

- California and Leidesdorff.** Skylights; owner, Merchant's Exchange; architects, J. J. and T. D. Newson; contractors, Moore & Cameron; signed, Sept. 3; filed, Sept. 3; cost \$1118.
- California Ave., lot 129.** To build; owner, John Devine; architect, J. B. Lo Rimer; contractor, J. P. Burke; signed, Sept. 11; filed, Sept. 11; cost \$2224.
- Clay and Van Ness Ave.** Steam heating plant; owner, Claus Spreckels; architects, Reid Bros.; contractors, Geo. Tay & Co.; signed, Sept. 24; filed, Sept. 25; cost \$1875.
- Clay and Steiner.** To build; owner, Clara Kluge; architects, Laferme & Collischow; contractor, T. H. Soule; signed, Oct. 1; filed, Oct. 3; cost \$687.
- Clay and Steiner.** Plumbing; owner, Clara Kluge; architects, Laferme & Collischow; contractors, Shepard Bros.; signed, Oct. 1; filed, Oct. 3; cost \$750.
- Clay and Steiner.** Painting, tinting, etc.; owner, Clara Kluge; architects, Laferme & Collischow; contractor, Sartorio & Co.; signed, Oct. 1; filed, Oct. 6; cost \$600.
- Church near 15th.** Alterations and moving; owner, Fannie Bequelin; architect, Havens & Toepke; contractor, John McKay; signed, Sept. 15; filed, Sept. 19; cost \$2550.
- Crescent Ave., near Mission.** Cottage; owner, J. Heyman; builder, J. Heyman; cost \$1000.
- Davis and Sacramento.** Addition and repairs; owners, Sol. Wargenheim & Co.; architect, James E. Wolfe; day's work; cost \$1200.
- Devisadero near Waller.** To build; owner, Louis Muller; architect, H. Gelfuss; contractor, A. G. Johnson; signed, Sept. 28; filed, Sept. 28; cost \$2000.
- Eighth Ave., near Point Lobos.** To build; owner, Rev. John P. Doyle; architects, Shea & Shea; contractor, P. Maloney; signed, Sept. 19; filed, Sept. 25; cost \$4575.
- Fell near Ashbury.** To build; owner, Adolph Weber; architects, Martens & Coffey; contractor, Val. Franz; filed, Sept. 11; cost \$4830.
- Fell near Ashbury.** Sewers, plumbing, etc.; owner, Adolph Weber; architects, Martens & Coffey; contractor, G. C. Sweeney; cost \$1000.
- Forty-third Ave., near Clement.** Cottage; owner, Mrs. A. M. Kruse; contractor, T. L. Williams; signed, Sept. 16; filed, Sept. 19; cost \$1650.
- Folsom near 24th.** To build except mantels, etc.; owner, G. B. Ratto; contractors, Cuneo & Cavaglia; signed, Sept. 21; filed, Sept. 22; cost \$4380.
- Geary and Stockton.** Steel construction for six-story brick; owner, Spring Valley Water Works; architect, Clinton Day; contractor, Pacific Rolling Mill Co.; signed, Sept. 15; filed, Sept. 15; cost \$6150 per ton of 2000 lbs.
- Grove near Baker.** Two-story frame; owner, John Zoller and Catherine Zoller; contractor, Henry P. Conrady; signed, Sept. 12; filed, Sept. 14; cost \$3625.
- Grove near Baker.** To build; owner, T. R. Edwards; contractor, Edward Cox; cost \$1500.
- Greenwich near Leavenworth.** Alterations; owner, Board of Education; architect, C. I. Havens; contractor, W. Linden; signed, Sept. 17; filed, Sept. 19; cost \$1078.
- Greenwich and Jansen Alley.** To build; owners, A. Schabiazue and T. Schabiazue; architect, J. Godart; contractor, P. A. Antonelli; signed, Sept. 17; filed, Sept. 19; cost \$2960.
- Grant Ave. and Sutter.** Alterations and additions; owner, Mrs. Alice P. Sullivan; architect, F. R. Swain; contractor, Mahoney Bros.; signed, Sept. 21; filed, Oct. 1; cost \$18,550.
- Grant Ave. and Sutter.** Plumbing, etc.; owner, Mrs. Alice P. Sullivan; architect, F. R. Swain; contractor, W. F. Wilson; signed, Sept. 22; filed, Oct. 1; cost \$3377.
- Guerrero near 27th.** Alterations and additions; owners, Catherine Carr and Hattie J. C. Bain; contractor, A. Klaim; signed, Sept. 17; filed, Sept. 24; cost \$1182.
- Pierce near Filbert.** Cottage; owner, C. and A. Kober; contractor, C. Douglass; signed, Sept. 28; filed, Oct. 1; cost \$1345.
- Haigh near Laguna.** Copper roof; owner, San Francisco Protestant Orphan Asylum; contractor, Pacific Sheet Metal Works; signed, Sept. 12; filed, Sept. 14; cost \$3223.
- Harper near 30th.** Cottage except mantels, etc.; owner, Constance Chaix; architect, E. Depierre; contractor, Reuss & Dupasse; signed, Sept. 15; filed, Sept. 15; cost \$1540.
- Hollis and O'Farrell.** Plumbing, etc.; owners, Emil and Felicien Bareilles; architect, J. Godart; contractor, E. Hogan; signed, Sept. 21; filed, Sept. 26; cost \$1450.
- Jackson near Steiner.** To build; owner, Alfred Bouvier; architects, Mathisen & Howard; contractors, Allyn & Board; signed, Sept. 25; filed, Sept. 28; cost \$4084.
- Jackson near Walnut.** To build; owner, Charles T. Barker; architect, C. M. Rousseau; contractor, Val. Franz; signed, Sept. 23; filed, Sept. 24; cost \$4250.
- Kearny and Filbert.** Planking school yard; owner, Board of Education; architect, C. I. Havens; contractors, Holm & Shebley; signed, Sept. 18; filed, Sept. 21; cost \$706.
- Lake View Tract, block 24.** Two dwellings; owner, Fannie Caley; contractor, J. A. Eastman; signed, Sept. 21; filed, Sept. 30; cost \$3000.
- Larkin near Greenwich.** To build; owner, Annie McBride; contractor, T. F. Mitchell; signed, Sept. 21; filed, Sept. 21; cost \$2000.
- Lott near Golden Gate Ave.** Additions and alterations; owner, Thomas Kane; contractor, S. H. Farrell; signed, Sept. 14; filed, Sept. 18; cost \$1400.
- Lindley near Castro.** Cottage; owner and builder, J. Hegman; cost \$1000.
- Market and Powell.** Marble work; owner, E. J. Baldwin; architect, M. J. Lyon; contractors, Ruffino & Bianchi; signed, Sept. 2; filed, Sept. 21; cost \$1033.
- Market near 5th.** Fixtures, etc.; owner, Mrs. A. M. Parrott; architects, Pissis & Moore; contractor, R. Herring; signed, Sept. 30; filed, Oct. 2; cost \$2875.
- Market near Steuart.** Store fixtures; owner, Smith's Cash Store; architects, Shea & Shea; contractor, Home Mfg. Co.; signed, Oct. 7; filed, Oct. 7; cost \$700.
- New City Hall.** Marble tiling; owners, City of San Francisco; architect, Frank T. Shea; contractor, W. H. McCormick; cost \$5340. Marble wainscoting; contractor, Ingo Marble Co.; cost \$4788. New Roof; contractor, James J. O'Brien; cost \$123,788. Cement; contractor, Spreckels & Co.; cost \$6450.
- Noe near 13th.** To build; owner, Estella H. Williams; contractor, W. W. Red-nell; signed, Oct. 3; filed, Oct. 3; cost \$2200.
- Ocean House Road at Ingleside.** Carriage sheds, etc.; owner, Pacific Jockey Club; architect, T. J. Welsh; contractor, Alexander Campbell; signed, Sept. 23; filed, Sept. 24; cost \$1833.
- O'Farrell near Hollis.** To build; owner, Rubin T. Hopkins; architects, Townsend & Wyneken; contractor, G. M. Salisbury; signed, Sept. 15; filed, Sept. 15; cost \$1640.
- Page and Webster.** Carpenter work; owner, Westminster Presbyterian Society; architect, Chas. Geddes; contractors, Campbell & Pettus; signed, Sept. 12; filed, Sept. 12; cost \$8980.
- Parnassus Ave., bet. 2d and 4th Ave.** Granite and brick building for three affiliated colleges; owner, State of California; architects, Kraft, Martens & Coffey. Granite work; contractors, Rae Building Co.; \$143,500; grading sublet to A. E. Buckman. Carpenter work; contractor, S. Carle; \$67,210. Plumbing; contractor, G. C. Sweeney; \$11,193. Galvanized iron work; contractor, J. F. Forderer; \$9975. Heating and ventilation; contractor, E. J. Lawton; \$8625. Iron work; contractor, Pacific Rolling Mills; \$4925. Painting; contractor, D. Zelinsky; \$3780.
- Powell near O'Farrell.** Plumbing, etc., for brick building; owner, Geo. D. Toy; architects, Herman & Swain; contractor, H. Williamson; signed, Sept. 12; filed, Sept. 12; cost \$2924.
- Powell near O'Farrell.** Skylights for a market building; owner, Geo. D. Toy; architects, Herman & Swain; contractor, C. J. Guilfoyle; cost \$1000.
- Post near Stockton.** Metal lathing and plastering for six-story brick; owner, Hobart Estate; architects, Percy & Hamilton; contractor, J. J. Morehouse; signed, Sept. 14; filed, Sept. 14; cost \$5375.
- Sacramento near Cherry.** To build; owner, Patrick Ford and Ellen Ford; architect, C. J. J. Devlin; contractor, T. J. Crawford; signed, Sept. 16; filed, Sept. 18; cost \$2890.
- Sanchez and Duncan.** To build; owner, Frank Straub; contractor, Daniel Einstein; signed, Sept. 28; filed, Oct. 2; cost \$2300.
- Scott near Bush.** To build; owner, Richard O'Connor; architect, Thos. J. Welsh; contractor, W. S. Boswell; signed, Sept. 7; filed, Sept. 12; cost \$2591.
- Sutter near Kearny.** Store fixtures; owner, Sebenbaum & Co.; contractor, Home Manf. Co.; cost \$2900.
- Sutter and Hyde.** Bell work, etc.; owner, Dr. J. Rosenstirn; architects, Salfeld & Kohlberg; contractor, J. H. Wolf; signed, Sept. 17; filed, Sept. 25; cost \$1600.
- Tenth Ave., near Point Lobos.** To build; owner, Mrs. Della Thornton; contractor, T. C. Cochrane; signed, Sept. 14; filed, Sept. 19; cost \$1300.
- Twelfth Ave., near California.** To build; owner, Minnie Armstrong; architect, J. E. Vogel; contractor, F. V. Daniels; signed, Sept. 14; filed, Sept. 16; cost \$1500.
- Twenty-first near Hamshirs.** To build; owner, G. W. Write; contractor, A. Petry; signed, Sept. 25; filed, Sept. 26; cost \$1300.
- Union and Webster.** To build; owner, Albert Landsberg; architect, W. H. Armistage; contractor, Geo. Connor; signed, Sept. 4; filed, Sept. 4; cost \$2400.
- Wisconsin near Sierra.** To build; owner, Robert Scott; contractor, Geo. McLeod; signed, Sept. 25; filed, Sept. 28; cost \$1530.

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SAN FRANCISCO, CAL. U. S. A.

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5 Inch.....	7 50	25 00	45 00	80 00
6 Inch.....	9 00	30 00	54 00	95 00
7 Inch.....	10 50	35 00	63 00	110 00
8 Inch.....	12 00	40 00	72 00	125 00
9 Inch.....	13 50	45 00	81 00	140 00
10 Inch.....	15 00	50 00	90 00	155 00
11 Inch.....	16 50	55 00	99 00	170 00
12 Inch.....	18 00	60 00	108 00	185 00
13 Inch.....	19 50	65 00	117 00	200 00
14 Inch.....	21 00	70 00	126 00	215 00
15 Inch.....	22 50	75 00	135 00	230 00
16 Inch.....	24 00	80 00	144 00	245 00
17 Inch.....	25 50	85 00	153 00	260 00
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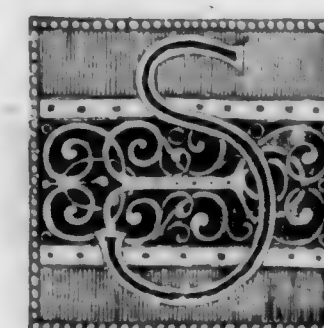
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PREMISES OF NEW SAN FRANCISCO POST-OFFICE, AUTHORIZED BY ACT OF CONGRESS, MARCH, 1887.



EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



SINCE our last issue, Mr. William Mooser, one of the prominent architects of San Francisco has passed away. He was sixty-two years old, a native of Geneva. Since his arrival in the country in 1854 he has left many monuments of his skill in architecture along the years. Among his latest works are the New Western Hotel and the New French Hospital. Also the Macdonough Theatre in Oak-

land, the last while he was associated with Mr. Cuthbertson, the last two take rank with the best of their class any where. Of late years he has been associated with his son William.

His death makes many regrets among those who admired him for his uprightness and honesty and the conscientiousness with which he did all his work. He was a member of the San Francisco Chapter of the American Institute of Architects.



LEARN from the *Berkeley Daily Advocate* of the munificent gift from Mrs. Phebe A. Hearst to the California University at Berkeley. Governor James A. Budd, Professor Wm. Carey Jones and Regent J. B. Reinstein are named as the Hearst Trustees.

Four million dollars for buildings from private citizens is something that is not looked for every day—yet Regent Reinstein informed the Board of Regents at a recent meeting that more than four million dollars had been promised by private persons for the construction of buildings according to the plans to be secured through Mrs. Hearst's munificence—if the State would meet the present exigencies and provide indispensable accommodations by simply contributing the interest on five hundred thousand dollars for a term of years.

We publish below the correspondence between Mrs. Hearst, Governor Budd and Regent Reinstein.

PALACE HOTEL, Oct. 22, 1896.

Regent J. B. Reinstein

DEAR SIR:—Referring to the conversation which I had last week with yourself and Professor Wm. Carey Jones, I desire to say that I am deeply impressed with the proposition now before the Board of Regents, to determine upon a comprehensive and permanent plan for the buildings and grounds of the University of California, on the site at Berkeley, and I heartily approve of the idea.

My son and I have desired to give some suitable memorial which shall testify to Mr. Hearst's love for and interests in this State, and after having carefully considered the matter, we feel that the best memorial would be one which would promote the higher education of its people. And I must confess that the absence of a suitable plan for the University buildings has seemed an obstacle in the way of carrying out some ideas which we have cherished.

I feel now so imbued with the importance to the University and to the State of having such a plan that I should be glad to aid in its complete and speedy realization. I may also say that I am the more anxious for this, as I have in contemplation the erection on the University grounds of two buildings, one of them to be the memorial referred to.

I would therefore suggest that I be permitted to contribute the funds necessary to obtain, by international competition, plans for the fitting architectural improvement of the University grounds at Berkeley. While I understand from you that such plans can be procured for about fifteen thousand dollars (\$15,000), I desire to say that the success of this enterprise shall not be hampered in any way by a money consideration.

I have only one wish in this matter—that the plans adopted should be worthy the great University whose material home they are to provide for, that they should harmonize with, and even enhance, the beauty of the site whereon this home is to be built, and that they should redound to the glory of the State whose culture and civilization are to be nursed and developed at its University.

As the full execution of these plans will probably require a long period of time, and one of constant and assiduous attention, I should like to suggest that this trust be reposed in a special committee which will represent the several interests involved. I would name as such trustees, His Excellency James H. Budd, representing the State; Professor William Carey Jones, representing the University,

and yourself, representing the Board of Regents. I have the less hesitancy in suggesting these names, as these gentlemen are all graduates of the University of California, and would, I am sure, be glad to perform this labor in gratitude to their Alma Mater. Of course the ratification of a final plan would rest with the Board of Regents.

I believe that the release of Mr. Maybeck (who has been identified with the idea of this plan from its inception) from his duties of instruction at the University, and his presence in the Eastern States and in Europe would greatly facilitate a proper understanding of our design among architects. I would therefore further suggest that he be given a leave of absence for one or two years, and I offer to provide for him a reasonable compensation.

Yours very sincerely,

THEOPHILE A. HEARST.

SAN FRANCISCO, Oct. 23, 1896.

Mrs. Phebe A. Hearst.

DEAR MADAM:—Your letter of yesterday touching an architectural plan for the University of California has been submitted to me, and I beg to say that I shall be happy to accept the trust therein reposed.

Your conception of the purposes of the University of California as a great State institution on the loftiest and broadest plane wherein the State confers the priceless benefits of the higher education, is as noble as it is true.

Such was the great purpose contemplated in the Acts of Congress and of the Legislature of this State founding this University—a purpose whose scope and grandeur has been as thoroughly appreciated by you as your action will spread and enforce its appreciation by others.

Such a plan as you contemplate will ensure to the lasting glory and advantage of the State and the State's University, and to the infinite benefit of the people of the State.

In the name of the State of California and on behalf of the people of the State, I tender you their heartiest thanks and assure you of their sincere and lasting gratitude.

Yours very sincerely,

JAMES H. BUDD.

SAN FRANCISCO, Oct. 22, 1896.

Mrs. Phebe A. Hearst.

DEAR MADAM:—I am in receipt of your letter of to-day expressing your earnest wish for an international architectural competition for a permanent and grand plan of the buildings and grounds of the University of California at Berkeley, and also of your splendid gift to further the obtaining of such a plan.

Perhaps nothing at this time could be more opportune or important for the State University than this wise gift and the gracious influence of its donor, through which we may hope soon to obtain a plan which shall contemplate upon the superb site of this University, buildings in every way worthy of a great State and its highest institution of learning. Whatever may be considered the important needs and the factors of success in this University, it is certain that they all will be subserved immeasurably by buildings which shall body forth the power and the dignity of a sovereign State at the same time that they shall exalt education by the inspiration of glorious architecture, making patriotism and a lofty regard for the State as certain a result of a

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course at this University, as a love for what is beautiful and true.

Your thought and kindness foreshadow such a plan as will accomplish this double purpose, and in addition will spur the pride and interest of State and individuals to speedily realize that plan in useful, beautiful and harmonious structures.

I shall take the earliest opportunity to bring your letter to the attention of the Board of Regents, and with their permission, will accept with pleasure my share of the great trust conferred. In the meantime, permit me to express to you on behalf of all who cherish the welfare of the University of California a sense of deep and lasting obligation. I am, dear madam,

Yours very sincerely,

J. B. REINSTEIN.

AIKEN'S DESIGN IS A MONSTROSITY.

WASHINGTON, D. C., Oct. 29.—At last the Supervising Architect has completed his second design for the San Francisco public building. The first design did not please the people of San Francisco. The plans were after the style of Italian renaissance, and were drawn under the immediate supervision of Jeremiah O'Rourke, a talented Irish architect. O'Rourke soon resigned his official position, and was succeeded by William Martin Aiken. Mr. Aiken is nothing if not romantic. It will be remembered that he made a trip to California. He saw the Mission Dolores, visited the Stanford University at Palo Alto and resolved that the halo of romance should surround his design. He determined to give the building a gloomy, dungeon-like effect, with low, deep and dark grated and arched doorways. But not too somber, however, so he stuck two campanile towers on the roof.

The results baffles description. The *Call* correspondent showed a photograph of the design to a number of experts to-day.

"It is an architectural monstrosity," said one of the most famous architects in the United States, the designer of several Government buildings. "There are corner pavilions, but no center pavilion at all. This gives the facade a severely plain appearance. The centre should have been emphasized by a pavilion. The corner pavilions should have been elevated above the balustrade, with the center pavilion towering above all. Yet we might have forgiven all if the architect had not surrounded the structure with two monstrous towers. It was evidently his idea to give the building an Alhambra effect. I do not see much in his design to suggest 'Spanish renaissance,' as he calls it. But if he wished to ornament his roof with turrets he might have better arranged them. The Madison-square Garden, New York, is castellated. There are at least five campanile towers, but they are arranged discriminately. Besides, these turrets on a roof garden theatre are well enough. They are lighted brilliantly to advertise the show, but I think turrets are singularly out of place on a Government building. Uncle Sam does not need to advertise his business. The design is not appropriate. Another objection I have is the row of square windows on the mezzanine floor.

"You will observe that the large arched doorways and windows of the ground floor and the windows of the third floor are out of all proportion to the small square mezzanine

windows. These small mezzanine windows are only fit for the attic."

This opinion of an expert was concurred in by other architects, who for professional reasons reluctantly criticized the Government architect. Others who saw the picture, although not versed in structural technology, were almost moved to tears when they beheld it. "Heavens," said one, "the architect must have had two turrets in stock he didn't know what to do with, so he stuck them on his Spanish renaissance roof." Another layman suggested that the two high turrets gave a very realistic billy-goat effect. Another wag said by erecting only one turret on one end of these roofs the tout ensemble would be a la locomotive, or with three turrets there would be a devilish pitchfork suggestion.

But Mr. Aiken is apparently well pleased with his design. The following description was given out to accompany the photographs:

"The new Federal building to be built on the square bounded by Mission, Seventh and Stevenson streets is to serve not only as a City Postoffice but also as a United States Courthouse. The Postoffice occupies the first floor and a portion of the second, while the third floor and part of the second will be devoted to the courts and their dependencies. On the second floor will also be the offices for the United States Pension Agent, while the Weather Bureau will occupy a partial roof story in connection with the towers.

"The building above the first story is in form like an angular letter 'U,' with the base, which forms the main facade, on Seventh street. In the first story and the courtyard, which is roofed, is the Postoffice working room. Corridors run through the center of each division parallel with the three streets and give direct access to each department. The offices of the Postmaster and Assistant Postmaster face Mission street, while on the opposite side of this corridor is the registry division. The Seventh street corridor has upon one side the screen containing the delivery windows, boxes and mailing drops and on the other the stamp of money-order departments and cashier's office.

"The Stevenson street corridor give access to the working room. At the junction of the side and Seventh street corridors are placed the stairs and elevators, in near proximity to the principal entrances, and an information bureau for the benefit of the general public is found at the corner of Mission and Seventh streets, making the plan as a whole most complete and accessible.

"The center of the Seventh street side on the third story is to be occupied by the United States Circuit Court of Appeals, the highest court of the district, while at Mission street, or the southwest corner, is the Circuit Court, and opposite, at Stevenson street, the District Court. All the courtrooms are provided with the necessary rooms for Judges, juries, clerks and witnesses. The United States Attorney's offices, two law libraries and a large file room for the various documents in charge of the District Court are on this floor, and the United States Marshal has a suite of rooms at the back of the Stevenson street wing, connected directly with the ground by a private staircase.

"On the second floor, under the District Court and easily accessible therefrom, are the rooms of the Grand Jury and Master in Chancery and a number of petty jury rooms. The central part of this floor is devoted to the use of the railway mail service and postoffice inspectors, while the pension office occupies the southwest corner.

"The Circuit Court of Appeals, as befits its importance,

will be the most elaborate room in the building, finished in white enamel embellished with gold, with vaulted ceiling of ornamented plaster. The other courtrooms will be handsomely finished in various hardwoods as well as the connecting offices and libraries, in which latter the bookcases will form a part of the permanent decoration.

The corridors of the first story will have vaulted ceilings finished in mosaic and ornamented plaster, while below the springing of the vaults the walls will be entirely of native marble. The remainder of this story will be finished in hard wood. The exterior of the building which is to be Spanish renaissance in style, will be built of cream white marble, severely plain in the lower stories, except immediately around the entrances, but richly decorated above the third story stringer course and capped by a deeply projecting cornice and balustrade of elaborate design. Crowning all will rise two towers above the intersections of the corridors on the southwest and northwest corners. These towers, while adding must to the appearance of the building, will also serve a useful purpose, as they are intended to accommodate the apparatus and instruments of the local weather bureau.

The *Call* correspondent asked the supervising architect when work would be commenced on the San Francisco Post-Office building. "Not for several months," said he. "We are now engaged on the foundation plans and there are some engineering problems to be solved. We must determine the weight that can be supported by such a foundation before we proceed."

INTERNATIONAL COMPETITION FOR THEATRE, KIEFF.

MONSIEUR A. Barthelemy has been kind enough to prepare a full and interesting account of the international competition for a theatre at Kieff, and to combine with it particulars which cannot fail to be useful to British architects who may in spite of the short time at their disposal, submit designs for the projected work. Monsieur Barthelemy writes to the *Journal of the Royal Institute of British Architects* as follows:—

The Russian town of Kieff has decided to build a theatre to replace the one which was destroyed by fire. It sends through the Imperial Society of Architects of St. Petersburg an appeal to the architects of all nations; and it is needless to say that the Royal Institute of British Architects is one of the Societies personally appealed to by the Russian body. I cannot do better than give a translation of the regulations for the competition, which will provide our British architects with all the information they require:—

The Imperial Society of Architects of St. Petersburg have received a commission from the Municipal Council of the town of Kieff, to promote an international competition for a theatre to be erected in Kieff.

1. The theatre is to be erected on the site where the former building stood. The main frontage must extend along the Wladimirskaja street, and may be brought nearer to it than formerly. The square may be done away with.

2. The auditorium should accommodate 1,500 persons.

A. Ample space must be provided in the orchestra stalls and pit, with a sufficient number of openings in order to insure a rapid exit for the public. Pit boxes may be erected, but they should not extend all around the auditorium.

B. The boxes, with the exception of boxes to be indicated

by letters, must be made to accommodate five persons, in the pit (pit boxes), on the tier, and in front. The galleries must be placed at the back of these. Balconies and amphitheatres may be added.

C. Dressing-rooms, with separate lavatories for ladies and gentlemen, should be set apart on each story.

D. The orchestra should accommodate seventy musicians, with a special lobby, and a room wherein to store the instruments. Separate exits.

3. The boxes should open on lobby-passages. The vestibules should be spacious. Two booking-offices. Cloak-rooms should not be placed in the lobbies. Give special attention to the necessary number and suitable arrangement of staircases. Exterior balconies are allowed.

4. Site for the buffet.

5. The dimensions of the stage should correspond to those of the auditorium, and allow of grand operas being performed, with necessary provision for the prompt shifting of scenery. It is essential that in case of fire the stage could be isolated from the auditorium and the artists' dressing-rooms.

6. Sixteen artists' dressing-rooms for ladies and gentlemen, with special entrances, as well as a lobby and smoking room. Two dressing-rooms for the chorus, each providing accommodation for forty people. A dressing-room for 100 supers. Two dressing-rooms for the ballet, each accommodating ten people. A room for the leader of the orchestra. A room for the stage manager. A room for the leader of the chorus. Three rooms for rehearsals.

7. The manager's room. A room for the impresario. A room for the inspector. A room for the telephone and the heating and lighting apparatus.

8. In a special part or separate should be provided:—

(a) Two wardrobes, with a minimum area of 20 square *sagènes*, i. e., 90 square metres.

(b) A store-room for the properties, with a minimum area of 10 squares *sagènes*, i. e., 45 square metres.

(c) A workshop, with a minimum area of 50 square *sagènes*, i. e., 225 square metres.

(d) A library, with a minimum area of 9 square *sagènes*, i. e., 40 square metres.

(e) A store-room for scenery, providing space for at least thirty operas.

(f) A room for painting scenery.

(g) Lodgings for the inspector, composed of three rooms and a kitchen, with a total area of 16 square *sagènes*, i. e., 95 square metres.

(h) Two rooms for the care takers, with a kitchen, with a total area of 12 square *sagènes*, i. e., 54 square metres.

9. Separate exits should be provided everywhere, as well as water-closets, and an effective system of water-supply against fire.

10. The drainage of the water-closets and sinks should be connected with the town system of sewers.

11. The heating system is supposed to be that of steam at low pressure with ventilation. Special electric light for the building, entirely separate from all connection with the street. Indicate the sites for boilers and machines.

12. Roofing, ceilings, floors (excepting the stage floor), partitions, and fittings for boxes to be fireproof.

13. The interior decoration to be unostentatious.

14. Frontages to be of bricks, with ornaments, but without stucco.

15. The cost of the building should not exceed R. 450,000 i. e. about £48,000. In order to base calculations for the said cost the price of the cubic *sagènes* (9.71 cubic metres)

is fixed at R.55 (about £6). In the above amount of £48,000 the expenses relating to heating, ventilation, water-pipes, electric-lighting, and the machinery of the stage are not included.

16. The designs should include plans of each story, as well as of the frontages, on the Wladimirsky, Foundouk-leevsky and Theatrale streets, a longitudinal section, two transverse sections, and an estimate of the whole, with an explanatory notice. The scale to be a hundredth of a *sagènes*. The designs should reach the Imperial Society of Architects (Quai de la Moika, 83) not later than the 3-15 December, 1896, at 7 p. m.

Competitors not living in St. Petersburg may forward their designs by post as late as the above-mentioned date, in proof of which they are required to send the Post Office receipt giving the date when the designs were posted.

17. Premiums will be awarded to the amount of R. 2,500 (about £280) for the first; R. 1,500 (about £160) for the second; R. 1,000 (about £120) for the third; R. 700 (about £76) for the fourth; and R. 300 (about £32) for the fifth.

18. The designs selected for awards will become the property of the Municipal Council of Kieff.

The said Council reserve to themselves the right:—

(a) To choose from amongst the premiated designs awarded either any one, or any part of any one, which they may deem desirable.

(b) To employ to carry out the work either the author of the design or any other person, and to pay such person accordingly.

19. For any particulars not here specified intending competitors should refer to the Rules for the Conduct of Architectural Competitions issued by the Imperial Society of Architects of St. Petersburg on the 28th of March, 1895.

20. The jury will be composed of the following members: Professors N. L. Benois, R. A. Goedicke, and the Count P. J. Suzor, Architect-Academician, Honorary Members of the Imperial Society of Architects of St. Petersburg; Messrs. A. R. Goeschwendt, K. J. Maevsky, P. O. Salmonvitch, Architects, and K. G. Preiss, Architect-Academician. They will have as assessors three persons to represent the Municipal Council of Kieff, the said persons to be chosen by that Council.

There is a curious similarity between the Suggestions for the Conduct of Architectural Competitions which were sanctioned by the Royal Institute in 1892, and those issued by the Imperial Society of St. Petersburg. The differences are few. While the Institute suggests that the promoters of an intended competition should, as their first step, appoint one or more professional assessors, architects of established reputation, the Imperial Society provides for the appointment as assessors to the architects of persons such as sculptors, engineers, physicians, teachers, etc., the number of those members not to exceed a third of the total jury. Both Societies agree, of course, that every promoter of a competition and every assessor engaged upon it should abstain absolutely from competing and from acting as architect for the proposed work. But according to the Royal Institute, the duty of assessors should be, amongst others, the paramount one of drawing up the particulars and conditions as instructions to competitors, and of advising upon the question of cost; while the Imperial Society only admits of those instructions being sanctioned by the jury, after having previously been framed by the promoters.

Clause 4 of the Russian scheme suggests that the conditions of the competition should only bind the competitors

to produce sketches with approximate estimates; and clause 6 invites the promoters of a competition to determine the number and kind of plans and drawings, their scale and finish. Both these clauses are very much in accordance with the Institute suggestions. But the Imperial Society adds another condition to these, viz., that the cubic unit should be specified in the programme of the competition, as well as the cost of the unit.

The Imperial Society has a clause which relates to the period during which the designs should reach the jury. It allows of the designs being forwarded by post in a manner which has been heretofore specified.

While the Institute is in favour of the designs being numbered by the promoters in order of receipt, the Imperial Society rules that each design shall bear a motto, the name and address of each competitor being indicated in a sealed envelope bearing on the outside the motto chosen for the design.

The Imperial Society's rules say nothing of the three ways in which, according to the Institute, competitions should be conducted. They suggest that besides the premiums, which should always be awarded to the best designs, there should be provided a certain sum of money to enable the promoters to purchase designs which, although interesting, did not secure a reward.

Clause 9 of the Institute Suggestions has no analogy in the Russian scheme; but while the Institute says that it is desirable that all designs submitted in a competition should be publicly exhibited, the Russian scheme makes of such an exhibition a condition *sine qua non*.

The awarded designs become, according to the Russian rules, the property of those who promoted the competition. Both Societies agree in the expression of their desire that the architect whose design may be selected as the best should be employed to carry out the work.

Although I am not personally in favor of competitions, I cannot but hope that our British architects will avail themselves of the opportunity offered by the town of Kieff. There cannot be anything more interesting to an architect than to conceive the plan of a theatre; and the appeal addressed by the Municipal Council of Kieff through such a channel as the Imperial Society of St. Petersburg should be fully responded to.

SKY-SCRAPERS FROM A FIREMAN'S STANDPOINT.

CHIEF BONNER, of the New York Fire Department, has objections to sky-scraping buildings which grow in proportion to the growth of the buildings themselves. He states that if they should eventually reach a height of 500 feet it would not cause him the least surprise. He thinks that the steel-cage principle, which is the basis of their construction, renders the stories independent one of the other, each story carrying its own weight. The space of ground the foundations cover, according to law, must be in proper scientific proportion to the height and weight of the walls, which can be carried, under the present system, to a great height; and, as they are mere brick or stone casings, are not as solid and heavy as of old. The partition walls and flooring are of hollow terra cotta bricks cemented together, which have proved a great advantage in the matter of lightness and enable the structure to be raised to the height of twenty stories or more and still conform to the law in regard to

height, weight and footings. Another and very important advantage is to be added to this: As the walls are of skeleton construction and new materials being reduced, through a very active competition, to a low price in the market, there is a probability of a still greater reduction, as new building material is being manufactured which is even lower in price than terra cotta. In a recent interview on this subject Chief Bonner said:

"The Fire Department considers the sky-scraper a possible source of danger to its occupants and neighbors. A sky-scraper building, rented exclusively for office purposes, is fireproof in the sense that the woodwork, fixtures, and wooden furniture in the various rooms could not cause a sufficient degree of heat, in case they caught fire, to penetrate the cement and terra cotta work that covers and protects the steel frame of the building. The law requires that the steel work must not be left exposed. So long, therefore, as the steel work, on which the stability of the building depends, cannot be reached and warped by heat, the structure may be called fireproof. There is, however, one danger that must be considered. The outbreak of fire in the offices on one floor would naturally result in the combustion reaching other floors. The fire would follow the steam-heating pipes and spread in that way. Now, smoke is as dangerous to life as flame is, and suppose a fire in one of the top stories of one of these tall buildings to have gained some headway, one of the most important things to do would be to reach the roof and open ventilators to let the smoke escape. It would not be so easy to reach the roof of a twenty-five-story structure with the elevator service cut off by dense smoke above. The elevator shafts themselves would be a source of danger in case of fire, as they would act simply as flues or conductors for smoke. And, as the stairways in mostly all the tall buildings are constructed close to the elevator shafts and pass by the latter at every landing, it follows that the stairs would become impassable as well as the shafts. Smoke from fire in lower stories would quickly reach the upper ones in this way, and, as elevators and stairs are the only means of escape from these floors that are above the reach of the department's appliances, the peril of the situation is obvious. In our opinion the tall building should have its stairways constructed as far away from the elevator shafts as possible. There should be two distinct avenues of escape from the building in case of fire. I have said that the term 'fireproof' may fairly apply in the case of buildings occupied only as offices. But, suppose that the constant increase in the number of sky-scrappers causes a diminution in the number of available tenants who want office room only? This I think is a very possible result, and it will naturally have the effect of filling many rooms in the buildings with tenants engaged in mercantile pursuits. The owners will rent to such tenants as they can secure. Thus there will be quantities of inflammable materials stored within the walls, and an outbreak of fire more probable and vastly more serious. Some of the big buildings have already given up their ground floors to mercantile business, and the tendency in this direction seems to grow. It is entirely different to have a fire break out among merchandise than to have one in an office, with its few desks and chairs. In the former case a degree of heat may be generated sufficient to reach and warp the steel cage frame and induce a collapse of the building.

"Buildings exceeding 125 feet in height are beyond the reach of the Fire Department's best efforts. In our opinion

125 feet is the limit of height consistent with safety. If the sky-scrappers are to continue to soar higher and higher, a law should be passed making it mandatory for the owners to furnish their buildings with first-class machinery for extinguishing fires and to maintain skilled men to operate it. It has been said, and truly enough, that the Fire Department is paid to protect property from fire. But, as I say, there is a limit to our powers.

"At present there is no law to compel owners of sky-scrappers to provide apparatus on their premises. It is only when a modification of the original building plans is applied for that the Board of Examiners of the Building Department exacts, as a *quid pro quo*, a stipulation that the building shall be equipped with fire apparatus. But we do not believe that such stipulations are complied with in the sense in which they are meant, nor can the Board of Examiners enforce them, as there is no law covering the case. It is merely a question of good faith on the part of the owners. Such appliances as are provided are not, we believe, first-class, nor do they receive any regular care. Besides they are merely in charge of the janitor or his staff, who are not trained or skilled in their manipulation. Hence they would prove practically useless in an emergency.

"What the department considers necessary in this connection, in view of the existing and future probable height of 'sky-scrappers,' is that a law should be passed containing the following provisions: All present office buildings, the height of which exceeds 125 feet, should be required to be provided with steam pumps, standpipes, hose and hose connections. There should be a sufficient pressure of steam up at all hours, day and night, to force the water to the upper floors, and to run at least one elevator car at night. The owners of the building should employ experienced men to work the machinery. These men, who should be continually on duty would be able to check a fire, pending the arrival of our apparatus. The danger of smoke cutting off the elevator shaft would thus be minimized, and the firemen enabled to ascend quickly to those parts of the building which otherwise would practically be inaccessible.

"The power to insist upon these precautions being observed should be vested in the Board of Examiners of the Building Department. The Fire Department should have in its discretion the approval of the appliances when put in place, and it should also be vested with the right of periodical inspection of them. As long as these precautionary arrangements are lacking in a building above the height I mentioned, I consider that it constitutes a menace to surrounding property, and that it may justly be regarded in the light of a public nuisance."—*Architecture and Building*.



IF those who remember the splendid condition of the Pt. Lobos Avenue when used as a drive to the Cliff House in former years, will make the comparison with the present state of that avenue they would surely blame the commissioners of the Golden Gate Park for the neglect of the

COMPETITIVE PLANS
FOR THE
MONTANA CAPITOL.

W. J. CUTHBERTSON,
ARCHITECT.



avenue, as its present condition can most truly be called disgraceful.

If the Park Commissioners cannot do better in the future with the trust than they have in the past. The avenue should be restored to the city authorities and let the street superintendent try his hand at reform.



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.

COMPETITIVE plans for the Montana Capitol, W. J. Cuthbertson, Architect.

of the least desirable sorts. Compiled from critical notes made during Sweet Pea growing season of 1895-96—with comparative chart and numerous illustrations. Price twenty-five cents. Published by the Sunset Seed and Plant Co., Sandsoné street, San Francisco.

Any one wanting information about Sweet Peas would do well to read this Review, as they will be astonished to find how little they know upon the subject.

LIPPINCOTT'S Magazine for November contains "An Interrupted Current," a complete novel by Howard M. Vost. This story is founded upon incidents produced by the telephone and proves very interesting though rather improbable. The usual number of short articles make a very interesting number.

THE ARCHITECT'S DIRECTORY for 1896-97—containing a list of the architects of the United States and Canada, Classified by States, Towns, with the architectural associations to which they belong indicated against each name. Prepared with the greatest care to secure accuracy both of names and location. Together with a classified index of prominent dealers and manufacturers of building materials and appliances. Published annually by William T. Comstock, 23 Warren street, New York. Price one dollar.

THE Architects of the I. O. O. F. Crematory, published in our last number, should read "Stone & Cahill and T. P. Ross," as it thus appears on all the drawings. The mistake was due to an oversight on our part entirely, for which Mr. Cahill is in no sense responsible.



CHARTS FOR LOW PRESSURE STEAM HEATING—for the use of engineers, architects, contractors and steam fitters by J. H. Kinealy, D. E. Professor of Mechanical Engineering, Washington University, St. Louis, Mo.

Publishers by Spon & Chamberlain, 12 Cortland street, New York, London, E. & F. N. Spon, 125 Strand, price one dollar.

These charts cannot fail of being a great help to the architect and engineering in saving time consumed in making calculations. The author remarks in his introduction, while he hopes that the charts will be of some value to engineers, they are published more especially for the use of architects and contractors.

SWEET PEA REVIEW a handsome booklet of thirty-two pages containing complete classification in color groups, according to type, with recommendations for the expulsion

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 405 California street.
SETH BABSON, Pres. W. P. MOORE, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

SOUTHERN CALIFORNIA CHAPTER AMERICAN INSTITUTE OF ARCHITECTS, meets first Wednesday of each month at 114 Sprin 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.

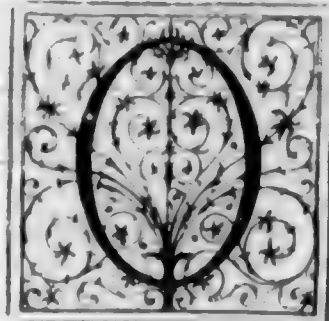
MASONS' AND BUILDERS' ASSOCIATION, meet first Friday evening of each month.

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

HOUSING OF PEOPLE OF SMALL INCOMES.

No. 4.

SOME RESULTS OF SANITARY REFORM.



NE of Lord Beaconsfield's sayings so it is said was "The health of the people is, in my opinion, the first duty of a statesman."

And our humble opinion is the same. The health of the people involves, we may say everything with which a statesman has to deal. There is not a single move he makes that does not in some shape or manner affect the people's health.

For example—the submission to arbitration of the Venezuelan Boundary dispute just agreed upon will likely do away with the bad health of many British soldiers who would otherwise be afflicted with cholera or yellow fever or whatever disease usually attacks white residents dwelling in such tropical countries. The policy of "protection" which may possibly be inaugurated under the reign of the incoming administration would undoubtedly affect the health of the operatives who will be compelled to work long hours in the factories which are now under process of re-opening.

The method of social economy kept in vogue by our statesmen no doubt affects the health of the number of despondent suicides of which we read daily in our newspapers—and to come down more particularly to the subject matter of these articles; the statesmanlike efforts which compel our citizens to curtail their rent account and leave the healthy house vacant so as to huddle in close quarters in the old unhealthy tenements for want of money are responsible for a large amount of the unhealthiness of our people witnessed by the inordinate number of physicians employed to counteract the results. However the provision of healthy homes and proper sanitary urban arrangements no doubt will relieve much of unhealthiness and sickness.

To those who are of what is called a *practical* turn of mind the following excerpt from the Government Report of "Housing of the Working People" which we are taking as our text, giving us a very queer reason why we should keep the laboring classes healthy, must commend itself.

"Sir James Paget, the distinguished English physician, says the statistics of friendly societies and other similar bodies favor the belief that the whole population of England between 15 and 65 years old in each year work 20,000,000 weeks less than they might if it were not for sickness. Estimating those for the domestic, industrial, and agricultural classes as numbering 7,500,000 he puts their loss at £11,000,000 (\$53,531,500) annually. "No one who lives among the poor can doubt," says he, "that a very large proportion of the sickness and loss of work which one sees might have been prevented." He reckons this preventable proportion at one-fourth. In such case the loss that is inflicted on the working class must be nearly £3,000,000 (\$14,599,500) yearly. One entirely preventable disease, typhoid fever, causes, he calculates, an annual loss of 230,000 weeks of work to those who survive it.

"The royal commission on the housing of the working classes, 1885, speaking of the housing of the poor in the low parts of London, say that the statistics of annual disease con-

sequent upon overcrowding would not convey the whole truth as to the loss to health occasioned by it to the laboring classes. Some years ago the London board of health instituted inquiries in these low neighborhoods to see what was the amount of labor lost in the year, not by illness but by sheer exhaustion and inability to work. It was found that upon the lowest average every workingman or workingwoman lost about twenty days in the year from simple exhaustion.

"It is very evident, therefore, that no matter how much we may glean from comparative death rates as to the results of sanitary reform, they do not tell the whole story. There are thousands of cases of poor health and depressed vitality which are not followed by death. The improvement in the death rate is, however, the surest available gauge because it is the most tangible."

The point of view of considering health only as a factor in producing wealth and luxuries is assuredly a very low one to take; health is sufficiently good for its own sake to need no other arguments.

The argument adduced is moreover fallacious; for the working class loses no time by any of its members being sick, for there are always plenty of idle ones to take the sick one's places, and it is no loss to the community, for the product is so great that everybody is amply supplied with all they want, only a great deal happens to be in the store houses instead of in use; a few weeks off, even as many as twenty million in the year, cuts no figure—the only matter of regret is that those weeks cannot be spent pleasantly instead of on a sick bed, this is the part of it that is being remedied by sanitary reform.

The Report gives a number of interesting tables of statistics showing the results of Sanitary Reform in the way of reduced general death rate attendant on the less density of population per acre—the less density of population per house and per room.

"The death rate of Glasgow, when the improvement trust commenced operations (1871), was 32 per 1,000; in 1892 it was 22.8 per 1,000 for the extended city, and for the old area 23.6."

Study of these tables—which we have not space to publish in these articles—leads to the conclusion that there is an undoubted relation between overcrowding either within dwellings or on ground space, and death rates.

"Obviously the percentage of the total population living in tenements of one room is a fact of the greatest importance. It must have a close relation to physical health. The table shows that generally speaking the highest death rates are found in the towns which show the largest percentage of the population living in one-room tenements. Another column of this table shows the average number of persons living in each one-room tenement. These averages quite generally follow the death rate, the highest death rate being found in the towns with the largest number of persons in one-room tenements. Again, the town which has the smallest percentage of the population living in tenements of five rooms or upward has the highest death rate, and so on throughout the group of the four towns which have the high death rates. * * * This table exposes the tremendous hygienic influences of over-crowding. Generally speaking it proves that the most densely populated tenements are connected with the highest mortality and vice versa."

The necessity of preventing overcrowding by force is to be deplored but still it is better than nothing; and is the only way to do until a better state of society evolves itself.

Chapter V of the report is devoted to Sanitary Aid Societies and their work and commences thus wise:—

"Some of the most prominent witnesses before the English royal commission on the housing of the working classes, of 1885, stated their belief that existing laws were ample for dealing with all sanitary questions if they were properly enforced. The same complaint has often been heard in different cities of the United States. Sanitary law and sanitary administration are two quite different things, and the one does not always follow the other in natural sequence.

"It must be observed, however, that expediency plays a certain part in sanitary administration. To have rigidly enforced at the outset stringent laws, such as exist in New York, for example, would have arrayed the property owning element in opposition and might have brought about a repeal. As owners of unhealthy property grow accustomed to greater pressure, and as tenants become more exacting in their demands, the task of sanitary authorities becomes easier. In the beginning an insistence on conformity to legal prescriptions (many of which were looked upon as unnecessarily strict) would have been unwise and might have blocked the way to progress.

"Sanitary authorities, like all other administrative bodies, if left to themselves, are apt to become conservative. A little stirring up occasionally is usually a good thing, and the interest of enlightened citizens, organized into associations for extending aid and cooperation, is especially useful.

"The testimony of such veterans in sanitary science as Dr. Russell of Glasgow, Dr. Shirley Murphy of London, Dr. du Mesnil of Paris, and Dr. Janssens of Brussels, as well as of a host of American experts, goes to show that the ignorance and apathy of the poor, for whose benefit work has to be done, are among the greatest obstacles met with in the discharge of duty. Sanitary aid societies may do much to help the authorities by acting as intermediaries during the period in which fear of the possible consequences of communicating a knowledge of the existence of nuisances or other insalubrity still holds sway. Direct contact between the poor and boards of health being once established, there is no longer the same necessity of intervention. An important fact is that without the good offices of the intermediary, cooperation is with difficulty established.

"A fundamental need, which has so far received but scant recognition in this country and England, but which is at least recognized in the educational systems of France and Belgium, is instruction in the elements of household hygiene in the public schools. The effects of this kind of teaching would soon become apparent, and in the course of a generation or two would powerfully react upon sanitary amelioration. Dissatisfaction with unhealthy surroundings would be cultivated, and the knowledge of what was good and wholesome would make of the rising generation a far more exacting tenant class than their elders.

The principal functions of sanitary aid associations may be summarized as follows:

"1. To organize and mold popular sentiment in favor of wise sanitary legislation.

"2. To assist boards of health in the discharge of their duties by bringing to their knowledge the existence of insalubrious conditions in districts where they are most likely to occur and which need more or less constant watching.

"3. To encourage sanitary authorities to do their whole duty by supporting them in difficulties arising in critical cases, and in bringing proper pressure to bear wherever there seems to be an inclination to relax effort. The creation of public opinion to sustain sanitary authorities in their work is also an important duty.

"4. To assist in the education of the poor on sanitary questions; teaching them that there is an authority to appeal to against nuisances, instructing them in procedure; leaving in their homes a printed list of elementary hygienic observances, and such literature as is occasionally distributed by boards of health, giving suggestions on the care of infants, and the conditions to be observed in the treatment of persons in cases of infectious diseases. Education in sanitary as well as in all other matters lies back of reform. The knowledge of improved conditions begets a desire for their enjoyment.

"5. The publication from time to time of facts gleaned from official sources which tend to act as a salutary warning against residence in unhealthy neighborhoods. An example of what is meant is the inquiry made by Dr. Thresh into the causes of excessive mortality prevailing in District No. 1, Ancoats, Manchester, England. Taking the returns of deaths from the health and hospital reports he was able to show the true death rate for the whole district. It was proved that only in a few blocks was this less than 40 per 1,000, while in some places it was 50, 67, and even 80 per 1,000. The publication of these facts aroused the more intelligent working people who were residents of the neighborhood to form 'sanitary and healthy home associations,' as they called them. They were awakened from their apathy, and in a short time the rehabilitation of the district was effected. Dissemination of knowledge in relation to death rates and causes of sickness for specified localities is of great practical value. Not only is public opinion aroused, but interested opposition is left powerless to thwart progressive action. Public opinion, when informed, will always sustain sanitary authorities in the application of drastic remedies. To make healthy and keep healthy existing buildings is a work of scarcely less importance, though much more difficult to accomplish than the safeguarding of new structures. Voluntary associations of individuals co-operating harmoniously with the regularly constituted authority may powerfully assist in promoting health and good housing among the masses. In sanitary matters eternal vigilance is the price of safety.

"All well organized boards of health seek to disseminate among the poor information relating to the care of children and the maintenance of a favorable hygienic environment. The New York board of health does considerably more. It maintains a special summer corps of physicians whose duty it is to visit every tenement house, beginning in the latter part of June, for the purpose of giving medical advice and treatment, distributing literature, giving hints for the care of infants, and searching out insanitary conditions. There are fifty of these medical gentlemen, forty-eight doing duty in the tenement house district, while two are assigned to the hospital boat and to charitable excursions undertaken for the benefit of mothers and children. Personal visitation of this kind is far more effective than the distribution of literature alone. Attention is usually paid to oral advice from those professionally competent to give it, while heed is not always accorded to even the most useful hints which well edited circulars may contain. A word or two often suffices to correct household defects unfavorably affecting

the health of occupants which were regarded hitherto with complacency."

There is no doubt a little too much paternity or rather maternity about all this—it is no doubt all necessary, but one cannot help thinking that a few municipal workshops well equipped and hygienic—where the heads of families could get constant work at good pay, would sooner do away with unsanitary conditions and cost no more than the army of Sanitary Inspectors and Sanitary Aid Societies—which now pester about trying to cover up the sores which all the time fester below.

Although these Sanitary Aid Societies have done much good, in consequence of their being so many disconnected ones, (in New York there are probably thirty associations engaged in ascertaining infractions of the laws and otherwise aiding the local authorities,) their work being thereby unsystematic, the result of their labors are not what it should be. More practical results, we believe would be obtained by giving an official character to them by the City organizing in each precinct a committee which shall choose a head man, who shall be recognized as a city officer and shall report to the Board of Health all infractions of laws, all complaints, bad state of any streets and sewers and all other matters appertaining to the public welfare.

The closing sentence applies here with good force:

"Vigilance is necessary to maintain a proper hygienic standard in the housing of the poor. From the very magnitude of their work the regular sanitary administrations find themselves crippled from lack of resources and of inspectors sufficient to fully accomplish the work. The organization and maintenance of such societies is a necessity in order to secure the wise enforcement of health laws and the advance of sanitary education in any city. The prime conditions of success are hearty cooperation with regularly constituted authority, and an intimate knowledge of the conditions and needs of the homes of the poor."

COMPRESSED AIR FOR STREET CARS.

THE MANHATTAN Elevated Railroad of New York has authorized an air-power company to place one of its motors on one of its lines to run on schedule time, and to draw a train of five cars. If it should be a success in this trial the Manhattan Company will consider the use of air motors on the entire system. The compressed-air locomotive or motor is little more than a long, black cylinder, similar to the boiler of the present locomotive, with the cab at one end. There will be no smokestack, no tender and no dome. The only protuberances on the cylinder besides the cab will be the whistle and the sandbox. The air power company claims that it can draw loaded trains more rapidly, smoothly and safely than is done by the steam locomotive, and at a decrease in operating expense, and points to its cars now running on the 125th street branch of the Third Avenue cable line, in New York City, as an example of what it can do. The company avers that the public and the railway officials are more than satisfied with the cars, and that it is only a question of time when compressed air will supersede steam, cable, electric and horse power on city street railways. *Mining and Scientific Press.*

A NEW PROCESS FOR THE MANUFACTURE OF STEEL.

A NEW process for the manufacture of steel, invented by B. Stockman of Manchester, England, is claimed to be a success. The process involves a combination of both the Bessemer and the open-hearth methods of manufacture, and it is a basic dephosphorizing system. The molten phosphoric iron is brought into contact, in a converter or similar vessel, with dephosphorizing agents—nitrate of soda, common salt and titanite iron sand being the chief ingredients—and, after a contact of only three minutes, the metalloids are practically eliminated. The metal is then poured into an open-hearth melting furnace, where it is treated for about two hours, during which time the dephosphorization and desulphurization are completed, and the carbon is added in the usual way, as spiegeleisen or ferro-manganese. The steel produced by this system has been tested by Kirkaldy of London and Nash of Sheffield, and the results are said to be satisfactory. It appears to be adapted to the production of steel of any degree of hardness, and, as it only occupies about $2\frac{1}{4}$ to $2\frac{1}{2}$ hours, it is comparatively inexpensive. *Mining and Scientific Press.*

TENDERS TO BE RECEIVED.

Treasury Department, Office Supervising Architect, Washington, D. C., November 9, 1896. Sealed proposals will be received at this office until 2 o'clock P. M. on the 22d day of December, 1896, and opened immediately thereafter, for all the labor and materials required for the low pressure, return circulation, steam heating and ventilating apparatus and power boiler for the U. S. Marine Hospital Building at Port Townsend, Washington, in accordance with the drawings and specification, copies of which may be had at this office or the office of the Custodian at Port Townsend, Washington.

Each bid must be accompanied by a certified check for a sum not less than 2 per cent of the amount of the proposal. The right is reserved to reject any or all bids and to waive any defect or informality in any bid, should it be deemed in the interest of the Government to do so.

All proposals received after the time stated will be returned to the bidders. WM. MARTIN AIKEN, Supervising Architect.

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.

RIGHT TO PARTY WALL ACQUIRED BY LONG USE.—Where an adjoining owner and his predecessors in title had used for twenty years a wall, part of which was wholly situated on the neighbor's land, for the support of their building, an easement in such land for such purpose was created by such long use, and this right becomes an appurtenance to the estate and passes to the grantees. *Barry v. Edlavitch, Ct. App. Md., 35 Atlantic Reporter, 170.*

ALLEGATION OF OWNERSHIP OF LAND NECESSARY TO LIEN.—Under the law providing that one furnishing labor and material

for any structure under a contract with the owner of the real estate shall have a lien upon it for the value of the labor and materials furnished, a complaint in an action to enforce such lien which fails to allege that the party sued was the owner of the land on which it was sought to attach the lien, or set out that such party had any interest in it, is fatally defective. *Knapp Elec. Works v. Mecosta Elec. Co., Sup. Ct. Mich., 68 Northwestern Rep. 245.*

DISCREPANCIES IN PLANS AND SPECIFICATIONS.—Where the plans and specifications of a building were accessible to the builder before he made the contract, and an examination of them would have shown that there were apparent discrepancies in them, he is bound by a provision of the contract that if any discrepancies are found to exist between the plans, working drawings and specifica-

tions, the architect shall decide as to their true intent and meaning. And the fact that such architects drew the plans and specifications, and were to receive a compensation of five per cent of the total cost of the building, will not warrant an inference of fraud in their decision. *Kelley v. Muskegon, Sup. Ct. Mich., 68 N. W. Reporter, 282.*

DESCRIPTION OF PROPERTY FOR LIEN.—A mechanic's lien for construction of foundations for a mill and boiler house sufficiently identifies the property, under the law of Pennsylvania, by stating that the buildings are on the grounds of a certain company, in a certain town, and giving the dimensions of the mill and foundations. *Safe Deposit, etc., Co. v. P. & C. Iron & Steel Co., Sup. Ct. Penna., 35 Atlantic Rep. 229.*

BUSINESS MOSAICS.

If you have not made a visit to the rooms of Mr. M. S. James in the Flood Building and inspect his stock of plumbing work in the way of porcelain and porcelain line work you have missed a sight worth seeing. Mr. James is the Pacific Coast Representative of the J. L. Mott Iron Works, New York. This firm is so well known throughout the country for the improvements made from year to year in sanitary plumbing that one must make a frequent visit in order to keep posted on what is being done in this line.

Family friend—Well, how's little Willie? We don't see as much of you as we used to. WILLIE (shyly)—No; I'm in long trousers now.—*Truth.*

W. P. Fuller & Co., having such perfect machinery for the manufacture of paint, that it is no wonder they produce a pure article, as pure material well ground will produce pure paint. The new wall finish "Duresco" is described as a very desirable article producing a finish upon walls that can be washed and still preserve its face uninjured, at the same time binding the wall even when disposed to crumble.

Mrs. Casey—Joost see little Mary makin' love to little Mokey. MRS. KERRIGAN—God help the poor men when she grows oop. She makes love like a widder already.—*Puck.*

N. & G. Taylor Company, Philadelphia, Pa., as manufacturers' agents for the Pancoast Ventilator, issue a striking circular showing a half-tone picture of a 66 inch Pancoast Ventilator 11 feet in diameter, which, with one of 84 inches, weighing over 1000 pounds and nearly 14 feet in diameter, were lately sold to the Crittenden Mfg. & Roofing Company of Minneapolis, Minn.

Customer—Do you keep the CALIFORNIA ARCHITECT AND BUILDING NEWS? STATIONER—No, we sell it.

Joseph Budde, manufacturer of sanitary appliances will be found at his old quarters, 575 Mission street, he invites the public to visit his show room as his motto is "First class work, low prices and two years guarantee for all my work," what more can be asked of any dealer.

She—Will you come home to dinner with me? Oh, no! I have my business suit on. SHE—Well, what of that? Don't you mean business?

No material has so strong an affinity for iron and steel as pure, soft flake Graphite, and for bicycle chains and sprockets there is nothing equal to it. The Dixon Crucible Co., Jersey City, N. J., selects its choicest material from unlimited stocks, and after analyzing all other cycle chain lubricants in the market that it could find, does not hesitate to say that Dixon's No. 691 Cycle Chain Graphite is absolutely without an equal for preventing rust and wear of chain and for insuring ease and comfort in riding. Mr. Tom W. Winder, the man who rode 21,000 miles around the borders of the United States, was offered all sorts of chain lubricants, and Dixon's was found superior to anything offered. He says: "It saved me much hard work, as its application never failed to cause an easy running chain." No. 691 is the improved shape, and fits the tool-bag easily. If your dealer does not keep it, send ten cents for a sample, and you will never regret it. Dealers will receive a sample free of charge by sending their business card.

CITY BUILDING NEWS.

Baker near Sacramento. Alterations and additions; owner, Mary E. Finney; architect, A. J. Barnett; signed, Oct. 19; filed, Oct. 21; cost \$2624.

Bryant near 3rd. To build engine house; owner, City of San Francisco; architect, C. R. Wilson; contractor, A. Dahlberg; cost \$6007.

Braun near 5th. To build; owner, Home Mfg. Co.; contractors, Campbell & Pettus; cost \$1200.

Bush near Kearny. Additions and alteration; owner, City of San Francisco; architect, C. R. Wilson; contractor, A. Campbell; cost \$5788.

Bush near Jones. Alterations and additions; owner, L. Aurbach; architect, Jas. E. Wolfe; contractors, Blanchard & McDonald; signed, Oct. 12; filed, Oct. 14; cost \$1010.

California near Larkin. Alterations and additions; owner, William J. Helm; architect, W. H. Hamilton; contractor, William Bell; signed, Oct. 8; filed, Oct. 10; cost \$1829.

California near Baker. To build; owner, Jeremiah Lynch administrator of estate of Eudora V. Smith; architect, J. H. Jordan; contractors, Elder & McLaughlin; signed, Oct. 6; filed, Oct. 20; cost \$3620.

California and St. Mary. Additions; owner, A. Grapo; contractor, J. E. Dunphy; signed, Oct. 20; filed, Oct. 20; cost \$1300.

California near 13th Ave. To build; owner, Francois Bracy; architect, John Godart; contractor, W. R. Kenny; signed, Oct. 30; filed, Oct. 30; cost \$350.

Clay and Webster. Cold storage apparatus; owner, Cooper Medical College; contractor, Vulcan Iron Works; signed, Oct. 8; filed, Oct. 10; cost \$1500.

Clement and 4th Ave. To build; owner, C. B. & Lousia M. Ryder; architect, John M. Curtis; contractor, C. Anderson; signed, Oct. 11; filed, Oct. 20; cost \$1650.

Devadero street. To build; owner, E. R. Myrich; architects, Shea & Shea; contractor, J. D. Hannah; signed, Oct. 21; filed, Oct. 27; cost \$2755.

Eight Ave. near Clement. Cottage; owner, Geo. F. Carway; contractor, Ed. Carley; signed, Oct. 7; filed, Oct. 8; cost \$1606.

Eighteenth near Sanchez. To build; owner, Mrs. Elizabeth Walton; contractor, C. G. Gillespie; signed, Oct. 7; filed, Oct. 8; cost \$2000.

Ellis near Webster. Alterations and additions; owner, Richard and Emma Bate; architect, A. Hildebrand; contractor, L. D. Frichette; signed, Oct. 21; filed, Oct. 22; cost \$1402.

Fifth near Stevenson. Brick and terra cotta work five-story brick; owner, John F. Boyd; architects, McLaughlin & Bro.; contractor, Thos. Butler; cost \$7500. Carpenter work; contractor, A. Jackson; cost \$822. Cast and wrought iron; contractor, James McRoston; cost \$403. Plumbing, etc.; contractor, W. F. Wilson; cost \$1907.

Folsom near 20th. To build; owner, Michael J. O'Reilly; architect, Jas. S. Brady; signed, Oct. 19; filed, Oct. 20; cost \$2800.

Folsom street Wharf Pier 12. Sheds and improvements; owner, Board of Harbor Commissioners; contractor, Thomas Day & Sons; cost \$6640.

Fremont near Market. Carpentry, mill work, etc.; owner, L. Guggenheim & L. Mack; architects, Perry & Hamilton; contractor, Thos. McLachlan; signed, Nov. 9; filed, Nov. 11; cost \$11,000. Brick, terra cotta work, etc.; contractors, Richardson & Gale; cost \$1874. Excavating and removal of old building; contractors, Keatinge, Leonard & Ransome; signed, Nov. 9; filed, Nov. 11; cost \$590. Iron and steel work; contractor, Dyer Bros.; cost \$6130.

Golden Gate Ave. near Van Ness Ave. To build; owner, John De Witt; architects, Smith & Freeman; signed, Nov. 9; filed, Nov. 12; cost \$1700.

Guerrero and Market. To build; owner, M. C. Taylor; contractor, B. R. Van Dusen; signed, Nov. 7; filed, Nov. 7; cost \$11,300.

Houston near Jones. To build; owner, A. Paladini; contractor, H. R. Schmuckert; signed, Oct. 28; filed, Oct. 29; cost \$8517.

Illinois near Napa. Alterations and additions; owner, Jas. F. McDonald; architects, Herman & Swain; contractor, C. J. Anwiller; signed, Oct. 19; filed, Oct. 19; cost \$965.

Inglestide Race Tract. Redwood tank; owner, Pacific Jockey Club; architect, T. J. Welsh; contractor, Pacific Tank Co.; signed, Oct. 14; filed, Oct. 16; cost \$1408.

Jackson near Sansone. Alterations; owner, D. Ghirardelli; architects, Wm. Mosser & Son; contractor, M. C. Lynch; signed, Nov. 1; filed, Nov. 4; cost \$905.

Lake View, block 25, lot 25. Two-story frame; owner, E. H. Bode; architect, W. J. Cuthbertson; contractor, J. W. Fish; signed, Oct. 13; filed, Oct. 14; cost \$1805.

Larkin near Jackson. To build; owner, Lorenzo M. Perez; architects, Reid Bros.; signed, Oct. 5; filed, Oct. 15; cost \$2880.

Laguna and Birch. Alteration and additions; owner, Mrs. M. C. Dresser; contractor, Chas. Koenig; signed, Nov. 10; filed, Nov. 13; cost \$1057.

Lyon near Grove. To build; owner, L. H. Cox; contractor, Ed. Cox; signed, Oct. 12; filed, Oct. 13; cost \$3700.

Lyon near Hayes. To build; owner, L. H. Cox; contractor, Ed. Cox; signed, Oct. 12; filed, Oct. 13; cost \$3700.

Lyon near Hayes. Carpenter work, etc., except plumbing; owner, L. H. Cox; contractor, L. B. Schmitt; signed, Oct. 12; filed, Oct. 14; cost \$7644.

Market and Seventh. Improvements in Odd Fellows Building; owner, L. O. O. F.; architect, E. J. Vogel. Carpenter work; contractor, L. Schmitt. Plumbing; contractor, G. M. Eastman. Marble; contractor, J. Musto & Son; cost \$3000.

Market near 11th. Three-story brick; owner, City of San Francisco; architect, C. R. Wilson; contractor, Thomas Butler; cost \$15,975.

Noe and 23d. To build; owner, Chas. Bardenhagen; architect, E. J. Vogel; contractors, Petterson & Person; signed, Oct. 15; filed, Oct. 17; cost \$2840.

O'Farrell near Stockton. Additions to Delmonico; owners, Gutzelt & Malanti; architects, Pissis & Moore; cost \$1000.

Pt. Lobos Ave. and 1st Ave. To build; owner, Margaret J. Wheeland; architect, C. J. Colley; contractor, Ed. Cox; signed, Oct. 31; filed, Nov. 4; cost \$450.

Page and Shrader. Two two-story frame dwellings; owner, J. E. Doolittle; architect, E. J. Vogel; contractors, Petterson & Person; signed, Sept. 30; filed, Oct. 15; cost \$4409.

Page and Steiner. To build; owner, Ella A. Judson; architect, R. H. White; contractor, John Furness; signed, Oct. 19; filed, Oct. 20; cost \$5585.

Powell near O'Farrell. Plastering work; owner, Geo. D. Toy; architects, Herman & Swain; signed, Oct. 16; filed, Oct. 16; cost \$1075.

Powell and Ellis. Electric work for four-story brick; owner, Royal Eagle Industries Co.; architect, E. Kollofrath; contractor, L. B. Hetty; signed, Oct. 24; filed, Oct. 24; cost \$2274.

Powell and Ellis. Interior cabinet work; owners, Royal Eagle Dist. Co.; architect, E. Kollofrath; contractors, S. & G. Gump; signed, Oct. 27; filed, Oct. 27; cost \$490.

Post near Stockton. Electric elevator; owner, Improved Order of Redmen; contractor, Fraser Electric Co.; signed, Nov. 18; filed, Nov. 18; cost \$3700.

Pt. Lobos Ave. near 11th Ave. To build; owner, Sophia Hansen; architect, Mariens & Coffey; contractors, Reit & Ahlgren; signed, Oct. 13; filed, Oct. 16; cost \$2700.

Sacramento near Van Ness Ave. Brick work for stable; owner, Claus Spreckels; architect, Reid Bros.; contractor, Rae Building Co.; signed, Sept. 26; filed, Oct. 8; cost \$11,900 per M. about \$2000.

Sacramento near Van Ness. Grading, etc.; owner, J. Z. Pasadus; Architects, Pissis & Moore; contractor, Peacock & Butcher; cost \$2065.

Sacramento near Van Ness. Carpentry, tinning, etc.; owner, J. Z. Pasadus; architects, Pissis & Moore; contractor, Robert Smilie; cost \$987. Sandstone; contractor, J. D. McGilvray; \$4500. Plumbing; contractor, Ickelheimer Bros.; \$2440.

Second Ave. near Clement. Cottage; owner, James McElroy; contractor, W. W. Rednall; signed, Oct. 25; filed, Oct. 25; cost \$1650.

Sixteenth and Albion. Plumbing, gasfitting, etc.; owner, S. Bear; architects, Salfeld & Kohlberg; contractors, Ickelheimer & Bros.; signed, Oct. 12; filed, Oct. 14; cost \$1185.

Sutter and Hyde. Tiling work; owner, Dr. J. Rosenstern; architects, Salfeld & Kohlberg; contractors, Mangrum & Otter; signed, Oct. 24; filed, Nov. 25; cost \$2800.

Sutter and Hyde. Glass and glazing; owner, Dr. J. Rosenstern; architects, Salfeld & Kohlberg; contractors, Campbell & Pettus; signed, Oct. 15; filed, Oct. 23; cost \$1100.

Tehama near 6th. Alterations and additions; owner, Abbie Middleton and Mary Barada; contractor, F. V. Acker; signed, Oct. 28; filed, Oct. 27; cost \$1100.

Twenty-second near Castro. Carpenter work; owner, M. C. O'Shannessy; architect, W. J. Cuthbertson; contractor, W. Plant; signed, Oct. 20; filed, Oct. 22; cost \$3065. Electric wiring; contractor, McWhirter Electric Co.; cost \$60 50. Painting; contractor, Delos Wilson; cost \$320. Plumbing; contractor, M. Fisher; cost \$117.

Twenty-fourth and D. Removal of Casino Building from Park; owner, Stewart Menzies; architects, Townsend & Wyneken; signed, Oct. 14; filed, Oct. 15; cost \$2250.

Twenty-fourth and Sanchez. To build; owner, Mrs. Margaret Curtin; architect, C. M. Rousseau; contractor, R. J. Pavert; signed, Oct. 22; filed, Oct. 23; cost \$4500.

Twenty-fourth near San Bruno Ave. Cottage; owner, Thomas Doyle; contractor, Allen De Laire; signed, Oct. 18; filed, Oct. 28; cost \$1125.

Twenty-fourth Ave. and D street. Alterations and additions; owner, Stewart Menzies; architects, Townsend & Wyneken; superintendent, Peter Hamilton; day's work; cost \$12,000.

Thirtieth near Warren. Cottage; owner, Leonard Haas; architect, C. M. Rousseau; contractors, Sarcander & Thompson; signed, Oct. 27; filed, Oct. 28; cost \$1200.

Union near Scott. To build; owner, Mary I. Bradford; architect, A. C. Schweinfurth; contractors, Richardson & Gale; signed, Oct. 17; filed, Oct. 18; cost \$2745.

Union near Scott. Plumbing; owner, Mary I. Bradford; architect, A. C. Schweinfurth; contractor, W. F. Wilson; signed, Oct. 17; filed, Oct. 19; cost \$365.

Van Ness Ave. Junction with Lewis street. Wharf construction; owner, Fortuna & Co.; contractors, Warren & Malley; cost \$15,000.

Waller near Shrader. To build; owner, Mary Paolinelle; contractor, Thos. Volden; signed, Oct. 17; filed, Oct. 24; cost \$2300.

Welsh near 4th. To build; owner, Sarah Green; architect, A. J. Barnett; contractors, R. Doyle & Son; signed, Oct. 16; filed, Oct. 23; cost \$3919.

York near 21st. Cottage; owner, Geo. A. Heuer; contractor, H. Grieb; signed, Oct. 14; filed, Oct. 15; cost \$2150.

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OLIVER EVERETT, Secretary.

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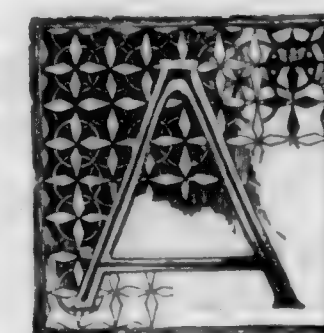
PREMISES OF NEW SAN FRANCISCO POST-OFFICE, AUTHORIZED BY ACT OF CONGRESS, MARCH, 1887.



EXISTING POST-OFFICE BUILDING AT SAN FRANCISCO, CALIFORNIA.



THE attention of architects is called to an advertisement in this number of the desire to obtain an architect on the part of the Trans-Mississippi and International Exposition at Omaha, Neb. As the cost of this Exposition is estimated at \$1,000,000, it may be an object to some of our architects to obtain the situation, though the inducements offered are rather indefinite.



AT THE last meeting of the San Francisco Chapter of the American Institute of Architects it had up for consideration a draft for a bill to be presented to the next Legislature on the subject of obtaining plans for public work, in place of the present absurd and totally inappropriate statute on that subject—which, as all those interested, know, exhibits an entire want of cognizance of an architect's status and duties;

the defects of every part of it are so palpable that it needs no further criticism. To show how utterly useless it is, it is practically a dead letter; we have yet to know the first case in which its provisions have been carried out. In the draft for a new law the Chapter has endeavored to look paramourly to the interests of the people; for it will be found that the interests of true architects and of the State are identical.

The principal points of the proposed new law are:

FIRST—A distinction has been made between architectural and engineering works, between buildings and bridges, etc. In one case the services of an architectural expert is required, in the other an engineering expert; so that there may be no clashing in regard to these matters, such as we find often in national work.

SECOND—A limit of \$20,000 has been placed below which no competitive plans are required, so that a Board or any other authority may appoint an architect or engineer for small work; saves expense both to the people and to the professionals.

THIRD—Sketch plans and sketch or outline specifications only are required—and none other can be called for, for the reason that these indicate both to a layman and a professional just as much as the most elaborate working drawings as far as selecting the best plan or design goes which can be the only object in having a competition at all. The object of a competition must be to get the best plan, not the best and most experienced architect, for if the latter were the case, competition would be needless, and the architect would be chosen for the work he may have executed.

The report of the expert will show which plans can be built within the appropriation—there is no trouble in making a very close approximate estimate from sketch plans and specifications to an experienced man.

FOURTH—The value and number of the premiums have been stated so that uniform conduct may be observed throughout the State, and that first-class architects may put their efforts forwards for the interests of the people, and it is made mandatory because, otherwise, some authority having a low class man picked out as their architect could then by offering nominal premiums shut out first-class men from competing and giving a walk over to their third class man.

The total value of the premiums have been taken at one per cent as being the generally recognized value attached to sketches and for all cost over \$200,000 only one-half per cent is taken, because the larger a building is, generally is there less work in proportion, and possibly over one-half per cent might be more than the value of the services rendered.

FIFTH—It will be noticed that an expert must be consulted in all cases. The plans generally chosen by Boards without consulting an expert is sufficient evidence of the necessity of this clause.

SIXTH—The principle adopted in regard to payment of the chosen architect is, that the buying of the sketch plans is one complete transaction and the appointment of an architect to carry on the building is another. The author of the adopted plan is paid one per cent on the cost of the entire work when completed not only on the one appropriation when there may be others needed to complete the work. That completes the Board's transactions with him until such time as the work may proceed.

SEVENTH—All other plans are returned to their authors at once—the people have obtained all the matter from them

that they are justly entitled to when they are used as means of comparison with the successful one—if there are any good points in them to be culled, there is nothing in this law preventing the Board from buying from the owners such points; which should be considered copyrighted till then.

EIGHTH—The author of the accepted design is made the supervising architect of the structure, for the reason that he is the only one who can carry out the design as was intended in his preliminary plans, and his remuneration is made four per cent for his working drawings and supervision, making a total of five per cent when including the one per cent for preliminary plans; because that has been universally conceded to be a fair remuneration of an architect's work from time, one might say, immemorial. It will be noticed that, as preliminary sketches must embrace a design for the whole structure complete, he gets one per cent on the total cost of the structure, while the four per cent is only chargeable on so much as may be expended as the work proceeds, which seems eminently just.

NINTH—The necessity for a superintendent of works, who shall be always present on the building, is now so well recognized that no further comment is necessary on the paragraph making his appointment mandatory.

TENTH—The penalty attached to the non-fulfilment of the present statute is making all contracts null and void when said statute is violated. This works an injustice on the innocent contractor and strikes the wrong party. The guilty parties are the officials; and any officials not attending to business on matters such as in question deserve to be deprived of the office which they are manifestly incompetent to fill; any attempt to do this however would meet with determined opposition. So that making all of their acts illegal that did not conform to this Law is the next best thing.

The whole bill seems to the point and we hope to see it passed by the legislature, and thus inaugurate an era of better feeling and better architecture in the matter of getting plans for public buildings than is possible under the present abominable and impossible statute.

Else where we give the proposed new bill and the present one for the benefit of our readers.

GOVERNMENTAL ARCHITECTURE.

THE title of "Surveyor of Public Buildings" was given to James Hoban, Superintendent of the Capitol, in 1794, which office he held for twenty-five years. The same title was conferred upon Benjamin H. Latrobe when he succeeded Hoban and became the architect of the Capitol. After Latrobe retired, a Government "Commissioner of Public Buildings" was appointed. But no such office existed after 1830. The Government buildings erected during the first part of the century in Washington and various parts of the country were conducted, somewhat as the capitol was, under the direction of Cabinet officers or Congressional commissions. The buildings comprised a few of the department offices and custom-houses, sub-treasuries, the mints, and a building in Philadelphia for the United States Bank. The latter went out of use with the abolition of the bank. Among those that were retained in use are the Interior Department, the Treasury Department, the Postoffice Depart-

ment at Washington, the Mint at Philadelphia, and the Sub-Treasury at New York.

It was about the year 1850 that something approaching a system was adopted. The public buildings were then erected under the direction of the War Department, and an office was established under the charge of a major of United States engineers. The plans were made under his direction by architects who simply acted in the capacity of draughtsmen. An officer of engineers was assigned to each building as "Engineer in Charge." Mr. Walter while architect of the Capitol extension, had been charged with making plans for additions also to the Interior Department Building (Patent Office) and the Postoffice, and was later directed to design the extensions of the Treasury Building; all of which, as to exterior, were, in the main, continuations of the old designs. The extension of the Interior Department (generally known as the Patent Office) and Post-office were carried out under his superintendence. The Treasury Building was intrusted to Mr. Young, who was then named the "Supervising Architect of the Treasury Department," and under whose care the south wing of the building was built. This was the commencement of a system of management which has been greatly enlarged and still exists. Mr. Young was succeeded by Isaiah Rogers, of Cincinnati, a very distinguished architect, who had designed the Tremont House, at Boston, the Astor House at New York, the Merchants' Exchange, New York, and the Burnett House of Cincinnati. Mr. Rogers was succeeded by A. B. Mullett, a young architect of Cincinnati of little experience. Under his administration all the Government buildings being erected in the North were put under his sole direction, and civilians were appointed as local superintendents.

During this period of twelve years the Government buildings of New York, Boston, Philadelphia, Cincinnati, St. Louis, and Chicago, and a hundred others of lesser importance, were commenced, including the State, War, and Navy Department building at Washington. The cost of those mentioned was upwards of thirty millions of dollars, and the aggregate cost of all the buildings erected under this architect's administration was over one hundred millions of dollars.

Mr. Mullett was succeeded in office by William A. Potter, a young but experienced architect of New York. He was obliged to finish Mr. Mullett's work, and in the designing of new Government buildings attempted to endow them with artistic beauties, to which the office had before been a stranger. But he found it to be a herculean task to reform its methods of design. He, however, succeeded in leaving his impress upon some of the smaller buildings that were designed during his term, notably those at Covington, Ky., and Fall River, Mass. After a time he resigned in despair, and was succeeded by James G. Hill, of Boston, who had been head draughtsmen. Mr. Hill was entirely at home in the routine of the office, and made some improvements in Mr. Mullett's methods. He was succeeded by M. E. Bell, of Des Moines, Iowa.—*Self Culture.*

CHEAP TELEPHONE SYSTEM.

FOR a fee of from two to eight cents a message, one may talk from even the smallest of Swiss towns over a long-distant telephone system to any part of the country. Of course the Government owns the system.

HOME ARTS IN THE CUMBERLAND MOUNTAINS.

"The makers are the poets; ply your skill,
Coleridge and Southey watch from yonder hill."

HOME ARTS have become so firmly associated with the upper regions of the Albert Hall, where their annual exhibition is held, that many people hardly realize the wide contrast this, their town abode, forms in every respect to one of the most celebrated producing centres of such work, the settlement at Keswick, among the Cumberland mountains. The results of this work are known far and wide, wherever beauty of design and perfection of workmanship are valued, but the workers at home and their work in process (representing as it does a solid national art movement among country folk), are by no means familiar to the many admirers of the beautiful results of these well-spent winter evenings, for few people dare the imagined rigors of the Lake District during winter months. That such imaginings are somewhat foolish, we who live amid the mountain glories of winter know full well; but it is impossible to regret that at some time in the year this country should be left to its own resources, and that the boatman and the shepherd with the few others whose homes and toil are of the mountains, should have the hillsides and the tarns to themselves in all their winter beauty. To them it is given to see the sun die down behind Grisedale, with its many hues of orange and crimson reflected in the black ice of Derwentwater; they hear the owls hoot and see the stars come out one by one above snowy Skiddaw—scenes that should call forth all the sense of beauty that is in a man, and enable him to reach unto something in art which is "the expression of man's delight in the works of God." That this *should* be the case, no one can doubt, but that it *is*, is quite another matter, alway excepting unusual dispositions and cases. As a rule, the hardy north-country folk are by no means easily impressed with the beauty of their surroundings; fond of them to a fault, yes—but sensitive to their influences—no; and, indeed, one great reason for the commencement of this pursuit after beauty in the minds of the promoters of this art movement, was to train the eye and open the heart and mind to all the wonderful surrounding beauty of form and color which every season reveals in its infinite variety to the dwellers around mere and mountain.

This may be called the aesthetic aim of our mountain school of art, but its practical object, now successfully attained, was to find remunerative employment for working men and others in spare hours, or when out of work, by teaching them such art industries as can be profitably carried on in their own homes; the payment for such work from the Keswick School is 6d. an hour, and a good workman can easily add £1 a week to his wages by spending his spare time in this way, instead of in that "friendly crack" in the parlor of the "Cock and Dolphin," where the connection with wage-money is subtraction instead of addition.

Our view of the school took place one January afternoon and evening, a view which had been deferred till the permanent building should be established, which, for many reasons, gives an importance and dignity to the work carried on at Keswick. The art work of the classes commenced in 1884, but it was not till the April of 1894 that its abiding home was a possibility. For many years the lessons were carried on in an ordinary parish room under great difficulties for want of proper accommodation, but, though the school in itself has always been self-supporting, it was not possible