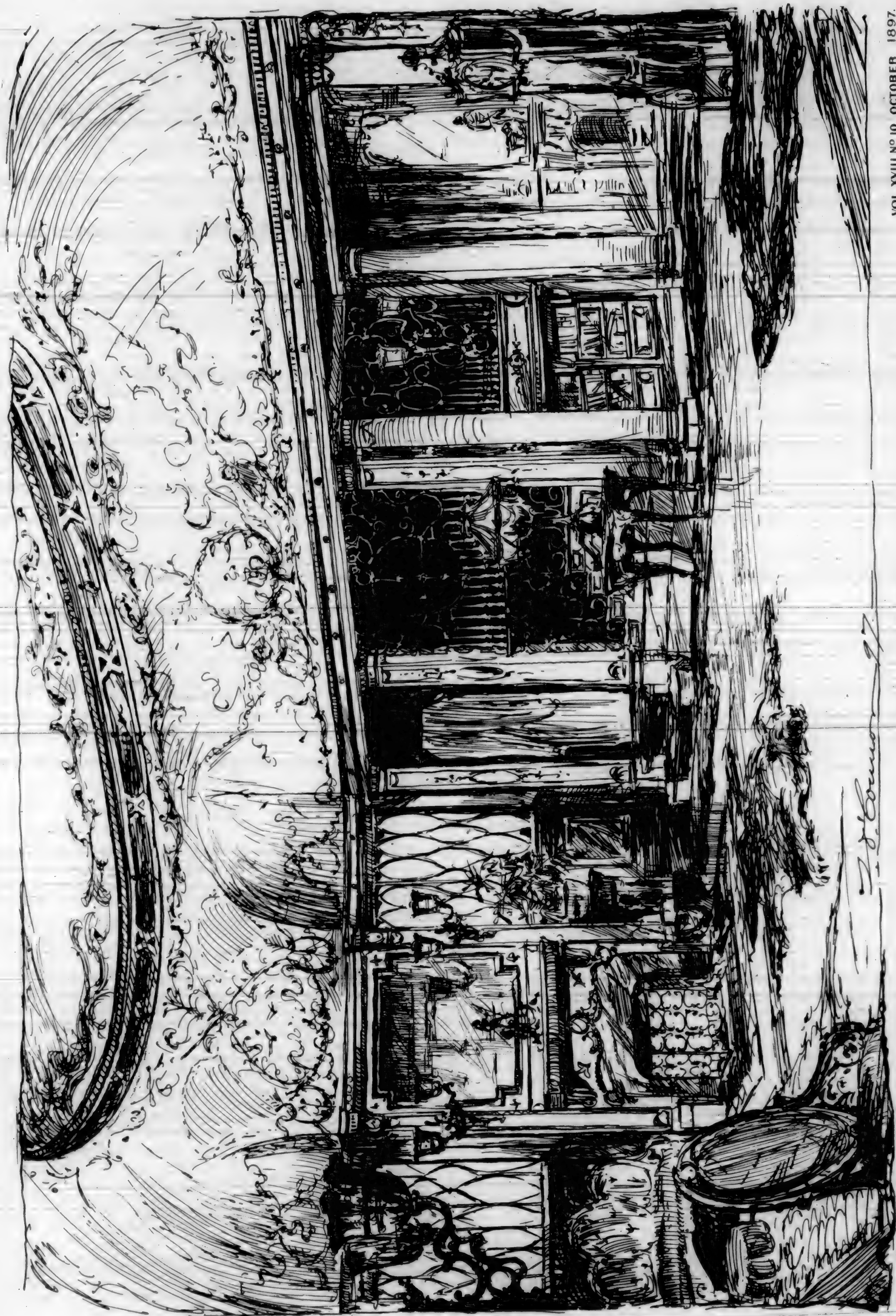


Residence of J. L. Kaster
MARTEN & COFFEY, Architects.





CALIFORNIA ARCHITECT & BUILDING NEWS
SAN FRANCISCO.

BRITTON & REY, PHOTO LITH.

VOL. XVIII NO 10 OCTOBER 1897.

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



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

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

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

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

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

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

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

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

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

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

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

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.

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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 speaks 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.*

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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.

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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.

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Buchanan near Waller. Alterations; owner, O. A. Giles; architect, W. H. Little; contractors, Peterson & 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, Peterson & 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.

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OLIVER EVERETT, Secretary.

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6 inch	7.00	16.00	28.00	50.00
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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 alone 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.

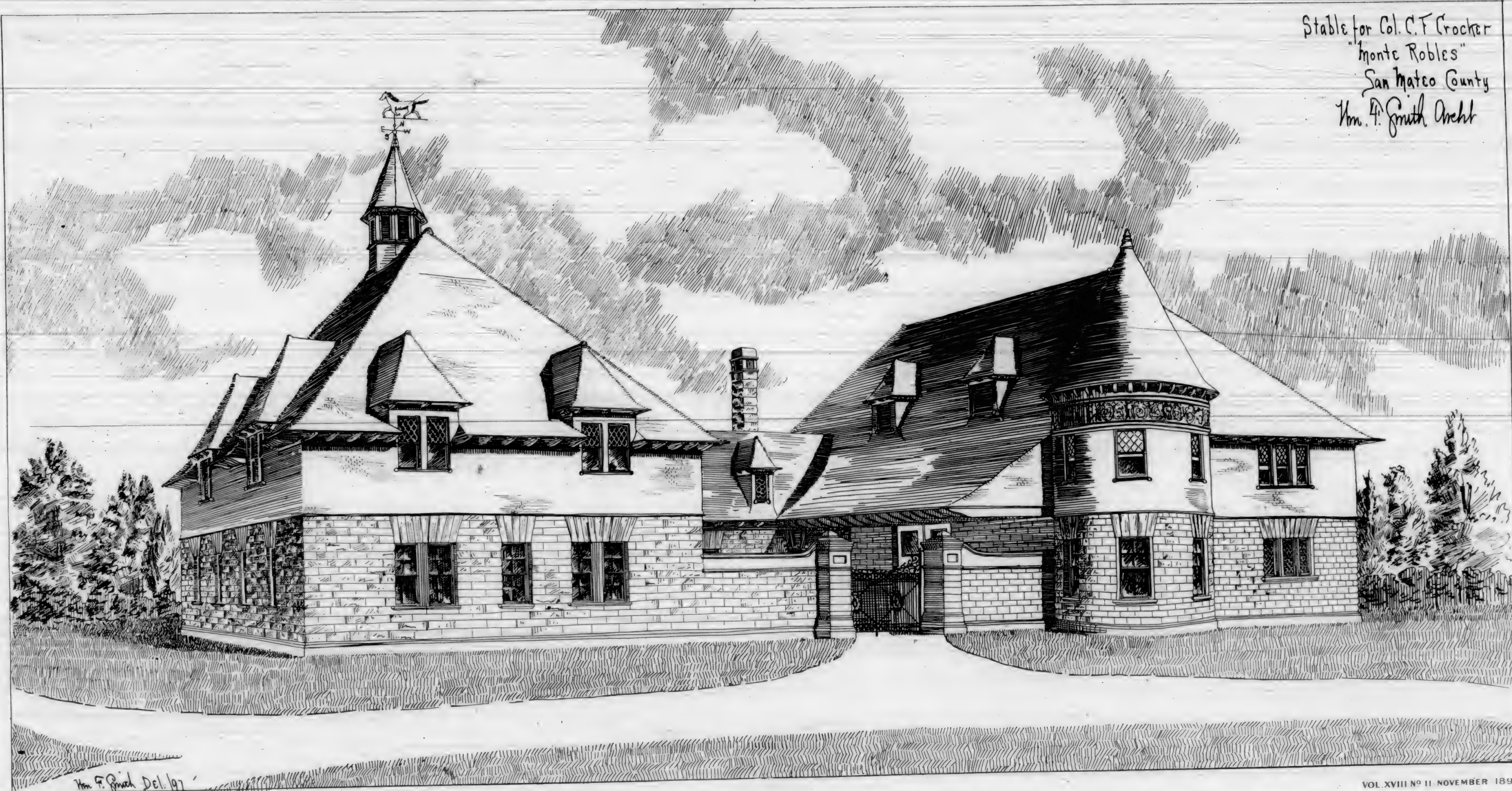
Messrs. Gladding, McBean & Company the contractors for the Terra Cotta work in the Water Co's. Building endorse the following letter as expressing their views as to the relative merit of Terra Cotta vs. Concrete:

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

Stable for Col. C.F. Crocker
 "Monte Robles"
 San Mateo County
 Wm. F. Smith Archt

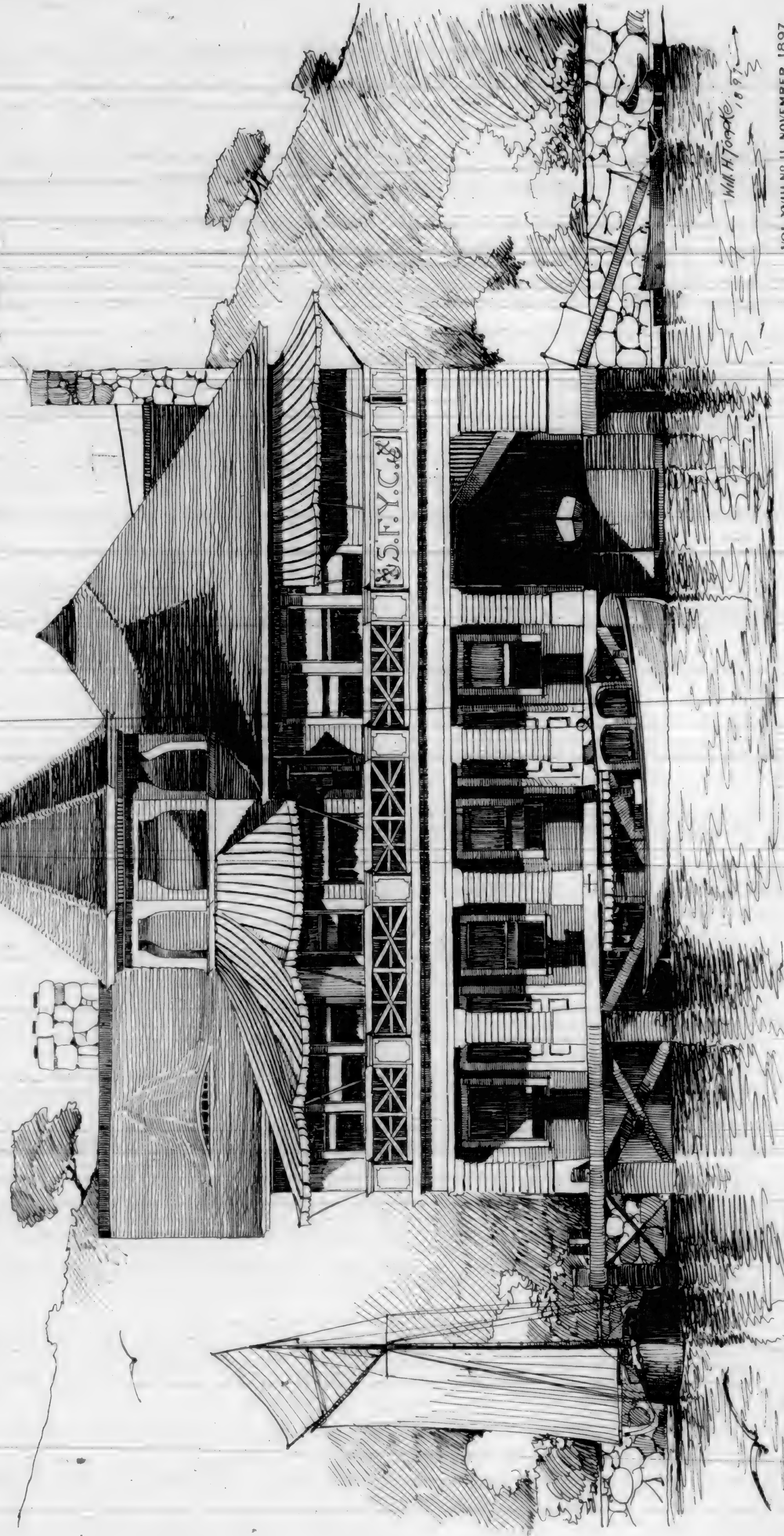


CALIFORNIA ARCHITECT & BUILDING NEWS
 SAN FRANCISCO.

BRITTON & REY, PHOTO-LITH.

VOL. XVIII No 11. NOVEMBER 1897

ELEVATION: OF: PROPOSED:
CLUB HOUSE: FOR THE SAN:
FRANCISCO YACHT CLUB:
HAVENS & TOEPKE: ARCHTDS:
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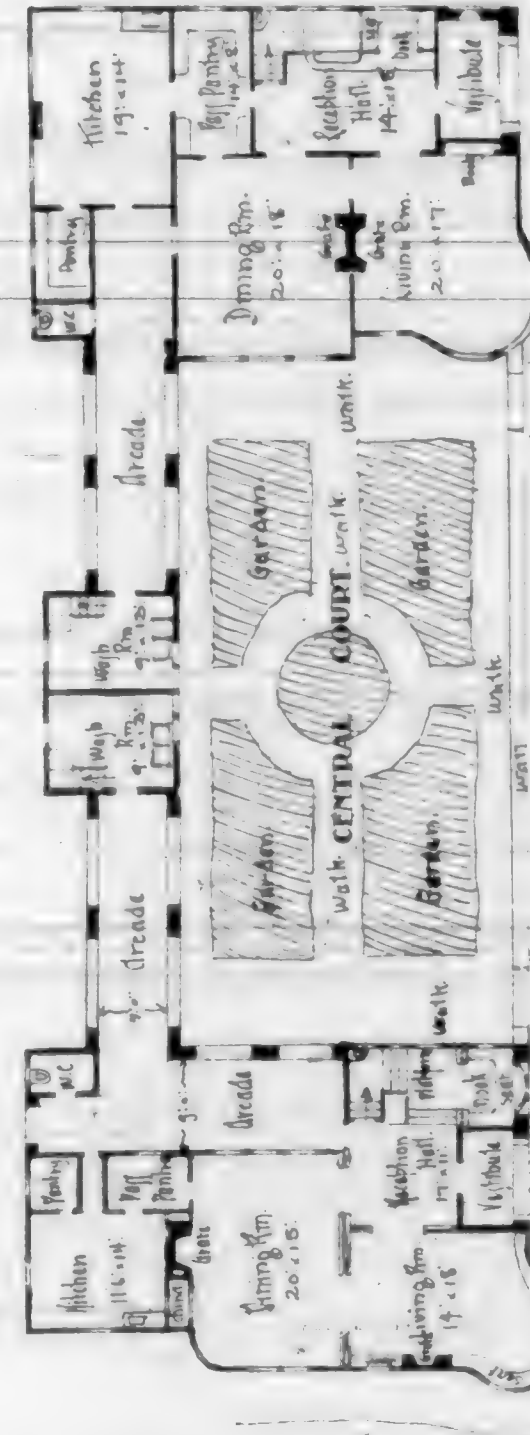
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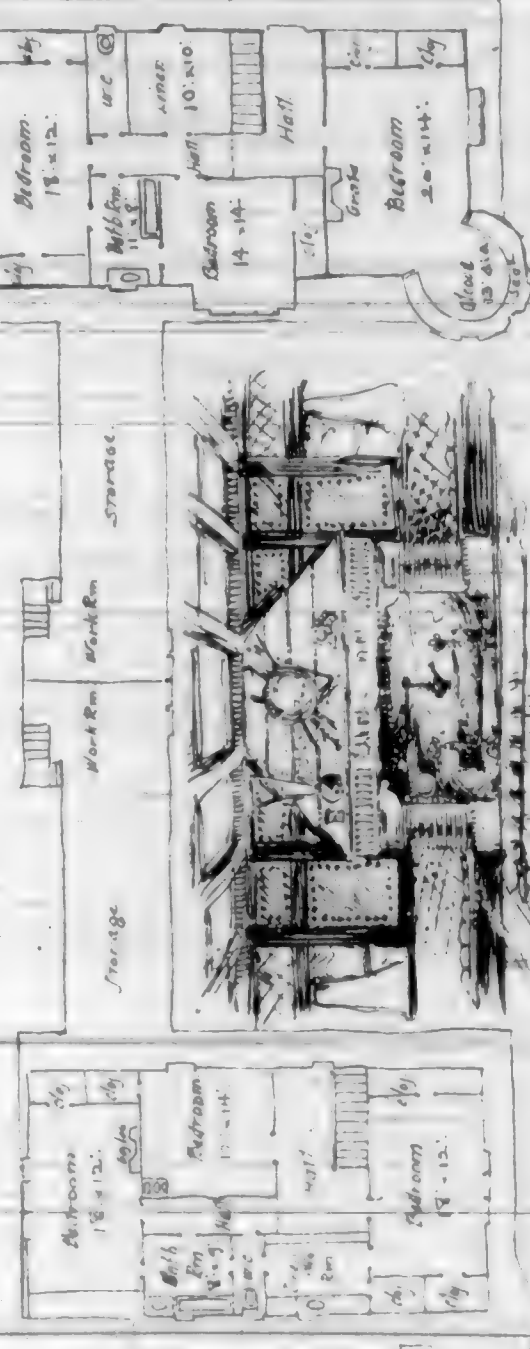
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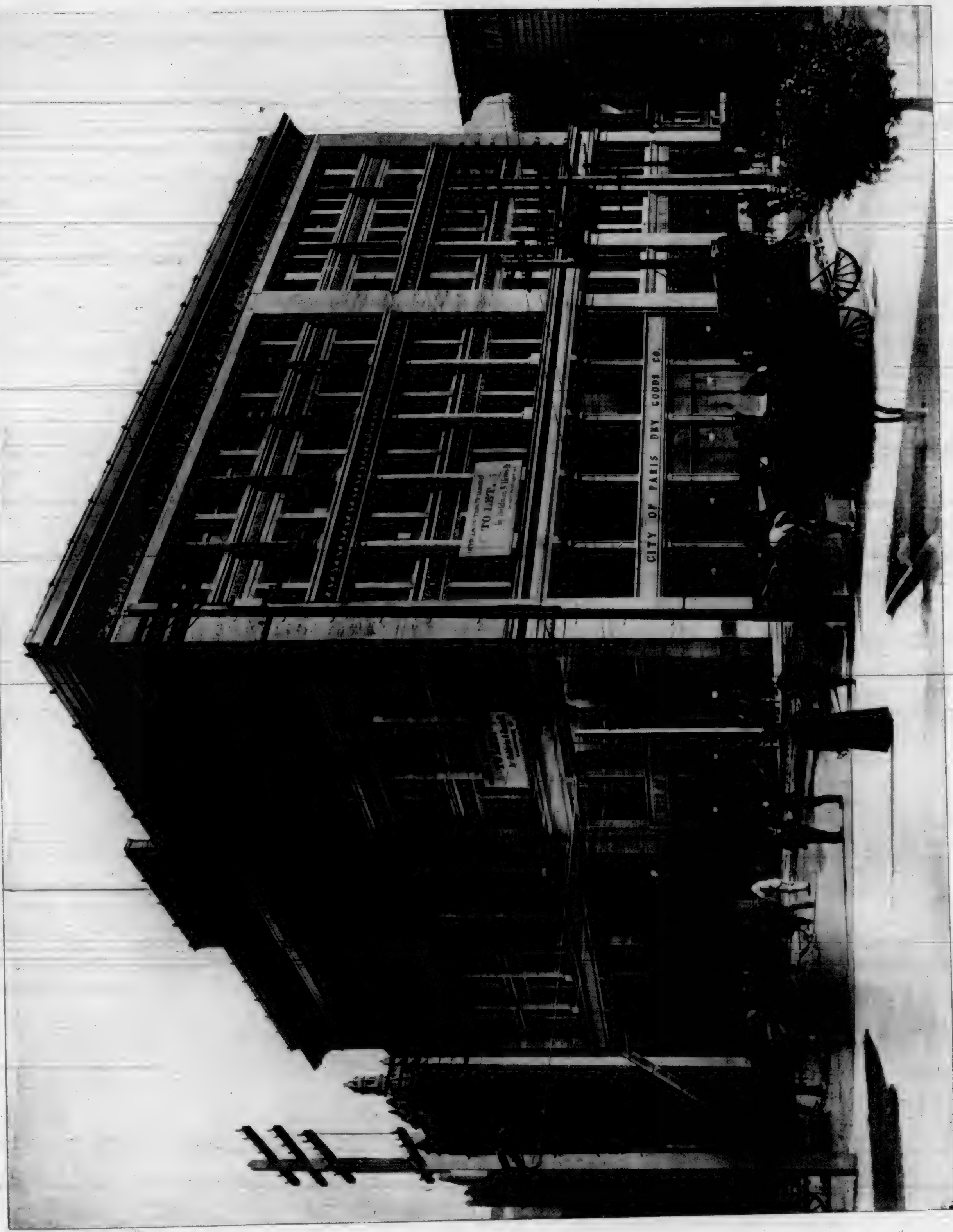


Living

Sketch of Double House

Arch. H. J. Toepke & Co.





CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

SPRING VALLEY WATER WORKS BUILDING. CLINTON. DAY. ARCHITECT.

VOL. XVIII No. 11. NOVEMBER, 1897.

had a general inspection immediately after the fire, as such would have caused a lasting injury.

It has shown one thing, however, and that is the shrewdness of the business men who have taken to the advocating of concrete as a business venture. Many, to read their letters to-day, and not knowing the facts relative to this Pittsburg fire, would suppose that all this contention originated from equal tests in an actual fire. They have created among the laymen whom they defend the impression that their system has actually demonstrated fire-resisting qualities under a severe trial.

There have been many reports from chiefs of several different professions—engineers, fire underwriters, building experts and fire-proofing concerns—and all agree that terra cotta was eminently successful. The last report, however, made by a commission of capable engineers and sent to adjust the loss, to condemn all the seriously injured steel and suggest means of using that which has received slight injury, and approve that which was considered proper to stand, after thorough inspection, is to the effect that all iron work not displaced or deformed by the falling of an immense water tank was not seriously enough injured to require removal. Then comes the crumb from which the concrete advocates try and feed the multitude. These same engineers, after making so favorable a report, suggest that some other system should be adopted to more thoroughly protect the steel from heat and a consequent expansion, and recommend concrete. Why a change if the steel is all right? Why concrete, even though a change be desirable? This fire demonstrated no qualities for concrete, but instead, quite the reverse. Where were the weak points of protection to the steel where the construction was with terra cotta? Not where terra cotta was used, but where it was omitted. If more protection for the steel is needed, why not more terra cotta? This material has stood the test in the worst conflagration known for years, and why change for one that an ordinary fire so completely injured that it should and probably will be replaced?

Terra cotta is still supreme, and concrete will have to prove further than a simple claim that it stands within "hailing distance" of this superior material. Cannot the users, builders and owners see for themselves whether claims are set forth for terra cotta that it cannot fulfill as well as any body of men whose trade or profession is as distinctly different from fire-proofing as dry goods are from groceries? Concrete has been too long in the field not to have known its qualities, and nothing new has been added to it that makes it better to-day for fire-proofing than many years ago.

—F. F. Fernald in *Clay Worker*.

CONCRETE VS. TERRA COTTA.

The following extract from a letter published in *Cement and Engineering News*, expressing the views of Mr. L. B. Jenney on what he terms "The Best Fire Proof Construction for Buildings Occupied for Mercantile Purposes," meets the views of Mr. Geo. Goodman, who had the contract for the Concrete Work in the Water Co's Building—and who sends in the following estimate of Mr. Jenney's standing as an architect:

Mr. W. L. B. Jenney of Chicago is one of the most celebrated architects in the United States, and the inventor of the modern steel office building. He has revolutionized the

system of high building construction and speaks with authority upon the subject of fireproof construction.

Mr. Jenney says the most important lesson taught by the fire of last May in Pittsburg was the lack of strength displayed by the fire-clay fire-proofing. The buildings were permitted to move in any direction without any material restriction by the fire-proofing. The floor arches showed by the scaling off of the lower webs that they were unable to offer any sufficient force to counteract the tendency to lateral motion. The column protection although composed of the very best obtainable kind of fire-clay tile was also not of sufficient strength.

Owing to the fact that steel columns or girders or beams after being subjected to a long continued fire will assume the same temperature as fire-proofing, and owing to the fact furthermore, that the rate of expansion of the steel is much greater than that of the fire-clay tile, destructive movements are permitted which, as shown in this experience, will result in considerable damage and which damage will increase in direct proportion to the height of the building.

In view of these important developments, it is our opinion that important structures of this class should have a radically different method of fireproofing. The fireproofing should be in it strong and able to resist severe shocks, and should, if possible, be able to prevent the expansion of the steel work.

There seems to be but one material that is now known that could be utilized to accomplish these results and that is first-class concrete.

BOOKS AND PERIODICALS.

A SYSTEM OF EASY LETTERING by J. Howard Cromwell, Ph. B. Published by Spon & Chamberlain, 12 Cortlandt street, New York, price 50 cts.

The simplicity of this system should recommend it to the student of architecture. The preface of this volume gives the system as follows:

"The formality of a preface may seem scarcely necessary for the supplementing of a system as simple and comprehensible as the one herewith presented. We have but to divide any surface we may wish to letter into squares (or parallelograms as the case may be), in pencil lines; form the required letters, in ink or paint, and according to the style chosen; erase the pencil lines, and the lettering is complete."

LIPPINCOTT'S Magazine for November, 1897, has for a complete novel "The Price of a Wife" by John Strange Winter (Mrs. Stannard). It is a tale of English domestic life, and one of the best

which the author of "Bootles Baby" has written of late years. To those who have read "Bootles Baby" this novel will be welcome, and to those who have not they will be sure to want to do so after reading "The Price of a Wife". The other contents are as interesting as usual.

LABORATORY OF TESTS AND TECHNOLOGY of the Philadelphia Commercial Museum. Instruction for submitting samples, general information and schedule of official fees. Philadelphia, 1897.

This Laboratory has been established as an adjunct of the Scientific Department of the Philadelphia Commercial Museum. It has for its main object the examination and analysis of raw and manufactured products, which may be sent to it from any of the countries represented in its collections, or from private individuals, who wish to determine through chemical and other tests the commercial value of the materials presented.

UNITED STATES DEPARTMENT OF AGRICULTURE, Division of Forestry, Circular No. 17. Recent Legislation on State Forestry Commissions and Forest Reserves.

In Circular No. 13, of this division, the existing forest fire legislation of the several States and Territories was summarized. Since it appeared, in March 1896, several States have enacted legislation for the erection of forestry commissions and the establishment of forest reservations, and public interest in these important subjects has been greatly stimulated. This increased interest is evidenced in the many requests which reach the Division of Forestry for aid in formulating legislation affecting forest conditions, and it is believed this summary of the more important recently enacted laws will be of material service in work of this kind.

FINAL REPORT OF THE WORLD'S FAIR COMMISSION, including a description of all exhibits from the State of California, collected and maintained under Legislative Enactments, of the World's Fair Columbian Exposition, Chicago, 1893.

This handsome volume of over 200 pages, fully illustrated with views of the California Building as well as the various exhibits from various parts of the State, certainly does much credit to the State, as well as to the following gentlemen who composed the California World's Fair Commission:

Irving M. Scott, President; James D. Phelan, Vice-President; R. McMurry, A. T. Hatch, S. W. Fergusson, L. J. Ross, W. P. Mathews. The fact that of \$300,000 appropriated by the State to this Commission over \$20,000 was returned to the State should stand to the credit of this Commission as gentlemen who have certainly been faithful to this trust.

LABOR QUESTION IN CHINA.

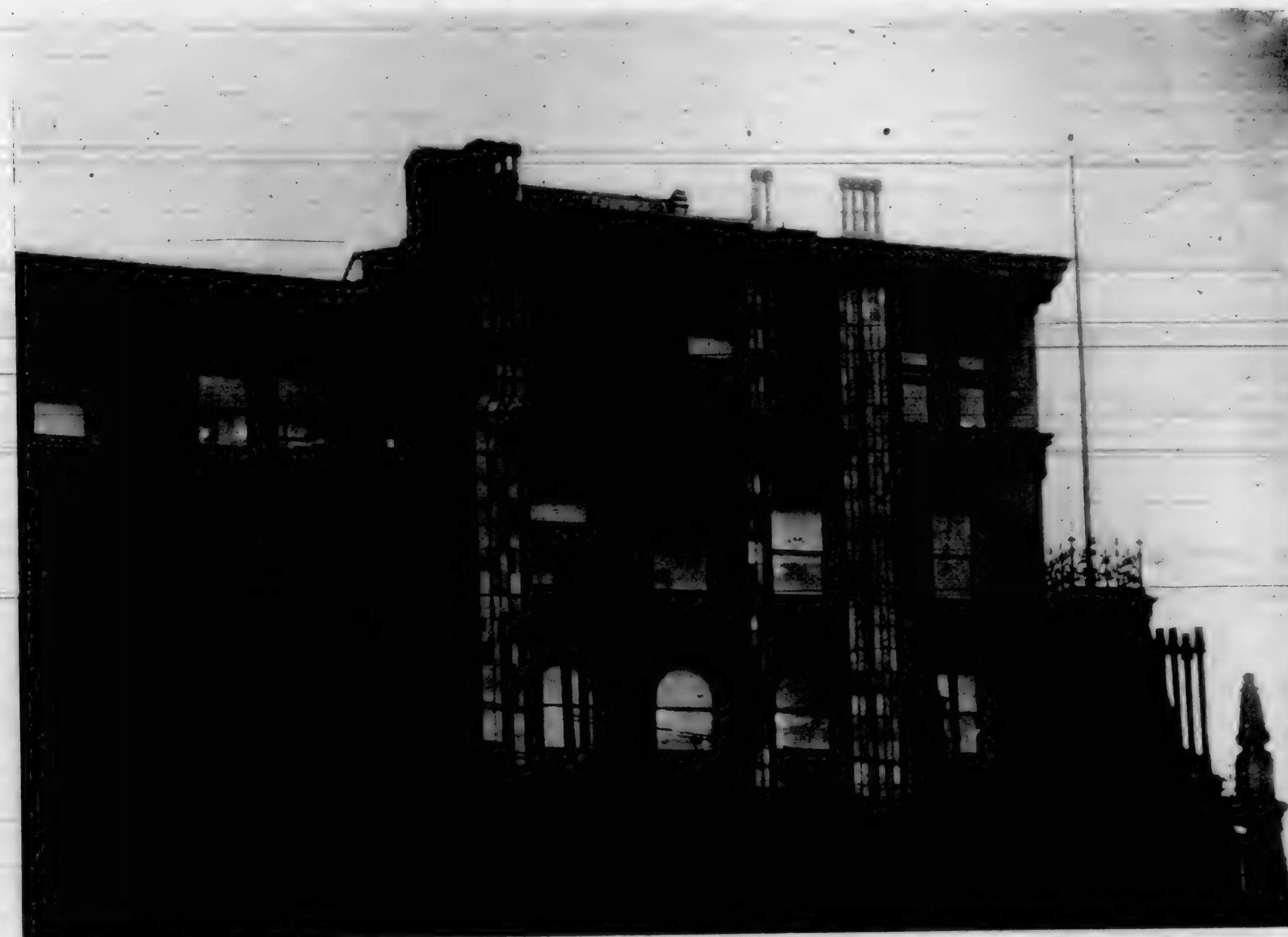
WHERE is no place in the world where the labor question is so easily solved as in China. There are no lockouts or strikers, nor have there been any for upwards of 2,000 years. The bricklayers, plasterers, carpenters and tinsmiths form lines on either side of the public square and wait until they are wanted. The master builder comes along and puts a chalk mark upon those whose services he requires. They follow him and go to work. No quarrel about wages or overtime. The least sign of discontent calls for the head of the kicker. All are glad to see it fall into the basket, for it gives place for one more to work. The master builder, however, does not have things his own way. There is a fixed rate of wages for each trade, which he must pay, and a certain number of hours defined, above which the employers must not go, only by special permit from the government, and overtime must be paid for accordingly. Once a man employed, he receives his daily pay whether he works or not, so long as the work he is engaged on is not completed, so that if the work is "outside" and rain prevents it going on with, he receives his pay just the same. Loss of time by rain is borne by the owner, so the contractor suffers no loss on this account. Failure to conform to the contract, or to pay wages due his workmen, render the contractor liable to decapitation. The owner, too, is liable to the workmen and material men equally with the contractor. This is a lien law with a vengeance, for in case of failure to pay the workmen, the government pays the debts, confiscates the property, makes headless the culprits, and the whole thing is settled in a few days to the satisfaction of every one but the widows and orphans of owner and contractor. How nice it must be in China to have the labor question settled so promptly!

MARINE SALT IN PLASTER.

ONE of the causes of the decay of the frescoes in the Houses of Parliament is supposed to arise from the use of plaster which was prepared from limestone from Durdham Down, near Bristol. All the beds of Durdham Down limestone are of marine origin, being full of marine shells; and, although in the long lapse of ages since they were deposited, the marine salt, which the stone must have been saturated, has for the most part been washed out, yet still a trace of it remains, insensible to an ordinary analysis. It is the general practice to burn this stone into lime with braize (or cinder taken from the scavenger's yard), and this braize always contains sulphur. In burning the minute quantity of marine salt in the stone is converted, for the most part, into sulphate of soda, or the salt well known in commerce as "Glauber salt." On most of the walls that grow cold in winter needle form crystals are found, varying from a bloom 1-100 of an inch to needles of an inch in length, and in some instances, in damp old walls, such as the cloister walls of a cathedral, the crystals stand out to the length of 1½ inch. They are generally composed of sulphate of soda, in rare instances mixed with nitrate of potash, and

sometimes with small quantities of muriate of lime and magnesia. When the weather becomes dry all these bunches of crystal effloresce and are converted in to a loose white powder, much of which drops from the wall, carrying with it shales of plaster, or flakes of paint, or film of whatever material the surface of the wall is covered with. Moisture will condense on the wall if allowed to grow cold in damp weather; the white powder is then dissolved and the liquor, a solution of sulphate of soda, is absorbed by the mortar or plaster. Architects are in the habit of proving the value of the various kinds of stone presented for their use, for the endurance of frost, by a saturated solution of sulphate of soda, similar to this liquor, which on crystallizing imitates the heaving and splitting action of ice forming from water. Accordingly, this liquor is no sooner absorbed as the wall dries than it aggregates into ice-like crystals and the plaster is disintegrated and heaved by the dynamical

force developed in their formation. The plaster having sustained this injury, the salt transforms itself and shoots out into bunches of needle form crystals, only to fall again into the terrible white powder, as the air becomes warm and dry. Thus a constant succession goes on of solution and desiccation, with the changes of the weather and temperature; and if the wall be permitted to cool with the frost, the ruin of the plaster is insured. Sulphate of soda exists not only in Durdham Down limestone, but unfortunately also in much abundance in all the lias motars, in London clays and in many other stones. In fact, it may be doubted if any London wall is free from its presence. We may, therefore, observe this kind of action of destruction going on more or less almost everywhere. In Rome and Florence, indeed, many frescoes have remained entire, with their colors smooth and in good order, for hundreds of years.—*Architecture and Building.*



PATENT CHIMNEYS ON THE MILLS BUILDING.

CHIMNEY TOPS.

CHIMNEY TOPS extending from the flues in Jas G. Fair's Building to the top of the Mills Building. This work was done by L. E. Clawson & Co. of 1340 Market street, using Gladding, McBean & Co's flue linings and tops. Each joint of pipe was double braced four inches into the wall with wrought iron strong enough to support each joint, the whole being earthquake proof. The joints were wet when placed into position and grouted together with Portland Cement which makes the whole breast as solid as though it were part of the building. The offsets in the chimney are

made so as to clear the windows and also the iron frame work that supports the cornice of the Mills Building, which projects five feet. The tops above the cornice are Gladding, McBean & Co's no. 143. They are braced with wrought iron bolted to fire wall, thus making a perfectly secure chimney. The manager and master mechanic of the Mills Building, are so well pleased with the work that they suggested that it be photographed. The cost of this kind of work exceeds that of galvanized iron but a trifle. L. E. Clawson & Co. make a specialty of all kinds of chimney work and are experts in the curing of smoky chimneys and are prepared to do work in their line at short notice.

NOTICE OF MEETINGS.

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

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

S. H. KENT, Pres. JAS. A. WILSON, Sec.

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

ADAM BICK, 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.

RIGHTS OF ADJOINING LANDOWNERS.—Where a lot owner erects a building on one side of same, he cannot enjoin the adjoining lot owner from erecting a high board fence on his line, although it shuts off the light and air from such building.

Triplett v. Jackson, App. Ct. Kans., 48 Pacific Rep. 931.

PRECEDENCE OF CONTRACTOR'S ORDERS.—A contractor having given a bond providing that, before he can receive his pay, all claims against him for labor and materials entering into the construction of the building must be paid, orders given by him upon the owners of the building do not constitute an equitable assignment of the funds owing him in their hands, and they have the right to first pay subsequent orders given by him in favor of laborers and material men.

Hall Co. v. Lloyd Bros. Co. Ohio Cir. Court, 7 Ohio Dec. 203.

IOWA PARTY WALL VALID.—The law of Iowa (Code sec. 2019) which provides that a party wall may be built on an adjoining lot to the extent of nine inches, without the consent of the owner, but that he shall not be liable for any of the expense for building same, unless he makes use of it, is not unconstitutional as not being taken under due process of law, or as taking private property without compensation.

Swift v. Calnan, Supreme Court Iowa, 71 Northwestern Rep. 233.

OWNER'S DEALINGS WITH SUBCONTRACTOR.—An owner may contract with a subcontractor for extras, without regard to the provisions relating to extras in the contract between him and the general contractor; and the furnishing of extra labor and material by a subcontractor at the direction of the owner creates a contract on sufficient consideration to render the owner liable to him for such extras.

Foley v. Tipton Hotel Co., Supreme Court Iowa, 71 Northwestern Rep. 236.

WHEN ARCHITECT'S CERTIFICATE CANNOT BE REQUIRED.—Where a builder's contract provides that for all payments a certificate, signed by the architect, as the owner's agent, shall be obtained, a discharge of the architect excuses the contractor from furnishing such certificate.

Fitts & Co. v. Reinhardt, Supreme Ct. Iowa, 71 Northwestern Rep. 227.

AMOUNT OF DAMAGES MUST BE PROVEN.—Though an owner has been put to extra expense on account of failure of contractor to finish his work as required by the contract, yet if the evidence fails to show how much he had to expend to complete such work, he cannot have same effect as a counterclaim.

Fitts v. Reinhardt, Supreme Ct. Iowa, 71 Northwestern Rep. 227.

BUSINESS MOSAICS.

Parties in want of handsome fixtures for bath room, lavatory or water closets would do well to call upon Mr. M. S. James who represents the Pacific Coast for The J. L. Mott Iron Works. Mr. James has his office at the Flood Building, room 27, where various Sanitary Specialties can be seen, circulars sent on application.

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BAKER & HAMILTON, by F. Dassonville.

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CITY BUILDING NEWS.

Baker near Vallejo. Two-story frame; owner, A. J. Ferguson; architects, Coxhead & Coxhead; contractors, Hannah Bros.; signed, Oct. 2; filed, Oct. 13; cost \$2612.

Broadway and Scott. Two-story frame; owner, W. F. Herrin; architect, J. E. Kraft; contractors, Mallory & Swenson; signed, Oct. 23; filed, Nov. 8; cost \$8071.

California and Scott. Alterations and additions; owner, Mrs. Hettie M. Redfish; architect, Albert Sutton; contractors, Walker Bros. & Co.; signed, Oct. 11; filed, Oct. 12; cost \$2900.

Castro near 18th. Two-story frame; owner, Andrew Spalding; contractor, Wm. Helbing; signed, Nov. 6; filed, Nov. 8; cost \$3870.

Cedar Ave. near Larkin. Additions and alterations; owners, Seymour and Ester Altied; architects, Townsend & Wyneken; contractor, F. V. Acker; signed, Nov. 15; filed, Nov. 15; cost \$1800.

Clay and Baker. Stone work for basement; owner, Mrs. Ellen Sessions; architects, McDougall Bros.; contractor, Gray Bros.; signed, Nov. 13; filed, Nov. 13; cost \$1100.

Clay and Baker. To build except stone work; owner, Mrs. Ellen Sessions; architects, McDougall Bros.; contractor, J. H. McRay; signed, Nov. 13; filed, Nov. 15; cost \$2200. Painting, contractor, John Quadt; cost \$504.

Clipper near Church. To build; owner, Gus. Bronig; contractor, C. Erikson; signed, Oct. 7; filed, Oct. 12; cost \$1380.

Eddy and Mason. Carpentry, mill work, etc. for six-story brick and iron building; owner, Fabrizio Nigro; architects, Mosser & Son; contractors, Campbell & Pettus; signed, Oct. 30; filed, Nov. 6; cost \$30,034. Granite and brick work; contractor, D. J. Brennan; signed, Oct. 30; filed, Nov. 6; cost \$14,799. Wrought iron work, etc.; signed, Oct. 28; filed, Nov. 6; cost \$6880. Wiring for incandescent light; contractors, Will & Finck Co.; signed, Oct. 30; filed, Nov. 6; cost \$1275. Marble wainscoting; contractors, A. Pallinchi & Co.; signed, Nov. 4; filed, Nov. 6; cost \$1246.50. Cast iron work; contractor, Vulcan Iron Works; signed, Oct. 30; filed, Nov. 6; cost \$5380. Elevator work; contractors, Cahill & Hall; signed, Oct. 30; filed, Nov. 6; cost \$3265. Mosaic floors, etc.; contractors, W. W. Montague & Co.; signed, Oct. 30; filed, Nov. 6; cost \$2500. Plumbing, etc.; contractor, H. Williamson; signed, Oct. 30; filed, Nov. 6; cost \$2300. Plumbing, etc.; contractor, H. Williamson; signed, Oct. 30; filed, Nov. 6; cost \$2300.

Eddy near Hyde. Two-story frame; owner, T. N. Holm; architect, E. J. Vogel; contractor, L. W. Coburn; signed, Nov. 2; filed, Nov. 3; cost \$5150.

Eddy near Van Ness Ave. Three-story frame; owner, Ann Smith; architect, Thomas J. Welsh; contractor, J. E. Mooney; signed, Oct. 5; filed, Oct. 20; cost \$7700. Sewering, etc.; contractor, W. F. Wilson; signed, Oct. 5; filed, Oct. 20; cost \$1400.

- Eighteenth near Church. Two-story frame; owner, Charles Wagner; architect, B. R. Van Deusen; contractor, Thos. B. Goodwin; signed, Nov. 3; filed, Nov. 3; cost \$3190.
- Eighteenth near Church. One-story frame; owner, Lorentz Entzinger; architect, B. R. Van Deusen; contractor, T. B. Goodwin; signed, Nov. 3; filed, Nov. 3; cost \$1615.
- Eighteenth and Harrison. Addition to factory; owner, Mission Soap and Candle Works; architect, T. Schmaltacher; contractor, Thomas O'Connor; signed, Nov. 11; filed, Nov. 12; cost \$5132.
- Eleventh near M. Cottage; owner, Mrs. Julia Sweeney; architect, M. G. Bugbee; contractor, W. Sorenson; signed, Oct. 13; filed, Oct. 15; cost \$1013.
- Ellis and Anna Lane. Plumbing, marble work, etc; owner, W. J. Somers; architects, Percy & Hamilton; contractors, Gulick & Wetherbee; signed, Oct. 15; filed, Oct. 20; cost \$1810. Marble vainscoting and stains, etc; contractors, Ruffino & Bianchi; signed, Oct. 16; filed, Oct. 20; cost \$3464.
- Ellis near Mason. Plastering; owner, L. H. Sly; contractor, W. C. Watson; signed, Oct. 20; filed, Oct. 26; cost \$1000.
- Front Ave., Shattuck. Cottage; owner, Walter Bassett; builders, McCarthy Co; cost \$1800.
- Fillmore near Clay. Concrete, brick and iron for alterations; owner, Gertrude S. Bowers; architects, Hermann & Swain; contractors, Gray Bros; signed, Nov. 1; filed, Nov. 1; cost \$1600.
- Fifteenth near Howard. Two-story frame; owner, Margaret Keane; contractor, C. J. Antwiler; signed, Nov. 6; filed, Nov. 9; cost \$2870.
- Franklin and Locust. Additions and alterations; owner, Charlotte Windbauer; architects, Salfeld & Kohlberg; contractors, Bucher & Frahs; signed, Nov. 13; filed, Nov. 13; cost \$2150.
- Geary near Powell. Additions and alterations; owner, Mrs. Golda Alexander; architects, Havens & Toepke; contractor, Jas. Geary; signed, Oct. 11; filed, Oct. 22; cost \$1450.
- Green street wharf. Widening wharf; owners, Board of Harbor Commissioners; contractors, Healy, Tibbitts & Co.; cost \$17,382.
- Haight near Octavia. Three-story frame; owner, Barbara Schatzler; architect, J. J. Laferme; signed, Nov. 2; filed, Nov. 3; cost \$3190.
- Howard near 9th. Additions; owner, Mr. Ambrose; day's work; cost \$1000.
- Howard near 16th. To build; owner, C. H. Randall; contractor, W. W. Redmill; signed, Nov. 3; filed, Nov. 3; cost \$4500.
- Hyde and Bay. Two-story frame; owner, Adam Uhm; contractor, Frank Steinman; signed, Oct. 29; filed, Oct. 30; cost \$3000.
- Hyde near Green. To build; owner, Patrick Dugan; architects, Shea & Shea; contractor, P. G. McIntyre; signed, Nov. 3; filed, Nov. 8; cost \$2900.
- Jackson near Gough. Two-story frame; owner, Henry Lund; architect, W. H. Little; contractor, J. G. Adams; signed, Oct. 25; filed, Oct. 27; cost \$8700. Plumbing, etc; contractor, G. C. Sweeney; signed, Oct. 23; filed, Oct. 27; cost \$1355.
- Laguna and Olive Ave. Painting; owner, L. Kutner; architect, W. J. Cuthbertson; contractor, W. Shafer; signed, Nov. 19; cost \$735.
- Lake near 13th Ave. To build; owner, Rose B. Giddard; contractors, Marcuse & Remmel; signed, Nov. 4; filed, Nov. 4; cost \$1800.
- Larkin near McAllister. Two-story brick; owners, Jacob and Jeremiah Browning; architects, Townsend & Wyneken; contractor, R. Parker; signed, Oct. 14; filed, Oct. 18; cost \$6100.
- Larkin and McAllister. Two-story brick; owners, Jacob and Jeremiah Browning; architects, Townsend & Wyneken; contractor, Rufus Parker; sub-contractors, Miller & Beck; signed, Oct. 18; filed, Oct. 18; cost \$2091.
- Larkin and Jackson. Three-story frame; owner, Elizabeth W. Baldwin; architect, E. J. Vogel; contractor, J. W. Coburn; signed, Oct. 19; filed, Oct. 23; cost \$7100.
- Market and 3d. Mosaic work; owner, Mrs. P. A. Hearst; architect, A. C. Schweinfurth; contractor, Campomenosi & Co; signed, Nov. 3; filed, Nov. 6; cost \$4122.
- Market and 3d. Prismatic sidewalk lights, etc; owner, Claus Spreckels; architects, Reid Bros; contractor, P. H. Jackson & Co; signed, Oct. 17; filed, Oct. 20; cost \$1536. Kitchen apparatus; contractor, W. W. Montague & Co; signed, Sept. 28; filed, Oct. 20; cost \$1215.
- Market and 3d. Finishing wood work for bank; owner, Claus Spreckels; architects, Reid Bros; contractor, West Coast Furniture Co; signed, Oct. 8; filed, Oct. 26; cost \$1786. Interior finish for "Calif" office; contractors, Plink & Schindler; signed, Sep. 28; filed, Oct. 26; cost \$2457.
- Market and 3d. Electric light fixture; owner, Mrs. P. A. Hearst; architect, A. C. Schweinfurth; contractor, Cal Art Metal Co; signed, Oct. 22; filed, Nov. 1; cost \$2750. Elevator; contractor, Sprague Electric Elevator Co, N. Y.; signed, Oct. 1; filed, Nov. 1; cost \$10,850.
- Market street. Clock for Ferry Depot; owners, Board of Harbor Commissioners; contractor, Howard Clock Co; cost \$3000.
- Maple near Clay. Two-story frame; owner, C. Beckmann; architect, P. H. Bosworth; signed, Oct. 16; filed, Oct. 18; cost \$2000.
- McAllister and Baker. Two-story frame; owner, R. Wannermucker; architects, Salfeld & Kohlberg; contractor, Jos. Bucher; cost \$2210.
- Mission near 17th. Alteration and additions; owner, S. Nathan; architects, Copeland and Pierce; contractor, Paul Carrouche; signed, Oct. 15; filed, Oct. 18; cost \$2815.
- Noe and Jersey. Alterations and additions; owner, Peter F. Gilroy; architect, G. A. Dodge; contractors, Moore & Cameron; signed, Nov. 9; filed, Nov. 10; cost \$1615.
- Page near Pierce. To build; owner, W. J. Conrad; architects, Shea & Shea; contractor, B. Dreger; signed, Oct. 20; filed, Oct. 26; cost \$4020.
- Parnassus Ave. near 10th Ave. Lathing and plastering for Affiliated Colleges; owner, University of California; architects, Martens & Coffey and Kraft; contractor, Silas Carle; sub-contractor, Charles Dunlop; signed, Oct. 12; filed, Oct. 14; cost \$15,685.
- Pennsylvania Ave. near 18th. Two-story frame; owner, Thomas Brady; architect, M. J. Welsh; contractor, J. A. McDonald; signed, Oct. 11; filed, Oct. 12; cost \$2300.
- Pine near Dupont. Alteration and additions; owner, D. Canoe; architect, E. Depierre; contractor, P. A. Antorelli; signed, Oct. 30; filed, Nov. 2; cost \$1500.
- Post near Gough. Alterations and alterations; owner, Minna Goslinsky; architect, M. J. Lyon; contractor, G. H. Moore; signed, Oct. 19; filed, Oct. 23; cost \$1600.
- Sacramento near Drumm. Alterations and additions; owner, City of San Francisco; architect, C. Wilson; contractor, C. F. Sheibley; cost \$1860.
- Sacramento near Davis. Raising and alterations; owner, H. E. Rothin; architects, Percy & Hamilton; contractor, B. F. Ellis; signed, Nov. 2; filed, Nov. 3; cost \$3000.
- Second and Mission. Granite work for six-story brick; owners, Wells, Fargo & Co; architects, Percy & Hamilton; contractors, Raymond Granite Co; signed, Oct. 21; filed, Oct. 22; cost \$48,240.
- Seventh Ave. near San Francisco. Alterations and additions; owner, Mrs. L. O'Brien; contractor, Henry Behrens; bond \$800.
- Stockton and Geary. Granite brick and iron work for five-story brick; owner, Estate of Wm. T. Coleman; architects, Fissis & Moore; contractor, M. V. Brady; signed, Oct. 12; filed, Oct. 26; cost \$2650. Sandstone work; contractor, McElvray Stone Co; signed, Oct. 12; filed, Oct. 26; cost \$11,300. Carpentry, plastering, etc; contractor, Silas Carle; signed, Oct. 12; filed, Oct. 26; cost \$10,955. Plumbing, etc; contractors, Duffy Bros; signed, Oct. 12; filed, Oct. 26; cost \$4900.
- Stevenson and 4th. Plumbing, etc; owner, Claus Spreckels; architects, Reid Bros; contractor, W. F. Wilson; signed, Oct. 26; cost \$2382. Electric wiring, etc; contractors, Cal. Electric Works; signed, Sept. 24; filed, Oct. 26; cost \$4441. Elevator; contractors, Cahill and Hall Co; signed, Oct. 7; filed, Oct. 26; cost \$1975.
- Taylor and Turk. Electric elevator; owner, A. W. Wilson; architects, Shea & Shea; contractor, Central Iron Works of Quincy, Ill; signed, Oct. 4; filed, Oct. 14; cost \$2275.
- Texas near Mariposa. Cottage; owner, W. S. Taylor; contractor, R. O. Davis; signed, Oct. 27; filed, Nov. 1; cost \$1450.
- Tenth Ave. near Csement. To build; owner, M. I. Cornell; contractors, Marcuse & Remmel; signed, Nov. 1; filed, Nov. 2; cost \$2430.
- Tenth Ave. near M. To build; owner, W. T. Beck; day's work; cost \$3000.
- Thirtieth near Guerrero. To build; owner, Ellen F. Kennedy; contractor, Ed. Cox; signed, Oct. 30; filed, Nov. 1; cost \$2623.
- Tilden near President. Cottage; owner, Miss Petranella Mickelson; architect, T. P. Ross; contractor, Fred Miller; signed, Oct. 18; filed, Oct. 20; cost \$1375.
- Turk near Mason. Plumbing; owner, G. G. Burnett; architect, J. E. Wolfe; contractors, Ickelheimer & Bros; cost \$757.
- Union and Hyde. Two-story frame; owner, Catherine Powers; architects, Shea & Shea; contractor, L. M. Weismann; signed, Oct. 7; filed, Oct. 16; cost \$2497.
- Utah and Center. Cottage; owner, Thomas Thompson; architect, H. A. Schulze; contractor, Henry Jacks; signed, Oct. 25; filed, Oct. 29; cost \$1885.
- Valencia near 14th. To build; owner, James R. Carrick; contractor, A. C. Soule; signed, Oct. 1; filed, Oct. 14; cost \$9000.
- Van Ness Ave. Geary. Brick building; owner, Ladies Protection and Relief Society; architect, Clinton Day; contractors, Peacock & Halliday; signed, Oct. 8; filed, Oct. 14; cost \$3394.67.
- Van Ness Ave. and Olive Ave. Plumbing, etc; owner, J. Frownfeldt Trustee; architects, Salfeld & Kohlberg; contractors, Ickelheimer and Bros; cost \$3000.
- Van Ness Ave. near Union. Two-story frame; owner, C. H. Rehnstrom; contractor, Wren and Peterson; signed, Nov. 5; filed, Nov. 13; cost \$3756.
- Washington near Spruce. To build; owner, Livingston Jenks; architect, J. E. Kraft; contractor, Henry Jacks; signed, Oct. 11; filed, Oct. 27; cost \$5100.
- Wisconsin near 22d. Cottage; owner, James McKinley; architect, G. A. Bordwell; contractor, R. O. Davis; signed, Nov. 1; filed, Nov. 1; cost \$1065.

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SAN FRANCISCO, CAL. U. S. A.

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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
21 inch.....	31 50	84 00	157 50	273 00
22 inch.....	33 00	88 00	165 00	286 00
23 inch.....	34 50	92 00	172 50	299 00
24 inch.....	36 00	96 00	180 00	312 00
25 inch.....	37 50	100 00	187 50	325 00
26 inch.....	39 00	104 00	195 00	338 00
27 inch.....	40 50	108 00	202 50	351 00
28 inch.....	42 00	112 00	210 00	364 00
29 inch.....	43 50	116 00	217 50	377 00
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VOLUME XVIII.

DECEM 20th, 1897.

NUMBER 12.

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

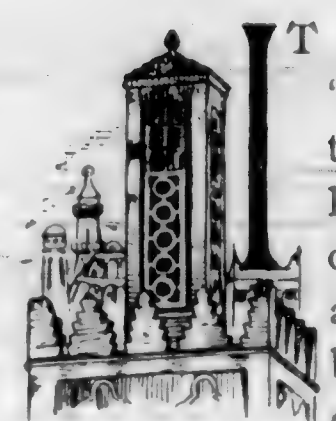


THE WAY that the devil was fooled by the Architect of the Cologne Cathedral according to the legend reminds one forcibly of the way many a poor devil of an architect has been fooled by those who wish to dispense with his services when about to build but still wishes the benefit of his brains. The devil it seems showed the architect the plans of a beautiful Cathedral thinking that he would be willing to sell him his soul for these well designed plans. But the Architect committed

the salient points to memory while his satanic majesty was explaining—and therefore was able to tell such majesty that "the plans did not please him and he would not take them."

In these days he had only to get hold of a copy of the blue prints and need not have taxed his memory to such an extent—or he could have sent his wife to the building and borrowed the blue prints from the contractor on the pretense that she was about to build and if said plans suited her she would employ the obliging contractor and thus save the expense of an architect.

THE "TRUMPH" OF MODERN ARCHITECTURE—"HIGH BUILDING" IN OUR CITIES.



IT IS ASSERTED periodically that the "greatest advance of our modern architecture" is in great office buildings. It has been said by one of our architectural critics, in an article treating of modern city architecture, that the modern city office building or commercial structure may be defined as representing the "apotheosis of a cube."

We may rightly ask whether such commonplace, prosaic, structures (as many of them are) can in their riotous banality be considered as worthy of notice. While inspecting examples of such buildings and studying published designs, it occurred to the writer that it would be well to make an examination and analysis of this department of modern design, to ascertain, if possible, how much there may be in it which really counts as an *advance* in architectural evolution, and if such buildings can really be classed as architecture at all, or merely as utilitarian constructions masquerading in an external disguise of architectural "features," more or less skillfully applied. Most of us have heard or read a book called "Cliff Dwellers" written by a Chicago author. The aptness of this title is obvious. These great piles certainly recall, in a sense, mountains or cliffs perforated with a huge "rabbit warren" a congeries of dwellings or rooms, such as ancient nations might have made for themselves in some situations to avoid the labor of erecting isolated buildings. The modern buildings of the class considered however, fail in an architectural sense. They never could approach the Rock Cut Temples of India in point of architectural impressiveness from the mere fact that they are composed of story on story in succession, all monotonously alike.

What have we at the present day with all our boasted "progress" in architecture or otherwise to compare with the works of ancient times?

It is certainly an acknowledged fact that all of the ancient buildings which are typical, and from which architectural forms have been derived and handed down by a process of evolution, are buildings of *one story*, the modern idea of a building in stories or tiers or stages not even being hinted at until a certain period in the history of Rome, and even then the division of a building into stories by superposed "orders," as seen in the Coliseum or elsewhere, was a chance expedient for "decorative" effect, borrowed from the post and lintel system of the Greeks.

Directly the contrary principle was exhibited in other Roman buildings, as for instance the Baths, The Basilicas and elsewhere. Nearly all were buildings of practically one story with one great "order" in their height, vaulted roofs of course, adding to the height, and most buildings also possessed a basement or "socle". The Coliseum, again by the superposition of "orders" outside, belied the interior which of course was practically in "one story," or one great enclosure; though without roof, (unless the awning or "velarium" be so considered.) One would have expected the outside wall to have been designed with one great order, with the landings of the stairways or inclines marked out merely by belt courses, or arches.

Would it not have been equally logical to have designed

tiers of orders upon the outer walls of Basilicas or Baths when no corresponding floors existed on the interior? The mere fact of stairs or inclines being required to reach the seats in the Coliseum would not warrant the division of the outer wall into stories.

This reasoning would also apply to the arched construction, without reference to the tiers of orders, for there is to be seen an arcuated style of building developed in the Roman aqueducts and bridges generally without the accompaniment of the orders.

A Triumphal Arch, or the modern "Arc de Triomphe" would appear absurd if designed with tiers of "small orders."

To come down to modern work: How would an ancient architect regard our modern buildings of fifteen or twenty stories if he could be brought back to the world to view them?

We do not usually remember, unless our attention is specially called to it, that almost all ancient buildings, whether religious or secular, were built practically in *one story*, in the case of the Greek temples the lighting being upon the "hypæthral" system, or from the roof, in almost all such buildings there is but one tier or range of windows at most, these being placed usually, at a height above the ground or floor.

It is of course only necessary to mention the Egyptian and Greek temples, or the Indian Rock Cut Temples. Most buildings of India, China or Japan which are ancient, also present the same characteristic of an interior practically in one apartment or story, any horizontal divisions into stories or stages being either avoided, or if required being subordinated so as not to affect the general design.

In ancient temples this is especially noteworthy. The restorations of Solomon's Temple and of the Parthenon show the acceptance of this idea, as if it were an inherent characteristic of such buildings.

Again in modern work: The Paris Exhibition buildings and World's Fair structures were nearly all in one height, i. e., one story.

To turn to domestic building, as noted above, the Roman and Pompeian and Grecian dwellings were arranged in suites of spacious apartments, rarely, except for subordinate rooms, in more than one story. It is only necessary to refer to the writings of Viollet-de-Duc and others to verify this. The examples of domestic building shown at the Paris Exhibition of 1889 also in general bear out the same argument. The houses in Oriental cities and the pueblo dwellings of Mexico show a flat roof system with one, though sometimes two stories; the roof being used as a sleeping place in warm weather, or as a place of security in case of attack.

In viewing the past, one cannot help thinking that those who look upon our modern city buildings as "great monuments," "marking an epoch," constituting a real "new departure" or "new era," "the like of which never has been seen," etc., etc., must be gifted with a very modern pair of spectacles; and there are a few in whom the reverence for and admiration of the ancient examples of architecture is not yet extinct, who cannot join in the extravagant praise accorded by some contemporary writers and critics, to this phase of our city architecture. To inquire further how the ancient types of architecture have influenced those derived from them, that is, The Mediæval, The Renaissance, and modern styles.

Ferguson gives a large share of praise to those works of the Renaissance, most of them in the classic or Renaissance

styles, which exhibit the feature of a single large order for the whole height, whether this is used upon the exterior only or in the interior also. In these the successive stories though subordinated, are not however ignored, but given a special and appropriate treatment of their own.

It is obvious that this classification includes those structures which in design are termed "astylar," or without a specially devised scheme of orders, columns and pilasters. Such were the Florentine Palaces; and some other examples.

It is obvious of course, that the introduction of a basement, podium, or socle, an attic or a higher or lower roof, gave opportunity for a variation in proportion.

In Mediæval architecture it may be noticed that the best examples of cathedrals are designed like ancient temples, in practically one height or one large apartment, the division of their height into triforium, clerestory, etc., being merely accidental, and subordinated to the general effect. This is shown by the continuation of the vaulting shafts, or in early examples, of piers, rising from floor to roof.

In Mediæval castles also, we may remark that there seems to have been a dislike to exhibit the interior division in stories or stages upon the outside, the walls having usually only loop-holes, and presenting a generally blank surface, a sheer height from ground to cornice. It was not until the Renaissance, the fifteenth century, that these walls and towers began to exhibit the internal arrangements by a scheme of applied architecture, pilasters arches, etc. Thus in France especially we notice the cutting up of such buildings into stories by orders of small pilasters and string courses, though several stories were often made to appear as one by the continuation of the vertical lines, an instance of this being in the staircase at Blois, where the pilasters run from ground to roof, the sloping lines of the staircase abutting against them behind; while the landings or stories are virtually ignored; thus being exactly the reverse of that adopted in the Roman Coliseum, which makes a division into stories where they virtually do not exist, the interior consisting of one range of seats from bottom to top.

The intention, in thus enumerating examples, is to call attention, to the special characteristic of modern architecture, as contrasted with that of former periods: That it consists largely of buildings composed of *strata* or *layers*, instead of being in one story. This is a peculiarity often overlooked.

Seeking other examples in modern architecture and taking Paris as the acknowledged center:

It will be allowed that the most successful buildings there, those which have received most praise, are those in which the principle enunciated here has been fully and completely adopted. Not to mention those structures modeled after the works of Greece and Rome, some of the more modern works will serve to illustrate the doctrine equally well. As a contrast to recent examples of high buildings, for instance: The Arc de Triomphe; The Station du Nord; The Palace de Justice; The Library of Saint Genevieve, and others.

The necessity of building twenty stories eight or ten feet high, one above another, does not compel us to recognize each one in a design striped horizontally "zebra fashion." A new York architect recently propounded a scheme for a "revived Greek style" in which this programme was apparently advocated.

Let us suppose that it is desired to make out the best possible case for the modern "high-building." If as some writers assert the necessity for the construction of vast "rookeries" is necessary and that they form an import-

ant adjunct of modern "civilization," that they are indispensable to modern "business methods;" that they are "signs of the times," etc., does this in any way make them more "admirable as works of architecture?" should we be obliged to make all our received ideas upon architectural style and proportion conform to the limitations imposed in carrying out works of this kind, and the "dictates" of real estate operators and owners?

These are questions which have been asked more than once by both architectural authorities and "laymen" and it seems high time that a general consensus of opinion was arrived at.

As matters stand at present, there seems to be no criterion in this department of design, each worker being a "law unto himself."

Possibly there may be some changes near at hand in our social or commercial organization which would influence popular opinion upon these subjects, leading to a modification of received ideas; and "the traditions of business." Such would be for instance, changes in the real estate value prevailing in our cities, and a more uniform distribution of the best "investment property," so called. This might result from the adoption of improved methods of "transit" in cities; for both passenger and freight.

As to the rather extravagant pretensions made by the votaries of "high-building." There are many authorities critics and writers, who continue to hold different opinions. They may do so fairly, having on their side the evidence derived from scientific demonstration, also from common-sense reasoning, and from the greatly superior results secured in Europe, by enforcement of building regulations.

Those who wish for real "advancement" in architecture in this country contrive to lament that so small an area of "this goodly frame the earth" has been allotted to those charged with the administering of our urban architecture.

It is not at all improbable that the improved transit methods referred to, and changes in the distribution of business and population, may make an end of the high building "fad;" a resultant of the present system (or lack of system) of real estate valuation. Some of the French journals have from time to time published accounts of the "high building industry" of this country; speaking of some examples as "les grandes bâtisses" of America. It is not easy to believe that these works are thought worthy of praise by foreign critics. They are probably commented upon as "novelties". It is said that high building "must go on," etc. Now supposing that the whole southern end of the city of New York were to be covered with "high building" what would be the result. Neither sunlight nor fresh air could penetrate the fastnesses and recesses of the small areas left unoccupied. It would become a "City of Dreadful Night" for artificial lighting would become imperative.

It is well at times to look ahead a little and anticipate the trend of popular ideas, hailing eagerly any of the straws which may serve to show the drift of opinion and enable us to forecast new developments at the beginning of the coming century.

R. S. ATINSON.

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THE LEGAL STATUS OF THE PENNSYLVANIA CAPITOL COMPETITION.

OUR READERS will be interested in the following continued text of the opinion of Judge Simonton, of the Court of Common Pleas of Dauphin County, Pa., sustaining the demurrer of four of the five State Capitol Commissioners and dissolving the temporary injunction in the equity proceedings brought by Messrs. Cope & Stewardson, of Philadelphia, and Alden & Harlow, of Pittsburg.

CONTINUED FROM LAST NUMBER.

On the other hand, in paragraph one of part three it is stated that "the problem before the Commissioners is therefore one of securing a general scheme for the arrangement and design of a group of Capitol buildings, in order that the new legislative building, in its arrangement, location and architectural character, may bear a convenient and harmonious relation to a complete system of which it will eventually form a part." And in paragraph two of the same part it is stated that "the problem to which the attention of architects is invited is therefore that of a general design, comprehending the legislative and several departmental structures in addition to the present Executive Building. Such design must permit the erection of a new legislative building without disturbance to either of the old departmental buildings, must accept the executive Building and the proposed Hartman monument as fixed elements of the design and must not exceed certain limitations of cost."

And in paragraph 35 of part two, it is stated that "upon the appointment of said architect all designs not accepted will be returned forthwith at the expense of the State to their authors, and the names of those not among the authors of the eight designs selected by the Board of Experts will be publicly announced, and no use will be made of any of the drawings not accepted, nor of anything contained in them which is original as to this competition, except by written permission of its author and on payment of proper compensation therefore as determined by the Board of Experts." And section 36 declares that "none of the unaccepted drawings will be exhibited to the public or to any competitor without the written permission of its author."

These and other provisions of the programme which might be quoted certainly tend to give weight to the argument that the primary purpose of the competition was to procure plans for the Capitol buildings, coupled with the provision that the author of the plans accepted should be employed as the architect to carry them into execution.

ARCHITECTURAL COMPETITION CRITICISED.

We find it very hard to believe that this Board of Commissioners would have understandingly adopted the elaborate scheme contained in the programme for the sole purpose of selecting an architect. We do not believe that any business man of ordinary discretion about to expend the sum of \$550,000 immediately, and perhaps twice that amount prospectively, would select and employ an architect to prepare plans and supervise the erection of buildings to cost that amount without ever having seen him, without any knowledge whatever of his character, his habits, his executive ability, or his pecuniary responsibility, or any other knowledge of his fitness, except that to be acquired from inspecting a plan for the buildings drawn by him. Yet this is

what the Commissioners must have agreed and intended to do if the sole purpose of the competition in question was to determine the selection and employment of an architect.

The programme itself recognizes the unquestionable fact that the result of such a method of selecting an architect might be the selection of one would be "an unsuitable person to be placed in charge of this work;" and it attempts to remedy the evil of such a result by providing that in that event the architect employed "shall at the request of the Commissioners associate with himself in the performance of his duties an architect who shall be acceptable to the Commissioners. And such associated architect shall be paid a portion of the fee provided herein to be paid to such appointed architect, such portion to be as agreed upon by both architects, or in the event of their failure to agree, then as fixed by the Board of Experts." In that event the outcome of the scheme would be, that the Commissioners would have employed as their principal architect "an unsuitable person to be placed in charge of the work," and would have associated with him another architect whose compensation they could not fix. And if this were done there would certainly be danger, which no prudent man would willingly encounter, that this architect and the chief architect, being an unsuitable person, would not act in harmony in carrying on the business. For these and other reasons which might be stated, we think, if the sole purpose of this scheme was the selection of an architect, it is unfortunate that it was ever adopted by the Commissioners.

DELEGATING DISCRETION TO EXPERTS.

But in the view we take of the case, it is not necessary to determine what was the primary and what the secondary purpose of the competition. It was certainly, in some order, designed to secure both an architect and a plan. But the fundamental question, in our opinion, is whether the Commissioners have, by any of the provisions of the programme, delegated to the Board of Experts the right, in whole or in part, to control their discretion, either in the selection of the architect, whom the act requires them to employ, or in the selection of plans for the buildings.

We understand it to be conceded by the counsel for plaintiffs that the Commissioners could not delegate to the Board of Experts, or to any other person or persons, any discretion committed to them by the act, with respect to the selection and employment of an architect, or the adoption of a plan; and whether we are right in so understanding, or not, there can be no doubt that this is the law. But counsel contend that the Commissioners have not done this. They refer us for their position on this question to the opinion of the learned Attorney General reported in 6 District R. 597, wherein he says: "There is no limitation upon the powers of the Commission found in the act of Assembly, in the selection of an architect. They could have selected one, if they had so chosen, to do the work without competition. They choose, however, to exercise their discretion for what they believe to be the best interests of the Commonwealth, and invited all architects to exhibit their skill. The Commissioners all being laymen, and architecture being a science with which they were not familiar, they ask the Board of Experts to determine the ability of the architect from the design he submitted. Of this all competitors were fully advised, and there can be no reasonable ground of complaint. I therefore conclude, first, that the Commissioners, neither in paragraph 11 of part one nor else where in the programme, have abdicated, as such Commissioners, or delegated to

others, the power vested in them; second, that it is the duty of the Commissioners to select as architect of the new capitol building the author of one of the eight designs reported by the Board of Experts as exhibiting the best talent."

This is a clear and concise statement, and does not make it the duty of the Commissioners, on behalf of the plaintiffs. But we regret that after the most careful consideration, we are unable to concur in this conclusion.

ALL DESIGNS MUST BE CONSIDERED BY COMMISSIONERS.

It will be conceded that the act itself does not make it the duty of the Commissioners to select an architect from the eight recommended by the Board of Experts. Guided by the act alone, it would be their duty to select and employ, from all the architects available, the one whom they believe the best for their purpose. It is now their duty to select one of the eight; the range of their discretion has at least been much circumscribed. And this has been done, not by a process of exclusion carried on by themselves, but by a Board of Experts, to whom they have delegated the power to exclude. The learned Attorney-General says: "They ask the Board of Experts to determine the ability of the architect from the design he submitted," and he decides "that it is the duty of the Commissioners to select an architect of the new Capitol building the author of one of the eight designs reported by the Board of Experts as exhibiting the best talent." But if it be their duty to select one of eight thus nominated by the Board of Experts, they have certainly precluded themselves from exercising an independent judgment and from giving only the weight to the opinion of the experts, to which, in the exercise of their sound judgment and discretion, they may think it entitled.

It will be seen by a reference to paragraph four of part two that the Commissioners have had nothing whatever to do with the selection of a majority of this Board of Experts. The Commissioners selected one. The second was selected by a majority of the six architects asked to compete, and the third was selected by the first and second. The result is, that instead of exercising the discretion given to them in the act to "advise with and employ an architect or architects," the only discretion which the Commissioners retained was to select and employ one of eight propounded to them by a board of experts not selected by the Commissioners, when there were thirty seeking the employment. We are wholly unable to see how it can be even plausibly argued that this does not imply a delegation or surrender of their discretion.

It is true, as it is said by the Attorney General, that, "there is no limitation found in the act of Assembly upon the powers of the Commission in the selection of an architect." It rests in their discretion to determine what information and advice they will obtain, and how they will obtain it, to assist them in making a selection. As is said in *Lyon vs. Jerome*, above cited, at page 495: "In cases of authority to represent private individuals, the person thus entrusted may have occasion to depend upon scientific or professional advice for the guidance of his own judgment. He may even, in matters out of the scope of his own information, rely entirely upon the authority of his adviser or assistant, yet he is still bound to form a judgment for himself and to assume its responsibility." *He cannot contract in advance that he will adopt the advice of his counselor and thus abdicate his own judgment instead of exercising it.*

The application of the principle does not depend upon the proportion of the discretionary power which is delegated or

surrendered. If the Commissioners may agree that they will surrender their discretion and decline to consider the availability of 22 out of 30 architects and plans submitted, it certainly cannot be said that they could not surrender it as to 26, and if as to 26, then certainly as to 28; yet in that case no one would, we think, contend that they had not limited or circumscribed the discretion vested in them by the express terms of the act.

Counsel contend that the Commissioners exercise the discretion committed to them by the act when they provided for the selection of the Board of Experts in the manner prescribed in the programme, and practically confided to them the selection of the architect. We cannot see the force of this argument. The discretion vested in them is to "advise with and employ an architect," not to determine the manner in which they will bind themselves to employ one named by others.

CANNOT DELEGATE DISCRETION.

It can hardly be necessary to cite authorities to show that the Commissioners cannot delegate to others the discretion vested in them by the act. We refer, however, to a few cases of the many which may be found which declare this to be a well established principle.

In *Lyon vs. Jerome*, 26 Wend. 485, already cited, the Court, construing an act of the Legislature decided that the authority conferred by the act upon canal commissioners to enter upon and take possession of the land of individuals for the construction of a canal, could be executed only by the Commissioners in person or under their express direction; and that an engineer or any other sub-agent of the State could not lawfully exercise such power except by their express direction, although the construction of the canal in the vicinity of the premises entered upon had been confided to the engineer. Senator Verplanck, delivering the opinion of the Court, said: "The language of the statute, as well as the nature of the trust itself, shows that this is an authority confined to the judgment and discretion of the Commissioners themselves, for the impartial discharge of which they are responsible to the State." And in conclusion he said: "I have only to add that it is of the greatest public importance to establish the general rule of agency, that delegated authority cannot be delegated again without special power so to do as governing the official powers, acts and contracts of our State officers."

In *State vs. City of Paterson*, 34 N. J. L. 167, it appeared that the charter of the city provided "that the mayor and aldermen of the city of Paterson are hereby authorized and empowered to purchase a city hall or other buildings, or to purchase a suitable site or sites and erect thereon one or more public markets, city hall or other public buildings, and to employ suitable architects, engineers and other persons necessary to accomplish the purpose hereby contemplated, and to pass all such ordinances, rules, regulations and by-laws for the establishment, maintenance, using, renting and governing said markets, city hall or other public buildings as they may deem proper."

The Board of Aldermen of the city, intending to put in effect the provisions of this and other sections of their charter, passed a resolution appointing three commissioners "to proceed in the premises according to law and purchase a site and build a public market thereon." The power of the mayor and aldermen to appoint this commission being contested, the Court said: "The mayor and aldermen are to purchase a suitable site or sites and erect thereon one or

more public markets, and to employ suitable architects, engineers and other persons necessary to accomplish these purposes. They are therefore required to use judgment and discretion in determining the suitability of the site, and also of the architects, engineer and other persons employed to accomplish the purpose. This they must use and cannot delegate to others without express legislative authority."

In *Birdsall vs. Clark*, 73 N. Y. 73 (29 Am. Rep. 105), where it was provided by a city charter that the sidewalks should be built and maintained at the expense of the adjacent owners, and that when the common council should order work thereon and notify the owners thereof, if it was not done within the specified time the common council should by contract or otherwise cause it to be done. The common council directed the superintendent of streets, by resolution, to cause such work to be done when the owners neglected to do so. The plaintiff brought an action to enjoin the superintendent from doing such work in front of the plaintiff's premises. The Court held that the action was maintainable; that the power conferred by the charter, involving the exercise of discretion as to the time and manner of the performance of the work, must be pursued by the council and could not be delegated. And several cases are cited in the note at the end of this case in the American Reports.

Several other questions were argued by the counsel, which it would be necessary to consider if the view which we have taken above was not decisive of the case, but as it is we shall not discuss them.

CONCLUSION.

It will of course be understood that we are concerned with the legal questions only and have nothing to do with, and express no opinion upon, the propriety of the action, professional or other, of either or any of the parties to this controversy.

We sustain the demurrer on the ground 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 for a new Capitol building; that the terms of the programme referred to in plaintiff's bill, if enforced, would limit the discretion and the duty to exercise their independent judgment committed to, and imposed upon them by the act, and therefore a court of equity will not enforce these provisions of the programme. The demurrer is therefore sustained and the bill is dismissed at the costs of the complainants.—*J. W. Simonton, P. J., in the Engineering Record.*

SHORT SERMONS.

WOE unto him that buildeth his house by unrighteousness, and his chambers by injustice; that useth his neighbor's service without wages, and giveth him not his hire; that saith, I will build me a wide house and spacious chambers, and cutteth him out windows; and it is ceiled with cedar, and painted with vermilion. Shalt thou reign, because thou strivest to excel in cedar?—*Ancient Hebrew Writings.*



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.

THE residence of Capt. Thomas Mein, designed by William Mooser & Son of San Francisco has been recently completed in Oakland. This building is in the old Colonial style and is situated on the south east corner of Jackson and Lake streets on a lot 100 by 150 feet in size, and consists of two stories, basement and attic. The basement is of brick with five feet of sandstone above the ground, the main walls of the building being covered with narrow clapboards. The front entrance is reached by a flight of marble steps leading to a portico supported by columns; the floors of portico and vestibule being of mosaic. The building is heated by hot water.

The main hall is circular in form, twenty-two feet in diameter the ceiling being arched and supported by a peristyle of eight columns—the space between the arches of the ceiling are ornamented with stucco work. The floor of the main hall is laid with narrow tongue and grooved Mahogany with a wide circular border of parquetry. The stairway, posts and rails are of mahogany, and the balustrades are finished in ivory and gold, the hall hardware being dull brass.

The main stair to second story winds around the hall; the second landing forming a balcony extending into the hall and above this balcony the second story is opened, allowing a view of the ceiling light or dome on the second story ceiling.

Under the balcony there is a large corner fireplace made out of large slabs of Mono County marble and the mantle is of carved Mahogany, circular in form.

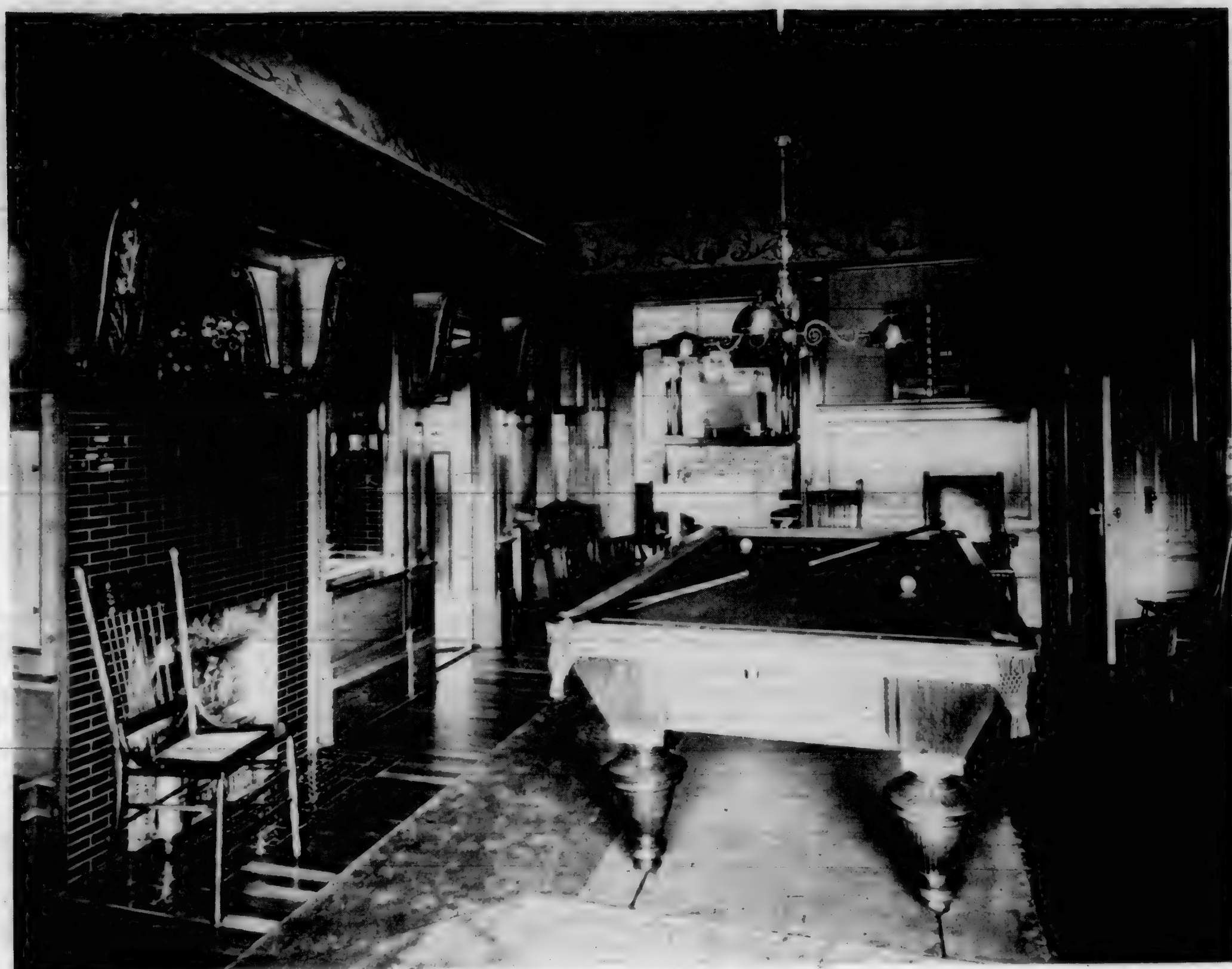
The dining-room, drawing-room, library and small hall to billiard-room open from the main hall, so when the folding doors are open the whole of the main story can be thrown together making one large room.

The hall, stairway and second story hall are wainscoted to a height of five feet with ornamental panels and all the doors made to match. The walls are in blue and the woodwork in ivory and old gold; the drawing-room is twenty feet by thirty-four feet long, the fire place being surrounded with a large old Colonial onyx mantle.

The walls are in blue with fleur de lis ornaments and the woodwork finished in old ivory and bright gold with decorated cove and ceiling, the hardware being gilt.

The billiard-room is finished in quartered sawed Eastern White Oak, finished natural, wainscoted to a height of five feet four inches with flush panels and key blocks.

The mantel pieces, wash basins, etc., form a projecting

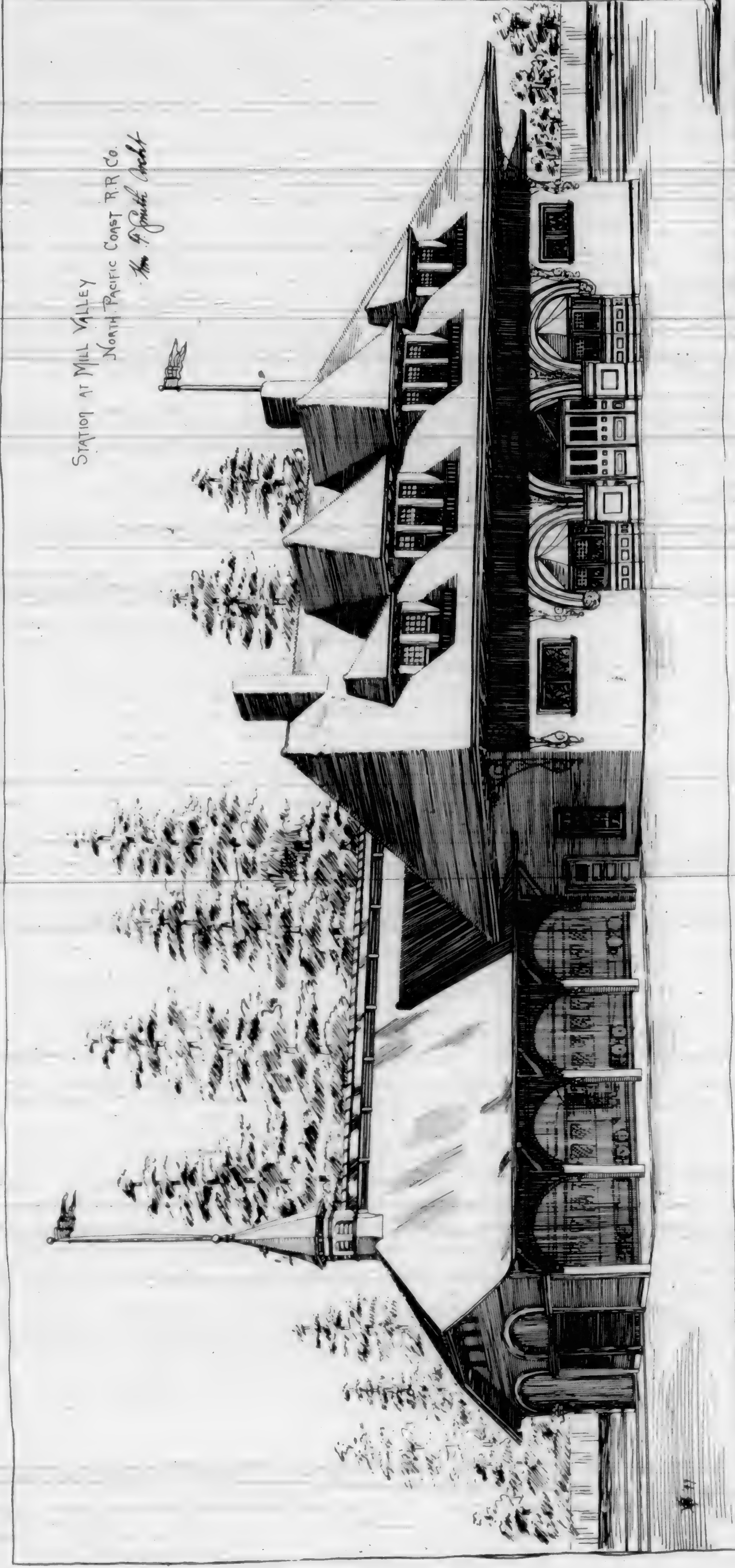


VIEW IN BILLIARD ROOM, CAPT. THOMAS MEIN'S RESIDENCE, OAKLAND.



VIEW IN HALL, CAPT. THOS. MEIN'S RESIDENCE, OAKLAND.

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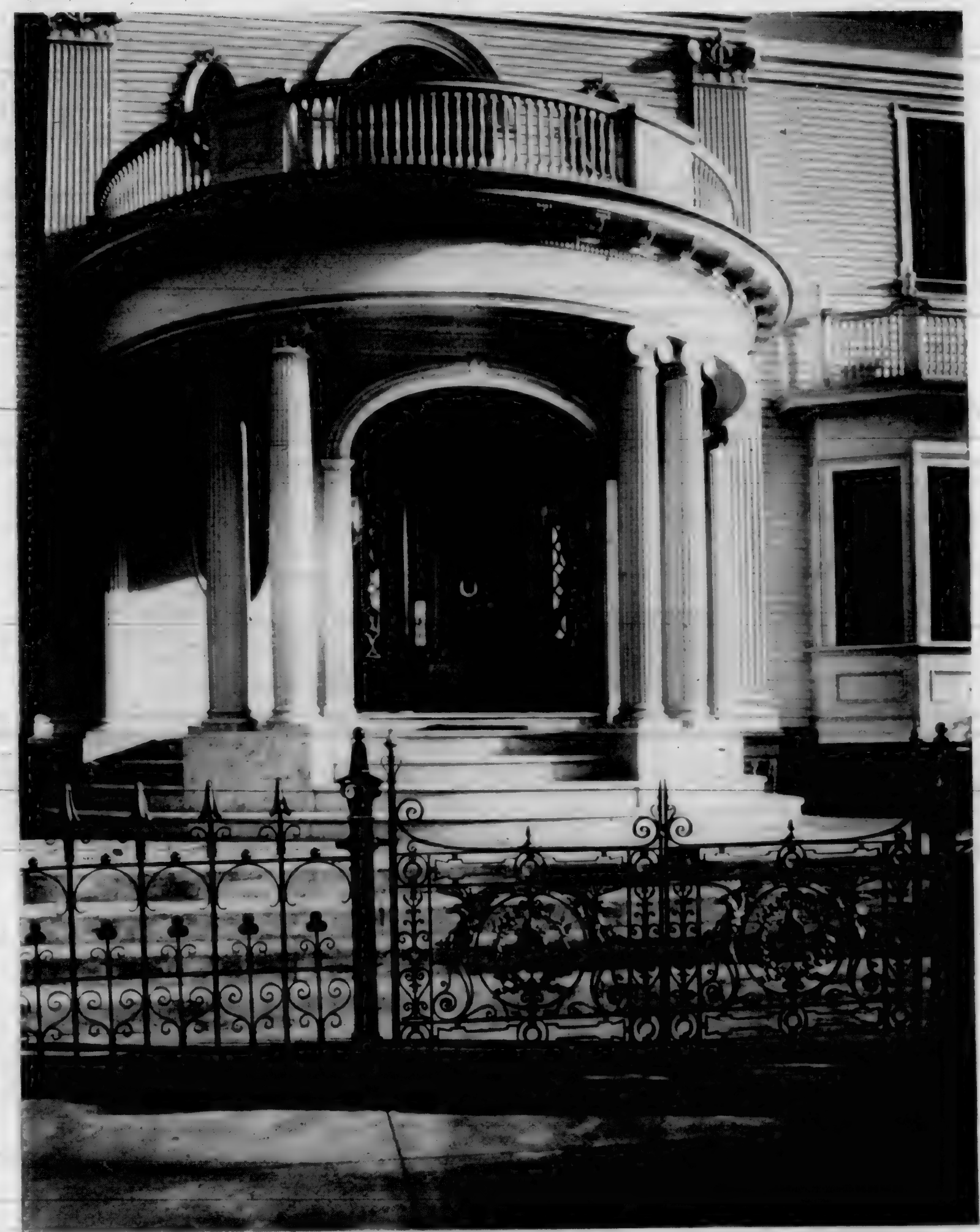
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