the fullest consideration to the whole subject. The chief features of the scheme are:—(1) The removal of the block of buildings south of Holywell street; (2) the provision of greater road space at one of the most crowded parts of the Strand; (3) the opening to view of several architectural features at present obscured, and the admission of light and air where most needed; and (4) the formation of a much required adequate Strand approach to the Royal Courts of Justice."

The interesting tour of the American pilgrims is rapidly nearing its close. To-morrow it may be said to reach its climax. Then, in the historic city of Gainsborough (whither the party will have traveled from Lincoln, by way of Scrooby, Bawtry, and Ansterfield), the American Ambassador will lay the foundation-stone of a memorial church to John Robinson, the "Father" of the Independents who have had so much to do with the making not only of English history, but with that of the United States. A striking feature of to-morrow's ceremony will be the presence of the Rev. W. Robinson, a well-known New York preacher, who traces his descent back to the pioneer pastor of the old Lincolnshire church to which many of the Pilgrim Fathers belonged. It was in Gainsborough Old Hall that the Separatist Church of 1602 was probably organized, and here, by permission of Sir H. B. Bacon, Bart., luncheon is to precede the ceremony of stone-laying. To the lover of literature Gainsborough has attraction as the St. Ogg's of George Eliot's "Mill on the Floss," whilst to the mercantile community this ancient city on "the silver Trent" owes much of its importance to the fact that it is a sub-port of Grimsby.

The London and Provincial Builders' Foremen's Association was formed two years ago, and according to the report there are sixty-four members belonging to it. Several

papers on technical subjects have been read and discussed during the year, and smoking concerts held. Applications have been received from Birmingham for the purpose of opening a branch, and many builders in the provinces have applied to the secretary for foremen. At the annual meeting, which was held at the Memorial hall last night, the chairman, Mr. William Ebdon, congratulated the members on the continued prosperity of the association.

BOOKS AND PERIODICALS.

In the FORTNIGHTLY Review for July Miss Olive Schreiner continues her "Stray Thoughts on South Africa" where we find a very interesting account of the South African aborigines; the little "Bushmen," the Hottentots and the stalwart Kaffirs or Bantus, who have not become sufficiently civilized yet to believe in the private ownership of land.

"The idea which to-day is beginning to haunt Europe, that, as the one possible salve for our social wounds and diseases, it might be well if the land should become again the property of the nation at large, is no ideal to the Bantu, but a realistic actuality. He finds it difficult, if not impossible, to reconcile his sense of justice with any other form of tenure. And it is only painfully and slowly (and perhaps never quite successfully!) that under the pressure of autocratic European rule, he is brought to allow, that absolute, individual property in land may be consistent with right."

Another infliction of the European upon society is the Halfcaste who Miss Schreiner shows is a deteriorate both from the white and black races, being more unsocial than either, and is therefore a very undesirable breed.

We must quote the following foot note as a rebuke to those morally vacuous persons whose sympathies do not extend beyond their own family or their own country.

"It is curious to note how in the most advanced races and classes, there are cases of singularly arrested moral development. That there are persons who within the circle marked out by blood kinship, will do all and more than all that social feeling can demand, who will even unduly sacrifice themselves and others at the altar of family feeling, yet, who beyond the limits of the family, remain absolute, moral barbarians? Others, and a yet larger number, have their moral growth arrested at the outer limits of national life. Such men may be depended on for moral and socialized action (some times of the very highest kind), where men of their own nation and especially their own class are concerned; they would even be willing to sacrifice life itself for the maintenance of that idealised combination of these men, which forms the national entity, yet, beyond this circle there is absolute moral atrophy! They cannot be depended on for the slightest approach to social actions where persons and nations outside the charmed circle are concerned. They will vaunt themselves on actions directed towards those outside, which within their own circle they would regard as grossly criminal."

Ouida in her usual trenchant style inveighs against the occupation of highways by what she calls "A Highway

Robber"—the private railroad. For her peace of mind we hope she will never come to San Francisco, for the robbing of highways has been going on for years here, so that now there is no road even to get out of San Francisco into the country, both of the available routes being occupied by railroads for whose use of the public highway the people get no rent nor any other return.

A notice of this year's Salons is not encouraging, for although 7,000 *objets d'exposition* are exhibited in the two Salons—of the Champs-Elysees and the Exposition des Beau-Arts, "there is a distressing emptiness seeking to hide itself in a dazzle of technical fireworks, and a beating about the bush, not only for artistic conception, but for artistic emotions." "The visitor is wearied by uniformity of standpoint, indisposed by exaggerations of all kinds, or disgusted with horrors depicted in cold blood—horrors convincing neither the painter nor his public."

Although possibly not to such an extent, we find the same thing throughout all civilization at the blazed end of the nineteenth century. The Pacific Coast being from its isolation more exempt from the moral and artistic leprosy running throughout the older civilizations, we find here a little more decency in our art, although sad to relate an apeing of the ways of decadents is rife here now, and architecture has at last succumbed, and we find an utter absence of imagination in the uniformity of the square box pierced with oblong holes on the one hand and imagination run to seed, in the exaggerated ancient nondescript which seems to be shrieking for recognition in fear that its ugliness may be overlooked—on the other hand. But when this hysterical age has past away—as it will shortly—common sense will reign once more. So we need not despair of the race yet, notwithstanding the alarming symptoms of a whole people gone mad on a question of a trifling increase of the currency; the bankers view of which is presented in the article "Public Sentiment in America on the Silver Question."

Eighth Special Report of the Commission of Labor—THE HOUSING OF THE WORKING PEOPLE. Prepared under direction of Carroll D. Wright, Commissioner of Labor, by E. R. L. Gould, Ph. D.

This is a book of 451 pages devoted as its title indicates to methods of housing the working people, a class to which it is very difficult to give a distinctive name. A more definite and comprehensive title for it would be "People of Small Incomes." It is prefaced by a "Letter of Transmittal," wherein we find an organic law which shows a proper appreciation of one of the *raison d'etres* of Government which requires to be kept before its officers and the people in general, to counteract the generally received opinion that the Government is for the collection of taxes, for the construction of destructive engines of war, to keep an army and navy, and to issue bonds—and thus they forget the large amount of good work that is done by the peaceful department of the Government—among which we have the Department of Labor. This is the organic law of the department referred to—"To acquire and diffuse among the people of the United States useful information, concerning the means of promoting their material, social, intellectual and moral prosperity," so the author goes on to say "it was deemed particularly appropriate to publish the facts contained in this special report on so important a matter as the Housing of the Working People," and believing that the

efforts of the Department in this direction should be made more available to the public we intend to give the gist of the whole report in a series of articles, the first of which appears in this number and will continue the same when we obtain the illustrations with which the report is plentifully supplied. The report is replete with information of interest to the general public, but particularly interesting to architects and builders, and reflects great credit upon its author.

BUILDING CONSTRUCTION AND SUPERINTENDENCE. By F. F. Kidder, C. E., Ph. D., Architect, author of "The Architects' and Builders' Pocket Book." Part I—Masons' Work. Two hundred and fifty illustrations, 409 pp.; one large octavo vol., cloth; price, \$4. New York: William T. Comstock.

Although many of our leading colleges have for some time maintained courses in architecture, and several special schools for teaching architecture and building has also been established, it is somewhat remarkable that no complete work descriptive of modern building construction as practiced in this country has as yet been accessible to the would-be architect.

To meet this want was the object of the well-known author of the work before us, and from a study of its contents we believe that his efforts will be highly appreciated by a large class of young men, and also by those whose duty it is to instruct them in this branch of the architectural profession.

As the author has well said in the introduction, the successful practice of architecture requires not only ability to design, but also a thorough knowledge of building construction in all its branches and conscientious and painstaking supervision of the work.

The present volume is devoted to those portions of the builder's work which are classed under the general title of masons' work, including fireproofing and lathing and plastering, although one chapter is devoted to the different forms of iron and steel construction used in supporting walls, especially in buildings of the skeleton type, and such work as comes in intimate connection with the brick and stone-work. Other classes of work are to be described in a second volume.

The work is essentially descriptive, only such tables as relate directly to the properties of the materials described being given: the various materials, such as stones, brick, mortars, terra cotta, etc., are clearly and fully described and the best methods of using them intelligently presented, and in a manner that happily combines the theoretical with the practical.

What we believe will prove an especially useful feature of the book is the large number of cuts illustrating different devices and forms of construction; most of these have evidently been prepared especially for this book, and are eminently the production of a practical architect. We judge that they will prove of much assistance when preparing working drawings.

The suggestions in regard to superintendence embody those points which especially require the personal inspection of the architect, and a great many ways in which unscrupulous builders are apt to slight work or attempt to cover up defects are pointed out in such a way as should prove of much assistance to the young architect.

BUSINESS MOSAICS.

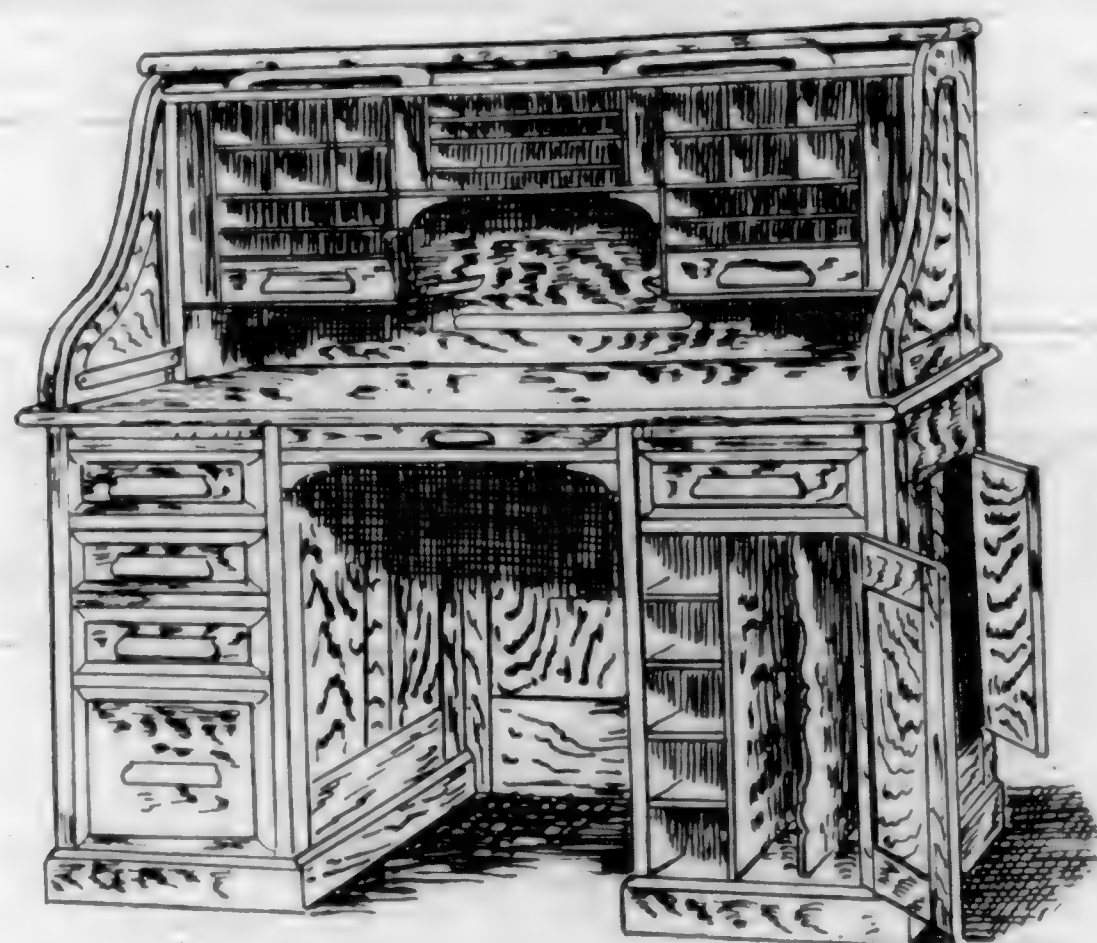
The long established firm of the J. L. Mott Iron Work, so famous for their Imperial Porcelain ware, so well adapted to both the bath room and the kitchen, is well represented in this city by Mr. M. S. James, whose show rooms in the Flood Building, speak for themselves. The Imperial Porcelain ware has a charm for the good housekeeper that nothing else in this line can equal. If you are in doubt what to order call upon Mr. James at his office, 27 Flood Building, and have that doubt removed.

Dobson—Can your daughter play the piano? **BUBBUB** (wearily)—I don't know whether she can or not, but she does.—*Punch*.

Phoenix Pure Paint holds its own, because it is made of pure materials, white lead, zinc and linseed oil without adulterations, these being finely ground and thoroughly mixed with heavy machinery and cannot fail to produce a first-class article, and the experience of first-class house painters, who fully endorse these claims made by the firm of W. P. Fuller & Co.; manufacturers should set the matter at rest.

Jones—Brooks is dead. **BROWN**—Well, I'm not surprised to hear. His doctor told me he thought he could straighten him out.—*Life*.

The San Francisco Manufacturing Company deal in California Oak Furniture of their own make as well as Oak flooring. Estimates for Oak Flooring will be furnished by Mr. Charles J. Bruschke, late of Chicago, 644-648 Bryant street, San Francisco. At a time when the community are



almost unanimous for a home market this firm should receive a liberal support, as what they manufacture is the best of its kind, and from California Oak.

To those about to select patent chimneys we would say before you select what you want, call upon L. E. Clawson & Co., 1340 Market street, telephone, south, 257. Clawson's Patent Hood or throat and arch-bar combined, makes the bricklayer conform with mantel-men's work, and guarantees you a safe chimney with a perfect draught.

Professor—Give me the names of the bones that form the human skull. **MEDICAL STUDENT**—I've got them all in my head, but I can't recall their names.—*New Letter. Life*.

Merchant's Gothic tin shingles and Merchant's combination skylight "Star" Ventilator are becoming so well known among architects as being reliable and storm-proof, it is hardly needed to call attention to the merits claimed by the manufacturers, which are that the "Star" Ventilator is not a compromise between a first-class ventilator and a poor skylight, but the best of both, as it gives light and ventilation simultaneously. Oscar S. Levy, Agent, 205 Market street, San Francisco, Cal.

Trolly President—How does that new fender work? **SUPERINTENDENT**—I never saw anything like it. They never know what strikes them.—*Life*.

Samson Cordage Works have certainly adopted a very appropriate name for their cord, as strength combined with a cord warranted free from waste and imperfections is what is wanted in a window cord. Send for samples to the Sansome Cordage Works, Boston, Mass., if you are not already familiar with the merits of the article.

Blenkington—I wonder why "churchyards yawn," as Shakespeare says? **PEMBERTON**—Probably the epitaphs of deceased millionaires make them tired.—*Truth*.

Wm. Wolff & Co. announce they have just received a fresh arrival of Alsen Portland Cement, and for deliveries direct from shipside will make an exceptionally low price on any quantity required. This cement is so well known that it presents a favorable opportunity to provide the best article at a low price, 329 Market street, San Francisco, is their office.

"Is this a 16 to 1 town?" asked the drummer. "It air on Sunday," answered the native. "On Sunday?" "Yes. Sixteen goes fishu' to one goin' to church."—*Troy Times*.

Roche Harbor Lime was awarded First Prize at the World's Fair, also first prize at New Orleans, Washington and California. For particulars address Tacoma and Roche Harbor Lime Co., box 289 Builder's Exchange, 40 New Montgomery street, San Francisco.

LEGAL DECISIONS.

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

CONTRACTS OF COUNTIES—LIMIT OF INDEBTEDNESS.—Where a county contracts for the erection of a building, the payment to be made in installments each year as the work progressed, the debt or liability created is not the aggregate amount of such installments, but only that which arises from year to year on the separate installments; and if the installments are not paid, the county is not liable in the income each year it is not illegal, under a provision of law forbidding counties to incur an indebtedness or liability in any year exceeding the income and revenue provided for that year. *Smilie v. Fresno County, Supreme Ct. Cal., 444 Pacific Rep. 556.*

LIEN FOR MATERIAL DELIVERED IN INSTALLMENTS.—In an action to enforce a material man's lien, where a contract was made for material to be delivered from time to time, as required in the repairs of the buildings, and the materials in accordance therewith is furnished as orders for same are received, each order is not an independent contract, so as to require a separate lien to be filed within the required time after the delivery of each order. *Premier Steel Co. v. McElwaine-Richards Co., Sup. Ct. Ind., 43 Northeastern Reporter, 877.*

ENFORCING LIEN AGAINST CORPORATION RECEIVING PROPERTY.—A contractor who erected a creamery building under a contract signed by a number of individuals, each of whom signed for a specific sum, binding himself only to that extent, may after the subscribers have organized into a corporation, which is vested with title to the property, maintain a single action to enforce a mechanic's lien on the property for the amount of the unpaid subscriptions, although neither the corporation nor the stockholders who paid their subscriptions are bound by the indebtedness. *Davis & Rankin Co. v. Vice, App. Ct. Ind., 43 N. E. Reporter, 889.*

ENFORCEMENT OF LIEN AGAINST PROPERTY FRAUDULENTLY TRANSFERRED.—Where the right to a lien exists, a conveyance of the property by the owner will not defeat the lien, if it appears that the conveyance was not bona fide. *N. Y. Lumb & Woodworking Co. v. 73d Street Bldg. Co., Sup. Ct. App. Div. 1st Dept., 38 N. Y. S. Reporter, 869.*

WHEN THERE MUST BE WRITTEN CONTRACT IN LOUISIANA.—Where a demand exceeds \$500 for labor and materials in building an addition to and making repairs on a house, there must be a written contract, as against third persons, registered according to the laws of Louisiana. *Murry v. Sweeney, Sup. Ct. La., 19 Southern Reporter, 753.*

CITY BUILDING NEWS.

Alvarado near Douglass. Cottage; owner, Jacob Heyman; builder, Jacob Heyman; cost \$2000.

Baker and Fulton. Three-story frame; owner, Ernst D. C. Rohde; architects, Martens & Coffey; contractor, M. Loftus; signed, Aug. 7; filed, Aug. 8; cost \$9900.

Berry Place near Grant Ave. One-story brick; owner, M. Rene; builder, J. Salanve; cost \$1000.

Brannan near 4th. Plastering for St. Rose's Church; owner, Rev. D. Nugent; architect, B. J. Clinch; contractor, P. J. O'Leary; cost \$3845.

Brannan near 4th. Two-story frame; owner, Anna E. Davis; contractor, John Wikman; signed, July 1; filed, July 8; cost \$2150.

Broadway near Fillmore. Excavations, etc.; owner, P. Anspacher; architect, M. J. Lyon; contractor, G. W. Werner; signed, June 30; filed, July 6; cost \$1445.

Broadway near Fillmore. Carpenter, mill and iron; owner, P. Anspacher; architect, M. J. Lyon; contractor, J. A. Smilie; signed, July 12; filed, July 18; cost \$6400.

Broadway near Fillmore. Plumbing, etc.; owner, P. Anspacher; architect, M. J. Lyon; contractors, Ickelheimer & Bros.; signed, July 17; filed, July 18; cost \$1097.

Bush and Dupont. Repairs and addition; owner, Mrs. Hannah Keesing; contractor, Stephen Canning; signed, July 21; filed, July 23; cost \$1050.

California near Leidesdorff. Alterations and repairs; owner, Merchant's Ex. Ass. of San Francisco; architects, J. J. & T. D. Newsom; contractors, Moore & Cameron; signed, July 14; filed, July 14; cost \$1385.

California Ave. near Virginia Ave. Alterations and additions; owner, Mrs. Mathilde Schroeder; contractor, R. Fahy; signed, July 20; filed, July 21; cost \$1350.

California and Polk. Interior finish; owner, W. B. Bradbury; architect, F. B. Wood; contractors, L. & E. Emanuel; signed, July 8; filed, July 25; cost, \$2850.

Capp near 23d. Two-story frame; owner, W. H. George; contractors, Marcuse & Remmel; signed, July 20; filed, July 24; cost \$2265.

Clay near Drumm. Alterations and additions; owner, Martha J. B. Thomas; architect, T. J. Welsh; contractor, A. L. Campbell; signed, July 11; filed, July 15; cost \$1220.

Clay near Drumm. Concrete, etc.; owners, Martha J. B. & W. B. Thomas; architect, T. J. Welsh; contractor, Geo. Goodman; signed, July 11; filed, July 16; cost \$2725.

Clayton and Fell. Interior work; owner, Mr. W. McPhee; architect, S. Newson; contractor, Home Mfg. Co.; cost \$2500.

Clayton near Frederick. Two-story frame; owner, Wm. Bernstein; contractor, White Bros.; signed, July 16; filed, July 18; cost \$2310.

Colusa and Connecticut. Two-story frame; owner, Claus Reimers; architect, D. C. Coleman; contractor, John Person; signed, July 18; filed, July 20; cost \$2400.

Courtland Ave. near Bernington. Cottage; owner, Peter Rolle; contractors, Reit & Ahlgren; signed, July 15; filed, July 17; cost \$1325.

Courtland Ave. and Andover. Heating and ventilating; owner, Board of Education; architect, C. I. Havens; contractor, Montague & Co.; signed, July 11; filed, July 17; cost \$1595.

Dupont near Bush. Alterations and repairs; owner, G. Mussett; contractor, J. Salamave; cost \$1000.

Eleventh Ave. near Lake. Cottage; owner, Mr. & Mrs. F. A. Dixon; contractors, West & Fern; signed, Aug. 8; cost \$1800.

Ellis and Pierce. Two-story frame; owner, Johanna McGinn; architect, H. Gellfuss; contractor, J. J. Mauseu; signed, Aug. 6; filed, Aug. 6; cost \$255.

Ellis near Powell. Underpinning; owner, J. H. Mangels; architect, Henry Gellfuss; contractor, F. Wagner; signed, July 18; filed, July 20; cost \$150.

Eureka and 19th. Cottage; owner, Hugh M. Cochran; contractor, W. W. Rednall; signed, July 11; filed, July 15; cost \$1850.

Eureka near 19th. Cottage; owner, J. J. Bradley; contractor, W. W. Rednall; signed, July 15; filed, July 18; cost \$1700.

Fair Oaks near 21th. Additions and alterations; owner, John J. Wall; architect, J. T. Kidd; contractor, M. Loftis; signed, July 3; filed, July 31; cost \$125.

Filbert and Kearny. Bulkhead for school house; owner, Board of Education; architect, C. I. Havens; contractor, J. H. McKay; signed, July 27; filed, July 31; cost \$1700.

Filbert near Jones. Bulkhead, etc.; owner, Board of Education; architect, C. I. Havens; contractor, W. Linden; signed, July 8; filed, July 17; cost \$987.

Fifteenth Ave. near California. To build; owner, Emile A. Allen; contractor, J. B. Glunz; signed, July 11; filed, July 14; cost \$2182.

Florida near 20th. To build; owner, Henry M. Colety; architect, D. V. Deyel; contractors, Williams & Foster; signed, Aug. 1; filed, Aug. 3; cost \$1500.

Ford near 17th. Additions and improvements; owner, Sergeant P. Shea; contractor, James McInerney; cost \$2000.

Fourteenth near Howard. To build; owner, Leon Levy; architects, Shea & Shea; contractors, White Bros.; signed, Aug. 1; filed, Aug. 4; cost \$2140.

Fremont near Howard. Grading, etc.; owner, Judson Mfg. Co. architects, Percy & Hamilton; contractors, Richardson & Gale; signed, Aug. 4; filed, Aug. 7; cost \$10,055.

Geary and Stockton. Six-story brick building; owner, Spring Valley Water Works; architect, Clinton Day; contractor, John McCarthy; signed, Aug. 5; filed, Aug. 10; cost \$89,710.

Geary and Stockton. Granite work for six-story brick; owner, Spring Valley Water Works Co.; architect, Clinton Day; contractor, Raymond Granite Co.; signed, July 10; filed, July 14; cost \$24,000.

Geary near Larkin. Grading, etc., for three-story brick; owner, Louis Bazet; architect, C. R. Wilson; contractor, R. W. Beattie; signed, July 21; filed, July 22; cost \$3152.

Geary near Larkin. Carpenter work for three-story brick; owner, Louis Bazet; architect, C. R. Wilson; signed, July 31; filed, Aug. 3; cost \$2375.

Gough near Fulton. To build; owner, Claus Schroeder; architect, J. E. Kraft; contractor, A. G. Johnson; signed, July 20; filed, July 24; cost \$2963.

Grove near Baker. To build; owner, Mrs. Christina Ott; contractor, J. J. Mauseu; signed, Aug. 6; filed, Aug. 7; cost \$3800.

Haight street, No. 1166. Painting; owner, A. Lopresti; architect, W. J. Cartherson; contractors, Scott & Wilkinson; signed, July 29; cost \$250. Electric work; contractor, Hetty; cost \$80.

Howard near 10th. To build; owner, Mrs. Mary Hoban; contractor, Geo. Lettich; signed, July 21; filed, July 23; cost \$1850.

Howard near 25th. To build; owner, Mrs. Olive A. Harper; architect, C. J. Coffey; contractor, E. Cox; signed, Aug. 8; filed, Aug. 10; cost \$3600.

Hyde near Pacific. Two-story frame; owner, Peter Mulligan; architects, Mahoney & Hynd; contractors, Westerlund & Sandeen; signed, July 2; filed, July 21; cost \$282.

Jackson near Pierce. Alterations and additions; owner, Mrs. M. A. Forbes; architect, A. J. Barnett; contractor, W. Patterson; cost \$900.

Lake and 7th Ave. Carpentry, mill work, etc., on two-story brick; owner, Maria Kip Orphanage; architects, Percy & Hamilton; contractor, Thos. H. Day & Son; signed, July 31; filed, Aug. 1; cost \$17,572.

Lake and 7th Ave. Brick, sandstone, etc., for two-story brick; owner, Maria Kip Orphanage; architects, Percy & Hamilton; contractor, Thos. Butler; signed, July 29; filed, Aug. 1; cost \$13,001. Excavations, concrete, etc.; contractors, Keatinge, Leonard & Ransome; cost \$500. Plumbing; contractor, Shepard Bros.; cost \$200.

Lower Terrace near Serpentine Place. Cottage; owners, J. F. and Charlotte V. Bird; contractor, C. Douglass & Co.; signed, July 18; filed, July 21; cost \$1200.

Lyon near Jackson. Cottage; owner, H. F. Muller; architects, Kenitzer & Barth; contractor, M. J. Savage; signed, Aug. 5; filed, Aug. 6; cost \$2255.

Market and 8d. Safes; owner, Claus Spreckels; architects, Reid Bros.; contractor, Herman Safe Co.; signed, July 19; filed, Aug. 3; cost \$4120.

Market and Powell. Bar and office fixtures for Baldwin Hotel; owners, O. Norman & A. E. Iverson; architect, E. Killofrath; contractor, Home Manfg. Co.; signed, July 30; filed, Aug. 3; cost \$1300.

McAllister near Willard. To build; owner, D. J. McCreedy; architect, D. C. Coleman; contractor, J. E. Schulz; signed, July 15; filed, July 16; cost \$1975.

Montgomery Ave. near Powell. Three-story frame; owner, G. Chiappari; architect, E. Depierre; contractor, A. Caccia; signed, July 15; filed, July 15; cost \$884.

Natoma near 2d. Training school for girls; owner, L. Melzer; architect, S. W. Bugbee; Superintendent, G. H. Moore; cost \$4000.

New City Hall. Art glass for the dome; owner, City of San Francisco; architect, Frank T. Shea; contractor, American Decorative Co.; cost \$16,500.

Nineteenth near Eureka. Cottage; owner, J. F. Boehm; contractor, W. W. Rednall; signed, June 30; filed, July 14; cost \$500.

Oak near Clayton. Cottage; owner, H. Herningson; architect, A. C. Lutgens; contractor, Adam Miller; signed, June 22; filed, July 23; cost \$160.

Pine near Pierce. To build; owner, William H. Saunders; contractor, John B. Glunz; signed, Aug. 4; filed, Aug. 5; cost \$2950.

Powell near O'Farrell. Three-story brick; owner, George D. Toy; architects, Herman & Swain; contractor, J. A. Wilson; signed, July 20; filed, July 21; cost \$17,075.

Powell and Ellis. Painting for four-story brick; owner, Royal Eagle Distilleries Co.; architects, De Prose & Meussdorffer; contractor, C. Schutt; signed, July 31; filed, Aug. 4; cost \$1200.

Presidio. Two brick barrack buildings; owner, U. S. Government; contractor, M. McGowan; cost \$74,700.

Powell and Ellis. Excavations, brick and iron work for four-story brick; owner, Royal Eagle Distilleries Co.; architects, DeProse & Meussdorffer; contractor, F. Wagner; signed, July 6; filed, July 6; cost \$22,370. Carpentry, mill work, etc.; contractor, C. Schutt; signed, July 6; filed, July 6; cost \$18,975. Wrought iron and cast iron work; contractor, F. Wagner, sub-contractors, Brodie & Clark; cost \$7275. Plumbing; contractor, H. Williamson; cost \$1725. Gas-fitting; contractor, H. Williamson; cost \$4085. Plaster and cement; contractor, C. F. Schiller; cost \$3500. Plastering, etc.; contractor, W. C. Watson; cost \$925. Concrete work; contractors, Slack & Gussel; cost \$2950. Ornamental iron work; Todd & Peters; \$935. Heating apparatus, etc.; contractor, J. G. Gramiss & Co.; cost \$1385.

Sacramento near Marble. Two-story brick hospital; owner, T. T. Williams; architect, A. C. Schweinfurth; contractors, Richardson & Gale; signed, June 30; filed, July 3; cost \$16,445. Plumbing; contractor, James E. Britt; cost \$1000. Wiring for electric lights, cost \$148. Heating and ventilating; Holbrook, Merrill & Sletson; cost \$850. Combination electric and gas fixtures; S. F. Novelty and Plating Works; cost \$275.

Shibley near 4th. Two-story frame; owner, Wm. Crane; architect, A. J. Barnett; contractor, L. M. Hickson; signed, June 29; filed, July 3; cost \$2550.

Shotwell and 21th. To build; owner, John F. Schome; architects, Martens & Coffey; contractor, J. Bucher; signed, July 30; filed, July 31; cost \$1725.

Shuyuan near Carl. To build; owner, Mrs. Lydia M. Ehatt; contractors, Maurice & Remmel; signed, July 29; filed, July 30; cost \$1780.

Stanley Place near Harrison. To build; owner, Thomas Green; architect, W. H. Armitage; contractor, L. B. Schmidt; signed, Aug. 4; filed, Aug. 6; cost \$4070.

Stevenson near Ecker. To build; owner, Pacific Power Co.; architect, Ira Bishop; contractors, Cushing Wetmore Co.; signed, July 21; filed, July 27; cost \$1800.

Stockton near Greenwich. Alteration and additions; owner, Mrs. Rosina Lometti; contractor, H. T. Grieb; signed, July 8; filed, July 9; cost \$1875.

Stockton near Union. Plumbing, etc.; owner, Balthazar Huth; architects, De Prose & Meussdorffer; contractor, H. Ernest; signed, July 28; filed, Aug. 5; cost \$340.

Stockton near Union. To build; owner, Bathason Huth; architects, De Prose & Meussdorffer; contractors, A. Caccia & Co.; signed, July 27; filed, July 28; cost \$4210.

Sutter near Buchanan. All work except plumbing, etc.; owner, Elish Brooks; architect, W. H. Whart; contractor, Jacob Schuler; signed, Aug. 8; filed, Aug. 8; cost \$1300.

Thirteenth near Howard. To build; owner, B. F. Harvey; architect, C. M. Rousseau; contractor, R. J. Pavet; signed, July 1; filed, July 3; cost \$5000.

Tremont near Frederick. Cottage; owners, Bertha & Ernest Kriske; contractor, L. Coreghino; signed, Aug. 10; filed, Aug. 10; cost \$1160.

Twenty-first and Hampshire. Cottage; owners, John and Louise Sanderson; contractor, M. A. Stewart; cost \$1272.

Twenty-second and York. To build; owner, F. Larmadn; architect, F. Rabin; contractor, H. Munster; cost \$7000.

Twenty-second near Minnesota. To build; owner, C. J. Jackson; contractor, R. O. Davis; signed, July 14; filed, July 17; cost \$3450.

Utah near Santa Clara. Cottage; owner, O. Dahlton; contractor, L. B. Schmidt; signed, July 16; filed, July 17; cost \$1410.

Utah near Sonoma. To build; owner, Augusta C. and Mary Pratt; contractor, Thomas F. Michell; signed, Aug. 4; filed, Aug. 4; cost \$1450.

Utah near El Dorado. To build; owner, Rosie Kiernan; architect, T. J. Welsh; contractor, Doyle & Son; signed, Aug. 7; filed, Aug. 7; cost \$1340.

Van Ness Ave. and Clay. Marble mantels, bronze fire frames, etc.; owner, Claus Spreckels; architects, Reid Bros.; contractors, Patterson & Eisele; signed, July 22; filed, July 31; cost \$12,200.

Van Ness and Fulton. Alterations and additions; owner, I. Selig; architect, M. J. Lyon; contractors, Elder & Jordan; signed, July 2; filed, July 6; cost \$650.

Van Ness Ave. and Fulton. Concrete foundation, etc.; owner, I. Selig; architect, M. J. Lyon; contractor, G. W. R. Trester; signed, July 3; filed, July 6; cost \$1400.

Van Ness Ave. and Broadway. Church Edifice; owner, St. Bridget's Congregation; day's work; cost \$20,000.

Valencia near 21st. To build except plumbing; owner, J. W. Salter; architects, Martens & Coffey; contractor, J. Bucher; signed, July 8; filed, July 9; cost \$562.

Valencia near 21st. Plumbing etc.; owner, J. W. Salter; architects, Martens & Coffey; contractor, H. Hufschmidt; signed, June 25; filed, July 9; cost \$743.

Vallejo near Pierce. To build; owner, John Simpson; architects, Coxhead & Coxhead; contractor, C. M. Depew; signed, July 17; filed, July 18; cost \$8050.

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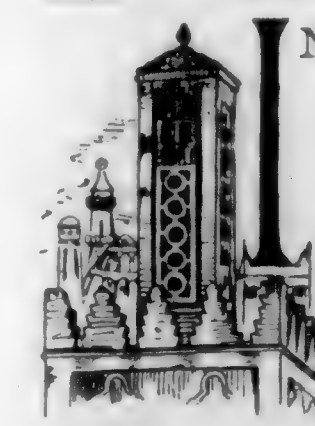
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1 inch.....	\$ 1 50	\$ 4 00	\$ 7 50	\$ 13 00
3 inch.....	4 00	10 00	18 00	35 00
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1 Column.....	12 50	35 00	65 00	125 00
1/2 Page.....	20 00	57 50	105 00	200 00
1 Page.....	40 00	110 00	200 00	350 00



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



EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



IN ANOTHER part of our journal reference is made to the part taken by the national government of the British Kingdom in loaning money to municipalities and individuals, in fact becoming the bankers for the people. Such a terrible cataclysm as that, leads to the holding up of ones hands in holy horror in free America. It is the taking of the bread and butter out of the mouths of the money lenders, the Saviors of the poor farmers and the

benefactors of public communities and bodys who wish to make improvements. Why! such a thing as that would do away with bonds!

State it not above a breath—for how could we exist without bonds—and how could the money holder exist without them, and if he was to go we all would have to lie down and die.

Alas! please don't talk about that abominable foreign, British System of the Government loaning its money to counties and cities; and that still greater abomination to

private individuals to allow them to make improvements for the good of the community. Why if the people got an inkling of this, to what use should we put those great vaults at Washington and elsewhere; stacked up with gold and silver coin. Their cost would be thrown away.

And then the stock of money to pay for those huge engines of destruction the three new battle ships, might possibly be spent in some useful and remunerative work such as the Nicaragua Canal or laboring and manufacturing establishments for the unemployed and that wouldn't do you know.

HOUSING OF PEOPLE OF SMALL INCOMES.

No. 2.



THE LAWS relating to tenement and lodging houses in New York city are very full and quite severe. Some of them might be introduced in the City of San Francisco with advantage—e.g., that section against the covering a whole lot with buildings—for even in this city where we have the whole peninsula to build upon we find plenty of cases where practically the whole lot is covered with buildings and inadequate light and air allowed to rooms. This is part of the section referred to:

"SEC. 661 (as amended by chapters 84 and 288, laws of 1887). It shall not be lawful hereafter to erect for, or convert to the purposes of a tenement or lodging house, a building on any lot where there is another building on same lot, or to build, or to erect any building on any lot whereon there is already a tenement or lodging house, unless there is a clear open space exclusively belonging thereto, and extending upward from the ground of at least ten feet between said buildings if they are one story high above the level of the ground; if they are two stories high, the distance between them shall not be less than fifteen; if they are three stories high, the distance between them shall not be less than twenty-five feet; but when through ventilation of such open spaces can be otherwise secured, such distances may be lessened or modified in special cases by a permit from the board of health. At the rear of every building hereafter erected for or converted to the purposes of a tenement or lodging house on any lot, there shall be and remain a clear open space of not less than ten feet between it and the rear line of the lot, but this provision may be modified as to corner lots in special cases by a permit from the board of health. No one continuous building shall be built for or converted to the purposes of a tenement or lodging house in the city of New York, upon an ordinary city lot, and no existing tenement or lodging house shall be enlarged or altered or its lot be diminished so that it shall occupy more than sixty-five per centum of the said lot, and in the same proportion if the lot be greater or less in size than twenty-five feet by one hundred feet; but this provision shall not apply to corner lots, and may be modified in other special cases by a permit from the board of health."

The following are also very wholesome provisions as to light and air:

"The total area of window or windows in every room com-

municating with the external air shall be at least one-tenth of the superficial area of every such room; and the top of one at least, of such windows shall not be less than seven feet six inches above the floor, and the upper half, at least, shall be made so as to open the full width. Every habitable room of a less area than one hundred superficial feet, if it does not communicate directly with the external air, and is without an open fireplace, shall be provided with special means of ventilation, by a separate airshaft extending to the roof, or otherwise, as the board of health may prescribe. Every room used, let, or occupied by any person or persons for sleeping shall have at least one window, with a moveable sash, having an opening of not less than twelve square feet, admitting light and air directly from the public street or the yard of said house, unless sufficient light and ventilation shall be otherwise provided, in a manner and upon a plan approved by the board of health."

In this city and we presume in the other cities of the Pacific slope we have a nuisance to contend with in the allowance of stables for animals in the midst of a residence block. This should not be allowed, as they are a nuisance to the inhabitants of the surrounding dwelling houses, if not a source of unhealthiness. Some provision should be made by which certain blocks in each district should be devoted to this purpose and no stables allowed except in these blocks.

Until this time comes stringent regulations should be made to keep their contiguity as little as possible a nuisance to the olfactory nerves of those around.

"In New York the board of health has published for the benefit of its inspectors and the public a list of recommendations commonly made to cover certain classes of complaints. They may be considered as types, so to speak, and afford to all interested a simple and speedy method of dealing with insanitary features."

This one in regard to stables is worthy of adoption by our local boards.

"C. That the stable floor and space beneath is not properly drained, and said floor is defective, and the leakage through the same renders the earth beneath very filthy and offensive. R. That all offensive earth be removed from beneath the stable floor, the ground space cleaned, disinfected, cemented, and so graded and drained that all surface water and liquid matter shall be discharged into the street sewer by and through a properly trapped, extra heavy iron drain; that the floor of horse stalls be provided with a valley drain properly trapped and connected with the sewer connected drain."

The sanitary laws of the large towns of Great Britain are built upon the same lines as New York—the only difference being that to prevent any abuse of right of entry upon private premises, provisions are made that in the rural districts—"Power to enter a house or part of a house used as a dwelling without consent of the inhabitant or without a warrant from a justice is not given."

"Entry on premises for the purpose of examining the conditions of water-closets, ash-pits, water supply, and drainage is allowed at any reasonable time of the day after twenty-four hours previous notice to occupiers, or, if the dwelling is unoccupied, to the owner. This notice may be dispensed with in cases of emergency."

Sanitary matters have not advanced so much in other countries as in the English speaking ones, and there doesn't

appear much to learn from the sanitary laws of France, Belgium or Germany; they are interesting to the comparative ethnologist as showing the different ways of getting at the same things adopted by different nationalities.

Chapter III is on Expropriation for Sanitary Purposes and commences in this fashion:

"When houses or neighborhoods become irremediably bad, the only logical thing to do is to wipe them out of existence. It is true this form of procedure is costly, but late awakenings are always expensive. The supreme necessity of safeguarding public health is a sufficient motive for action, but the welfare of individual dwellers is also happily subserved. The right of expropriation is a weapon of last resort, and perhaps alone can efficiently check the unscrupulous rapacity which allows property to degenerate into an incurably unhealthy state."

This dictum is being acted upon by our present San Francisco Board of Health in abolishing the rookeries of Chinatown, which action has received the unanimous approval of the people. Even in such a young city as San Francisco such a course has become necessary—so it is easy to imagine the necessity of such action in a city a thousand years old, such as London—So a comprehensive act was passed by the British Parliament in 1890 called the "Housing of the Working Classes Act":

"The first part of this law relates to unhealthy areas, and is limited in its application to cities and towns. Rural sanitary districts are excepted. It provides that whenever an official representation is made to the local sanitary authority that 'within a certain area in the district of such authority either any houses, courts, or alleys are unfit for human habitation, or the narrowness, closeness, and bad arrangement, or the bad condition of the streets and houses or groups of houses within such area, or the want of light, air, ventilation, or proper conveniences, or any other sanitary defects, or one or more of such causes, are dangerous or injurious to the health of the inhabitants either of the buildings in the said area or of the neighboring buildings; and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area can not be effectually remedied otherwise than by an improvement scheme for the arrangement and reconstruction of the streets and houses within such area, or of some of such streets or houses, the local authority shall take such representation into their consideration, and if satisfied of the truth thereof, and of the sufficiency of their resources, shall pass a resolution to the effect that such area is an unhealthy area, and that an improvement scheme ought to be made in respect of such area, and after passing such resolution they shall forthwith proceed to make a scheme for the improvement of such area.' The official representation must be made by the medical officer of health, who makes his inspection upon the complaint of two justices of the peace or twelve taxpayers. Should he fail in his duty, the complainants may appeal to the local government board, or if the area is in London, to the home office. The local authorities, in connection with their scheme, must submit maps, particulars, and estimates. They may exclude any portion of the area or include contiguous territory, as their judgment may dictate. Proper sanitary arrangements must be provided, and also (and this is a very important fact to note) accommodations for the working classes displaced by the proposed plan. The scheme must distinguish the lands proposed to be taken compulsorily. Compulsory purchase need not be resorted to if the owner of the freehold consents with the local au-

thority and makes the required ameliorations under the superintendence and control of the local authority. The scheme, when formulated, is publicly advertised, and notice is given to owners and occupiers. It is then laid before the local government board or home office, as the case may be, whose duty it is to make a local inquiry. If approval is given, the appropriate organ of government submits the scheme to Parliament for confirmation by special enactments. If there is opposition, reference is made to a committee of either House of Parliament for confirmation by special enactments, and costs are awarded there against promoters or opposers according as the opposition is considered to have been justified or not. Wherever the local authorities decline to act upon an official representation they must file their reasons with the confirming body, who will immediately direct the holding of an investigation.

"If the scheme relates to London, a statement must be made of the provisions for accommodating as many persons of the working classes as may be displaced either within the area or immediately outside, unless the confirming power shall be satisfied that equally convenient accommodation is offered elsewhere. Should special circumstances exist, only one-half of the persons displaced need be provided for. In any other city outside of London the local government board may require that displaced parties, working people, may be accommodated either within or without the area under consideration.

"It is important to note that special care is taken by this law of the housing of working people. All undue hardship accompanying their displacement is effectually guarded against. As working people can not be displaced without more or less inconvenience, cordial recognition is given to the necessity of their being properly cared for within the district which, from reasons of contiguity to employment or special facilities of access, they have chosen to make their residence. In this respect the act is in a measure unique. These provisions furnish also the explanation of the fact that some English cities in undertaking the improvement of insanitary areas have built and rented house accommodations for working people. These requirements have been followed, not for the purpose of engaging in socialistic schemes, but with the idea of recognizing the justice of the workingman's necessity of being near his place of toil. In almost every instance, if not in every case, steps have been taken to induce private parties to purchase the land and build suitable dwellings. When these efforts have failed, after a threefold attempt has been made, as in London, the municipalities themselves intervene to fulfill the mandatory provisions of the law. Individuals and building companies have usually asserted that the requirements as to new buildings were such as to preclude the possibility of proper financial return upon the investment. In many instances at least the land has been offered at a figure from which the cost of demolition has been eliminated. This practice, which seems entirely equitable, is based on the view that the whole cost of improvement should not appear in the rent charged to future tenants. The expropriation and demolition of insanitary areas entail benefit to the entire community, and it is but fair that the community as a whole should bear a moderate portion of the cost."

The author seems desirous of removing the taint of Socialism from these schemes of the municipalities providing homes for the people. He must recognize the fact, however, that it was not until the Social Democracy of England had made the British public familiar with these

ideas that the authorities dared to look into the face of a creature of such fearful mien:

"After the improvement scheme has been confirmed, the local authorities are empowered to sell or lease the land acquired to any person who undertakes to carry out the stipulations enjoined. Local authorities themselves may only engage in rebuilding with the sanction of the local government board. The price paid for land must be a fair market value as assessed under the land clauses acts, no allowance being made because the purchase is compulsory. Where nuisances have existed, deduction is made for the sum it would have been necessary to spend for abatement or to put the buildings into repair. Where the premises are unfit for human habitation, the compensation covers simply the value of the land and materials. The lands required are to be purchased either by mutual agreement or upon arbitration. Lands owned by the local authority may be used for providing accommodation to displaced workmen, or if an insufficiency of accommodation of this sort exists, suitable sites may be purchased. Expenses of improvement schemes are defrayed either from local taxation or from special loans. There exists in England a body known as the public works loan commission, and this is the source from which borrowed money may be obtained upon recommendation of the confirming authority. The period of repayment is fixed at fifty years as a maximum. Three and one-half per cent is the interest charged upon money borrowed from the public works loan commissioners."

Here we have one of the secrets of the phenomenal success attending on all municipal improvements in the British Kingdom. Instead of the municipalities being at the mercy of private money lenders and being in bonds to them—the National Government itself loans out its surplus money at a low rate of interest to them, and thus they have never to go to foreign countries for their capital, the people really simply paying their interest to themselves on the same principal as the Building and Loan Associations.

Part II of this act of 1890 deals with unhealthy dwelling houses a matter which we need not dwell upon here—as it has been already considered in our last number.

Part III relates to providing lodging houses for working people which allows of the acquisition of land and the erection of buildings thereon or the alteration of existing construction to become lodgings for working people.

"Expenses incurred by a local authority in the execution of this part of this act are borne in London by the dwelling house improvement fund; in other urban communities as part of the general expenses in the execution of the public health acts. If it is found that any lodging houses, after seven years, dating from their acquisition or erection, are not necessary or are too expensive, they may be sold. Any railway company, or dock or harbor company, or any other company, society, or association established for trading or manufacturing purposes and employing persons of the working class, is granted the authority to build houses for such persons in their employment. In order to encourage enterprise of this sort the public works loan commissioners are authorized to lend money, repayable within a period of forty years, to companies or to private owners of land, not exceeding one-half of the value of the estate. The rate of interest is fixed by the commissioners of the treasury, but may not be less than $3\frac{1}{2}$ per cent."

Another example of where the nation becomes the banker for the people.

THE ST. JAMES OFFICE BUILDING SCHEME.

THE row which has occurred between the promoters of the project to put up a fifteen-story office building on the site of the St. James Hotel, which has got in to court in a controversy over a division of profits, has brought to light about as clever a scheme for floating a big enterprise on wind as this city has seen in many a day. The men who conceived this idea and who are now quarreling over the profits are H. Durant Cheever, manager of the Okonite Company (limited), of 253 Broadway; Charles A. Cheever, who used to be connected with the New York Belting and Packing Company; Dwight W. Bowles, son of the editor of the Springfield Republican, and a newspaper man in this city, and one John L. Martin. As far as can be learned, these four clever men conceived the idea that it would be a good thing to put up a big office building somewhere about the neighborhood of Broadway and Twenty-sixth or Twenty-seventh street. The fact that none of them had the two or three millions that such a building would cost was not to stand in the way of the scheme. The four set to work, first to find a site, which could be secured for purchase, and finally purchased upon satisfactory conditions. Then it became necessary to find some one to advance the binding money to hold the land, an architect who would draw plans of the building, some monetary institution which would lend all that was needed, and a builder who would take a contract for the construction of the building and accept part of his pay in bonds and stocks of a corporation which was to be formed to stand as owner of the building. That success was attained in all of this appears to be true, for it is upon this allegation that the Cheevers and Bowles are suing Mr. Martin.

They allege that when the final negotiations took place, for certain reasons this work was left to Martin, who was to act in his own name. Martin carried on the negotiations successfully and made a profit out of them, but instead of offering to divide up \$100,000 or so, which his partners believed he would have for them, he only acknowledges having made a profit of about \$5,000. That there was a possibility of a profit of \$100,000 in merely organizing a scheme to put up a big building without a dollar of capital is interesting. According to Mr. G. W. Brooks, who is counsel for the plaintiffs, there should have been three sources for this profit. The first of these was from the custom of land owners to pay a commission for the making of a sale of this land. The St. James Hotel belonged to the Spofford estate. It is assumed that the Spofford estate paid the usual one per cent commission for the sale of the hotel and its site, and that Mr. Martin arranged to get half of this commission for himself and his associates. This might have been either in cash or bonds, for the Spofford estate was to take part of its pay in bonds. The contractor who was to build the house would take part of his pay in stock and bonds, and in this way a margin of equality would be left upon the new building and its site to make it possible to borrow money for purchase and building. The second source of profit alleged was from borrowing the money. This had been arranged with a big life insurance company through a broker, and it is assumed that the broker divided his customary one per cent commission with Mr. Martin. The third source of profit was more direct. In order to get possession of the property it was necessary to pay \$50,000 down. This, it is alleged, was borrowed from a man in Philadelphia, and he was to get a bonus for its use, and

when the money was raised from the insurance company and the property transferred to the newly formed St. James Company, it is assumed that in making the transfer that the property went to the new company at a profit of \$75,000 or so over what the Spofford estate was to get for it. Out of this profit, which was to be collected in bonds and stock, the man in Philadelphia was to get his bonus, and the rest was to be divided among the projectors of the scheme.

Such, in a general way, was the scheme as it was told by Lawyer Brooks Tuesday. Mr. Martin's side of the story has not been made public yet. The hearing of the motion to enjoin him from collecting any of the commissions or profits arising from the transactions mentioned will be had on Friday.—*New York Sun*.

PHOTOGRAPHY IN COLORS.

THE discovery of the secret of photography in colors is the latest triumph of scientific research. The artist can now take instantaneous pictures in as many as seventeen colors, and an interesting coincidence in connection with the discovery of this secret is the remarkable fact that two investigators, widely separated and entire strangers to each other, made the discovery at about the same time. James W. McDonough, of Chicago, worked on the problem for thirty years, and only recently succeeded in solving it, and applied for a patent at Washington. In the meantime Professor Jolly, a scientist of Dublin, had been experimenting, solved the same problem, and also applied for a patent, being greatly astonished to learn that McDonough was ahead of him in making the application. The latter's claims were allowed, and Professor Jolly received a satisfaction fee; he also secured the London patent.

The Natural Color Photographing and Printing Company has already been incorporated under the laws of Virginia, with a capital of \$500,000, with the privilege of raising it to \$5,000,000. Spencer D. Schuyler, head of the New York office of the Maxim Powder and Torpedo Company, and E. M. Dickerson, a wealthy lawyer and amateur photographer, are the backers of the company.

By the new process either instantaneous or timed exposures, absolutely perfect in detail and tint, can be taken. The finished photograph looks like an ordinary piece of work marvellously colored by hand; but so simple is the process, and yet so accurate, that it becomes merely mechanical. It is said that experiments are being made which, it is expected, will result in transferring the art to printing. It will be only a question of time when a photograph can be taken and then printed from a half-tone plate on the specially prepared paper so that all the original colors will show up to true life.

Mr. Schuyler explains the new process as follows: "It requires a specially ruled screen and specially ruled paper. A multicolored screen, ruled by very fine lines formed of dots and small particles, is employed. Fundamental colors of the spectrum are preferably used for these lines, say orange-red, a yellowish-green, and a violet-blue.

"The screen is ruled with lines in these colors, about three hundred to the inch. This screen is placed in front of and in close contact with an orthochromatic plate, which is then exposed in the camera to the object to be photographed. The ordinary black and white negative is thus

obtained in lines corresponding to the screen in register.

"From this negative a positive is made in the ordinary way on glass or paper. If now the screen, or a similarly ruled one, be laid on the positive and moved until the positive and screen are in register, the picture comes up in original colors.

"Nothing could be simpler. It is only nature's method of shading the rose its delicate pink and the sky its transparent blue. None of the complicated apparatus of cruder methods that have failed are needed—no adjusting of lights, no manipulation of colors.

"It is wonderful, wonderful," said Mr. Schuyler. "Half a century of patient experiment has at last come to something. Photographs absolutely true to nature can be made without expensive treatment, and in any quantity. It will revolutionize the art of photography, and allow its use in hundreds of ways now impracticable.

"The paper screens are for positives, the glass ones for transparencies. So fine are the color lines on them, and so perfectly proportioned in shade, that they show white when printed, just as the combined colors of the spectrum are white when properly mixed.

"Of course color photography is just in its beginning. Much is yet to be done. But are results are proof of what can be attained. Even now we have taken 500 colored photographs perfect in every detail of tint as well as outline. Anything can be photographed in all its natural colors, with all the delicate tints of life.

"The crowning achievement thus far is a photograph of a Japanese panel. It contains seventeen distinct shades, but the colored photograph brought out every one. Two photographs of the inventor, Mr. McDonough, show perfectly the flesh tints of the face and the exact color of the cravat, to say nothing of all the other little details of his attire.

"The color-screens are easily and cheaply prepared. Inexpensive machinery does the delicate ruling required, and as for the paper, it needs no special manufacturing. Orthochromatic plates are only a trifle more expensive than ordinary dry plates. The difference lies in the fact that the common dry plate does not show up colors in their relative values in black and white, which the orthochromatic one does, aided by a specially prepared developer."—*The Southern Architect*.

ANNUAL CONVENTION OF THE TEXAS STATE ASSOCIATION OF ARCHITECTS.

THE annual convention of the Texas State Association of Architects was held in the gentlemen's parlor of the Driskill Hotel at Austin, Tex., Sept. 5, a fair attendance being on hand. The principal business of to day's meeting was the election of the officers for the ensuing two years, which resulted as follows: J. Reily Gordon of San Antonio, President; Burt McDonald of Austin, First-vice President; F. S. Glouer of Houston, Second Vice-President; H. A. Overbeck of Dallas, Secretary, and A. A. Messer of Fort Worth, Treasurer. After the election of officers an adjournment was taken for dinner, and in the afternoon there was a meeting of the executive committee in which numerous questions of the greatest importance was discussed.

The new officers qualified and have entered upon their duties.

ENAMELED BRICK FOR THE SUBWAY.

WHILE the Boston Rapid Transit Commissioners have been making experiments with Keene's cement plastering and Portland cement, to determine whether one of these materials may not be as satisfactory as enameled brick for lining the walls of the Boston Subway, the question has been decided in very short order under similar conditions elsewhere. What is to be known as the Blackwell Tunnel is being constructed in London under the bed of the Thames, connecting the densely populated districts of the city below the Tower. There seems to have been no doubt about what material to use for facing the interior of the tunnel. It will be lined throughout, approaches and all, with white enameled bricks and tiles, and it is proposed to wash it down thoroughly with a hose every morning. There is no reasonable doubt that this is the cleanest, most cheerful, and most enduring finish which can be devised for such constructions, and there is no reason why our Transit Commissioners should longer hesitate in their choice.—*The Brick Builder*.



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.

MARIA Kip Orphanage with plans, Percy & Hamilton, Architects.

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.

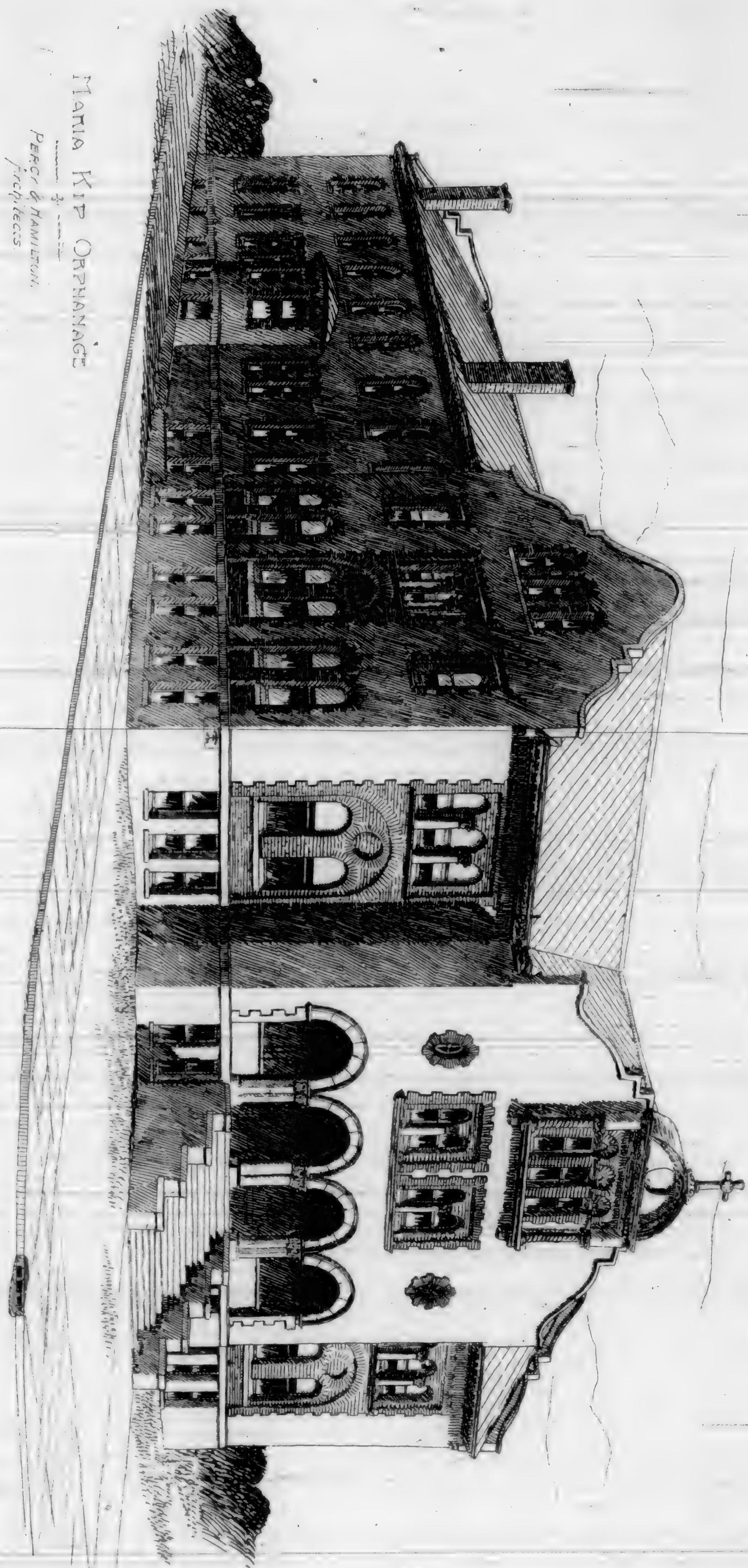
MASONS' AND BUILDERS' ASSOCIATION, meet first Friday evening of each month.

ADAM BECK, Pres. M. V. BRADY, Sec.

WOOD PULP IN ARCHITECTURE.

IT is claimed that wood fibre decorations do not contract or expand in changeable temperatures, do not warp or twist, and do not crack or peel. Anything that a sculptor can shape in clay or plaster, or that the engraver can put in any material, can be reproduced. The decorations can be taken into a room bare of anything but the studding and rafters, and screwed into position, forming a hard and cheap finish, and a decoration. The ceiling may be formed in panels or otherwise, the coverings enriched or plain, cornices, centerpieces and friezes in convenient working breadths and lengths, and plain and embossed sheets in different thicknesses for the general wall space, with wainscoting skirting boards. No lath or plaster is necessary, the fiberware itself being thick enough, and forming a wall of greater strength and durability than one of plaster, and affording a surface for decoration and color. Imitation of oak, walnut, maple, or cherry is possible, with waincoted and paneled walls and ceilings, in colored, ceramic finished panels of artistic subjects. The embossed panels offer facilities for decoration which no other material outside of carved wood possesses. The architectural revivals of the present day, and the general desire to possess more artistic and refined homes, render necessary a great outlay in interior decorations than formerly. There has been a decided tendency towards the pure Colonial, Renaissance, and Tudor architecture, or what may better be described as the half-timbered or Queen Anne. There is also a decided liking, which is strongly favored by many architects, for the Elizabethan, with its ornate and richly carved decorations.—*Scientific American*.

WALL FABRICS for interior decoration are beginning to be justly popular in these days, and the manufacturer who places before the public materials novel, artistic and at prices to meet the popular demand is assured beforehand of successful results.—*The National Builder*.



MARIA KIP ORPHANAGE
 PERCY & HAMILTON
 Architects

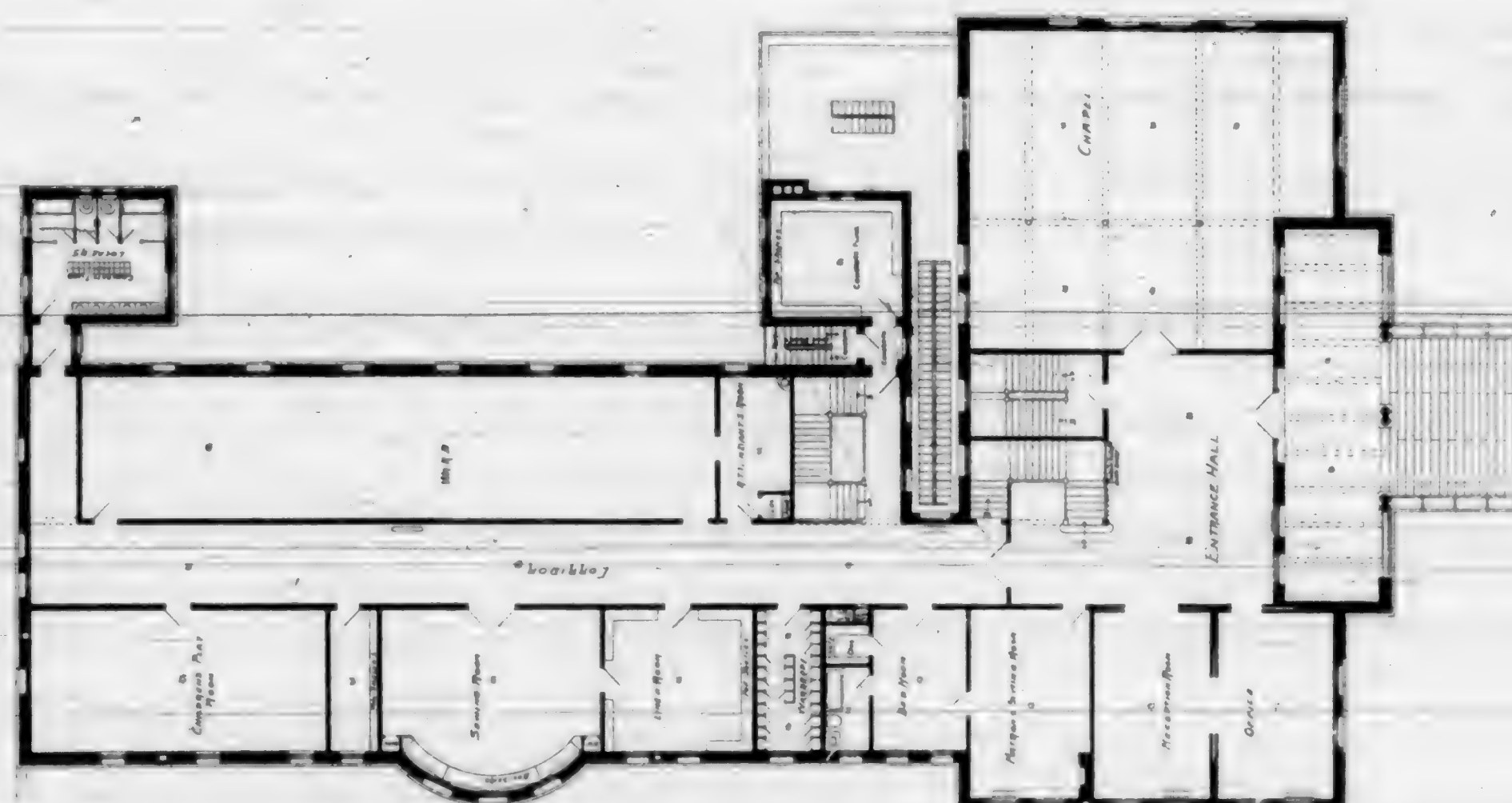
CALIFORNIA ARCHITECT & BUILDING NEWS
 SAN FRANCISCO

BRITTON & REY, PHOTO LITH.

VOL. XVII, No. 9, SEPTEMBER, 1896.



PLAN OF 2ND FLOOR



PLAN OF 1ST FLOOR

MARIA KIP ORPHANAGE
 PERCY & HAMILTON,
 Architects.

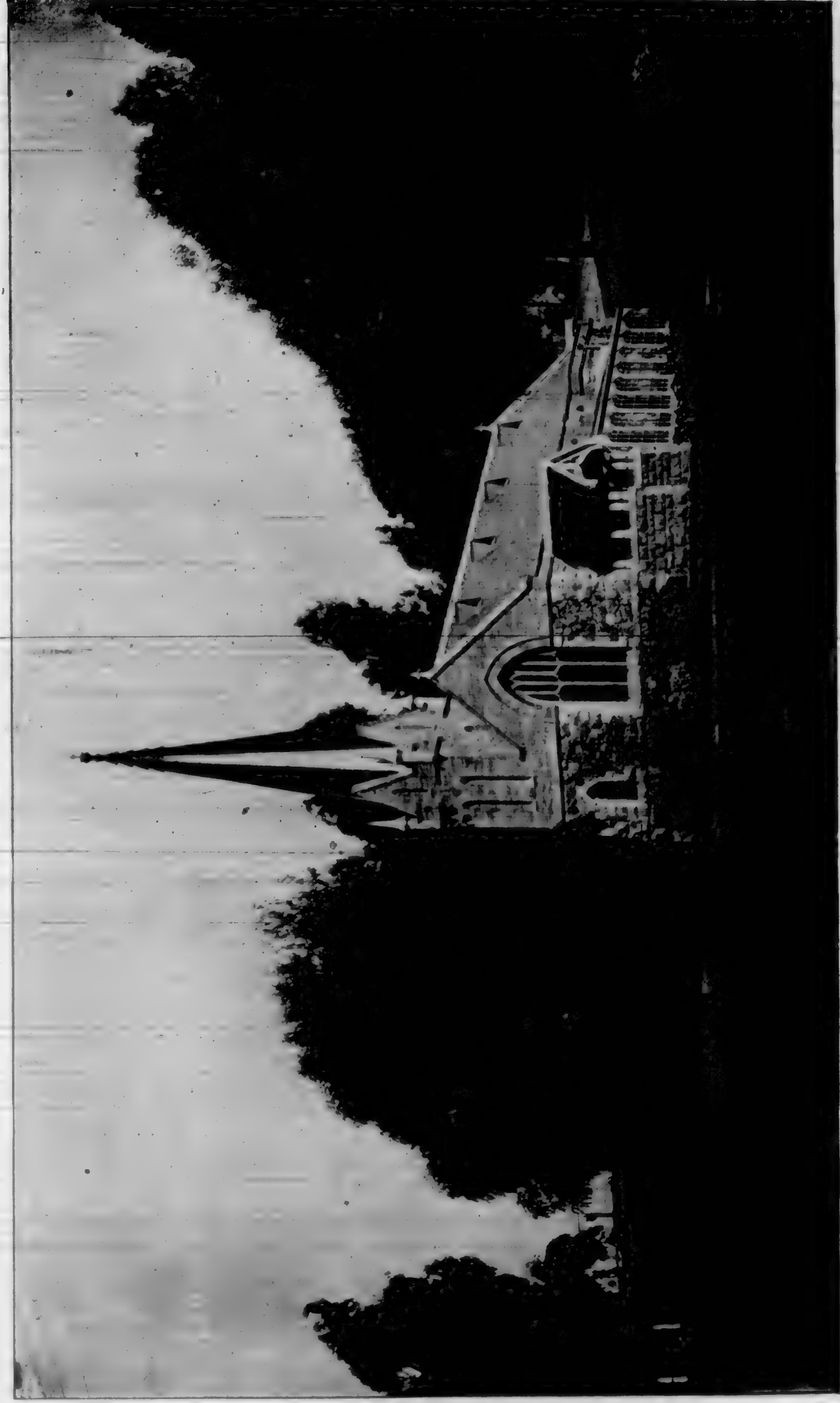
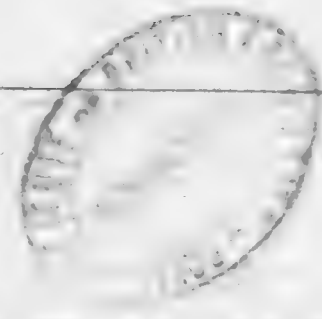


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VOL. XVII, No. 9, SEPTEMBER, 1896.

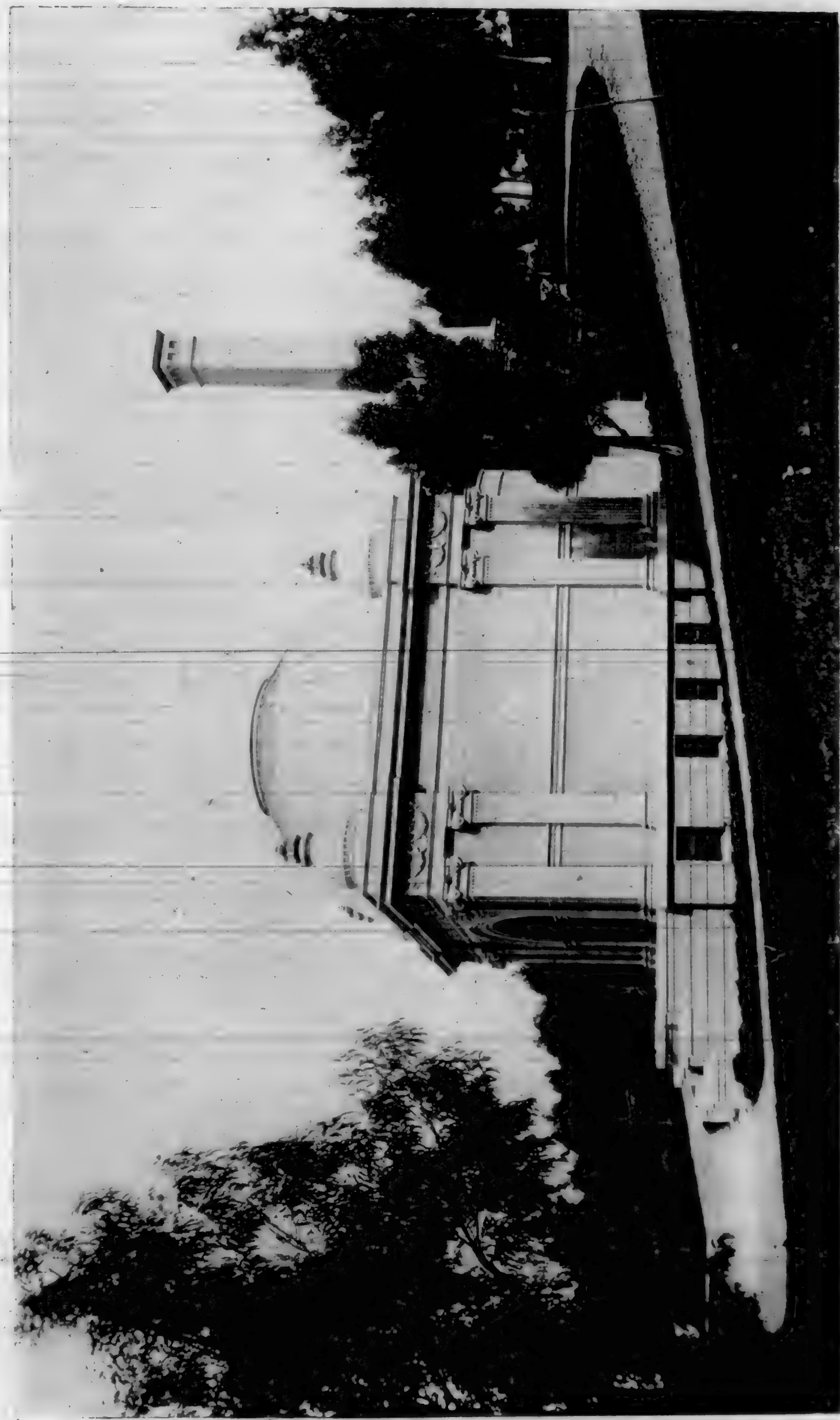


CHAPEL, CYPRESS LAWN CEMETERY.

THOMAS P. ROSS, ARCHITECT.

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CREMATORY, CYPRESS LAWN CEMETERY.
PISSIS & MOORE, ARCHITECTS.

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