

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.

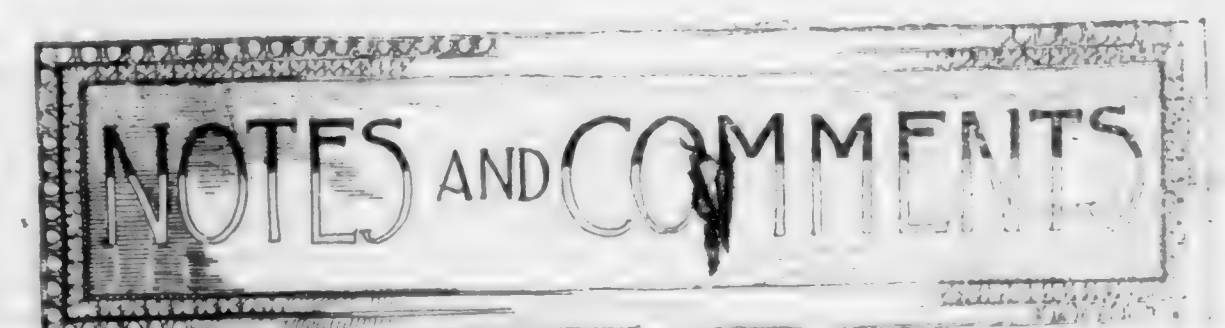
It shall be the duty of the professional advisor or advisors to examine all drawings submitted by the competitors, and to place out of competition any competitor who has not submitted his designs at the date fixed for their reception, or who presents details or models which are not called for, or whose 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. FIDMAD, 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 rtties, 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 Clawson'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 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 Furness; 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 \$6500. Grading and concrete work; contractor, P. Fitzsimon; cost \$1500. Plumbing; contractor, James E. Britt; cost \$500.

Folsom near 21st. Three-story frame; owner, T. McInerney; 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 Hendy 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, Wm.slow Bros.; cost \$17,000. Vault linings; contractor, C. E. 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.

Height near Scott. To build; owner, John Beutler; architects, Martens & Coffey; contractor, J. Bucher; signed, April 20; filed, April 22; cost \$2795.

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 Reingpach; 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 \$4080.

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 \$485.

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 \$6665.

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

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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 bringing 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, sandstone 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 comfortably 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.

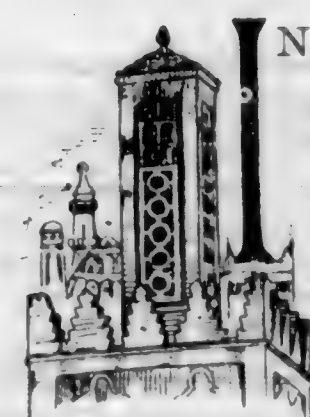
No one can look at these children, but will be convinced that good care and attention is given to their welfare—a more happy, healthy, neatly dressed lot of children can not be seen anywhere.

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.

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

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

RESIDENCE, Samuel Newsom, Architect.

SKETCH of Club House, Samuel Newsom, Architect.

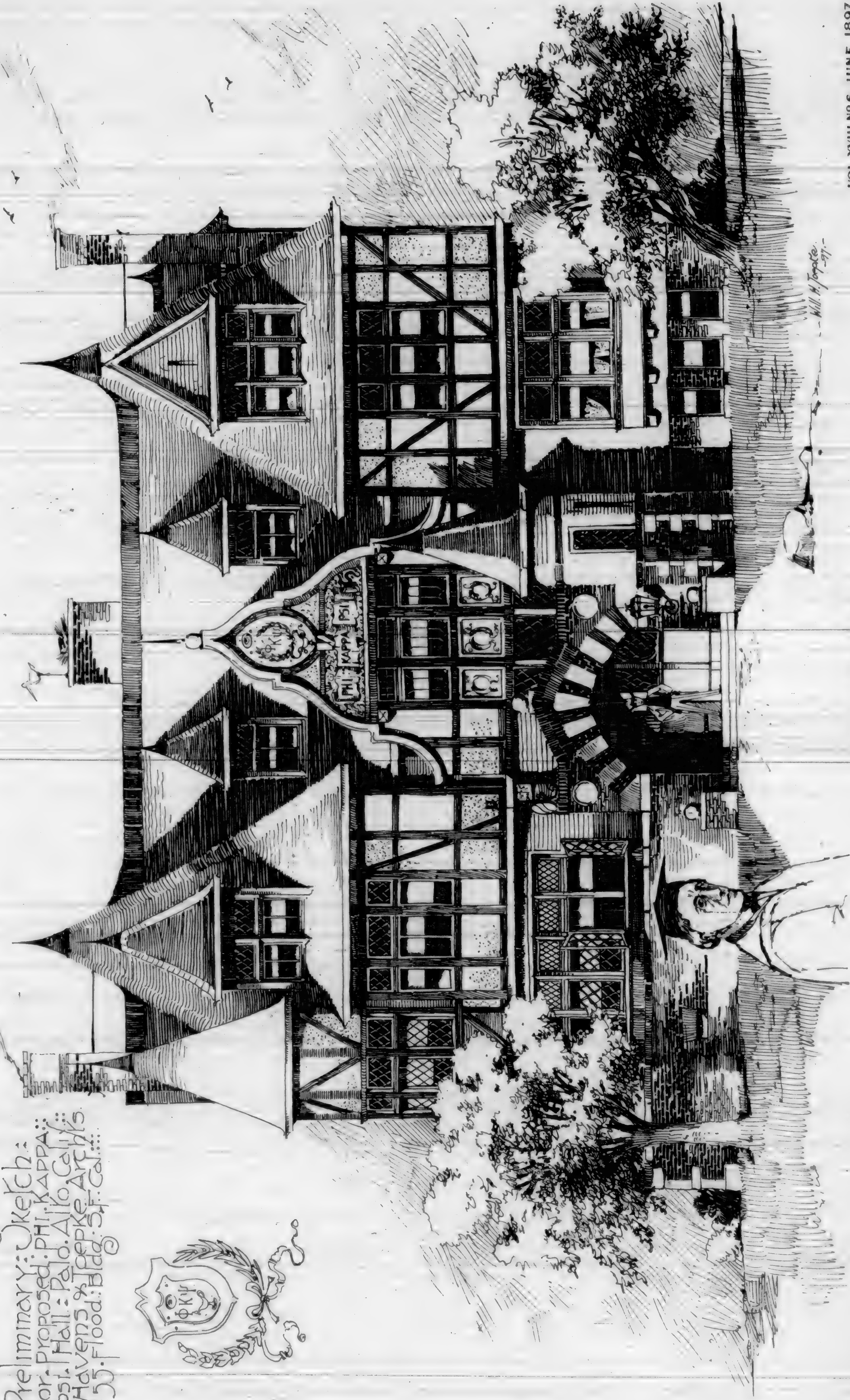
TENDERS TO BE RECEIVED.

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.

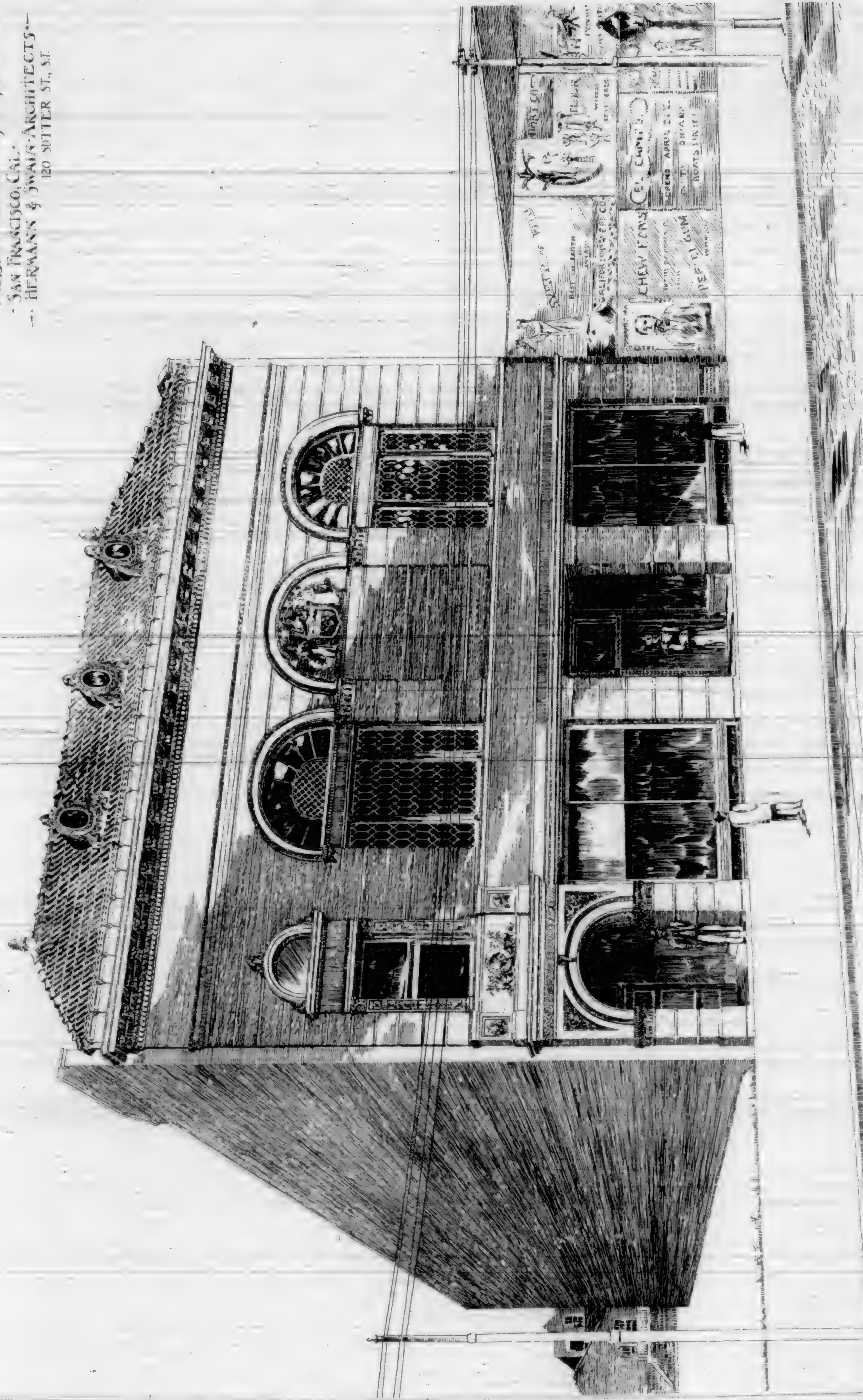


CALIFORNIA ARCHITECT & BUILDING NEWS
 SAN FRANCISCO.

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

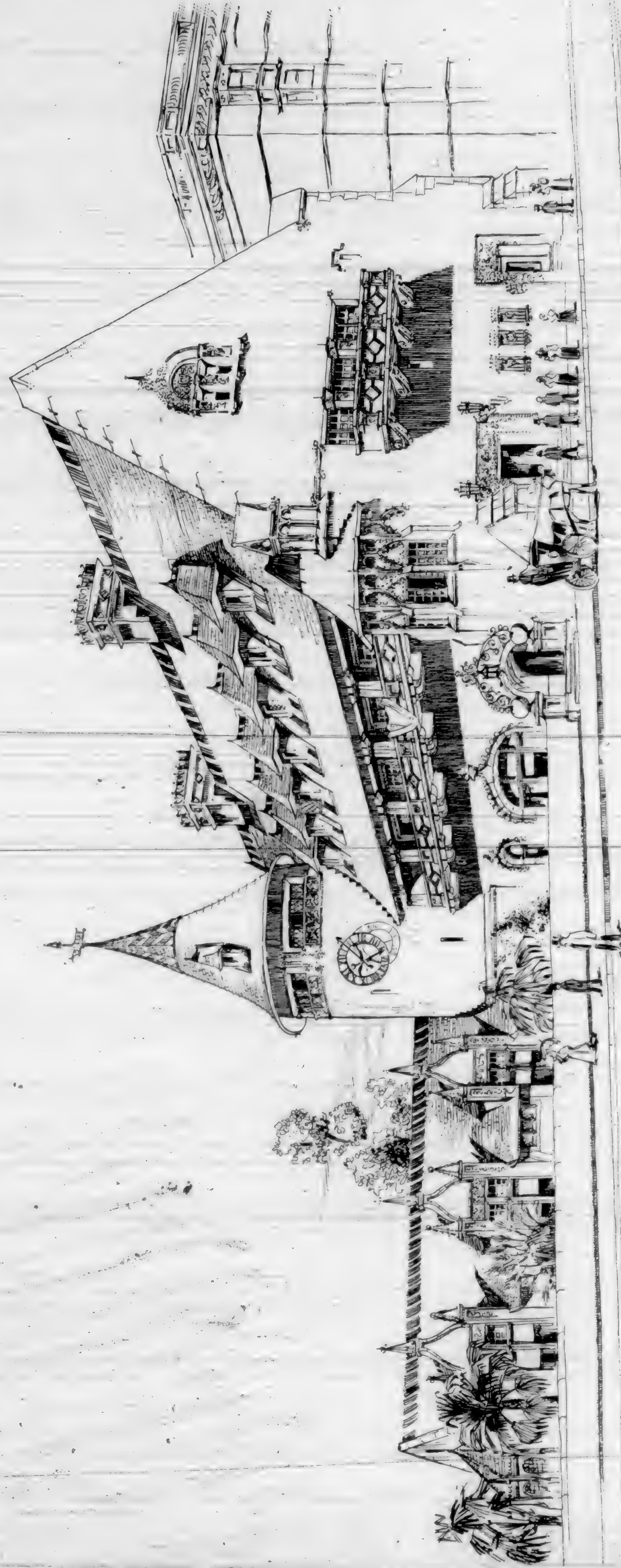


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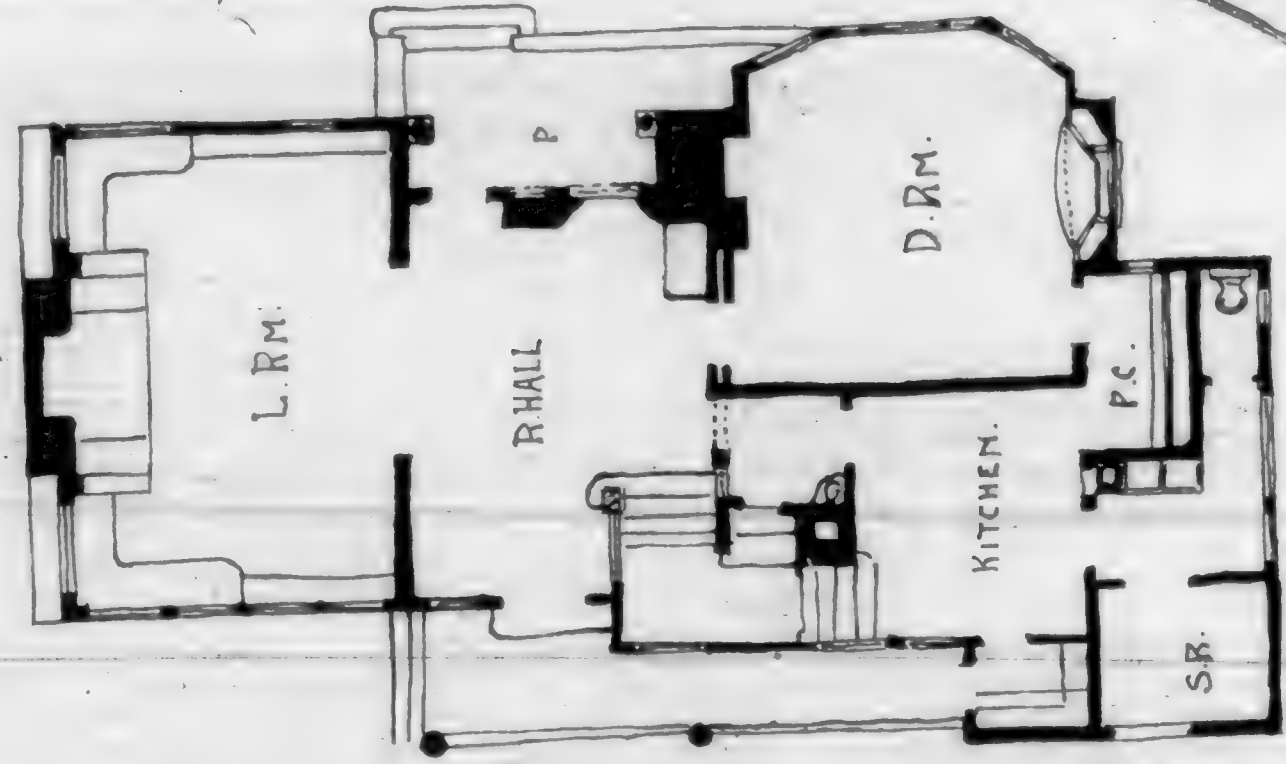
SKETCH OF CLUB HOUSE.
SAM'L NEWSON ARCHT.



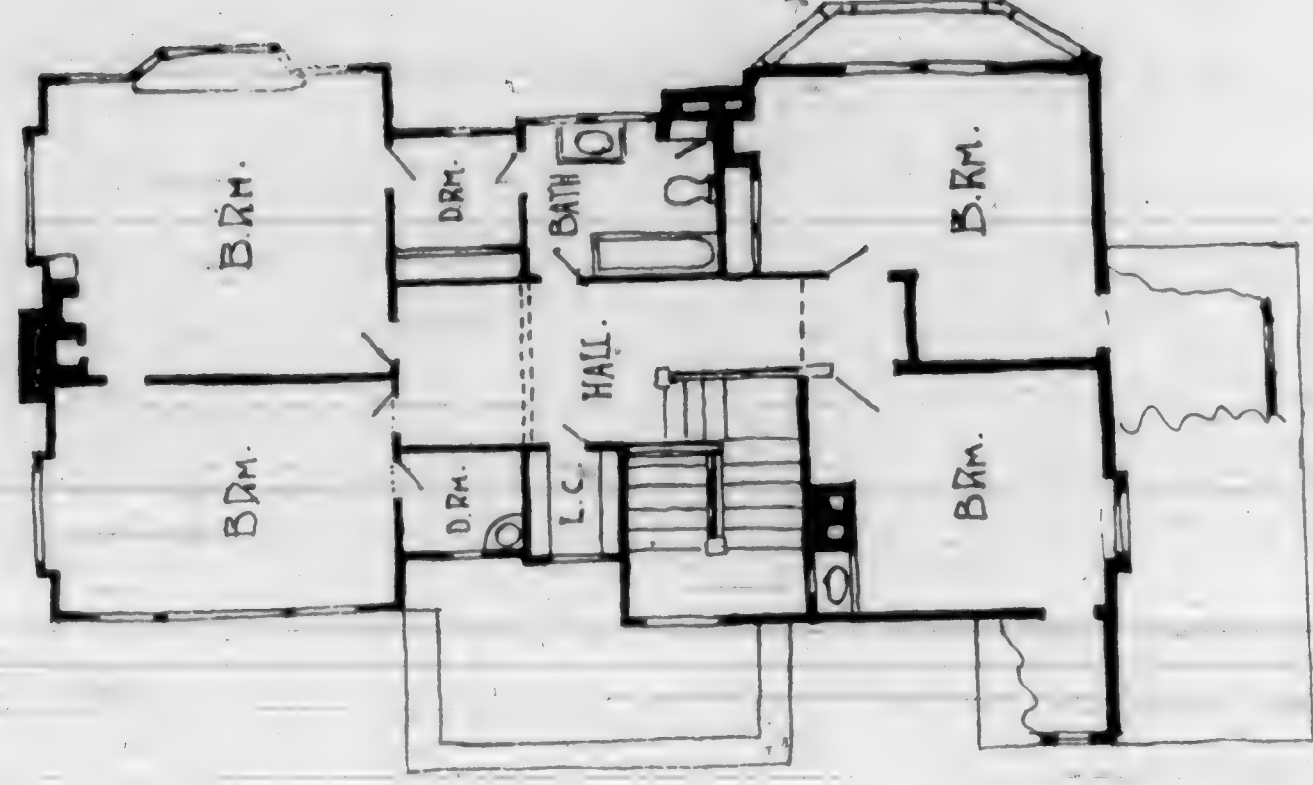
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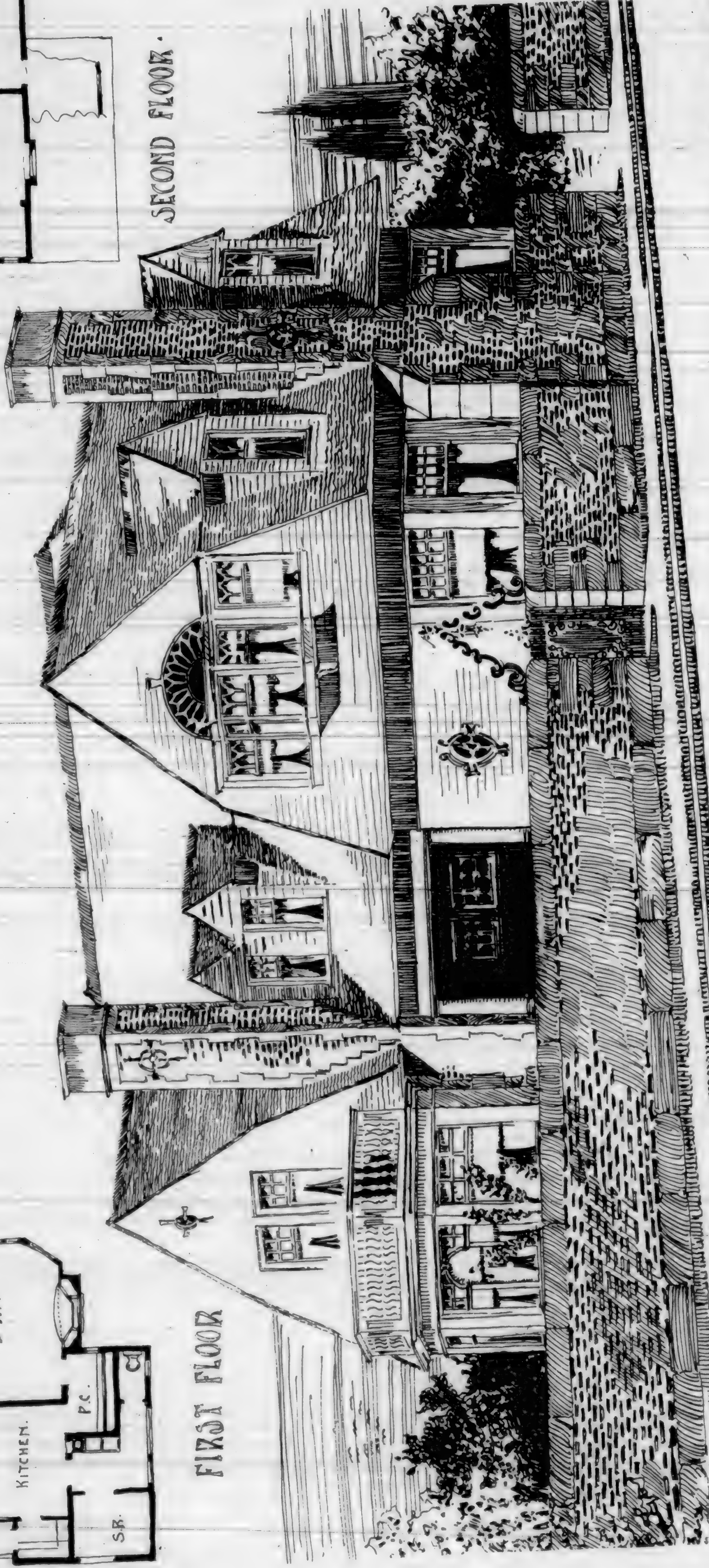


FIRST FLOOR



SECOND FLOOR

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



NOTES AND COMMENTS

A COMMUNICATION was received in June last from the Board of Regents, the Governing Body of the University of California, stating that it had been decided to prepare a programme for "a general competition for a permanent, comprehensive, and grand plan of the grounds and buildings of the University of California at Berkeley," and asking for suggestions with respect to the preparation of such programme. The matter was referred to the Competitions Committee, who have drawn up some suggestions which it is hoped will contribute to the successful issue of the Competition.—*Report of the Council of the R. I. B. A.*

WE DO NOT mean to assert that the business depression has borne more hardly on architects and draughtsmen than upon other classes, but when we consider the list of those who have become involved beyond the hope of prompt recovery, those who have felt forced to take their own lives, and those who have even yielded to the temptation to commit such "irregularities" as have brought them within the reach of the law, we doubt if there be any class of men which has suffered more. Besides this, the mortality amongst architects seems to be abnormal and we cannot help feeling that it indicates that the vital powers of resistance have been unnaturally lowered by the long strain and anxiety to which all professional men whose income is dependent on sporadic commissions have been subjected. During the last week, two more architects were added to the lengthening roll of the departed, Mr. W. H. Dabney, of Boston, and Mr. W. S. Fraser, of Pittsburgh. Mr. Dabney, born in the Azores, April 8, 1855, died April 29, leaving as the buildings with which his name will be most often associated, the Warren Chambers and the Trinity Court buildings, Boston, constructed while in partnership with Mr. H. B. Ball. Mr. Fraser, born in Ohio, July 19, 1852, died at Pittsburgh, April 27, after an active career of eighteen years in that city.—*American Architect and Building News.*

AND I END as I began, by impressing on you that no one can become a good architect who does not earnestly study what men have done before, who has not enthusiasm for his art to make him long and resolve to do nothing but what is good in its practice, and who is not ready to show that he has enthusiasm by the industry which surely attends it, and without which no study, no lectures, and no schools can be of any real service.

HE'S A BRICK.

WHEN a boy does something that is particularly good or noble his comrades say: "He's a brick!" for to call a fellow "a brick" is as high a compliment as one boy can pay to another, says the *National Builder*. If we stop to think about it, though, it seems rather strange that a brick should be chosen as a standard for measuring the worth of a boy. There is surely nothing very wonderful or fine

about a brick. But, like a great many other sayings that do not appear to have much sense, we shall find, by looking up the origin of this expression, that it started out with a very sensible meaning. In order to get at its beginning, we have to go back into ancient history for a distance of nine hundred years before Christ—all the way back to the time of Lycurgus, the great Spartan ruler. Plutarch tell us that Lycurgus had a great many wise and curious notions as to how people should live and how the affairs of the country should be managed. One of his ideas was that there was no necessity for building a wall about a town if the soldiers were properly trained to protect the place. On one occasion an ambassador from a neighboring country came to see Lycurgus, and he asked how it was that he had no walls around the town. "But we have walls," replied Lycurgus "and if you will come with me I will show them to you." Thereupon he took his guest out upon the plains where the army was drawn up in battle array, and, pointing to the ranks of the soldiers, he said: "These are the walls of Sparta, and every man is a brick." So you see when the expression was used it had a great deal more sense than it has now.

BOOKS AND PERIODICALS

Circular of information of the NATIONAL ASSOCIATION of MANUFACTURERS of the United States of America—in the February issue the annual report of the president contains many valuable suggestions upon the Tariff as well as the opportunities of improving our trade with China and other nations. He remarks that "in China, more than in any other country of the world, it is necessary to show actual samples of merchandise and machinery in order to create an intelligent impression upon the minds of the intending purchasers." The same might with truth be said of the South American trade.

LIPPINCOTTS' Magazine for June, 1897. Contains the complete novel, "As Any Gentleman Might," is a rattling tale of adventure by William T. Nichols. The hero is an American, but the action mainly in England, and the time is in the early part of the present century. Other short stories will well repay reading.

PROGRAMME of a COMPETITION for the selection of an architect for a New Capital building to be erected by the commonwealth of Pennsylvania in Harrisburg. This pamphlet is divided into four parts—first part giving the total cost \$550,000, and terms of reward for those that compete. The second part gives the duty of the Board of Experts, etc. The third describes the plat of ground for the proposed buildings. Part four detailed requirements of the same.

OPPOSED TO CHEAP LODGING HOUSES.

AT a recent meeting of the Social Reform club of New York, Mrs. Josephine Shaw Lowell, chairman of the committee on vagrancy of the Associated Charities, took up the question of cheap lodging houses. She regards them as, in the end, a bane and no boon. They foster the spirit of vagrancy and irresponsibility. They bring those who have no desire for a higher standard of living into successful competition with the men who have families to support. They really operate to lower wages. For the care of really homeless men she advised the establishment of municipal lodging houses, where the strictest investigation could be given to each individual applying for help. By such means she would deem it possible that deserving men with homes in other cities could be returned thither, actual vagrants committed to the workhouse and young beginners in the life of vagrancy referred to private charity, with some hope of successfully wooing them from the nomadic life so dangerous to the community.—*Industry.*

THE RIGHTS OF THE LOWEST BIDDER.

AS AN illustration of what it considers the rights of the lowest bidder, the *Bulletin* cites the case of a contract for a bath-house for the City of Boston, which was awarded to a contractor whose bid was considerably above the lowest, by order of the Mayor, who had made the award, as he explained afterwards, in consideration of a private promise from the contractor to employ only union men on the work. We need hardly say that no architect was concerned in the Mayor's action, and the whole profession will support the claim of the Boston Master Builders' Association, as set forth in the *Bulletin*, that if a promise to employ none but union men was to be an element in the award, the lowest bidder should have been allowed to make the same promise, if he wished. It is obvious that a case in which known skill, distinguished honesty, or even personal friendship are allowed to count in determining the award of a private contract is a very different thing from one in which the award of public work is made in accordance with a concealed bargain, to which only one of the bidders is admitted. In the former case, the reputation of the different bidders, and usually, the friendship of the owner for any of them, is known to all the bidders; and every one who estimates does so with an understanding of the possible odds against him; but in the latter case the bidders who estimate in competition with the favored contractor have been deceived, inasmuch as the legal reservation of the right to "reject any or all bids," which is manifestly intended to protect the city against irresponsible or vicious contractors, and the application of which, in selecting a contractor, can be reckoned on with reasonable certainty by the bidders, has been used to justify the award of the contract in accordance with considerations which the bidders were not informed of, and could not have inferred from any circumstances known to them.—*American Architect and Building News.*

OLD HOUSES mended.
Cost little less than new before they're ended.—*Colley Cibber.*

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. HORNBLOWER, 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.

AMERICAN STEEL IN EUROPE.

AT the annual meeting in London of the Iron and Steel Institute this week American Competition was one of the chief points of discussion. President Richard Martin spoke of the enormous output of the leading American steel works, and pointed out that the Americans were outdistancing the British in the uses of steel. He instanced the steel buildings being erected in nearly all the large cities of the United States, and urging lower freight rates, saying that the present cost of transportation was severely handicapping British industry, as the rates not only in America, but in Belgium and Germany, were greatly below the English rates.—*The Age of Steel.*

TROUBLE AT THE MILLS.

LAST MONTH a large number of the mill men and loggers in the Mendocino county mills refused to work at the prices prevailing and under the ruling system of payment. This move at the present time is a very unfortunate one, for it is well known that no line of business is so depressed as is the lumber trade at this very time, says *Pacific Coast Wood and Iron*. Mills have been run at a loss for a long time and mill owners have kept their men at work to prevent, as far as possible, starvation and entire stagnation. Especially have the redwood interests suffered. The great influx of pine, spruce and fir into this market has literally driven redwood from its stronghold and in order to sell it, at all, prices have been reduced so that no mill man receives for the product of his mill, no matter how cheaply it is

time comes when the clouds will grow brighter and the era of prosperity dawns. Then will be the time to ask for and obtain better prices for labor and for lumber. With a greater demand for redwood we feel assured that every mill owner will gladly divide his gains with his employes and rejoice that he is able to do so. The following article from the *Fort Bragg Advocate* shows the effect on that town of the strike. The stoppage of the mill shuts off the electric light and the town is in the darkness in more ways than one: "The mill and woods are still closed down, and no one seems to know when operations will be resumed again. It may be in a few weeks, or not for a year. The company has had a hard time to get along the last few years, and just at present the members of the concern are in such a mood that they don't care whether a wheel turns or not for the next twelve months in the mill here. As Fort Bragg is



ROADWAY ALONG THE ROCKY SHORE AT TIBURON

manufactured, a fair equivalent for his capital invested or his labor. Mill owners and all the employes have but one common interest and the laboring man should bear in mind the fact, that although he is working for low wages his employer has had his income reduced and is really working for nothing, besides seeing his forests stripped of the finest timber which can never be replaced. Politicians, for the sake of glory, may force bills through the legislature that hamper and oppress mill owners but mill owners cannot perform impossibilities, and if worst comes their only relief lies in shutting down their mills and closing the doors of their stores and letting the employe go to other lands already overcrowded with laborers. The prospect in Mendocino is very dark.

If the laborers insist upon carrying out the strict letter of the Stanford Law, trouble will ensue that is apt to crush not only themselves but the mill owners, and with them the whole State must suffer. In these times of hardship all should unite to bear the burden, and the load will be made lighter as it is divided; each man lending his help until the

a saw mill town in the strictest sense of the word, with no ordinary industry to back it, it is sincerely hoped that the little unpleasant difficulty at present existing will be speedily settled."

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.

THE SPECIFICATIONS ARE AN ESSENTIAL PART OF THE CONTRACT.—The specifications are an essential part of the contract, and as material as the price of the work or the terms of the payment, where the contract price is not to be paid until the work is completed according to the specifications. It is not indispensable that the specifications be signed by the party to be charged, but it

will be sufficient if they are referred to with certainty. But where the reference is false it cannot be helped out by oral evidence.

Thomas Donnelly, respondent; Frank P. Adams, et al., appellants. Foreclosure. Reversed. S. F., No. 182, Department Two, Filed November 27, 1896.

WHEN MARKET VALUE OF MATERIALS CANNOT BE SHOWN.—In an action against the owner of a building for materials furnished for and used in its construction, the architect cannot testify as to the market value of the materials where the price has been fixed by the contract of purchase.

McCormick v. Sadler, Utah, 47 Pacific Reporter, 667.

CONSTRUCTION OF A WARRANTY OF BRICKS.—A sale of "common bricks" to be of "good quality and equal to sample" involves no implied warranty that they shall be fit for the purpose for which

they are purchased, although the seller is informed of such purpose. Wis. Red Pressed Brick Co. v. Hood, Minn., 69 Northwestern Rep. 1091.

LIMITATION ON BUILDING BOND.—A material man cannot sue on a building contract bond which names only as beneficiaries the owner and any person advancing money to the owner to be used in the construction of the building.

Macatee v. Hamilton, Texas, 38 Southwestern Reporter, 530.

RIGHT TO RETAIN INSTALLMENTS.—A building contract provided that the owner might retain from installments as they came due sufficient funds to pay all claims against the contractor due and unpaid, but that such provision should not impair any rights under the contractor's bond. The court held that the right to withhold payments was intended as a protection in addition to the bond, and not as applying only to the final payment.

Dempsey v. Schawacker, Mo., 38 Southwestern Reporter, 954.

BUSINESS MOSAICS.

Rissmann's Rafter and Polygon Gauge will give the length and cut for each and every rafter required for roofs of eighteen different pitches, including mitre cuts for planeeer, crown moulding, fascia, mitres for different polygon, etc. All you require to know is the width of the building and the pitch you desire to give roof. The gauge is made of heavy card board, size 11"x13", and is to be fastened onto a board of same dimensions, and with the use of an ordinary carpenter bevel the above cuts may be obtained in an instant.

Price 35 cents postage paid. Agents wanted in every State. F. Reissmann, West Point, N. Y.

Aunt HANNAH—Silas, what be filibusters? SILAS—Why, they be men what bust in Philadelphia, I guess.—*Examiner*

Bradley Bros. manufacturer Cement Laundry Trays, made of the best Portland Cement and guaranteed not to leak, crack or sweat. Office and factory 53-57 Tehama street, San Francisco.

Portland Cements of the best and most reliable brands can always be ordered from W. R. Grace & Co., 203 California street, San Francisco.

Bender—Miss Styles asked me to call again. FENDER—Oh, indeed! What firm are you collecting for now?—*Yonkers Statesman*.

The J. L. Mott Iron Works, represented on this coast by Mr. M. S. James, at room 27, Flood Building, can furnish almost any thing in the way of making your house comfortable and healthy as far as plumbing and bathing is concerned, from kitchen to attic, you have only to apply to Mr. James and your wants will be supplied in the most satisfactory manner.

The John Douglass Co. are ready to supply you with any combination of water closet that you may desire with their absolutely noiseless tank.

Mr. Leonard of concrete and twisted iron fame has room 7, Hobart Building.

To those in favor of home industry we suggest the patronizing of P. & B. Building Paper, manufactured by the Paraffine Paint Co., everything supplied by this reliable firm can be depended upon as represented, and home made at the same time—116 Battery street, San Francisco.

Facts about paint is what we all want who intend painting, therefore go to the fountain head and get W. P. Fuller & Co., to tell you something in this line.

They recommend Phoenix pure paint because it is made from pure material only, finely and thoroughly ground and mixed with heavy machinery.

"That couple in the next flat seem fond of each other." "Yes; he lets her try to shave him."—*Chicago Record*.

For heating apparatus either by warm air, hot water or steam, go to W. W. Montague & Co., 309 Market street, where you will find what you want in the way of mantels, grates or tiles, wrought steel ranges and French ranges, as well as complete kitchen outfits for hotels, restaurants, clubs and boarding houses.

San Francisco Lumber Co., wholesale and retail dealer in lumber have their office at the foot of Third street, with yards at Channel street between 4th and 5th, telephone South 1047. Uptown office for orders, 405 Montgomery street.

CITY BUILDING NEWS.

Ashbury near Oak. Two-story frame; owner, Prof. Joseph Wrba; architect, C. M. Rousseau; contractor, R. L. Pavert; signed, May 10; filed, May 11; cost \$3890.

Broadway near Octavia. Two-story frame; owner, A. S. Johnson; architects, McDougall Bros.; contractor, A. Olsen; signed, May 26; filed, May 27; cost \$5065.

Bryant Ave. near 23d. Two-story frame; owner, Mrs. Sussie Woods; architect, D. C. Coleman; contractor, T. F. Doyle; signed, May 26; filed, May 29; cost \$2500.

Bryant near 3d. Two-story frame; owner, Margaret McAvoy; architect, J. J. LeFarge; contractor, J. W. Coburn; signed, June 8; filed, June 10; cost \$1080.

Butt near Texas. Cottage; owner, A. Jeffries; contractor, John Flaherty; signed, May 21; filed, May 22; cost \$800.

Buchanan near Post. Three-story frame; owner, Jonas Schoenfeld; architects, Salfeld & Kohlberg; signed, May 24; filed, May 27; cost \$3885.

Buchanan and Jackson. Three-story frame; owner, John Schoen; architects, Martens & Coffey; contractor, W. Tegeler; signed, May 11; filed, May 12; cost \$5100.

California near Webster. Alterations and additions; owner, H. W. Whitley; architect, Albert Sinton; contractors, Knox & Cook; signed, May 10; filed, May 11; cost \$2428.

California near Sansome. Telephone room, etc.; owners, Balfour, Guthrie & Co.; architect, W. J. Mathews; contractors, W. T. Veitch & Bro.; signed, May 29; filed, June 2; cost \$3960.

California Ave. near Godens. Two-story frame; owner, Niek A. Nielsen; contractor, A. F. Eakison; signed, June 1; filed, June 3; cost \$3350.

Clay or Baker. Grading, brick work, etc.; owner, Mrs. Geo. T. Davis; architect, A. F. Oakley; contractor, W. Dunbar; signed, May 10; filed, May 12; cost \$1483. Carpenter work; contractor, Elder & McLaughlin; signed, May 4; filed, May 12; cost \$6025.

Clay and Baker. Plumbing, etc.; owner, Mrs. Geo. Davis; architect, A. F. Oakley; contractor, R. Rice; signed, May 4; filed, May 22; cost \$1675.

Clement near 8th Ave. Two-story frame; owner, Thon Kashow; architect, Geo. A. Bordwell; contractor, B. F. Ellis; signed, May 11; filed, May 11; cost \$1852.

Clement near 9th Ave. Cottage; owner, A. M. McGregor; architect, T. J. Welsh; contractor, Geo. McLeod; signed, May 28; filed, June 5; cost \$2075.

Devisadero near Washington. Two-story frame; owner, L. Friedlander; contractors, Hannan Bros.; signed, May 28; filed, May 28; cost \$3775.

Eighth Ave. near D. Cottage; owner, Marquith Ehlinger; architect, E. Hugh West; contractors, West & Fenn; signed, June 8; filed, June 11; cost \$11850.

Ellis and Gough. Alterations and additions; owner, Mrs. R. C. Horton; architect, T. P. Ross; contractor, T. H. Soule; signed, April 30; filed, May 3; cost \$2184.

Ellis near Laguna. Two-story frame; owner, Elizabeth Taylor; architects, Kenitzer & Barth; contractor, D. H. Matheson; signed, May 26; filed, May 28; cost \$1262.

Ellis and Anna Lane. Mason work, etc., for six-story brick; owner, W. J. Somers; architects, Percy & Hamilton; contractors, Peacock & Butcher; signed, June 2; filed, June 3; cost \$17,800. Iron and steel work; contractors, P. H. Jackson & Co.; cost \$4400.

Fairmont Track, Lot 13, Block 17. One-story frame; owner, M. Saloman; architect, H. E. Harris; contractor, John McLaughlin; signed, June 2; filed, June 3; cost \$1320.

Fifth Ave. near California. To build; owner, Sophie Swenson; architect, John Miren; contractor, Eric Tillman; signed, May 27; filed, June 1; cost \$2337.

Fifth Ave. near P. Lobos. Cottage; owner, Mrs. Matilda Nelson; contractor, Edward Ginley; signed, May 15; filed, May 15; cost \$1750.

Fremont near Mission. Carpenter work for two-story brick; owner, Thos. Breen; architect, D. C. Coleman; contractor, T. R. Bassett; signed, May 3; filed, May 20; cost \$2500.

Fredrick near Chrader. Five two-story frames; owner, John Steerlein; days' work; cost \$25,000.

Forty-fifth Ave. and Clement. Cottage; owner, Wm. Miles; architect, C. M. Rousseau; contractor, Geo. C. Nall; signed, May 24; filed, May 26; cost \$1075.

Geary near Gough. Three-story frame; owner, Jonas Schoenfeld; architects, Salfeld & Kohlberg; contractor, John Furness; signed, May 29; filed, June 3; cost \$5800.

Geary near Gough. Plumbing; owner, Jonas Schoenfeld; architects, Salfeld & Kohlberg; contractor, W. F. Wilson; signed, June 2; filed, June 11; cost \$1027.

Geary near Mason. Additions; owner, G. Metcalf; contractors, Wren & Ostland; cost \$1000.

Geary near Powell. Plastering for five-story brick; owner, A. Aronson; architect, C. R. Wilson; contractor, J. R. Tobin; signed, March 30; filed, June 3; cost \$2773.

Geary and Stockton. Marble work; owner, Spring Valley Water Works; architect, Clinton Day; contractor, Vermont Marble Co.; signed, March 29; filed, May 7; cost \$13370.

Geary and Stockton. Electric work; owner, Spring Valley Water Works; architect, Clinton Day; contractor, California Electrical Works; signed, April 30; filed, May 7; cost \$3488.

Geary and Stockton. Concrete and asphalt work, etc.; owner, Spring Valley Water Works; architect, Clinton Day; contractors, Gray Bros.; signed, May 17; filed, May 17; cost \$1620.

Geary near Powell. Steam heating for five-story brick; owner, A. Aronson; architect, C. R. Wilson; contractors, Geo. H. Tay Co.; signed, May 16; filed, May 14; cost \$1540.

Golden Gate Ave. near Devisadero. Two-story frame; owner, Chas. F. Fitzsimmons; architect, C. J. Colley; contractor, W. J. Field; signed, May 11; filed, May 13; cost \$375.

Green near Dupont. Alterations and additions; owner, Mrs. Lene Samuels; architect, C. A. Meussdorffer; contractors, Wilhelm & Taylor; signed, June 2; filed, June 11; cost \$453.

Green near Leavenworth. Three two-story frame cottages; owner, A. M. Coyot; architect, M. G. Hughes; contractor, G. Eber; signed, June 2; filed, June 3; cost \$3754.

Green near Larkin. Two-story frame; owner, Mrs. E. M. Leahy; architects, Shea & Shea; contractor, S. T. Greene; signed, June 5; filed, June 9; cost \$2300.

Guerrero near 20th. Two-story frame; owner, Elizabeth F. Brown; architects, Havens & Toepke; contractor, J. C. Bassett; signed, May 29; filed, June 5; cost \$4025.

Guerrero and Duncan. Two-story frame; owner, F. M. Donohue; architect, M. J. Welsh; contractors, Doyle & Son; signed, May 11; filed, May 12; cost \$1680.

Hamshire near 22d. To build; owner, Christopher Jung; contractor, J. F. Henrick; signed, June 1; filed, June 12; cost \$2300.

Harrison Ave. and Shipley. Alterations and additions; owner, Mrs. A. Chateau; architect, E. Deplorre; contractors, Gulot & Teper; signed, May 27; filed, May 28; cost \$775.

Harrison near Thrd. Additions; owner, Henry Goldstein; architect, W. W. Armitage; contractor, T. Boyd; signed, May 21; filed, May 24; cost \$1500.

Howard near Beale. One-story brick; owner, John F. Merrill; architect, Clinton Day; contractor, Thomas Butler; signed, May 22; filed, May 29; cost \$480.

Jackson near Buchanan. Two-story frame; owner, Isaac Strassburger; architect, W. H. Lillie; signed, May 19; filed, May 20; cost \$11,640.

Jessie near 14th. Two-story frame; owner, Eugene R. Wall; contractor, John Kenally; signed, May 27; filed, May 28; cost \$2100.

Jones and Union. Concrete work for three stores; owners, Pierre and Francine Chige; architect, J. Godart; contractor, Buzzin; signed, June 11; filed, June 12; cost \$1060. Carpentry; contractor, Sarsander & Thompson; signed, June 11; filed, June 12; cost \$405. Plumbing; contractor, G. C. Sweeney; signed, June 10; filed, June 12; cost \$690. Painting; contractor, J. F. Sullivan; signed, signed, June 11; filed, June 12; cost \$495.

- Kearny** near Union. Three-story frame; owner, Gertrude Farrar; architect, C. R. Wilson; contractor, Giovanni Bauchero; signed, May 17; filed, May 18; cost, \$3000.
- Kearny and Post**. Carpentry, plastering, etc., for alterations; owner, James Stanton; architect, J. E. Kraft; contractor, O. Rurmeister; signed, May 20; filed, May 27; cost \$1125. Iron and steel work; contractors, F. H. Jackson & Co.; signed, May 20; filed, May 27; cost \$1288.
- Kearny and Sutter**. Plumbing and gas fitting for six-story brick; owners, Adams Co.; architect, H. A. Schulze; contractor, E. James Duffy; signed, June 3; filed, June 9; cost \$4622. Tin work, etc.; contractor, S. F. Cornice Co.; signed, June 3; filed, June 9; cost \$1539.
- Larkin** near Green. Plumbing, etc.; owner, H. G. Otis; architect, C. A. Henderson; contractor, H. Williamson; signed, May 10; filed, May 10; cost \$994.
- Leavenworth** near Filbert. Two-story frame; owner, F. Pope; architects, Saffield & Kohlberg; signed, May 6; filed, May 7; cost \$3100.
- Liberty** near Castro. Three two-story frames; owner, F. Nelson; days' work; cost \$10,000.
- Market** street, No. 337. Galvanized iron work, etc.; owner, Mr. Spreckels; contractors, Guilfoyle Cornice Works; cost \$1675.
- Market and Third**. Gas and electric fixtures; owner, Claus Spreckels; architect, Reid Bros.; contractor, Thomas Day Co.; signed, May 18; filed, June 5; cost \$515.25.
- Market and Sanchez**. One-story frame; owner, R. T. Broderick; architects, Saffield & Kohlberg; contractor, J. S. W. Saunders; signed, June 8; filed, June 10; cost \$2300.
- Market near 3d**. Alteration and additions; owner, John W. Mackey; superintendent; days' work; cost \$2000.
- Market and Third**. Steam heating plant; owner, Mrs. Phoebe A. Hearst; architect, A. C. Schweinfurth; contractor, J. G. Grannis; signed, May 8; filed, May 12; cost \$885.
- Market and Third**. Sewerage, etc.; owner, Mrs. Phoebe Hearst; architect, A. C. Schweinfurth; contractor, J. E. Britt; signed, May 14; filed, May 18; cost \$1835.
- Mason** near Vallejo. Excavations, brick and concrete work; owner, Mrs. Marie Garbarrio; architect, E. Deperre; contractor, E. B. Perramont; signed, May 6; filed, May 8; cost \$2480.
- McAllister** near Devisadero. To build; owner, Wm. F. Dunn; architects, Havens & Toepke; contractor, John H. McKay; signed, May 15; filed, May 19; cost \$4600.
- Mission** near 23d. Electrical work; owner, Mission Masonic Hall Association; architects, Herman & Swain; contractor, E. H. Forest; signed, May 1; filed, May 10; cost \$790.
- Montgomery and Stockton**. Brick work, etc., for three-story brick; owner, Lorenzo Scatena; architect, C. R. Wilson; contractor, Luigi Capano; signed, May 8; filed, May 21; cost \$4375. Carpenter and mill work, etc.; contractor, A. Cueva & Perarich; signed, May 8; filed, May 21; cost \$9160.
- Montgomery Ave. and Stockton**. Three-story frame; owner, L. Scatena; architect, C. R. Wilson; contractor, W. P. Fuller & Co.; cost \$1475.
- Ninth and Howard**. Two-story frame; owner, Mrs. Jas. A. Robinson; architect, F. T. Van Ness; contractors, Anderson & Greig; signed, June 11; filed, June 12; cost \$2275.
- O'Farrell** street. Additions; owner, E. P. Vorbe; contractor, W. B. Kregar; cost \$2000.
- Pacific Ave.** near Scott. Carpenter work; owner, James Stewart; architects Smith & Freeman; contractors, Ingerson & Gore; signed, May 21; filed, May 26; cost \$3040. The same contractors; same building; cost \$2980, \$3000, \$3000.
- Pacific Ave. near Octavia**. Extras; owner, M. J. McCutcheon; architect, E. A. Mathews; contractors, Leiter & Prugh; signed, May 28; filed, May 29; cost \$204.
- Pacific Ave. and Buchanan**. Brick and granite; owner, Albert Meyer; architects, Saffield & Kohlberg; contractors, Miller & Beck; signed, June 1; filed, June 3; cost \$3657. Carpenter work, etc.; contractor, John Furness; signed, June 2; filed, June 3; cost \$11,375.
- Pacific Ave. near Octavia**. To build; owner, Edward J. McCutcheon; architect, E. A. Mathews; contractors, Leiter & Prugh; signed, May 15; filed, May 18; signed, May 15; filed, May 18; cost \$12,080.
- Page** near Cole. To build; owner, Edward Barnett; architect, J. Stanley; contractor, J. C. Bassett; signed, May 4; filed, May 7; cost \$3150.
- Park Lane** tract. To build; owner, Adam Straub; architect, Alex. Hildebrand; contractors, Klein & Eickholt; signed, May 7; filed, May 7; cost \$1455.
- Pine** near Front. Additions, etc.; owner, Anglo American Crockery Co.; contractor, F. A. Blanchard; cost \$600.
- Pine** near Fillmore. To build; owner, John J. Mehegan; contractor, Richard Cook; signed, May 10; filed, May 10; cost \$930.
- Post** near Stockton. Alterations and additions; owner, I. O. R. M.; contractor, J. Schuler; signed, May 10; filed, May 11; cost \$1895.
- Precita Valley**. To build; owners, Tim P. and Annie M. Kennedy; architect, E. McHugh Weste; contractor, J. T. McInnis; signed, June 8; filed, June 10; cost \$2300.
- Presidio**. Storage building; owner, U. S. Government; contractor, F. A. Williams; cost \$9939.
- Railroad Ave. and 18th**. To build; owner, John Puckhaber; architect, F. B. Wood; contractor, W. J. B. Warner; signed, May 12; filed, May 13; cost \$3500.
- Rhode Island** near 23d. To build; owner, Cyrus Ellenberger; architect, P. H. Rosworth; contractor, John Wyllie; signed, May 19; filed, May 22; cost \$1315.
- Sacramento** near Leavenworth. Three flats; owner, Sarah A. Denis; architect, H. D. Mitchell; contractor, Val Franz; filed, May 29; cost \$6000.
- Sacramento** near Leavenworth. Alterations; owners, Elizabeth M. and J. J. Sullivan; contractor, W. H. Wickersham; signed, May 10; filed, May 12; cost \$1269.
- Sacramento** near De Ray Place. Three-story frame; owner, Ella O. Mann; architects, Havens & Toepke; contractor, Val Franz; signed, May 8; filed, May 14; cost \$3319.
- Sanchez** near Elizabeth. To build; owner, Mary A. McKiernan; contractor, D. T. Francoeur; signed, May 14; filed, May 28; cost \$1500.
- Second Ave. near Point Lobos**. Cottage; owner, Martin O'Connor; contractor, Wm. Plant; signed, May 7; filed, May 12; cost \$1500.
- Second** near Brannan. Four flats; owner, Henry Meyer; architects, Rowell & Collins; contractor, James Geary; signed, May 12; filed, May 21; cost \$4150. Plumbing, etc.; contractor, Tibbert Peterson; signed, May 12; filed, May 21; cost \$665.
- Shipley** near 5th. Additions; owner, Mary Donnelly; contractor, C. Douglass; signed, May 22; filed, June 11; cost \$1045.
- Spruce** near Washington. Plumbing, etc.; owner, S. Dolliver; architect, T. J. Welsh; contractors, Gullik & Wetherbee; signed, May 11; filed, May 12; cost \$450. Electric work; contractor, California Electrical Works; cost \$390.
- Sutter** near Buchanan. Alterations and additions; owner, Mrs. M. Stallman; architects, Townsend & Wycken; signed, June 9; filed, June 10; cost \$1965.
- Taylor and Bernard**. Addition; owner, Catherine Fahey; architect, H. D. Mitchell; contractor, Peter Hamilton; signed, June 1; filed, June 4; cost \$4200. Plumbing, etc.; contractors, Noonan & Gordon; signed, June 2; filed, June 4; cost \$1100.
- Turk and Taylor**. Painting; owner, Alexander W. Wilson; architects, Shea & Shea; contractors, Wm. Wilson & Co.; signed, May 7; filed, May 19; cost \$1735. Plumbing, etc.; S. F. Cornice Works; cost \$2250. Electric work; contractor, Henry F. Heizer; cost \$1200. Plastering, etc.; cost \$3825. Patent chimneys; contractors, Conlin & Roberts; cost \$2545.
- Turk and Taylor**. Alterations and additions; owner, A. W. Wilson; architects, Shea & Shea; contractors, Peacock & Butcher; cost \$6590.
- Twenty-second** near Minnesota. To build; owners, Wm. and Annie Burns; contractor, C. J. Antyld; cost \$2200.
- Twenty-fourth** near Diamond. To build; owner, Mrs. Susie Lobin; contractor, E. H. Hyde; cost \$3000.
- Twenty-eighth** near Guerrero. Cottage; owner, M. C. Leisbittel; architect, B. A. Brown; contractor, E. L. Brookes; signed, May 22; filed, May 22; cost \$1100.
- Twenty-fifth** near Noe. Cottage; owner, David M. Sullivan; contractor, W. W. Rednall; signed, June 10; filed, June 14; cost \$1303.
- Union** near Devisadero. To build; owner, Mrs. T. W. Collins; contractors, Weste & Fern; signed, May 14; filed, May 14; cost \$3520.
- Van Ness Ave.** near Green. To build; owner, John Evans; architect, M. J. Lyon; contractors, Elder & McLaughlin; signed, May 25; filed, May 26; cost \$4112.
- Vallejo** near Larkin. Alteration and additions; owner, Mrs. Mary Neely; contractor, G. G. Gillespie; cost \$1435.
- Washington** near Jones. To build; owner, Wm. Wolff; architect, E. Kollofrath; contractor, C. Schutt; cost \$3985.
- Washington** near Clay. Grading, underpinning, etc.; owners, Mrs. Amelia Cohen and others; architect, Edward J. Vogel; contractor, F. Wagner; cost \$1230.
- Waller** near Fillmore. Additions and alterations; owner, M. McIntyre; architect, M. J. Welsh; contractor, E. Fahy; cost \$2050.
- Webster** near Union. To build; owner, Percy J. Greede; architect, W. O. Banks; contractor, Geo. Healing; cost \$2644.

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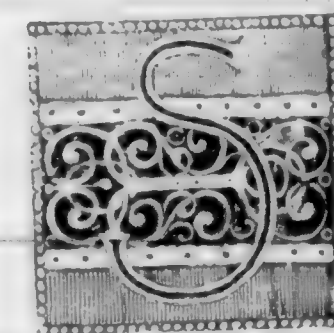
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SOME YEARS ago Congress passed a law giving the Secretary of the Treasury the power to secure designs for public buildings by the competitive method. This law was the result of much labor on the part of the Architectural profession exerted both individually, and collectively through the American Institute of Architects, and it was confidently hoped and expected, that a marked and beneficial effect would be the result on the artistic and utilitarian character of future constructions. The profession had every reason to expect such a result from the new departure and were bitterly disappointed to learn that the then Secretary of the Treasury interpreted the law to be optional with him to enforce or ignore, and that he was graciously pleased to ignore the desire of the people to inaugurate improved methods in the conduct of the office of the Supervising Architect, which were designed to secure for the benefit of the nation the talent, abilities and genius of the leading men in the noblest

of all arts, the art of building.

The present Secretary of the Treasury has reversed the action of the former incumbent (and incumbence) of this high office, and put in active operation the provisions of the long neglected law enacted by Congress and approved by the President on the twentieth of February, 1893, and formulated regulations governing the competitions.

Under these regulations at least five architects of good professional standing, and who are citizens of the United States will be requested by the Secretary to submit competitive plans, specifications and drawings for each building to be erected, the merits of which will be investigated by a committee consisting of the Supervising Architect of the Treasury and two architects or experts in construction, who will report to the Secretary for his approval. The architect whose designs are accepted will receive in compensation for his full professional services, including local supervision of the building, a fee computed at the rates of 5 per centum upon all sums up to \$500,000, 3 1/2 per cent on the next

\$500,000, or any part thereof, and 2½ per cent upon any excess beyond one million dollars. The department, however, reserves the right to reject any and all plans.

This departure will certainly cause an increase in the interest of the general public in the beauty of their public structures and lead to a healthy rivalry between the various cities, which should react beneficially on the character of our private architecture as well.

WHAT IS AN ARCHITECT?



WE CAN define with reasonable accuracy the physician, the surgeon, the attorney, the artist, the sculptor; but the architect has so many sides to his completeness that it is well nigh impossible for a single mind to work successfully on all the lines which he is now supposed and expected to bring into action. If he could but cut himself away from some things now required; if he could but "press the button" when the inspiration of the sketch is given or when the drawings are perfected and let some other fellow do the rest, we might be able to handle him more readily. But now, through the long tedious and wearying process from the sketch to the final certificate, which is the architect? Is he the plansman, the designer or the specification writer? Is he the man who sees the bricks laid and the nails driven, or the man who cuts down the extra bills? Or is the true architect just the man who gets the job? Is he the artist or the hustler?

Is the soul of his endeavor to be found in the completed work or in the battle for an opportunity? We cannot tell you. Sometimes he is one thing, sometimes another, and each phase of his many sided character has some example stalking in our midst and honored in our motley procession; let us take him as we find him, and help him to what he may be, regardless of his complex nature.

The above is from a report of one of the committees to the last Convention of the American Institute of Architects.

When we find architects themselves not able to define an architect we can condone more readily the lack of the knowledge of what an architect is and what he has to do on the part of the Laity or general public—and their lack of appreciation as to his worth and his labor.

Just a glance at his multitudinous knowledge may open the eyes of the people to the amount of education required to become a worthy member of that, without exception, noblest and most difficult of the professions.

The list of arts and sciences an architect has to have at his fingers' ends, is very formidable. Acoustics he has to be very conversant with otherwise the auditoria he designs will be failures. Arboriculture, Horticulture and landscape gardening he has to be acquainted with, for often he is called upon to oversee the laying out of the grounds around the mansion he is putting up or around some large public building so that all may harmonize. The knowledge of Archeology and History are also some of his necessary accomplishments for little could he design without a vision of old buildings, without a knowledge of the History of Architecture.

Boxing is an art to which he should not be a stranger—

to defend himself against some truculent contractor when he insists upon him doing what is right and according to contract, or against an owner who believes that he, said architect, has prepared plans, etc., for him just for the benefit of his health and to keep his hand in, when he asks him, the owner, to pay what he owes.

When he comes to choose the best materials for the several parts of his buildings Chemistry and Mineralogy, Metallurgy and Geology have to be thoroughly digested—and when his materials come from the vegetable kingdom—Botany. Imagination and design he has to be blessed with and the art of drawing, by which he makes these known to others. Educational methods and Pedagogy he has to be grounded in when he puts up colleges and schools and Ecclesiology when he designs churches.

The science of Ethics as it enters into the complicated and delicate relations of architect and client, architect and contractor and architect and craftsman as well as the relations between architect and architect has to be referred to more frequently perhaps than in any other relation in life, for without a scrupulous attention to its codes no true architect can be.

Law, although theoretically out of his province, practically he has to have a smattering of; both in regard to the relations above mentioned, and in getting out the numerous legal documents and filing the same required during the preliminaries to building and at other times during its progress which his client more often entrusts into his hands than into the hands of his lawyer.

He has also to be *au fait* with all the latest styles and articles of furniture of the several apartments, with Gastronomy in laying out a dining room to best suit proper digestion; with Cookery in arranging the kitchen—and with what may be called Dormitonomy for the sleeping rooms—not forgetting music when arranging the apartments for the art which is the liquid form of architecture.

Finance must not be a stranger to him, for has he not to make very often \$3.00 out of \$2.00 or in other words make \$2.00 go as far as \$3.00. Has he not also to make five per cent commission provide for himself and family after paying draftsmen, stationery, office rent and the thousand and one little outgoings necessary to get a job and keep it.

Hydraulics and Hydrostatics, Pneumatics, Electricity and Physics he must have graduated in to specify and lay out intelligently all the wires, pipes, etc., necessary for a modern building.

Languages must not be neglected by him for there are many technical treatises in foreign languages which he ought to be able to read in the original to keep *en rapport* with advanced ideas.

Mathematics must be to him an open book—for has he not to understand and work out all the formula necessary to find the strains in and strength of his materials and that branch of it, Geometry, has to be as familiar to him as A B C when making his detail drawings.

To be able to specify the materials and labor and to direct construction he is supposed to know even more than the skilled mechanic about the arts and crafts connected with buildings which includes nearly all in some shape or manner.

Machinery in arranging for boilers engines, etc. Mining when making excavations for deep cellars tunnels, etc.—transportation, steamfitting for heating apparatus, locksmithing, carpentry, painting and even the proper way to do the humble trade of Kalsomining, and so on and so on with a list which would take up too much of our pages to complete.

He must know as much about Hygiene as a physician to be able to put up a healthy home or healthy place where humans congregate; and something about practicable Therapeutics and surgery to build hospitals rightly, also know something about Penology to build an appropriate prison.

Turning to the fine arts he ought to be able to paint and to model, and to aid him in the composition of his ornamentation he must use subjects from the animal and vegetable kingdom when an inkling of Zoology and Botany comes in handy. In the adaptation of ancient art, a proper understanding of its motive cannot be obtained without a knowledge of Philology and Mythology; and a practical insight into the Theatrical profession is needed before he builds a theatre.

Then he must build his buildings to be able to withstand cyclones, earthquakes and other like natural phenomena and to suit the climate, so that Meteorology is necessary to teach where these phenomena chiefly occur and the climatic conditions of the place he has to build in.

To write his papers which he occasionally reads before scientific and popular bodies—to make out lucid reports and descriptions, even to write a creditable specification he must be somewhat of a Litterateur.

And finally to have the chance of exhibiting his skill at all he must have studied Hypnotism, Animal Magnetism, Bon Mots, Divinity, Physiognomy, Practical Politics and what not; not forgetting that he must be a bon vivant and a gallant; to make a success he also must be a consistent hypocrite and a time server.

To exhibit what we mean by the ignorance not only of the general public, but of those who come in contact with plans and architects; we cull the following from a San Francisco journal which we have just come across. In describing the half-tone photograph of a cottage the author says:

"The exterior view, which your architect calls the 'plan of elevation,' is a departure from the set and inartistic lines of your cut-off-of-the-same-piece, ready-made dwelling, and as a whole is imposing and extremely attractive.

"The illustration is made direct from a photograph, so that it is a faithful, reproduction of the house itself; and not an ideal creation of a clever draughtsman."

Here we have a terrible jumble of mistatements—what architect (God save the mark!) could the author have come across that calls a perspective view a "plan of elevation"—and then to put the title in quotation marks to show that it is your architect's term! With all due respect for the author, we don't believe he ever heard any architect say such a thing, or if he did, he must have been playing on the credulity of his listeners, vulgarly called joshing him. Then the remark in the last paragraph, although not saying so, leaves an impression that clever draughtsmen's ideal creations are meant to deceive, in comparison to the *faithful* reproduction of the photographs. Here the writer labors under the impression that it only requires a *clever draughtsman* to make an ideal creation. Of course those initiated knows that it requires a *designer* who is called an architect when the result is a building. They also know that the ideal creation of an architect drawn on paper, when carried out in a building is the facsimile of its paper original and looks exactly like it as far as a solid can look like the same drawn on the flat.

We cannot altogether blame the public for these popular fallacies, they are not able to distinguish, with the little enlightenment they have on the subject, between an architect

and a quack who hangs out his shingle and advertises himself as an architect.

So it seems the only way to educate them is for the architectural journals and the newspapers to keep digging away and showing up and explaining all these misapprehensions which are constantly showing themselves.

PLUMBING GOODS.

IN LOOKING over the progress of the art of plumbing within the last few years the improvement in that art is more evident than in any other of the building arts. It has bloomed out into what we must call the Art of Sanitation for want of a better name. The actual plumbing in the sense it was used some twelve years ago now is supplemented by several other branches of the building trades or crafts, which cannot be considered apart from it, and we find that the whole character and adaptation of plumbing and sanitary fixtures has been almost entirely changed. Instead of the woodwork, sometimes elaborate and expensive, covering up the fixtures and pipes, the bath rooms are now tiled, with all the fixtures open and finished in every part, thereby insuring not only practical usefulness, but cleanliness; nor has this change stopped at the bath room—it has extended to the kitchen, the butler's pantry, the scullery, the laundry, and indeed to all parts of a building where sanitary fixtures are used. Both in the kitchen and pantry, and in the scullery, the sink set in woodwork (a harbor for dirt and vermin) has been replaced by the tiled wall with an open porcelain sink and hinged drain boards. In the laundry, with the exception of the portable wringer base, woodwork has been entirely gotten rid of; and so it is, all through, in both public and private buildings. All the large first-class hotels, as well as fine private dwellings, have tiled rooms with porcelain baths and all open fixtures. In the new hospitals and asylums all the baths, water closets, sinks and special fixtures are made of glazed ware and in the large office buildings open fixtures, in lavatories, water closets, urinals and slop sinks, are altogether adopted.

In the sanitation of public institutes progress has been still more marked—school boards now look well that they get the best sanitary fixtures for the schools, and public baths, gymnasiums, asylums, barracks and prison, are now fitted up far more sanitarily than a few years ago.

In private dwellings it is a fact that plumbing fixtures are now recognized as of equal if not of paramount importance to the general furnishing of a well-appointed house and it has become the almost invariable custom for parties building or remodeling to visit show rooms and select their fixtures, fittings, etc. When this can be done, it is in every way the most satisfactory method.

Again in former time the fixtures were selected haphazard and no attempt was made to harmonize them with the surroundings—now the architect has to see to it that the style of plumbing fixtures accords with that of the apartment in which they are placed—or vice versa. For example we find bath rooms fitted up and finished in one style Colonial, Renaissance, Rococo, Empire or whatever may be chosen.

We have been lead somewhat into this line of thought by the perusal of the catalogues of large plumbing goods firms, and more especially the magnificent volume lately issued by the J. L. Mott Iron Works, which is verily an *Edition*

de Luxe, and reflects in better degree than words the strides which has been made in that line. It is a volume of 348 pages every one replete with illustrations of articles of use and benefit to the human and animal races.

It opens with interiors of completely fitted up bath rooms. The carpenter has been now relegated to other parts of the building—the doorways being sometimes the only evidence of his existence; all the interior walls, floors and ceiling being clothed with glazed tiles.

The amount of fittings going to make up the furniture of a bath room are now quite numerous—first of all there's the bath tub itself—until a little over two years ago all Porcelain baths were imported, and indeed were considered a great luxury, only to be enjoyed by the very wealthy; to-day they bid fair to take the place of all others except such as are used in the cheapest class of buildings. The reason for this change are not far to seek for there is nothing to compare with them as regards cleanliness and durability. It is simply the perfect bath, besides which all others, such as metal or iron enameled, are commonplace and in the end really more expensive, as they wear out and have to be replaced from time to time, while the porcelain is always the same; it never changes or discolours; when wiped out with a sponge it is as white and pure a china surface after fifty years' use as when first put in. Indeed, the saving of labor in the simple matter of keeping clean is a most important feature, and one which is particularly appreciated by the large first-class hotels, where hundreds are being put in one building. As a matter of course, in all the new hospitals nothing else is thought of, and in the old institutions the old metal and enameled tubs are gradually being replaced by the porcelain.

Nor is our progression alone in the quality of the ware, but also in design, which now present, instead of the heavy, clumsy, angular vessel as first imported, a graceful and artistic bath tub, the sides and shape of which lend themselves to the most refined, artistic and delicate decorations.

Some of the newest designs are made so that the tub sets flat upon the floor instead of being raised upon legs—this style would, we should imagine, in a short time supersede the raised, for it has two very great advantages, one in lowering the tub so that the user can step in and out easier and the other the benefit of doing away with the space under the tub which is liable to be neglected and to get dirty and requires more labor to keep clean. To the tub there are required a number of accessories outside of the supplies and wastes. These are generally made of metal work and finished in nickel-plate as being the most durable.

First among these are the shower and needlespray, which may be fitted onto the tub or onto the wall back of the tub, or it may be entirely separate and have its own receptor to receive the water.

Towel racks and sponge holder are usually screwed to the wall by the side of the tub, while the soap dishes are made portable and so that they may fit onto the roll rim wherever desired.

Second, a seat bath is a most desirable appliance in a bath room serving as it does, the double purpose of seat and foot bath. These are made now with a wave spray from the back as well as the ascending douche.

In hospitals and asylums a light bath tub which is comparatively low and broad, features which facilitate and render convenient the bathing of the patient by the attendants is the most desirable, and one on castors or on a cast iron carriage with swiveled axle and wheels with rubber tire

cushions, to allow of the bringing up the same to the bed-side.

The most convenient lengths of bath tubs are 5, 5½ or 6 feet, however in some places, e. g.—in yachts and cars these would take up too much space so some are manufactured 2½, 3 and 3½ feet long and symmetrical at the ends.

We have not space now to go into the merits of the innumerable supply and waste fittings. As before stated the generally received best material for these is brass, nickel plated, both nickel and silver plate wears off in time, so that some solid untarnishable presentable metal is the ideal. The Mott Company have a metal which they call Crown White Metal which they claim has these advantages, as being solid it will always retain its luster and brightness, no matter how much it may be cleaned.

For a complete bathroom the following are required:—
1st—A place for clean towels, which may be in the form of a shelf of metal grating, a shelf with rack below, a rack only or a towel horse. A rack may be single or triple fixed against the wall or folding like a gas bracket. The advantage of the horse is that it is movable.

2d—A receptacle for soiled towels—this is made in the shape of a metal cylindrical basket about 20 inches high.

3rd—Robe hooks for the hanging up of the bath robes, either single, double or triple.

4th—Sponge holders—these again have a number of varieties, they may be made entirely distinct from the wall being carried on a bracket, and circular, they may be in contact with the wall when an oblong basket, sometimes in shape of a fire grate, is used, or they may be portable so as to hook on to the roll of the tub. These latter are made also with a soap dish below forming a combination sponge holder and soap dish.

5th—Comb and brush racks—the best being those forming a narrower edition of the oblong sponge holder already described. A narrow metal shelf is also handy for combs only.

6th—In hospitals and sanitariums a bath thermometer is required, made with a handle so that they may be immersed in the water.

7th—Although not an absolute necessity a bath seat and head rest are very desirable adjuncts to the bath—it consists of two nickel-plated clamps engaging the rim of the tub, and connected by a flexible band five inches wide. This band can be slipped back and forth through each clamp to attain any desired height of seat or rest, and when adjusted is held firmly in place. It thus makes an admirable seat, being soft and flexible, and the same is true of it as a head rest.

8th—Soap dishes—these again are made in numberless varieties, either to go against the wall or to attach to rim of bath or entirely separate so as to place on slab. They may be made of china ware or of perforated nickel plated brass, the latter may be used for a small sponge also, and appears preferable because allowing the water to drain away and keeping the soap or sponge dry.

9th—Metal holders for shaving mug, tumbler, tooth brush vase are very handy as they serve to keep clear the slab of the wash stand. These are made of ornamental open work, plated brass, on brackets fastened to the wall. The same end may be attained by the provision of a plate glass shelf to receive the articles mentioned above.

The following is a most convenient and sensible arrangement of lavatory appliances. Holders for soap dish, tooth brushes, tumblers, sponge, comb and brush are attached to

the marble back, and each has its particular place, so that the slab is entirely unencumbered.

Finally other necessary fittings are match boxes or holders, and where the water closet is placed in the bath room paper holders of many kinds to which may be added a cigar holder.

The forgoing list indicates the pitch of convenience and luxury attained in the end of the century bath room.

After the bath the lavatory or wash basin claims our attention.

There is no part of our sanitary department that warrants more careful or more special attention than that of lavatories. The evolution from the cabinet wash stand with its concealed pipes and woodwork, often elaborate and expensive, to the highly sanitary and beautifully artistic work now in vogue must appeal to all who may be in any way interested.

Of lavatory slabs a far larger range of choice can now be had than ever before—they are now designed in onyx, in statuary or imported marble such as Numidian, Rose Jasper, St. Baum, etc. In regard to the fittings the same may be said, and again in basins which can be had in Cauldon China and earthenware decorated or plain, oval or round. The superior convenience of the oval shape has caused it to supersede the circular form in all but very cheap work.

In the designing of lavatories a greater scope for variety is obtained than in bath tubs and the many beautiful designs in the catalogue already referred to prove the statement.

The designing of the waste and overflow so as not to interfere with the interior of the basin, has always been a hard problem to inventors. The best solution we have seen so far is in the Purita, Utilis and Nassau basins. The salient features of the Purita basin are a deep bowl, large overflow with movable metallic strainer, and a plug or stopper operated by a direct lifting motion. The stopper or plug can be lifted out, giving access to the waste and overflow.

The plug and chain comes in the way and is difficult to keep clean and the same objections obtained in most other devices; these objections are minimized in the Purita—for the bowl is free from obstructions save the slight circular projection of the overflow at the back of the same. When a combination tap in used and placed over this projection it appears as if the minimum of obstruction has been attained consistent with hygiene.

In the matter of basin traps, the old lead trap no longer is admissible, and nickel plated brass is the material in vogue. Out of the many traps on the market the most slightly appears to be the Elliptic Cast Brass trap, shaped like a whisky flask with a mouth at both ends.

Another sanitary appliance of even greater importance than those already mentioned is the water closet—the marked changes and improvements made in this department since a time even as late as 1888 would seem to call for some special notice at this time. These changes and improvements have not been altogether confined to the mechanical perfection of water closets as sanitary fixtures but what is artistically beautiful and pleasing to the eye, with a view to unity and conformity of design.

There are several classes of water closets—the Syphon Jet are particularly adapted to the best class of private work. The wash-out form is appropriate particularly for public use, represented by the Inodorso. The wash-down closet is well adapted for both private and public use and one of the simplest and most direct. The pump closet for use on ships, yachts, houseboats, launches, battleships, etc.

In ranges of closets for office buildings, school houses and

other public buildings, the same marked improvement has taken place within the last few years. Woodwork is now altogether banished and the partitions of water closets and urinals made of marble or slate fitted into nickel plated brass stall frames, consisting of post and top and bottom carrying pieces, from wall to posts. The walls and floors are usually of marble and the partitions stand clear of the floor.

One of the little details considered almost indispensable now in public water closets and railway cars and useful even for private bath rooms, is the Indicator, showing whether the room is occupied or not. Indeed, to our mind, they afford such relief from embarrassing situations likely to occur that it will soon be considered an indispensable attachment where a closet or bath room is in general use, or used by more than one person.

The swinging chain for the pull will soon be superseded by the guide rod which fixes the pull in one place and ensures always a direct vertical pull on the crank of the cistern.

Before we leave this part of the subject, we hope that it won't be long before street and park conveniences come into use in the large cities of this country as they have long ago in Paris and London, and other European cities.

We will now briefly glance over the progress made in plumbing fixtures for culinary and household purposes. It is now recognized that these fixtures have to be as fully hygienically made as those of the bath room, and so we find in use fine white porcelain slop sinks without any woodwork whatever, and fitted with cisterns and flushing pipes. That variety used for hospitals called the clinic sink is made so that the supply is operated by a foot valve obviating the necessity of touching the fittings with soiled or bloody hands.

In no department is the great advance more marked than in kitchen sinks. We have managed not only to get perfect form, but have also succeeded in glazing the outside, front and ends; this, together with the porcelain back and porcelain legs, leaves no part which is not impervious to moisture. Furthermore, strength and durability are assured by the substantial thickness of two inches. Heretofore the backs have always been made of marble, now often of Imperial Porcelain. It is unnecessary to call attention to their great superiority to marble, as it is well known that the latter will stain and absorb grease, while the porcelain back is non-absorbent and simply requires to be wiped off to be perfectly white and clean. The Imperial Porcelain legs constitute a distinct novelty and improvement. They require no care or labor to keep them clean and polished, and being white, the same as the sink, they impart to the combination an element of nearness and brightness unattainable with the metal leg.

A drain board is an important adjunct to a kitchen sink; one has been specially designed for roll rim sinks, which fulfills all practical and sanitary requirements. It is entirely free from the wall, one end being supported by the sink and the other by cast brass brackets or a leg. The corner drain board swings on the hinges fastened to the wall. The end drain board swings on the hinges at back, the supporting leg being telescopic so that the board can be swung up out of the way when it is desired to clean the sink, wall, or when not in use. The board is made of pieces tongued and grooved with rods passing through to insure non-warping. The rim along the three sides of the board prevents dishes falling off, also water from dripping to the floor. At the point where the board rests upon the sink, there is placed a row of rubber fenders to protect the roll rim from damage. Where the board drains into the sink is affixed a downwardly projecting nickel plated nosing, thus insuring all

water draining into sink. Each drain board is furnished with an automatic catch to hold it up against the wall when raised. They are entirely free from the wall.

For pantry sinks the whole is covered with a marble slab the ends forming drainers with countersinking therein, this again does away with all wood around the sink.

A very useful adjunct to porcelain and metal sinks is the mat to be placed at the bottom of sink or upon top of marble slab. They serve the double purpose of lessening the risk of breaking china, and when used, particularly with kitchen sinks, will prevent the scratching and discoloring of the bottom by careless placing of pots, etc., therein. The mat consists of hardwood slats firmly held in place by brass rods. They are more or less flexible.

Another very advisable adjunct is the grease trap.

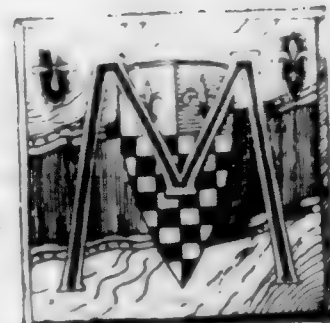
Directing our attention now to the laundry—porcelain ware, with its substantial thickness, fine glaze and beautiful appearance, is the ideal material for sanitary wash tubs. Iron, cement and soapstone are other materials used, but for the best work porcelain will maintain its ground.

The only objection to them ever raised being the openings between the tubs, which allow water to fall to the floor while clothes are being transferred from one tub to the other; also the difficulty of obtaining a substantial hold for the wringer. These objections are overcome by a wringer base, to which the ringer can be quickly attached by the laundress in a thorough and substantial way, and which drains into the tub on either side. By turning a thumb-screw, the ringer base can be removed, while all parts of the tub are accessible for cleaning.

The legs are furnished with adjustable iron frame extending from each leg to wall, thus making a firm and permanent support for the tubs. The porcelain backs are non-absorbent and will not discolor. They project down into the tubs so that nothing can splash and run down behind. With the tubs and the Imperial porcelain legs, they present an all-white surface so desirable in all fixtures of the kind.

Another sanitary problem is the public drinking fountain. The ordinary drinking cup in public schools, parks, bicycle paths and other public places is frequently objected to because it may lead to the spread of contagious diseases. To obviate any danger of this kind, the Purita drinking fountain has been devised. Water enters the drinking cup through the controlling valve, which can be set so as to permit the water to bubble up in a small jet to the desired height. In this way the child or other person can drink of running water, but cannot touch the cup, thus avoiding all danger of contamination. It will take some time however for a person habituated to drinking out of cups to get used to this habit of drinking although it is the most natural.

WHAT CO-OPERATION HAS DONE.



MAN has colonized this planet, and century after century, for thousands of years, he has striven to mold to his use the flora and fauna of the globe. He has given some attention also to molding himself and his relationships says the *New Time*. He made a splendid move when he nationalized and democratized defence and the administration of justice. He

will make another grand advance when he nationalizes and democratizes industry. In the earliest times, when each one defended himself unaided, it took the whole life of a man for warfare and the training and preparation it required. But after a while men said: "There's a better way than this. We'll form ourselves into a nation, and guarantee safety to every man, and put the whole power of the State behind the promise. Then a few men with guns will be able to keep the peace for all, and a vast amount of vigor and time will be saved." And they did, and the energy thereby released has developed the commerce and science of modern times. The material civilization of the nineteenth century is the result of the nationalization of defence, and the equalization of safety. So it will be with the nationalization of industry and the equalization of security from hunger and cold; the larger part of the time and attention devoted to getting material wealth will be given to higher pursuits, and the twentieth century may see a civilization of the soul, a spiritual development as magnificent as the material advancement of the nineteenth.



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.

BUILDING for Hobart Estate Company Post street near Stockton street, San Francisco, Percy & Hamilton, Architects.

STORES and Flats for W. J. Dutton, San Francisco, Percy & Hamilton, Architects.

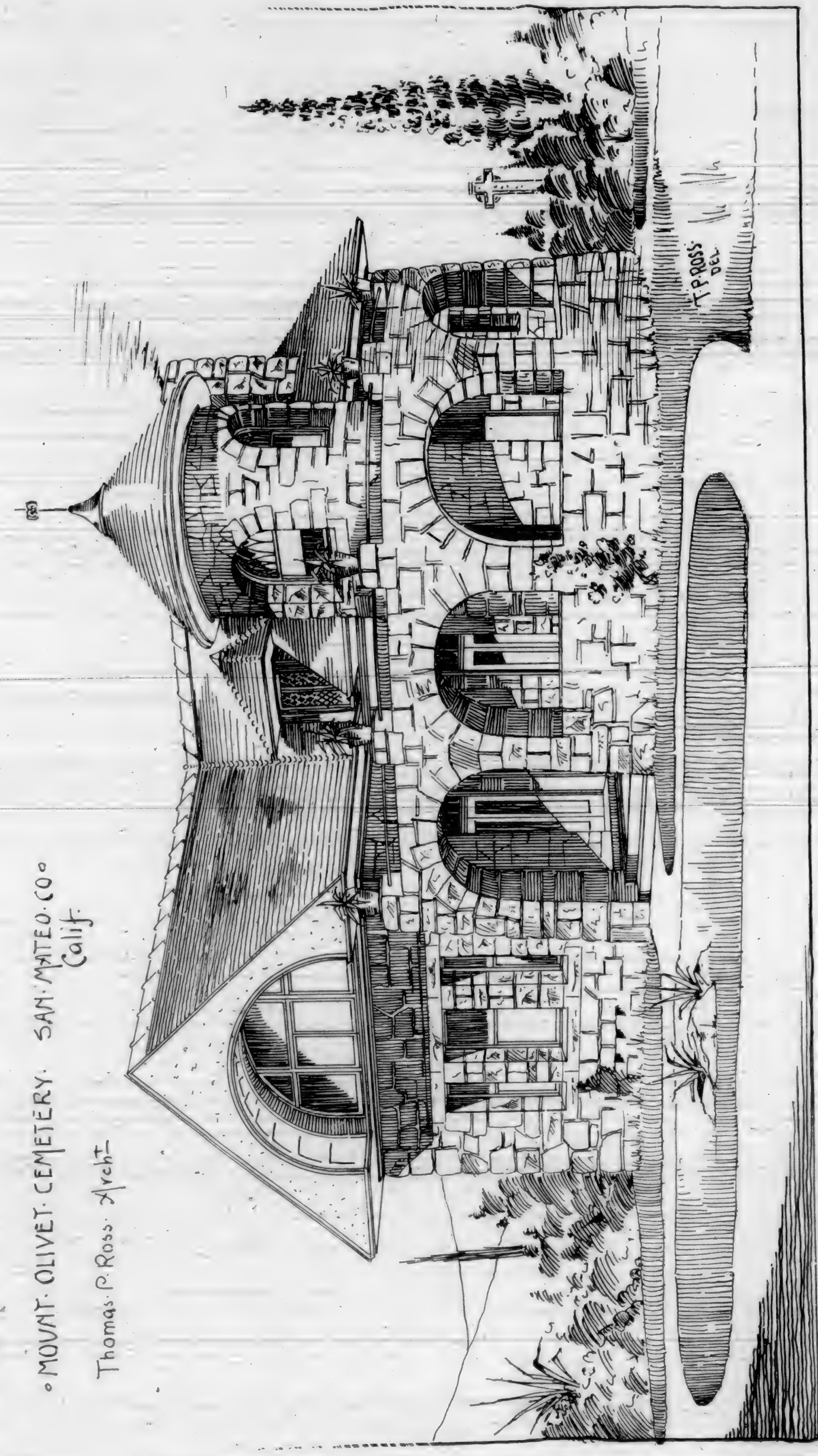
SKETCH of Superintendent's Lodge, Mount Olivet Cemetery, San Mateo Co., Thomas P. Ross, Architect.

FIRST English Evangelical Lutheran Church, Samuel Newsom, Architect.

SKETCH OF SUPERINTENDANT'S LODGE

MOUNT OLIVET CEMETERY. SAN MATEO CO.
Calif.

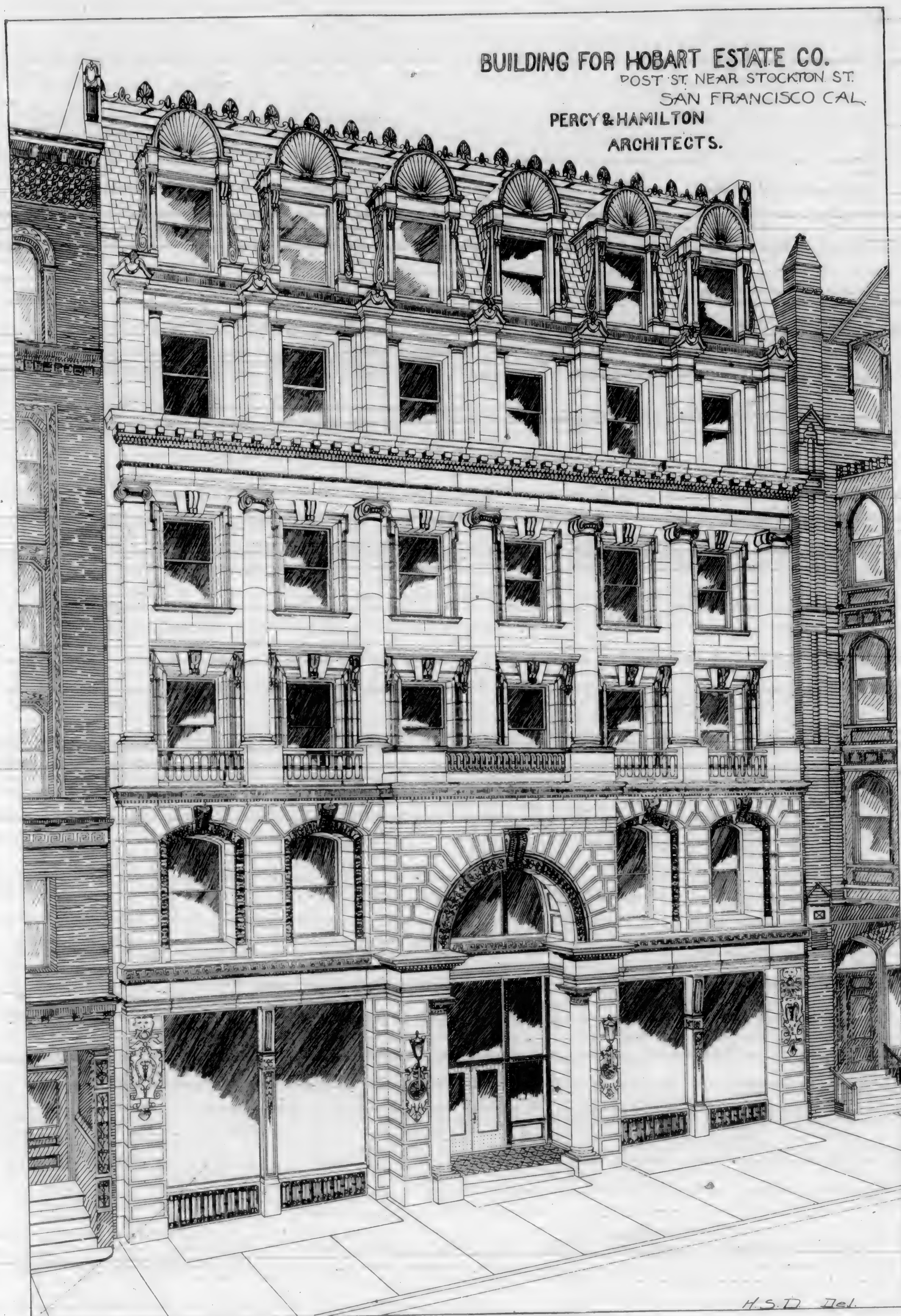
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