

loves to reign and be supreme. It was highly characteristic of Wolsey. We believe all really great men love architecture. A man who builds to himself a notable palace or house, and by his arrangements adequately shows forth and appropriates a fine estate, makes to himself at least a centre of the world, to which all things come or seem to come, and from which all thoughts radiate by enclosing apparently so much of the world's wilderness as he wants; all within his eye's reach is his real, and all without his imaginary domain. He creates the happiest delusion of space, regulates it by his own ideas, making it what he would have it and ornaments it to charm him. In a fair and noble mansion a man must, in some degree, feel himself a king, for his will has sway and room to move in. It has a tendency to elevate, to give him character, decision and that dignity which ever arises from repose within one's self; that need not be shoved and hustled from meditation and reflection by the too near proximity of ill-assorted things and persons. We look upon the taste for architecture as a national good. It is the means of raising families to a visible responsibility, giving them something to keep up and to hand down to others, greater than the littleness of uncultivated, unadorned republican man. The other arts require it, and all arts thus assisting each other, build up and constitute all that is beautiful in the world, visible and moral. How hard is it to give up anything we make and call our own. Now in nothing was Wolsey's superior greatness more shown than in the readiness of so large a sacrifice as Hampton Court. Had he pride, he had enthroned it here, but his pride was a part of him. Driven out forcibly from one palace, it had a snug refuge in himself. Nothing, no outward act of malice or tyranny, could rob the world's history of Wolsey. He knew it, and even in his fall was greatest. The noble fabric of Hampton Court was, however, readily resigned by Wolsey into the king's hands, who subsequently seized, too, his palace afterward called Whitehall. It is a curious fact, and one that marks a visible retribution upon things, names and persons, whereby a sort of moral history of the world is written by a divine hand and carried on in continuance by striking incidents; it is a curious fact that these two palaces of Wolsey, as they are monuments of the rapine of royalty, so they are of the humiliation of royalty.—*Tesserae, in London Architect.*

THE PLACE OF RESEARCH IN EDUCATION.

THOUGH the advice given below is from an Englishman's point of view in regard to education it is nevertheless applicable to our own schools.

From an interesting article entitled "The Place of Research in Education" published in the last report of the Smithsonian Institution we extract the following:

"There can be no question that the future of this country is very largely in the hands of its schoolmasters and schoolmistresses, and there are many among us who are convinced that our progress is much hindered by their failure to feel the pulse of the times—who think, indeed, that they do not suitably prepare the material which we subsequently are called on to mold into its final shape. We look to the new commission to recommend drastic changes which will enable us to utilize to the full the marvelous ability latent in the English race, and which will help parents in solving the truly terrible problem with which they are confronted in

these days of unreasoning and unreasonable competition when the time comes to secure a career for their children. English boys and girls at the present day are the victims of excessive lesson learning, and are also falling a prey, in increasing numbers year by year, to the examination demand, which threatens to become by far the most ruthless monster the world has ever known either in fact or in fable. Ask any teacher who has to do with students fresh from school his opinion of them, he will say that in the great majority of cases they have little if any power of helping themselves, little desire to learn about things, little if any observing power, little desire to reason on what they see or are called on to witness; that they are destitute of the sense of accuracy and satisfied with any performance however slovenly; that, in short, they are neither inquisitive nor acquisitive, and as they too often are idle as well, the opportunities offered to them are blindly sacrificed. A considerable proportion undoubtedly are by nature mentally very feeble, but the larger number are by no means without ability, and are in fact victims of an acquired disease. We must find a remedy for this state of things or perish in the face of the terrific competition now setting in.

"Boys and girls at school must be taught from the very earliest moment to do and to appreciate. It is of no use our teaching them merely about things, however interesting—the facts must be taught without their use being taught simultaneously; and, as far as possible, they must be led to discover the facts for themselves. Instead of our placing condensed summaries in their hands, we must lead them to use works of reference and acquire the habit of finding out; they must always be at work applying their knowledge and solving problems. It is a libel on the human race to say, as many do, that children can not think and reason, and that they can only be taught facts; early childhood is the time at which these faculties are most apparent, and it is probably through failure to exercise them that they suffer atrophy. The so-called science introduced into a few schools in answer to the persistent demands of its advocates has been in most cases a shallow fraud, of no value whatever educationally. Boys see oxygen made and things burnt in it, which gives them much pleasure; but, after all, this is but the old lesson learning in an interesting shape, and has no superior educational effect. I would here repeat what I have recently urged elsewhere, that in the future all subjects must be taught scientifically at schools, in order to inculcate those habits of mind which are termed scientific habits; the teaching of scientific method—not the mere shibboleths of some branch of natural science—must be insisted on. No doubt some branch of chemistry with a due modicum of physics, etc., is the subject by means of which we may, in the first instance, best instill the scientific habits associated with experimental studies, but it must be true chemistry of the discoverer, not the cookery-book-receipt pseudoform which has so long usurped its place. Whatever be taught, let me repeat that mere repetition work and lesson learning must give place to a system of allowing children to do things themselves. Should we succeed in infusing the research spirit into our teaching generally, then there will be hope that, in the course of a generation or so, we shall cease to be the Philistines we are at the present time; the education given in our schools will be worthy of being named a 'liberal education,' which it never will be so long as we worship the Old World classical fetish, and allow our schools to be controlled by those who reverence this alone, having never been instructed in a wider faith."

COLOSSAL BRICK STRUCTURE.

VERY few know it, but it is a fact, says the Washington *Star*, that the Pension Office Building is the largest brick building in the world. It has been subjected to much criticism, but it can stand it, for as time passes along there are many things seen about it that escaped notice when it was newer. In all there are over 10,000,000 bricks in the building.

General Meigs took liberties with bricks that no other architect had ever attempted. He not only used bricks exclusively for the building, but he used them in constructing the stairs throughout the building. In the matter of stair building bricks have often been used for the riser, but the step has always been of iron, wood, slate or stone. In the Pension Office both riser and step are of brick. As a brick building, therefore, pure and simple, it is unique in construction, outside of the fact that it is the largest exclusively brick building in the world.

NOTES AND COMMENTS

ONE is glad to hear that Mr. Ruskin is in good health, and that he takes daily walks in the neighborhood of Conington. The addresses he delivered some years ago at Oxford on landscape painting are at length to be printed. The reason given for their tardy publication is that Mr. Ruskin has not until recently been satisfied with the progress made in the art of photogravure, it being of course, necessary to have reproductions of those pictures to which he referred. The volume will contain eighteen large plates, including some reproductions from Turner.

CHARLES KNORR, a Chicago architect, killed himself so his creditors could get their pay out of his insurance policy. This is a most delightful system. It certainly equals the suttee custom of the natives of India—where the wives burned themselves on the funeral pyre of their husbands.

BOOKS AND PERIODICALS

Weeping Ferry by Margaret L. Woods, is the complete novel in LIPPINCOTTS' for September, a story that had better not have been written. The other articles are of interest. The complete novel for the October number which is promised to be ready September 22d, is entitled A Knight of Philadelphia by Joseph A. Altsheuler author of The Sun of Saratoga.

Journal of the WESTERN SOCIETY OF ENGINEERS for August, contained a very interesting article entitled Deep and Difficult Bridge and Building Foundations, by Geo. E. Thomas, M. W. S. E. The illustrations are very good and cannot fail to interest engineer and others engaged in like work.

THE WOMBAT, is the singular name of a little magazine that comes to us from Australia, it is published by the Gordon Technical College and the Allied Associations. An article on Portland-Cement by Richard Taylor in the July number of the magazine will be found in another part of our journal.

FIGHTING FIRES IN TALL BUILDINGS.

AT THE recent convention of the fire chiefs, held in New Haven, Conn., the principal matter under consideration was fighting fires in tall buildings. The large number of these buildings erected of late years in our cities has made this a vital question in case of fire, and while but few of these buildings have actually been destroyed in this way, yet what has been done has shown the utter inadequacy of the departments to meet the demands made upon them in such cases. The general opinion expressed was that laws should be passed restricting the height of such buildings. Legislation against such structures was strongly advocated. It was also advocated that the insurance companies make concessions in favor of buildings of moderate height. No other branch of the city service appreciates more fully the danger from fire that goes with buildings of such immense height, and it was claimed that some day there will be a fatality in a sky-scraper that will appall the world. The part of wisdom is to prevent by law the erection of any structure beyond the number of stories that is consistent with safety and the capacity of fire apparatus.—*Architecture and Building*.

CORRESPONDENCE

The Editor is not responsible for any opinions of Correspondents.

To the Editor of the California Architect and Building News.

I had a few moments to spare while waiting for the San Rafael boat this morning and I strolled along in front of our new depot. I admired the beautiful proportions and the good construction, I thought what a credit it was to the architect, the late A. Page Brown, other works of whom I had often admired; I came to the main entrance and on a huge stone my eye caught some lettering which I found was a statement that the building was built by the present Board of Harbor Commissioners, a Mr. Holmes, engineer, and Mr. Swain the architect; the intention seems to be to ignore the real architect altogether. I do not think this ought to be allowed and I do not think it will be when the matter is understood.

Yours truly,

SAMUEL NEWSOM, Architect.

LEGAL DECISIONS.

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

SUIT FOR QUANTUM MERUIT.—On a quantum meruit—for the amount of work done—on the erection of a building, the owner is entitled to an allowance for attorney's fees incurred in consequence of the failure of the contractor to defend a mechanic's lien filed against the building by a subcontractor.
Dempsey v. Schawacker, Mo., 38 Southwestern Rep. 954.

If a contractor seeks to recover on a quantum meruit, after being denied the opportunity to finish his contract, he must prove what work he did, its value, and that it was not paid for; he cannot throw on the one sued the burden of showing what he omitted under contract.

Wyckoff v. Taylor, 43 N. Y. Supp. Rep. 31.

EVIDENCE AS TO HEATING APPARATUS.—On an issue as to the sufficiency of a heating apparatus to properly warm a building, where it was claimed that its failure was due to the faulty construction of the building, evidence of the comparative results obtained from such plant and another subsequently placed in the same building is admissible.

Kramer v. Messner, Iowa, 69 Northwestern Reporter, 1142.

WHEN CONTRACTOR IS NOT LIABLE FOR INFERIOR BRICK.—A building contractor's right to recover the contract price is not de-

feated by the fact that the bricks purchased by him, in good faith, and used in the building, were made of inferior clay; the defect not being discovered by careful inspection, nor until developed by exposure to the weather after the building was completed.

Wis. Red Pressed Brick Co. v. Hood, Minn., 60 Northwestern Rep. 1091.

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't. 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.

BUSINESS MOSAICS.

If we look backwards to the year 1828, it is surprising to see how little was required in the plumbing line to make homes comfortable. Now this was the year that the J. L. Mott Iron Works was established in the State of New York; ever since that time this firm has been striving to increase the good qualities of articles so essential to the health, comfort and happiness of our people until it appears impossible to make a further advance; still we never can predict certainly of the future, and know not what may be in store in the way of improvements. Nevertheless, those who may be about to fit up their dwellings for health and comfort would do well to call upon Mr. M. S. James who is the Pacific Coast representative of the above named company. A glance at his advertisement on page v of this journal will convince the most prejudiced that they cannot do better than call and see Mr. James at his office, room 27 in the Flood Building.

"Spicer must be fearfully superstitious—he never comes near his office on Friday." "Superstitious nothing! That's the day he tells the collectors to call!"—*Chicago Journal*.

Roche Harbor Lime for sale by all the principal dealers, said to be the purest in the world—first prize awarded at the World's Fair as well as from various other fairs from New Orleans to Washington. For particulars address Tacoma and Roche Harbor Lime Co., box 289 Builders' Exchange, 40 New Montgomery street, San Francisco, Cal.

She—I wonder who first said "It is better to be born lucky than rich?" HE—Some old fool whose wife married him for his money. I guess.—*Cleveland Leader*.

The Rischmuller Door Opener and Closer is so well and favorably known that it is hardly worth while to call attention to its merits, nevertheless it may be well to give some of the advantages claimed for this contrivance. As there are two wires used, one for opening and the other for closing the door, it will be seen that the door is under full control. It is perfectly burglar proof as the wires do not run below the floor, and therefore the door cannot be opened from the basement.

A full sized working model can be seen at 320 Nineteenth street, orders should be left with Geo. Rischmuller, at that address.

She—Mr. d'Auber is wedded to his art. HE—Well, there's nothing mercenary about the union.—*Life*.

It looks as if before this century is out that the swearful wobbling door knob, which rattles when touched will be a thing of the past—for now come the Patent Screwless Door Knob which is as firm as the rock of Gibraltar—immovable and unratteable.

As well as being a Godsend to the householder and tenant, it is also to the carpenter who will now be saved that niggling handling of small screws which tries his patience; it is labor saving and money saving which says it is in line with modern progress.

Does away with washers and screws and can be adjusted at once to any thickness of doors, fits all locks, and can be removed almost instantaneously by any one. It is worthy of all attention.

"Me an' Billy don't have to study 'bout Alaska this year." "Why not?" "Pap's done wore th' map o't our gogafy."—*Free Press*.

Joseph Budde, the manufacturer of sanitary appliances in the plumbing line can be found at his old stand 575 Mission street—architects and others are cordially invited to call at his sample room. He claims that home industry is encouraged when employment is given to this establishment every dollar remains at home.

Mr. Budde is successor to Wm. Smith late of 21 Montgomery street, also of W. B. Rustemeyer & Co., known as the Pacific Water Closet Works, 126 Main street. His motto "First-class work, low price and two years guarantee of all my work!" should make him popular with his customers.

He—What strain is that? SHE—(playing on the mandolin)—That was no strain; only an ordinary effort.—*Examiner*.

The color effect in Cabot's Creosote Shingle Stains has been very ingeniously illustrated in a colored chart prepared by Samuel Cabot of Boston, Mass. This might be called a movable chart as by turning the leaf the same building is shown in different colors. This chart, like all the work turned out of Mr. Cabot's establishment, is first-class. Nothing could be more convincing of the merits of Cabot's Shingle Stain as the division of the plates allows sixteen separate and distinct combinations to be seen—enough to give a very clear idea of the blending of the various colors.

Subscribe for CALIFORNIA ARCHITECT AND BUILDING NEWS—\$3.00 Per Year.

The Pacific Refining and Roofing Co., 113 New Montgomery street, San Francisco, advertise on page vii of this journal, W. P. Shingle Stains and also W. & P. Creosote Paints. The stain is in soft and pleasing tints, of the highest grades of materials, specially adopted to use on redwood, is a Pacific Coast product.

The Creosote Paints are an excellent wood preservative, for use on surfaces new or old. A first class wood and shingle covering in soft shades resembling slate.

Minnie—Nellie is a regular genius. She put her frizzes up in tin foil off champagne corks. MADGE—And way off champagne corks? MINNIE—Because it makes 'em tight.—*Judge*.

Joseph Dixon Crucible Co., Jersey City, N. J., are always having something new on hand, the latest novelty is Brazing Graphite. Not a little of the expense in brazing is due to the cost of removing the brass which has stuck to the metal where it is not wanted. The removal of this brass is usually attained only by patience and diligent filing. Now comes to the aid of the brazier that unique mineral, graphite, which is not affected by acids, alkalies, heat or cold. Braziers who have made use of Dixon's Pure Flour of Graphite pronounce it worth its weight in gold. A sample will be sent without charge by the Joseph Dixon Crucible Co., Jersey City, New Jersey, who are the only manufacturers.

Sierra Lumber Company corner of Fourth and Channel streets, manufacturers of and dealers in doors, windows, and blinds, also sugar pine, yellow pine, spruce and fir lumber to order.

She—I know that I am not good-looking, but people forget my face when I sing. HE—Won't you sing now?—*Fliegende Blätter*.

Dunham, Carrigan & Hayden Co., 17 and 19 Beale street, San Francisco. In their advertisement on page ix of this journal is shown an illustration of their American Sliding Door Hanger for which they claim unusual advantages—great saving of time and expense, and superior excellence in operation. It is trackless, no wheels and also no noise, what more can be wanted of a door hanger? This firm are dealers in the Yale & Towne Manfg. Co's. Celebrated Yale Locks.

"Johnnie, I hope you are not beginning to swear?" "Oh, no, not till I am as big as papa!"—*This Little World*.

Samson Cordage Works, Boston, Mass.—manufacture Samson Spot Cord, it can be told at a glance and is warranted free from waste and imperfections of braid. Send for samples, 115 Congress street, Boston, Mass.

CITY BUILDING NEWS.

Ashbury near Fredrick. Cottage; owner, T. Wollweber; architects, Kenitzer & Barth; contractor, C. Schutt; signed, Aug. 18; filed, Aug. 18; cost \$4880.

Brazil Ave. and Lisbon. Cottage; owner, Mrs. C. Murphy; architect, Thos. McKee; contractor, D. R. Perry; signed, Aug. 28; filed, Aug. 30; cost \$1237.

Broderick near Sacramento. Two-story frame; owner, T. G. Cockrill; contractor, E. W. Hyde; signed, Aug. 11; filed, Aug. 13; cost \$2700.

Buchanan near Broadway. Two-story frame; owner, Chas. H. Huffman; architects, Percy & Hamilton; contractors, Thomas H. Day & Son; signed, Aug. 13; filed, Aug. 14; cost \$4550.

Buchanan and McAllister. Excavation, brick work; owner, Mrs. Louis Junker; architect, C. Haupt; contractors, Gray Bros; signed, Sept. 8; filed, Sept. 8; cost \$1596.

Brighton near Holloway. To build; owner, Employee of the branch jail; builders, McCarty Co; cost \$5000.

Capp near 24th. Two-story frame; owner, Sarah A. Lawson; architect, F. B. Wood; contractor, Allan De Lair; signed, Aug. 12; filed, Aug. 13; cost \$3895.

Capp and 19th. Two-story frame; owner, C. F. Wm. Fahrerkrug; architect, E. J. Vogel; contractor, I. W. Coburn; signed, Sept. 8; filed, Sept. 8; cost \$3276.

Chelsea Place near Buan. Three-story frame; owner, Babette Federlein; architect, C. A. Meussdorffer; signed, Aug. 17; filed, Aug. 18; cost \$3400.

Church and Clipper. Cottage; owners, Jas. Linden and wife; contractor, John Kenally; signed, Sept. 7; filed, Sept. 13; cost \$1080.

Clay and Pierce. Excavation, brick and iron work; owner, Caroline Wingerter; architect, A. C. Lutgens; contractor, Fred Wagner; signed, Aug. 30; filed, Sept. 2; cost \$1500.

Clay and Pierce. Carpenter work for two-story frame; owner, Caroline Wingerter; architect, A. C. Lutgens; contractor, J. B. Cogswell; signed, Aug. 30; filed, Sept. 8; cost \$4880.

Clayton near Hayes. Two-story frame; owner, Mrs. Wilhelmine English; architects, Hill & Bowers; contractor, F. W. Kern; signed, Aug. 11; filed, Aug. 14; cost \$3850.

Clement near 7th Ave. Cottage; owner, R. E. Donohue; contractors, Marcuse & Remmel; signed, July 28; filed, Aug. 31; cost \$1400.

Clementina street No. 525. Alterations; owner, Mary Menihan; architect, A. J. Barnett; contractor, Chas. Alsop; cost \$1000.

Devisadero near Washington. To build; owner, Frank Kayser; architect, C. M. Rousseau; contractor, W. B. Kenny; signed, Aug. 25; filed, Aug. 27; cost \$2300.

Diamond near Sussex. To build; owner, Mrs. F. Smith; contractor, D. Ross; signed, Aug. 18; filed, Aug. 19; cost \$1540.

El Dorado and Rhode Island. Office building, bins, etc; owner, Sanitary Reduction Works; architect, Chas. Thacker; contractor, Maccono & Rosso; signed, Aug. 12; filed, Aug. 12; cost \$4722.

Ellis near Mason. Brick work, etc, for six-story brick; owner, L. H. Sly; contractor, Thomas Butler; signed, Aug. 28; filed, Sept. 1; cost \$665.

Eighteenth near Castro. Two-story frame; owner, W. C. Johnson; contractor, W. B. Helbing; signed, Aug. 31; filed, Sept. 1; cost \$3050.

Eugenia near San Jose Road. One-story frame; owner, Wm. Henly; contractor, C. M. Lee; signed, Sept. 7; filed, Sept. 8; cost \$1185.

- Fell** near Masonic Ave. Two-story frame; owner, B. F. Hawes; contractor, C. Zwierlein; signed, Aug. 21; filed, Aug. 25; cost \$1500.
- Forster**, Lakeview. Cottage; owner, W. B. Peel; builders, McCarthy Co; cost \$1200.
- Fredrick** near Cole. Two-story frame; owner, Susan Jaenike; architect, C. F. Robertson; contractor, T. T. Pottinger; signed, Sept. 8; filed, Sept. 8; cost \$254.
- Golden Gate Ave.** near Baker. Cottage; owner, S. G. Seavern; architect, John McHenry; contractor, Thos. Kinread; signed, Aug. 18; filed, Aug. 23; cost \$1500.
- Golden Gate Ave.** near Buchanan. Alterations and additions; owner, Samuel Rainey; contractor, P. Rive; signed, Sept. 10; filed, Sept. 11; cost \$1373.
- Grove** near Fillmore. Plumbing, etc.; owner, John L. Koster; architects, Martin & Coffey; contractor, W. F. Wilson; signed, Aug. 27; filed, Aug. 30; cost \$1477.
- Green** near Polk. Cottage; owner, I. H. Goldmeyer; contractor, Geo. M. Salisbury; signed, Aug. 18; filed, Aug. 21; cost \$1650.
- Guerrero** and 26th. Two-story frame; owner, D. J. Shinn; architect, U. M. Rousseau; contractors, Thayer & Hughes; signed, Aug. 17; filed, Aug. 19; cost \$1673.
- Haight** near Scott. Two-story frame; owner, G. F. Hanckamp; architect, J. E. Kraft; contractor, J. Wuefken; signed, Aug. 18; filed, Aug. 21; cost \$3210.
- Howard** near 25th. Alterations; owner, Geo. L. Payne; architect, N. Blaisdel; contractor, Geo. Harris; signed, Aug. 12; filed, Aug. 16; cost \$3075.
- Jackson** near Central Ave. Two-story frame; owners, Frieda Stauff and C. C. Dohrmann; architect, S. Blaisdel; contractor, C. Kreeker; signed, Sept. 11; filed, Sept. 11; cost \$6840.
- Jones** near Lombard. Three-story frame; owners, Caroline E. G. Jacques and Thomas G. Jacques; contractors, A. W. Paltiani & Co.; signed, Aug. 14; filed, Aug. 16; cost \$1639.
- Jones** near Chestnut. Two-story frame; owner, Peter H. Fleming; contractor, N. G. Chadwick; signed, Aug. 30; filed, Aug. 30; cost \$3500.
- Jones** near Greenwich. Three-story frame; owner, Conrad J. Bill; contractor, H. T. Grieb; signed, Sept. 8; filed, Sept. 8; cost \$3330.
- Juniper** near Folsom. Two-story frame; owner, Mrs. Mary J. Angie; architect, F. P. Rabin; contractors, W. Horstmeier & Co.; signed, Aug. 28; filed, Aug. 28; cost \$1200.
- Laguna** near Washington. Grading, brick work, etc.; owner, Dr. A. Barkan; architects, Pless & Moore; contractor, F. W. Kerr; signed, Sept. 1; filed, Sept. 2; cost \$13,240.
- Lakeview** (Ingleside). Cottage; owner, Chas. Zissig; contractors, McCarthy & Co.; day's work; cost \$3000.
- Lee Ave.**, Lakeview. Cottage; owner, G. G. Unsworth; builder, McCarthy Co; cost \$2000.
- Lyon** near Golden Gate Ave. One-story frame; owner, J. P. Simmons; architect, M. G. Bugbee; contractor, W. Sorensen; signed, Aug. 18; filed, Aug. 19; cost \$1200.
- Lyon** near McAllister. One-story frame; owner, Janet Sutherland; contractor, T. A. Born; signed, Aug. 29; filed, Aug. 27; cost \$1618.
- Liberty** near Castro. Cottage; owner, Jacob Bauer; contractor, W. W. Redhall; signed, Aug. 31; filed, Aug. 31; cost \$1830.
- Market** near Kearny. Alterations; owners, S. N. Woods & Co.; architect, M. J. Lyon; contractors, Campbell & Pettus; signed, Aug. 14; filed, Aug. 17; cost \$2700.
- Maple** and California. Steam power, etc.; owner, Hospital for children, etc.; architect, A. C. Schweinfurth; contractor, J. G. Grannis; signed, Aug. 23; filed, Sept. 13; cost \$3955.
- Mission** and Precita. Two-story frame; owner, John Collins; contractor, E. N. Jones and J. A. Cotter; signed, Aug. 26; filed, Aug. 27; cost \$2350.
- Mission** and Second. Excavations, bulkhead, etc.; owner, Wells, Fargo & Co.; architects, Percy & Hamilton; contractors, Buckman Contracting Co; signed, Aug. 27; filed, Aug. 27; cost \$1700.
- Mission** near 2d. Concrete work, etc. for four-story brick; owner, Robert Dalziel; architect, J. W. Mathews; contractor, Geo. Goodman; signed, July 28; filed, July 31; cost \$3700. Brickwork, etc.; contractor, R. W. Beattie; signed, July 28; filed, Aug. 31; cost \$1169. Cast iron work; contractor, Judson Mfg. Co.; signed, Aug. 19; filed, Aug. 31; cost \$4700. Carpenter work; contractors, Bignami & Masow; signed, July 17; filed, Aug. 21; cost \$5483.
- Ninth** near Bryant. Two-story frame; owner, Wm. Garms; architects, Salfield & Kohlberg; contractor, H. Munster; signed, Sept. 8; filed, Sept. 8; cost \$3270.
- Oak** and Devisadero. Moving a building; owner, Mrs. S. Misk; architects, McDougall Bros; contractor, John H. McKay; filed, Aug. 12; cost \$1700.
- Pacific Ave** and Buchanan. Painting; owner, Albert Meyer; architects, Salfield & Kohlberg; contractors, J. St. Denis Co; signed, Aug. 7; filed, Sept. 13; cost \$10151.
- Plymouth** near Patton. One-story frame; owner, Martin T. Cooney; contractor, Cornelius March Lee; signed, Aug. 16; filed, Aug. 20; cost \$1230.
- Post** near Lyon. Two-story frame; owner, John Mahoney; contractor, J. T. McInnes; signed, Aug. 28; filed, Aug. 30; cost \$2650.
- Richmond Ave.** block 8 lot 26. Cottage; owner, W. A. Hicks; contractor, McCarthy Co; cost \$1000.
- Sansome** and Pine. Alterations and additions; owner, Royal Insurance Co; architects, Percy & Hamilton; contractors, A. J. Forbes & Son; signed, Sept. 3; filed, Sept. 3; cost \$1644.
- Sanchez** near 17. Dwelling and stable; owner, Martin Nolan; architects, Townsend & Wyncken; signed, Aug. 17; filed, Aug. 18; cost \$2055.
- Seventh** and Mission. Fence around Post-office block; owner, U. S. Government; contractor, J. A. Smilie; cost \$1445.
- Seventh Ave.** near M. street. To build; owner, Patrick Hallinan; architect, M. J. Welsh; contractor, J. B. Quinn; signed, Aug. 21; filed, Aug. 21; cost \$2650.
- Stevenson** near 1th. Steel and iron work; owner, Claus Spreckels; architects, Reid Bros; contractor, Pacific Rolling Mills; signed, July 14; filed, Aug. 20; cost \$421. Brick work; contractors, Peacock & Butcher; signed, Aug. 2; filed, Aug. 20; cost \$5515.
- Stockton** and Geary. Grading, concrete, etc. for 6-story brick; owner, Union Trust Co; architects, Pless & Moore; contractors, Cushing-Wetmore Co; signed, Sept. 1; filed, Sept. 4; cost \$2300.
- St. Mary's Ave.** near Mission. To build; owner, Rev. Peter D. Brady; architects, Shea & Shea; contractors, Barrett & Leahy; signed, Aug. 28; filed, Aug. 31; cost \$5505.
- Sutter** near Kearny. Alterations and additions; owner, A. W. Rose; architects, Percy & Hamilton; contractor, B. F. Ellis; signed, Aug. 21; filed, Aug. 23; cost \$1332.
- Tenth Ave.** near Clement. Cottage; owner, George Hensel; architect, A. J. Barnitt; cost \$1200, day's work.
- Third** and Market. Marble and slate work; owner, Phoebe A. Hearst; architect, A. Schweinfurth; contractor, Vermont Marble Co; signed, Aug. 27; filed, Sept. 3; cost \$8989. Plastering, cementing, etc.; contractor, J. R. Tobin; signed, Aug. 31; filed, Sept. 3; cost \$13,200. Metal stair case work; contractor, Western Iron Works; cost \$3865.
- Third Ave.** near Lake. Cottage; owner, E. D. Fell; architect, H. D. Munson; contractor, W. R. Kenny; signed, Aug. 13; filed, Aug. 14; cost \$1345.
- Third** near Market. Alterations and additions; owner, Hyman Bros; architect, Percy & Hamilton; contractor, B. F. Ellis; signed, Aug. 18; filed, Aug. 18; cost \$4321.
- Turk** near Mason. Carpentry, etc. for 3-story brick; owner, Geo. G. Burnett; architect, James E. Wolfe; contractor, John Furness; signed, Aug. 5; filed, Aug. 13; cost \$4538.
- Turk** and Taylor. Wood mantels, etc.; owner, A. W. Wilson; architects, Shea & Shea; contractors, Lowrey & Daly; signed, Aug. 17; cost about \$8000.
- Twenty-third** and Valencia. To build; owners, Carrie L. Dick and W. M. Cowie, trustees; architects, McDougall Bros; contractor, D. Currie; signed, Aug. 19; filed, Aug. 20; cost \$2754.
- Twenty-third** near Noe. Cottage; owner, E. A. Knowles; contractor, Wm. Plant; signed, Aug. 21; filed, Aug. 27; cost \$1000.
- Twenty-fourth** near Castro. Alterations and additions; owner, Catherine Sullivan; architects, Shea & Shea; contractor, Allen De Lair; signed, Aug. 10; filed, Aug. 12; cost \$2000.
- Twenty-seventh** near Church. To build; owner, James Murphy; architect, M. J. Welsh; contractor, V. G. Goodin; signed, July 19; filed, Aug. 25; cost \$1155.
- Union** near Devisadero. To build; owner, John Martinon; architect, N. Blaisdel; contractors, Campbell & Pettus; signed, August 24; filed, August 26; cost \$2725.
- Union** and Marion Place. Alterations and additions; owner, Catherine Hatfield; contractor, L. C. Berger; signed, Sept. 3; filed, Sept. 8; cost \$1156.
- Valley** street near San Jose Ave. To build; owner, Daniel Carmody; architect, M. J. Welsh; contractor, R. Fahy; signed, Aug. 30; filed, Sept. 1; cost \$2322.
- Van Ness Ave.** near Green. To build; owner, Jennie Schonwasser; architect, M. J. Lyon; contractors, Hannah Bros; signed, Aug. 14; filed, Aug. 19; cost \$4918.
- Vermont** near Yolo. To build; owner, Mr. Balz; contractor, Casper Zwierlein; cost \$1700.
- Washington** and Baker. Excavation and brick work; owner, Clinton Henry Ball; architects, Laver & Mullany; contractor, H. H. Larsen; signed, Aug. 28; filed, Aug. 27; cost \$1380.
- Washington** and Baker. Carpentry work; owner, Clinton Henry Ball; architect, Laver & Mullany; contractors, R. Weeks and Son; signed, Aug. 28; filed, Aug. 28; cost \$8065. Plumbing and gas fitting; contractor, W. F. Wilson; signed, Aug. 27; filed, Aug. 28; cost \$1320.
- Yerba Buena** near Clay. Two-story frame; owner, Daniel Carmody; architect, M. J. Welsh; contractor, Ed. Mooney; signed, Aug. 30; filed, Aug. 31; cost \$2450.

PALO ALTO

Palo Alto. Cottage; owner, M. D. Hall; architects, Cuthbertson & Williams; contractors, Powell & Dean; signed, Aug. 18; cost \$1320.

The California Architect and Building News.

OFFICE, 408 CALIFORNIA STREET,

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

VOLUME XVIII.

OCTO 20th, 1897.

NUMBER 10.

A MONTHLY JOURNAL DEVOTED TO THE ARCHITECTURAL INTERESTS OF THE PACIFIC COAST.

Published on or about the 20th of each month by The California Architectural Publishing Company. The Stockholders being Architects and others interested in the profession.

SUBSCRIPTION TO THE JOURNAL, \$3.00 PER YEAR IN ADVANCE. ESTABLISHED 1879. NOW IN THE EIGHTEENTH YEAR.				
ADVERTISING RATES:				
Space	1 Month	3 Months	6 Months	12 Months
1 inch.....	\$ 1.50	\$ 4.00	\$ 7.50	\$ 13.00
2 inch.....	3.00	8.00	15.00	26.00
3 inch.....	4.50	12.00	22.50	39.00
4 inch.....	6.00	16.00	30.00	52.00
5 inch.....	7.50	20.00	37.50	65.00
6 inch.....	9.00	24.00	45.00	78.00
7 inch.....	10.50	28.00	52.50	91.00
8 inch.....	12.00	32.00	60.00	104.00
9 inch.....	13.50	36.00	67.50	117.00
10 inch.....	15.00	40.00	75.00	130.00
11 inch.....	16.50	44.00	82.50	143.00
12 inch.....	18.00	48.00	90.00	156.00
13 inch.....	19.50	52.00	97.50	169.00
14 inch.....	21.00	56.00	105.00	182.00
15 inch.....	22.50	60.00	112.50	195.00
16 inch.....	24.00	64.00	120.00	208.00
17 inch.....	25.50	68.00	127.50	221.00
18 inch.....	27.00	72.00	135.00	234.00
19 inch.....	28.50	76.00	142.50	247.00
20 inch.....	30.00	80.00	150.00	260.00

Remittances should be in the form of postal orders, payable to THE CALIFORNIA ARCHITECTURAL PUBLISHING COMPANY, and all communications addressed to the office of the Company, 408 California Street, San Francisco, Cal.



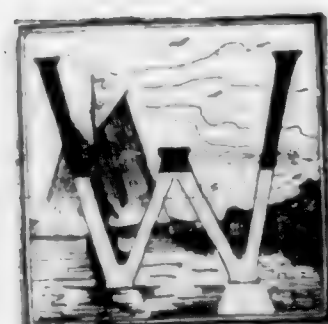
OUR WORTHY Mayor of San Francisco, with the laudable purpose of securing for the government of this city a suitable organic law, appointed some weeks ago a committee of one hundred citizens representing all shades of political opinion, and requested that they prepare or formulate a new charter on progressive lines, in the hopes that a non-partisan board of free-holders could be elected to officially submit the same to the voters of the metropolis, for their acceptance. This committee has been steadily at work on the task, and has outlined a charter which they hope would be approved by the voters and give a better and more economical government for this city than is possible under the existing antiquated and complicated hodge-podge of special enactments that have from time to time during the last thirty or forty years been enacted by the legislature for the government of San Francisco. The committee has pro-

posed many features that are in line with modern ideas of Municipal government, among others the acquisition and control by the city of public utilities. This naturally would arouse the active opposition of the corporations that profit annually to the tune of millions of dollars by conducting these utilities, and there are signs that they have already begun to lay wires to defeat the charter that will be proposed by the committee of one hundred. Bear in mind that the present committee is unofficial, and that the charter as submitted to the voters must be (at least nominally) prepared by the duly elected freeholders chosen for that purpose. It is the intention of the committee to present to the electors a board of free-holders pledged to the support of the instrument now being formulated. Should this plan be allowed to mature without opposition, there is little doubt that the charter would be ratified by the electors, as the need of a proper and definite governing authority is becoming more and more imperative. But this is dealing with the question

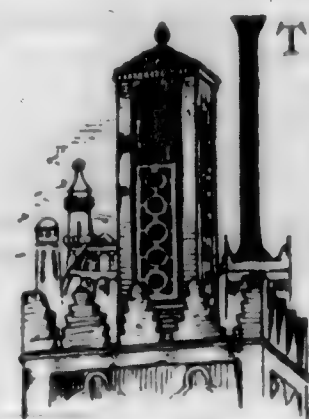
and leaving the corporations and politicians out. The politicians and corporations do not wish to be left out however, and it is dollars to doughnuts that they will make themselves felt. Suppose the regular political machines combine forces and nominate a set of free-holders conjointly; they would certainly have a fighting chance to elect their men in opposition to the candidates proposed by the committee of one hundred, and the result would be that the charter submitted by them to the people for the adoption would be no more like the committee's charter than chalk is like cheese. The developments in the game during the next month will be full of interest to all public spirited citizens.



WITH THE death of one woman and the awful experience of many others, the recent terrible explosion and fire at the California Fuse Company's works, has demonstrated very strongly the necessity of Legislation prohibiting completely the use of any kind of light or fire in any building used for the manufacturing or storing of combustibles and explosives. This fire started from an electric lamp, conclusively corroborating what has been said before. There are plenty of hours during the position of the Sun above the horizon for any employe to work, and any building for the purposes stated above can be planned and built so that the Sun's light penetrates to all corners and places. The only explanation that work has to be done by artificial light or that buildings are built so as to need the same during the daytime, must be therefore the infernal greed for pelf which seems to possess almost all humans, and which should be made a criminal offense when endangering others.



WITHOUT arrest and without trial by judge or jury, twenty workmen were shot to death the other day by order of the Courts of this country for disobedience to a Court decree. But they were poor men, ignorant of the implicit obedience that all good citizens render to the voice of the constituted authorities. Thus does the MAJESTY OF THE LAW compel the respect of cringing foreigners. By the way! Some years ago the proper authorities of San Francisco ordered several miles of unused railroad track on Bush street to be torn up: the Courts decided that the order was a lawful order and must be obeyed. Yet the rails still rust peacefully on Bush street and none of the recalcitrant directors of the corporation have as yet been shot. It is high time that San Francisco awoke from her slumbers and took a lesson from the more progressive Eastern States, as to the most effective methods of compelling respect and obedience to the mandates of the Courts. It is really disgraceful that this city should be so much behind the times, and we sincerely trust our sheriff will at once take the necessary steps to secure the number of rifles and gattling guns that may be necessary to place us on an equality with our sister cities, that our citizens may hold their heads erect, proud in the consciousness that San Francisco is no longer a jay town.



IT AFFORDS us considerable satisfaction that verdicts have been given by Juries in at least two recent cases in San Francisco, in favor of architects as against clients. The decision in these cases indicates that in the opinion of the Jury the client desired and tried to effect the robbery of the architect he employed. The opinion of a large class of the building public that an architect is a safe man to mulct is still very rife, and we hope the eminently just decision of the jury in the two cases referred to will serve to make people think twice before attempting to get something for nothing; another name for robbery.

In the first case *Laver & Mullany vs. Hotaling*—the defendant had used the time, labor and talent of the plaintiff in obtaining means by which he could judge of his ability in getting an income out of certain property and offered some petty sum for the experience and advice offered him. When the defendant goes to a physician or lawyer for advice he expects to be called upon to pay a good fee for it, but the plaintiff being only an architect with no organization to back him, he was considered safe prey—the jury luckily thought otherwise.

In the last case that of *Deprosse & Meusdorffer vs. The Eagle Distilleries* the attempt at thievery was just as palpable. The defendant had made working drawings and partly superintended the building, when they were dismissed and payment for their services refused. The Jury evidently could find nothing in the evidence showing why they should not be paid the value of their services and decided accordingly.

We would advise architects in the future to have jury trials, as a body of twelve ordinary men are not swayed by legal quibbles and technicalities as we generally find to be the case when a matter is tried by a judge, as some architects have found to their cost, but look at the honest rights of a case, and when they see an attempt at squirming out of paying for things clients order, give verdicts accordingly.

If the architects had a protective association like all other businesses, giving mutual help and protection against the unconscionable conduct of those who sneak around to get their labor and brains for nothing—such things would not be so ready to attempt it.

PROSPECTUS FOR THE PHEBE HEARST ARCHITECTURAL PLAN OF THE UNIVERSITY OF CALIFORNIA, BERKELEY, CAL.



THE UNIVERSITY OF CALIFORNIA has undertaken an enterprise which it is hoped to make one of the most notable in the history of architecture; and in this hope it asks, through the wise and loving kindness of Mrs. Phebe A. Hearst, the co-operation of the architects and artists of every land and clime, in the preparation of a plan for an ideal home of education.

The purpose is to secure a plan to which all the buildings

that may be needed by the University in its future shall conform. All the buildings that have been constructed up to the present time are to be ignored, and the grounds are to be treated as a blank space, to be filled with a single beautiful and harmonious picture as a painter fills his canvas.

The University of California was founded under an Act of the Congress of the United States, passed in 1862. It received a large land grant and subsidies, and still receives, in addition, a yearly income from the United States. The Charter of the University was granted to it by the State of California, in 1868, and a part of its income is derived from a tax of two cents on each \$100 of the taxable wealth of the State, which income is, of course, constantly increasing in amount.

It will thus be seen that the University has both a National and State character. Its present resources are valued at about nine million dollars and, in addition to the revenue derived from part of such resources, it has a yearly income of about \$40,000 from the United States, and of about \$250,000 from the State tax. The University has trebled its number of students in six years. It has 777 in 1897: it has 2300 now, and it will probably have 5000 after ten years, which is the number of students for whom the architectural plan should be calculated.

The site of the University of California, at Berkeley, California, comprises two hundred and forty-five (245) acres of land, rising at first in a gentle and then in a bolder slope from a height of about two hundred feet above the sea level to one of over nine hundred feet. It thus covers a range of more than seven hundred feet in altitude, while back of it the chain of hills continues to rise a thousand feet higher.

It has a superb outlook over the Bay and City of San Francisco, over the neighboring plains and mountains, and the ocean. It is the desire of those who have charge of this enterprise, to treat the grounds and buildings together, landscape gardening and architecture forming one composition, which will never need to be structurally changed in all the future history of the University. It is thought that the advantages of the site, whose bold slope will enable the entire mass of buildings to be taken in at a single *coup d'oeil*, will permit the production of an effect unique in the world, and that the architect who can seize the opportunity it offers, will immortalize himself.

It is seldom in any age that an artist has had a chance to express his thought so freely, on so large a scale, and with such entire exemption from the influence of discordant surroundings. Here there will be at least twenty-eight buildings, all mutually related and, at the same time, entirely cut off from anything that could mar the effect of the picture. In fact, it is a city that is to be created,—a City of Learning,—in which there is to be no sordid or inharmonious feature. There are to be no definite limitations of cost, materials, or style. All is to be left to the unfettered discretion of the designer. He is asked to record his conception of an ideal home for a University, assuming time and resources to be unlimited. He is to plan for centuries to come. There will doubtless be developments of science in the future that will impose new duties on the University, and require alterations in the detailed arrangement of its buildings, but it is believed to be possible to secure a comprehensive plan so in harmony with the universal principles of architectural art, that there will be no more necessity of remodeling its broad outlines a thousand years hence, than there would be

of remodeling the Parthenon, had it come down to us complete and uninjured.

In the great works of antiquity, the designer came first, and it was the business of the financier to find the money to carry out his plans. In the new building scheme of the University of California, it is the intention to restore the artist and the art idea to their old pre-eminence. The architect will simply design, others must provide the cost.

About five million dollars have already been pledged for a beginning, and such a general desire to contribute has been manifested, that it is thought that all the funds required will be forthcoming as fast as the work can be carried on.

Mrs. Phebe A. Hearst, widow of the late United States Senator George Hearst, and a lady well known for her philanthropy and public spirit, and her interest in and taste for all things artistic, has provided ample funds for securing the architectural plan. For this purpose she has appointed a Board of Trustees consisting of the Governor of the State, James H. Budd, representing the State; one of the Regents of the University, J. B. Reinstein, representing the Board of Regents, and one of the Professors of the Faculty, William Carey Jones, representing the University.

While the method of obtaining the architectural plan has not been decided on in detail, it is thought that it will be done by an international *concours*, open to all the architects of the world, with an international jury of five members, who will have full charge of the *concours* and of the award of all the prizes. This *concours*, while partaking in some degree of the nature of the usual competition, will possess all the main features of an actual co-operation of the best architectural and artistic talent available for the purpose, as will be seen from the programme which has been prepared with that idea as a controlling one.

There will be two competitions, and ample prizes will be provided. Maps, casts and photographs of the ground will be placed at various accessible points in Europe and America, for the convenience of architects desiring to enter the *concours*, and the programme thereof, prepared by Professor Guadet, of the School of Fine Arts of France, is now under consideration by the Trustees, and it is hoped to distribute the same within the next sixty days.

Copies of this programme, when issued, may be obtained by architects from the various architectural societies in America and Europe, or upon application to the Board of Trustees, at their office, 217 Sansome street, San Francisco, California.

The University of California is destined in no long time to be one of the great seats of learning of the world, and the architect who plans for it a home worthy of its future, and of what a famous authority has called "the most beautiful site on earth for the purposes of a University," will make his name imperishable.

San Francisco, California,
August 31, 1897.

J. B. REINSTEIN,
JAMES H. BUDD,
WM. CAREY JONES,

Trustees for the Phebe Hearst Architectural Plan of the University of California.

Subscribe for CALIFORNIA ARCHITECT AND BUILDING NEWS—\$3.00 Per Year.

ALTERATIONS.



PERHAPS the most troublesome and vexatious of the duties of the architect is that of planning and supervising the alterations of old buildings and premises. We have heard many architects say that they would rather have to do with two new houses than to alter one. In the preparation of designs for a new building, the whole is plain sailing. The requirements understood, the plan and elevations made, the architect has to execute them. There is the site, free and unencumbered by any other buildings, there are no heights and levels to arrange; but, both in area and vertical dimension, there is an unrestricted field for the carrying out of the design which has been previously worked out to scale in plans and sections. The artist feels, too, that he has a *carte blanche* to do what he pleases: he has the instructions and a free scope for his talents without limit. Like the painter with a clear canvas, or the sculptor with a block of marble, he is master of the situation, and can use his own discretion in making the best of his opportunities.

There are two general kinds of architectural alterations. One is when the existing building or premises has to be altered internally or be remodeled; the other when a new portion has to be added, and the parts simply connected without any interference with the older part. More correctly, the latter is an addition. When a partition is erected to divide one into two rooms, or a passage has to be thrown into a room, a staircase altered, we have an alteration coming within the first class. A new wing to an old house, a bay window, a chancel or transept to an old church, or the erection of a spire, all come within the second class of alteration. We all know which of these two classes of work the architect would sooner have to deal with. Take a badly arranged or an old, dilapidated house: several internal alterations are necessary to be made to it; a plan and specification are prepared, and tenders are invited. The first difficulty of those who tender is to know exactly what has to be done. Men of little experience guess at the amount; those of long experience in alterations hesitate—they are careful to make a personal examination before committing themselves to price. Where to stop? How will this wall or that floor or roof bear cutting into or patching? What are the risks and contingencies to be incurred?—these are the sort of questions which arise in the mind of the cautious builder before signing a contract for alterations. A wide margin is the only safeguard, for every one conversant with building alterations knows the utter impossibility of discovering beforehand what a certain alteration will entail, or what lead to, by the time the work is finished. The record of specifications for this class of work and actual experience, as furnished by practical builders, will remove any doubt in the mind of those who think that alterations and building are to be regarded in the same light. Take, for example, an old floor. A partition below it has to be removed to make a room larger. The architect specifies for the shoring up of the floor and ceiling, and the insertion of a beam or rolled girder to carry the ends of joists of the old floor. Actual experience discovers that the plan is impracticable. The joists are found to be too decayed at the ends to be reused; or, what is more probable, the binding-joists are quite incapable of doing duty after they have been disturbed by

the operations. Instead of a few new joists or a single girder, the work entails a new floor. Even greater risks attend the alteration or raising of an old roof. The timbers, which might have lasted for years if undisturbed, quickly crumble and the joints of the framing are found to be rotten. Old leadwork is the same; often it will not bear disturbance, such as would be the case in the raising of a flat. Between patching and thoroughly making good the difference is exceedingly great, and there is a strong temptation among small builders on this account to evade the terms of the specification. To remove the old timber or lead and to credit the value of the materials is no easy matter.

Allowance for old timber that may turn out to be rotten is almost impossible. Restorations or repairs are generally involved in contracts for alteration; and in these works credits make a considerable item in the bill. Thus, we constantly find in specifications for alteration the phrase "remove and credit" when the extent of removal may be uncertain, and the condition of materials still more so. In church restoration the difficulties are often great. Thus we find such an item as the following, "Remove roof of aisle, comprising two bays, and make good work disturbed." This may involve the removal of a few squares of boarding, roof-timbers, and lead. Unless the exact quantity of lead is stated the item is a very doubtful one. It is hardly necessary to urge the importance of giving the quantities of the old materials and their position in the building. With regard to such material as lead, it is better to measure the same as it is removed, the contractor stating in his tender how much per cwt. he will allow for it. Much difficulty, however, is avoided when the old materials are sold at the onset, which can only be done when the building is pulled down. But, whichever mode be adopted, there is an element of uncertainty and doubt in tendering for work of this description—one which can only be reduced by a careful and analytical examination of the building before the prices are affixed. As we occasionally find, there is a great difference in work of this kind under architects. One will enforce the terms of the specification, another will allow of a loose interpretation. Hence work executed from the same specification under one man's supervision may cost 50 per cent more or less than under another. For instance, what a divergence of opinion will be found among builders in such matters as cutting out to insert new windows, or in repairs to stonework. In the repair of an east window, which included cutting out decayed stones, inserting new, and the removal of saddle bars and glass, one tender was £10, and another nearly £30; but instances may be multiplied proving the various interpretations placed by builders upon items. Nor can such divergencies be materially lessened by the ordinary methods of practice; the good sense, moderation, and judgment of the architect, and the careful examination of the contractor, are the only means of diminishing the contingencies. In bills of quantities and specifications for alterations, more accurate results would be arrived at by a preamble describing clearly what was intended to be accomplished, so that those who tender may understand the motives and objects of the architect and client, instead of being compelled to grope in the dark, and to find out how best they can meet the liabilities that they will have to incur in the execution of the work. Instead of clearness, vague descriptions are given, and the aim appears rather to throw the interpretation upon the contractor.

But the architect's difficulties do not end with the speci-

EGYPTIAN MONUMENTS.

In the first place, he is tied to existing conditions. He is restricted to certain levels and to a certain style. Structural difficulties are also great, and then when he has done his best the work is unsatisfactory. It is only a compromise after all. Such in brief is the experience of those who have had much to do with alterations of old houses of inferior type. The desire to do what is best and right is constantly interrupted by some existing circumstances, so that very little can be done thoroughly. But the chief troubles commence when the work is begun. Unexpected things are discovered directly the old work is touched, and these often render a different method of procedure necessary. An order for extra work is generally the consequence, needing an incessant attention to details which have perhaps never been thought of before. Much of the trouble and anxiety which interfere with the architect's peace of mind arises from inaccuracies in the drawings, which sometimes are found to disagree with the old work. However careful the dimensions may have been taken, discrepancies will occur; and it may perhaps be worth while to remark that if in such cases architects in furnishing drawings were not to figure dimensions, such as heights, but to direct on the drawings that these are to be taken by the contractor from the actual building before commencing the work, a good deal of risk and labor would be saved. We have known of such cases being made to agree with a section, which, turning out to be inaccurate in the levels as figured, have had to be altered. Sometimes an additional window has had to be added, much to the detriment of the staircase. But the increased labor and trouble entailed is not estimated by the employer.

It is seldom architects charge more than the customary percentage for alterations, which is miserably inadequate as a remuneration. The drawings may be few—and correct plans and elevations are the chief requirements—but a very full and complete specification is absolutely essential, requiring a close and accurate survey of every part of the structure. In short, the proper plan is to write the specification, or to make notes for it in the building itself, so that no point or detail may escape notice. Quantities for such work can be only accurately prepared from a personal inspection. The greatest task of all is the supervision of alterations. To meet contingencies and difficulties when they appear, and to be able to cope with them, is a trying ordeal for the young practitioner. So much depends upon discovery in the progress of pulling down or removal, that nothing less than a vigilant inspection and watchfulness on the part of the clerk of works or the architect will be of much good. To be forewarned is to be forearmed, and to be able to apply an alternative method to any problem is one of the tests of the resources of the architect. Yet a great deal of uncertainty as well as anxiety might be spared if architects and builders intrusted with alterations were to be permitted to make experimental examinations before plans or estimates were prepared. Superficial surveys, such as making plans, are quite inadequate to discover hidden construction or the actual condition of materials. These ought in all instances to be supplemented by examinations of those parts which are affected by the proposed alterations.—*The Building News*.

WHILE repairing the Heidelberg Castle ruins some workmen found a window group, the style revealed the fact that the castle was not begun in 1411 but about 200 years earlier.

UPON looking at the monuments of ancient Egypt anterior to the eighteenth dynasty we find two great groups belonging to distinct ages, which are in a certain measure connected, but certainly not linked together by other minor groups which can be proved to stand between them. The first of these groups is that of the pyramids of Gizeh and of the tombs surrounding them. These are unquestionably the oldest monuments of Egypt, and probably of the world. Their massive architecture, which wears an air of primeval antiquity, the similarity of their form to primitive structures in various part of the world, and the archaic style of the sculptures of the tombs, alike prove their remote age. The subjects of the sculptures also differ greatly from those of later Egyptian art. One of the most striking and remarkable distinctions is the absence of representations of divinities and funeral rites, which are constantly found in tombs of a later period. The manners and customs belong to a primitive age. Laboring men are usually represented naked, which is not usual in other monuments; the chief occupations are connected with agriculture and the tending of cattle, and there is no trace of an army. The language appears in a more primitive form, and the inscriptions, which are for the most part merely descriptive of the sculptures, are very difficult to read.—The second important group of monuments bears the names of kings of Manetho's twelfth dynasty. They consist of a small temple, remains of other temples, tombs, obelisks and statues. The architecture is very different from that of the Pyramids, being less massive and more elegant. The sculptures, though still resembling in style those of an earlier date, exhibit a considerable advance. Separate statues have a better form and superior finish. The animals are admirably represented. There is still an absence of religious representations in the tombs, but divinities are portrayed upon other monuments. The subjects are of a less simple character than previously. The arts appear to have been more advanced, and life to have been more refined and luxurious. Soldiers are represented, and the laborers are usually clothed. The language is more developed, and perhaps may be considered to have reached its perfect state. Such is the impression which an intelligent observer would receive upon examining the monuments on the spot. He could have no doubt of the relative age of the two groups, but he would find no means of determining the period of time which intervened between them. He could see that no one in Egypt could possibly confound two such different epochs, and that therefore the priests would place, as a matter of course, the kings of the first group in an earlier dynasty than those of the second group. So far Manetho's account is confirmed by the monuments, but further than this we cannot venture to go before the eighteenth dynasty. Our real knowledge of the most ancient history of Egypt is almost entirely confined to the Pyramids and their builders.—*The Architect*.

TESSERÆ.

DETAIL IN PAINTING.

THE contempt expressed for paintings of fruit, flowers, and what is called still life, is, like most other general and unqualified expressions of the kind, unjust; for though it be true that an artist may be able to paint such things

well without possessing skill in any of the higher branches of the art, the converse is not so, no artist having been able to paint great things well who could not also paint little things. In the grandest and most perfect production of the pencil, the *Peter Martyr* of Titian, all the trailing plants, spreading leaves and flowers which decorate the foreground are painted from nature, with all the accurate truth of a botanist, though with all the light, airy, playful brilliancy and harmony of effect of a great master. We are aware, indeed, that Sir Joshua Reynolds has hastily denied the fact, and the merit of it if it were so; but the picture, though injured, is still existing to attest it; and if significant and entertaining objects can be employed in such decorations, common sense proclaims them to be preferable to unmeaning blots and random flourishes, which, like all other ornaments

yielding nothing, have an offensive character of obtrusive affectation. Hence, so far from despising skilful and elegant imitations of such objects, all the great masters of the art have studiously practised and successfully employed them; and, in proportion to their general excellence in the whole, has been their particular excellence in these subordinate parts. The leaves, fruits and flowers of Titian and Rubens are far superior to those of any professed and exclusive painter of such subjects, and their vases, phials and implements to those of any other artist whatsoever. Even the patriarchs of the truly grand and severe style, the founders of the Roman and the Bolognese schools, found it expedient to pay no less attention to these matters of decoration as the fruit in a picture of Ludovico Caracci, in the Earl of Ashburnham's collection, and the writing-desk, inkstand, books and hour-glass in a portrait of Cardinal Ribbena by Raphael, publicly exhibited some years in London, may sufficiently evince. Teniers might have envied the fidelity, delicacy and transparency with which the latter are finished. Neither did Salvator Rosa, the most bold, negligent and sketchy of the great painters, think it beneath him to attend to such matters, as appears by the admirable truth, force and brilliancy with which the weathered leaves, tattered volumes and bones of fishes and animals are finished in his picture of Democritus.

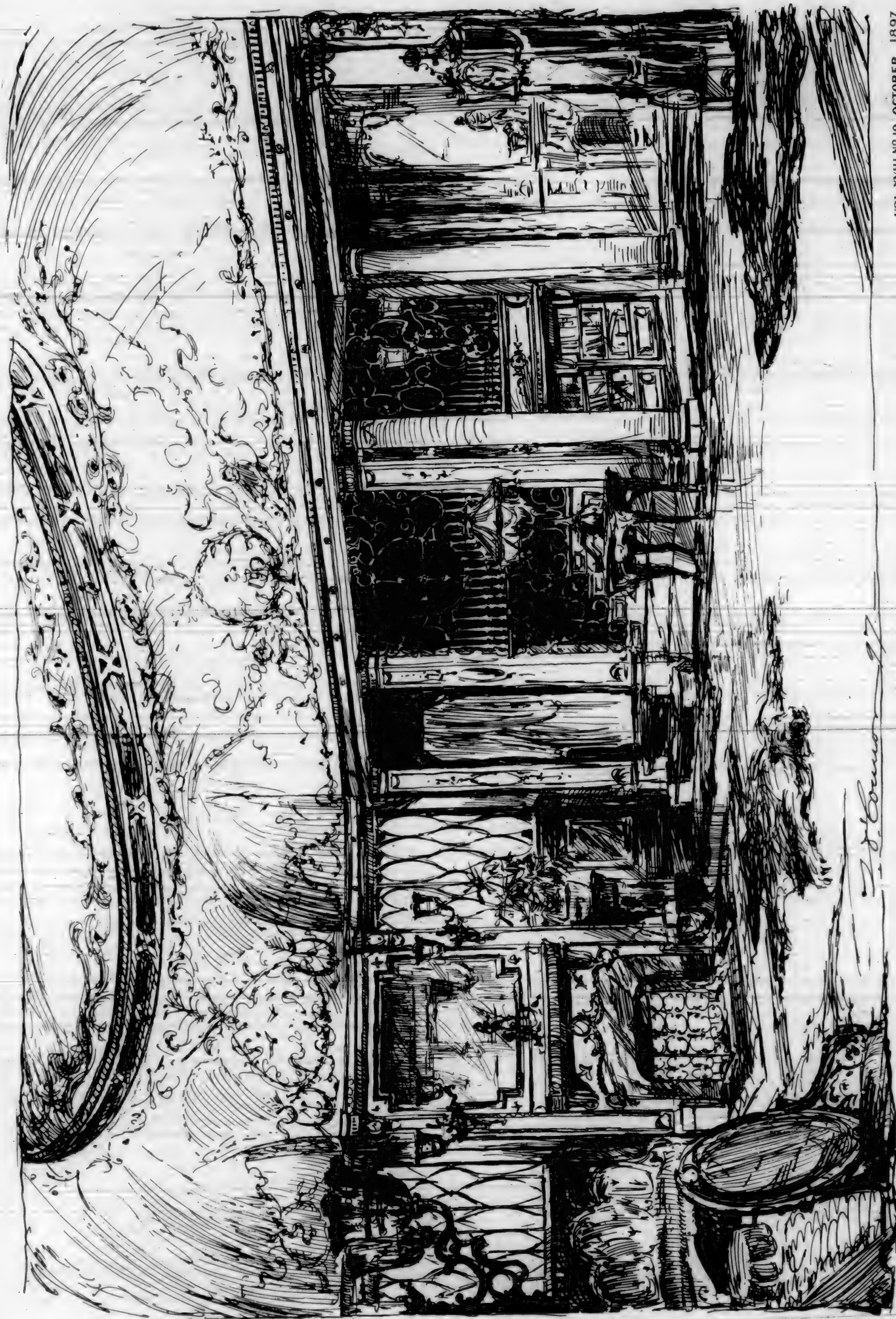
COLOR IN THE ARTS.

The thing in the sense of art called "color" is never absolute in itself, but derives its value, like the varying lots of human life, from comparison with what is next and around it. The same tint will be bright or dull, according to its environments. As a rule, no color in a fine work will be found so bright as it looks, and inversely, no color in bad or ordinary work will look so bright as it is. A tawny sail on a gray sea and sky by Ruysdael will shine like a ruby, while all the reds, blues and yellows, indiscriminately shuffled together, as in some of the painted glass of the present day, will fail to produce the effect of brilliancy, and, indeed, each of them will destroy its neighbor. In this principle of interdependence in the scale of his palette the true painter becomes more and more conscious, his chief art being to work it out in practice. But no similar consciousness can be attributed to unreasoning races. Therefore, for such evidences of the prevalence of fine color as are found among them, a different operation of the same principle must be sought. In countries where there is much light we shall invariably find rich and harmonious coloring in the costumes of men and the trappings of animals. Much light bleaches the landscape, and for the greater part of the year, and, in

some localities, for the year round, the eye rests only on an arid and neutral-colored world. This monotony renders all color, as such, both precious and distinct. Nature sets the example by the brilliant plumage of her birds, and the hues of smaller creatures—a brilliancy never raw or crude; and nature herself gives the materials as well as the example for the same harmonies in the accessories of human life. Eastern races have for ages been aware that only the rich and true colors supplied by their native dyes—the madders, indigos, etc.—and their combinations, will stand the hot and dazzling conditions of their climate. The use of these colors has therefore become such a mere habit that the reasons for their preference may be said to be forgotten. The selection of the fittest has been made for them by nature herself; it being reserved for the Englishwoman in India, who ignores this law, to discover with dismay the dirty mixture to which her fresh Parisian dress in the last tint of the fashion is promptly reduced. Even in their fadings the dyes of India and Arabia—aided by the quality of the native wools, which have an affinity for them—maintain their relative harmonies; and the painter will often prefer the worn rug or robe to the new one. Nor must we overlook another reason for richness and depth of tone, equally independent of the taste of man; namely, the use of color as an ingredient of distinctness. Seen from afar, across the neutral mass of the ocean, the brilliant hues of the ship's flag or pennon are no matter of mere taste or fancy, but of necessity. In the same way the robe and the turban of the traveler in the desert, and the housings of his horse or camel, have their allotted purpose. Thus it happens that the harmonious combinations of the Persian carpet or Indian shawl are hardly to be credited so much to the "feeling for color" of the native weaver as to the light and heat which render all false tints fugitive and which these combinations alone resist; the providence of nature having also bestowed materials in which he can hardly go amiss. Not that we would deny to the Eastern weaver, who in such countries offers the only approach to the position of a painter, the exercise of taste, and that sometimes of a high kind, the result of culture of the eye under long-continued traditional arrangements; but he moves and works, to a great extent, in a groove formed for centuries before him. To turn now to our own land, where, far from having the light and heat and consequent neutral monotony of landscape to which we have endeavored to trace the use of the rich coloring of the East, our native landscape presents, more or less, all the year round, a mass of that color most foreign to the Oriental eye and most grateful to our own, namely, that of a soft and refreshing verdure. We sigh not nothing better, nor for more harmonious correlative than the time-worn hues of stone or brick—the gray church tower and the old brick mansion—the neutral yellows and grays of the cornfield, whether in ear or stubble, and the ever-changing varieties of gray and luminous cloud, all of which receive a relative value from the surrounding green. Other forms of so-called "color," such as masses of sparkling mosaic, patches of enamel, painted architecture, even precious marbles, are not what the prevalent tones of English landscape and sky really relieve. The lady's Indian shawl is known to be the true and choice thing by a limited jury, but, in her heart, the lady's maid thinks it a dull affair to have cost so much. For we have not light, and therefore neutral tint enough to set it off. That under these differing and even unfavorable conditions English art, from the period of its revival, should have been pre-eminent in the quality of "color," may be

Residence of J. L. Kaster
MARTEN & COFFEY, Architects.





VOL. XVIII NO 10 OCTOBER 1897.

BRITTON & REY. PHOTO LITH.

CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

: SKETCH FOR RECEPTION HALL IN RESIDENCE : EAST OAKLAND : CAL : SAMUEL NEWSOM ARCHT : MILLS BLDG :



CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON & REY. PHOTO LITH.

VOL. XVIII NO 10 OCTOBER 1897.

FRONT ELEVATION.

said to be in some degree also the natural consequence of our external world. Dingy cities and gloomy skies engender the desire for mimic scenes of greater brightness. It is characteristic that modern Italian painters frequently choose those misty effects they seldom see—we have too much of them.—*The Architect.*



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.

SAN FRANCISCO RESIDENCE. Martens & Coffey, Architects.

SKETCH of Reception Hall in Residence, East Oakland.

CITY FLATS, Oliver Everett, Architect.

AN OLD SWITCHBACK RAILWAY.

THE switchback railway, which has become so popular of late years, is a very old invention, and was a favorite recreation of the Parisians in the beginning of this century. An entertainment garden on much the same lines as Cremorne was opened by a manager named Beaujon. It was situated in the suburbs of Paris, and cost its projector one million and a half of francs, for he had raised the ground till it formed a hill as high as the Vendome column, and on this he built his switchback. It was a peculiarly arranged edifice of two semi-circular flights, commencing at the entrance to the arena. From this point they rose, each with an undulating sweep, to the elevation of a hundred feet, and united under a turret, thus forming on each side a slope of seven hundred feet in length.

The wheels of the car ran in a double groove. The pas-

sengers entered it at the turret, and it was launched on the inclined rails, down which it swept till it reached the bottom. It was then drawn by peculiar mechanism up the straight track in the centre till, arrived at the turret, once more, it had carried the voyager over a thousand feet in one minute. The turret was surmounted by a lighthouse, which had been made for the port of Toulon, but the enterprising Beaujon secured it as a decoy light to his beautiful garden. At first it was called "Beaujon's Folly," but the magnificence and elegance of the place ultimately earned for it an established success as the most luxurious and fashionable resort in Paris.



AN ARCHITECT AND BUILDER who was very proud of his efforts in designing a house which he had just planned and built met a well known architect in front of the said house. The architect and builder could not resist the impulse to show the architect his creation—and asked him to step in and have a look round and tell him what he thought of his effort. This happened only just lately and the architect had nothing to do that morning so he obliged the architect and builder by viewing his house. "Well, what do you think of it, pretty good isn't it?" said the A & B—when they had got outside and were looking up at the jagged sawed front. "Yes," said the architect, but it seems to me you have got too many rooms." "How can that be?" replied the A & B, "there is the parlor, dining room, kitchen and three bed rooms—I can't for the life of me see where any of these could be left out." "How about that large room for improvement?" said the architect, leaving the A & B scratching his head and trying to locate that room.

LONDON IS SOON to be the richer by another hospital, the members of the Architectural association finding yesterday on a visit to the New Grove Fever hospital of the Metropolitan Asylums Board, that the place was fast nearing completion. The hospital is intended for cases of scarlet fever, enteric fever, diphtheria, and general fever cases. It occupies a site of some 27 acres, and there are 36 blocks. There will be accommodation for 518 patients and 324 persons connected with the medical, administrative, domestics, and nursing staffs.

BASLE, SWITZERLAND, will celebrate the 400th anniversary of Hans Holbein's birth by an exhibition of his paintings and drawings, to which other Swiss museums will contribute what pictures of his they possess. Solothurn cannot send its Madonna, as the risk is too great. The exhibition will be opened early this month and will last through the winter. It will be preceded by an exhibition of the works of Arnold Boecklin, who is a native of Basle and this fall is seventy years of age.

BOOKS AND PERIODICALS.

AMERICAN TRADE is the title of a small paper which is published by the National Association of Manufacturers, at No. 1751 North Fourth street, Philadelphia, Pa. The first issue bears the date of October 1st, and it is announced that it will appear on the first and fifteenth of each month. The purposes of the paper are thus editorially explained in the first issue:

"The publication of a small newspaper has been undertaken by the National Association of Manufacturers of the United States in pursuance of recommendations made by the Executive Committee over a year ago. This little paper is started with no journalistic pretense and with no ambitions save the promotion of the interests of the Association, and, through this organization, the welfare of the industries of the United States. Its establishment is due, also, to the need for some frequent and convenient medium of communication between the members of the Association, who now number more than 1,000.

American Trade has been chosen as a title for this publication because these two words embrace all that comes within the scope of the work of the National Association of Manufacturers and all that the paper itself aims to promote. Whatever the manufacturers of the United States are striving to do in a business way—either individually or collectively in their various organizations—looks to a single end—the promotion of American trade. The enactment of better laws bearing upon American manufacturing interests, the betterment of conditions in the home market, the broader opening of foreign markets for American products, the negotiation of treaties of commercial reciprocity, the establishment of a federal Department of Commerce and Industry, the better protection of patent rights, the restoration of American shipping, and the numerous other branches of public work in which the manufacturers of the United States have an interest.

Journal of the WESTERN SOCIETY OF ENGINEERS August, 1897, gives the Papers, Descriptions, Abstracts and Proceedings of that Society.

Among other articles of interest to the engineer "Limestone Screenings in Cement Mortar" by Arthur N. Talbot, is fully explained and the result of his experiments is given in favor of its use.

"Internal Hydrostatic Pressure in Masonry" as related to the building of dams called forth some description of interest.

We are indebted to J. F. O. Comstock, Superintendent of the UNDERWRITERS' FIRE PATROL of San Francisco, Cal., for the Twenty-second Annual Report for the year ending December 31, 1896. Mr. Comstock recommends if it is possible in the near future that the Patrol Force be in-

creased to twelve permanent and six auxiliary men, including officers.

The directors of the Fire Patrol state that as heretofore the San Francisco Fire Department and the "Patrol" are pulling together without the slightest impairment of friendly relations, the result be successful co-operation.

Annual Report of the Superintendent Physician of the CITY AND COUNTY HOSPITAL for the fiscal year ending June 30, 1897. Together with the report of the Steward and the estimate of expenses of the Hospital up to June 30, 1898.

This report shows what reckless dishonesty has been common among the contractors, as an illustration of this dishonesty Paul Edwards, Steward of the Hospital says it costs the present Administration \$3,795.09 to repair the damage incident to the corrupt expenditure of the \$10,923.27, that melted in the hands of the past one and for which there was nothing to show but gaping trenches, disconnected sewers, some kalsomining daubed on a few wards and a few dollars worth of carpenter work.

UNITED STATES DEPARTMENT OF AGRICULTURE, Circular No. 16, Division of Forestry, contains a very interesting article upon the "Age of Trees and of Blazing Determined by Annual Rings—full illustrations are given. The conclusion arrived at by B. E. Fernow, Chief of Division of Forestry is that the age of a tree can be ascertained within perhaps one year with proper equipments, time and preparatory training. This is interesting as it has been frequently stated that the age of a tree could not be ascertained by the annual rings.

HOW TO BUILD A HOME.—The house practical being suggestions as to safety from fire, safety to health, comfort, convenience, durability and economy: by Francis C. Moore. Published by Doubleday & McClure Co., New York, 1897. The price is \$1.00.

This book deals thoroughly with the practical building of a house, going into the hundreds of details the amateur builder usually learns about through expensive experience. It contains specimen contracts, specifications and plans, and a study of it will save omissions and extras.

Many authorities among architects, builders and contractors have assisted by advice and suggestions in its preparation. An extract from the preface will give a good idea of the nature of the work:

"One builds a home, as a rule but once in a lifetime. Unless an architect or builder by profession, he is liable to make serious mistakes, and to overlook many things which would conduce to the comfort and safety of himself and family. Even if he be an architect and builder, he will do well not to rely entirely upon his own knowledge, but consult others. While he will be likely to escape oversights in proportion as he has had experience, especially if he has been systematic in preserving notes from time to time of

discoveries and details for which the memory cannot be relied upon, it is safe for him to assume that some of his acquaintances, especially if experts, may know some things which he does not."

A good Index which adds so much to the value of any book will be found very complete.

THE RISK OF PREMATURE BURIAL.—The following resolution was unanimously passed at the meeting of the Executive committee of the London Association for the Prevention of Premature Burial:—"That taking into consideration the generally admitted unsatisfactory state of death certification at the present time in this country, it is imperative that the State should appoint special officers for the purpose of granting death certificates, as is the custom in Munich, Heidelberg, Stuttgart, and other places, and that no such certificate should be allowed to be issued until the reality of death has been established by careful examination of the body."

A STEEL FLOATING DOCK.

A STEEL floating dock said to be the largest of its kind in the world was recently launched at Wallsend, England. Its length is 450 feet, with a beam of 109 feet, giving a depth of pontoon to the deck of 11 feet, 9 inches. The dock consists of five pontoons and two walls, the former being connected to the walls by a movable joint. The pontoons, which form one immense dock, are of two types—the terminal or end connections, two in number terminating in points, whilst the inner three are rectangular structures. The lifting power of the dock is set down at 10,000 tons, vessels and ironclads of that weight being raised clear of the water in a remarkably brief space of time, whilst with the aid of two large steel caissons, one under each wall, the lifting power can be increased to upwards of 12,000 tons.

The pumping and other machinery is of the latest and most improved class. The pumps are driven by electric motors placed on the engine deck, and connected to the pumps by vertical shafting, the flyers being slung on improved steel ball bearings. Other motors are placed on the side of each wall. The dock throughout will be lit up with electricity, five large arc lamps being arranged on the inside of each of the dock for the lighting of the well. Special attention has been given to the docking gear, the principal parts of which consist of two self-centering shears, two patent steam winches, rolling and spring tumblers. The bilge blocks, to the number of forty-six, are all made of steel and portable, being controlled by chains from the upper deck. The comfort of the men employed in the working of the dock when in use has been well provided for, a large steel house, tastefully fitted with teak furnishings, having been placed on each side of the upper deck, with direct connections between all the branches of mechanical work, a separate lever being attached to every pump.

This huge dock is to be towed across the Atlantic to Havana, it having been built for the Spanish Government.—*The Age of Steel.*

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 408 California street, SETH BARSON, Pres. H. A. SCHULTZ, 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't. 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.

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.

LIABILITY FOR WORK OF INDEPENDENT CONTRACTOR.—Where persons who took the contract for tearing down a brick building, and constructing a new one, let the brickwork, including the tearing down of the old walls, to a subcontractor, the former were liable to a stranger for injuries caused by a hole in the sidewalk in front

of such building, made and left at night ungarded and unlighted by such subcontractor.

Baumeister v. Markham (Ky.) 39 S. W. Rep. 844.

BUILDING LIMIT.—Where an ordinance prohibits the erection of buildings of combustible material within certain limits other than such as are provided for the ordinance, the removal of a building constructed of combustible materials from some other portion of the fire limits to another place within such limits is unlawful.

Eureka v. Wilson (Utah) 48 Pacific Rep. 150.

gent in failing to clear the sidewalk every hour of gravels which fall on it.

O'Reilly v. Long Island R. Co., 44 N. Y. Supp. Rep. 264.

CREDIT FOR PAYMENT TO LABORERS.—A lot owner who pays money due from the contractor to laborers who are seeking file liens on the property is entitled to credit therefor when sued for the contract price.

Kocher v. Mayberry (Tex.) 39 S. W. Rep. 604.

CONTRACT PRICE LESS DAMAGES.—The measure of recovery is the contract price if the work was properly done, less the damages shown to have been sustained by the owner by reason of delay of contractor.

Orem v. Keeley, (Md.) 36 Atlantic Rep. 1030.

WHAT IS NOT NEGLIGENCE OF ROOFER.—The owner of a building, or his contractors, while putting on a gravel roof, is not negli-

BUSINESS MOSAICS.

W. P. Fuller & Co., Pine and Front streets, San Francisco, are always prepared to furnish you with facts about paint. They claim that the best paint is made of white lead, zinc and linseed oil, to make perfect paint these materials must be finely ground and thoroughly mixed with heavy machinery. Phoenix Pure Paint is made in that way which accounts for its good qualities.

But you can obtain facts about other things than paint at their establishment as they can tell you all about the new wall finish, or washable water color that petrifies on the wall and will not crack or chip off.

L. E. Clawson & Co., 1340 Market street, San Francisco, Clawson's Patent Hood or Throat and Arch-Bar Combined is well recommended to those that want the best in this line as it complies with the New Fire Ordinance. Every thing in the way of a safe chimney can be obtained at this establishment.

Biggs—That man Mixer reminds me of a horse. **Digger**—In what respect? **BIGGS**—You can lead him to drink but you can't make him take water.—*Chicago News.*

W. H. Wickersham, Building Contractor, at 1128 York street is a man that if you employ him once, you are sure to employ him the next time you want work done in his line—what better recommendation can a man have.

W. D. Hobro plumber and gas-fitter, 728-730 Washington street, San Francisco, has an enduring monument in his favor in the work that has been done in this city. From Richmond to the water front can be found his work that will prove the old saying that "Actions speak louder than words."

Now that the stormy season is approaching it is a good time to look out for leaks—those who are wise will call at 116 Battery street and order Paraffine Paint or perhaps paint and paper as the case may be.

An ounce of prevention you know is worth a pound of cure—see that your gutters are clear and coated with Paraffine Paint.

Snodgrass—The world has a place for everybody. **MICAWBER**—Yes; the only trouble is there's generally somebody else in it.—*Boston Traveller.*

Campbell & Pettus, contractors office, Builders' Exchange, 40 New Montgomery street—a glance at the Building News published in this journal will often show their names as successful bidders on contracts.

Old Gotrox—Am I, with all my millions, too old for you? **MISS MABEL**—Oh, no. That would be impossible. *Life.*

Sampson Spot Cord is what you want to use on your window sash, 115 Congress street, Boston, Mass., samples sent upon application warranted free from waste and imperfections of braid.

"Have you read 'The Choir Invisible?'" "No, what I want to learn about is 'The Choir Inaudible.'"—*Chicago Record.*

A. Zellerback & Sons.—The up-to-date paper house. In order to "ship when we promise" have put on two special delivery wagons. They are prepared to fill orders, big or little, the same day as received. For Fall announcements, opening cards and circulars, with full line of Bristols and Art Papers, including the Strathmore Deckle Edge.

To those who deal with this concern it is needless to say how prompt and reliable it is. To others our advice is to give them a trial look at their warehouses filled with paper at 416-418-420-422 Sansome street, 419-421-423 Clay street as well as 418-420 Commercial street and where all the paper can be consumed.

Kodak—I succeeded in developing a splendid negative in a strong light yesterday. **LENS**—How did you manage it? **KODAK**—Asked Miss Richleigh to marry me.—*Chicago News.*

Our attention has been called to a new idea in the joist hanger line. This hanger is made of forged steel and in all sizes so that when a high joist is used the hanger is correspondingly high and as a result the full strength of the header is retained. Architects and owners can appreciate the importance of this manner of supporting a joist. The hanger referred to is The Van Dorn and is for sale by C. J. Waterhouse, 35 New Montgomery street, San Francisco. He has all sizes in stock.

M. S. James, room 27 Flood Building, San Francisco, is the Pacific Coast representative of the J. L. Mott Iron Works, established in 1828, in New York. We take pleasure calling attention to their new advertisement in this number of our journal. It will be seen that Renaissance Design is now coming into fashion both for bath room interior as well as for lavatory and water closet.

Parties are especially invited to call at their show room, No. 27 Flood Building, where the sanitary specialties can be seen. Circulars upon application.

Found in an album: "Visitors invariably give pleasure—if not when they arrive, then when they leave."—*Figaro.*

Smith & Young, 723 Market street, San Francisco, 230½ S. Spring street, Los Angeles, Cal., have a stock of almost everything the builder requires, from foundation to exterior finish. See their advertisement on page ix of this journal as space will not allow us to give details.

"Mabel, is it a fact that you serve refreshments to all the young men who call on you?" "Well, you must think I have money to burn, feeding flames that way."—*Detroit Journal.*

Attention is called to the advertisement of C. J. Waterhouse in this journal—representing such well known firms as Sam'l Cabot of Boston, The Van Dorn Iron Works Co. of Cleveland and The N. & G. Taylor Co. of Phila. Mr. Waterhouse can be depended on to give the best goods for the least money. In addition to the goods he has in stock—he sells from the east the "Pancoast Ventilator" and roofing slates. Call and see him and get circulars and prices of all goods.

CITY BUILDING NEWS.

Arlington near Roanoke. Frame dwelling; owner, J. P. and Dora M. Sellmer; contractor, H. F. Conrady; signed, Sept. 16; filed, Sept. 16; cost \$1375.

Broadway and Hyde. Two-story frame; owner, Michel Schablague; architect, J. Godart; contractor, J. B. Fene; filed, Sept. 20; cost \$3900.

Broadway and Hyde. Plumbing, etc; owner, M. Schablague; architect, J. Godart; contractors, Schanz & Grundy; signed, Sept. 23; filed, Sept. 24; cost \$285.

Broderick near Bush. Two-story frame; owner, Frank E. Booth; architect, F. B. Wood; contractor, R. Fahy; signed, Sept. 29; filed, Sept. 29; cost \$5725.

Buchanan and McAllister. Carpenter work, etc, for three-story frame; owner, Mrs. Louis Junker; architect, O. Haupt; contractor, G. Schull; signed, Oct. 6; filed, Oct. 7; cost \$4396. Plumbing; contractor, W. F. Wilson; signed, Oct. 6; filed, Oct. 8; cost \$570. Painting and varnishing; contractor, Hermann Thanwald; signed, Oct. 6; filed, Oct. 7; cost \$465.

Buchanan near Waller. Alterations; owner, O. A. Glier; architect, W. H. Little; contractors, Petterson & Person; signed, Sept. 14; filed, Sept. 15; cost \$1500.

Bush near Kearny. Alteration; owner, Builder's Assn. of California; contractors, Doyle & Son; signed, Sept. 16; filed, Sept. 16; cost \$639.

California near Leidesdorff. Bronze work; owner, Baron Rothschild, et al; architects, Pissis & Moore; contractor, Cal. Artistic Metal Co; signed, Sept. 8; filed, Sept. 14; cost \$2106. Office furniture; contractor, R. Herring; signed, Aug. 29; filed, Sept. 14; cost \$1355.

Castro near 19th. Two three-story frames; owner, E. W. Bennett; architect, W. H. Little; contractors, Petterson & Person; signed, Sept. 30; filed, Oct. 1; cost \$6940. Plumbing; contractor, G. C. Sweeney; signed, Sept. 3; filed, Oct. 1; cost \$1143.

Church near 16th. Two-story frame; owner, R. Callahan; architect, F. P. R. contractor, C. Roeber; signed, Sept. 16; filed, Sept. 16; cost \$153.

of such building, made and left at night ungarded and unlighted by such subcontractor.

Baumeister v. Markham (Ky.) 39 S. W. Rep. 844.

BUILDING LIMIT.—Where an ordinance prohibits the erection of buildings of combustible material within certain limits other than such as are provided for the ordinance, the removal of a building constructed of combustible materials from some other portion of the fire limits to another place within such limits is unlawful.

Eureka v. Wilson (Utah) 48 Pacific Rep. 150.

gent in failing to clear the sidewalk every hour of gravels which fall on it.

O'Reilly v. Long Island R. Co., 44 N. Y. Supp. Rep. 264.

CREDIT FOR PAYMENT TO LABORERS.—A lot owner who pays money due from the contractor to laborers who are seeking file liens on the property is entitled to credit therefor when sued for the contract price.

Kocher v. Mayberry (Tex.) 39 S. W. Rep. 604.

CONTRACT PRICE LESS DAMAGES.—The measure of recovery is the contract price if the work was properly done, less the damages shown to have been sustained by the owner by reason of delay of contractor.

Orem v. Keeley, (Md.) 36 Atlantic Rep. 1030.

WHAT IS NOT NEGLIGENCE OF ROOFER.—The owner of a building, or his contractors, while putting on a gravel roof, is not negli-

BUSINESS MOSAICS.

W. P. Fuller & Co., Pine and Front streets, San Francisco, are always prepared to furnish you with facts about paint. They claim that the best paint is made of white lead, zinc and linseed oil, to make perfect paint these materials must be finely ground and thoroughly mixed with heavy machinery, Phoenix Pure Paint is made in that way which accounts for its good qualities.

But you can obtain facts about other things than paint at their establishment as they can tell you all about the new wall finish, or washable water color that petrifies on the wall and will not crack or chip off.

L. E. Clawson & Co., 1340 Market street, San Francisco, Clawson's Patent Hood or Throat and Arch-Bar Combined is well recommended to those that want the best in this line as it complies with the New Fire Ordinance. Every thing in the way of a safe chimney can be obtained at this establishment.

Biggs—That man Mixer reminds me of a horse. DIGG! —In what respect? BIGGS—You can lead him to drink but you can't make him take water.—*Chicago News.*

W. H. Wickersham, Building Contractor, at 1128 York street is a man that if you employ him once, you are sure to employ him the next time you want work done in his line—what better recommendation can a man have.

W. D. Hobro plumber and gas-fitter, 728-730 Washington street, San Francisco, has an enduring monument in his favor in the work that has been done in this city. From Richmond to the water front can be found his work that will prove the old saying that "Actions speak louder than words."

Now that the stormy season is approaching it is a good time to look out for leaks—those who are wise will call at 116 Battery street and order Paraffine Paint or perhaps paint and paper as the case may be.

An ounce of prevention you know is worth a pound of cure—see that your gutters are clear and coated with Paraffine Paint.

Snodgrass—The world has a place for everybody. MICAWBER—Yes; the only trouble is there's generally somebody else in it.—*Boston Traveller.*

Campbell & Pettus, contractors' office, Builders' Exchange, 40 New Montgomery street—a glance at the Building News published in this journal will often show their names as successful bidders on contracts.

Old Gotrox—Am I, with all my millions, too old for you? MISS MABEL—Oh, no. That would be impossible. *Life.*

Sampson Spot Cord is what you want to use on your window sash, 115 Congress street, Boston, Mass., samples sent upon application warranted free from waste and imperfections of braid.

"Have you read 'The Choir Invisible?'" "No, what I want to learn about is 'The Choir Inaudible.'"—*Chicago Record.*

A. Zellerback & Sons.—The up-to-date paper house. In order to "ship when we promise" have put on two special delivery wagons. They are prepared to fill orders, big or little, the same day as received. For Fall announcements, opening cards and circulars, with full line of Bristols and Art Papers, including the Strathmore Deckle Edge.

To those who deal with this concern it is needless to say how prompt and reliable it is. To others our advice is to give them a trial look at their warehouses filled with paper at 416-418-420-422 Sansome street, 419-421-423 Clay street as well as 418-420 Commercial street and where all the paper can be consumed.

Kodak—I succeeded in developing a splendid negative in a strong light yesterday. LENS—How did you manage it? KODAK—Asked Miss Richleigh to marry me.—*Chicago News.*

Our attention has been called to a new idea in the joist hanger line. This hanger is made of forged steel and in all sizes so that when a high joist is used the hanger is correspondingly high and as a result the full strength of the header is retained. Architects and owners can appreciate the importance of this manner of supporting a joist. The hanger referred to is The Van Dorn and is for sale by C. J. Waterhouse, 35 New Montgomery street, San Francisco. He has all sizes in stock.

M. S. James, room 27 Flood Building, San Francisco, is the Pacific Coast representative of the J. L. Mott Iron Works, established in 1828, in New York. We take pleasure calling attention to their new advertisement in this number of our journal. It will be seen that Renaissance Design is now coming into fashion both for bath room interior as well as for lavatory and water closet.

Parties are especially invited to call at their show room, No. 27 Flood Building, where the sanitary specialties can be seen. Circulars upon application.

Found in an album: "Visitors invariably give pleasure—if not when they arrive, then when they leave."—*Figaro.*

Smith & Young, 723 Market street, San Francisco, 230 1/2 S. Spring street, Los Angeles, Cal., have a stock of almost everything the builder requires, from foundation to exterior finish. See their advertisement on page ix of this journal as space will not allow us to give details.

"Mabel, is it a fact that you serve refreshments to all the young men who call on you?" "Well, you must think I have money to burn, feeding flames that way."—*Detroit Journal.*

Attention is called to the advertisement of C. J. Waterhouse in this journal—representing such well known firms as Sam'l Cabot of Boston, The Van Dorn Iron Works Co. of Cleveland and The N. & G. Taylor Co. of Phila. Mr. Waterhouse can be depended on to give the best goods for the least money. In addition to the goods he has in stock—he sells from the east the "Pancoast Ventilator" and roofing slates. Call and see him and get circulars and prices of all goods.

CITY BUILDING NEWS.

Arlington near Roanoke. Frame dwelling; owner, J. P. and Dora M. Selmer; contractor, H. F. Conrady; signed, Sept. 16; filed, Sept. 16; cost \$1375.

Broadway and Hyde. Two-story frame; owner, Michel Schablaque; architect, J. Godart; contractor, J. B. Pene; filed, Sept. 20; cost \$3900.

Broadway and Hyde. Plumbing, etc.; owner, M. Schablaque; architect, J. Godart; contractors, Schanz & Grundy; signed, Sept. 23; filed, Sept. 24; cost \$285.

Broderick near Bush. Two-story frame; owner, Frank E. Booth; architect, F. B. Wood; contractor, R. Fahy; signed, Sept. 23; filed, Sept. 23; cost \$5725.

Buchanan and McAllister. Carpenter work, etc., for three-story frame; owner, Mrs. Louis Juncker; architect, O. Haupt; contractor, C. Schull; signed, Oct. 6; filed, Oct. 7; cost \$4386. Plumbing; contractor, W. F. Wilson; signed, Oct. 6; filed, Oct. 8; cost \$270. Painting and varnishing; contractor, Hermann Thanwald; signed, Oct. 6; filed, Oct. 7; cost \$455.

Buchanan near Waller. Alterations; owner, O. A. Giles; architect, W. H. Little; contractors, Petterson & Person; signed, Sept. 14; filed, Sept. 15; cost \$1500.

Bush near Kearny. Alteration; owner, Builder's Assn. of California; contractors, Doyle & Son; signed, Sept. 16; filed, Sept. 16; cost \$639.

California near Leidesdorff. Bronze work; owner, Baron Rothschild, et al; architects, Pissis & Moore; contractor, Cal. Artistic Metal Co.; signed, Sept. 8; filed, Sept. 14; cost \$2106. Office furniture; contractor, R. Herring; signed, Aug. 26; filed, Sept. 14; cost \$1955.

Castro near 16th. Two three-story frames; owner, E. W. Bennett; architect, W. H. Little; contractors, Petterson & Person; signed, Sept. 30; filed, Oct. 1; cost \$6840. Plumbing; contractor, G. C. Sweeney; signed, Sept. 3; filed, Oct. 1; cost \$1143.

Church near 16th. Two-story frame; owner, R. Callanan; architect, F. P. R. contractor, C. Roeber; signed, Sept. 16; filed, Sept. 16; cost \$1578.

Devissadero and Oak. Two-story frame; owner, Mrs. Sarah Miah; architects, McDougall Bros; contractor, A. Olson; signed, Sept. 25; filed, Sept. 27; cost \$10,000. Plumbing, gas fitting, etc; contractor, H. Williamson; signed, Sept. 25; filed, Sept. 27; cost \$1400.

Devissadero near Hayes. Two-story frame; owner, Sophia Frances Wasserman; architect, C. F. Robertson; contractor, T. T. Pottinger; signed, Oct. 8; filed, Oct. 11; cost \$4150.

Eddy near Polk. Two three-story frame buildings; owner, Mrs. Helene Sylvester; architects, Martens & Coffey; contractor, Wm. Tegeler; signed, Sept. 14; filed, Sept. 15; cost \$11,700. Plumbing; contractor, G. C. Sweeney; signed, Sept. 14; filed, Sept. 15; cost \$2435.

Eddy near Polk. Painting, etc, for two three-story buildings; owner, Helene Sylvester; architects, Martens & Coffey; contractor, J. S. Smith; signed, Sept. 23; filed, Oct. 9; cost \$1185.

Eleventh near J. S. One-story frame; owner, P. J. Diez; architect, M. J. Welsh; contractor, J. B. Quinn; signed, Sept. 13; filed, Sept. 14; cost \$1500.

Ellis near Leavenworth. Alterations and additions; owner, R. H. Lloyd; architects, Salfeld & Kohlberg; contractor, J. Becker; signed, Sept. 24; filed, Sept. 26; cost \$1530.

Fell near Franklin. Two-story frame building, twelve flats; owner, Ann Whittell; architects, Townsend & Wyneken; contractors, W. T. Veitch & Bro; signed, Sept. 18; filed, Sept. 20; cost \$16,875.

Fell near Franklin. Plumbing; owner, Ann Whittell; architects, Townsend & Wyneken; contractors, Veitch & Bro; signed, Sept. 30; filed, Oct. 6; cost \$3428.

First near Natoma. Two-story brick; owner, A. Glass; architect, Oliver Everett; contractor, J. Miron; signed, Sept. 21; filed, Sept. 22; cost \$6600.

Folsom street wharf. Sheds, etc; owners, Board of Harbor Commissioners; contractor, T. H. Day; cost \$7118.

Flood Ave., Sunnyside. Cottage; owner, J. O. Fair; builders, McCarthy Co; cost \$1300.

Fulton near Broderick. Alterations; owner, Moses Samuels; architect, C. M. Rousseau; contractors, Elder & McLaughlin; signed, Oct. 7; filed, Oct. 8; cost \$3165.

Geary and Stockton. Metal vault fitting; owner, Spring Valley Water Works; architect, Clinton Day; contractor, C. B. Parcell; signed, Sept. 1; filed, Oct. 7; cost \$1714.

Green near Polk. Additions; owner, Thos. Malloy; contractor, Geo. M. Salisbury; signed, Oct. 4; filed, Oct. 6; cost \$520.

Hayes near Steiner. Two-story frame; owner, M. J. Conboy; contractors, Douglass & Co; signed, Sept. 28; filed, Oct. 4; cost \$1785.

Jackson near Central Ave. Two-story frame; owners, Freda Stauff and C. C. Dohrmann; architect, N. Blaisdell; contractor, W. F. Wilson; signed, Sept. 15; filed, Sept. 24; cost \$1127.

Jessie near Second. Additional story to brick building; owner, Sharon Estate; contractor, John Wren; filed, Oct. 5; cost \$4302.

Larkin street, No. 1801. Alterations and additions; owner, H. A. Steffens; contractor, Geo. M. Salisbury; signed, Sept. 18; filed, Sept. 21; cost \$680.

Laguna and Olive Ave. Concrete work for six flats; owner, Leopold Kulmer; architect, W. J. Cuthbertson; contractors, Staack & Grussel; signed, Oct. 20; cost \$341.

Lombard near Gough. To build; owners, G. & C. Valente; contractors, Cavaglia & Cuneo; signed, Sept. 14; filed, Sept. 14; cost \$2525.

Market and Third. Doors, etc, for elevator; owner, Mrs. P. A. Hearst; architect, A. C. Schweinfurth; contractor, Cal. Artistic Metal Co; signed, Sept. 13; filed, Sept. 14; cost \$5611.

Market and Third. Installation of pneumatic tubes; owner, Mrs. Phoebe A. Hearst; architect, A. C. Schweinfurth; contractors, Bastedo Cash Carrier Co; signed, Sept. 26; filed, Oct. 9; cost \$2250.

McAllister near Scott. Two-story frame; owner, John J. Doyle; architect, J. W. Rowell; contractor, Ed. J. Lerna; signed, Sept. 21; filed, Sept. 22; cost \$5334.

Mission near 24th. Additional story; owner, M. Curran; cost \$1000.

Mission near 29th. Alterations and additions; owners, Sherman, Clay & Co; architect, Joseph R. McLean; contractor, John O. Dunn; signed, Sept. 20; filed, Sept. 23; cost \$2675.

Page street, No. 410-412. Alterations and additions; owner, M. Getz; architect, G. H. Batchelder; contractors, Christopherson & Thompson; signed, Sept. 15; filed, Sept. 16; cost \$785.

Page near Shrader. Two-story frame; owner, Jens P. Nissum; architects, Copeland & Pierce; contractor, A. G. Johnson; signed, Sept. 17; filed, Sept. 20; cost \$3000.

Pierce near Waller. Two-story frame; owner, Jas. R. McElroy; architect, W. H. Lillie; contractor, M. J. Savage; signed, Sept. 30; filed, Oct. 1; cost \$2000.

Post near Broderick. Moving and alterations; owner, Jas. Coffey; architect, C. Anderson; signed, Sept. 23; filed, Sept. 23; cost \$3700.

Potrero near Oak Ave. Cottage; owners, R. R. and R. F. Steralsky; architect, H. Gellhaus; contractors, W. Horstmeier & Co; signed, Sept. 23; filed, Sept. 24; cost \$1990.

Presido. Metal works; owner, U. S. of A; contractor, Rae Building Co; sub-contractor, T. J. Guilfooy; cost \$1500.

Pt. Lobos Ave. and 7th Ave. Copyer work for Columbarium; owner, Odd Fellows Cemetery Assn; architects, Cahill & Condon; contractor, T. J. Guilfooy; signed, Sept. 17; cost \$1475.

O'Farrell near Laguna. To build; owner, Morris Haas; architect, H. A. Schulze; contractor, F. A. Williams; signed, Sept. 16; filed, Sept. 20; cost \$480.

Second and Mission. Sidewalk, etc; owner, Wells, Fargo & Co; architects, architects, Percy & Hamilton; contractors, Cushing, Wetmore Co; signed, Oct. 4; filed, Oct. 4; cost \$8630. Cast iron work; contractor, Joshua Hendy Machine Works; signed, Oct. 2; filed, Oct. 4; cost \$15,620.

Seventh near Howard. Alterations and additions; owners, Della F. Hayes et al; architects, Martens & Coffey; contractor, R. Frost; signed, Sept. 22; filed, Oct. 9; cost \$3450. Plumbing, etc; contractor, G. C. Sweeney; signed, Sept. 23; filed, Oct. 9; cost \$1472. Painting; contractor, G. Fricke; signed, Sept. 23; filed, Oct. 9; cost \$550.

Shrader near Waller. To build; owner, John Brophy; contractor, Jas. P. Burke; signed, Sept. 25; filed, Oct. 2; cost \$1350.

Sixth Ave. near A. To build; owner, J. C. Miller; architect, B. R. Van Deusen; contractor, T. B. Goodwin; signed, Sept. 16; filed, Sept. 18; cost \$1650.

Stevenson near 3d. Construction of tunnel; owner, Claus Spreckels; architects, Reid Bros; contractors, Gray Bros; signed, Aug. 27; filed, Sept. 16; cost \$3850. Carpentry work for three-story brick; contractor, R. Smille; signed, Aug. 28; filed, Sept. 16; cost \$5617.

Sutter near Polk. Two additional stories to hospital; owner, Dr. W. F. McNutt; architect, Clinton Day; carpentry work; contractor, Chris Chisholm; mason work, contractor, M. Miller; concrete work, contractor, C. Griesa. Cost \$20,000.

Sutter street, No. 508. Alterations and additions; owner, Walter B. Gresh; architect, Wm. Patton; contractors, Walker Bros; signed, Oct. 6; filed, Oct. 8; cost \$4800.

Taylor near Washington. Three-story frame; owner, Wm. Hencke; architects, Martens & Coffey; contractor, Carl Schmitt; signed, Sept. 25; filed, Sept. 28; cost \$6200. Plumbing, etc; contractor, E. Kraw; signed, Sept. 25; filed, Sept. 28; cost \$1135. Painting, etc; contractor, J. C. Derbaum; signed, Sept. 25; filed, Sept. 28; cost \$650.

Tenth street and Harrison. Furnishing red rock; owner, S. F. and San Mateo Ry. Co; contractor, A. G. Buckman; signed, Sept. 13; filed, Sept. 16; cost thirty-three and one-ninth cents per cubic yard.

Third street and Market. Electric wire system, etc; owner, Mrs. P. A. Hearst; architect, C. Schweinfurth; contractors, Wybro & Lawrence Co; signed, Sept. 15; filed, Sept. 18; cost \$18,900.

Third Ave. near California. Two-story frame; owners, H. J. Wright and wife; contractors, C. A. Doss and C. Schley; signed, Sept. 16; filed, Sept. 17; cost \$2728.

Thirteenth Ave. near Clement. Cottage; owners, Philip Hilberer and A. J. Troll; contractor, Ed. Ghiley; signed, Oct. 4; filed, Oct. 6; cost \$1500.

Turk and Taylor. Concrete and cement work; owner, A. Wilson; architects, Shea & Shea; contractor, H. M. Peterson; signed, July 20; filed, Sept. 28; cost \$1241.

Twenty-first near York. Cottage; owner, J. E. Heilmann; architect, C. M. Rousseau; contractor, R. J. Pavert; signed, Oct. 2; filed, Oct. 4; cost \$1350.

Twenty-second and Noe. Additions to two-story frame building; owner, W. F. Ayres; contractor, Will Grant; signed, Oct. 8; filed, Oct. 11; cost \$945.

Twenty-ninth near Fair Oaks. Cottage; owner, Henry J. Kerner; contractor, Hans Peterson; signed, Sept. 16; filed, Sept. 17; cost \$2000.

Tuon near Webster. Two-story frame, owner, George Brin; architect, A. G. Meussdorffer; contractors, Caccia & Pecarich; signed, Sept. 16; filed, Sept. 17; cost \$3000.

Van Ness Ave. and Olive Ave. Alterations and additions; owner, T. Frownenfeldt trustee; architects, Salfeld & Kohlberg; contractor, Val Franz; signed, Oct. 4; filed, Oct. 7; cost \$12,840.

Washington and Scott. Carpenter work; owner, Michael Mullany; architects, Laver & Mullany; contractors, McLeod & Banghman; signed, Oct. 4; filed, Oct. 8; cost \$4678.

The California Architect and Building News.

OFFICE, 408 CALIFORNIA STREET,

SAN FRANCISCO, CAL. U. S. A.

Published on or about the 20th of each month by The California Architectural Publishing Company. The Stockholders being Architects and others interested in the profession.

SUBSCRIPTION TO THE JOURNAL, \$3.00 PER YEAR IN ADVANCE.

ESTABLISHED 1879.

INCORPORATED 1887.

NOW IN THE EIGHTEENTH YEAR.

OLIVER EVERETT, Secretary.

Space	1 Month	3 Months	6 Months	12 Months
1 inch	\$ 1.50	\$ 4.00	\$ 7.50	\$ 13.00
2 inch	3.00	8.00	15.00	26.00
3 inch	4.00	10.00	18.00	35.00
4 inch	5.00	12.00	22.00	40.00
5 inch	6.00	14.00	25.00	45.00
6 inch	7.00	16.00	28.00	50.00
7 inch	8.00	18.00	32.00	55.00
8 inch	9.00	20.00	35.00	60.00
9 inch	10.00	22.00	38.00	65.00
10 inch	11.00	24.00	42.00	70.00
11 inch	12.00	26.00	45.00	75.00
12 inch	13.00	28.00	48.00	80.00

Remittances should be in the form of postal orders, payable to THE CALIFORNIA ARCHITECTURAL PUBLISHING COMPANY, and all communications addressed to the office of the Company, 408 California Street, San Francisco, Cal.

VOLUME XVIII.

NOVEM

20th, 1897.

NUMBER 11.

A MONTHLY JOURNAL DEVOTED TO THE ARCHITECTURAL INTERESTS OF THE PACIFIC COAST.



SPECIAL Election will be held in the City and County of San Francisco on the twenty-seventh of December for the election of a Board of fifteen freeholders who will be charged with the duty of framing a New Charter for the future government of the City and County, which will go into effect after ratification by the voters of the City and approval by the legislature of the State. Probably little interest will be taken by the average voter in this election, though as principles and not men are concerned, it is really of more vital importance than the usual run of general elections. The Republican and Democratic parties are so sure of their following that they do not even take the trouble to outline the general principles of government that will be advocated by their candidates. The Populist party has made the following statement of principles:

"The People's party is, by organization and principle, opposed to centralization of power in the hands of a Mayor. City Charters granting such power have in practice proved the source of bossism and corruption in its worst forms in the City of New York and in other Cities which have such Charters.

"We favor good sanitary conditions, improved sewers, streets and public places, and such Charter provisions as will enable the people to secure public utilities.

"We favor local self-government by a Charter wherein the powers shall be so blended between representation and direct legislation that it shall be truly a government of, by and for the people. We favor also maintaining the control of the people over the affairs of the City."

The Socialist Labor Party has adopted a platform containing the following demands:

I.—The board of Supervisors to be a large body, to whom shall be given full executive powers. They shall be

elected according to the principle of Proportional Representation from the city at large.

II. The veto power of the Mayor to be abolished, and direct veto by the people (sometimes called the Referendum) be substituted therefor.

III. The people to have the right to initiate legislation by petition.

IV. The acquisition by the municipality at the earliest possible date, of all public utilities now carried on under franchises; the employees to operate the same co-operatively under control of the municipal administration, and to elect their own superior officers, but no employee shall be discharged for political reasons.

V. The board of supervisors to be prohibited from extending any existing franchise or granting any new franchise without the approval of the people, expressed at a general or special election.

VI. The profits arising from the conduct of public utilities by the municipality to be used for the following purposes:

FIRST—The establishing of a fund for pensioning sick, aged, or disabled employees and other citizens.

SECOND—The enlarging and extension of the service as required by the growth of the city.

THIRD—The increase of the compensation of the employees.

VII. The abolition of the contract system on public works, and the substitution therefor of the direct employment of labor by the municipality. Eight hours to constitute the maximum day's labor, and two dollars per day the minimum pay.

VIII. The establishment of public halls and public parks, where public meetings may be held without expense to the participants.

IX. The abolition of the license tax on any business, industry, or occupation.

X. School book, as a necessary part of the educational system, free, and free meals to be furnished all school children. Clothing to be furnished free upon application.

Besides the candidates of the regular political parties, the Charter Convention of one hundred, an unofficial body appointed by Mayor Phelan, will have a set of candidates who will support the general policy outlined in the work of the Convention now being carried on. As the Convention has not yet completed its labors it is too soon to comment on its work. Civil service in the administration of the Municipality will be insisted on as of great importance.

REPORT ON THE CLASSES IN ARCHITECTURE.

CONDUCTED UNDER THE AUSPICES OF THE SAN FRANCISCO CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS.

To the Members of the San Francisco Chapter A. I. A.

GENTLEMEN:—Having been requested by the President to make a statement as to the origin, progress and present condition of the classes in architecture, now connected with the Hopkins' Institute of Art and usually

designated in our proceedings, the Chapter Classes—I beg to make the following report:

In the year 1870-71, shortly after the establishment of the San Francisco Chapter of the A. I. A. in connection with the parent society, in accordance with a suggestion made in the inaugural address of Mr. John Wright, President on that occasion, measures were taken to establish a school of architecture in connection with the Chapter for the benefit of the arted pupils, draughtsmen and assistants, of the members thereof.

The first regular class as formed were in free hand drawing and practical architecture, modelling and mathematics; the students meeting in the afternoon of Saturday and during week evenings in the offices or studios of some of the teachers, volunteers as teachers for the above departments having been found. Wood carving was also to be included in the list of studies but was never really carried into effect. Ultimately modelling and mathematics were dropped, and finally the classes in practical architecture were also abandoned—the free hand drawing along surviving. Much good work was done, however, under all the different departments and it seemed to be purely adventitious causes which led to their cessation—mostly on account of the irregular nature of the efforts made and the want of proper rooms for the use of the school.

Ultimately however a strong movement arose amongst the draughtsmen in the several architects' offices in the City, having the Chapter Class for a nucleus. The practical architecture was reviewed—and for a time the movement seemed to promise success. A sketch club was formed and several competitions were arranged and much fine work resulted amongst the higher class draughtsmen in the City. The Chapter appointed committees of award—and several money prizes, books, and on one occasion medals of bronze and silver were dispensed to the successful students. On many occasions the walls of the Chapter room blossomed forth in lines, tints and touches of great beauty and fine execution. The association however of the high class draughtsmen of experience with the arted pupils of little or none failed to produce the efforts looked for. The former finally separated themselves from the students taking with them some of the most competent of the latter class—forming an organization of their own—and the Chapter Classes soon resumed their former status and practice which seemed to better meet their needs and aspirations.

During the year 1893—Mr. Alfred Colin, graduate of the Ecole Polytechnique of the Department of the Marine, France, offered his services to the class as teacher of free hand drawing, which were accepted and much good work was accomplished under his directions.

About this time, however, owing to the donation of the Hopkins' house to the University of California, for the use of the San Francisco Art Association—an arrangement was affected with the latter whereby, at a reduced rate, the students were admitted to the privileges of the associations together with the use of apartments in the mansion—and thereby became a subordinate part of the Mark Hopkins' Institute of Art, (and practically an affiliated branch of the Art Department of the University) securing at the same time the services of Mr. W. B. Mabeck, an instructor in department, who was made Director of the school.

As to the classes in particular, in connection with the above result, and actually leading to it; in the early part of 1895, a strong movement was inaugurated by one or two energetic students of the school, amongst the pupils and

draughtsmen of the various city offices, this eventuated in several meetings at the Hopkins' house, one of which was addressed by several of the professors of the University, and others, and finally resulted in the election of a Committee of Directors and the establishment of classes as above mentioned under the direction of Mr. Maybeck, who became instructor in practical architecture and design.

In this class the pupils are exercised in the study of elemental forms and proportions, being led to determine for themselves the possibilities of each subject of design assigned for consideration. The progress of the class under this system has been eminently successful, much good work has been accomplished, and the students become to a large extent their own and each others critics.

The class in construction was undertaken by Mr. Percy (of the firm of Percy & Hamilton), who lectures the class on the nature and use of Materials in Building Construction once a month—supplemented by the weekly technical instruction of Mr. Dutton, of the School of Technology, Boston, one of his able assistants.

The class in history under the writer of this report, finds with satisfaction that it has been following unwittingly the general course or method adopted by Professor Ware of Columbia College—viz: a system of progressive studies of the development of architecture from prehistoric times to the present day. The students make their own investigations from such works as they find in libraries or private collections—in fields mapped out by the teacher, supplemented by drawings and lectures when necessary; and finally summing up the whole in essays accompanied by text illustrations and drawings of their own. Essays on prehistoric architecture, Egyptian, Babylonian and Assyrian architecture have been received so far some of them of much general excellence.

These essays are examined by the Committee of Directors, and awards of merits tabulated, and the results returned with the essays to the pupils.

The class originally numbered about thirty members, but now consists of about a dozen pupils who seem to be really serious in mastering the many intricacies of their adopted calling. Respectfully submitted,

GEORGE SANDERS.

[The Directors hope, that while continuing the present class in more advanced studies, to commence the new year with a freshmen's class in all departments—together with such new developments as may seem practicable, with the limited time and means of study, which, under the circumstances, are found to be available.

Intending pupils are hereby notified that applications will be received at the San Francisco Art Association—where further information is obtainable.—Ed.]

THE SLATE OUTPUT OF THE COUNTRY in 1896 aggregated \$2,746,205 in value, according to a special geological survey report submitted to the Secretary of the Interior. This is an increase of \$47,505 over the previous year. Of the total, all but \$182,457 was roofing slate. The value of products by states was: Pennsylvania, \$1,726,318; Vermont, \$609,506; Maine, \$124,086; Virginia, \$107,883; New York, \$82,492; Maryland, \$72,142; Georgia, \$20,388; Tennessee, \$1,420; Massachusetts, \$1,200; New Jersey, \$700.

THE LEGAL STATUS OF THE PENNSYLVANIA CAPITOL COMPETITION.

THE PLAINTIFFS' CASE.

By the Court—The averments of the bill are substantially as follows:

That defendants are members of a commission appointed as provided by the act of April 14th, 1897 (P. L. 19), entitled: An act to provide for the erection of a new Capitol building for the use of the General Assembly, and to secure plans for said building and such other buildings to be erected in the future as may be necessary for executive and departmental purposes, and making an appropriation therefor. That pursuant to the powers and authority vested in them by this act, said Commissioners devised a method for the selection of an architect by competition and specially invited plaintiffs, who are architects, to take part in this competition; and that plaintiffs accepted the invitation. That the Commissioners published a programme, stating the terms of the competition, one of which provided for the selection of a board of experts to pass upon the merits of plans submitted, and that such experts were selected.

That by article 15, part two of the programme, it was provided that the Board of Experts should select from among the designs submitted to them, which should not have violated any of the requirements of the competition, those eight which in the judgement of the board were best, and should give to each a rank in accordance with its merits. That by article 20 of part two of the programme, the Commissioners undertook and agreed, after examination of the designs so presented by the Board of Experts and due consideration of their report and recommendations, to select one of the eight designs most satisfactory in their opinion, and upon ascertainment, in the manner provided for in article 21 of part two of the programme, of the name of the designer of the plan thus chosen as the most satisfactory, to award to such author the prize of the competition by designating and appointing him as the architect of the legislative building on the terms stated in the programme governing such appointment.

That they further undertook and agreed to award a first and second medal to the authors of the designs which should be placed respectively second and third in the competition.

That plaintiffs, at great labor and expense, prepared drawings, designs and specifications which conformed in all respects to the conditions and requirements of the programme, and duly delivered them to the secretary of the Commission.

That the Board of Experts selected the eight designs which in their judgment were best, assigning to each one its respective rank of merit, and presented these eight designs to the Commissioners, with a report of the proceedings of the board conforming in all respects to the requirements of the programme.

That thereupon it became the duty of the Commissioners under the provisions of the programme, after examination of the designs so presented and due consideration of the report and recommendations of the Board of Experts, to select the one of the said designs, in their opinion the most satisfactory, and to designate it as the first choice; and thereupon to identify the author of this design in the manner provided for in the programme, and to award to him the prize of the competition by designating and appointing him the architect of the legislative building. And that it was their further

duty, under the procedure provided for in the programme, to award the first and second medals to the authors of the designs which were respectively second and third in the competition.

That the commissioners have refused to carry out the procedure of the programme and to select an architect from among the authors of the eight designs which the Board of Experts reported to them and have notified plaintiffs that they have cancelled and annulled the provision of said programme.

The bill further alleges that the plaintiffs will sustain great and irreparable injury by this action of the Commissioners, that they have no adequate remedy at law for the injury thus done them and prays the Court to restrain the defendants from selecting an architect in any manner save that provided in the programme, and to decree them to specifically perform the provisions thereof for the selection of an architect, and to select as architect the author of one of the eight designs reported to them by the Board of Experts under the provisions of the programme, with a prayer for further relief.

THE DEFENDANTS' CONDITION.

To this bill defendants (all except Daniel H. Hastings) have demurred, assigning as grounds of demurrer that the court has no jurisdiction; that plaintiffs have no such interest in the subject matter as will entitle them to relief; and that the commission provided for by the act of April 14, 1897, is a deliberative body invested with discretionary powers in respect to the selection of an architect and the adoption of plans, and that the matters complained of in the bill are wholly within the discretionary powers of the Commissioners and a bill will not lie either to review or control the exercise of their discretion.

HISTORY OF THE CASE.

At the hearing on October 2, 1897, before the argument began, the counsel for the respective parties agreed "that the argument of this case upon demurrer shall go upon the understanding that: in the determination of the demurrer, the court shall be entitled to consider the report of the Board of Experts to the commission, and the resolutions passed by the commission under said report; and that a supplemental circular of invitation, dated the 10th of June, 1897, was mailed by the commission to all competing architects, although the complainants have no recollection of ever having received such report."

Looking at these documents thus brought on the record, we find that on July 31, the Board of Experts reported to the commission that they had given to the 30 designs submitted to them the most careful consideration and study, and had selected the eight designs, from among the 30, which in their judgment were the best, grading them from first to eighth, according to their respective merits; discussing these eight designs somewhat in detail; especially commending three and stating that "these three designs, numbers 21, 12 and 18, as already stated, seem to us the only ones worthy of your serious consideration. None of the remaining ones possesses the same order of ability in their authors."

That on September 9, 1897, the Commissioners met, and after consideration of the report of the Board of Experts, adopted certain preambles and resolutions, among which was the following:

"Whereas, The said Board of Experts have presented

eight designs, which they report cannot be constructed without modification for the amount of the appropriation, thus disregarding the mandatory provision for the programme limiting cost, and none of which are for this reason, as also for reasons relating to light, air and other matters, satisfactory to the Commissioners: Now, therefore, after due consideration, the Commissioners do disapprove of the action of the Board of Experts in excluding from the competition the two designs referred to in their report and in not examining said designs, as also all designs submitted to them, and making report as to the relative merits of the same; and do also, for the reasons stated in the foregoing preamble, decline to approve the report submitted by said board." The Commissioners further resolved and directed that after the names of the several authors of designs submitted by the several architects had been ascertained, their secretary should "return the several designs to their respective authors," with the information (inter alia) that "none of said designs have been prepared in accordance with the mandatory provision of the programme limiting cost," and all of the designs were accordingly returned to their respective authors.

Dissatisfied with this action of the Commission, plaintiffs subsequently filed the bill now before us, to which, for the reasons already stated, defendants demurred.

DUTIES OF THE COMMISSIONERS AS PRESENTED IN THE ACT.

Upon the authority vested in, and the duties imposed upon the Commissioners must be ascertained from an examination of the act of April 14, 1897, above referred to. After declaring who shall be members of the Commission, the act provides that they "are hereby authorized and instructed to proceed with the least possible delay to procure the construction of a new Capitol building upon or near the site of the old Capitol building in the City of Harrisburg, of such size and form as may in their judgment be adapted to the present and future use of the General Assembly, its officers, committees and employees." It further enacts that "the said Commissioners shall, with the least possible delay, advise with and employ an architect or architects and adopt plans for the construction of said building, and such other buildings to be erected in the future as may be necessary for executive and departmental purposes," and that "the said Commissioners shall not, in the erection and construction of said new Capitol building, including the architect's services, contract for any expenditure in excess of the sum of \$550,000."

It thus appears that certain of the provisions of the act are mandatory upon the Commissioners. Thus the site of the building is expressly designated, and the style of architecture and the limit of price are prescribed. Other matters are left to the discretion and judgment of the Commission, such as the size and form of the building and its adaptability to the present and future use of the General Assembly, its officers, committees and employees; the employment of an architect or architects, and the adoption of plans for the construction of the building.

AS TO DELEGATING DISCRETION.

This act is the charter of the rights and duties of the Commissioners; and as it is a public act, not only they, but all persons dealing with them, are bound by its terms. Whatever it commands them to do they are bound to do; whatever it forbids, they cannot do; and whatever judgment and discretion is committed to them must be exercised by

them alone, and cannot be committed to any other board or person.

The law on this subject is thus stated in *Lyon vs. Jerome*, 26 Wend., at page 494: "In all cases of delegated authority, where the delegation indicates any personal trust or confidence reposed in the agent, and especially where such personal trust or confidence is implied by making the exercises and application of the powers subject to the judgment or discretion of the agent or attorney, the general rule is that these are purely personal authorities, incapable of being again delegated to another unless a special power of substitution be added. From an early period of our law this rule has been laid down as to powers given by will or deed to executors, trustees and attorneys to sell land, make leases, etc.; and modern decisions have extended the principle to the less formal appointments of factors, brokers and other lawful agents. How much more strongly, therefore, must the rule apply to the delegation of authority by the State to its high public officers made with the solemnity of a legislative act?"

REGARDING PROGRAMME OF COMPETITION.

The provisions of the programme relied upon by plaintiffs must therefore be considered in the light of this principle. The programme is elaborate and voluminous, and after examining carefully its numerous parts and paragraphs, we are not surprised that a difference of opinion as to its purpose should have arisen between the Board of Experts and the majority of the Commissioners; and that this difference should be emphasized by the counsel on the opposite sides of this case. That this difference of opinion did exist as early as September 3 is apparent from the statement of one of the experts at the meeting of the Commissioners on that day, that "the whole purpose of the competition had been misunderstood; that it had been established solely with the view to the selection of an architect and not the selection of plans. It also appears from the tenor of the action of the Commissioners, which shows that they were looking for and passing upon the merits of plans with a view to obtain such as would, in the language of the act constituting the Commission, secure "a new Capitol building of such size and form as may in their judgment be adapted to the present and future use of the General Assembly, its officers, committees and employees." And as we have said, this difference of opinion was emphasized on the argument when counsel for plaintiffs contended that the competition was designed to secure the selection of an architect and not of a design or plan for the building; while the opposite counsel maintained that its purpose was to obtain a satisfactory plan, with the understanding that the author of the plan satisfactory to the Commission was to be employed to supervise its execution.

There certainly are paragraphs and clauses in this elaborate programme which give color to each of these constructions. The programme is entitled: "Programme of a competition for the Selection of an Architect for the New Capitol Building to be Erected by the Commonwealth of Pennsylvania in Harrisburg." Paragraph five of part one states that "the object of the Commissioners in instituting this competition is to select and appoint an architect to design and supervise the new legislative building to be erected in Harrisburg, Pa." Paragraph seven of the same part that "the prize of this competition is the award of a commission to design and supervise the erection of said legislative building." These paragraphs and some others give plausibility to the argument that the design of the competition was the selection of an architect.

To be continued.



ELEVATION of Proposed Club House for the San Francisco Yacht Club, Havens & Toepke, Architects.

THE DESIGN for stables and coach house at "Monte Robles," San Mateo County is the work of Architect Wm. F. Smith, and was erected for the late millionaire Col. C. F. Crocker who had the same love for fine horse-flesh as the late Senator Stanford, whose breeding farm in the same county was celebrated the world over.

The foundations and walls of the building are of concrete, and show what can be done in this material to present a handsome attractive finish. The exterior walls present the appearance of rock-faced sandstone, laid in courses, while the inside is finished with a smooth surface, lined off, and forming the interior finish of the first story, and rendering the building virtually fire proof. The concrete work was done by Carl Griesse whose address is 1318 Stanyan street, San Francisco. The carpenter work was done by a contractor residing at San Mateo, Mr. C. W. Wescott. For the plumbing and painting San Francisco men were employed. The former work was done by Mr. R. Rice of 107 Geary street, and nothing but standard open work plumbing was put in, every fixture having an independent cut off to the sewer, as well as each stall, thus combining elegance and durability with fitness for service.

The painting was done by Mr. J. H. Keefe of 317 Sutter street, who is well known here for the excellence of the work done under his supervision. The exterior of the building was finished entirely with Cabot's stains, and the interior woodwork with shellac and varnish. There is no doubt that the completed building is one of the finest in the country for the purposes it is designed to fill, and reflects credit on both the designer and the mechanics whose ability and skill co-operated with the architect, to carry out his conception of how a perfect stable should be built and equipped.

TWO HOUSES for a large lot in the suburbs of San Francisco which can be built for twenty-eight hundred dollars each. The effort has been in the plan here presented to get the effect and convenience of an expensive house for a small amount of money by combining the two houses which will cost about \$2800 each on a large lot and by omitting the usual fence between, a charming garden court can be had.

The arrangement of the rooms are such that plenty of sun can be had and porch space. The rooms are large and well arranged, the outside to be covered with iron lath and cemented. The main arch was to be of red brick, the roof of white cedar shingles. The cement work to be stained cream color and all sash to be white. All the rooms are bright and there are two fire places in each house of red brick, wide and open. The second story rooms have cove ceilings so as to fit the roof but are nine feet high and large and sunny. There is no waste room nor are the corners of the rooms cut

much by the roof as might be expected by the low eave lines, the space where such cut occurs being used as closet space or cupboards; the interior finish to be of Oregon pine or redwood. But novel and charming schemes for the rooms may be worked out with simple, cheap paper in quiet tones, burlaps, etc. The Oregon pine will take stains as good as as oak and some startling and pleasing effects can be had at small expense, plain clean pine vertical grain floors waxed make a good floor for rugs. There is a small cellar with cement floor and steps to same. The open court arranged between the houses would protect the garden from our summer winds and the wide porches facing same would be sheltered also, but would also get the sun. These houses are well adapted for two families who can work together and develop the gardens, etc., in their spare time changes in the plans such as adding sliding doors or closing up same can be easily made without disturbing the scheme.

THE BUILDING shown in our half-tone engraving this month is the handsome home of the Spring Valley Water Company, just completed by Architect Clinton Day. The many thousand stockholders in this company who have, for years past been enjoying the dividends distributed with commendable regularity, by this company, do not need to be told of the firm and enduring base on which their prosperity rests. From small beginnings the growth of the company has kept pace with the growth and development of the metropolis of the west, and every native son and every native daughter, as well as those who are not native sons and daughters, have reason to be thankful for the abundant and unfailing supply of pure cold water with which San Francisco is blessed. That the public are fully convinced of the desirability of Spring Valley water stock as a safe and paying investment is shown by the frequency with which the stock is quoted above par. It is only fitting that such a successful enterprise should be housed in quarters befitting its importance and we think we will be pardoned if we devote more space to a description of the building and its builders, than we have lately given to our illustrations.

To begin with the building is six stories in height, of fire proof construction, and being situated on the south east corner of Geary and Stockton streets is very effectively viewed from Union Square. The main entrance is in the center of the Geary street facade, and leads the visitor through a finely tiled vestibule wainscotted with beautiful marbles to the rapidly running elevators whose ample service conducts to the commodious apartments on the upper floors of the building. The basement stories are of granite contrasting well with the buff brick and terra cotta finish of the upper portion of the structure. No modern improvements have been omitted in making the building a model of its class; in fact the architect seems to have vied with the engineer of the company as to which could construct the more enduring monument to his skill. (In this connection, and by way of parenthesis, we want to say a few words about another remarkable construction that owes its being to the president of the company, Mr. Charles Webb Howard: we refer to the remarkable crystal springs dam, the largest mass of solid concrete in the world, and which will remain for centuries to come a more enduring monument to the professional ability of its engineer Mr. Schusler, than any merely commemorative monument that could be erected.) This passing thought gives rise to the idea that possibly the architect of Spring

Valley's new building designed it with the intention to rival in his own profession the achievements of the rival profession of Engineering, as exemplified in the monster dam that successfully retains behind its ponderous mass, billions of gallons of clear sparkling water, always "on tap" for the hundreds of useful purposes to which it is daily and nightly applied by the thousands of men, women and children, the permanent inhabitants and transient guests of the western metropolis.

STEAM HEATING.

The contract for the steam heating apparatus was awarded to the Geo. H. Tay Company on account of the superiority of the system introduced by them. It is the Single Pipe Overhead System of low pressure steam heating, which is acknowledged to be the best, as by this method the basement is kept free from large pipes and the steam and condensation flow in same direction rendering the system entirely noiseless. The steam is taken from the boilers in the basement direct to the attic first, and is then led downwards to the floors. The steam descending heats the various rooms, halls and corridors. The boilers adopted are the Root Water tube boilers, which obtained the prize at the World's Fair at Chicago. The Geo. H. Tay Company are sole agents for these boilers on the Coast. The radiators used are the "Perfection," manufactured by the American Radiator Company, who are the largest manufacturers of radiators in the world. These radiators were also prize winners at Chicago. The Tay Company is also installing this same system at the present time in the Nevada Block, Flood Building, Alliance Assurance Building and W. T. Somers Building.

TERRA COTTA VS. CONCRETE.

Messrs. Gladding, McBean & Company the contractors for the Terra Cotta work in the Water Co's. Building endorse the following letter as expressing their views as to the relative merit of Terra Cotta vs. Concrete:

The debate between the advocates of terra cotta and concrete resembles the mighty competition of a circus and "side show." While one is considered a legitimate entertainment, the other is contented to be called a "side show," and gather its patronage by the lights which illuminate the mammoth tent. But when the circus moves, what happens?

"Peace be to their ashes," seems a peculiar fitting blessing for the advocates of both these systems. Yet could either be subjected to the thorough treatment of their respective methods, "ashes" would no longer express their future state, but in its place would be used terms of "terra cotta" or "concrete," and if concrete dared hope for complete converts 'ashes' would become obsolete.

Thoughtfully, what lesson has been taught by the Pittsburg fire, from which the lengthy argument got its initial momentum? Simply that terra cotta did all that was claimed for it; that no other system ever had such a test; that concrete, where used in a building with a fire that is commonly called a "blaze," protected by wind, time, isolation and the whole fire department, showed unusual weakness, and that the architects having the restoration of the Home Store Building in charge are satisfied with the test, and are to use terra cotta for the reconstruction, and that the weakness show up by the concrete with this incipient fire displayed its faults, and none of its advocates would have cared to have