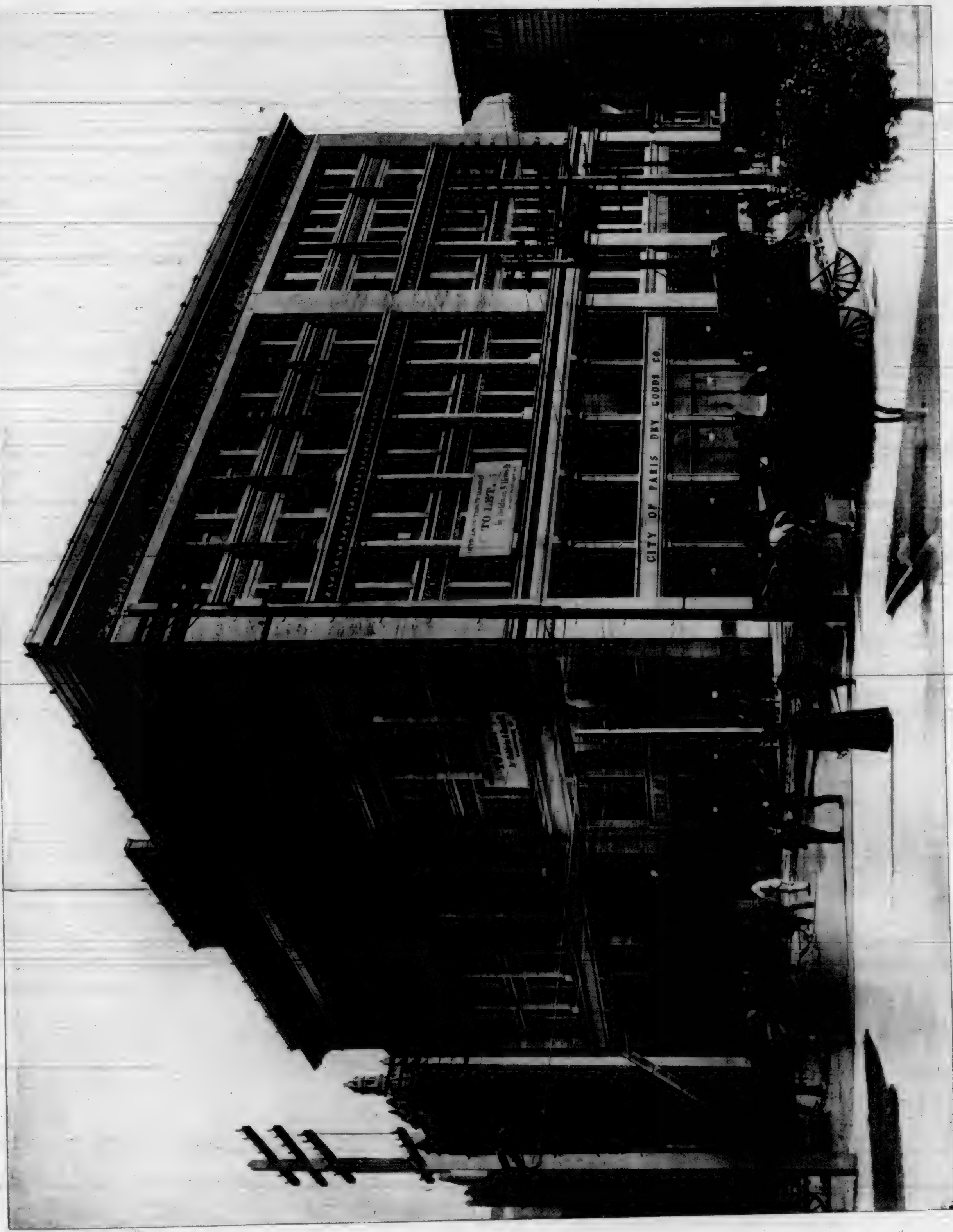




CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

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.

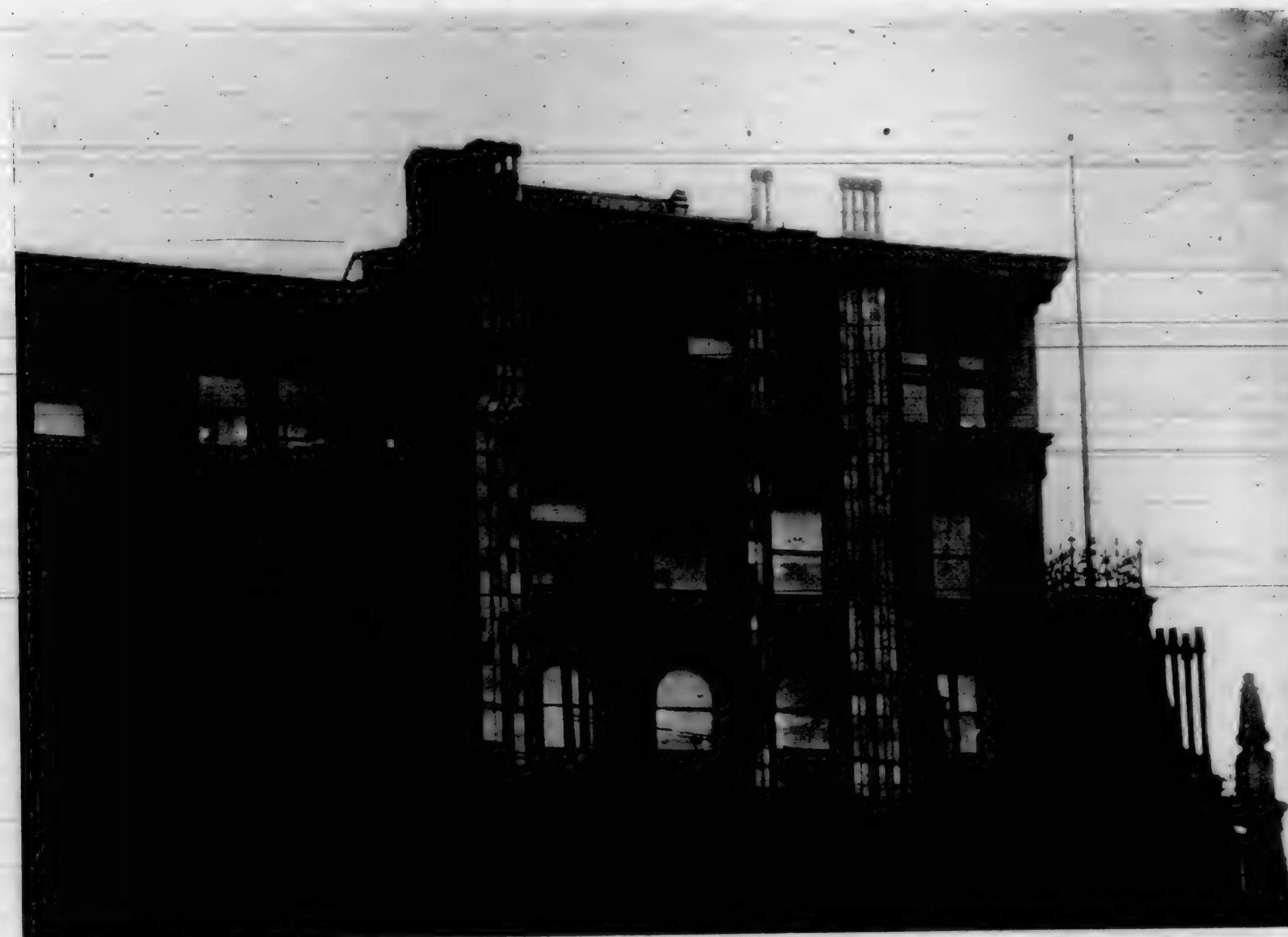
WHERE is no place in the world where the labor question is so easily solved as in China. There are no lockouts or strikers, nor have there been any for upwards of 2,000 years. The bricklayers, plasterers, carpenters and tinsmiths form lines on either side of the public square and wait until they are 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.

The Titus Patent Improved Gas Trap, Tide and Flushing Gate. This Improved Trap is highly recommended by the most competent authority. See the following certificate:

This is to certify that the Titus Sewer Trap has been in use in building occupied by us for the last twelve years—during which time it has given entire satisfaction.

BAKER & HAMILTON, by F. Dassonville.

This is to certify that that are three Titus Sewer Traps on this property—Cosmopolitan Hotel, Fifth and Mission streets—for twelve years and they have given perfect satisfaction during that time.

N. IRVINE, Engineer for Donahoe Estate.

Mr. G. C. Dallamore the practical plumber, gas and steam fitter, can be found at his office, 414 Devisadero street, bet. Oak and Fell, tel. Pine 1405. Sanitary plumbing and sewerage ventilation a specialty. Personal supervision given all work.

Black Daddy—"Didn't I tole yo' not to go in swimmin' wif a white boy?" SON—"He wasn't white, daddy, when he fust come in."—Ex.

The rapid advancement that has been made within the past few years in architecture, and the varied styles now in vogue, have made the question of house painting of greatest importance.

As the cost of applying paint will average twice the cost of material it is of the first importance that the paint employed should be of the best obtainable quality—as the trifling additional outlay for materials will be many times repaid by the superior durability and satisfactory appearance of a first class article.

All prepared or liquid paints which in addition to the usual grinding and mixing, should be ground while in the liquid state as the second grinding brings the oil and pigments into more intimate combination, and gives a uniformity of consistency not to be obtained by mere mixings.

The H. W. Johns' Manufacturing Company in writing on this subject make the broad claim that their liquid paints are so prepared furthermore that they are the only manufacturers who give to their goods the second grinding in the liquid state.

The subject is certainly worthy of special study and as all our readers are interested and Messrs. Henshaw, Grant & Co., the special sales agents, 46-48 Fremont street, are well supplied with literature which can be had for the asking. The H. W. Johns' Manufactured Liquid Paints are now the U. S. Government Standard of purity and durability.

Mr. Ferd. L. Pfingst, 94 Chronicle Building, importer of Hardwood Lumber and Veneers, Maple and Oak Flooring, is prepared at all times to figure on any size contracts.

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 vainscotting and stairs, 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.
- Food Ave., Sunnyside. 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 \$100.
- 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. Futhbertson; 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 \$2400.
- 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 Carmonche; 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 \$11,300.00. 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 \$4980.
- 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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8 inch.....	12 00	40 00	72 00	125 00
9 inch.....	13 50	45 00	81 00	140 00
10 inch.....	15 00	50 00	90 00	155 00
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A MONTHLY JOURNAL DEVOTED TO THE ARCHITECTURAL INTERESTS OF THE PACIFIC COAST.

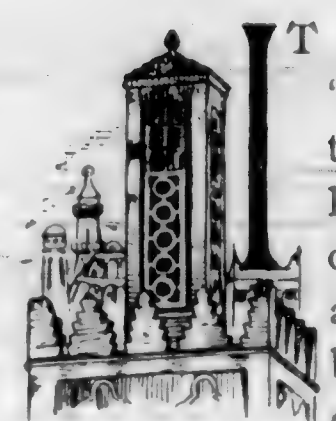


THE WAY that the devil was fooled by the Architect of the Cologne Cathedral according to the legend reminds one forcibly of the way many a poor devil of an architect has been fooled by those who wish to dispense with his services when about to build but still wishes the benefit of his brains. The devil 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.

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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.

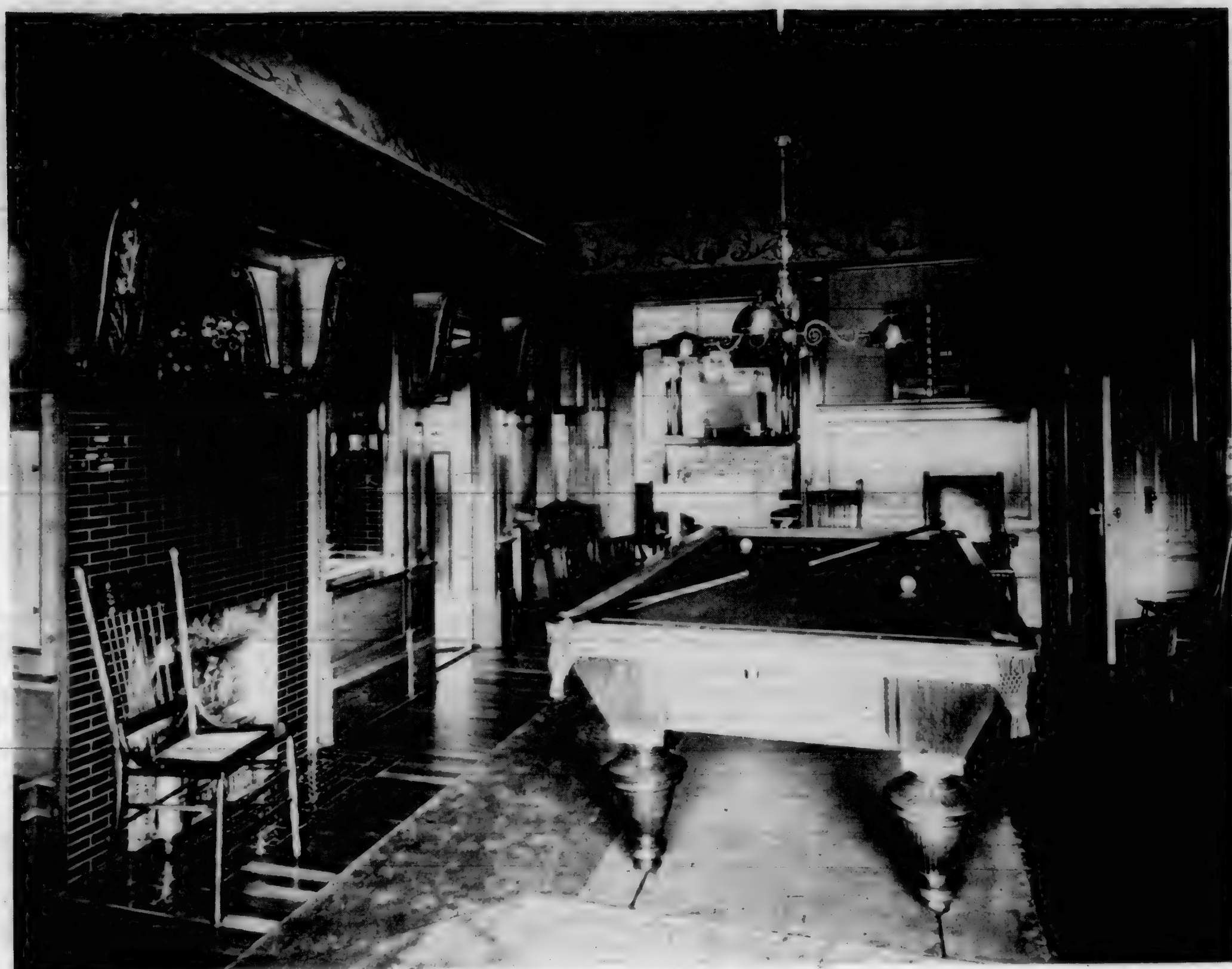
The dining-room, drawing-room, library and small hall to billiard-room open from the main hall, so when the folding doors are open the whole of the main story can be thrown together making one large room.

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

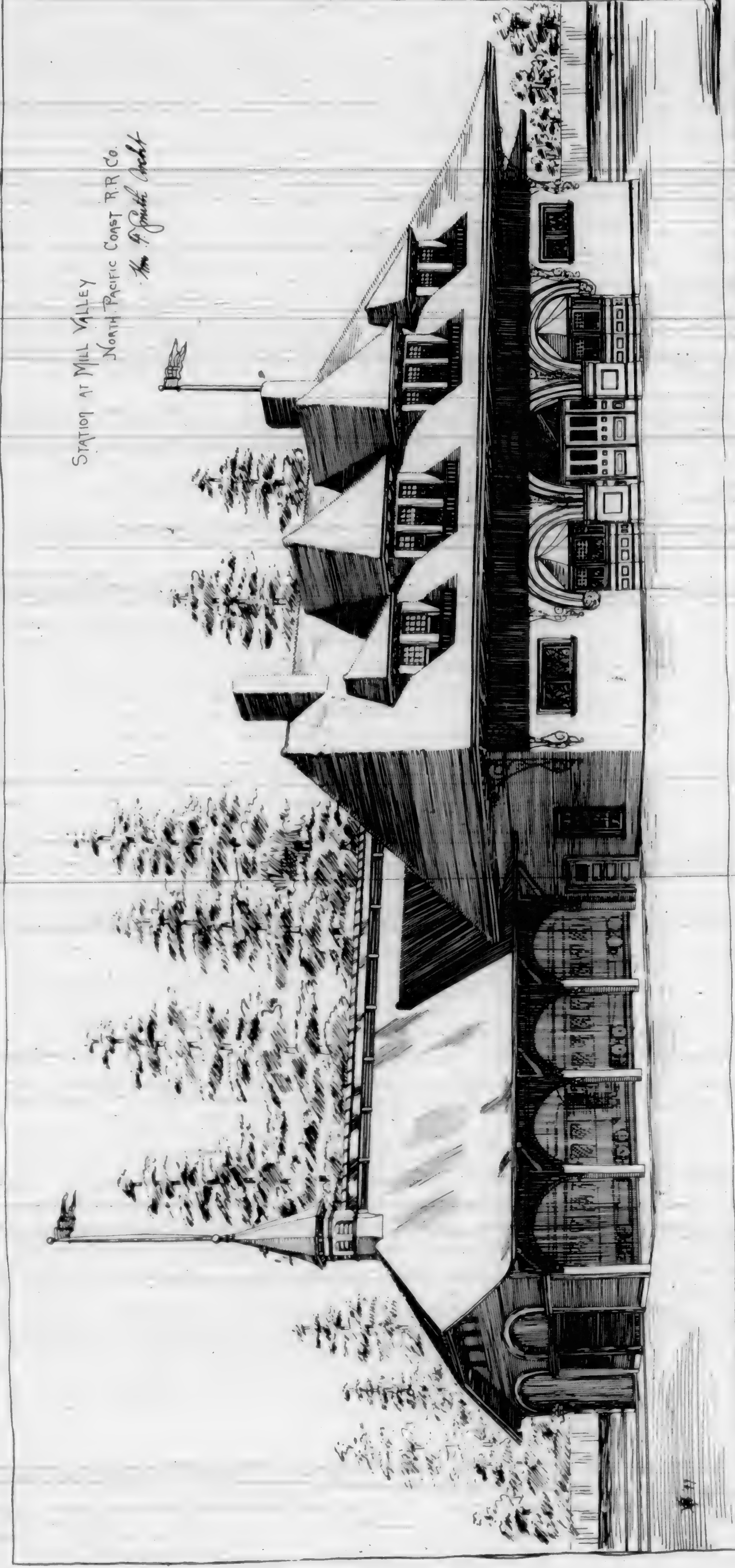


VIEW IN BILLIARD ROOM, CAPT. THOMAS MEIN'S RESIDENCE, OAKLAND.



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

WM. MOOSER & SON, ARCHITECTS.



CALIFORNIA ARCHITECT AND BUILDING NEWS
SAN FRANCISCO.

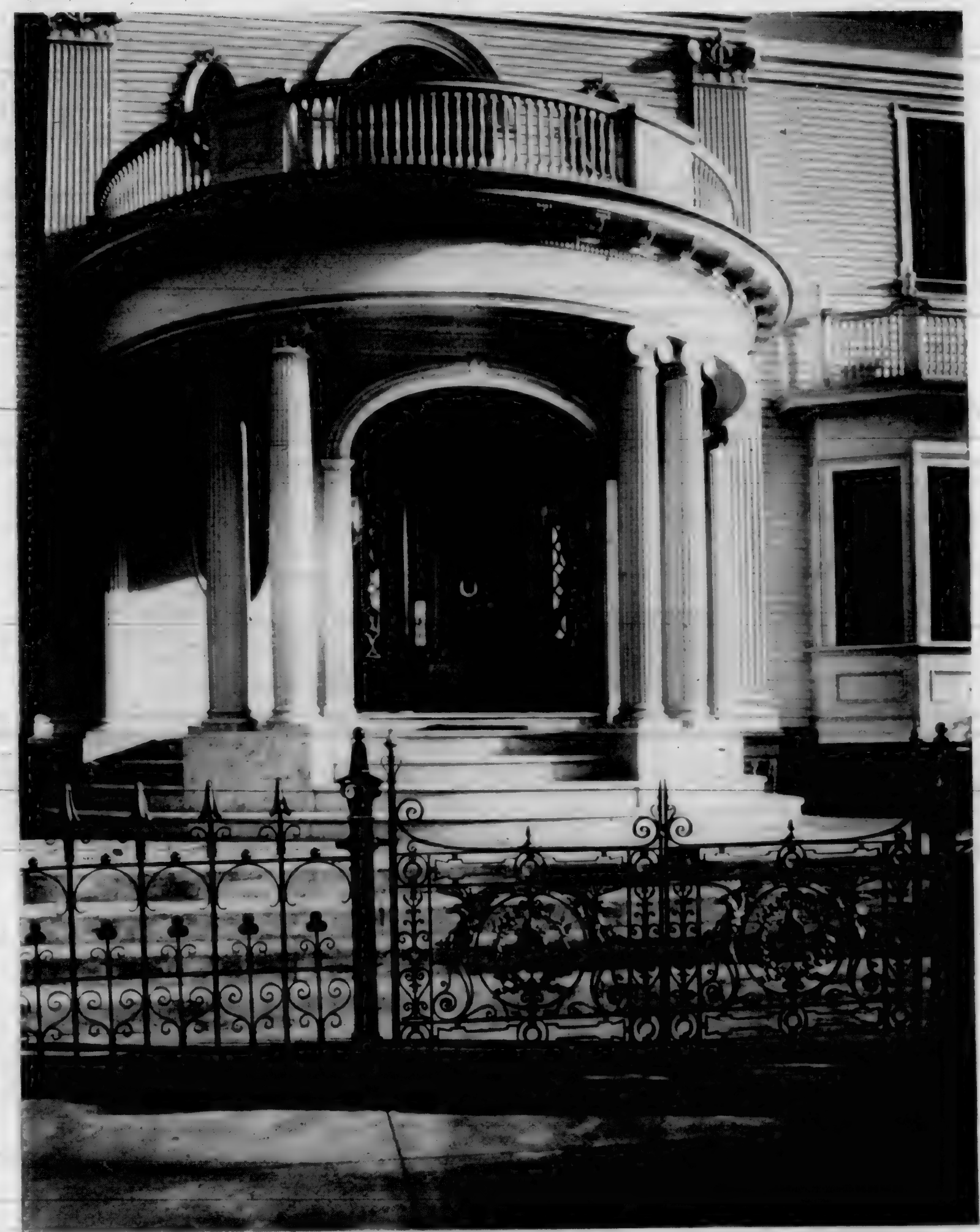
VOL. XVIII No. 12 DECEMBER 1897.



RESIDENCE OF CAPT. THOMAS MEIN, OAKLAND.
Wm. Mooser & Son, Architects.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
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ENTRANCE OF CAPT. THOMAS MEIN'S RESIDENCE, OAKLAND.
WM. MOOSER & SON ARCHITECTS.

CALIFORNIA ARCHITECT AND BUILDING NEWS.
SAN FRANCISCO.

VOL. XVIII. No. 12. DECEMBER 1897.

hood with carved oak brackets supporting the same; the hardware in this room is of antique silver. Off this room and leading to outside rear entrance is the toilet.

The dining-room is oval shaped with large shallow coved ceiling—this room has five large windows, taking up the entire end of room, the size of room is 20x30 feet, and has high wainscot of flush panels with flush key blocks, the China dresser and glass one on each side of the room are made the same shape as the room, the glass one has mirrors on back and side, with plate glass doors and shelves and silver plated brackets, fastenings, etc., the finish of this room is quartered sawed oak Flemish finish.

The library, including mantles, bookcases, etc., are of Mahogany, the hardware in silver.

Both dining-room and billiard-room floor are finished in quartered sawed tongue and grooved narrow Oak boards highly polished.

Between the dining-room and kitchen is the butler's pantry fitted up with all modern appliances, sinks, etc.

The kitchen is fitted up with one of the large latest improved ranges, with hood, etc., and with large sinks and drainboards, there is also a pantry adjoining fitted up with boxes, shelves, bins, marble pastry boards, safes, etc., etc., all completed. Adjoining this is a servants' dining-room.

The second story consists of one chamber having bath and toilets attached, and four other chambers, besides linen closets, housemaids' closets, baths, toilets, etc., etc.

All bathrooms and toilets have open plumbing and the walls are tiled in ivory color and the floors laid in Parquetry.

In the attic there are four chambers, bath, toilet, etc., also a large room all finished in tongue and grooved boards, polished, including the floor.

The basement is fitted up for room for servant, wine cellar, vegetable room, with sinks and marble drainboards, store-rooms, coal and wood-room, heater-room, laundry, etc.

The stable is provided with all the latest improved appliances, space for three stalls and one box stall, with harness-room, man's room, etc. Finished in tongue and grooved redwood boards in colors—floor is cement and stalls lined with wood.

The house stands almost in the centre of the lot, leaving ample space all around for garden and cement walks.

BUILDERS OF THE COMMONWEALTH

The principal contractors were Messrs. Campbell & Pettus whose mills and wood working establishment is located on Brannan street between 4th and 5th. The house itself is the best evidence that they performed their share of the work as per contract.

In the main portion of the house all the hardware is Art Metal work of The Yale and Town Manufacturing Company of Bonn design and is known to all architects for its correctness of design and unrivaled collection of Ornamentations.

The switches and push buttons were made to match the hardware by the same company and fitted with Harts Patent Switches.

The Dunham, Carrigan Hayden Company supplied all of these goods and that is a sufficient guarantee that they will last as long as the building does—and by the way, that Old Colonial Knocker as shown in our illustration of the main entrance is a work of art in itself.

To most of those who read these pages, Orsi is known, if known at all—as a painter of ability and a designer of original

invention. By reference to the illustrations and the foregoing description of the interior it will be seen that his method of producing Ivory effects and his color work is unusual and interesting. Mr. Orsi has never done a better piece of work and the finished result is wonderfully rich, suave, toned and harmonious, transferring in every detail the conception of the architect—622 Washington street, is the habitat of the only Orsi.

For the plumbing and heating work Henry Williamson, the well known Sutter Street Plumber had the contract. Mr. Williamson fitted the house throughout with the "Lilly" closets, from the works of the John Douglass Company and these closets have well earned the credit mark of "another advance in sanitary science." This company is represented on the Coast by Mr. E. M. Douglass with store and offices at 208 Ellis Street.

The tiling throughout the house together with the mantels shown in our illustrations of the interior, were furnished by Messrs. Mangrum & Otter of 27 New Montgomery street.

The wood mantels throughout are in themselves works of rare merit both in design and finish and reflect much credit on the contractors.

The Lavatory fittings and wash basins complete, except the marble work, as also all of the little nickle plated conveniences in the bath and toilet rooms were of the exclusive design order of which the J. L. Mott Iron Works are the manufacturers and M. S. James Flood Building the Pacific Coast representative.

The Waterproof and insulating properties of the building are much enhanced through the fact that it is lined throughout with the P. & B. Building Paper.

The Paraffine Paint Company of 116 Battery Street are the manufacturers of this well known make of paper.

The Marble work of which our illustration of the main entrance is a good example was done by Joseph Musto & Son whose yards and finishing works are at 710 Battery street.

The well known and always trustworthy house of John G. Iis & Co., of 814 Kearny street, supplied the kitchen and laundry outfit, which included one of their large, latest improved Cooking Ranges.

ONE of our illustrations this month is the new Union Depot being erected at Mill Valley for the use of the North Pacific Coast Railroad and the Mill Valley and Mount Tamalpais Scenic Railway. The former has the principal interest in the new structure. The station proper is twenty-two feet by seventy-two feet within which limits are included waiting rooms, baggage rooms, ticket office and Wells Fargo's office, two toilet rooms etc.

On the second floor there will be apartments for the station agent with all necessary accommodations.

The entire lower story will be finished in polished redwood. At either end of the waiting room will be two very large Roman brick fireplaces. The train shed is to be 50x150 feet covered with a trussed roof in one span, and so arranged that all passengers can change from one train to the other without leaving the shelter of the shed. The train shed is to be planked throughout and the northern end devoted to the office for the Scenic Railway.

Both these railroads traverse a very picturesque region—

the road up Mount Tamalpais winds through canyons and along the southern slope of the mountains and is well protected from the trade winds. The views to be enjoyed on the trip are alone worth a trip to California to see. The surrounding hills and Saucelito in the foreground, the Bay of San Francisco and the city by the Golden Gate in the distance combine to make a shifting panorama that long remains in the memory.

It is by the North Pacific Coast Railway that San Rafael is reached, one of the most charming residence towns in the State, and a favorite resort of the elite of San Francisco. The roads extends from there northerly past summer resorts, camping grounds, farms and villages until at last the Russian river, Duncan's Mills and Cazadero are reached where the majestic redwood trees still stand in closed ranks waiting the woodman's ax. Popular excursions are run during the summer months allowing the sight seer to obtain in a few hours as much enjoyment as can be compressed into a single day, while those who have more time at their disposal and a keen appreciation of the beauties of nature can indulge their taste to the fullest extent, camping, boating, hunting, fishing, swimming and in a hundred other ways enjoy the glow of health resulting from these sturdy outdoor exercises.

THE CONTRACTORS

The principal contract on the Depot was awarded to Thos. O'Connor of San Rafael. Mr. O'Connor is now as he has been for some years past the principal contractor and house builder of Marin County and is one of those earnest and trustworthy workers who always lives up to his contracts and who can at all times be relied upon to carry out the specifications to the letter.

Every reader of this paper knows that *Multum in Parvo* is the familiar watchword of Mr. Jas. A. Wilson—to whom the brick work was awarded, which fact carries with it that other fact that there's enough said.

The plumbing and lighting work went to Mr. S. M. Burt of Eastland and Mill Valley, and the dwellers of these hill-side health retreats are fortunate in one respect if in no other—viz.: In having a plumber always in their midst—for a plumber, like a doctor is "muchly" needed when wanted.

Van Dorn's Steel Joist Hangers will be used throughout the building and it goes without saying that these "Hangers" have no equal.

POINTS ON PRACTICAL WORK.

WHERE is quite generally a false idea prevailing among mechanics (stone masons and stone cutters) in regard to the proper method in which square dressed rubble, or broken ashlar, should be arranged, says *Stone*, and this mistaken idea seems to have originated from the fact that architects' specifications and instructions in contracts for such class of work usually specify that stones not under five (5) inches or over fifteen (15) in height shall be used. Sometimes other dimensions are given, as for instance not under four (4) or over twelve (12) inches, although it seldom happens that any dimensions as to length are given.

As a matter of fact, no such fixed rule is possible in prac-

tice, and should the mason hold strictly to certain sizes it would simply reduce the work to dimension stone and thereby add unnecessary cost without any additional beauty to the appearance of the work.

To prepare stone most economically for this class of work—square dressed rubble or broken ashlar—it should be cut in the quarry whenever possible, thereby saving freight or hauling on a large amount of refuse or spawls, and sizes should be from say four (4) to eighteen (18) inches in height or whatever the stones will make without too much waste. It is not at all necessary that the stones should be exactly four, eight, twelve or sixteen inches. Larger than eighteen inches, however, in majority of cases should not be used, although even over this size might be utilized without detracting from the appearance of the work, if, as sometimes happens, such sizes could be used in a wall with large surface, and unbroken by openings. By having the stone delivered on the job, cut and ready to go in the wall, the work can be pushed along very rapidly, and the fitter, or even the mason, can quickly arrange the proper breaks in the courses, and easily make the necessary closures from either the cut or the other stone on the ground.

The place of every stone as well as the bond was arranged by the writer, he on the ground measuring and sending the stones to the masons to be placed as directed. Two masons set them in place as fast as they could be set up. This was a departure from the ordinary methods of doing this class of work and gave entire satisfaction to contractors and architects. Where broken ashlar is used and there is a great deal of dead work such as invariably exists in churches and public buildings, stones of larger dimensions can be used and give to the work a much handsomer appearance to have them properly mixed with the smaller stones, necessitating, however, an increase in length of bed joints.

NOTICE TO ARCHITECTS.

Office of State Normal School of San Diego, San Diego, Cal.

December 16, 1897.

TO ALL ARCHITECTS WHOM THIS MAY CONCERN:

The Board of Trustees of the State Normal School of San Diego, California, hereby invite the submission of plans and specifications in detail for a two-story and basement brick building, to be erected upon the "College Campus" site on University Heights, in the City of San Diego, for the use of said Normal School, to cost when completed not to exceed \$100,000.00; provided, however, said plans and specifications must be so prepared, that a portion or section of said building can be properly constructed at once, at a cost not to exceed \$35,000.00, and in such a manner as to permit additions to be made thereto.

The Architect whose plans shall be accepted and adopted, shall receive as a premium therefor the sum of \$500.00; provided the Board of Trustees reserve the right to accept or reject any or all plans submitted, without incurring any liability to any Architect or person for any plan made or submitted.

The plans and specifications must be delivered to said

Board of Trustees, at the Law Offices of W. R. Guy, in San Diego, Cal., on or before the 19th day of January, 1898.

Architects competing are referred to J. L. Dryden, Secretary, at San Diego, for further particulars.

By authority of the Board of Trustees of the State Normal School of San Diego.

J. L. DRYDEN,
Secretary.

W. R. Guy,
President Board of Trustee.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, meets second Friday of each month at 409 California street,
SETH BARSON, Pres. H. A. SCHULTZ, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

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

THEO. A. EISEN, Pres. ARTHUR B. BENTON, Vice-Pres.
WILLIAM C. AIKEN, Sec't. AUGUST WACKERBARTH, Treas.

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

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

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

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

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

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

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

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

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

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

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

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

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



Journal of the WESTERN SOCIETY OF ENGINEERS for October, 1897. The leading article in this journal on "Motocycles" read September 8, 1897, for the purpose of developing a discussion on Motocycles, in the furtherance of a more general interest and wider dissemination of information on the subject, which would be conducive to the earlier utility of this mode of transportation for commercial uses, and pleasure as well, the Electrical Committee of the Western Society of Engineers, consisting of Messrs. H. M. Brinckerhoff, L. L. Summers and Bion J. Arnold, formulated a circular outlining the following general divisions of the subject for consideration:

1. Preference as to driving power with reason as to selection.
2. Economy.
3. Control.
4. Convenience.
5. Design and construction.
6. Safety and reliability.
7. Field of application.
8. Limiting conditions.

The answers to this circular are given containing much information on this subject.

THE STRENGTH OF MATERIALS. A text book for Manual Training Schools, by Mansfield Merriman, Professor of Civil Engineering in Lehigh University, first edition. Published in New York by John Wiley & Sons; London: Chapman & Hall, 1897. Professor Merriman is the author of several works that have served as text books in many schools and colleges among others A Treatise on Hydraulics, A Handbook for Surveyors, Higher Mathematics, etc. Professor Merriman appears to have a very happy faculty of making his meaning understood with few words; an example of this may be seen in the first chapter under the head of "Elastic and Ultimate Strength."

This book cannot fail to recommend itself to Engineers and Architects but also prove of great value to students in those branches.

LIPPINCOTT'S Monthly Magazine for December, 1897, has for a complete novel "Poor Chola" by Julia P. Dabney. This novel is somewhat out of the common track and describes localities not much known to the general reader, but nevertheless will be considered interesting by many readers. Among other articles of interest "Gold Mining in North America" by George Ethelbert Walsh, reflects the interest now taken by the world in gold mining; if this rage continues, the silver question settles itself by becoming more scarce than gold. To the question "Who are the Greeks?" the reply might be made that it matters not.

THE ARCHITECTS DIRECTORY for 1897-98, published by William T. Comstock, New York; price one dollar. It is always a welcome volume containing as it does a list of the Architects in the United States and Canada, classified by States and towns with the architectural associa-

tions to which they belong indicated against each name. Prepared with the greatest care to secure accuracy both in names and location.

It has also a classified Index of prominent dealers and manufacturers of building materials and appliances. Architects should be thankful to Mr. Comstock for this carefully prepared annual edition now in its fourth year, while to dealers in building materials it is a perfect God send.

THE UNIVERSAL CARPENTER AND JOINER; and Wood Workers Assistant, by Fred. T. Hodgson, published by the Industrial Publication Company, 10 Thomas street, New York. In five parts, the first part with 250 illustrations, Royal 8 vo. bound in stiff cover \$1.00.

Mr. Hodgson was formerly a contributor to this journal and well known as the author of "The Steel Square and its Uses," as well as various other volumes on "Practical Carpentry," "Stairbuilding Made Easy," etc.

The aim of the Author is to make the above work the most complete treatise on Carpentry and Joinery published to date, and the publishers have no hesitation in saying that the success which Mr. Hodgson has achieved during the past twenty years in furnishing the mechanics of this country with thoroughly reliable and easily understood textbooks, is a sure guarantee of the excellence of his present effort.

It will be issued in Five Parts, each Part consisting of over 100 large royal octavo pages, printed on fine paper, and strongly bound in stiff paper covers; and as it is the intention of the publishers to place this important work within the reach of every industrious mechanic and apprentice in the land, they have placed the price at \$1.00 per Part. Many works in the market, containing no more matter than a single Part, and not so well illustrated, are now selling for from \$5.00 to \$10.00 each.

charge, says that "a building consecrated to the teachings of the eternal truth should of itself be true," and as good brick is one of the most durable things in nature or art, he will let it bear witness to its own strength and beauty. The main entrance will be through six pairs of doors into three large vestibules leading directly into the nave and side aisles. The nave will be entirely free from columns. The side aisles will extend all around the church and behind the high altar. The height of the nave will be seventy-five feet; width, forty feet between the columns which divide it from the side aisles. The body of the church expands as the front is approached. They have some buildings of this style in Europe, but nothing of the kind has ever been attempted in this country, and it will be watched with a great deal of interest by those interested in the construction of large buildings.

In consequence of its being so novel, no brick suitable could be found in the market, and the builder had to have made to order the various shapes required. There will be no less than five hundred of these different kinds of bricks and moldings. Terra cotta will be used extensively, both inside and out, from the finials on the spires downward. White terra cotta figures of religious subjects will decorate the interior. The altars, communion rail, front of organ loft and pulpit will all be of terra cotta.

About 2,500,000 brick will be required in its construction, of which about 500,000 will be of fancy moldings. The prevailing color of the brick will be of light buff, with warmer colors for trimmings, running into dark brown. The body of the walls will be of light buff and yellow. The ribs of the arches and groins will be of molded bricks, the keystones of terra cotta. Not a foot of wood nor a yard of plaster will be used in the whole building. The brick casements will have grooves into which the glass will be set and fixed with putty. The great amount of brick used in the construction of this remarkable building will be furnished by the Webster Fire Brick Co., of South Webster, O.

A REMARKABLE CHURCH.

TO BE BUILT EXCLUSIVELY OF BRICK AND TERRA COTTA.

THERE IS NOW in the course of construction in Chicago one of the handsomest and most substantial churches in this country, and when completed it will be a remarkable edifice. According to the Portsmouth (O.) *Sentinel*, it will be entirely of brick masonry. Even the window frames in which the glass will be set will be of brick. From floor to roof outside and inside, walls and ceilings, casements and stairways, the visible and the invisible—will be vitrified clay, depending on itself for support and decoration. The style of architecture is Romanesque and Gothic, after the style of the twelfth and thirteenth centuries. The total length will be 210 feet; width, 110 feet, with two towers thirty-two feet square at the bottom and 245 feet high from the sidewalk. The body of the church proper inside will be sixty-eight feet wide. In the erection of this church there will be no plaster, no stucco, no imitation marble, nor snams of any kind. Rev. Geo. D. Heldman, who is in

INFLUENCE OF LIGHT ON EDGE TOOLS.

IT IS not generally known that the light of the sun and the moon exercise a deleterious effect on edge tools. Knives, drills, scythes and sickles assume a blue color if they are exposed for some time to the light and heat of the sun; the sharp edge disappears, and the tool is rendered absolutely useless until it is retempered. Purchasers should, therefore be on their guard against buying tools from retail dealers and peddlers, which for show purposes have probably been exposed for days together to the glare of the sun. The un-serviceableness of tools acquired under these conditions is generally wrongly attributed to bad material or to inferior workmanship. A similar prejudicial effect has been exercised by moonlight. An ordinary crosscut saw is asserted to have been put out of shape in a single night by exposure to the moon.

WANTED—TRUSTWORTHY AND ACTIVE GENTLEMEN or ladies to travel for responsible, established house. Monthly \$65.00 and expenses. Position steady. Reference. Enclosed self-addressed stamped envelope.
The Dominion Company, Dept. V., Chicago.

BUSINESS MOSAICS.

The Pacific Coast representative of the J. L. Mott Iron Works Mr. M. S. James, can be found at his office 27 Flood Building. His show rooms are well worth a visit, the inspection of his stock of sanitary specialities will well repay the trouble.

The constant aim of this company appears to be the production of something new that at the same time is a little better than what has been produced. By reference to their advertisement in this journal a good idea of the various baths, lavatories, etc., can be obtained.

Messrs. N. & G. Taylor Co., Philadelphia, have lately furnished the largest Ventilator we have ever heard of. It has a total diameter of eighteen feet over all, the diameter of the neck being ten feet. It is on the Midland Beach Casino at Midland Beach, Staten Island. It is the "Pancoast" make which appears to be giving such great satisfaction throughout the United States. This same make of Ventilation was also used on the new Astoria Hotel, New York City.

Samples of "The Pancoast Ventilator" may be seen at the office of Mr. Charles J. Waterhouse, who represents Messrs. N. & G. Taylor Co. on the Pacific Coast, at No. 35 New Montgomery street, San Francisco.

The Pacific Loan Association sends us their 13th Annual Report for the year ending Dec. 1, 1897. The totals make up a very flattering showing and are as follows:

Receipts—\$131,625.27. Disbursements—\$131,625.27. Assets—\$313,142.36. Of this \$261,462.56 is in mortgage loans. Liabilities, including a reserve fund of \$7,839.75. \$313,142.36.

The securities in the hands of the Treasurer and the books of the association were examined and verified by the auditing committee, Messrs. I. S. Ackerman and E. Messenger and found correct.

Mr. Emil Gunzburger the obliging Secretary of this and seven other Building and Loan Associations can be found by Builders and Architects—on the lookout for a loan—at 214 Pine street.

P. H. Jackson & Co., 228-230 First street and 7-9 Tehama street are the places to go if you want first class work in the way of fire and burglar proof arched and flat skylights, or patent water proof sidewalk doors and basement ventilators.

Mr. Jackson's long experience in this class of work makes him a first class authority for what is best in his line of business. The faithful manner in which his contracts are executed make it a pleasure to do business with the firm.

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.

OWNER ENTITLED TO EXPENSE OF CHANGING PLANS.—A lot owner who after notice that part of his lot was to be condemned, changed the plan of a building which he was erecting, so as to omit that portion of the lot to be condemned, is entitled to compensation for the expense so occasioned.

In re-Trustees Brooklyn Bridge, Sup. Ct. N. Y., 45 N. Y. Supp. Rep. 484.

MANUFACTURER BOUND BY STATEMENT OF AGENTS.—Statements of the agents of the seller of a range that owing to the peculiar construction of the range the pipes did not need to be insulated, are admissible as part of the transaction, in a suit to recover for the

destruction of the house by fire originating from such lack of insulation.

Wrought-Iron Range Co. v. Graham, U. S. Cir. Ct. App., 80 Federal Rep. 474.

OWNER NOT LIABLE TO GARNISHMENT.—Where a building contract does not prevent the filing of valid liens against the building, though the owner have funds in hand, he is not liable to garnishment, but may retain such funds, and apply them to the discharge of mechanic's lien filed against the building.

Schotts v. Bell, 18 Pa. C. C. Sep. 427.

ARCHITECT HAS NO LIEN FOR PLANS IN MASSACHUSETTS.—An architect is not entitled to a lien for drawing plans and specifications for a building, under the laws of Massachusetts (Pub. St. c. 191, sec. 1) which gives a lien to any person to whom a debt is

due for "labor performed or furnished and actually used in the erection of a building."

Michell v. Pankard, Sup. Jud. Ct. Mass., 47 Northeastern Rep. 113.

WHEN CONTRACTOR TAKES PRECEDENCE.—Where one advanced money to the owner of a building, and took a mortgage on same, while a contractor was erecting it, he is affected with notice of the contractor's lien, and the latter is not lost by reason of the contractor taking the notes of the owner secured by mortgage on the building.

F. & M. Nat'l Bank v. Taylor, Supreme Ct. Tex., 40 Southwestern, Rep. 966.

LIABILITY OF OWNER MAKING CHANGES TO TENANTS.—A tenant of the third and fourth floors of a building, whose water supply is cut off, furniture injured by dust and lime, ingress and egress interfered with, causing damage, by the landlords' repairing the second floor, may recover from the landlord for breach of covenant of quiet enjoyment, irrespective of his negligence.

McDowell v. Hyman, Supreme Court Cal, 48 Pacific Rep. 984.

WHEN WIFE IS NOT LIABLE FOR IMPROVEMENTS OF HUSBAND.—Where a husband agrees with his wife to erect improvements on her land, and to pay for the same, one selling lumber to the husband on his credit, and without intent to charge the wife for same, cannot enforce an equitable lien against the land.

Poe v. Ekert, Supreme Ct. Iowa, 71 Northwestern Rep. 579.

CITY BUILDING NEWS.

Alvarado near Hoffman. Cottage; owner, I. E. Laws; builder, J. Hegman; cost \$1500.

Broderick near Grove. Two-story frame; owner, Mrs. Rosalia Altmayer; architect, J. E. Kraft; contractor, R. Currie; signed, Nov. 28; filed, Nov. 30; cost \$4000.

Buchanan and Lily Ave. Two-story frame; owner, Ida M. Cummins; architect, Wm. T. Cummins; contractor, John Foster; signed, Nov. 18; filed, Nov. 27; cost \$6734.

Buchanan and Lily Ave. Plumbing, etc.; owner, Ida M. Cummins; architect, W. T. Cummins; contractors, Berarik & Spinks; signed, Nov. 26; filed, Dec. 2; cost \$1218.

Buena Vista Ave. Two-story frame; owner, T. L. Henderson; architect, W. H. Little; contractor, T. T. Pottinger; signed, Nov. 18; filed, Nov. 19; cost \$335.

Capp near Adair. Cottage; owner, U. A. Hancock; architects, Havens & Toepke; contractor, C. A. Holm; signed, Nov. 13; filed, Nov. 16; cost \$1500.

Eddy and Mason. Painting, etc., for six-story brick; owner, Fabrizio Nigro; architects, Mooser & Son; contractor, G. Orsi; signed, Oct. 30; filed, Nov. 17; cost \$3250.

Fourth Ave. and Clement. Two-story frame; owner, Charles Hitchcock; contractor, J. Lund; signed, Nov. 15; filed, Dec. 1; cost \$4630.

Franklin near Ellis. Two-story frame; owner, J. A. Bergerot; architect, J. Godart; contractor, Donald Currie; signed, Dec. 13; filed, Dec. 13; cost \$7650.

Fremont street. Concrete work for brick building; owners, McIntosh & Wolpman; architect, E. Kollofrath; contractors, Camp & Carrillon; signed, Nov. 24; filed, Nov. 28; cost \$1516. Carpenter work, etc.; contractor, Charles Schurt; signed, Nov. 24; filed, Nov. 27; cost \$2430. Brick work, etc.; contractor, F. Wagner; signed, Nov. 28; filed, Nov. 27; cost \$2340.

Harrison and 9th. Two-story frame; owner, Estate of James Phelan; architect, A. C. Lutgens; contractor, A. H. Wilhelm; signed, Nov. 18; filed, Nov. 19; cost \$3490.

Hayes near Fillmore. Two-story frame; owner, Isaac Ellaser; contractor, E. C. Bletch; signed, Nov. 30; filed, Dec. 1; cost \$2310.

Hoffman Ave. near Alvarado. Cottage; owner, J. S. Coats; builder, J. Heyman; cost \$1750.

Hoffman Ave. near Alvarado. Cottage; owner, J. C. Coats; builder, J. Heyman; cost \$1500.

Larkin and Post. Additions and alterations; owner, Fanny Morris; architect, A. J. Barnett; contractor, G. W. Duffie; signed, Nov. 22; filed, Nov. 23; cost not given.

Laguna and Olive Ave. Six flats; owner, L. Kutner; architect, W. J. Cuthbertson; contractor, Kinread Bros.; signed, Nov. 16; filed, Nov. 12; cost \$3310. Plumbing work; contractor, Ickelheimer Bros.; signed, Nov. 12; filed, Nov. 12; cost \$1447.

McAllister and Lyon. Three-story frame; owner, P. J. Rowan; architects, Shea & Shea; contractors, Demartini & Pagano; signed, Nov. 19; filed, Nov. 23; cost \$4243.

Mission and Second. Steel work for six-story brick and granite building; owners, Wells, Fargo & Co.; architects, Percy & Hamilton; contractor, E. F. Jones; signed, Nov. 18; filed, Nov. 19; cost \$3900.

Mission and Second. Brick and terra cotta work for six-story brick; owners, Wells, Fargo & Co.; architects, Percy & Hamilton; contractors, Richardson & Gale; signed, Dec. 8; filed, Dec. 9; cost \$54,860.

O'Farrell near Webster. Two-story frame; owners, Mary E. & J. C. Konrad; architect, W. H. Armitage; contractor, R. J. Pavert; filed, Nov. 30; cost \$2739.

Pacific Ave. near Van Ness. Three-story frame; owner, Frank H. Woods; contractors, Hawkins & Lindsay; signed, Dec. 8; filed, Dec. 11; cost \$3500.

Page near Masonic Ave. Two-story frame; owner, John H. Crow; contractor, Wm. Helbing; signed, Nov. 29; filed, Dec. 7; cost \$5145.

Puiski near Jefferson. Cottage; owner, T. J. Sullivan; builder, J. Hegman; cost \$1400.

Sixteenth and Hoffman. Carpentry mill work, etc., for two-story brick; owners, W. H. and Joseph Hyman; architects, Percy & Hamilton; contractors, Anderson & Greig; signed, Dec. 7; filed, Dec. 10; cost \$10,875. Excavations, brick and terra cotta work; contractors, Peacock & Butcher; signed, Dec. 8; filed, Dec. 10; cost \$380. Plumbing, etc.; contractor, H. Williamson; signed, Dec. 9; filed, Dec. 10; cost \$1839.

Turk near Mason. Sidewalk illuminated tile work, etc.; owner, G. G. Burnett; architect, J. E. Wolfe; contractor, H. Haustein; cost \$40.25.

Twelfth Ave. No. 1728. Alterations, etc.; owners, Mary and Annie Hagerty and Lizzie Coyle; contractor, Wm. Gilmore; signed, Nov. 23; filed, Nov. 30; cost \$115.

Van Ness and Olive Ave. Painting, etc.; owner, J. Frowenfeld; architects, Salfeld & Kohlberg; contractor, J. E. Ritzer; signed, Nov. 15; filed, Nov. 23; cost \$1200.

Washington near Montgomery. Alterations and additions; owner, Achille Paladina; architects, Mooser & Son; contractor, L. Cereghino; signed, Dec. 10; filed, Dec. 11; cost \$4500.

TITLE THE CALIFORNIA ARCHITECT AND
BUILDING NEWS

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AUTHOR BUILDING REVIEW
FORMERLY THE QUARTERLY ARCHITECTURAL
REVIEW

VOLUME XIX

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Vol. XIX, No. 1. JANUARY, 1898.

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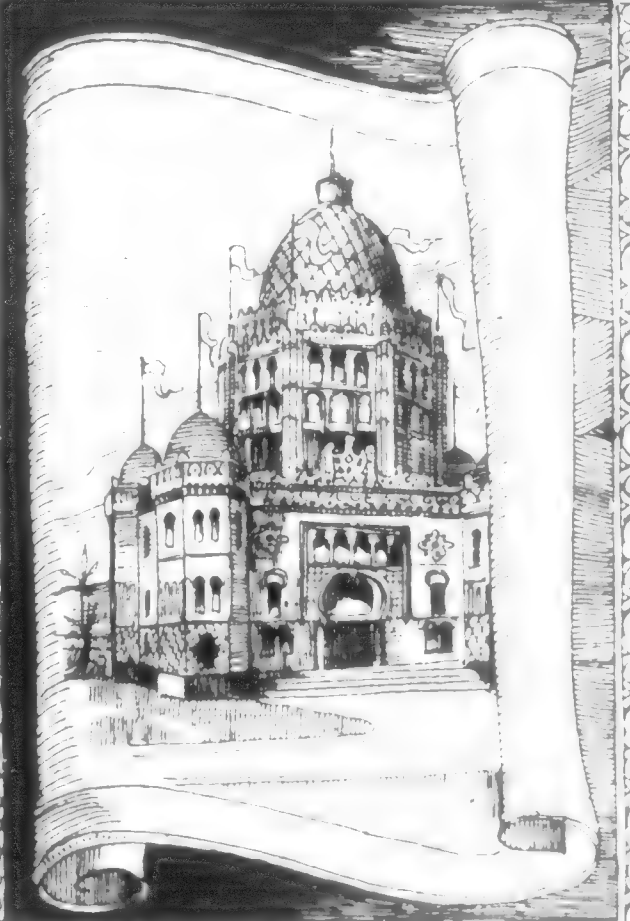
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