The Bulletin of the National Association of Builders does us some injustice in speaking of our comments on the measure proposed by the Association, by which contractors were to claim compensation for making estimates. It thinks that our editorial was "sneering," which it was certainly not intended to be, and says that we expressed in it our objection to this is that the irresponsible bidders who find no means for forcing pretended estimates on owners would need no obligation to yield for "five dollars per square foot, including everything," generally termed the "lowest bidder" should be paid for estimating unless he received the contract, would open an interminable series of disputes as to whose bid was really the lowest, what constituted a "responsible" bidder, and so on.

For these reasons, architects, like all other people who feel any responsibility for the conduct of building-matters, dis-like to tie themselves down, or to be tied down by any one else, to the unconditional acceptance of the lowest bid. Where all the bidders are known to him to be honest and responsible, and no error seems to have been made by any of them, any architect will add his acceptance of the lowest bid was, at the time, the lowest bid, and the lowest bidder has the work. If he is not satisfied with the work, he can refuse it, and the work can be offered to the next bidder. If the National Association complains, no doubt with reason, that owners often use the lowest bid for the purpose of beating down the price demanded by another contractor, to whom he or she prefers to give the work; but they receive little or no assistance from architects in doing so. On the contrary, we believe it to be the universal custom of architects in this country to regard written bids as final, and to refuse to take part in any negotiations for varying them, leaving the owner and contractor to do such "dicker ing" as seems to them good, by themselves. No doubt, in "dicker ing" of this sort the contractor often gets the worst of the bargain; but, as we said in what the Bulletin calls our "screed," the contractors are under no obligation to yield to the owner's representations, and it is worse than foolish to blame the architects, who are the principal defenders of their rights, for the mishaps which they suffer in playing a game which buyer and seller have played since the beginning of the world, and which the contractors themselves have much helped, play quite skillfully with dealers in materials and other persons.

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result of the agitation will be, no one can say, but if the Board
should persist in its decision, there will be at least a certain
good. The precedent is the obvious precedent for regarding a
person who has been obliged to relinquish the promised reward
which he had fairly won in an artistic contest as entitled to
preference in subsequent employment.

NEW buildings have ever been erected in Boston that have
attracted more attention than the Brazer Building, illus-
trated this week. Architects have watched the building
from the start with interest, not only because its author, Mr.
Gilbert, was a Minnesota architect, but because his engineer,
Mr. L. E. Stetler, had developed a very interesting treatise
on the subject. The building, so far as we have been able to
learn, is entirely independent of the general contractors, Messrs. Fuller & Co., of Chicago,
were somewhat novel in Boston, and because of the great ex-
cellence and marvellous accuracy of the terra-cotta work fur-
nished by the Northwestern Terra-Cotta Company of Chicago.
All this interest, however, is as nothing when compared with
that excited by the discovery that the cornice of this instruc-
tive building is the first of its kind in Boston, so far as we can
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The most important element of a pueblo structure is the ground-plan, for, owing to the peculiarities of the system and of the conditions under which it developed, the ground-plans of villages were modified by and reflected closely the changing conditions; while the unit of the system, the single cell or room, remained practically unaltered. In much the larger part of the ruins nothing now remains but the plan on the ground, and in all of the inhabited villages the area of ground covered varies from year to year. From a study of these changes in the modern structures we can infer something of the circumstances under which the ancient ruins were once occupied, although now nothing remains of them but a few heaps of stone here and there.

The typical or ideal plan of a village, consisting of rows of houses arranged regularly about an enclosed court, in which, or on the border of which, the kivas or sacred chambers were placed, was seldom attained, for it was always more or less modified by local conditions. The ancient examples adhere to it more closely than the modern, and in some of the Chaco ruins, in New Mexico, we find the nearest approach to it in the whole pueblo country. The peculiar social conditions under which its influence the plans of villages expanded and contracted, have already been mentioned. In that stage of pueblo growth and contraction took place, but the direction of the growth and contraction was indicated in the first paper of this series.

These were sometimes single houses or rooms, but generally a number of rooms were clustered together, and we can see in them, in their incipient stages, the causes which eventually produce the complex plans of great valley pueblos. A ruin of a summer settlement overlooking an extensive area of good land in a little valley below. Had occupation of this site continued much longer, the rows of houses would gradually have grown together, enclosing a central court of fair dimensions.

The Pueblo Indians, like all the other tribes, are divided into great artificial families, or clans, claiming common descent from some mythical ancestor. A number of such clans or families occupy together a village site, but each one lives in its own quarter or part of the village. When a man marries, he goes to the home of his wife and is adopted into her clan, in former times not being allowed under any circumstances to marry within his own; thus there is a constant ebb and flow of population within each village. As descent is in the female line and the children belong to the mother, the prosperity of a given clan grows or wanes according to the number of girls in it; and the area or number of houses occupied by it correspondingly increases or diminishes.

The clan system, which prevails among all savage peoples, is not a hard and fast system. New clans are born, old ones become extinct; in time the relations of the various families become very complex. To obviate the difficulties growing out of this, related clans are aggregated into larger units, which have been called "phratries." In the olden days a man could not marry within his phratry, but, now the system is somewhat broken down and men sometimes marry even within the clan. At the time when the system was closely adhered to, each phratry occupied its own house-cluster in the village, and each clan its own part of that cluster. Hence, the division of the villages into specified quarters. Often it happened when a site was occupied for a long time that the clusters grew together; but the division line, indistinguishable from a stranger, was none the less real, and apparent to those who knew where it fell. As a rule, the phratral division into clusters can be seen in the ruins; and through the arrangement of the clusters much can be inferred as to the conditions under which the place was occupied.

The manner of growth of villages has already been sketched. When a small band established a summer settlement such as that shown in the ruin near Moen-kopi, they built different house-clusters if they belonged to different and unrelated families. The people who occupied the site were of at least three different families or clans. But from the ground-plans we can also obtain some idea of the length of time during which the place was inhabited. Long continuous wall-lines, such as those shown in the plan, and regularities in the arrangement of cells, indicate that the rooms were put up at one time, that is, within a year or two of each other, and that the place was occupied but a short time. For, through the operation of the law of least motion the division of the village was determined by the number and the nature of the rooms as they were built in the ruins. The plan which can be easily recognized. At more space was required, rooms were added as near as possible to those already built, and changes in plan resulted, which, to borrow a term from geologists, may be called "unconformities." As an estimate, it may be stated that the ruin under discussion was occupied less than ten years.

The plan of the inhabited village of Moen-kopi, which is a summer establishment attached to Oravib, Arizona, but forty-five miles distant from it, shows a somewhat more lengthy occupation. Here we have two clusters and two detached houses, indicating four families. At one end of the principal cluster there is a group of rooms separate from, but still attached to, the others, and arranged at right angles to them. This is what has been called an unconformity in the plan. The detached houses form an interesting feature which will be alluded to later.

Ground Plan of Ruin on Clear Creek, Arizona.

![Ground Plan of Ruin on Clear Creek, Arizona](image-url)

1 Continued from No. 1135, page 3.
On the summit of a mesa, near Camp Verde, in Arizona, there is a ruin which commands an extensive area of cultivable land on a terrace of Clear Creek. The plan is remarkably regular in character, but still presents a number of irregularities. The interior court has been entirely enclosed by single rows of buildings, but at several places rooms have been placed across the rows and at right angles to them, that is, to the principal axis; in one place a room has been added on the interior or court front. This site was occupied but a short time, but the beginning of the process is apparent which would, had occupancy continued, have resulted in an elaborate and complex ground-plan.

Plans of such regularity as this are comparatively rare; probably for the reason that few of the villages were built under entirely normal conditions. A more common form is that shown in the illustration of a ruin near the Moki villages. Here there are two principal clusters joined together, the whole of very irregular outlines. This site is one of those occupied by some clans of the Moki, prior to settling in their present location. It is on the edge of a large mesa, overlooking an extensive valley, in the immediate neighborhood of other similar ruins, and is referred to in the native traditions as having been occupied for some time, possibly one generation. The character of the plan bears out this statement, for it is apparent that the place was inhabited during at least several decades, if not a century.

The plans of ruins shown, except possibly the last, represent houses of one story high, or so low as not to be calculated. In the first occupation of a site such rooms only are built. But the processes which produce irregularities and growth in the ground-plans operate similarly on the profiles. There comes a time, and that very soon in the history of a village, when it is more convenient to add an additional story over part of the structure than to extend the area of ground covered. Extended occupancy, therefore, affects the elevation of a cluster almost as much as its ground-plan. But as there was seldom any thought or provision made for additional stories at the time when the first walls were built, disastrous consequences sometimes followed when many stories were added. Only a few years ago a considerable section of a house in Zuni fell from this cause—the overloading of walls not originally designed to carry the weight put upon them. The little village of Shapanoleti, one of the Moki towns, which was probably founded not more than two centuries ago, illustrates the irregular way in which additional stories are added. Almost every house is two stories high in some part of it, and in this case the separate floors can be easily distinguished. It often happens, however, that owing to irregularities in the site the second story on one side is the first on another. Thus in Zuni it is possible to count seven stories in the highest cluster by going upward from terrace to terrace until the same building is exhibited but four stories, counting down directly through the rooms.

It is singular that notwithstanding the elaborate buildings put up by the Pueblo Indians, often with very complex ground-plans, no attempt was ever made to prepare the site, by levelling or otherwise. The great clusters attained their dimensions by actual growth, slow but persistent, and the fact that they did attain so large a size is proof positive that the conditions were favorable to them; just as it is the case of a tree, which from a precarious start in some sheltered place slowly grows and acquires such size and strength that it is able to battle with unfavorable conditions and overcome them.

As before stated, many of the pueblo villages were located on foothill sites at the time of the Spanish Conquest in 1540. The village of Mashingnavi, now on the mesa summit, was moved to that place after the insurrection of 1680. Prior to that time it occupied a site immediately under the rim of the mesa, on the highest slopes of the foothills. The plan of the village can still be made out, notwithstanding that much of the stone was used in the construction of the newer buildings on the summit. It shows an extended occupation by ten or a dozen clans. Such a plan indicates that the village was inhabited at least one century, probably longer.

When Coronado and his army arrived at the famous "seven cities of Cibola," for whose conquest his expedition had been organized, he found only some pueblo villages. It is now definitely determined that the Cibola of the sixteenth century is the Zuni country of today, and the first village or "city" stormed and taken has been identified as a ruin known as Hawikuh, pertaining to the Zuvis, and about fifteen miles southwest from the present pueblo. At that time the Zuvis lived in seven villages, separated some miles from one another; the aggregation of these villages into one huge pueblo took place in the early years of the eighteenth century.

The ground-plan of Hawikuh, although the place was abandoned more than two centuries ago, can still be made out. There were six or seven clusters of buildings on the point of a long prominence, with the buildings jutting out from a great mesa. Except for the courts, which are a necessary feature in a village of this size and character, practically the whole summit of the hill was built over; while the dense clustering in parts show that the place was inhabited a long time. As an estimate, it may be said that occupancy continued not less than two centuries. The amount of debris upon the ground is so great that the places of the houses were more than one story high. The localization of the clans within the pueblo is well shown in this plan, as is also the requirement that strangers or outsiders should build away from the village proper, in separate houses or clusters. All the remains at the foot of the hill and the flat beyond were structures erected by or for the Spanish monks, who established a mission here. Some standing walls are the remains of an adobe church, one of the first, if not the first, to be erected in that part of the country. Little of it now remains, as the place, according to the native legends, was abandoned on account of the annoyance of wild tribes, possibly the Comanches, prior to the insurrection of 1680. After that great uprising the Zuvis abandoned all their villages and retreated to the summit of an almost inaccessible mesa in the vicinity, where they remained for twenty or twenty-five years. About 1705 they came down into the valley again, and established the present pueblo on the site of one of the older villages.

The present pueblo of Zuvis affords a good illustration of the general clustering to which allusion has been made. Complex as it is, it is the result only of accretion or aggregation. In the very centre of the village is an adobe church, abandoned many years ago. From our knowledge of pueblo rules and methods we can state positively that at the time the church was built, early in the eighteenth century, it must have been on the outskirts and not in the settlement proper. In other words, the village, or part of it, has grown around the church over a period of two centuries. This might well be, for the place now contains a population of over fifteen hundred souls, and new rooms and houses are being built constantly.

The development of ground-plans is clearly exhibited in the ruins.
which show a series from the simplest to the most complex examples, and it has been shown that the former might in time grow into the
latter. The system is rectangular and all the plans shown are of
squares, chambers, found in many of the ruins, and of from ten to fifteen feet
diameter, often present as much irregularity as this pueblo
structure. hammer so nearly desert. Mokii however, is yet
decided. The best course, perhaps, would be not to hold any
Salon at all. This would give us a bit of rest from this overwhelming
期間 for the exhibition of paintings. Already

The Salon des Champs Elysées

This time the defenders of the Palais de l'Industrie have lost all hope. The old monument is attacked and offers on every
side the lamentable aspect of a building under
going demolition. Yet, for the last time, it shows the attraction of a national event. The Fine-Arts. To satisfy the impatience of the
public, the directors of the exhibition have opened an external and the earlier conditions have obliged a shrinkage in the amount of wall-
space for the exhibition of paintings. Almost
artists are wondering whereabouts the Salon
will be held in 1898. General schemes of
Charles Musset.

[To be continued.]

The American Architect and Building News.
In very truth, the more one looks about, the harder it is to find noteworthy works. Almost everything is fairly good, a large number are very well done, though few if any are likely to become household names. How is it possible to make a selection? We must, however, speak of M. Detul, who also exhibits on this occasion, "The Father and the Pantom." In a word: we find all the good qualities of the master and which is the best proof that a small painting can produce a big impression. It is characteristic of the artist that, in the official class, such a character as that of andérf a. Indeed, but the artist has known how, through the ingenious grouping of his figures, and by the mere attitude of its figures excites those emotions to which the figure of a priest exhales pity. Why? No one can say; but this priest is no mere ---

genre or subject painting is represented this year by a certain Mr. Delahaye. He has chosen the moment when the funeral-car was passing before the President of the Republic, having at his side the Grand Duke Constantine and around him the whole official and scientific world.

M. Henner sends two portraits, or rather two heads, one a blond young woman, the other a brunette's, both rendered in that peculiar manner that is so successful in the hands of the master, so indispensable in the hands of those who try to imitate him. In his portrait of the Academician Joseph Bertrand, M. Bonnat becomes decidedly hard, even brutal: it is a living likeness, all the same, and a very able performance. As much cannot be said of an eagle holding a hare, by the same artist, for the eagle seems to be badly stuffed.

It is impossible to mention all the good portraits, they are too numerous. The reappearance that can be brought against most of them is that they are too artificial and lack naturalness, as, for example, the portrait of the Duc d'Aumale, by M. Benjamin-Constant. It is equally hard to speak of all the good landscapes. Here, once more, we can remark that good landscapes are good figures are become rare these days. It is a fact generally lacking in pictures because of this lack, pictures are sometimes less gay but often have an affectation of being serious. A good picture is not without charm.

Another name to remember is that of M. Struys, a Belgian, who shows one of the best pictures. Wholly inartificial, it very simply and by the mere attitude of its figures excites those emotions to which thefigure of a priest exhales pity. Why? No one can say; but this priest is no mere ---

The remainder, seven miles from the city, is of greater extent and residence of the unfortunate Empress Charlotte, until the chateau was abandoned for a ceremonial. He has chosen the moment when the funeral-car was passing before the President of the Republic, having at his side the Grand Duke Constantine and around him the whole official and scientific world.

The Belgian artist who stiek to easel-pictures, finished and detailed to the last degree after the manner of Meissonier, is M. Benjamin-Constant. It is merely the bas-relief of a smiling, standing figure, a laurel crown, while she shelters in the folds of the tricolor, a very man moved by the grief he

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devil is not without charm.

Another monument in the same class likewise awakens emotion. It is the tomb of the celebrated cantatrice Mme. Carvalho, created by M. Mercié, Member of the Institute, and is both beautiful and grandly simple; it is merely the bas-relief of a smiling, standing figure, with straight-floating draperies; at her feet is a lyre hung with flower garlands, upon which perches a bird in full song — and that is all.

When the "Shooting-star" which M. Charpentier shows us in the guise of a superb but graceful noble female, the monument to the memory of Jupes was by M. Mathurin, and the high-relief group by M. Fréart for the new museum, called the "Age of Stone," have been named, the list of the principal works of sculpture is exhausted. Yet there should not be overlooked the monument which is to be erected in Madagascar in memory of the French soldiers who fell in the war of 1895. It is a noble work, as well as is all the rest, and it is due to the chisel of M. Barrias, Member of the Institute. It is a soldiers' tomb, to which an illustrious name is added, the figure of "France," who at the same time holds over the soldier's head a laurel crown, while she shelters in the folds of the tricolor, the figure of Africa, and crowns them with the palm. This monument, though its touch of solemnity is not out of place.

Of course, the Belgian Exhibition will not be limited to these exhibitions, and amongst these we find work by M. Gérôme, whose painting only deserved silence, but who recovers his reputation in the field of sculpture. He has chosen a bust of Bonaparte and, better still, an equestrian statue of the same personage, which is a very marvel of papier-maché workmanship.

We are always embarrassed when it comes to our own particular department, the section of architecture, which as usual contains far too many competition drawings and School projets. Whenever an executed work deserves mention, it seems better to make a special study of it later, as in the case of Prince Roland Bonaparte's house. In this way, theprincipal, death, and burial of Marie Antoinette arranged in a private house by M. Marcel, and which contains a splendid silver plate and other rich works of art, certainly played a rôle in the materials were extremely rough; at the far East, and the architect has most happily carried out his inspiration.

The Hôtel de Ville at Irvy, near Paris, by M. Adrien Chancel, also deserves a special study. To these two names should be added those of MM. Eustache and Pontremoli, who deserve praise for their excellent exécution de Rome.

THE BRUSSELS INTERNATIONAL EXHIBITION.

But few people, even in Belgium, realize the importance and magnitude of the Brussels Exhibition, of which the Parc du Cinquantenaire and its contents form but the smaller part. The rest, however, seven miles from the city, is of greater extent and remains, seven miles from the city, is of greater extent and residence of the unfortunate Empress Charlotte, until the chateau was abandoned for a ceremonial. He has chosen the moment when the funeral-car was passing before the President of the Republic, having at his side the Grand Duke Constantine and around him the whole official and scientific world.

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THE BRUSSELS INTERNATIONAL EXHIBITION.
The success of the Brussels Exhibition as an international under-
taking is due to the Avenue of Tervuren; but probably the avenue
prise, because the dual scheme involved the construction of the Ave-
F. The King of the Belgians has taken a keen interest in the enter-
prise, and without Tervuren the Exhibition would have been poor
and incomplete. The project of the Avenue of Tervuren is no new
thing. The idea was born, it is true, on a royal plan for many years,
and, before the King was called to control the fortunes of his busy
and prosperous people. But circumstances had never been favorable to
the realization of the plan till now, and the King was not slow
in responding. Secretary; J. William Fosdick, Recording Secretary.
In instituting the competition, whose duty it shall be to assist in
the fair and orderly conduct of a competition:
(a) That a professional adviser should be appointed by the party
instituting the competition, whose duty it shall be to assist in the
preparation of the programme, to assume all and direct relations
with intending competitors, receiving and answering all communica-
tions, and giving all information in writing to all intending competi-
tors alike; to examine all drawings or other matter called for by
the programme, and place out of competition, and return any that
do not conform to the terms of the programme; to make a selection
of one design as the best and to submit his selection, together with his
reason therefor, to the party instituting the competition.
(b) That the proposed work be of sufficient magnitude a Jury
of Award of at least three shall be put in charge, to include the pro-
fessional adviser of the party instituting the competition and one or
more architects named by a vote of the competitors. This jury to
have the same duties and powers as above given to the expert
adviser. (c) That the author of the design selected by the expert
adviser or jury shall be appointed the architect of the work.
(d) That the programme shall be full and explicit on all the
points involved in the conduct of the Award, and that the
work be one step further than a preliminary competition.
In inspecting this great work it becomes evident that the Brussels
Exhibition is the most complete, the most comprehensive, and the
most beautiful in the world. The site was chosen for its capa-
it into existence, and thereby still further beautifying Brussels, and
connecting it with a new park more attractive than the Bois du
Cancer. It is evident that, through the Exhibition itself, it will cer-
tainly be successful and popular, as well as — we venture to predict — highly
satisfactory to exhibitors, it will be speedily forgotten that it
Brussels Exhibition, of 1897, has left no monument behind it, and not many pleasant
memories; its promoters achieved their purpose of beating the record at
regards size, and the exhibition still holds the record. If the true objects of an
Exhibition be instruction, business, and pleasure, this will achieve its purpose
more closely than did the World's Fair.
THE BRAZIER BUILDING, BOSTON, MASS. M. C. GILBERT, ARCHITECT. ST. PAUL, MINN.

This building, being erected on the corner of State and Dev-

on the site of the former building of the same name and where was built the first church in Boston, covers an area of about 2,000 square feet, and is to be a modern fireproof office-building of eleven stories, of the best class in all respects. The steel frame has been designed with the view of securing the strongest structure of its type in the country. The first three stories, above a granite base, are of a light gray limestone. Above this, the entire building to the top of the cornice is of a light orna-

tional terra-cotta, broken by bands of carving and cheneaux of
gilded bronze. Special attention has been given to heating, venti-
lation and high-speed elevators, to run day, evening and Sundays.

The basement is divided into three large and well-lighted offices. On the ground floor there are three offices, one suitable for banking purposes. On the first floor the entire area is one large room containing about 2,000 square feet, with large vault, and spe-
cially adapted for a banking-room. The second floor and those above will be divided into offices varying in size according to the desires of tenants. These offices are finished in quartered oak, with wardrobe and bowl if desired. Toilet-rooms finished entirely in marble are placed on each floor, and fitted with modern and

approved plumbing, with special ventilating system. There are marble floors in all the corridors, the walls being wainscoted with

Pavonazzo marble. The ceiling of the main entrance is in color-
tone, terracotta. There will be entrances to the building from Devonshire and State Streets, and from Congress Square, with independent

entrances directly from the street to the first-story offices. The

building is entirely surrounded by streets, thus giving ample and

full and adequate description of the buildings, including a statement of cost.

[Contributors of drawings are requested to send also plans and a

full and adequate description of the buildings, including a statement of cost.]

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NB: This Detail applies to the Corner of State & Congress Place
Cornices only to conform to the Greater Arc.

BRAZER BUILDING BOSTON MASS.

CASS GILBERT ARCHITECT ENDCOTT BLDG ST. PAUL M.N.

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- DEVONSHIRE STREET ELEVATION CORNER CONGRESS PLACE -

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