



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

November, 1896.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

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.

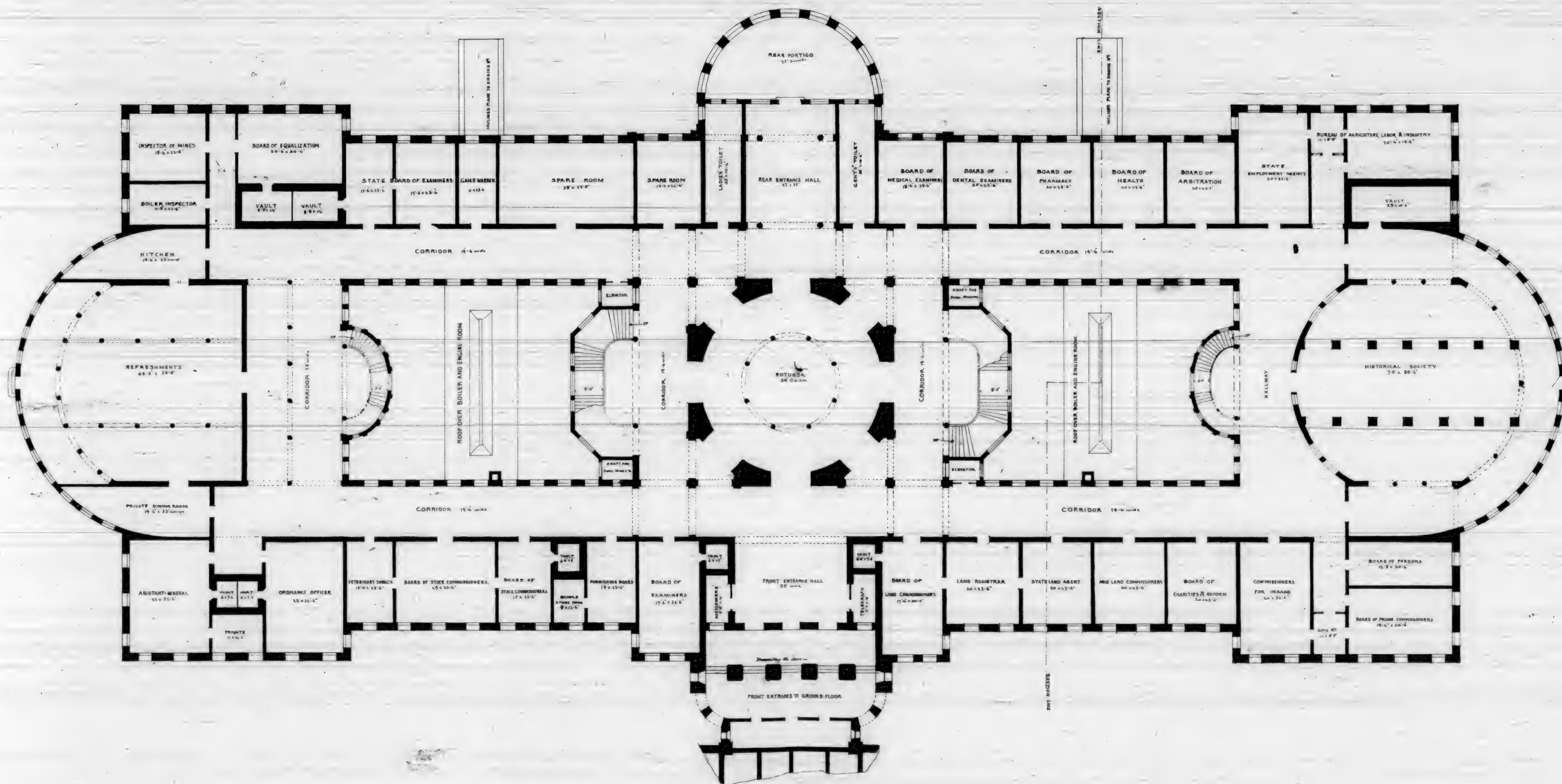
"At present there is no law to compel owners of sky-scrappers to provide apparatus on their premises. It is only when a modification of the original building plans is applied for that the Board of Examiners of the Building Department exacts, as a *quid pro quo*, a stipulation that the building shall 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



GROUND FLOOR PLAN.

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.

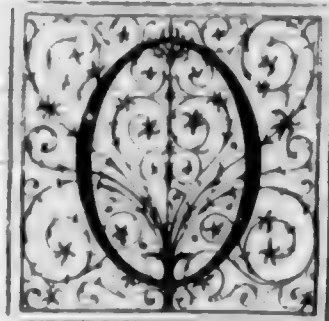
MASONS' AND BUILDERS' ASSOCIATION, meet first Friday evening of each month.

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 hilt 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 Waltan; contractor, C. G. Gillespie; signed, Oct. 7; filed, Oct. 8; cost \$2000.

Ellis near Webster. Alterations and additions; owner, Richard and Emma Batele; 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. 3; 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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W. J. CUTHBERTSON, President.

OLIVER EVERETT, Secretary.

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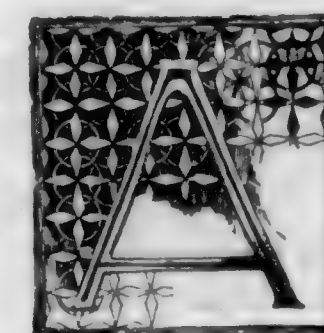
PREMISES OF NEW SAN FRANCISCO POST-OFFICE, AUTHORIZED BY ACT OF CONGRESS, MARCH, 1887.



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 paramountly 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

to think that it could produce the home of its own, which the committee felt to be essential to its enlarged opportunities. Also they were of opinion that, if the School was to maintain its position and become a means of permanent education to the village of Keswick, it was impossible either to meet the demands of the public or the requirements of the worker, with the very limited accommodation which their temporary premises afforded. So the had recourse to subscription (being able from the school funds to contribute £200, no mean surplus over working expenses), and in a short time over £1,000 was raised, the result being that a lovely unpretentious building grew up on the banks of the Greta, a memento of the old lake-country style of domestic architecture, with a character and charm of its own.

To see the workers at work, one must, of course, visit the Keswick School of Industrial Art in the evening, but it is well worth seeing the place by daylight, to judge of its beautiful position and adaptability for its requirements. Just outside the town over the Greta Bridge, we come to a neat gateway and garden, and a few yards bring us to the door of the pretty little two-storied building of lake country slate, with its outside winding staircase and picturesque wooden balcony; it looks up to the homes of Southey and Coleridge; underneath the balcony are words which represent, as it were, the keynote of its existence:—

"The loving eye and patient hand
Shall work with joy and bless the land."

The ground-floor of the building is entirely devoted to the different workshops, where at present all is silent, but which, a few hours later, will be alive with the ring of the anvil, the beating of brass, and the more silent chip of the woodcarver's tools, as tendrils and leaf grow from solid blocks under deft workmanship. The winding tower staircase was specially designed as a separate entrance for the use of visitors to the showroom, so that the workshops should be safe from invasion, and as it is entered the eye is quite dazzled by the glitter, glisten, and sheen of the metal work, upon which the firelight and the departing sunshine are shedding every imaginable lustre. The motto of this rare showroom (the term is most unsuitable to it) is contained in Browning's words:—

"Oh! Earth, as God has made it, all is beauty!
And knowing this is Love, and love is duty."

Such a mass of magnificent outline and extraordinary beauty of shadow is seldom to be seen from any one point of view, much less from a showroom window! But those who have been instrumental in opening many unseeing eyes to their surroundings, would insist that "Art is the expression of man's delight in the works of God," and that the temple of their art, if one may say so, should always be within sight and reverence of the beauty God has made.

So we pass as a matter of course from the cause—Nature—to the effect of its beauty—Art. The sun goes down, and the lights are lit, and every beautiful tint of metal, variety of design and form glance down upon us from walls and tables. It is not intended here to catalogue the many beautiful things that come from this "Home of Arts" in the mountains, but a few words must be devoted to design, as it is set forth in the exquisite copper screens, the endless bowls, the ever-varying trays, sconces, plaques, and wood carvings, the offertory dishes, and service-book backs, to

say nothing of a unique coal-box, covered with the fishes of the coal period.

The aim of the promoters of the school is to bring, as their prospectus states, "the designer and workman into such a relation that they become identified as was the case when the arts were truly living." Every one now entering this school is *obliged* to learn drawing, and the dream of its promoters will not be realized until every article produced can be "the handiwork of one man from beginning to end." But at present design in rural hands could not compete for an instant at metropolitan exhibitions, and the Keswick workers know full well that, in this department especially, they owe their exceptional position in home arts to the great ability and untiring energy of one woman, Mrs. Hardwick Rawnsley. Original designs, and designs, copied from anything that is good in any country, age or style, have been her untiring care; ancient Indian designs with their lovely lotus buds and leaves; ancient Coptic designs, strangely recalling those of the oldest Cumberland wood-carving; embroidery, metal work, are all called into the service of home art, by the endless pains and talents of her, the originator or adapter as the case may be. So far, no rustic genius in design has been produced from the art workshops of Cumberland, and until that is so, the Keswick School of Art can never be called quite self-supporting, as the work of Mrs. Rawnsley in connection with it represents the unpaid services of a designer of the highest class.

But the January evenings creep on quickly, and before we have had time to do more than glance at the Museum, with its Swiss and Italian specimens and books for art study (a sweet reposeful little room where a man might think out his feeling for beauty), or chat with the excellent secretary in her comfortable business room, the hour for this recreation, which is still work, arrives: the men and boys flock in, some fifty in number, and the school is alive with industry and interest.

It must of course be carefully remembered that these "home arts" are in great part done absolutely *at home* in the cottages and homes of the students, but every night there is a class at the school of some sort, and on Thursday nights all its teaching is in operation.

The first room we enter is that for the brass and copper workers, a long chamber with low tables in centre and tables all round the walls; at the first of these sit several boys, tracing from the linen patterns which are no small evidence of Mrs. Rawnsley's endless labour, about a couple of hundred being always obtainable.

On the wall facing your entrance are the words heading this article:

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

One man is at work on what is known as "cut diaper work"; another is employed in hammering out a magnificent design on copper from the Chiesa di Frari at Ravenna; all are in sober, interested earnest.

We pass on to the wood-carving room, where a teacher is at work showing faults and pointing out virtues, among which, first and foremost in excellence, either in wood or metal, may be roughly enumerated clean tracery and good quality of groundwork, the groundwork to be in relation and proportion to pattern, the excellence of the whole design to be decided by its adaptability to the purpose for which the article in question is intended. Here in the wood-carv-

ing room we come across a beginner, who having just learned the use of his tools, naturally the first requisite, is preparing to carve a single leaf out of a little block of wood for practice.

A door is opened and the terrible noise at once announces that we are in a smiths' shop, where a lesson is being given by an amateur. This man, with brisk manner and bright intelligence, is one of the enthusiasts of the place; he has his class well in hand; no softening of correction is bothered over by this local art teacher of the north country! "Why do a'n't ye beat it reg'lar all round as a've always toald ye?" is the style of reproof administered, and accepted without a word. A few more teachers such as this man, and these workshop schools might be the property of every village. At one time the pursuit of the silver trout and laying the snare for the wily rabbit (the only form in which love of nature seems naturally to come out in a rustic) occupied all the spare hours of this man, but he has, since his work at the school in the evenings, entirely deserted his former pastime for the less venturesome and more profitable work at the class. Though he earns a certain amount like the others thereby, his *teaching* is a free gift, and his enthusiasm a valuable power among his associates. Here we have the sort of man, as to intelligence at all events, for whom Ruskin wrote his *Fors Clavigera*; of which book our workman expressed his approval with the solid patronage of possession, having won a copy as a prize, "Ay—it's a good book!"

Here the beautiful bowls are shaped upon which afterwards some lovely design is to grow, and here too are made the tools for every branch of work in the school. It is the proudest achievement of Keswick that absolutely all tools used are made at home, and here the ingenuity of the men that does not amount as yet to design is often great in inventing some little turn or twist in shape which they know to be specially adapted to their wants in working. There was a triumphant moment among the workers when the school was applied to by another in Bradford as to where it could get a certain tool which Keswick was known to possess. Needless to say the answer went back with pride "all our tools are home-made."

But a visit to the Home Arts School in Cumberland could not in any sense be considered complete without seeing the "finishing shop," as it is called, for which there is not room in the school at present, and to which a little room across the Greta Bridge has been devoted. The man whose special province this department is gave an interesting account of his branch of the trade, and a very important one it is, for here everything made in the school is at present put together; even articles virtually in one piece must be joined somewhere before they can become candlesticks and teacaddies. Here, also, the important business of polishing is done, and it seems as if "finishing" was likely to be a difficulty in quite realizing the dream of home arts, for in the past ten years, when so many excellent workers have been found, only two finishers have attained to any perfection. It is difficult to say why, unless it be that the work is not so interesting in character, and requires great exactness in detail. Thus it would be impossible that the workman in this department should not, to a certain extent, know his own value to the school, more especially as it was pointed out to him by an offer from a Birmingham tradesman of work to the amount of £40 a month; but "Noa," says the devoted Cumbrian, "t'schule mun cum fust."

And first, indeed, in the hearts of its workers the school does come. "As surely," says Mr. Rawnsley, "as the country side is kept at its deadly dulness for the labouring

man on a winter evening, so surely will the pith and marrow of our English rural life find its way up to the bewildering cities, and lose itself, its simplicity, its freshness, its very life, in the flare and glare of our monster towns." The effort to relieve this monotony in dull little country places in the winter evenings has been eminently successful, and the people recognize the benefit, and give it their attention, love and gratitude.

I have thought it unnecessary to quote statistics to any minute degree, but some mention of them is necessary for fear of a merely æsthetic valuation being attached to this movement, therefore it may be noted that the little town of Keswick annually produces and sells some £700 worth of this art-work. Among the workers are men of all trades. Pencil-makers are numerous, as it is the special trade of Keswick, a trade that should be a very flourishing industry did not our Government get all their pencils in Germany, as one of the men indignantly remarked. But labourers, boatmen, gardeners, shepherds, tailors, and many another craft are all here banded together in pursuit of the beautiful and in devotion to their work; and there is among them, by reason of their teaching, something of the spirit of the Nuremberg wood-carvers of old, something of the attention to a tendril or a flower, which in its highest degree, gave fame to such a man as Benvenuto Cellini.

But whence has come this true spirit of art, whence has come this awakening sense of beauty? Without doubt a mountain race has it within itself, though deeply hidden away, and practically, one may say, non-existent. The spirit to rouse, the power to carry out, the energy and ability to overcome difficulties are absolute necessities for the awakening of enthusiasm, and it would be indeed a very half-and-half account of this art movement of the Fells if I failed to say, that to this power, in the chief promoters of the Keswick School of Industrial Art, Mr. and Mrs. Rawnsley, the whole success of the movement is due.

Any why? Because they were not merely content with small ideals, but because the absolute best in art and the opening of the mind to its glorious treasures was their whole single-minded aim, and this, along with the preception, that to follow after the best in nature, in life, and in work, leads to the highest advancement of man, yea, even "unto the King in all his beauty."—A. M. Wakefield in *Forthnightly*.

NOTES AND COMMENTS

A MUNICIPAL PUBLIC-HOUSE—The municipal public-house which has been opened on the Gothenburg system by the Birmingham Corporation, will be a source of much interest to temperance and other orators. The drink is bought by the Corporation, and retailed by the manager, who receives a salary and has no interest in the amount sold. It is curious to see that a quart of beer is the limit of any one customer's consumption in the morning, but he can consume two quarts at night—so that the Corporation take a liberal view of the working-man requirements. It should be added that the house is not at Birmingham, but in the workingmen's village on the site of the new water-works scheme.



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.

PLANS of the Hall of Justice, Kearny street, Shea & Shea, Architects.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 408 California street.

SETH BABSON, Pres. W. P. MOORE, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

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

OCTAVIUS MORGAN, Pres. A. M. EDELMAN, Vice-Pres.
ARTHUR B. BENTON, Sec't. AUGUST WACKERBARTH, Treas.

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

GEO. W. DICKIE, Pres. W. G. CURTIS, Vice-Pres.
OTTO VON GELDERN, Sec. EDWARD T. SCHILD, Treas.

MASTER PLUMBERS' ASSOCIATION, meets every first and third Friday of each month at the Flood Building.

JAS. E. BRITT, Pres. J. L. E. FIRMAN, Sec.

BUILDERS' EXCHANGE, Directors meet first Friday in each month at Mission and New Montgomery.

OSCAR LEWIS, Pres. JAS. A. WILSON, Sec.

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

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

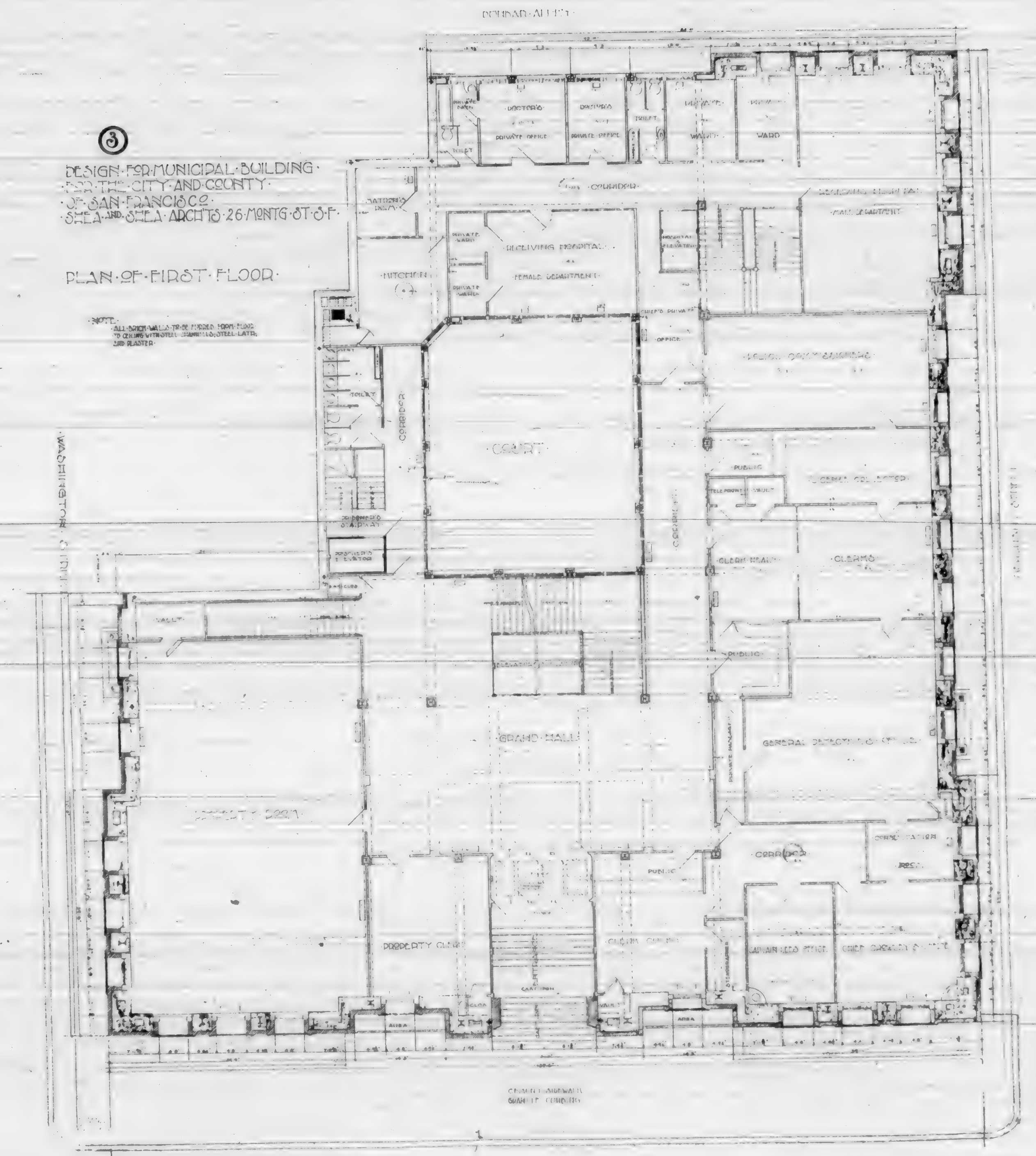
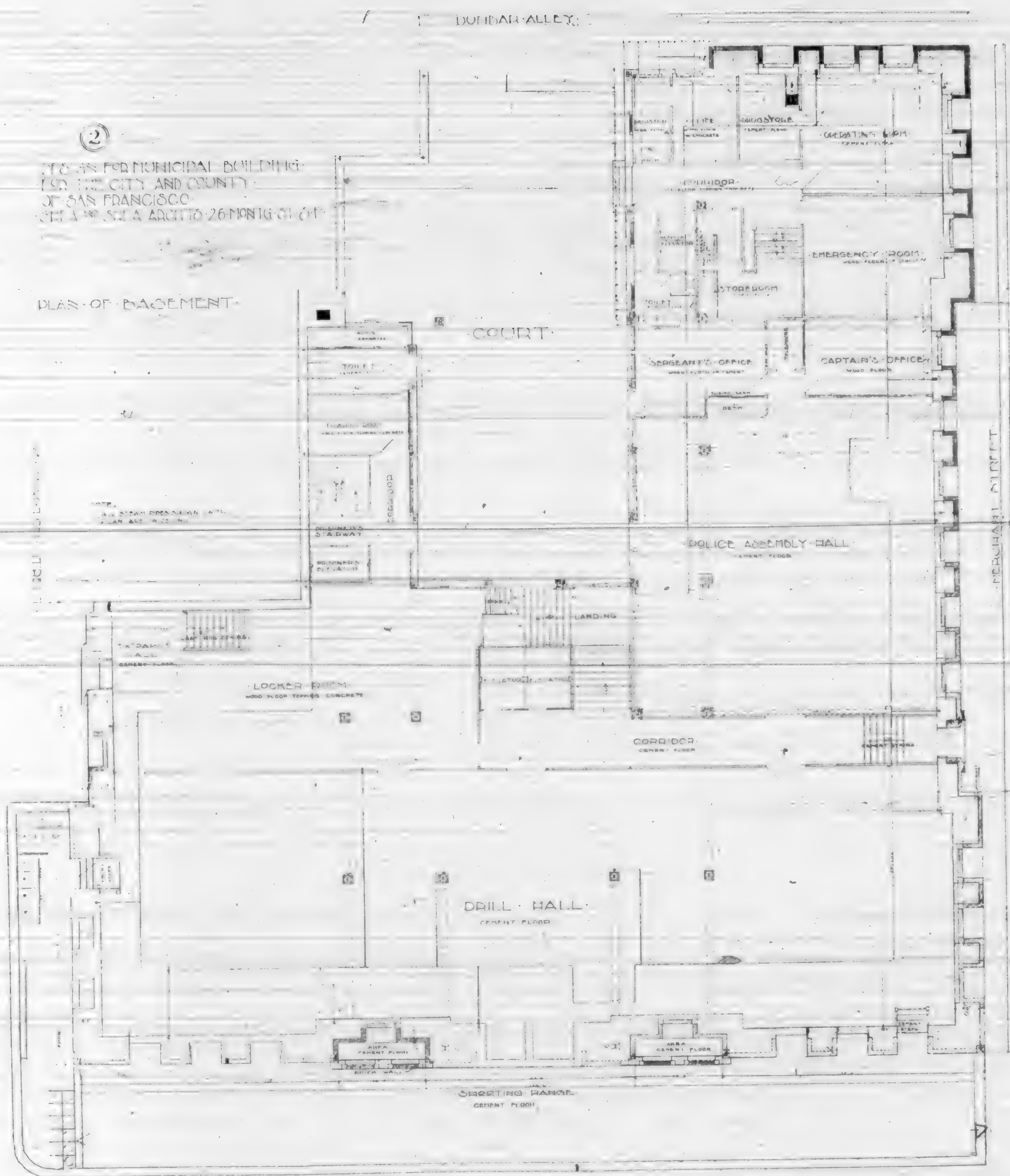
LIPPINCOTT'S Magazine for December contains a complete novel called "A Chase for an Heiress"—it is somewhat out of the usual tract for a novel and some of the descriptions of the country around Santo Domingo are very fine; this is a novel that will be read with interest not only on account of the story itself, but because of the description of a part of the West Indies once so famous in History but at the present time almost forgotten. "Shutting out the Sea" contains much information of interest to the engineer as it describes some of the efforts made to prevent the ravages of the ocean waves to engulf our shores. As usual the magazine is full of short articles of interest.

SELF CULTURE, a Magazine of Knowledge, contains for December, 1896, an article on "American Architects and Architecture" extracts of which will be found in another column, it is fully illustrated with engravings of both the early and modern style of construction. This magazine which is certainly a departure from the beaten track of magazine literature cannot fail to be welcomed by a thoughtful class of readers; it is published by the Werner Company Chicago and New York.

THE FORTNIGHTLY REVIEW for December comes to hand, and as usual contains many articles of interest, among the number may be mentioned two that come at the present time as very appropriate "Lessons from the American Election," by Francis H. Hardy—the other "The Working of Arbitration" by H. W. Wilson. It is hard to make a choice where all the articles are so readable.

PROCEEDINGS OF THE PURDUE SOCIETY of Civil Engineering 1896. Purdue University, La Fayette, Ind.

This handsome pamphlet contains a list of the faculty of the Department of Engineering Purdue University as well as a list of the members of the Purdue Society of Civil Engineers. The table of contents show a variety of articles of interest to engineers, and one, "Fireproof as a Specialty," of peculiar interest to architects at the present time when the construction of fireproof buildings is so much discussed as well by architects as the public in general.



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HEARNY STREET
PLAN OF SECOND FLOOR
BRITTON & REY, PHOTO. LITH.

VOL. XVII N° 12 DECEMBER 1896

[illegible]

HEARNY STREET.
"PLAN OF FOURTH FLOOR"
BRITTON & REY, PHOTO. LITH.

VOL. XVII N° 12 DECEMBER 1896



HALL OF JUSTICE
SHEA & SHEA, ARCHITECTS.

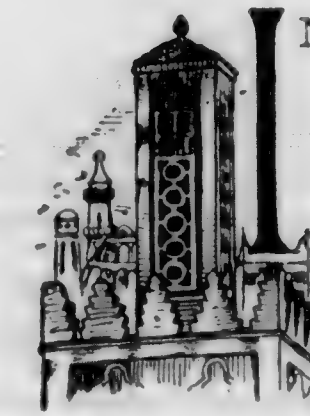
CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVII. No. 12. DECEMBER, 1896.

HOUSING OF PEOPLE OF SMALL INCOMES.

No. 5.

BUILDING REGULATIONS.



IN THESE series of articles we have, so far, considered laws and actions relative to putting present conditions into the most sanitary form. In this number we will consider Building Regulations for the purpose chiefly of arranging all prospective work in the most perfect and sanitary manner. We cannot do better than to quote again from the Government Report before us:

"The importance of a comprehensive and uniform plan in laying out the suburbs of cities is by no means fully appreciated. It is forgotten that such districts, more or less remote in our own time, may be the very heart of the city in a succeeding generation. The folly of our fore-fathers is often a subject of facetious, and sometimes irritating, comment. But the folly is not all past, and in this regard we of the present are frequently guilty. While we are occupied in undoing the folly of our fore-fathers, and spending vast sums—in the manner of Boston which during the last twenty-five years, spent \$40,000,000—to widen or straighten crooked thoroughfares, we allow the perpetuation of the same evils in rapidly growing suburbs. How often do individuals or companies, in their so-called improvement of certain sections, lay out the acres at their command in streets running at right angles to those already existing, without reference to any system of thoroughfares. When the owner of the adjoining property makes up his mind to improve his possessions he seeks to get out of them the largest amount of salable land and runs his streets in conformity, with his neighbors', or not, as best suits his convenience or interest. Such arrangements as these, in the second or third generation, are bound to create insanitary property. Subsequently these sections become the slums, the cost of eradicating which, and of making provisions for proper light, air, and ventilation, is simply enormous.

"German cities have taught us a valuable lesson in the matter of laying out suburbs. Improvement plans are furnished by the municipality, and architects are invited to compete in presenting designs. After it has been decided that a certain district shall be opened up, a jury is appointed to assess damages, terms are made with private owners, and the architect furnishing the most acceptable scheme is awarded the prize. In Berlin an effective check is placed upon too rapid urban development by prohibiting building upon unsewered land. Overcrowding on space is likewise a question of deep importance."

As to overcrowding on space there ought without doubt to be regulations preventing building on an entire lot thus causing back to back houses. In the deep lots in San Francisco we find a rear house built often on the back line of the lot with a yard between the front and rear houses; the owner of abutting lot fronting on the next street, rather than give the first builder the advantage of light from his yard does the same thing and back to back houses are at once formed; this should be disallowed. Air stagnates and an unsanitary state of affairs is at once obtained.

"The results appear in the following table:

ANNUAL DEATH RATE PER 1,000 DURING FIVE YEARS IN BACK-TO-BACK HOUSES IN MANCHESTER ENGLAND.

[From Provisional Report on Back-to-back Houses, by the Medical Officer of Health, Manchester, April, 1891.]

Groups	Total population	Percentage of back-to-back houses	All causes
I.....	8,713	8	27.5
II.....	11,740	23	29.2
III.....	11,405	56	30.5
IV.....	892	100	38.4

"The general sanitary condition of these groups was practically the same; but notwithstanding this the table disclosed the fact that the general mortality in back-to-back houses exceeded that in dwellings of the same class with thorough ventilation by 40 per cent, the mortality from infectious diseases by 93 per cent, and that from consumption and other lung diseases by 86 and 39 per cent, respectively. The mortality from diarrhea was more than twice as heavy. In every case the death rate from all these classes of diseases increases as the proportion of back-to-back houses increases.

"Overcrowding on space is a very important matter. Liverpool is the most densely populated city in Great Britain. Its death rate is, with one exception, also the highest. Still, density of population as the cause of a high death rate must always be considered in reference to the character of the buildings. Sir Sydney Waterlow testified that the average number of persons housed on an acre of space by his company was 1,000. He was of the opinion that this was not too many where good ventilation was provided and where streets are wide. His theory seems to be borne out in the investigation made by Dr. Arthur Newsholme into the vital statistics of the Peabody and other block dwellings in London which show a most favorable death rate. The exact results of this inquiry are given elsewhere. It is undeniable that block dwellings, when very high, cause drafts of cold air in the streets below and shut off other property from the rays of the sun. *Human beings are said to be as much dependent for their health upon sunlight as are plants.*"

The last sentence leads us to the necessity of abolishing cellars and other underground constructions; or if that may be too radical a change at least have laws preventing the use of them for any purpose whereby people are compelled to be in them for more than a few minutes; there is no excuse for having these places, for there is plenty of unoccupied ground waiting for the occupation thereof by above ground structures without boring in the earth like gophers.

The same argument holds good in regard to tall structures above ground.

Looking at London we find the following provisions for rear open space:

"Frontage of building not exceeding 15 feet, open space at the rear 150 square feet; not exceeding 20 feet, the minimum space at the rear 200 square feet; not exceeding 30 feet, the minimum space at the rear 300 square feet; exceeding 30 feet, the minimum space at the rear 450 square feet. There should be no buildings erected on this space higher than the level of the ceiling of the ground floor story, and the space should extend throughout the entire width of the building. This provision had reference to buildings built after 1882, not to those constructed previously.

The act of 1882 is the one which is still in force in London, notwithstanding the recommendation of the royal commission on the housing of the working classes, in 1885, that in the rear of every new dwelling house, whether in old or new streets, there should be provided a proportionate

extent of space belonging exclusively to it, to be free from erection of buildings thereon from the ground level upward, that the space extend laterally throughout the entire width of the dwelling house, that for the distance across the space from the building to the boundary of adjoining premises a minimum should be prescribed, and that this minimum should be increased with the height of the dwelling house or building.

The London county council, in the case of the Boundary street area in Bethnal Green, among the requirements for buildings to be erected on the land, laid down the following conditions:

1. That blocks of dwellings should not exceed 40 feet in height.
2. That parallel blocks should be separated from each other by an open space, clear from the ground, of at least 40 feet in width.
3. The new streets must be 40 feet in width, and the blocks run almost due north and south, so as to admit the maximum amount of light to all the tenements equally.
4. Courtyards between the blocks are to be left entirely open at each end, and unobstructed by cross buildings.

"Land sold under these conditions can not, of course, bring a very good price; but Dr. Parkes makes the point that it is better that the scheme should cost a great deal to the rate-payers of this generation in order that future generations may not have to pay a further price for the sanitary neglect of the present.

"It may be interesting, therefore, to know, from the accompanying diagram (plan No. 2), the proposed method of regulating open space in the rear of dwelling houses in London.

"The general principle of the plan is that an open space, free from any building, 10 feet in depth throughout the entire width of the building, is left at the rear. The remainder of the ground may be covered with any buildings, provided no part of them, except the chimneys, pass above a line drawn at an angle of 45 degrees from the rear toward the house. This is a most excellent requirement, for it treats houses, whether large or small, in proportion to their size. The plan is also adopted in Liverpool."

Private owners putting up the same character of dwellings are subject to proper sanitary and constructive regulations, to some of which objections are made by owners, we presume principally on account of the buildings not paying sufficient interest when these regulations are adhered to.

"The regulations to which private building companies object are:

1. Staircases must be four feet wide.
2. Dwellings must not be higher than four stories.
3. Ceilings must be 9 feet high.
4. Comparatively severe requirements regarding light and air spaces.

"The council consider, however, that the real reasons for their refusing to build on land owned by the county council are the careful supervision maintained by its clerk of the works in reference to construction and materials used, and also the requirement that men employed must be paid union rates of wages. The latter stipulation, it is said, will enhance the cost so that, considering also the better borrowing powers of the public body, private companies would be at a disadvantage. Both the County Council and the building companies look forward to a compromise.

"Regulations adopted by the London County Council for building houses for working people upon its own land contain the following prescriptions:

"STAIRCASES—A central staircase in blocks of dwellings is objectionable, and as regards convenience of plan and thorough ventilation of each dwelling, the best amongst the modes commonly in use is that which provides a staircase close to the outer wall, and having large openings communicating with the open air. Such a staircase can be conveniently arranged to give access to four dwellings, and the ventilation of such dwellings can be effected by means of open doors and fanlights, so that a thorough current of air can be obtained when it is desired. If it is felt in the winter time that this arrangement leaves the persons using the staircases too much exposed to the weather, windows partially enclosing the openings can be provided.

"The chief alternative to this kind of staircase seems to be one which is in the center of the block, and gives access to dwellings on each side of it. In this case the ingress of fresh air to the staircases can only be through the entrance doorway and along a short passage, and through the skylight at the top of the staircase. Upon this the dwellings opening from the staircase have to depend for their through ventilation.

"Both these plans are in considerable use.

"Staircases in buildings more than three stories high should be at least 4 feet in width. The walls of the staircases to a height of about 4 feet 6 inches should be finished with glazed or hard-pressed bricks; the upper portions with hard bricks neatly pointed.

"BASEMENT FLOORS.—There is no doubt that, as compared with the other floors of a building, the basement floor is undesirable as a residence, but in building artisans' dwellings it is generally expedient to construct a story below the ground floor, though it is not necessary that they be used as dwellings: but inasmuch as there is no definite evidence at the present time that basement rooms, fronting upon a principal street, should not be used for dwelling purposes, their use need not be forbidden, provided that adequate precautions against fire are taken, and that the bottom of the window sills is not lower than the level of the adjoining pavement, and not more than 3 feet above the floor, and that in other respects they agree with the provisions of section 103 of the metropolis local management act, as applied to new buildings.

"They are usually let at a rate materially lower than the rooms above them, but if they are let at the same rate as the upper floors in a high block of buildings, they are preferred by many people who are not able to mount a considerable number of stairs. Beyond the question of health, it is not necessary to object to such rooms on account of their proximity to the street, those who occupy them being able to make such arrangements for privacy as they find necessary.

"Where no areas are practicable, the walls should be covered with asphalt or other damp-resisting material, from the damp-course to the footings.

"BATHROOMS, ETC.—Unless they are in close vicinity to public baths and wash houses (a condition which can very rarely happen), bath and wash house accommodation should be provided to every block of dwellings, and this can best be provided in a separate building or on the basement floor, or in a distinct section of the block that can be constantly

under inspection, and to which inexpensive arrangements for water supply, etc., can be applied.

"In connection with this matter, the water-closet accommodation has been considered, on the assumption that the dwellings to be built or promoted by the council will generally be for the accommodation of the lowest class of the population which inhabits separate tenements, a class just above that which uses the common lodging houses, and for which neither private speculators nor the societies for building artisans' dwellings make any provision. It seems inexpedient that either water-closets or separate water supply or sinks should be constructed so as to be immediately accessible from any dwelling rooms. A sufficient number of closets should be supplied to each floor of dwellings to which a separate staircase is provided, together with a provision of sinks and water supply for common use. Such closets should have both doors and windows opening directly to the open air; and where possible, there should be one closet to each family.

"Dust shoots should be provided from each common scullery, or from the landing adjacent, to discharge into galvanized iron movable dust bins, which can be carried out and emptied into the dust cart.

"SIZE OF ROOMS.—The number of rooms to be provided in each tenement, and their sizes, have been considered as one question, and the following may be regarded as minima:

"1. In a one-roomed tenement the minimum superficial area should be 144 feet. This would conveniently be provided in a room measuring about 12 feet by 12 feet.

"2. A two-roomed tenement should have a similar room, with an additional room containing 96 superficial feet, or measuring 12 feet by 8 feet.

"3. A three-roomed tenement should have a large room containing 144 feet in superficial area, and two rooms each containing 96 feet.

"These sizes, however, should not be rigidly fixed, but rooms of various sizes should be provided. Four-roomed tenements need not be provided, but if they are, the fourth room should be of about 100 feet superficial area.

"It would be convenient as regards planning, and also as regards the population to be accommodated, that some little variety should exist in the sizes of the rooms in each tenement as well as in their number, in order to provide for the different conditions of the families.

"The standard height for every room should be 9 feet. The walls of the rooms should be finished in some hard material, for which purpose Portland cement upon brickwork, or brick with pressed face on both sides, should be used up to a height of about 3 feet 6 inches. The upper parts of the walls can be finished by a thin coating of hard plaster upon brickwork, but upon this point some further inquiry is desirable.

"In designing the buildings, some care should be taken to give a pleasant appearance to them.

"As regards the interval which should exist between any block of dwellings and the nearest building obstructing the light from its windows, it is suggested that, if practicable, this distance should be equal to one and one-half times the height of the obstructing building. But it does not appear that this space can, in view of the cost of land, be generally provided. Under no circumstances should a nearer distance than the height of the buildings be allowed."

The regulations regarding basement floors appear to be too lenient. There is no good reason for any living room

being on or below the level of the ground where the surface is flat, although on the side of a hill, many examples of which we find in San Francisco, living rooms could be allowed in the part of the basement above the natural grade of the adjoining earth.

The higher standard of living on this coast, which we hope may ever be maintained and raised, makes many of these regulations, those in regard to houses for the very poor, hardly necessary at present here. However, if something is not speedily done we will find that such dwellings will spring up and have to be used, and in that case let them be as good as we can make them.

In our next number we will take a glance through all the principal building regulations of the world—compare the same with the San Francisco Building or Fire Ordinance as a type of the Pacific Coast and see where improvement can be made therein.

SAN FRANCISCO CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS.

THE usual monthly meeting of the San Francisco Chapter of the American Institute of Architects was held at their rooms 408 California street on the 11th inst.

The annual election for officers was held and the present incumbents were all re-elected.

The most important matter coming before the meeting was the consideration of the draft of a proposed bill concerning the method of obtaining plans for public works prepared by Mr. Cuthbertson. After some discussion the matter was referred to a committee composed of Messrs. Sanders, Pissis and Hendrickson. An invitation was extended to Mr. W. G. Wright to read a paper before the Chapter on the subject of Quantity Surveying. The meeting then adjourned.

After sundry amendments the committee agreed upon the following as the text of the proposed bill above mentioned:

ACT FOR OBTAINING PLANS FOR PUBLIC WORK.

SECTION 1. Any State or County officer or officers, or any Board of Supervisors or Municipal Corporation or any Board of Trustees or Commissioners or any person or persons created or appointed by authority of law or any statute, called hereafter in this statute "the authority", are about to erect, or cause to be erected or constructed any State, County, Municipal or other architectural or engineering structure, the total cost of which is estimated to exceed the sum of \$20,000 it shall be the duty of said authority to advertise for preliminary plans and specifications for said architectural or engineering structure—and to state in said advertisement the amount authorized by law or otherwise to be expended for the erection of said structure and the prizes which shall be offered therefor. There shall at least be three properly graded prizes offered therefor, the aggregate amount of which shall be one per cent for all plans involving expenditure up to \$200,000 and one per cent for the first \$200,000 and one-half per cent for all over that amount for structures involving an expenditure over \$200,000.

The authority shall employ an expert or experts for consultation and to examine said plans and report to it thereon—said experts shall be competent architects for all architectural structures and competent engineers for all engineering structures.

SEC. 2. Whenever the preliminary plans and specifica-