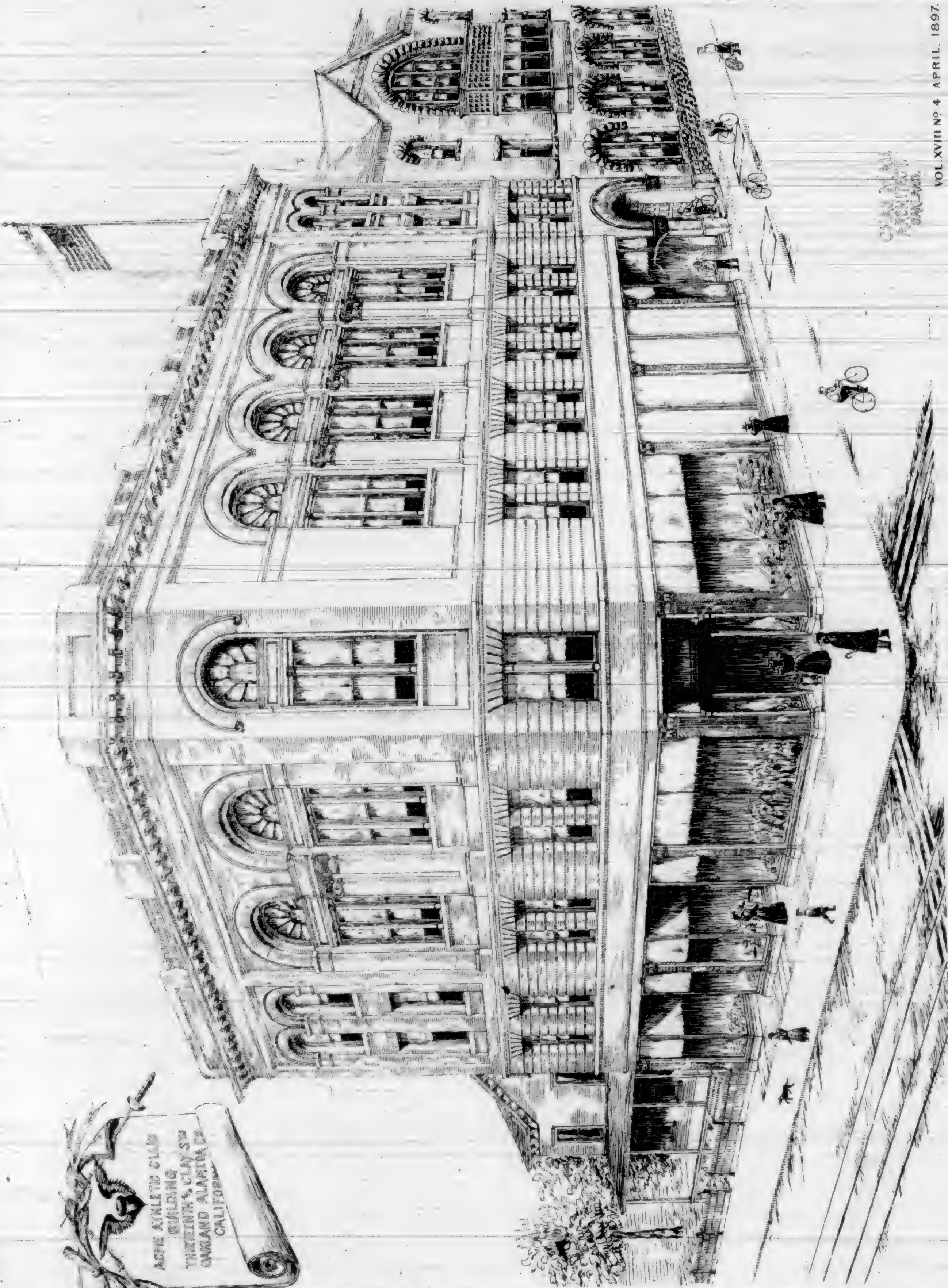


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BUILDING  
THIRTIETH & CLAY STS  
OAKLAND, CALIFORNIA



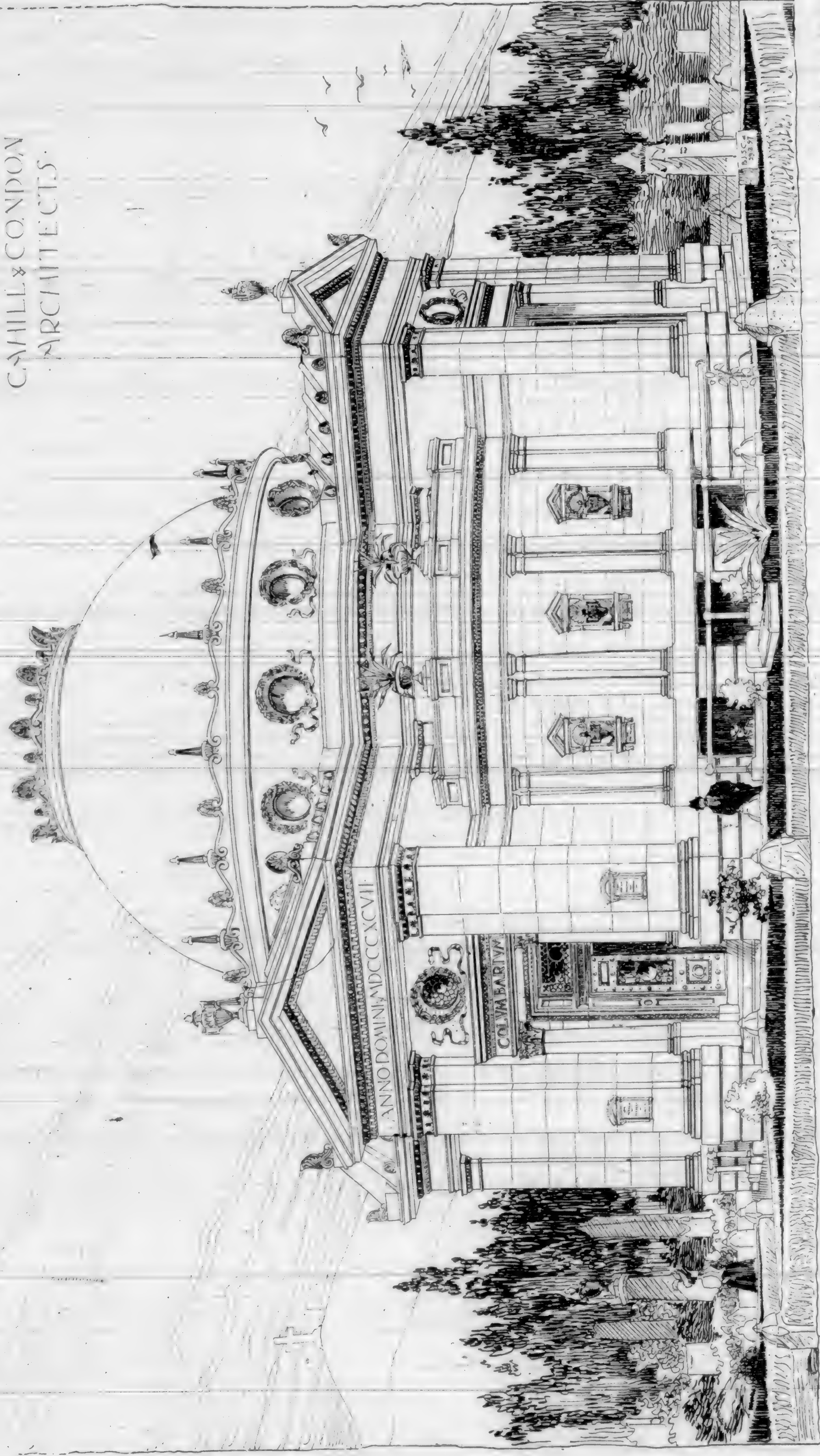
CALIFORNIA ARCHITECT & BUILDING NEWS  
SAN FRANCISCO.

BRITTON & REY, PHOTO LITH.

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OAKLAND

VOL. XVIII NO. 4 APRIL 1897.

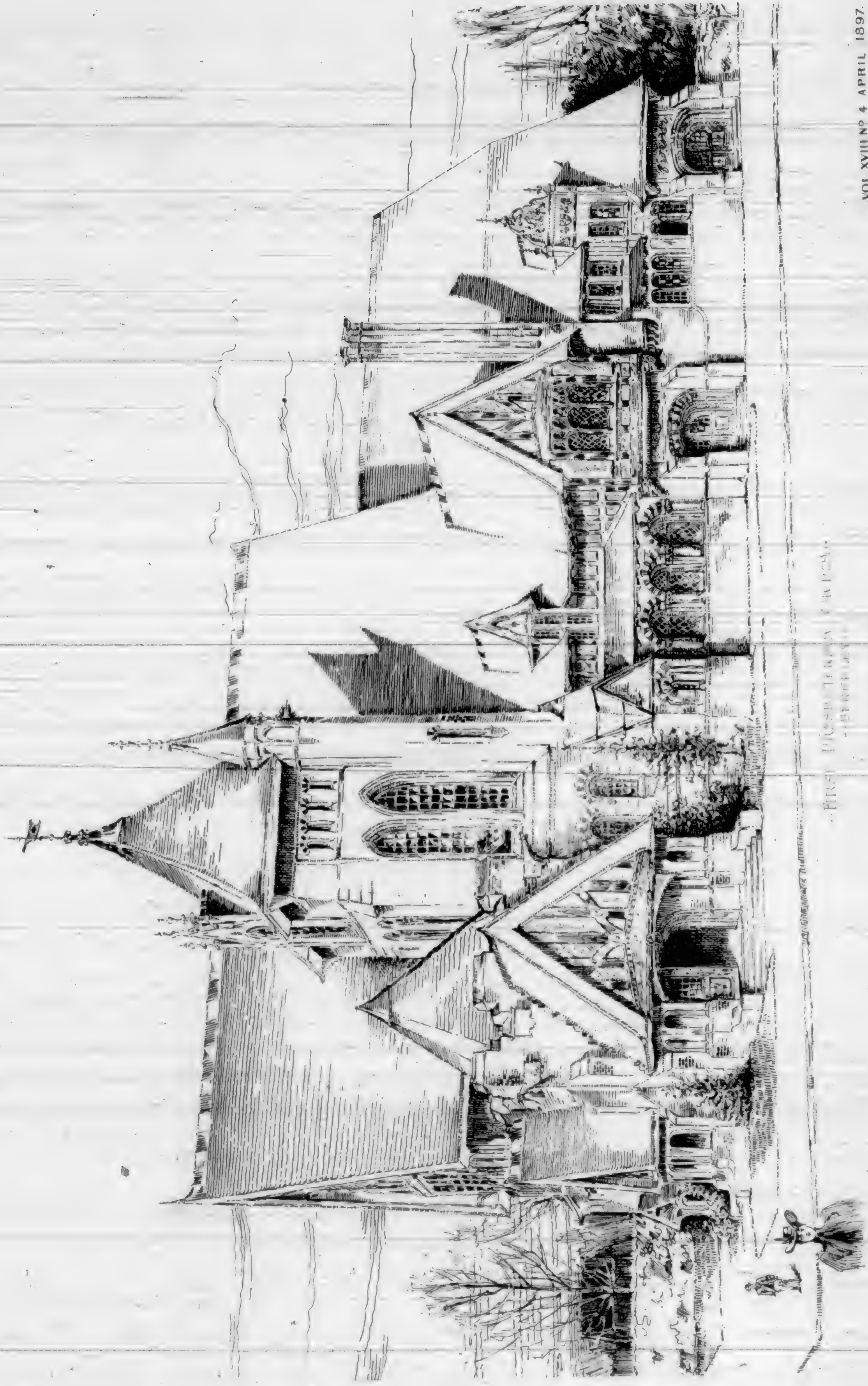
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 SAN FRANCISCO.

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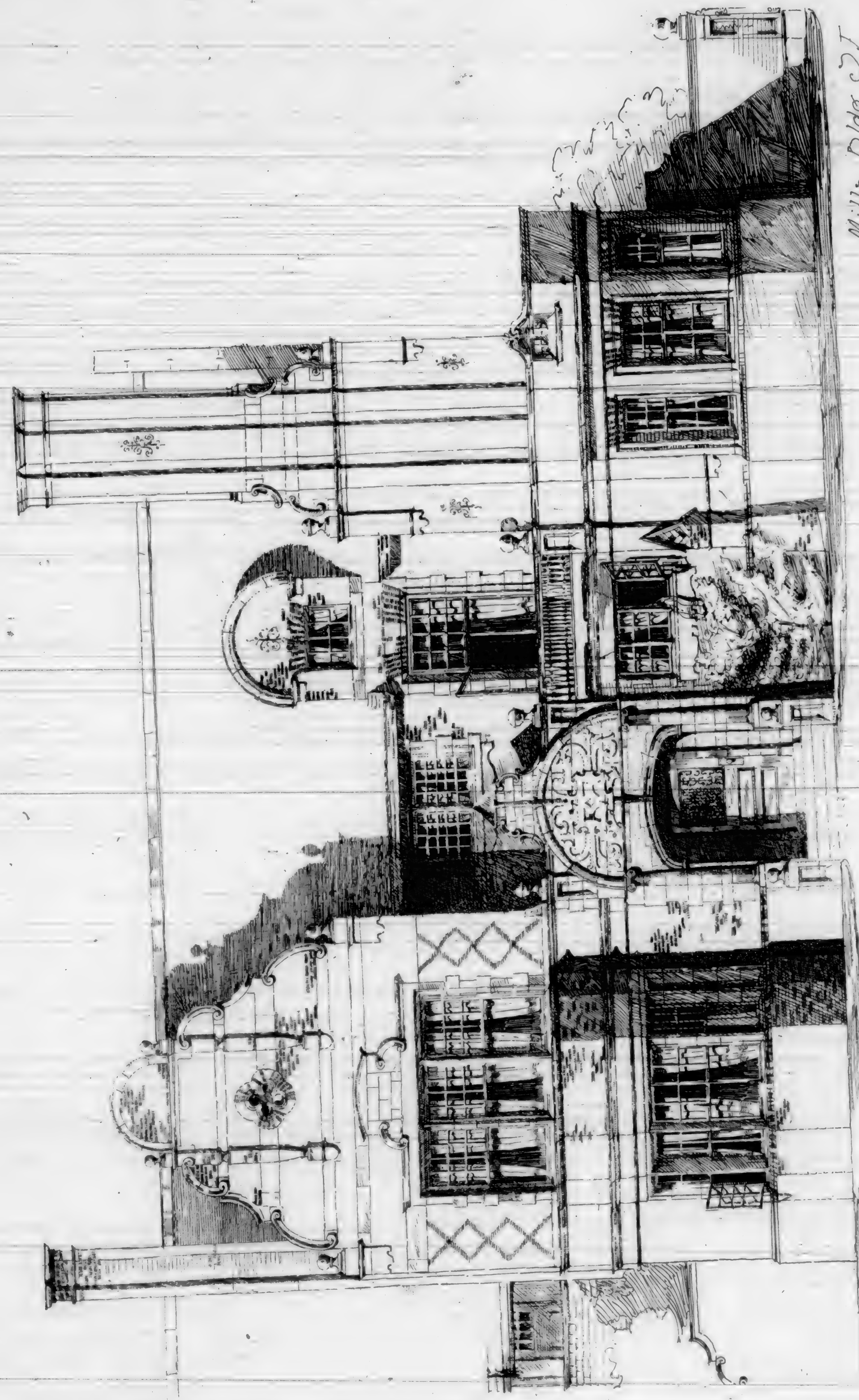
VOL. XVIII NO. 4 APRIL 1897.



CALIFORNIA ARCHITECT & BUILDING NEWS  
 SAN FRANCISCO.

FIRST  
 LUCAS & TERRY  
 ARCHITECTS  
 BARTON & NEW HADLEY

VOL. XVIII NO. 4 APRIL 1897.



Sam'l Newson Architect  
CALIFORNIA ARCHITECT & BUILDING NEWS  
SAN FRANCISCO.

Photograph facing Washington Street

BRITTON & REY, PHOTO LITH.

Mills Bldg C.T.

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claiming title through some one, the registration of whose right or interest was void, as provided in this section.

SEC. 39. No unregistered estate, interest, power, right, claim, contract, or trust shall prevail against the title of a registered owner taking bona fide for valuable consideration or any person bona fide claiming through or under him.

SEC. 40. Provides that in absence of fraud, certificate of title is conclusive evidence in suit for specified performance of contract to purchase.

SEC. 41. Provides that in ejectment or partition suits,

SEC. 42. Provides for the register to be received as evidence.

certificate is conclusive evidence.

SEC. 43. Whenever a memorial has been entered, as permitted by this Act, the registrar shall carry the same forward upon all certificates of title until the same is canceled in some manner authorized by this Act.

SEC. 44. All dealings with land or any estate or interest therein, after the same has been brought under this Act, and all liens, incumbrances, and charges upon the same subsequent to the first registration thereof, shall be deemed to be subject to the terms of this Act, and to such amendments and alterations as may hereafter be made. The bringing of land under this Act shall imply an agreement which shall run with the land, that the same shall be subject to the terms and provisions of the Act and of amendments and alterations thereof.

SEC. 45. No person shall commence any action at law or in equity for the recovery of land, or assert any interest, right in, or lien or demand upon the same, or make entry thereon adversely to the title or interest certified in the first certificate bringing the land under the operation of this Act, unless within five years after the first registration. It shall not be an exception to this rule that the person entitled to bring the action or make the entry is an infant, lunatic, or is under any disability, but action may be brought by such person by his next friend or guardian. It shall be the duty of the guardian, if there is any, to bring action in the name of his ward whenever it is necessary to preserve or enforce the ward's rights in registered land; *provided, however*, before such action shall proceed, it must be made to appear to the court that the person bring such action, or those under whom he claims, had no actual notice of the proceedings to register such lands in time to appear and file his objections or assert his claim.

SEC. 46. The action provided for in the last preceding section, shall in no way affect or disturb the rights of any person in said land, acquired subsequent to the registration thereof, bona fide and without knowledge, and for a valuable consideration.

SEC. 47. Any person having any interest, right, title, lien, or demand, whether vested, contingent, or inchoate, in, to, or upon registered land, which existed at the time the land was first registered, and upon or for which no cause of action shall have accrued at the date of the registration of the land, may, prior to the expiration of said five years after such registration, file in the registrar's office a notice, under oath, setting forth his interest, right, title, lien, or demand, and how and under whom derived, and the character and nature thereof; and if such claim is so filed, an action may be brought to assert or recover or enforce the same at any time within one year after the right of action shall have accrued thereon, or at any time within the period of five years after said registration, and not afterwards. It shall be the duty of a life tenant or trustee to file such claim

on behalf of any remainderman or reversioner, whether the remainder or reversion be at the time vested or contingent, and of a guardian to file such claim on behalf of his ward.

SEC. 48. A registered owner of land desiring to transfer his whole estate or interest therein, or some distinct part or parcel thereof, or some undivided interest therein, or to grant out of his estate an estate for life or for a term of not less than ten years, may execute to the intended transferee a deed or instrument of conveyance in any form authorized by law for that purpose. And upon filing such deed or other instrument in the registrar's office, and surrendering to the registrar the duplicate certificate of title, the transfer shall be complete and the title so transferred shall vest in the transferee; thereupon, the registrar shall issue in duplicate and register, as hereinbefore provided, a new certificate, certifying the title to the estate or interest in the land desired to be conveyed to be in the transferee, and shall note upon the original and duplicate certificate the date of the transfer, the name of the transferee, and the volume and *folium* in which the new certificate is registered, and shall stamp across the original and surrendered duplicate certificate the word "canceled," in whole or part, as the case may be.

SEC. 49. When only a part of the land described in a certificate is transferred, or some estate or interest in the land is to remain in the transferor, a new certificate shall be issued to him for the part, estate, or interest remaining in him.

SEC. 50. Provides that time of filing be noted on instrument.

SEC. 51. Provides that papers filed are to be retained in the office of registrar.

SEC. 52. Provides that such copies are to be received in evidence.

SEC. 53. Provides that existing forms of deeds may be used.

SEC. 54. Provides that name and address be indorsed on instrument, and notices to be sent there.

SEC. 55. Provides that instrument affecting registered land is to be but a contract until registered.

SEC. 56. Provides that certificate before re-transfer, etc., must show freedom from tax sale and homestead.

SEC. 57. Provides that certificate is to state marriage or representative capacity, if any.

#### MORTGAGES, LEASES AND OTHER CHARGES.

SEC. 58. Provides that incumbrance on registered land must be registered.

SEC. 59. Provides that incumbrance is created on filing of charge.

SEC. 60. Provides for trust deed to be treated as a mortgage.

SEC. 61. Provides that if instrument charging land be in duplicate or more parts, but one need be filed.

SEC. 62. Provides that certified copies identified as such may be issued.

SEC. 63. Provides for assignment of charge by filing and noting of same by memorial.

SEC. 64. Provides for release of part or whole of charge to be noted as an assignment.

SEC. 65. Provides that charges are to be enforced as at present, except as herein provided and except that notice of lis pendens must be filed with registrar.

#### ATTORNEYS IN FACT.

SEC. 66. Provides that attorney in fact to deal with registered land must file his power.

#### TRUSTS, CONDITIONS AND LIMITATIONS.

SEC. 67. Whenever a deed or other instrument is filed in

the registrar's office for the purpose of effecting a transfer of, or charge upon, registered lands, or any estate or interest therein, and it appears from such instrument that the transfer or charge is to be in trust, or upon any condition or limitation therein expressed, the registrar shall note in the certificate, and the duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," as the case may be, but no entry shall be made of the particulars of any such trust, conditions or limitations.

Sec. 68. Provides that every trustee with express authority, shall have power of sale.

Sec. 69. Provides that no trustee, with limitation, shall sell without order of court to sell.

Sec. 70. Provides that trustee under will have power to sell unless it be withheld.

#### ESTATES IN PROBATE, IN INSOLVENCY, AND IN EQUITY PROCEEDINGS.

Sec. 71. Provides that existing statutes governing probate, insolvency, and equity proceedings are not affected.

Sec. 72. Provides for orders of sale, decrees of distribution, etc., to contain direction to registrar.

Sec. 73. Provides that certified copy of order, decree, deed, and confirmation be filed with registrar.

Sec. 74. Provides that order of court is necessary for sale of land of insolvent and probate estates; confirmation and issuance of certificates thereof.

Sec. 75. Provides that power of sale of executor be noted.

Sec. 76. Provides that registrar is to issue certificate or note memorial, such to be conclusive.

#### TAX SALES.

Sec. 77. Provides for notice of purchase to be filed and mailed.

Sec. 78. Provides that tax deed already issued must be registered.

Sec. 79. Provides that interested persons must be made parties to application.

Sec. 80. Such application shall be heard by the court, which shall render a decree showing the condition of the title to such land, and who is the owner thereof, and upon presentation to him, of a duly certified copy of such decree, the registrar shall issue a certificate for said land in accordance with the terms and conditions of said decree.

Sec. 81. Provides that tax deed to State is conclusive.

Sec. 82. Provides that notice required by section eighty shall be personal or by mail and publication.

Sec. 83. Provides that on redemption, memorial is to be canceled.

#### PARTITION AND JUDICIAL SALES.

Sec. 84. Provides that all parties noted on register must be parties.

Sec. 85. Provides that decree must be filed before certificate be issued.

Sec. 86. Provides that when sale is ordered, purchaser must file copy of decree.

Sec. 87. Provides that when mortgage is on undivided share, lien attaches only to lands set off to mortgagor.

Sec. 88. Provides that purchaser at judicial sale must file certified copy of order confirming sale.

#### LIS PENDENS: NOTICE OF ACTION.

Sec. 89. Provides that notice to affect registered land must be filed with registrar.

Sec. 90. Provides that when suit, etc., is dismissed, certificate of dismissal or release must be filed with registrar.

#### LIENS, EXECUTIONS, ATTACHMENTS, ETC.

Sec. 91. Provides that certified copy of judgment or decree must be filed.

Sec. 92. Provides that certificate of levy of attachment, or execution, must be filed.

Sec. 93. Provides that notice of mechanics' liens must be filed.

Sec. 94. Provides that notice of assessments for street improvements, sewers, etc., must be filed by clerk.

Sec. 95. Provides that no notice is necessary in case of lien for labor performed for corporation not complying with law.

Sec. 96. Provides that clerk of court may file certificate of dismissal of suit or satisfaction of judgment.

#### CORRECTIONS OF ERRORS IN CERTIFICATE.

Sec. 97. Provides that no correction of register be made without order of court.

Sec. 98. Provides that registrar may apply to court for correction of errors or mistakes in certificate.

Sec. 99. Provides that if all parties consent, court may order correction of errors or mistakes.

Sec. 100. Provides that if all parties do not consent, court may hear testimony as to alleged error or mistake.

#### EMINENT DOMAIN.

Sec. 101. Provides that right of eminent domain be not affected.

#### INDICES.

Sec. 102. Provides for property indices to be kept.

Sec. 103. Provides for name indices to be kept.

#### MISCELLANEOUS PROVISIONS.

Sec. 104. Provides that registered lands may be partitioned.

Sec. 105. Provides that registration of adverse lien is not conclusive of regularity of proceedings or instruments by which created.

Sec. 106. Provides that in case of fraud, rights and remedies to be the same as if land was not under this Act.

Sec. 107. Provides that clerk of court shall notify registrar of appeal.

Sec. 108. Provides that all fees collected by registrar are to be paid to County Treasurer and applied to expenses of administration of this Act.

Sec. 109. Provides that Board of Supervisors shall furnish registrar all necessary books, etc.

Sec. 110. Provides that the Attorney-General, State Controller, and Secretary of State are to prepare forms.

#### PENALTIES.

Sec. 111. Provides that fraudulent procurement of certificate shall be a felony.

Sec. 112. Provides that forgery of seal, signature, or instrument in registrar's office shall be a felony.

Sec. 113. Provides that no proceeding or conviction under this Act shall affect any remedy at law or in equity.

#### FEES.

Sec. 114. First—The fees in respect of applications and proceedings under them prior to registration, shall be the same as in actions in the Superior Court.

Second—There shall be paid to the registrar:

For issuing a certificate title, including one duplicate thereof, one dollar and fifty cents.

For each additional duplicate, fifty cents.

For registering each transfer, including the issue and registration of the new certificate, one dollar and fifty cents.

For entry of each memorial on the register, including the indorsement upon the duplicate certificates, one dollar.

For the cancellation of each certificate, memorial, or charge twenty-five cents.

For each certificate showing condition of register, one dollar and fifty cents.

For filing any instrument, or for a certified copy of the register, or of any instrument or writing on file in his office, the same fees allowed by law to Recorders for like services.

#### CONSTRUCTION.

Sec. 115. This Act shall be construed liberally so far as may be necessary for the purpose of effecting its general intent, but does not adopt by implication the construction of any similar legislation of other jurisdictions which this Act may to any extent have followed.

Sec. 116. This Act shall take effect and be in force from and after the first day of July, eighteen hundred and ninety-seven.

## BOOKS AND PERIODICALS.

Ray's Recruit by Captain Charles King, U. S. A., is the complete story in LIPPINCOTT'S MAGAZINE. Everybody who read one of Captain King's novels will want to read it so the demand for the magazine should be large, as besides this story the contents are unusually interesting.

Improvement in building construction—mainly relating to Portland Cement, Concrete and Artificial Stone combined with Iron and Steel—by Peter H. Jackson.

This brochure contains an illustrated account of the latest improvements in fireproofing floor construction.

The first construction considered is that called the combined artificial stone and steel sidewalk, in which the roof of the vault consists of galvanized steel corrugated bottoms covered with a thin layer of artificial stone thoroughly tamped into the corrugations which are of dovetail shape—the whole not taking up a greater thickness than three inches. This construction at this thickness can be made up to 5 feet span between beams, center to center, 3 3/4 inches for 6 feet centers and 4 1/2 inches for 7 feet centers.

The advantages claimed are great strength, burglar and fireproof and greater head-room gained by thinness of floor, while the cost is no greater than the common method.

In direction across the corrugation are embedded in the artificial stone, fence twisted wires which tie the floor in opposite direction to corrugation, and prevents cracking—due to shrinkage. For all this Mr. Jackson offers scientific and cogent reasons.

Complete specifications for this construction is given in the body of the work, as well as for sidewalks combined with

arches either flat or segmental and concrete floors in which reliable ties are used.

Part second treats of the forces exerted on such floors as the latter, and the manner in which reliable ties in concrete construction resist tensile strain.

The book is replete with interesting matter well worth the study of the architect and engineer and is written in the terse nervous style so characteristic of Mr. Jackson. It forms quite an ammunition for those who are defending concrete construction against its enemies.

#### 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.

THEO. A. EISEN, Pres. ARTHUR B. BENTON, Vice-Pres.  
WILLIAM C. AIKEN, Sec'l. AUGUST WACKERBARTH, Treas.

WASHINGTON CHAPTER AMERICAN INSTITUTE OF ARCHITECTS, regular meetings at 8 o'clock P. M., the first Friday of each month, except July and August.

JOS. C. HORNBLLOWER, Pres. JAS. G. HILL, Vice-Pres.  
E. W. DUNN, Jr., Sec. W. J. MARSH, Treas.

ASSOCIATION OF ARCHITECTS OF ARIZONA, meetings held at Phoenix, Arizona.

D. W. MILLARD, Pres. T. H. MADDOX, Vice-Pres.  
W. R. NORTON, Sec. and Treas.

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

E. J. MOLERA, Pres. W. F. C. HASSON, Vice-Pres.  
OTTO VON GELDERN, Sec. EDWARD T. SCHILD, Treas.

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

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

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

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

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

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



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

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

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

**F**IRST PRESBYTERIAN CHURCH, Berkeley, Sam'l Newsom, Architect.

**S**KETCH for Residence in Brick and Stone Trimmings, for O. D. Baldwin, Sam'l Newsom, Architect.

**A**CME ATHLETIC CLUB BUILDING, Oakland, Charles Mau, Architect.

**I. O. O. F. COLUMBARIUM, Cahill & Condon, Architects.**

#### 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.

**BUILDING RESTRICTIONS IN DEED OF CONVEYANCE.**—Where lots have been conveyed subject to a covenant that no buildings shall be erected on the same within a certain distance of the street, such covenant is enforceable, though the streets on which such lots abuts has changed from a residence street to a business street. Zipp v. Barker, Sup. Ct. App. Div., 40 N. Y. Supp. Reporter, 325.

**ENCROACHMENT OF BUILDING.**—Where a contract for the sale of real estate provides for a variance in the dimensions of the premises of one inch in width and depth, the purchaser will be re-

lieved from the contract if the building on the premises encroaches more than one inch on the adjoining premises. Steckler v. Godillot, City of N. Y. Court, 40 N. Y. Supp. Rep. 364.

**BUILDING CONTRACT AND SECURITY BOND.**—Where there is a sufficient reference in the bond given to secure the performance of a building contract, the reference makes all the stipulations of the contract a part of the bond, and they may be read together without a recital in the bond that the contract was a written one. Forst v. Leonard, Sup. Ct. Ala., 20 Southern Reporter, 587.

**MATERIAL MAN:**—The Supreme Court of California holds that one who agrees to furnish certain mantels, tiles and grates, and the appurtenances of same, for a building, and to deliver and set them in position, is a material man, and not an original contractor within the meaning of the mechanics' lien law of that state. Bennett v. Davis, 45 Pacific Reporter, 684.

**MATERIAL MAN:**—The same court also holds, a person contracting to furnish doors, sashes, blinds, etc., which he is manufacturing to order, he purchased ready made, is a material man only. Wilson v. Hind, 45 Pacific Reporter, 695.

#### ARCHITECTURE OF THE NINETEENTH CENTURY.

**T**HE best that can be said of the architecture of the nineteenth century is that it has been an architecture of exceptionally learned, ingenious, and accomplished individualities. It has been an art of experiments which have failed, and of revivals which have been fruitless. These individualities, with their consciousness highly educated and trained, have been embarrassed rather than aided by their knowledge of the great achievements of the past. It does not seem to have occurred to them to appeal to the sympathies of the people by uttering their inspirations in the vulgar tongue, but they have labored with immense talent and ingenuity to interpret and apply dead languages. Their efforts have been reminiscent, excursive, and experimental. The architects have analyzed, theorized, disputed and argued. They have formed schools, conserving classic or romantic traditions—schools which have fallen apart, because progress has been found to be impossible on merely archæological lines. Many of the individualities developed under these conditions have been brilliant and powerful, and have had a great following of lesser men. As the century has advanced certain of these individualities have been inspired by nobler and loftier motives. The architecture of the century, because it has been nurtured in the same soil that produced the electric telegraph, the telephone, and all the other triumphs of industrial art, has exhibited a certain sporadic vitality, and, conscious of the universal energy, has occasionally thrown out mighty branches full of the possibilities of a great fruition; but, because it has not enjoyed the advantage of concentrated effort, it has not flowered as it flowered in the thirteenth and sixteenth centuries, still less as it flowered in the ages of Pericles and Augustus.—Henry Van Brunt in the February Atlantic.

#### BUSINESS MOSAICS.

**Before** you decide what plumbing to have in your new house call upon M. S. James, room 27 Flood Building, and examine what he has to show you in the way of bath tubs, kitchen sinks and the various appliances in this line for producing health and comfort in your dwelling. Mr. James is the Pacific Coast representative of The J. L. Mott Iron Works, established in 1828 and well known all over the United States as leader in improvements in the way of making your home comfortable.

**Tommy**—Paw, what is a designing villian? **MR. FIGG**—Oh, the description would apply to one of these carpenter architects about as well as anything.

**Architects** are well informed of the merits of the articles manufactured by the P. & B. Paraffine Paint Co., but it may be well to call the attention of those who are their own architects, and therefore perhaps not so well posted as to the merits of their paint, building paper and roofing, and assure them they cannot go wrong if they order what they want in that line from this reliable firm at 116 Battery street, San Francisco, Cal.

**Magistrate**—You're charged with stealing some diamond studs. Have you anything to say? **PRISONER**—Well, yer worship, the card on which was the studs was marked "collar studs," so I took it as an invitation an' did collar 'em.—London Fun.

**Now** that the season of hot weather is coming it is time to look at Hill's Patent Sliding Blinds; instead of being blind and going some place else call on Edward B. Hudes & Co., 411 Mission street and get the newest blind made.

**Dunham, Carrigan & Hayden Co.**, 17-19 Beale St. An illustration of their American Sliding Door Hanger for which they claim unusual advantages is given upon page ix of this journal. The company also sell the Yale & Towne Manufacturing Co. celebrated Yale Locks. In this connection it may be interesting to know that originally this line of locks comprised but seven varieties now has expanded to embrace upwards of three hundred different locking devices, from a large front door lock to the smallest cabinet lock, and from a massive prison lock to a diminutive padlock.

"It is indeed hard," said the melancholy gentleman, "to lose one's relatives." "Hard?" snorted the gentleman of wealth; "hard? It is impossible."—Figaro.

**In nothing** is the house holder more apt to be imposed upon than in paint, therefore a few facts upon paint from a reliable source should be of great value; W. P. Fuller & Co. are competent to give the information upon this point, they say: To make perfect paint the material must be pure and finely ground and thoroughly mixed with heavy machinery. The Phoenix paint is made in this way.

**Sarcastic BARBER** (pausing in the mutilation)—Will you have a close shave, sir? **VICTIM**—(with a gasp)—If I get out of this chair alive, I shall certainly consider it such.—Omaha Bee.

**George Goodman** patentee and manufacturer of artificial stone in all its branches; this stone speaks for itself and is its own recommendation—307 Montgomery street, Nevada Block, San Francisco.

#### CITY BUILDING NEWS.

**Baker** near McAllister. Cottage; owner, Peter Schenkel; architect, J. L. Frank; contractor, R. Frost; signed, March 16; filed, March 18; cost \$3318.

**Beal** near Bryant. To build; owners, Hobbs, Wall & Co.; architect, T. J. Welsh; contractor, Pacific Refining and Roofing Co.; signed, March 19; filed, March 23; cost \$1050.

**Bernard** near Jones. To build; owner, Mrs. Susan Underwood; architect, C. M. Rousseau; contractor, W. R. Kenny; signed, March 20; filed, April 1; cost \$1050.

**Bush and Battery.** Alterations; owner, Lewis Meyerstein; architect, E. R. Swain; contractors, L. and E. Emanuel; signed, March 16; filed, March 19; cost \$2352.

**Bush and Battery.** Elevator; owner, Isabella Clark, et al; architect, E. R. Swain; contractor, W. L. Holman; signed, March 23; filed, April 2; cost \$2350.

**Bryant Ave.** Two-story frame; owner, W. Fairgrieve; architect, G. H. Batchelder; contractor J. Bucher; signed, April 6; filed, April 7; cost \$2300.

**California** near 3d Ave. To build; contractors, Petterson & Person; signed, March 23; filed, April 1; cost \$2150.

**California Ave.** near Virginia Ave. Two-story frame; owner, Mrs. W. Byrnes and Mrs. A. Byrnes; contractor, Alex. O. Brown; signed, April 2; filed, April 7; cost \$1800.

**California** and Leidesdorff. Addition and alteration; owner, Nathan Mayer, Baron Rothschild, et al; architects, Piesh & Moore; contractor, F. W. Kern; cost \$25,500. Stone work; contractor, J. D. McGilvray; cost \$3297. Plumbing, etc.; contractor, E. J. Duffey; cost \$3650. Electrical work; contractor, California Electric Works; \$1108. Heating, etc.; contractor, Geo. H. Tay & Co.; cost \$1620. Painting; contractor, J. St. Dennis & Co.; cost \$145.

**California** near Laguna. Additions and alterations; owner, R. J. Wilson; architect, W. J. Mathews; contractor, J. A. Smilie; signed, April 13; filed, April 14; cost \$2100.

**Central Ave.** near Waller. To build; owner, Edward J. Duffey; contractor, J. J. Mauseau; signed, March 28; filed, March 28; cost \$2944.

**Devisadero** near Post. Three-story frame; owner, W. C. Hays; contractor, B. R. Van Deusen; signed, April 3; filed, April 7; cost \$12,500.

**Devisadero street.** Three-story frame; owner, M. Block; contractor, H. P. Conrady; signed, April 8; filed, April 8; cost \$6650.

**Eighth Ave.** near C. To build; owner, R. H. Savory; contractors, Marcuse & Remmel; signed, March 23; filed, April 5; cost \$2000.

**Eighteenth and Dolores.** Heating and ventilating Works; owner, Board of Education; architect, C. I. Havens; contractors, Peck & Williamson Co.; signed, March 12; filed, March 19; cost \$9120.

**Eleventh Ave.** near J. Cottage; owner, Howard Hines; contractor, Ed. Cox; signed, April 10; filed, April 12; cost \$1380.

**Fell** near Fillmore. To build; owner, Mrs. C. L. Purlenky; architect, P. Schwerdt; contractors, Wilhelm & Taylor; signed, March 23; filed, March 25; cost \$3890.

**Fell** near Fillmore. Plumbing; owner, Mrs. C. L. Purlenky; architect, P. Schwerdt; contractors, Hughes Bros.; signed, March 26; filed, March 30; cost \$575.

- Fifth street, No. 438. Removal of building back new building in front; owner, Mr. Judson; day's work; cost \$4000.
- Elbert near Webster. Cottage; owner, John Marchi; architect, Jules Godart; contractor, C. M. Depew; filed, March 18; cost \$1698.
- Fremont near Mission. Two-story brick; owner, Thomas Breen; architect, D. C. Coleman; contractor, M. V. Brady; signed, March 20; filed, March 22; cost \$3977. Extension and concrete; contractor, J. Leonard; cost \$2500.
- Fifteenth Ave. near California. Cottage; owner, John McDonald; contractor, M. J. Scott; signed, March 22; filed, March 23; cost \$1050.
- Fulton near Masonic Ave. Two-story frame; owner, Margaret A. Martin; contractor, Chas. Mills; signed, March 11; filed, April 2; cost \$2560.
- Fourth and Welsh. To build; owner, C. B. Rode; architect, C. M. Rousseau; contractor, R. J. Dwyer; signed, April 5; filed, April 6; cost \$3104.
- Gary near Larkin. Alterations and additions; owner, Esther Attell; architect, J. Townsend & Winkler; contractor, D. R. Perry; signed, March 22; filed, March 23; cost \$1800.
- Geary near Redford. To build; owner, John F. & Mattilda Kreimeyer; architect, R. H. White; contractors, Peterson & Person; signed, March 20; filed, April 1; cost \$1263.
- Geary near Fulton. To build; owner, G. J. Keller; architects, Mahoney & Redford; contractor, C. Knecker; signed, March 22; filed, March 23; cost \$3400.
- Geary near Octavia. To build; owner, W. C. Miller; contractors, Sarcouda & Thompson; signed, March 22; filed, April 3; cost \$1235.
- Hayes near Eleventh. To build; owner, Mary C. Collins; architect, D. C. Coleman; contractor, John F. Coleman; signed, March 20; filed, March 20; cost \$400.
- Hwy. near Fremont. Two-story brick; owner, Christian Fruehlich; architect, A. H. Sutton; contractor, Chas. Miller; signed, March 23; filed, March 26; cost \$1000.
- Jackson and Taylor. Three-story frame; owner, D. V. Buckley; architect, B. J. Green; contractors, Mayer & Hughes; signed, April 3; filed, April 6; cost \$1000.
- Lake near 21st Ave. Cottage; owner, Clothilda Capapa; architect, H. Hess; contractor, J. C. Schmitt; signed, March 25; filed, April 6; cost \$1610.
- Leguna near Bay. Two-story frame; owner, Joseph Hoene; contractor, C. Zander; signed, March 25; filed, March 26; cost \$1930.
- Larkin near Jackson. Plumbing, etc.; owner, W. Buchanan; architect, L. T. Stone; contractor, J. Dwyer; signed, March 23; filed, March 27; cost \$418. Carpentry, painting, etc.; contractor, F. Miller; signed, March 20; filed, March 21; cost \$200.
- Larkin near Jackson. Three-story frame; owner, Mrs. Nora Wallace; architects, Mahoney & Redford; contractor, J. Taggart; signed, March 22; filed, March 24; cost \$4000.
- Larkin near Sacramento. Two-story frame; owner, Mrs. Sarah Potek; architect, Kuntzer & Barth; contractor, C. Schutt; signed, April 1; filed, April 13; cost \$3750.
- Lampert near Fillmore. Alterations and additions; owner, Michael McIntyre; architect, M. J. Welsh; contractor, R. Fahy; signed, April 9; filed, April 10; cost \$1032.
- Leavenworth near McAllister. One-story brick; owner, Mr. Grimm; contractor, H. Sutton; cost \$800.
- Liberty near Castro. Eight frame dwellings; owner and builder, F. Nealon; cost \$20,000.
- Lombard near Gough. Cottage and stable; owner, John Bazzini; architect, J. Godart; contractor, P. A. Fatale; signed, April 12; filed, April 12; cost \$407.
- Lyon and Grove. Three two-story dwellings; owner, F. Ruthland; contractor, C. Zwiernick; signed, March 17; filed, March 18; cost about \$8000.
- Market and Third. Terra cotta, etc., for eight-story brick; owner, Phebe A. Hearst; architect, A. C. Schweinfurth; contractors, Glauding, McLean Co.; signed, March 11; filed, April 13; cost \$17,700. Roofing; contractor, Jas. Conlin; signed, April 10; filed, April 14; cost \$1175.
- Market and Third. Granite work; owner, Phebe A. Hearst; architect, A. C. Schweinfurth; contractor, Raymond Granite Co.; signed, March 17; filed, March 20; cost \$3325.
- Market and Third. Cast iron work; owner, Phebe A. Hearst; architect, A. C. Schweinfurth; contractor, Joshua Henry Machine Works; signed, Feb. 25; filed, March 17; cost \$9020.
- Market and Third. Plastering iron lathing, etc.; owner, Chas. Spreckels; architects, Reid Bros.; contractor, Thomas Mannix; signed, March 26; filed, April 9; cost \$10,983. First-story window frames, etc.; contractor, California Artistic Metal Works; signed, March 31; filed, April 8; cost \$12,530. Elevators; contractor, Crane Elevator Co.; signed, March 17; filed, March 27; cost \$32,250.
- Market and Third. Interior wood work, etc.; owner, Chas. Spreckels; architect, Reid Bros.; contractor, Carley Manufacturing Co.; signed, March 5; filed, March 20; cost \$86310. Steam heating; contractors, Montague & Co.; cost \$14,077. Marble and mosaic floors; contractor, Montague & Co.; cost \$15,373. Marble electric lighting; contractor, California Electric Works; cost \$15,373. Marble work; contractor, Ruffino & Bannett; cost \$20,438. Plumbing; contractor, E. J. Duffy; cost \$22,416.
- Mima near Sixth. Alterations and additions; owner, Little Sisters' Infant Shelter; architect, Oliver Everett; contractors, Holm & Shelby; signed, March 30; filed, March 30; cost \$400.
- Market and Third. Concrete work, etc.; owner, Phebe A. Hearst; architect, A. C. Schweinfurth; contractor, Geo. Goodman; signed, March 31; filed, April 2; cost \$3700.
- Mission near 23d. Heating and ventilation; owner, Mission Lodge, Masonic Assn.; architects, Herman & Swain; contractor, W. Morgan & Co.; signed, April 6; filed, April 7; cost \$866.
- Mission near 23d. Brick and terra cotta work; owner, Mission Lodge; architect, Herman & Swain; contractors, Miller & Beck; signed, March 23; filed, March 23; cost \$855. Carpenter work; contractor, Thomas H. Day; signed, March 23; filed, March 23; cost \$800. Plumbing, etc.; contractor, W. S. Snook & Son; signed, March 24; filed, March 24; cost \$1147.
- Nevada Ave. near Courtland Ave. Cottage; owner, J. Heyman; cost \$1200.
- Nineteenth Ave. near California. Alterations; owner, M. Barker; cost \$800.
- Nineteenth and Noe. To build; owner, Jos. H. Robinson; contractor, John Dwyer; signed, March 28; filed, March 29; cost \$1750.
- Ninth Ave. and Railway Ave. To build; owner, G. Reichstetter; architect, J. L. Frank; contractor, R. Frost; signed, April 8; filed, April 12; cost \$1057.
- Ocean Beach Boulevard. Additional story to villa; owner, R. H. Savary; contractors, Marcuse & Remmel; signed, March 23; filed, April 5; cost \$2000.
- Pacific Ave. and Broderick. Alterations; owner, Mrs. Clara E. Cunningham; architect, Clinton Day; contractor, C. Chisholm; signed, April 3; filed, April 6; cost \$2260.
- Powell near O'Farrell. Alterations and additions; owner, Mrs. Kenie Chabot; architect, M. J. Mathews; contractor, P. Malony; signed, April 5; filed, April 9; cost \$4075.
- Powell street No. 13. Alterations and additions; owner, Mrs. Charlotte Clark; architects, Havens & Toepke; contractor, Geo. H. Walker; signed, March 23; filed, March 24; cost \$1000.
- Pine near Lyon. Cottage; owner, Mrs. Annie Loughery; contractor, G. S. Gillespie; signed, April 5; filed, April 6; cost \$1350.
- Second Ave. near Clement. To build; owner, W. J. Kilday; architect, A. J. Barnett; contractor, Ed. Mooney; signed, April 8; filed, April 12; cost \$1550.
- Shrader near Beulah. To build; owner, Nellie E. Scott; contractor, W. W. Rednall; signed, April 8; filed, April 9; cost \$2612.
- Sixth Ave. near Pt. Lobos. To build; owner, C. B. de Pas; architect, E. Delepierre; contractor, Ira W. Coburn; signed, April 7; filed, April 7; cost \$1400.
- Sixteenth near Castro. Alterations and additions; owner, C. W. Elchbaum; architects, Copeland & Pierce; contractor, J. J. Doering; signed, April 6; filed, April 10; cost \$1150.
- Stockton near Clay. Two-story brick; owner, Jas. Goetz; architect, T. J. Welsh; contractor, D. J. Brannan; signed, March 23; filed, April 1; cost \$1825. Carpentry work; contractor, A. L. Campbell; cost \$1934.
- Sutter near Jones. Electric elevator; owner, Henry Kohler; architect, H. Gall; contractor, Cahill & Hall Elevator Co.; signed, March 12; filed, March 12; cost \$3285.
- Sutter near Hyde. Elevator; owner, Dr. Julius Rosenstern; architects, Salfeld & Kohlberg; contractor, W. L. Holman; signed, March 3; filed, March 12; cost \$2550.
- Tehama near 4th. To build; owner, Mrs. E. M. Dumont; architect, J. Godart; contractor, L. B. Perramont; cost \$1150.
- Twenty-first and Folsom. To build; owner, J. Schmidt; architect, H. Gelfuss; contractor, W. R. Jack; signed, April 2; filed, April 2; cost \$6300.
- Twenty-third near Douglass. Cottage; owner, J. C. Clark; builder, J. Hegman; cost \$1500.
- Twenty-third near Hoffman. Cottage; owner and builder, J. Hegman; cost \$2500.
- Twenty-third near Capp. To build; owner, Thos. F. Brannan; contractor, W. Helbing; cost \$2900.
- Twenty-fourth Ave. Lake. Additions; owner, F. Treichel; day's work; cost \$1000.
- Union and Leguna. Carpenter work; owner, Adolph Eisenbach; architects, Salfeld & Kohlberg; contractor, Jos. Bucher; cost \$7150. Plumbing; contractor, H. Williamson; cost \$1480. Concrete work; contractors, P. H. Goessel & L. M. Zimmerman; cost \$1625.
- Union near Webster. To build; owner, Mary Muir; architects, Mooser & Son; contractor, A. Guilbert; signed, April 7; filed, April 10; cost \$1540.
- Vallejo near Polk. Additions; owner, Golden Gate Land Co.; architect, H. Gelfuss; contractor, J. Schuler; signed, April 5; filed, April 6; cost \$1470.
- Valencia near 28th. To build; owner, Henry Hoffman; architect, J. McHenry; contractor, Jos. Kemp; cost \$3250.
- Van Ness Ave. and Clay. Iron fences, etc.; owner, Chas. Spreckels; architects, Reid Bros.; contractor, Winslow Bros. Co.; cost \$3150.
- Van Ness Ave. near Bay. Cottage; owner, Frank P. Endlich; architect, C. A. Meussdorffer; contractor, F. V. Steinman; cost \$1863.

# The California Architect and Building News.

OFFICE, 408 CALIFORNIA STREET,

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

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NUMBER 5

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NOW IN THE EIGHTEENTH YEAR.

OLIVER EVERETT, Secretary.

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IN ANOTHER column we publish an Amendment to the Mechanics' Lien Law of the State of California, that will be of interest to owners of real estate and all others connected with the building business.

This amendment was passed by the late legislature and approved March 27, 1897, and imposes additional obligations on those persons who are still enterprising enough to want to improve their real estate holdings.

The intention of the law is good, in endeavoring to make it compulsory on the part of the owner to give the public due notice of the date of the completion of contracts, in order that creditors shall have some certainty in filing their liens, that they have been filed within the statutory time limit.

There has often been serious question about the date of the actual completion of buildings, and if this law helps to determine that point it will be of material advantage to all who honestly desire to comply with the requirements of law, and not avail themselves of technicalities to defeat the plain intention of the law.

However the practical value of the amendment can only be ascertained by actual trial, when any defects that may exist will soon be brought to light. In the mean time owners should make themselves familiar with the new requirements, and not fail to make and file the proper notice of completion.



ENANTS on the site of the proposed Post-office building have been notified to vacate by June 8th, as work on the site will be commenced by the Government by the 1st of July.—*Examiner*.

In the same issue of that paper, but on another page will be found the following dispatch, directly contradictory of the above item:

WASHINGTON, May 9.—Owing to the resignation of Supervising Architect Aiken it is impossible to state just when work will be commenced on the San Francisco public building. Orders have been issued for the dismantling of the buildings now on this site, and plans are practically completed for the superstructure of the new building. Advertisements for bids for excavating will shortly be sent out, according to Chief Executive Officer Kemper of the Supervising Architect's office, and the contract will be awarded within a month after these bids are received. Owing to changes made in the Supervising Architect's office, however, it is impossible to state just when actual work will be commenced.

It is dollars to doughnuts that July 1st will come and go without a visible change in the situation.

The *Call* however, is already patting itself on the back at the prospect of the actual commencement of work on the foundations, as the result of its agitation.

Several years ago it was positively and authoritatively

stated that work would be begun on the "first day of March;" this is what leads us to think that possibly the *Call* is not out of the woods, and that it may yet have to acknowledge the truth of the old adage "there's many a slip twixt cup and lip."

## AMENDMENT TO THE MECHANICS' LIEN LAW.

CHAPTER CXLI.—AN ACT TO AMEND SECTION ELEVEN HUNDRED AND EIGHTY-SEVEN OF THE CODE OF CIVIL PROCEDURE, CONCERNING THE FILING OF MECHANICS' LIENS.  
[Approved March 27, 1897.]

THE people of the State of California, represented in Senate and Assembly, do enact as follows:

Section eleven hundred and eighty-seven of the Code of Civil Procedure is hereby amended so as to read as follows:

1187. The owner of any property on which labor has been performed, or for which materials have been furnished to be used in the construction, alteration, addition to, or repair, either in whole or in part, of any work, mentioned in section eleven hundred and eighty-three of this Code must, within ten days after the completion thereof or within forty days after cessation from labor upon any unfinished contract, or upon any unfinished building, improvement, or structure, or the alteration, addition to, or the repair thereof, file for record in the office of the County Recorder of the county, or city and county, in which such property or some part thereof is situated, a notice setting forth the date when such building, improvement, or structure, or the alteration, addition to, or repair thereof, was actually completed, or in case of cessation from labor for thirty days, the date on which such cessation actually occurred, and said notice shall also contain the name and the nature of the title of the person who caused the said building, improvement, or structure to be erected, or said alteration, addition to, or repair to be made, and also a description of the property sufficient for identification, and said notice must be verified by said owner or some other person in his behalf. In case any such owner neglect to file said notice as herein required, within the time herein required, then the said owner and all persons deraining title from him, and all persons claiming an interest in said property, shall be estopped in any proceedings brought to foreclose any mechanics' lien or liens, provided for in this chapter, from maintaining a defense therein based on the ground that said lien or liens have not been filed within the time provided in this chapter. Said notice, when so filed for record, must be recorded by the County Recorder with whom the same is filed for record, and the fee for recording the same shall be the sum of one dollar.

Every original contractor, at any time after the completion of his contract, and until the expiration of sixty days after the filing of said notice of completion or notice of cessation of labor by the owner, and every person, save the original contractor, claiming the benefit of this chapter, at any time after the completion of any building, improvement, or structure, or of the alteration, addition to, or repair thereof, and until the expiration of thirty days after the filing of said notice of completion or cessation, by said owner, or

within thirty days after the performance of any labor in a mining claim, must file for record with the County Recorder of the county, or city and county, in which such property or some part thereof is situated, a claim containing a statement of his demand, after deducting all just credits and offsets, with the name of the owner or reputed owner, if known, and also the name of the person by whom he was employed, or to whom he furnished the materials, with a statement of the terms, time given, and conditions of his contract, and also a description of the property to be charged with the lien, sufficient for identification, which claim must be verified by the oath of himself or some other person; *provided, however*, that in any event all claims of lien must be filed within ninety days after the completion of said building, improvement, or structure, or the alteration, addition to, or repair thereof. Any trivial imperfection in the said work, or in the construction of any building, improvement, or structure, or of the alteration, addition to, or repair thereof, shall not be deemed such a lack of completion as to prevent the filing of any lien; and in all cases the occupation or use of a building, improvement, or structure, by the owner, or his representative, or the acceptance by said owner or his agent of said building, improvement, or structure, and cessation from labor for thirty days upon any contract or upon any building, improvement, or structure, or the alteration, addition to, or repair thereof, shall be deemed equivalent to a completion thereof for all the purposes of this chapter.

## HOUSING OF PEOPLE OF SMALL INCOMES.

No. 7.

BUILDING REGULATIONS—CONTINUED FROM FEBRUARY NUMBER.

### II. TESTS.

THE plumber will test all of the soil, waste, drain, and vent pipes herein described, including branches, in the presence of an inspector of the department of buildings, and after due notice to the superintendent of buildings, by a pressure test; the pressure to be applied as directed by the inspector, and after all openings in the pipes have been securely closed by the plumber or other person in charge of the work. None of said pipes shall be covered until after they have stood the test to the satisfaction of the inspector.

### III.—CESSPOOLS AND SEWERS.

No cesspools will be allowed where there is a well on the same or adjacent premises, without a special permit from the superintendent of buildings.

The ..... will construct in ..... at ..... feet from the building, a cesspool ..... by ..... and ..... deep, with ..... inch ..... walls, and bottom made absolutely watertight by means of ..... The cesspool will be covered with ..... and ventilated by .....

As soon as it is possible to connect above-mentioned house with a public sewer, the owner will have the cesspool emptied, cleaned, disinfected, and filled with fresh earth, and

have such connection made in the manner prescribed by the regulations of the superintendent of buildings.

### PRIVATE SEWERS.

Where there is no public sewer in the street, and it is necessary to construct a private sewer to connect with a public sewer in an adjacent street or avenue, it must be laid outside the curb under the roadway of the street on which the houses front, and not through the yards or under the houses. Such sewer will be constructed in the following manner:

### HOUSE SEWERS—EXCAVATION.

The ..... will make the necessary excavation for the house sewer from the ..... wall to the ..... sewer in ..... making a smooth bottom for each pipe, free from all projections of rock, and with the soil well rammed to prevent settling of the pipe.

### HOUSE SEWER—EARTHENWARE.

[NOTE.—The laying of earthenware drainpipe for house sewers, in made or filled-in ground, is prohibited by the rules established by the superintendent of buildings. But where the soil consists of a natural bed of loam, sand or rock it is permitted, to be laid from outside the cellar, vault, or area wall to the street sewer, if laid in strict compliance with the following directions.]

The ..... will make a separate connection for each building with the ..... sewer by an earthenware pipe ..... inches in diameter, hard and salt glazed, and not less than three-fourths of an inch thick, run at a uniform grade of not less than one-fourth inch per foot, extending the same to a point not less than two feet outside of the outer face of the front cellar, vault, or area wall, as the case may be. Every section will be bedded in cement at the hub. The ends of the pipe will be wetted before apply the cement, and the space between each hub and the small end of the next section will be completely and uniformly filled with the best quality of hydraulic cement, care being taken to prevent any cement being forced into the drain to become an obstruction. No tempered-up cement will be used. A straight edge will be used, and the different pipe sections laid in perfect line on the bottom and sides.

### HOUSE SEWER—OR IRON.

Or the plumber will make a separate connection for each building with ..... sewer in ..... by ..... inch extra heavy cast-iron pipe, run at a uniform grade of not less than one-fourth inch per foot, to a point just inside of the ..... cellar, or vault wall, as the case may be.

The house sewer in each case will be connected to the street sewer at a point directly in front of the house for which it is laid.

Old sewers or house drains can be used for new buildings only when found by an inspector of the department of buildings, to conform in all respects to the regulations governing new sewers and drains. They will in each case be uncovered for examination by the .....

Notice will be sent to the superintendent of buildings when any sewer or drain pipe herein specified is ready for inspection; and it can be covered only after it has been examined and pronounced satisfactory by an inspector of the department of buildings. In filling the trench no stones will be placed in contact with the pipe, and the earth will be

thoroughly packed in without moving the pipe in the slightest degree or starting any of the joints.

### IV.—HOUSE DRAIN.

The plumber will make a proper connection with the house sewer by extra heavy cast-iron pipe and set a ..... inch extra heavy cast-iron running or half S-strap just inside of the front wall, with a hand-hold for cleaning, covered with a screw cap, properly fitted.

A fresh air inlet of extra heavy cast-iron pipe, not less than four inches in diameter, will be provided and properly connected with the house drain on the inlet side of the house trap, and extended up flush with the sidewalk near the street curb, and properly covered by a galvanized iron grating leaded into the flagstone; or extending to ..... not less than fifteen feet from any door or window, and opening at least twelve inches above finished grade, with cap, bend, or grating.

The ..... will build a ..... box or manhole with ..... cover about the drain trap, so as to make it readily accessible.

The plumber will continue the house drain of extra heavy cast-iron pipe ..... inches in diameter, along the cellar wall or ceiling from trap to the point shown on the plan, giving it a uniform grade to the trap of not less than one-fourth inch per foot. The house drain must not be laid beneath the cellar floor, unless the locations of fixtures in the cellar or basement, or the drainage of yards, cellars, or areas requires it to be so laid. Make necessary changes in direction by carved pipes and all connections by V-branch pipes and one-eight or one-sixteenth bends. From the points shown on the plan, branch pipes of extra heavy cast-iron to be connected with the drain-pipe to receive the soil and waste pipes, the rain-water leader, and the connections from the area, cellar, and yard drains.

All of said branch pipes to be of the diameter hereinafter described and as shown on accompanying plan of cellar drainage.

Where hand-holes for cleaning are provided on the house drain or its branches or their traps, or on the house-drain trap, proper ferrules with screw covers will be used and made gas tight.

### V.—SURFACE DRAINAGE, ETC.

All yards, cellars, areas, and light courts will be properly graded by the owner and drained as hereinafter specified. The traps for all such drains will be placed inside the cellar wall and made accessible.

Cellars will not be connected with the house drain unless absolutely necessary, dry cesspools being used where practicable. If connected to the house drain, running traps with cut-off valves and proper water supply will be provided for each connection, as follows:

The ..... will build in each yard, cellar, area, and light court, where shown on plans, a brick cesspool or catch basin, ..... by ..... made water-tight if sewer connected, and the plumber will set over each a ..... strainer and make connection therewith as specified.

Provide and set where shown on plans ..... inch extra heavy cast-iron yard drain, connecting with house drain and trapped by ..... inch running trap.

Provide and set where shown on plans ..... inch area and light court drains, connecting with the house drain and trapped by ..... inch running trap.

If found necessary to prevent dampness, the owner will

ventilates habitable rooms; and where they do not open otherwise to the external air, they must be ventilated by means of a separate shaft, not less than 3 square feet in area, to extend above the roof, and arrange for the admission of light and air at the top in like manner as the shafts for rooms.

#### WATER-CLOSETS, ETC.

No privy vault or cesspool shall be allowed, if water-closets can be connected with the street sewer. At least one water-closet shall be provided for each two families. The general privy accommodation shall not be placed in the cellar.

#### YARDS, AREAS, ETC.

Yards, areas, cellars, and light courts shall be properly graded and drained and flagged or concreted.

#### ALTERATIONS AND ADDITIONS.

No alteration in the light and ventilation of the premises for which this permit is granted shall be made, except upon the express written approval of the superintendent of buildings; nor shall any additional structure be erected upon the lot except upon such approval and a special permit.

*Superintendent of Buildings.*

### TRANS-MISSISSIPPI EXPOSITION.

OMAHA, May.—A small army of men is now at work on the site of the Trans-Mississippi and International Exposition. Contracts call for the completion of grading within forty days. Meantime the plans of buildings will be perfected. Acting jointly, Walker & Kimball, supervising architects, and Manager Kirkendall of the Department of Building and Grounds, have awarded the buildings to the following named architects, who will prepare plans:

Agricultural—Cass Gilbert, St. Paul, Minn.

Art—Eames & Young, St. Louis.

Electricity and Machinery—Dwight Perkins, Chicago.

Mines and Mining—J. J. Humphrey, Denver, Colo.

Manufactures and Liberal Arts—S. S. Beeman, Chicago.

Spectatorium—Fisher & Laurie, Omaha.

The architects will begin work upon plans at once.

The most imposing feature of the exposition of 1898 is to be the mineral exhibit. It is proposed to set apart a portion of the grounds for this purpose under the designation of Eldorado, in which a silver palace is to be the central structure. The building as proposed by Mr. S. S. Beeman of Chicago, one of the architects of the World's Fair buildings, is to be about 450 feet square, and its title, "Silver Palace," signifies the character of the exhibit to be made in it. It is to be built of metal and silver plated.

It seems very appropriate to select a highly ornate Gothic style of architecture for this building, as this style lends itself readily, with its pinnacles, arches, flying buttresses and graceful and delicate forms, to the idea usually associated with silver art work. Milan cathedral has been referred to by the poet as "Frozen Music," and the sentiment is fully justified by the exquisite grace and lace-like effect of its forest of pinnacles, flying buttresses and statuary. It was

from this architectural fountain that the inspiration for the Silver Palace design was drawn.

If one can picture in his mind the fairy-like effect of silvered pinnacles, crockets and points presenting a forest of spires to the silver moon or the golden sun for their reflecting and dancing scintillations, a faint idea of the character and novelty of the possibilities of this beautiful idea can be had. It lies only in the province of the poet to adequately describe the bewildering beauties and glories of this Fairy Palace. Truly the possibilities of effects to be here realized are illimitable.

Generally speaking the plan of the building may be described as a perfect square, surrounded by open arcades and loggias at each story similar to the Venetian palaces. The corners are marked by octagonal towers, terminating with spires and pinnacles. These lower towers will each be 140 feet high.

The crowning glory of the palace will be the central lantern or spire, which will be 250 feet high and octagonal in form, and 100 feet in diameter. This lantern is located in the center of the palace, and is to be roofed with glass. Wide avenues will traverse the floor, at the intersection of which will be placed this lantern, access to which will be had by means of elevators. These avenues will be lofty and beautiful in their cathedral-like proportions and lightness. They are to be covered with glass. In the center of each of the four square courts will be a lantern, or dome covered with glass.

The possibilities of the electrical illuminations are inexhaustible, and colored and flickering lights may top the pinnacles and illuminate the crockets, and outline the graceful curves of the flying buttresses. It is proposed to house the various silver interests in this palace fully illustrating the silver idea from the mining and smelting to the illimitable ramifications of the arts, the industries and finance.—

*The Omaha Daily Bee.*

### IN STREETS AND PAPERS.

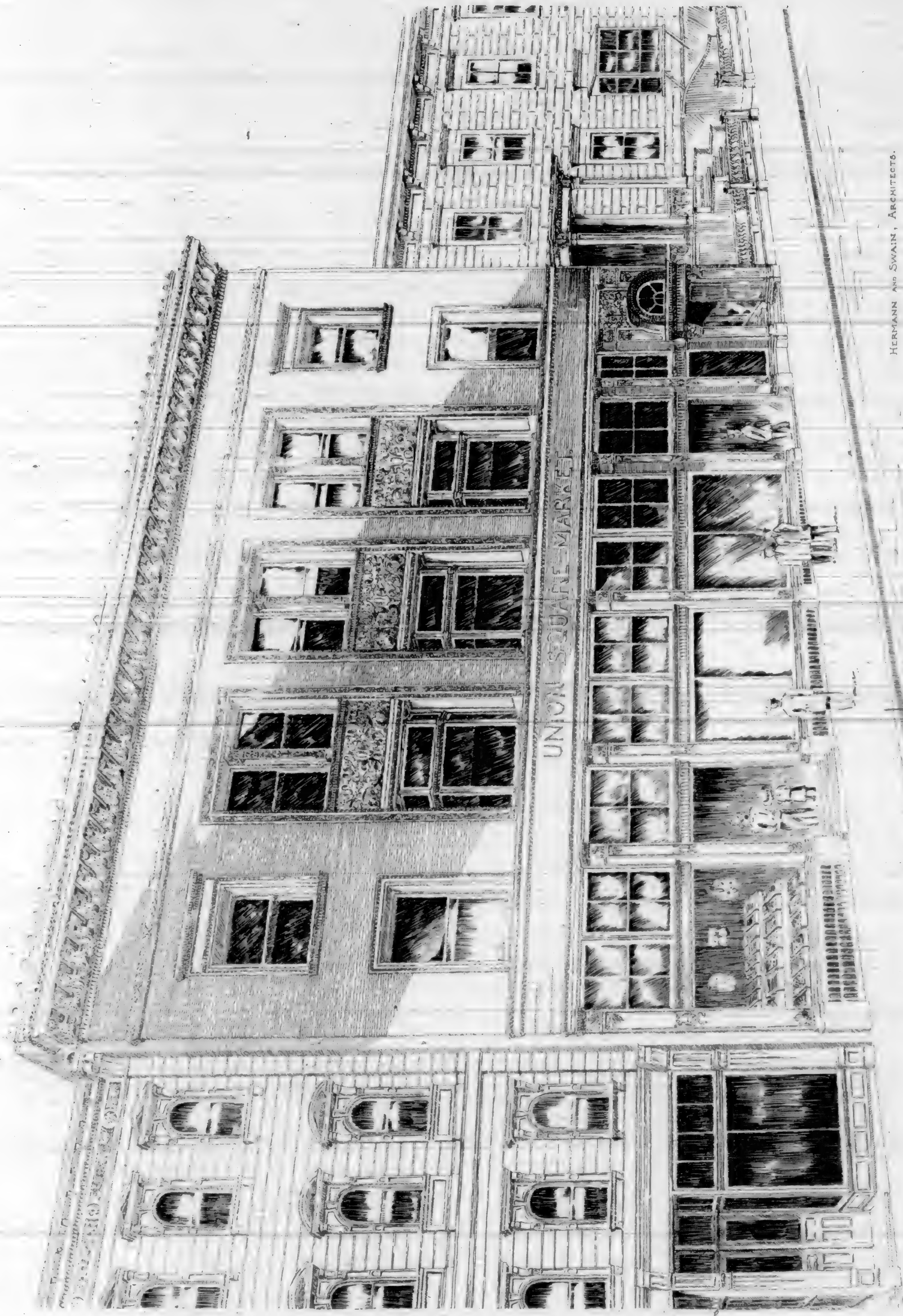
I HEARD a capital story of a young architect the other day which introduced a rather novel incident on the well-worn subject of the mother-in-law, and showed that, at times architects have certain advantages over ordinary folk. This young man, it appears, had decided that the epoch in his existence had arrived at which he should take unto himself a wife. Preliminaries were arranged with the lady, and as a further step in advance a house was begun for the young couple at a point sufficiently remote from civilization to be agreeable and retired.

Everything went along swimmingly until the hard times struck these United States, and the young man found himself with a greater contact on his hands than his funds permitted. Not unnaturally, being his own client, work was gradually brought to a standstill on the mansion, until a solitary workman represented the architectural activity in that place that once had been such a hive of art and industry.

Meanwhile the marriage had been postponed from time to time on the very obvious grounds that the house was not yet finished; clearly, if the young people had no place to go to, marriage was out of the question. This went along for some time until Mama-in-law-that-was-to-be, who luckily resided



AFFILIATED COLLEGE BUILDINGS.  
J. KRAFFT & MARTENS & CROFFY, ARCHT.

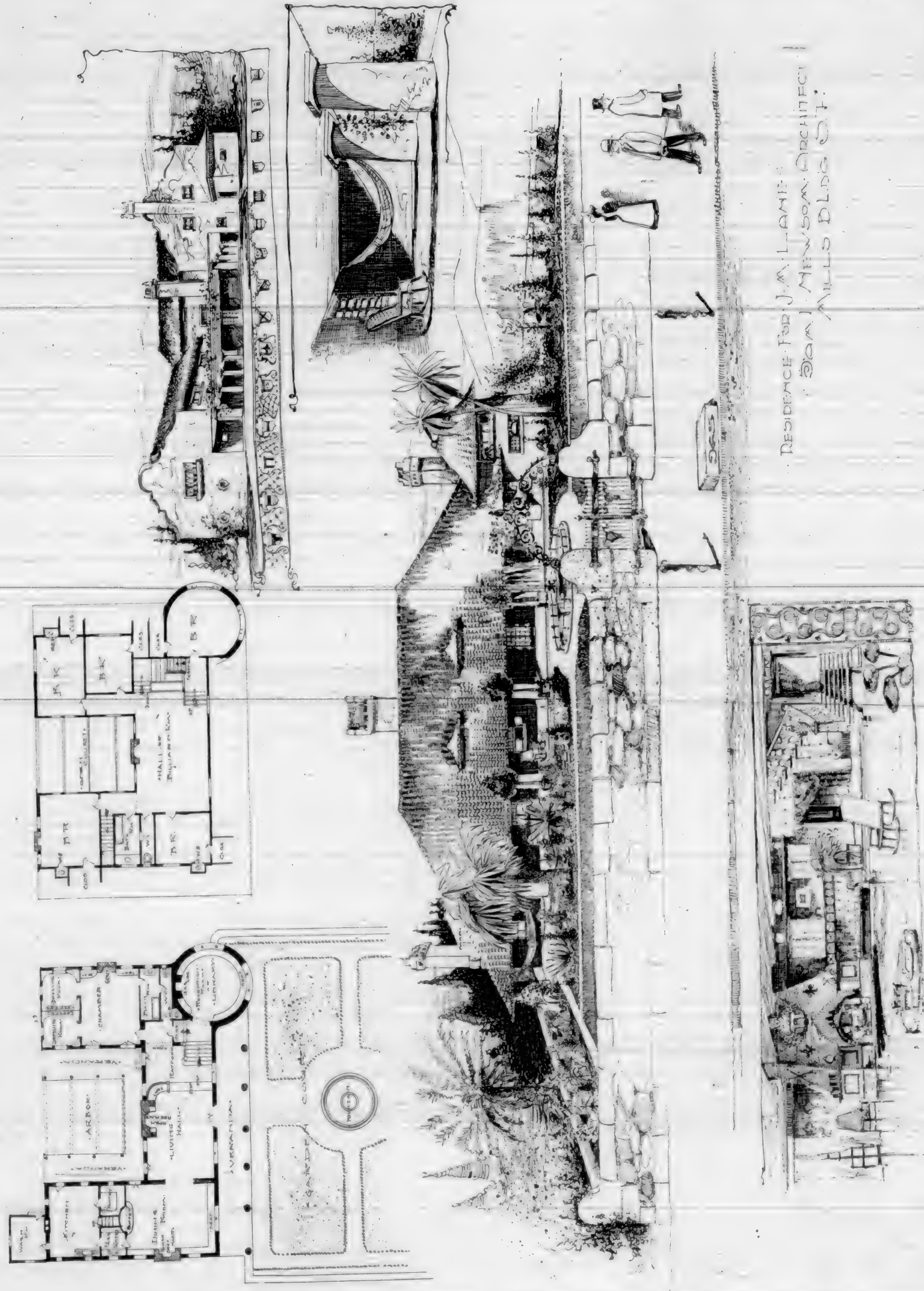


CALIFORNIA ARCHITECT & BUILDING NEWS  
SAN FRANCISCO

HERMANN AND SWAIN, ARCHITECTS.

BRITTON & REY, PHOTOGRAPH

VOL. XVIII No 5 MAY 1897.



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some hundreds of miles distant from the scene of architectural operations, arrived on the spot to personally investigate into the cause of the delays which were somewhat protracted by this time. To an ordinary man the juxtaposition of a Mother-in-law-that-was-to-be, and an unfinished house containing one (1) laboring man, was an event that savored strongly of a catastrophe. But architects are men of resource, and our youth was no exception to the rule. He bethought himself of the somewhat ordinary circumstance that workmen have a habit of ceasing from their labors at a definite and appointed time, and never, under any circumstances whatsoever, continuing to labor beyond it. Fortunately, also, the new residence was so remote from everywhere that Mama-in-law-that-was-to-be could scarcely venture to get to it alone. Son-in-law-that-was-to-be therefore impressed upon Mama-in-law-that-was-to-be that he would be only too delighted to take her to his new house any time she wished, and if she would let him know when she wanted to go, he would regard it as the special joy and felicity of his life to take her to see it. At the same time he arranged that his engagements would be such that it would be impossible for him to leave his office until quite late in the afternoon, and so it is easy to perceive that each time Mama and he Son visited the new dwelling they did so after the workmen had gone home.

During the investigating tour of Mama-in-law-that-was-to-be several joint trips were made to the new domicile, but, to this day, the good lady has not discovered that, during the whole time of her stay, only one man was employed on the house, and that, therefore, there was a very obvious reason for the delays in its completion. *Architecture and Building.*

#### ARCHITECTS' COMPENSATION.

THE undersigned architects being constantly invited by those not conversant with architectural practice to participate in competitions upon conditions with which it is impossible to comply—announce that they have mutually agreed that they will enter into competition upon the following terms only:

That in any case the undersigned shall be paid at least a sufficient sum to reimburse them for their cash outlay in preparing their competition drawings.

That in case of limited competition the number of competitors shall be definitely named and that the number shall not be increased without the consent of all competitors.

That it shall be definitely understood that the ordinary fees as published by the American Institute of Architects shall be paid as compensation for his professional services to the successful competitor.

That in work of any serious importance a professional advisor or advisors shall be appointed to act with the party instituting the competition in the preparation of a proper programme, which shall be definite in its specifications of requirements, and explicit in its statement of the drawings required, and their character, and of the various rules which shall govern the competition.

In the opinion of the undersigned it is very desirable that the professional advisor or advisors should be practicing architects; and the undersigned suggest that the best result can be gained by first appointing the architects to compete

and by inviting them to meet with the party instituting the competition, for the purpose of consultation with regard to the preparation of the programme of competition, and to nominate the professional advisor or advisors.

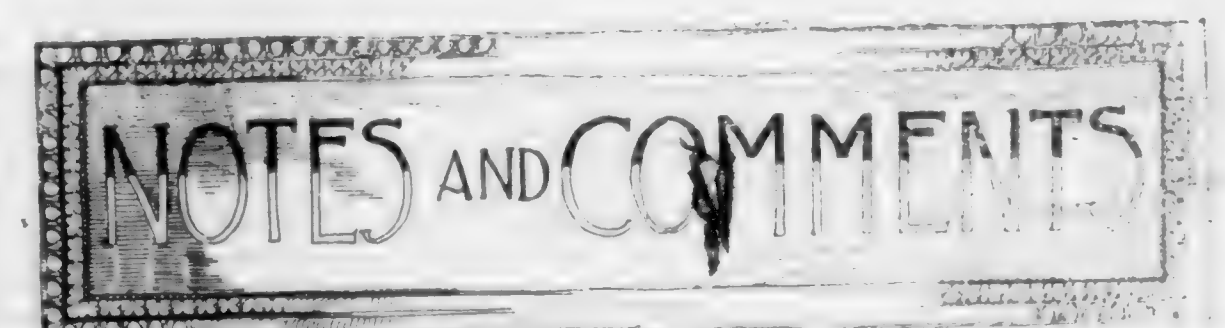
It shall be the duty of the professional advisor or advisors to examine all drawings submitted by the competitors, and to place out of competition any competitor who has not submitted his designs at the date fixed for their reception, or who presents details or models which are not called for, or whose drawings do not conform exactly in number and character with the requirements of the programme, and that if placed out of competition his plans shall receive no further consideration by the party instituting the competition.

In as much as the object of a competition is to adopt the general motif of a design to be further elaborated, and to select an architect for the work rather than to secure plans perfectly studied in all of their details, the undersigned will enter upon no competition unless it shall be agreed that an award shall be made and that an architect shall be appointed on the consideration of the relative merits of the several schemes as shown by the drawings submitted, and that no demand shall be made for additional drawings or for a new competition.

The undersigned are of the opinion that all designs should be signed by their authors, and also that it is desirable that each competitor who has qualified by having his designs accepted by the professional advisor or advisors as complying with the terms of the competition, shall have an opportunity to personally explain his design to the party instituting the competition, in the presence of the professional advisor or advisors.

This has been signed by the following, up to date:

|                   |                           |
|-------------------|---------------------------|
| Geo. B. Post      | McKim, Mead & White       |
| Bruce Price       | Henry Rutgers Marshall    |
| R. H. Robertson   | H. J. Hardenbergh         |
| R. W. Gibson      | Babb, Cook & Willard      |
| Edw. H. Kendall   | Geo. Keister              |
| Rossiter & Wright | Carrere & Hastings        |
| Berg & Clark      | Renwick, Aspinwall & Owen |
| Jas. Brown Lord   | Charles C. Haight         |
| R. H. Hunt        | Clinton & Russell         |



THE Land Title Trust Company of Philadelphia, invited competitive plans for a new office building, and when it had in twenty designs, submitted them to a pet architect of Chicago and gave him the work without a competition. This is the kind of honor that supports the trust companies, and goes to show how genius is rewarded. — *Appeal to Reason.*

THE STOCKHOLM ordinance regulating the height of a building according to the width of the street could be adopted with profit in New York and Chicago. In the Eastern metropolis certain down town streets, like Nassau

street, are converted by the lofty buildings into mere canyons into which the sunlight never reaches and through which winds sweep with terrific force. For sanitary reasons alone these high buildings that form a solid wall on each side of narrow streets should be prohibited.

OUR OLD FRIEND, THE CALIFORNIA ARCHITECT AND BUILDING NEWS, still keeps in front ranks of the profession, and continues to do yeoman service for its clients and patrons. It is now in its eighteenth volume and is about as vigorous as when it was in its swaddling clothes under the Wolfe regime. We congratulate our cotem on the clean, healthy appearance of the last issue. —*The National Builder.*



THE GATEWAY AND WATCH TOWER AT POINT TIBURON.

A FREIGHT elevator used in hoisting men and building materials at the new building for the New York Life Insurance Co., dropped seven stories. There were six men on the car, but none were injured, as they clung to the beam across the top of the cage and were only hurt by the shock causing them to let go when the cage struck the cellar floor.

It is said that receipts of tin plate by rail into San Francisco were scarcely half as heavy in 1896 as in 1895. During the first three months of this year, however, there has been an important movement in that direction, and it is probable that the figure for the first quarter of this year will be as great as for the whole of last year.

A NEW PATENT TOY.—B. E. Henriksen, San Francisco, Cal., No. 581,420. Dated April 27, 1897. The object of this invention is to provide a simple and attractive toy adapted to produce a sound which may be more or less an imitation of the natural voice of the creature in the likeness of which the toy is constructed. It comprises a hollow resonant figure having a vibratable member, a head with a flexible or hinged neck, a lever within the figure hinged at its lower end and extending upwardly into the neck having its free end adapted to bear against the same to throw the head up, a cord attached to the lever at a point above its hinge and passing outwardly through the vibratable member whereby it may be operated to cause the figure to give forth a sound.

## BOOKS AND PERIODICALS

STONES FOR BUILDING AND DECORATION, by George P. Merrill, Curator of Geology in the United States National Museum, second addition, revised and enlarged, 8 volume cloth \$5.00, 516 pages and 19 full page plates and 18 figures in text. Published by John Wiley & Sons, New York—London, Chapman & Hall, Limited, 1897.

This handsome volume fully illustrated does credit to the

publishers, and is made more valuable by a very complete index that always adds so much to the value of a book.

The preface of the second edition informs us that the work of revising and bringing down to date the present edition, as many additions and alterations have been made here and there throughout the text as was possible without incurring the expense of entirely resetting. Over fifty pages of reading matter and full-page plates have thus been added, and while the revision is not as complete as the author would have been pleased to make it, is believed that the usefulness of the volume has been very materially increased. As before, the writer is indebted to the authorities of the National Museum for permission to use electrotypes of plates that have appeared in the publications of that Institution.

HOT WATER MANUAL, with information and suggestions on the best methods of heating public, private and horticultural buildings. Treating on the high and low pressure systems, bath apparatus, hot water supply for public institutions, duplicate boilers, radiators, laundry drying stoves, swimming baths, Turkish baths, causes of and hints to prevent failure—by Walter Jones, Chicago. The American Artisan Press, 1897.

This little volume of about 200 pages should be in the library of every architect as the illustrations make clear many points that might be over looked when making plans for the heating of buildings either public or private. The title as given above fully explains the character of the book.

THE CALIFORNIA STATE MINING BUREAU have issued Bulletin No. II, under the direction of J. J. Crawford State Mineralogist on the oil and gas yielding formations of Los Angeles, Ventura and Santa Barbara Counties. Part I by W. L. Watts, M. E., Field Assistant. This Bulletin contains much information of value to the public, and must be very interesting to those engaged in the oil business either as producers or consumers of this article. The illustrations are good and reminds one of the early days in Philadelphia, when oil was searched for upon Oil Creek.

## DOGS IN CUTLERY WORK.

A VERY curious use for dogs is noted by E. Edmond Renoir, in an account he lately gave on the subject. He says that dogs are largely employed in the cutlery works of Thiers of France. Each grinder, man or woman, takes in winter a dog to the grinding room, and the four-footed beast stretches himself out upon the back of his master or mistress for no other earthly purpose than to keep them warm. Instead of occupying an upright or sitting position at their work, the grinders, both male and female, have to lie flat upon their stomachs on planks placed horizontally on a scaffolding, which rises above the grindstones. Sheepskins are thrown over the planks to relieve the hardness of the wood, and the head and shoulders of the operators project over the ends of the planks, while their arms reach down vertically to the rim of the grindstone. These latter are

kept in continual motion by the belting, driven by water power. The grinder, extending his length on the plank, becomes very soon fatigued and enfeebled, and cold would have a very injurious effect upon him, whilst he would have no power to resist it. As soon as a chill strikes him he whistles for his dog, which immediately springs upon the bench, and lays himself upon the extended legs of his master, covering him as much as possible and supplying him with a much needed warmth. Verily these canine friends have great claims on our gratitude! —*The World's Progress.*

## 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.  
THEO. A. EISEN, Pres. ARTHUR B. BENTON, Vice-Pres.  
WILLIAM C. AIKEN, Sec. AUGUST WACKERBARTH, Treas.

WASHINGTON CHAPTER AMERICAN INSTITUTE OF ARCHITECTS, regular meetings at 8 o'clock P. M., the first Friday of each month, except July and August.  
JOS. C. HORNBLLOWER, Pres. JAS. G. HILL, Vice-Pres.  
E. W. DUNN, JR., Sec. W. J. MARSH, Treas.

ASSOCIATION OF ARCHITECTS OF ARIZONA, meetings held at Phoenix, Arizona.  
D. W. MILLARD, Pres. T. H. MADDOX, Vice-Pres.  
W. R. NORTON, Sec. and Treas.

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at Academy of Sciences Building.  
E. J. MOLERA, Pres. W. F. C. HASSON, 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. FERRIS, 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.

## 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.

**CERTIFICATE OF ARCHITECT.**—Under a contract providing that the work should be done under "the immediate supervision" of the architect and that payments should be made on certificates of the architect, the owner is not bound by certificates issued, in the absence of the architect, by one to whom he had attempted to delegate his authority.

Monahan v. Fitzgerald, Sup. Ct. Ill., 45 Northeastern Rep. 1013.

**NO LIEN FOR DEFECTIVE WORK AND MATERIALS.**—Contractors for putting on lath and plaster, under a contract providing that the mortar should be so applied that the key would be solidly filled, and that the work should be in perfect order when finished, cannot claim a lien, where, by reason of using laths wider than those specified in the contract, and placing them near together, and failing to press the mortar so as to form the proper key, so that a great part of the plaster fell soon after it had dried, though no objection was made by the architect as the work progressed.

Monahan v. Fitzgerald, Sup. Ct. Ill., 45 Northeastern Rep. 1013.

**LIABILITY FOR STREET OBSTRUCTIONS.**—Where the owner of a building directs the independent contractor having the contract to tear down a building to place the material in the street, the city having given the owner permission to place material in the street, provided the gutter was not obstructed, the owner is liable for damages caused by the contractor placing material so as to obstruct the gutter.

Bohrer v. Dienhart Harness Co., App. Ct. Ind., 45 Northeastern Rep. 668.

**LIEN AFTER TAKING NOTES.**—Upon the completion of a structure, three notes were taken by the contractors from the owner for the balance due, which notes were indorsed and sold to a bank; and within four months after the completion of the structure, and while the bank was the owner and holder of the notes, the contractors made and filed an affidavit in due form for perfecting a mechanics' lien to secure the indebtedness evidenced by the notes. The Supreme Court of Ohio held that such lien was valid.

Standard Oil Co. v. Sowden, 45 Northeastern Rep. 320.

**RIGHT OF PARTIES IN DIVISION WALL.**—A party wall, built by one of two adjoining owners, and resting partly on the ground of each, must be one that both of them can use, and have the right to use; and the owner of a lot who sells part of it, restricting by condition in the deed, the height of the building to be erected thereon, cannot extend a party wall built between the two parts above such height for his own exclusive use, but if extended it must be built without openings, and the owner of the other part will have the right to use it, on proper payment, by adding to the height of his building.

Fidelity Lodge v. Bond, Supreme Ct. Ind. 45 Northeastern Rep. 688.



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 perfect 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.

**AFFILIATED** College Buildings, J. E. Kraft, Martens & Coffey, Architects.

**UNION** Square Market, Herman & Swain, Architects.

**RESIDENCE** for J. M. Lane, Sam'l Newsom, Architect.

## LAW LIMITING THE HEIGHT OF DWELLING HOUSES IN THE CITY OF NEW YORK.

**CHAPTER 321, Laws of 1887.**—An Act to regulate the height of fireproof houses in the city of New York.

The people of the State of New York, represented in Senate and Assembly, do enact as follows:

**SECTION 1.** The height of all fireproof dwelling houses and of all fireproof houses containing one or more power passenger elevators used or intended to be used as dwellings for more than one family, now or hereafter constructed or completed, shall be regulated in proportion to the width of the widest street and avenue upon which they abut, and such height measured from the sidewalk line and taken in cases through the centre of the facade of the house to be erected, including attics, cornices and mansards, shall not exceed one hundred and fifty feet upon all streets and avenues exceeding seventy-nine feet in width, and one hundred feet upon all streets and avenues not exceeding seventy-nine feet in width.

§ 2. All buildings mentioned in the first section of this act, provided the same have a frontage exceeding forty-five feet and exceed one hundred and thirty seven feet in height, shall have two separate fireproof stairways leading from the ground floor to roof, one of which shall be remote from elevator shafts.

§ 3. All statutes in force at the time of the passage of this act, except as herein modified, relating to buildings in the city of New York, shall apply to the buildings hereinbefore referred to.

§ 4. All acts or parts of acts inconsistent with the provisions of this act are hereby repealed.

§ 5. This act shall take effect immediately.

## BUSINESS MOSAICS.

In calling attention to L. E. Clauson & Co's. advertisement upon the outside cover of this journal we would say the combination in Clauson's patent was a happy idea and as it complies with the new fire ordinance leaves nothing more to be desired in the way of being safe.

**Maud**—What is the height of your ambition, dear?  
**MARIE**—(blushing)—Oh, something between five and a half and six feet.—*Tit-Bits.*

**The Ives** Patent Sash Locks are now ready, in cold rolled steel, bronze and brass in all the popular finishes.

The acknowledged superiority and complete manner in which they perform the work intended make their sash lock a favorite among architects and builders. A new catalogue of window hardware specialties can be obtained by addressing Hobart B. Ives & Co., New Haven, Conn.

**Bacon**—What are you doing with a picture of a football pinned to your coat? **EGBERT**—Oh, yes! My wife pinned that there so as to remind me to have my hair cut.—*Yonkers Statesman.*

Considerable interest has been expressed in building circles in an exhibition of several pieces of old roofing tin now in the possession of N. & G. Taylor Company of this city, and which are highly esteemed by the members of this concern as practical illustrations of the efficiency of the "Taylor Old Style" brand of extra heavy coated roofing plates, under the severest tests of both time and wear.

One of these relics came from the roof of the old Bloodgood's hotel on Dock street, this city. The old house was demolished some years ago to make room for the Pennsylvania R. R. Co's Freight Station. When the roof was taken off, notwithstanding the fact that it had been in active wear for forty-four years, the tin was found to be bright and perfect, and, in fact just as good as when first put on.

The second and, perhaps, no less important feature of the exhibition is a piece taken from the roof of a residence at Edgewater Park, N. J. This was put on in 1855, and was in active wear for thirty-five years and never painted but once. The piece on exhibition certainly indicates that it is even now equal in every respect to the best plates, bright and new as they are now in stock and for sale on the floor of the company's warerooms.

The third piece on exhibition was taken from the roof of a building at Independence, Mo. This piece was sent by the owners of the building with a letter of explanation stating that the roof had been in active service for over thirty years and had never been painted.

Messrs. N. & G. Taylor Company's works are located on Tasker street, between Swanson and Meadow, and the public is invited to see how good roofing tin is made.

From *The Philadelphia Real Estate Record and Builders Guide*, December 25, 1895.

**Mr. M. S. James**, Flood Building, room 27, who is the Pacific Coast representative of the J. L. Mott Iron Works, has in his show rooms a collection of almost every thing in the plumbing line to satisfy the most exacting, you can convince yourself of this fact, by calling upon Mr. James and giving a careful examination of the various contrivances he has on hand to make the house not only healthy but beautiful at the same time; if you have not time to call, examine his advertisement in the journal on page v.

**Watts**—I saw you down town this morning with your better half. **N. PECK**—If you please, she is not my better half. She is the whole thing.—*Indianapolis Journal.*

**The John Douglas Co.**, 208 Ellis street, San Francisco, are manufacturers of an absolutely noiseless tank, with superior quality of seats and crockery. Any combination of water closet that you desire can be furnished at short notice. See their advertisement on page viii of this journal.

"His life is an open book." "Yes; he never closed accounts."—*Chicago Journal.*

The finger of science points to Graphite paint as the paint of the future for the protection of all exposed iron and metal work. Prof. Spennrath, Director of the Technical School of Aix-la-Chapelle, lately won the \$2,000 prize offered by the Society for the advancement of the Industrial Arts for the best essay on Protective Paints. The prize was not won simply by theoretical demonstrations, although the professor furnished scientific reasons also, but by most carefully conducted practical experiments with various pigments and oils, covering several years' time. The results demonstrated that a properly made paint of graphite and boiled linseed oil is the most suitable for protecting structural iron work, roofs, etc., exposed to the destructive agencies of heat, cold, storms, etc.

Running parallel with these results are the facts demonstrated by those who have used Dixon's Silica Graphite Paint during the past 30 years. Roofs and iron work properly painted with Dixon's paint have not required repainting in 15 to 20 years. As the season for painting is now close at hand it may pay those interested to write to the Joseph Dixon Crucible Co., Jersey City, N. J., for circulars.

**Tommy**—Oh, paw! **MR. FLAGG**—Well? **TOMMY**—How can a solid fact leak out?—*Indianapolis Journal.*

**Mr. Charles J. Waterhouse**, 35 New Montgomery street, is agent for the sale of Cabots' Creosote Shingle. Stain, this well known stain manufactured by Samuel Cabot, Boston, Mass., will not crack or peel as paint does, being in the wood, and not wholly on the surface.

Mr. Waterhouse is also agent for N. & G. Taylor Co., Philadelphia, Pa., the well known manufacturers of tin plate for roofing, as well as the Pancoast Ventilator.

## CITY BUILDING NEWS.

**Alvarado and Hoffman.** Cottage; owner, J. Heyman; cost \$1600.

**Baker** Alley off Pine. Remove of old structure and erection of a row of one-story brick buildings; owner, Mr. Noychell; superintendent, J. Miron; day's work; cost \$20,000.

**Baker and McAllister.** Two two-story frames; owner, Emma Joseph; architect, W. H. Little; contractors, Moore & Cameron; signed, April 14; filed, April 22; cost \$3850.

**Baker and Pine.** Three-story frame; owner, A. Clarke; architect, C. M. Rousseau; contractor, S. F. Hodgkins; signed, April 27; filed, April 28; cost \$5250.

**California** near Lyon. To build; owner, P. J. Fitzpatrick; architect, T. J. Welsh; contractor, Frank Gallagher; signed, April 28; filed, April 30; cost \$3875.

**California** near 1st Ave. Cottage; owner, Peter Swenson; architect, W. H. Armitage; contractors, Hannah Bros.; signed, April 29; filed, April 29; cost \$1400.

**Castro** near 20th. Four two-story frames; owner, E. Nelson; cost \$18,000.

**Chattanooga** near 22d. To build; owner, R. W. Collins; architect, E. J. Vogels; contractor, Geo. McLeod; signed, April 20; filed, April 24; cost \$14,000.

**Chattanooga** near 24th. Additions and alterations; owner, John Craig; architects, Rowell & Collins; contractors, Doyle & Son; signed, April 24; filed, April 28; cost \$2000.

**Elgin Park Ave.** Additions and alterations; owner, C. Oliva; architect, C. A. Meussdorffer; contractor, P. A. Antonelli; signed, April 20; filed, April 21; cost \$1600.

**Eighteenth** near Harrison. All work for new flat and alterations; owner, Mary Hanley; contractor, L. C. Cramer; signed, April 17; filed, April 19; cost \$1100.

**Fell** near Central Ave. Two-story frame; owners, Edward and Sophia Wharton; architect, D. V. Tenel; contractors, Peterson & Person; signed, April 16; filed, April 17; cost \$2000.

**Filbert** near Mason. Alterations and additions; owner, Morris Windt; architect, R. H. White; contractor, John Farness; signed, April 27; filed, May 3; cost \$1800.

**Fillmore** near Fell. Brick church; owner, P. W. Riordan; architect, T. J. Welsh; contractor, P. Fitzsimon; signed, April 21; filed, April 24; cost \$34,400. Carpentry, glazing, etc.; contractor, D. Powers; cost \$8200. Slating, tinning, etc.; sub-contractor, Conlin & Roberts; cost \$2500. Iron work; sub-contractor, Clark & Sons; cost \$5500. Grading and concrete work; contractor, P. Fitzsimon; cost \$1500. Plumbing; contractor, James E. Britt; cost \$500.

**Folsom** near 21st. Three-story frame; owner, T. McNeary; contractor, W. Helbing; signed, April 14; filed, April 15; cost \$3500.

**Folsom** near 21st. Frame dwelling and stable; owner, Julia O'Kane; architects, Townsend & Wyneken; contractor, W. M. Constable; signed, April 10; filed, April 21; cost \$1750.

**Fulton** near Lyon. To build; owners, A. J. and S. T. Seandrett; contractor, Wm. Plant; signed, April 17; filed, April 17; cost \$3470.

**Folsom** near 24th. To build; owner, D. Von der Melden; architects, Martens & Coffey; contractors, Reil & Ahlgren; signed, May 4; filed, May 5; cost \$3000.

**Geary** and Stockton. Ornamental cast iron work; owner, Spring Valley Water Works; architects, Clinton Day; contractor, Josh Henry Machine Works; signed, March 29; filed, April 15; cost \$6075. Plastering first and second stories; contractor, C. Dunlop; cost \$6000. Plastering third and sixth stories; contractor, C. Dunlop; cost \$2785. Iron work and elevator, etc.; contractor, Winslow Bros.; cost \$17,000. Vault linings; contractor, C. R. Fawcett; cost \$5700. Steam heating, etc.; contractor, G. H. Tay; cost \$6600. Glass and glazing; contractor, W. P. Fuller & Co.; cost \$11,000.

**Green** near Dupont. Alterations and additions; owners, M. Compagni & Belanti; contractor, J. Schenay; signed, April 15; filed, April 17; cost \$1300.

**Haigh** near Scott. To build; owner, John Beutler; architects, Martens & Coffey; contractor, J. Bucher; signed, April 20; filed, April 22; cost \$2700.

**Jackson** near Stockton. Brick and stone work for three-story frame; owner, M. Schuppert; architect, A. C. Lutgens; contractors, Miller & Beck; signed, April 26; filed, April 28; cost \$6000. Carpenter work; contractor, Frank Steinman; signed, April 26; filed, April 27; cost \$2500.

**Jessie** near 13th. Two-story frame; owner, Catherine Reingbach; architect, C. I. Havens; contractor, A. Cramer; signed, April 15; filed, April 15; cost \$2150.

**Kearny** and Sutter. Brick work for additional stories; owner, Adams Company; architect, H. A. Schultz; contractor, H. H. Larsen; signed, April 24; filed, April 25; cost \$4000.

**Kearny** and Sutter. Cast iron work, steel beams, etc.; owner, Adams Co.; architect, H. A. Schultz; contractor, H. H. Larsen; signed, April 28; filed, April 29; cost \$7000.

**Larkin** near Green. Carpentry, brick work, etc.; owner, H. G. Oist; architect, C. A. Henderburg; contractor, O. J. Blackfield; signed, April 30; filed, May 1; cost \$3007.

**Lyon** near Golden Gate Ave. To build; owner, L. Friedlander; contractor, W. H. & T. Kinnead; signed, April 15; filed, April 16; cost \$3000.

**Lyon** near Grove. To build; owner, T. J. Dugan; architect, T. J. Welsh; contractors, Hansbrough Bros.; signed, May 1; filed, May 4; cost \$1007.

**McAllister** near Pierce. Alteration and additions; owner, Jos. Figel; architect, R. H. White; contractors, Campbell & Pettus; signed, April 12; filed, April 16; cost \$5500.

**Mission** near 23d. Plastering work; owner, Mission Lodge Masonic Assn.; architects, Herman & Swain; contractor, C. C. Morehouse; signed, April 12; filed, April 20; cost \$1600. Painting, etc.; contractor, H. Maudrell; signed, March 19; filed, April 19; cost \$670.

**Montgomery** near California. Additions and alterations; owner, Selby Smelting and Lead Co.; architects, McDougall & Son; contractor, J. H. McKay; signed, April 21; filed, April 22; cost \$1445.

**Napa** near Michigan. Carpentry for skylights; owner, Union Iron Works; architects, Percy & Hamilton; contractor, Jos. F. Forderer; signed, April 24; filed, April 24; cost \$480.

**Oak** near Ashbury. To build; owner, Emily Ellaser; architect, I. Ellaser; contractor, J. B. Glunz; signed, May 3; filed, May 4; cost \$3275.

**Page** near Scott. To build; owner, Frank Koch; architects, Salfeld & Kohlberg; contractor, C. Kreeker; signed, April 27; filed, April 28; cost \$2800.

**Pierce and Filbert.** To build; owners, H. E. & L. E. Hartmann; contractor, Jas. Pattinson; signed, March 25; filed, April 24; cost \$2102.

**Powell** near Clay. Three-story frame; owner, Daniel F. Numan; contractor, C. W. Duffy; signed, April 12; filed, April 16; cost \$3700.

**Sacramento** and Gough. Alterations and additions; owner, Emma Joseph; architect, W. H. Little; contractors, Moore & Cameron; signed, April 14; filed, April 30; cost \$3125.

**Sacramento** near Walnut. Two-story frame; owner, John M. Lippincott; contractor, T. C. Cochran; signed, April 21; cost \$2650.

**Sacramento** near Cherry. Brick work for two-story frame; owner, Frank H. Foster; architect, J. H. Littlefield; contractor, C. E. Nichols; signed, March 14; filed, April 17; cost \$2650.

**Sanchez** and 18th. To build; owner, Brun Cordes; architect, A. J. Barnett; contractors, Peterson & Person; signed, May 1; filed, May 4; cost \$2010.

**Scott and Valencia.** To build; owner, John Sontag; architects, Coxhead & Coxhead; contractor, C. M. Depew; signed, April 14; filed, April 15; cost \$665.

**Seventh** Ave. near Clement. Cottage; owner, W. M. Lacey; architect, T. P. Ross; contractor, T. H. Soule; signed, April 23; filed, April 24; cost \$1400.

**Seventh** and Natoma. Raising and addition; owner, Louis Altmann; architect, M. J. Lyon; contractors, Elder & McLaughlin; signed, April 30; filed, May 3; cost \$1027.

**Seventeenth** and Collinwood. Two two-story frames; owner, Mrs. Mary Shepard; architect, W. H. Little; contractors, Peterson & Person; signed, April 27; filed, April 28; cost \$4013.

**Spruce** near Washington. To build; owner, S. Dolliver; architect, T. J. Welsh; contractor, W. Plant; signed, April 21; filed, April 25; cost \$347.

**Sutter** near Van Ness. Alterations; owner, Dr. W. F. McNutt; architect, Clinton Day; contractors, Geo. Davis & Son; signed, April 21; filed, May 3; cost \$3650.

**Sutter** street No. 120. Electric elevator; owner, A. W. Ross; architects, Percy & Hamilton; contractors, Cahill & Hall Elevator Co.; signed, April 26; filed, April 27; cost \$2540.

**Tenth** near Harrison. To build; owner, P. Barry; architect, D. C. Coleman; contractors, McDonald & Foley; signed, April 23; filed, April 23; cost \$2550.

**Thirteenth** and Stevenson. To build; owner, W. H. Blaney; architect, A. C. Meussdorffer; contractors, Wilhelm & Taylor; signed, April 23; filed, April 23; cost \$2733.

**Turk** and Taylor. Alterations and additions; owner, A. W. Wilson; architects, Shea & Shea; contractor, J. H. McKay; signed, April 14; filed, April 16; cost \$4020. Brick work, etc.; contractor, Peacock & Butcher; cost \$5000. Plumbing, etc.; contractors, Allen & Looney; cost \$5000.

**Twenty-second** near Treat Ave. One-story frame; owner, Miss Bridget Cox; architect, M. J. Welsh; contractor, Jas. A. McDonald; signed, April 14; filed, April 14; cost \$1600.

**Twenty-second** and Treat Ave. To build; owner, Charlott Hahn; architect, H. Gelhaus; contractor, W. Harstmyer & Co.; signed, April 17; filed, April 18; cost \$2550.

**Twenty-third** near Hoffman. Three one-story cottages; owner, J. Heyman; cost \$4500.

**Union** near Laguna. To build; owner, H. K. Devely; architects, Mooser & Son; contractor, A. Guilbert; signed, April 15; filed, April 16; cost \$2048.

**Union** near Fillmore. Two-story frame; owner, Amelia V. R. Pixley; contractor, John Wren; superintendent, W. C. Pease; signed, April 18; filed, April 22; cost \$7004.

**Van Ness** and Clay. Windows, doors, etc.; owner, Claus Spreckels; architects, Reid Bros; contractors, Neilans Bros Co; cost \$505.

**Washington** and Locust. Foundation, etc.; owner, J. T. Poheim; architect, A. W. Marquis; contractors, Gray Bros; cost \$2982. Carpenter work; contractor, C. H. Moore; cost \$7500. Plumbing, etc.; contractors, Berhman Bros; cost \$1210.

**Washington** near Taylor. Alterations and additions; owner, Henrietta Lucas; contractor, C. Douglass; signed, April 22; filed, April 24; cost \$1404.

## The California Architect and Building News.

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NUMBER 6

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OLIVER EVERETT, SECRETARY.

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SINCE our last number some of the San Francisco Supervisors have shown a very lawless spirit, unworthy of their position, in attempting to break the law regarding projections onto the sidewalk, and we are glad that Mayor Phelan stands up against any such anarchism.

As long as we have a law let us keep to it and admit no special privileges; if it is a bad law let it be abolished. We have altogether too much of this kind of word. To take another example, the laying of sidewalks—this work is ordered done, those property owners who are law abiding do the work in front of their property, while others refuse and we see part of the sidewalk of a block paved while other parts are left undone for years. This should not be allowed but all should be treated alike. While we are on this subject we will draw attention to the obstruction of the main street of the city by a mass of rock extending nearly half way across the street, this has been in this state for many years.



IT IS almost impossible now-a-days to take up a trade paper, or a periodical of any description, without finding more or less space devoted to the economic aspect of the existing conditions of civilized society. Times have been going from bad to worse with disheartening monotony for many years, and the number of idle unemployed discouraged and desperate men and women has been as steadily increasing. It is the exception rather than the rule when the daily papers of San Francisco appear without recording the suicide of some poor despondent human being, driven to seek death from lack of the opportunity to earn his daily bread. Nor is the condition of the average business man much better than the lot of the mechanic and laborer. Here is an editorial jotting from *Painting and Decorating*:

"Much of the cut-throat competition that afflicts the painting trade to-day is brought about by indiscriminate granting of credits by manufacturers and dealers, who take almost certain risk of loss rather than lose a sale," and the

editor goes on to favorably quote another writer who says: "I would decline to compromise any account for less than two-thirds of its value. It is not fair to the competent and honorable merchant that his competitor, who may have been neither, should be provided with goods at half cost to pursue again the methods which brought him to grief and very likely at the same time injure those who pay one hundred cents on the dollar for their goods."

The following is a clipping from *Stone*:

"Boston, Mass.—A bill has been introduced into the legislature to prevent the bring into this State of any stone cut outside of it, and the debate on it brought out the fact that the master builders and union stone-cutters of this city are agitating strongly against the bringing in of stone cut by convicts, which, they assert, is being done to not a small extent, to the detriment of business. An amendment was therefor tacked to the bill to prevent the bringing in of stone cut by convicts, but this, it was asserted, was more important than the scope of the original bill, and it was thrown out. It is stated by the stone-cutters that there is no doubt but that stone is being brought into this city which has been cut in the prison yards of the West, and the case which is cited is that of the stone used on the Brazer building, which, it is asserted, is out of the yards of the prison at Joliet, Ill. It is said that this stone comes certainly from farther West than Rotterdam Junction, to which point it has been traced, and the presumption is that it comes from some where near Chicago. At the building the foreman says that the stone is Bedford, but that he does not know where it is cut. It is said that E. R. Brainerd, of Chicago, who has the stone-cutting contract, has a good deal of his work done at Joliet, and also that a good deal of cut stone has been shipped from that institution lately, although it cannot be traced direct from there to the building."

Here is what a writer in *Lumber* says: "In perhaps no other business in the world is it necessary to use so much tact and keen diplomacy as in the lumber business. Many men fail from just a lack of this propensity. They are just square, honest, easy-going men, thinking that because they are square and right everybody else is. In these days of close competition, however, a man who has not cut his eye teeth is not in it."

In other words in the business world of to-day the honest man cannot succeed, but must give way to the man who is shrewd enough to use "keen diplomacy" in place of fair dealing.

And we could go on and on, quoting from one journal after another, showing how the honorable business methods of former times have been supplanted by trickery and double-dealing, until the ordinary human being is apt to become a confirmed pessimist knowing as he must, that the fierce competition in every line of business tends to lower the scale of wages that the working-man receives thus lowering the standard of living, and making still more bitter the struggle between capital and labor.

#### CONCERNING SAN FRANCISCO'S NEW POSTOFFICE.

FROM A Washington dispatch to the *Call* dated June 2, we learn that Mr. Aiken, the present Supervising Architect of the Treasury Department, will be superseded on July 1, and he has practically been relieved of the duties already.

Mr. Kemper, the chief executive officer, is acting as architect and will continue to do so until Mr. Aiken's successor

is appointed. Mr. Aiken is still in the office, however, and said to the *Call* correspondent to-day:

"Of course we cannot tell what stone will be used until the bids are opened. If I had my way about it California material would certainly be used, but still if the Eastern quarries should underbid the California people the contract would go there, provided they were responsible bidders."

"My idea has been all along to use granite for the lower part of the building—that is to say, that part of the building up to the first or, maybe, up to the third story—and construct the upper part of marble."

"In this case the marble would not be rough hewn, but cut smooth, like the granite of the Treasury building here. The California granite is excellent, if accessible. I do not think that Eastern firms could transport granite to California and underbid the Raymond quarries."

"As for the marble, I will say that I think the Inyo stone of excellent quality. Of course it may be said that it is somewhat inaccessible on account of the lack of railroad facilities in that part of the country, but at the same time I believe that it could be laid in San Francisco as cheaply or more so than the Eastern marble. But, of course, these are problems for the quarrymen to solve themselves."

"The department cannot act intelligently until the bids are opened. It may be that the Inyo quarrymen would have to expend a considerable amount of money to put in a plant, but they would doubtless be quite willing to do that if they should get this contract."

Chief Executive Officer Kemper said that it was his opinion that granite would be used in the construction of the building. He explained that formerly it was the practice of the department to advertise for bids without specifying to whether the building was to be constructed of granite, marble, sands tone or lime stone, this matter not being decided until it was seen which would be the cheapest when the bids were opened; but latterly it has been the policy to decide what character of stone would be used and then advertise for bids. This will be done in the case of the San Francisco building.

The chances are altogether, therefore, that one of the Raymond quarries will get the contract and if a part of the building should be constructed of marble, the Inyo County people will doubtless be able to underbid the New England people.

The kind of stone to be used will not be settled, however, until the new supervising architect takes charge of his office.

#### MARIA KIP ORPHANAGE.

WE HAD the pleasure of attending the opening of this splendid institution on the twenty-second of May, since which time over one hundred children have been comfortable settled in their new home.

The building appears to contain every thing in the way of health and comfort that can be desired for the welfare of the children. In a late number of this journal we published the perspective and plans of the building, which do so much credit to the architects Percy & Hamilton.

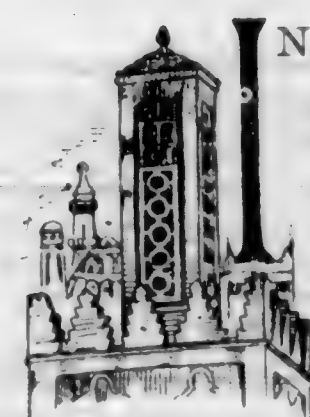
No one can look at these children, but will be convinced that good care and attention is given to their welfare—a more happy, healthy, neatly dressed lot of children can not be seen anywhere.

#### HOUSING OF PEOPLE OF SMALL INCOMES.

No. 8.

##### INTERVENTION OF PUBLIC BODIES.

[CONTINUED FROM LAST NUMBER]



IN MATTERS of private concern the amount of public interference has always been a subject of dispute, and it is evident that no law can be laid down governing the subject; for conditions are constantly changing, making it impossible to draw any hard and fast line at which one can command. "Thus far shalt thou go and no farther."

The amount of what is often called paternal government varies in different nationalities as well as at different times.

The matter of providing homes for those of small incomes is the part of paternal interference which we are interested in now.

Taking the smallest country first we find in Belgium a semi-official bank called *la Caisse Generale d'Epargne et de Retraite* which loans part of its reserves at reduced rates to members of two other institutions, the Loan Companies at 2½ per cent and the Building Societies at 3 per cent; the general principle laid down being loaning only through an intermediary.

In certain localities, agricultural districts, for example, and other places where no intermediary companies of this sort exist, a workingman, through a solvent neighbor who will go security for him, may get money from the General Savings Bank at 3 per cent.

The first step which a workingman takes when he starts to acquire a house is to address himself to the local committee of patronage. He secures from it a certificate establishing the fact that he is a bona fide workingman. This certificate is attached to the act of sale or to the mortgage passed between himself and the company. It is this certificate which gives him the benefit of a reduction of charges for registration fees, etc., which are mentioned in the text of the law.

In order that the bona fide workingman alone may benefit by the advantages accorded, the directors of the savings bank have fixed upon 5,500 francs (\$1,061.50) as the maximum cost, land included, of a workingman's dwelling.

Reduction of taxation is made upon incomes of companies or public administrative bodies engaged in transactions having reference to the purchase, building, sale, or rental of workingmen's houses. These reductions are very considerable, and are designed by the government especially to favor the work of companies of this sort.

We may remark, in passing, that this is strictly class legislation and as such is now generally considered objectionable on the score of perpetuating class lines. That is where the too much paternity comes in; any legislation for the public good should be for the benefit of everybody and not restricted to the working classes or any other class. We will continue, and drop out of the subject the further consideration of this part, which is entirely out of line with the genius of America.

To protect the General Savings Banks it is authorized to insure the life of the borrower in order to guarantee reimbursement of the loan in case of death of the party insured

at any time during the period. Money is advanced for the construction or purchase of a home and a policy of insurance on the life of the debtor is taken out by the creditor.

The annual payment for \$1000 payable in ten years is \$123.30, while in the California Building Societies the annual payment for the same amount is \$160.20—the latter charge 7 per cent while the Belgian charge 4 per cent.

Should all the intermediary profits be done away with it could easily be 2½ per cent. So one can imagine the tremendous impulse that would be given to the obtaining of homes by the people should the Government lend money directly to them at say 2½ per cent.

Besides the advantage of a low rate of interest a national savings bank offers advantages over any local institution. Its operations extend throughout the whole country, and local branches exist everywhere. The conditions upon which the loans are given are uniform throughout the land. On the other hand there are certain distinct business advantages claimed for the practice of loaning through an intermediary. Account keeping and receiving and recording weekly or monthly payments would be an enormous task for a national or state institution to undertake. Under the Belgian system the intermediary companies attend to all such work. Moreover, local organizations can watch over the construction and see that the houses built are such as befit the neighborhood. Another advantage claimed for the employment of an intermediary is this: When debtors fail to meet their obligations, local companies acting in accordance with their principle of social helpfulness, can much better take into consideration the circumstances bringing about default and can judge whether leniency should or should not be extended.

Those in a position to know say that formerly the idea of building workingmen's houses directly by the government was exceedingly popular among the laboring element of Belgium. Recently they have begun to take a much greater interest in companies created under the law, and to avail themselves of the benefits offered. The increase in the number of deposits, all guaranteed by the government, has gone steadily on, showing that there has been no lack of confidence in the bank since housing operations were begun. The total increase in deposits during the four years from 1886 to 1889, inclusive, was 93,527,010 francs (\$18,050,712.93); during the next four years, viz., 1890 to 1893, inclusive, it was 107,593,676 francs (\$20,765,579.47).

Let us take up the advantages claimed for the Intermediary System. The account keeping being any more of a task under one control than under a number of local concerns, must fall of its own weight. It seems to us that one large establishment must have less trouble in that respect than several small ones.

In regard to local organizations watching over construction and seeing that houses are built befitting the locality, the Government Bank would certainly have branches in all cities and districts composed of local men who would be just as well able to look after local affairs as private companies. The last advantage mentioned is a questionable advantage.

The increase of the amount of deposits in the semi-official General Savings Bank of Belgium, as shown by the above statistics chiefly goes to show the natural confidence of the people in any concern connected with the Government even though they simply guarantee the depositors against loss; they have still more confidence when dealing with a bank which is entirely in the Government control as is witnessed

by the popularity of the Postal Savings Bank of the United Kingdom.

In France much the same system exists as in Belgium as to encouraging the building of workmen's homes, and the same law as to insuring the life of the borrower to secure payments of his installments should he die.

In Austria nothing much has been done in this matter except special remission of taxation in favor of this class of dwellings.

State intervention in the housing of labor in England goes back more than forty years. Under the influence of Lord Shaftesbury, a philanthropist, the enactment of 1851, which was especially designed to meet the needs of working people, was passed. The act has remained a dead letter, never having been utilized. Since that time a series of measures has been placed on the English statute books, so that to-day corporations are authorized, indeed compelled, to provide accommodation where expropriations have taken place for at least one-half of the persons dispossessed. An attempt, however, is always made to dispose of property to private individuals, under special restrictions as to the character of construction and the rents to be charged. Builders are not anxious to acquire this class of property, and so it naturally happens that corporations are compelled to build and become landlords.

The principal statutes authorizing public authorities to directly interest themselves in the housing of the masses are as follows:

*The laboring classes lodging houses act, 1851.*—This act permitted certain populous local divisions in England to raise money by mortgage on the rates for the purpose of providing lodging houses for the working classes, the houses to be regulated by commissioners appointed under the act. Tenement lodging houses, not common lodging houses, were referred to in this act.

*2. The laboring classes dwelling houses act, 1866.*—This statute authorizes the public works loan commissioners to make advances for the purpose of assisting in the purchase of land and buildings, or in the erection, alteration, and adaptation of buildings to be used as dwellings for the laboring classes. The effect of this act is to authorize the council to erect dwellings for the laboring classes. Under this enactment, for example, the city of Liverpool erected the Saint Martin's cottages.

*3. The artisans' and laborers' dwellings improvement act, 1875.*—This act applies to the city of London, the metropolis exclusive of the city of London, and urban districts of 25,000 population or over. It provides for clearing "unhealthy areas" and the rearrangement and reconstruction of streets and houses within such areas. The scheme must have the approval of the local government board, and must provide for as many persons of the working classes as may be displaced. It was under this act that the Victoria Square artisans' and laborers' dwellings and the Juvenal laborers' dwellings were built.

*4. The municipal corporations act, 1882.*—Under this law corporations are authorized, with the approval of the treasury, to make grants or leases for terms not exceeding nine hundred and ninety-nine years of any land belonging to them for the erection of workmen's dwellings. The corporation is allowed to improve this land by making roads, drains, walls and fences at such an expense as the treasury may approve.

The corporations are empowered to issue, in any grant or lease of the land, provisions binding the grantee or lessee to

build in a prescribed manner, to repair and maintain the buildings, and they may prohibit any division of the site of the buildings or any addition to or alteration in their character without their consent. The cost incurred by the corporation in carrying into execution this act is to be defrayed out of the borough fund or borough rate or by money borrowed.

*5. The housing of the working classes act, 1890.*—This enactment is a modification and consolidation of all previous enactments. Large insanitary areas may be more effectively dealt with, and, as compared with previous practice, may be more economically acquired. Fifty per cent of the dispossessed must be provided for on the same site or in the neighborhood by the party displacing them.

England is remarkable for the part which municipalities have played in the housing question. In Liverpool, Glasgow, Huddersfield, Birmingham, and London buildings for working people have been erected and are still owned and operated by the municipality. The corporation of Manchester, so writes Mr. Henry Simon under date of April 2, 1894, is constructing a building, regardless of cost, for laborers' dwellings in the neighborhood of the remodeled property of the Manchester dwellings company. Dr. Alfred Hill, medical officer of health in Birmingham, in 1890 said that the council had then decided to erect twenty-two model workmen's dwellings, more in the fulfillment of a promise than from actual need of houses. Financially it is not expected that they will prove a success. In Glasgow the larger part of the housing facilities furnished by the corporation are utilized by artisans; in Liverpool nearly one-third of the corporation tenements are occupied by the same class. The laboring element which most needs help has not received from municipalities anywhere the attention which one would naturally expect.

Lord Shaftesbury stated to the English royal commission that it was a very difficult thing in London to procure sites for building model dwellings. There was often an unwillingness to sell land for the purpose. He suggested that Parliament should have the right to condemn land for this purpose on the ground that the work was one of public utility.

In Great Britain we have the most complete example so far of intervention of public bodies in providing homes for the people. The result will be considered in detail later on, but we may consider them satisfactory, as there is constantly a growing taking hold of this branch of Urbanity by all the Municipalities of that country.

The principle of the right of public bodies to intervene in these matters is now thoroughly established and can never more be taken away, and the public are made familiar with the kind of municipal ownership, which will appear from the results to be a big step in the right direction—when every family is supplied with a decent home, this kind of activity will necessarily cease, and the liberty of those who desire to live in more luxurious habitations will certainly not be curtailed.

Before closing this branch of our subject we must mention the rent collecting and other private agencies for improving the housing of the poor.

Miss Octavia Hill was the pioneer in this business, she believes that the destructive and criminal classes can not be dealt with by any existing society or any building corporation, because the difficulty with these people is not financial but moral. They must be trained. This is what her system does, and there is no other method. The only way to deal with such people is to make goodness profitable. It is not

a question of class, but of character. It is a question of personal influence, and the landlord or his representative is the one who alone can wield it. Miss Hill's statements are so important that extended mention of her methods of work is herewith presented. She insists that moral reformation is the only thing that can deal satisfactorily with the destructive class. If people will buy houses for the sake of managing them then they can get a hold upon such persons. That can not be done by a society. The management depends very much on judgment of character. You must notice when a man is doing better and when he is not, a fact which you can not bring up before a committee and prove it. Thus men must be held and at the same time a plan devised to gradually make them feel the benefit of the care that is being exercised over them. When old houses are bought a few improvements are made at once, such as putting the water supply and the roofs in order, but other improvements are added in proportion as the tenants' own care allows, and they become more capable of valuing and not abusing them.

A narrative of the circumstances which led Miss Hill to commence her work may not be without interest. One day, while attending a sewing reunion or some other church meeting, her sympathy was aroused in hearing about the woes of a certain woman. Impulsively she exclaimed: "I wish I had some houses to look after!" "Do you, though? Are you in earnest?" responded many of her friends. Shortly after, when dining with John Ruskin, she repeated the incident. He said: "Is it money or time you need?" She responded, "principally time." Whereon he replied that her case was hopeless. Ruskin ultimately said: "Go to my lawyer and have him buy three houses. They shall be in your hands. You can carry out your theories of visiting and rent collecting. If the money is lost, no matter. If you succeed, more will be forthcoming." At this time Miss Hill did not think much of the financial and practical sides of the work, whereas this is what Ruskin emphasized when he said: "If you can make it pay you will not only have plenty to do, but others will follow you." Ruskin's lawyer did not approve of so Utopian a scheme and tried to delay by finding objections against all property which Miss Hill suggested as eligible. Upon referring her suspicions to Mr. Ruskin, the latter authorized her to employ her own solicitor. She did so, and three small houses were speedily found, where operations were begun.

Miss Hill has not confined her housing activities exclusively to rent collection. Being an ardent lover of small homes as distinguished from tenement dwellings, she has built with her own money thirty-two cottages in Southwark, near the bridge which crosses the Thames, which she rents at a remunerative figure, receiving annually from 4 to 5 per cent dividend. The cottages are small but prettily disposed, with gardens in front. There is a large open space opposite where she has erected a hall for evening recreation, a gallery where women may sew and children play in rainy weather, and a room in which men may smoke and enjoy social intercourse.

Since Miss Hill started quite a number of private philanthropic societies have been formed for instilling into the minds of the poor a love for better homes by improving their surroundings in proportion to their appreciation of the same.

A proper understanding of the situation is grasped by most of these societies and is evidenced by the Edinburgh Social Union by the following:

"The principle is maintained throughout of bettering the condition of the poor, not by lowering their expenditure on rent, which would merely tend to depress the rate of wages, but by giving them greater value for their money, and thus extending to them higher standards of comfort."

This is true political economy and needs no comment.

## BRICK JOINTS.

THROUGH the efforts of the architects and manufacturers the brick industry has, of late years, shown a wonderful development, for it is but a comparatively short time since there was practically but one shape and color, and the only variation to be had was in the different degrees of finish. During the period when the pressed brick was in favor, it was unquestionably the desire of both the architect and the mason to avoid, as far as possible, all appearance of texture in a face wall; the bricks were made as smooth and regular as possible. They were bonded with "cut" headers, so as not to disturb the regularity of the courses, and the joints were made as fine and narrow as was possible, one of the essential qualifications of a first-class face brick layer being the ability to make the joints as narrow and inconspicuous as possible. Such work was at first laid in common mortar, made with fine sand, which allowed the bricks to be laid very close, but later the desire to have the joint still less prominent led to the practice of putting such coloring matter in the mortar as would bring it to the same tone as the brick. This practically obliterated the joint, and made a wall of a smooth, slippery, and as it has sometimes been called, "licked" surface.

This kind of masonry, says *The Brickbuilder*, necessarily lacked two essentials of most good architecture,—texture, and a straightforward recognition of the materials employed and the method of using them. Now, the construction of a brick wall naturally consists in laying courses of bricks one on top of the other, with a layer of mortar between each one, and it is consequently apparent that if we are to use our materials honestly, the joint of a brick wall should be recognized as an architectural feature just as much as the bricks themselves; and so soon as this is done we begin to get a surface with texture. It has been difficult to convince the mechanic, who was taught, when learning his trade, to obliterate so far as possible all trace of the joint, that comparatively wide joints of mortar of a different color from the bricks themselves could make a workman-like-looking job, and it is often hard work to bring a man who has served his time to sacrifice his principles so far as to follow the architect's directions, and lay a wall where the mortar joint is conspicuous, both on account of its width and color; but in many instances the mechanic has freely admitted, when the work was finished and cleaned down, that after all it had a certain merit and pleasing appearance, which was lacking in that which was done in the old way.

Besides recognizing the joint by means of color, it is also oftentimes desirable to use a greater width, particularly in the bed joints, which necessitates the use of a much coarser sand than was formerly employed, so the bricks will not only stand up, but also stay in place. And if such work is laid in wet weather and a hard and non-absorbent brick is used, it requires some skill to keep the wall plumb and true, but

this difficulty can be overcome by the exercise of a little care and attention.

While the cement or coloring matter, which may be mixed with it control to a considerable degree the color of the mortar, nevertheless, the sand has an appreciable effect, and where it is desired to get a light-colored joint, the best sand for the purpose is a coarse, white beach sand, the only objection to it being that it is not as sharp as some bank sands, but this fact is not of sufficient importance, however, to interfere with its use. It was formerly quite generally supposed that the presence of salt in mortar was detrimental to its strength; it has been proved of late, however, that just as good mortar can be made with salt water as with fresh; and the government, on its most important works, as sea walls, lighthouses, and similar constructions, allows the mortar to be mixed of salt water.

It may be said that, as a general rule, a joint lighter than the brick is the most preferable, and a strong mortar of this kind may be made by starting with a pure lime and sand putty, and tempering it strongly as it is used with Portland cement. Care must be taken, however, in cleaning down a wall which has been laid with a wide joint of lime mortar, that the lime is not taken out by the joint to such an extent that the wall is whitewashed. If acid is used, it should be in very small quantities; but it is better to clean such brickwork with soda instead of acid, which, if the mortar is fairly well set, rarely starts the joints. It is also important that walls laid as described above should be laid so as to have ample time to become set before winter weather sets in. Care should also be taken to ascertain if there is any trouble liable to occur on account of unequal shrinkage in the mortar between the face of the wall and the backing. At one time it was often customary to lay the facing of brick walls, or at least a portion of it, in clear Portland cement, to allow the brick to be carved like stone after being set in place. There are instances where the unequal shrinkage or expansion of the different kinds of mortar made the facing scale off, and in time necessitated the removal of the entire outer 4 ins. of brickwork, but such trouble is undoubtedly less liable to occur with a wide joint in the facing, for in this case the joints of the facing and backing are more nearly equal.

Before the mortar between the bricks is set it is customary to "joint" it, that is to say, to compress it more or less by running an iron tool with a smooth surface along the joint, which compresses and at the same time indents the mortar. The jointer usually has a V-shaped edge which makes a sharp, narrow line, but sometimes a U one, which makes a slight indentation the full width of the joint. A good effect is obtained in some cases by simply cutting the mortar off with the trowel flush with the surface of the brick; but as this leaves a rough surface, the mortar is more liable to be affected by frost than where it is smoothed and compressed with a jointer. In jointing brickwork, where the bricks themselves are more or less irregular in shape and laid with a wide mortar joint, it is usually desirable to have the jointer run along the top of a straight edge, which is carefully leveled each time. Although the method of jointing the mortar may seem at first thought an unimportant detail, yet experience will soon show that it is a matter which deserves careful attention, particularly on work which comes near the eye, as in the case of fence walls, gate posts, and other similar work. If, when the architect is to build a brick wall where he wishes to obtain the best possible results, he will have several samples laid up with the same brick but differ-

ent joints, he will find that the difference in joints may determine whether or not the wall is satisfactory in both color or texture, and also that a poor brick may be helped, or a good one injured, by the color and width of the mortar. The brick joint is a factor much more important than is generally supposed, and is worthy much more consideration than is ordinarily given to it.



*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.*

**P**RELIMINARY Sketch for proposed Phi-Kappa Psi Hall, Palo Alto, Cal., Havens & Toepke, Architects.

**T**EMPLE for Mission Lodge 169 F. & A. M., San Francisco, Cal., Herman & Swain, Architects.

**R**ESIDENCE, Samuel Newsom, Architect.

**S**KETCH of Club House, Samuel Newsom, Architect.

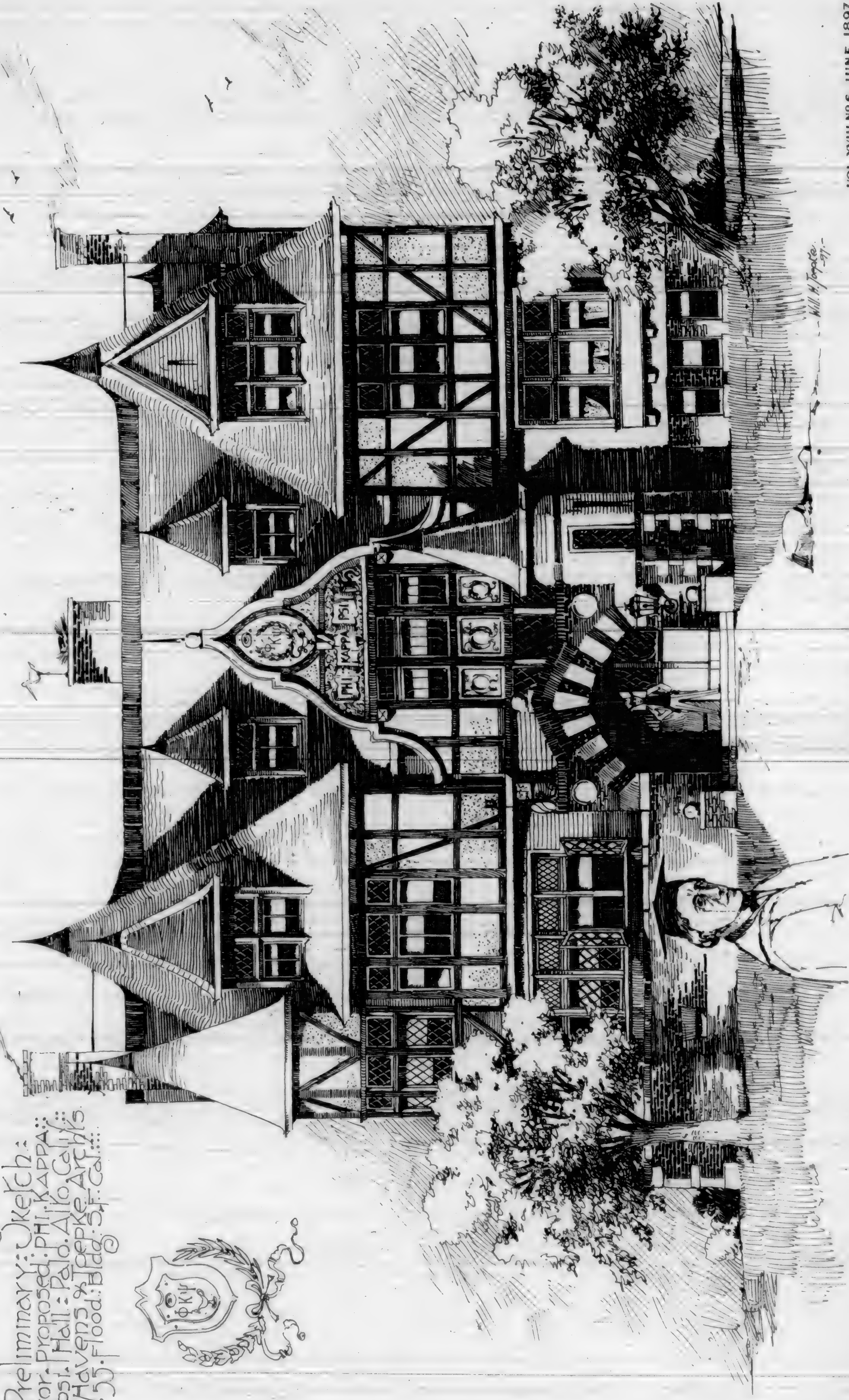
#### TENDERS TO BE RECEIVED.

Treasury Department, Office Supervising Architect, Washington, D. C., June 16, 1897. Sealed proposals will be received at this office until 2 o'clock P. M. on the 22d day of July, 1897, and opened immediately thereafter, for furnishing all the labor and materials required for the excavation, sewer and temporary drainage, concrete and steel foundations for the U. S. Post Office, Court House, etc., at San Francisco, Cal., in accordance with the drawings and specification, copies of which may be had at this office or the office of the Superintendent at San Francisco, California.

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 for opening will be returned to the bidders.  
C. E. KEMPER,  
Acting Supervising Architect.

Preliminary Sketch  
 for Proposed Phi Kappa  
 Psi Hall - Palo Alto, Cal.  
 Havens & Beppke Architects  
 55 Flood Bldg. S.F. Cal.

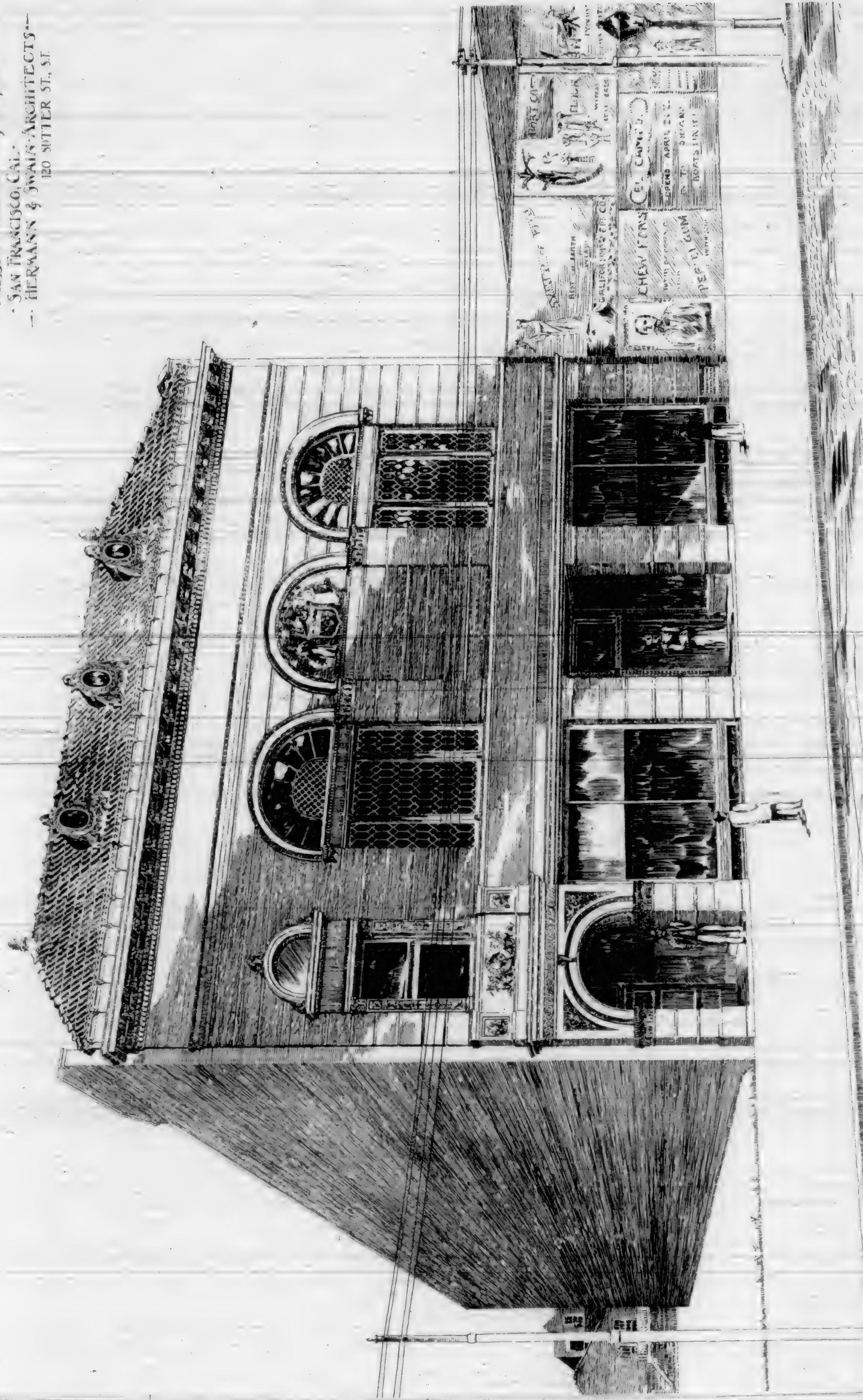


CALIFORNIA ARCHITECT & BUILDING NEWS  
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BRITTON & REY, PHOTO-LITH.

VOL. XVIII NO 6 JUNE 1897.

TEMPLE  
MISSION LODGE 169 F. & A. M.  
SAN FRANCISCO, CAL.  
HERMANN & SWAIN ARCHITECTS  
120 SUTTER ST., SF

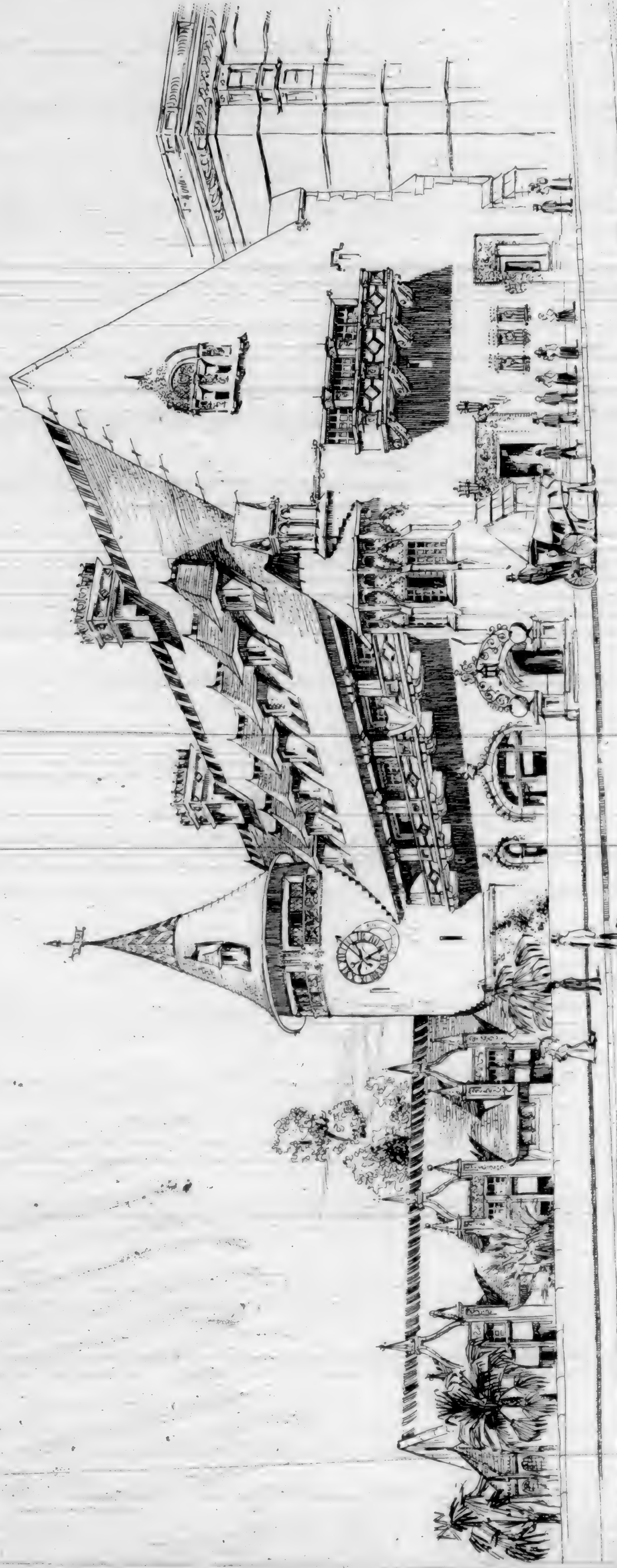


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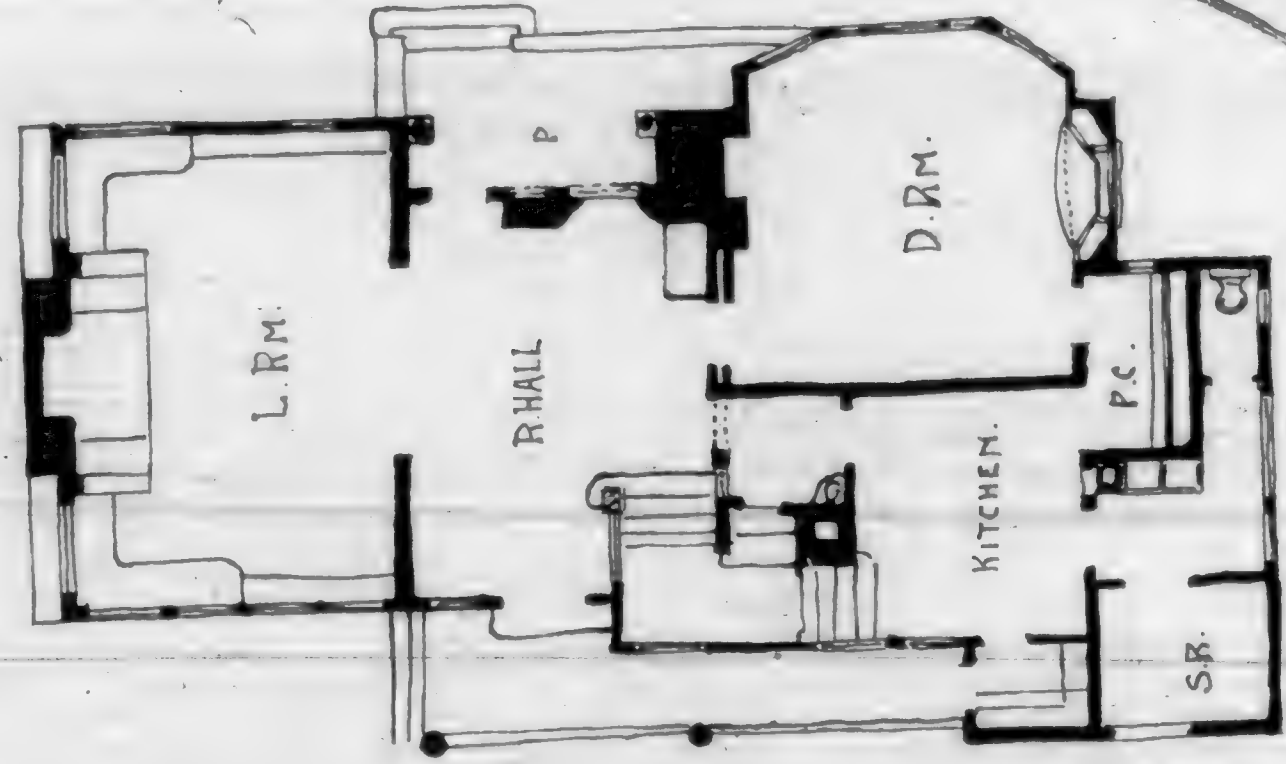
SKETCH OF CLUB HOUSE.  
SAM'L NEWSON ARCHT.



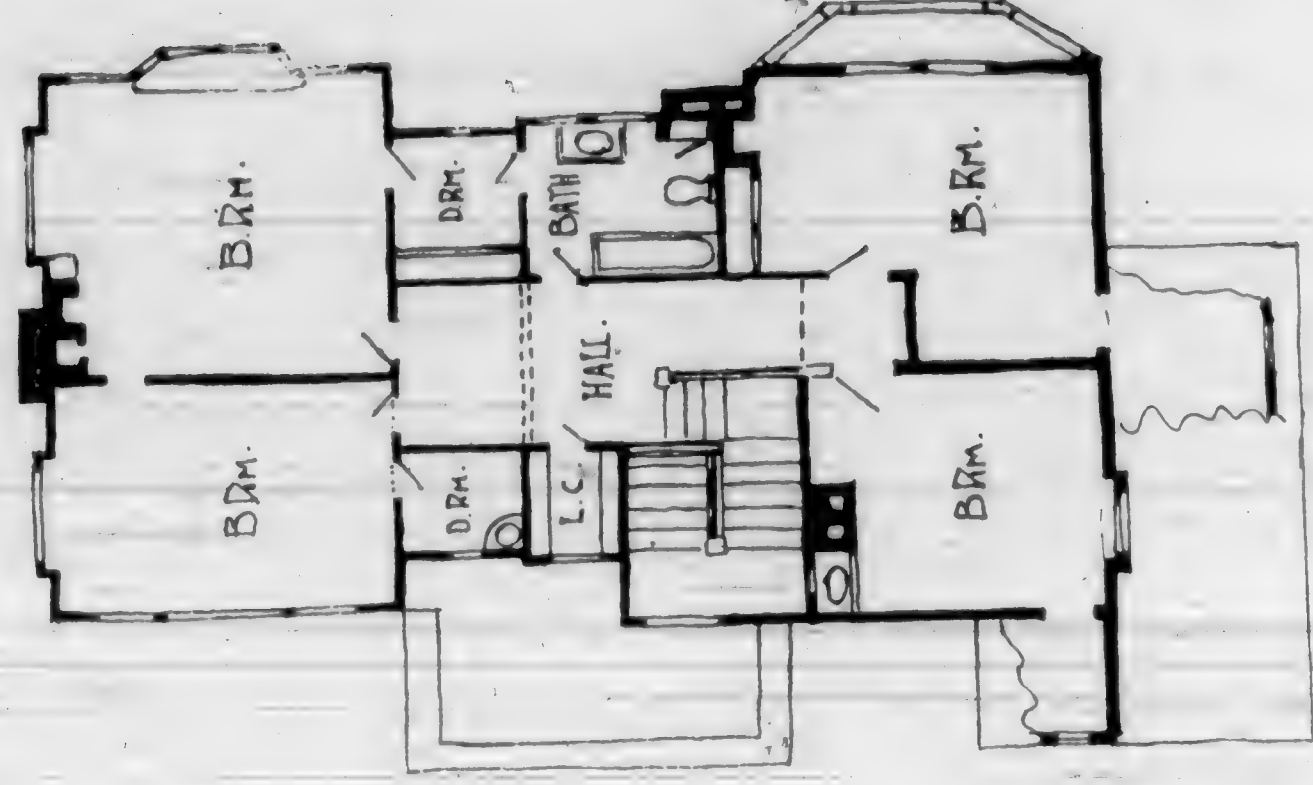
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FIRST FLOOR



SECOND FLOOR

Sketch for a Residence.  
.. Samuel Newsom Arch. ..

