Artistic Hardware

adds much to the appearance of a building. A beautiful design is pleasing to the eyes of the passers-by, and a satisfaction to the occupants of the house. Our designs are handsome and suitable for different styles of architecture. Sargent's Locks are of the highest grade, combining durability and security with the Easy Spring principle which has met with so much favor.

Sargent & Company,
Makers of Fine Locks and Artistic Hardware,
New York; and New Haven, Conn.
It was proposed, some time ago, to establish at the Massa-
chusetts Institute of Technology a course in architectural
engineering, and the announcement is made that the new
course is ready. It is, as at present arranged, a branch of the
beginning of the second term of the third year, when students
the art, of building discontinue academic design, and some of
plied mechanics, and the theory of structures, as applied partic-
ularly to modern buildings, devoting themselves to the design
of whom, it is thought, will be glad of the opportunity to rein-
undergraduate students who elect this option in place of the
most difficult problems presented by modern buildings.

THAT is known as the Copley Square case, in Boston, is
considered at the hands of a court. It is obvious that the
points of law. After the appeal to the Legislature last
likely to give occasion for the settlement of some nice
cases impracticable, or to subdivide the glass, so that, when
attacked by fire from outside, it will not give way in large
masses. Glazing in leadwork is obviously insufficient, as the
lead melts immediately under the influence of a fire, but there
are various ways of setting small pieces of glass in lead or
copper bars, which give a very ornamental effect, while the copper
bars, especially, are not likely to be melted by the heat of an
ordinary conflagration. Besides this, which is the loveliest
aspect of making the windows secure against fire, wire-
glass can be used, but the effect is hardly ornamental enough
for exterior openings. Undoubtedly, the倾向 to adopt the system,
advantages to be gained by using small pieces of glass, set in
buildings would rebel, at first, against the loss of the wide
for exterior openings. Undoubtedly, the tendency to adopt the system,
for the sake of selfish advantage of both. Of course, partitions of this kind should
be placed at much more frequent intervals than would be
necessary with brick walls; but a store covering, let us say,

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be placed at much more frequent intervals than would be
necessary with brick walls; but a store covering, let us say,
twenty thousand square feet of ground might be divided into ten, or even twenty, sections, by means of wire-glass partitions,
leaving openings only at the passageways, with little disadvantage
to the proprietors, and great additional security to the public.
Moreover, automatic sprinklers in sections of this size ought
to be capable, alone, of confining a fire for a time to the section
in which it originated, thus giving opportunity for the people in
the adjoining sections to escape, while, under the present system, a con-
flagration is sure to run in a few seconds all through the space
enclosed by the brick walls of the building; and, if the parti-
tions were glazed in the lower portions with clear glass, very
little light or convenience would be sacrificed. In fact, the
partition glass would give an opportunity for placing the signs
which are indispensable in a large store, but are not easily ac-
commodated on the counters, and any architect could think of
many ways of making them ornamental, as well as useful.

An extraordinary piece of technical information is going the
rounds of the newspapers, in regard to the floor of the
Fourteenth Regiment Armory, in New York. It appears that
the floor of this structure has settled in certain places, so
that repairs are needed, and an examination was recently made of the conditions. It was found, by driving a "gas-
pipe" into the ground, that the floor rested on beams, between
which "inferior" soil had been filled to a depth of five or
six inches. Below the concrete was earth-filling, ten feet deep,
and below this thirteen feet of mud, which rested on hard-pa-

It is not surprising that a floor thus constructed should have
been so "settled" in places, but the remedy suggested for the trouble
is more questionable than the original arrangement. Ac-
cording to the proposed scheme, the present floor is to be taken
up, a pile-driver got somehow into the building, and piles
driven, about ten feet apart, to the hard-pa

The piles are to be "cased" with yellow-pine timbers, and a new floor is to be laid on these timbers. It is hardly necessary to observe that the "settlement" in a floor of this sort would be much worse than in the present one, for the piles would in-
evitably rot at the water-line, letting everything above them fall. The flooring which would occur to every architect as most suitable under the circumstances would be one of con-
crete, spread in a uniform sheet, at least a foot thick, over the
surface of the ground, and finished with asphalt; or, if wooden
flooring were indispensable, slabs laid over the concrete, spiked to tarred sleepers, lying flat upon the concrete, but not
buried in it. Either of these systems would make a durable floor. It is unnecessary to remark that the five inches of con-
crete between the present beams, or, rather, sleepers, is useless as a support, being interrupted by the beams, and that it hastens the rotting of the latter. Its sole use is to keep down cal

The floor of this structure has settled in certain places, and
it is thought that the floor ought to be reinforced in the manner described above. A quarter of a century ago it was common to lay the basement-floors of houses and
stores in New York with boards, nailed to hard-pine or chest-
nut "sleepers," which were simply joists, lying flat on the ground, and twelve inches apart. Little grooves were scratched in the earth, for the sake of levelling the sleepers, and, in special cases, the ground between the sleepers was covered with two or three inches of concrete, which was nearer in appearance than the natural earth, and kept down the damp-
ness. Of course, such floors soon rotted away, and it was con-
sidered usual and normal to replace them about once in every
five years. The inconvenience of moving all the cases in the
basement of a store for the semi-decennial renovation of the floors may be imagined, and the substitution of the sheet of concrete, with asphalt or wood over it, was a great, though
unpretending, advance in the art of mercantile building. In
an armory, the inconvenience of replacing a floor on sleepers
is less serious than in a store, but a public building ought not
to require periodic repairs of the sort; and, if a change must be made in the Fourteenth Regiment Armory, it should consist in
the substitution for the present floor of something permanen-
test, rather than a construction which would last only a few
years, and could be repaired or replaced only at great expense.

The Boston Herald has an association, the books of which are
 kept rather peculiarly, the statement for 1895, for instance,
shows receipts of nearly eighteen hundred dollars, and dis-
bbursements of seven hundred and ninety-six dollars, with no
dividend, as well as, in general, a want of balance between in-
come and expenses; and most of the other large printing-offices
in and about Boston have similar organizations. At the River-
side Press, where many women are employed, the dues paid by them are reserved to pay sick and death benefits to women
members only, men's assessments serving to pay sick and
dead benefits to male members, and the "running-expenses of the association," whatever those may be.

The death of Sir John Fowler, the renowned engineer of the Forte Bridge, and of the London Metropolitan Rail-
way, should not pass unnoticed, even in a journal de-
oted to an art for which Fowler cared even less than most
engineers. His greatest work, the cantilever bridge over the estuary of the Forte, with a clear span of something like six-
teen hundred feet, is one of the least beautiful structures in the
world, and unnecessarily so, as the conditions rather fav-
ered an artistic treatment. However, Sir John Fowler made
up in energy and originality what he lacked in balance, and
reaped the reward that engineers generally find who combine
boldness of imagination with skill and care in working out
details. His first important work was the underground Metro-
politan Railway, the planning of which he shared with Sir
Benjamin Baker, and his varied accomplishments as an engi-
neer are well shown by the fact that he constructed for the road
the plan which is still in use, and that he did so the more great
power, which served as a model for nearly all subsequent Eng-
lish locomotives. After this, he was called to Egypt by Ismael
Pasha, and he was called upon to inspect the extension of the
line nearly to Khartoum. Returning to England, he was called upon to
design the Victoria railway-station in London, and the Gros-
venor railway-station in Liverpool. His best work, however, was
the World, where many women are employed, the dues paid
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dead benefits to male members, and the "running-expenses of the association," whatever those may be.
SOME PALACES ON THE GRAND CANAL—III.

The lapse of social prestige similar to that of the Palazzo Foscari attaches to the Palazzo Balbi (Fig. 21), designed by Alessandro Vittoria in the seventeenth century, and inhabited by the great geographer. This building, from whose balconies leaned Napoleon and Josephine, is singularly lacking in its vis-à-vis, the Palazzo Grimani S. Polo (Fig. 24), erected by one of the Lombardi. In the latter the composition seems to sprawl without the gain of anything pictorial, and the windows are not in happy proportion. A finer specimen is the Palazzo Papadopoli, better known as the Tiepolo Palace (Fig. 25). The design is attributed to Sansovino and is held to be one of the finest examples of late Renaissance in Venice. How it derived its secondary name is unknown. Probably the hero of the Venetian gossip-Tiepolo conspiracy occupied a house upon the same spot, which, like the Casa Tiepolo at San Agostin, was demolished by the Senate. However this may be, the present Tiepolo mansion belonged originally to the Coccia family, from whom it was purchased by the Counts of Papadopoli in 1864. During the life of the present incumbent the building was carelessly decorated and summarily restored, and, though formal in outline, is distinctly monumental. Indeed, it has only one rival in its genre, namely, the home of the Grimani and masterpiece of Sammichele (Fig. 26). This palace is mentioned in "Venezia Descritta" as one of the four "principalissimi di tutti i palazzi del Canal Grande." Ruskin calls it "the principal type in Venice, and one of the best in Europe, of the Central architecture of the Renaissance schools." A striking feature is the position of the building as a connecting-link between the architecture of ancient time and the architecture of to-day. In the Gothic period, for example, windows were always grudgingly inserted, and shadows were used merely as a punctuation to the monotony of the wall-space. But during the Renaissance this rule was often reversed, and the constructive features became the punctuation of the shadow. To avoid any appearance of weakness in the eyes of people accustomed to fortress façades, these constructive features were often strengthened to an unusual degree, and light

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assumptions of its parts, sturdy in its horizontal subdivision. The corners of the building are simple, strong, and in good proportion. The usual centralization of shadow, which obtains here, as in most

1 Continued from No. 1105, page 64.

Leaving the Moncenigo and its licentious associations, we pass on to the Palazzo Corner Spinelli (Fig. 23), a fine building, happy in the

Fig. 21. Palazzo Balbi.

Fig. 24. Palazzo Grimani S. Polo.

Fig. 22. Palazzo Moncenigo (Lord Byron's).
sprunging arches were introduced under lintels merely as a concession to sight, not as a necessity of mechanics. These marks of evolution are conspicuous in the Grimani Palace, designed by Sammichie, architect of the Bevilacqua, Canossa and Verzi palaces at Verona. Here the sturdy groupings of columns and pilasters quarried from the hillsides of Istria and the light sprunging arches beneath bold sweeps of finely-profiled entablatures give an appearance of splendid durability. Yet light and air reign everywhere throughout the interior, and the plan is congruous and convenient. Hence the same design which won the applause of the sixteenth century for its beauty recommends itself to day for its logic, whether the requirement be palatial or commercial.

Nearly all the more important members of the Grimani have dwelt in this palace: Marino Grimani, Patriarch of Aquilea, the Amphitryon of the family, whose gorgeous banquets vied with those of Antony and Lucullus; the Dogaressa Morosina Grimani, founder of those great lace industries, whose fabrics, fine as woven air, played so prominent a part at the coronation of Richard III of England; Cardinal Dominique Grimani, the cultivated, eager collector, whose villa at Santa Maria Formosa contained masterpieces by Memling, Albert Van Ouwater, Joachim Patenier, and Albrecht Dürer, and a famous treasury for which he paid 500 ducats, as well as statuary from the hands of Donatello and Montesoplo, and coins, medals, illuminated MSS., swords and helmets encrusted with jewels. Perhaps the most important Grimani was the Doge Antonio (1486-1523), the founder of the family, who commanded the fleet of the Greek colonies against the Turks under Bajazet. Being compelled to retreat, he was accused of compassing his own defeat, in order to bring disgrace upon Loredano, his second in command, and was condemned to exile. His son, Dominique, besought the Grand Council to be allowed to suffer in his father's stead, and, on refusal, wished to share his sentence. This devotion so touched the Senate that the great deed of Antonio was reviewed, a second vote was taken, and his penalty was remitted. He entered Venice in triumph, amid the wildest acclamations and the grandest festivities which the city had ever seen, and he was raised to the rank of Doge, taking up his residence in the palace which now bears his name.

The Palazzo Grimani, as well as all the other palaces of the territorial nobility, was sumptuously decorated internally. Floors were of marquetry or mosaic, ceilings were coffered and elaborately carved. Paintings by Francia, Pardenone, Carpaccio or Gentile Bellini adorned the walls of the State apartments, and corridors were hung with Flemish tapestries, or stretched over with court-pages of a kind of gilded stamped leather very popular in Spain. Venetian mirrors reflected the light of hanging-lamps wrought in bronze, silver, chased silver, divans were loaded with tapestried cushions from Beyrouth, Alexandria and Damascus, and vases of agate or chalcedony were filled with those rare plants from the gardens of Murano which Castalidi di Palero set to music. Precious parchments and illuminated manuscripts were laid away in carved chests of medieval manufacture, and even the beds were hung with crimson silks embroidered with tortoiseshell. Stimulated perhaps by these luxurious surroundings, the patricians and merchant princes of Venice vied with one another in the number and costliness of their entertainments, and gathered together the most brilliant minds of the day. Sperone, Benso, Goldoni, Aretino, Girolamo Molino and Bernardo Tasso lent the wit on these occasions. Catherine Conaro, Lucrezia Capello, Paulina Donato, Marietta Caravella and the Duchess of Ferrara added beauty, and thoughtful scholars and cultivated bibliophiles from the Academy of Pellegrini, clad simply according to custom, supplied a quiet background to the splendid suites of the senators, prelates and ambassadors of foreign courts, and to the silks and embroidered velvets of court-pages and cavaliers. Indeed, the magnificence of Venetian costumes added great eclat to all festivities and became a matter of marvel to all the courts of Europe. Sanudo tells of the surprise of Tan Gavardino, the envoy of the Sultan of Egypt, on seeing fifty gentlemen-in-waiting clothed in gold brocades. And Casola, the Milanese historian, draws a striking comparison between a Venetian lady of noble family and the Queen of France.


3 Marietta Caravella was exiled for ten years for defacing the doors of the Countesses Veniero and Diedo with suggestive pictures, those ladies having weeny accompany her to an evening entertainment provided by Marco Grimani.

Court-pages of ordinary noblemen were dressed in violet velvet em- 
brodered with seed pearls, and the broadcloth of the bourgeoisie a 
light yellow shade, relieved only by the gray of the plain, and 
laced over with golden guilloches. Every bride of good birth 
was given a duret gown of velvet, a duret gown of brocade, and 
hat of satin with gold tips. A very important part of the occasion 
was to say nothing of coffers, mirrors and gems; while the heads of 
the women at ordinary entertainment were adorned with jewels, 
that tax was imposed by law in 1574 restricting their 
profusion.

The province of Quebec of sewage of one of its wards, St. Denis, by means of a 
sewage-farm. This is the first time the attempt has been made to 
posal of the sewage to building is very great all over the Dominion, and they must 
be submitted to an enlightened Board of Examiners, advised 
by a qualified architect, who shall be above jealousies and petty 
operations, and this has been secured. Your Council trusts that this 
matter also may soon be brought to a satisfactory issue."

Mr. Alphonse Raza is the newly elected President of the Associa-
tion, founded eight years ago, has made yearly progress and gained 
public consideration. . . . We may now feel that the Province 
of Quebec of Architects is firmly established.”

"We have at least obtained," said the Council in its report for the 
year, "what we desired as much for the welfare of the community 
as our own, but which we failed to obtain at the inception of our 
Association, namely, the right to prohibit unauthorized and unqualified 
persons from calling themselves architects. . . . The profession is 
now closed to unqualified practitioners and only three alternatives 
are left to outsiders who wish to qualify themselves to practise: —
1. Old members having allowed themselves to be disfavored may 
reenter by paying their arrears, subject to the action of the Council. 
2. Members of a well-known sister society who come to settle and 
practice regularly in the Province, by presenting their credentials. 
3. Those who shall pass the examination prescribed by the charter 
and by-laws."

"The arduous task of the material organization is now nearly com-
pleted and the Association is enabled to having secured an 
authority much coveted by many similar and more influential 
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has long been discussed, namely, the erection of an immense hotel, and the present hotels are to be very much increased in size and number, as they greatly need it. The value of property arises in full proportion and business generally is fast improving.

The Province of Quebec Association of Architects has had an unusually large attendance, which has given rise to a considerable amount of discussion in the papers, and a great deal has been said that there was levity and unkindness, and the press have not been very fact if the cases were known, and it is as well that the truth be stated to be cleared up a great deal of misunderstanding. Mr. Richard Waite, an architect of Buffalo, N. Y., applied to be admitted to membership in the Association and, to his surprise and that there was no feeling of personal animosity to him in the minds of the members, but it was unfortunate that this should be given rise from a section of the Association to come before the public since the amendment to the Act of Incorporation was made law.

TRIAL BY FIRE.

N 
OTHING less than great loss of property or life will teach some lessons. In the recent New York fire we have at last solid proof that the "sky-scraper" is dangerous to its tenants, its neighbors, and the public, and that it is likely to be a bad risk for underwriters.

A well-instructed and public-spirited people this type of edifice has always been deemed an untrustworthy venture in what might be termed real-estate piracy—a means by which greedy and unscrupulous owners could entrench themselves at the cost of more conscientious and prudent neighbors, to the great injury of such neighbors and the public at large. No man has the moral right to indulge in building excesses that imperil his fellow citizens.

The ordinary evils of obstructed light, increased draughts through narrow streets, congested streets and sidewalks, and overtaxed sewerage, water, gas and electric pipes and conduits, have been repeatedly pointed out by experts and are patent to any careful observer. The loss to all real property not within a limited area has also been clearly shown.

 facilities should have been enacted into this indulgence in excessive height in building is one of the puzzles of our day. Some of the first experts called on to satisfy the demand did not comply. But this passion for striking " expansion" seems to have swept away all reason. Every child knows that it is easier to roll a weight on a level than to lift it bodily into the air. It takes only the commonest common-sense to estimate the multiplied risks of high buildings through increased opportunities for the spread of disaster. It is incredible for people to believe, the multiplied possibilities of more serious elevator-accidents, the hazard of panic, the chances of more serious elevator-accidents, the hazard of panic, the possibilities of the obstruction of all means of escape through fire, smoke or explosion in lower stories or in the immediate neighborhood, and by countless other evils, that increase in almost geometrical possibilities a building is carried up that makes this limit of general average.

Added to these dangers is that of the probable early failure of the steel-stand and-veneer system of construction, which has made it possible to make these (so-called) " buildings" profitable for the time being. They are really no more " buildings" in the true sense than the Eiffel Tower or the Ferris Wheel. A proper building should have enough surplus material and strength not only to ensure stability under all ordinary conditions but to allow a fair margin for accident, or even abuse, and considerable deterioration. This extra stability is a safeguard against the hazardous work of engineering, not architecture. Its "factors of safety" are very small. And instead of allowance being made for misuse and deterioration, its strength is not ordinarily calculated to equal the stresses that its normal use may demand. There is every reason to believe that the light steel-and-veneer building lacks. It is a hazardous work of engineering.

The following officers were elected for the coming year; President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary. The following officers were elected for the coming year: President, John Galen Howard; Vice-President, Edward L. Tilton; Treasurer, Joseph Holmes, Manhattan. Charles A. Platt, Secretary.
and terminating at the opening in the centre, 72 feet in circumference.

The organ—which is said to be the largest, or was up to a very recent

The side-aisles are terminated by two pictures. That on the right is

Our solution of this problem shows a scheme of twenty-two houses, two single houses, and four flats or tenements in the second and third stories, and as many as could be accommodated in the space. There was a project of building an entire floor, which was rejected when it was proposed to the Board of...
The Rate of Increment in London.—The density of the population of London has been doubled since 1857. "It is truly wonderful," was the exclamation of an archax of government, "and if the preservation of this fine city is not enforced, it will be the ruin of England. It is being reduced to a mere backwater of the Thames, and all the health and beauty has gone. The Thames is lost as the birthplace and home of sanitary science and practice." — Exchange.

A ONE-STOREY IRISH CITY.—Mr. W. G. McCarron, Secretary to the Admiralty, has the distinction of being a native of the most unique city in the three kingdoms. Clougher, situated in the south of Tyrone, Ireland, is an episcopal city, consisting of a single street with houses only on one side. There is a saying in the north: "All on the one side, like Clougher." The other side of the street is occupied by a wall and overhanging trees of the McCarrons' demesne, which gives the place a very picturesque appearance. Further, the city is demarcated by a central and episcopal palace without a resident bishop, and a deanery without a dean. —Boston Transcript.

The Largest Wells.—Mr. J. N. Hennings, Architect, Washington, D.C., who has been engaged in the design of a vast number of public buildings, says: "The rate of population in the United States is increasing at a rate of 17.7 per 1,000. This rate is not greater than that of a fairly growing city, but it is much greater than England. England well deserves the name of a "city of palaces," and if the United States should continue to grow as it has been growing, it will be the home of palaces. — The American Architect and Building News.

The Simplon Tunnel.—Our Zurich correspondent, writes, under date November 8: "The first operations in piercing the Simplon Tunnel, which began in September last, are represented so far by a boring of 195 metres long on the Brigue side and 30 metres on the Italian side at Isolle. The temperature in the former tunnel reaches 85°, and the water constantly trickling through renders it necessary for the Italian workmen to wear special clothing, each set being marked by its own number. They pass from the tunnel without the danger of exposure to the outer air, as in the English tunnels. Italian names and signs have superseded French signs in all the cafés, shops, and cabarets of the district, while the approaches in the Far West. It is reported that the heavy duty the Italian Government lays on dynamite seriously interferes with the progress of the Italian side.'" — London Times.

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DESIGNS FOR ARTISANS' HOMES (OPEN COMPETITION.)

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