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**CANADIAN ARCHITECT**  
**AND BUILDER**  
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 CONSTRUCTION • SANITATION • ENGINEERING

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—THE—  
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**EDITOR'S ANNOUNCEMENTS.**

Contributions of technical value to the persons in whose interests this journal is published, are cordially invited. Subscribers are also requested to forward newspaper clippings or written items of interest from their respective localities.

*The Ontario Association of Architects has appointed the "Canadian Architect and Builder" its official paper.*

A CONSIDERABLE amount of correspondence and other interesting matter intended for publication in this number is unavoidably held over for lack of space. It will appear in our issue for January.

AS we go to press we learn that the award has been made in the competition for designs for the Sun Life Insurance Company's proposed new building at Montreal. The first prize, the supervision of the erection of the work, is given to Mr. Findlay, of Montreal; the second prize of \$300, third prize of \$200, and fourth prize of \$100, to Messrs. Thomas, Montreal, McLea Walbank, Montreal, and James & James, Toronto, respectively. Fifteen architects entered the competition, 11 from Montreal, 3 from Toronto, and 1 from Hamilton. Mr. Wilm Knox, of Toronto, was the expert.

SEVERAL architectural students have asked us to define more clearly the requirements of some of the competitions in the series announced in our October and November issues. We have accordingly revised the specifications, with the result we trust, of removing any ambiguity which might have formerly existed. We would urge intending competitors to note carefully the instructions regarding the manner in which drawings should be prepared. The design which took first place in the last competition, was so badly drawn that we could not have illustrated it if we had so desired. The lines must be drawn firm, heavy and open, in order to allow of the drawing being reduced.

THE close of Volume II of the CANADIAN ARCHITECT AND BUILDER is reached with the present issue. We have aimed to make each succeeding number in this volume more

valuable than its predecessors. If we may judge of the success of our efforts by the increase in number of our subscribers and advertisers during the last year, we certainly can have no reason to complain, for the support received from both sources has been of a most liberal character. Representatives of this journal have personally visited during the year almost every city and town of importance in the provinces of Ontario, Quebec, New Brunswick and Nova Scotia. As a consequence, our subscription list embraces every architect of prominence and a large proportion of the leading contractors in the provinces mentioned. Under such circumstances, we feel encouraged to press forward in the hope of attaining to a much higher standard in the year upon which we are about to enter. As most of our readers are aware, we have issued the initial number of a weekly intermediate sheet called the CANADIAN CONTRACT RECORD, the regular publication of which will be commenced in February. The object of this intermediate number is to supply contractors and supply men with advance information regarding contracts open to tender. The value of this publication will perhaps be better understood when it is stated that the members of the Ontario Association of Architects, comprising upwards of 80 per cent. of the architects throughout the Province, passed a resolution at their recent convention pledging themselves to insert all advertisements calling for "tenders" in this medium. The information thus supplied will be augmented by that obtained through correspondents located in every part of the Dominion. It is proposed to send this intermediate number to every subscriber of the CANADIAN ARCHITECT AND BUILDER free of charge. A classified list of advertisers in the CANADIAN ARCHITECT AND BUILDER will also receive gratuitous publication therein. Those who have not seen the prospectus of this new publication, are invited to send a postal card to this office for free copy, from which they may obtain all necessary information concerning the purpose it is designed to serve. We close the present volume by heartily wishing every reader the Compliments of the Season.

MUCH of our space in this issue is given up to a report in detail of the proceedings of the first annual Convention of the Ontario Association of Architects, held in Toronto on Wednesday and Thursday, Nov. 20th and 21st. Those who were present on that occasion will not need to be informed that the Convention was a highly successful one. Those not present, but who may peruse the report appearing in these pages, will, we doubt not, also arrive at that conclusion, and regret that they had no share in such a pleasant and profitable meeting. The weather was unpropitious, which perhaps kept some of the members at home, although we would hesitate to accept this as a justifiable excuse for their non-attendance. Every member of the Ontario Association of Architects should have the interest of his profession sufficiently at heart to attend once a year a meeting designed to promote its advancement. We commend this view to those members—comprising upwards of one-third of the total membership—who were conspicuous only by their absence, and especially the few Toronto members whose eager pursuit of the "Almighty Dollar" appears to have pre-



vented them from giving up a few hours of their time to the consideration of matters affecting the general welfare of the profession and the cultivation of the acquaintance of their professional brethren. There were about fifty architects in attendance. A gratifying feature, and one which contributed greatly to the success of the Convention, was the presence of representatives from every section of the Province.

In Mr. W. G. Storm, the Convention found a presiding officer capable of discharging with grace and decision the duties of that important position. Under his direction, and with the assistance of able coadjutors in the persons of the executive officers of the Association, the work of the Convention, from the commencement to the close, progressed harmoniously and satisfactorily. A number of excellent papers were read, which we shall take pleasure in presenting to our readers in subsequent numbers. The exhibition of architectural drawings, specially noticed elsewhere in this paper, was a source of surprise and delight to every architect, as well as to hundreds outside of the profession who were invited to make an inspection of them. Finally, the banquet at which the visiting members were entertained by their Toronto brethren, proved to be in harmony with all that had gone before, and resulted in promoting acquaintanceship, good-fellowship, and *esprit de corps*, upon the cultivation of which the success of the Association so much depends.

The coming year will be an important one for the profession of architecture in Ontario. A carefully considered draft of an Act of Incorporation is to be submitted for the approval of the Legislature at its approaching session, and its fate will be watched with no little anxiety. It is within the power of every member of the Ontario Association of Architects to bring some influence to bear upon his representative in the Legislature for the promotion of the passage of this measure. Let every particle of such influence be exerted before the opening of the Legislature. If this is done, we see no reason to doubt that the Incorporation, with its accompanying advantages, will be secured.

COMPETITIONS, before they can be satisfactory to the profession, as well as to the public, will require changes to be made in the conditions and in the methods of deciding them, which will insure that all parties interested will receive their proper positions. As now conducted, it is as probable that the successful competitor will win by a "fluke" as by the merit of his work, and that the party or parties holding the competition will proceed to erect a building according to a design much inferior to the one which they should have adopted. Conditions of competitions have been a fruitful source of complaint, and much effort has been given to make them perfect. Notwithstanding such effort, the conditions still remain a source of trouble, especially if they are interpreted in a sense that they were never intended to bear. It had been thought that conditions were very nearly perfect, but it would seem from a recent competition that such is not the case. It now devolves on those drawing up conditions to word them carefully, so that no possible meaning can be taken from the wording other than that intended by those who prepared them. Competitors must study out carefully the exact purpose and meaning of the conditions, and also all interpretations which a man seeking for non-intended meanings may be able to draw from the wording of such conditions. It has been generally understood that the literal meaning of many conditions need not be fulfilled if the spirit of such conditions were adhered to. Now it would appear that the literal meaning of conditions must be adhered to, even when such close adherence is absurd and unreasonable. There might be something said in defence of requiring competitors to fulfil conditions of doubtful usefulness if they were paid for their work, but when they are not so paid, and there is no necessity for unreasonable restrictions, they should be treated with a slight amount of consideration if not courtesy, as they have spent time and money in preparing a design with small hope of benefit. Moreover, those who are at the expense of a competition should not discover that one-third or one-half

of the designs submitted have been ruled out on the most trivial technicalities, more especially as among the designs ruled out may be the design which they are seeking, and to obtain which they have gone to a large expense and much trouble.

When competitions were in their infancy, nothing was said of the number of drawings which should be sent in, the scale to which they should be drawn, nor the style of execution. It was found that competitors sent in numberless drawings to all imaginable scales, and executed in all styles of draughtsmanship. It was most difficult to decide which was the best design when the drawings were prepared to different scales and according to very different methods. This resulted in conditions being drawn up defining the number of drawings to be sent in, the scale to which they should be drawn, and the style of draughtsmanship. Any one can easily perceive that the intention of such conditions was to prevent a competitor obtaining any undue advantage over his opponents. Such was perfectly just and right. Now, it would seem that in justice to his competitors he must not neglect to do everything possible to obtain first position in the competition. Where a competitor failed to supply a drawing called for in the conditions, it was supposed that he did so to his own disadvantage and not to that of his fellow-competitor. If he supplied sufficient information for a competent, intelligent and liberal-minded expert to decide as to the relative merit of the design, it was taken into consideration, and if it was the best submitted, it was awarded first place. When a design was such that two elevations called for were practically alike, one was always considered sufficient. Such interpretations of the conditions were reasonable and according to common sense, even though the conditions stated that "the following drawings will be furnished" or "are to be furnished." In any case, common practice has made such interpretation the commonly accepted one. Where it was the intention to insist on the drawings called for being sent in, the wording should have been more definite, such as "shall be furnished" or "must be furnished," and a clause inserted calling attention to the fact, for where conditions have been interpreted very liberally, if not loosely, in the past, a hint of an intention to be more strict should be given. Nearly all competition conditions have contained a clause stating that all drawings or set of drawings not made in conformity with these instructions will be thrown out from consideration, thus showing that it was the intention that all designs should be considered on their merits upon the drawings and information placed in the hands of the expert after the drawings had been examined by his assistants. If this was not sufficient information for him to arrive at a decision favorable to the competitor, it was to the loss of such competitor, but it did not bar him from consideration. It has been considered that each and every competition was closely bound by any instructions which were given as to the use to which the building was to be put, and to provide all requirements exactly as stated in the conditions, if such were possible. For a competitor who strictly adhered to the instructions might be so hampered by such instructions that he could not do his best, and if he refrained from departing from the instructions, and thus did not follow his own choice, it was only right that his fellow competitors should be likewise restricted. There has thus grown up a well-defined and clearly understood principle that a competitor may depart from the conditions of a competition when he only injures his own chances, and that he must not do so when he gains or may gain any advantage over the other competitors. Such a principle seems reasonable and just, and to go beyond it is unnecessary, unreasonable and unjust.

In the competition for the Confederation Life Association building, the expert threw out a number of designs because they had not the full number of drawings asked for. Such ruling cannot be supported by precedent and would appear to be most unwise. If all experts were to hold themselves bound to throw out designs on technicalities, there would be few designs submitted in competitions, for no one could say what an expert would consider important and what unimportant. In this case,



the expert held that no design could be considered which had not the full number of drawings called for, while he took into consideration designs which did not adhere to instructions, which all will agree should be adhered to by all competitors. He threw out designs because there was no perspective, or because the perspective was not finished—because the proper number of sections were not supplied, or because there were none, because one elevation was lacking or was not finished, &c. But he did not throw out designs because they did not follow the instructions as to requirements, which all designs should strictly follow. The design placed first has no vault "12 ft. x 18 ft. with door in end," nor does the Manager's security vault "open into the Manager's room or that of the Secretary." Many of the competitors devoted much time and trouble to arrange a plan which would fulfil these conditions, believing that they were binding upon them, and yet the expert who would not consider any design if all the drawings called for were not submitted, considers and places a design which does not carry out either of these instructions in first place, instead of throwing it out, as he should have done according to his own decision, even though he had not thrown out any design which did not have a full set of drawings. The result has been that the Association are now preparing to erect a building from a design which would have stood as low down as third, if not lower, provided the expert had been governed by precedent and common sense. It may be that he believed that the accepted design is the best, but if he does, we fail to understand on what grounds he bases that opinion. In the accepted design, the public, the officers and the clerks, are thrown together far too much to allow of the business of the Association being economically conducted. The public can wander into nearly every office of the Association without let or hindrance, and the clerks can go out to the public in like manner. How is a clerk to be controlled who can go out to the passages and corridors at any time in the day on the plea that he is going to the lavatory or lunch room. How will the female type-writers like passing through the public corridors whenever they are needed by any officer of the company? What is to prevent them having their friends in to see them at all hours of the day? Is the room for supplies in the most convenient place possible, and must the doors be kept continually locked to prevent the public from walking off with the contents? How will the medical officer like a room which will be comparatively dark at all times, and at an inconvenient distance from the Manager? Is it desirable to say the least, that the Secretary should be some distance from the Manager, etc., etc.? Faults exist in this plan which do not exist in more than one of those exhibited on the walls of the Canadian Institute. It is evident that if the plan selected is the best of those allowed to remain in the competition, those ruled out contained among their number the best designs which were submitted.

It would be instructive if the expert would explain on what grounds he rules out alternative elevations. There is not one word in the conditions stating that alternative elevations should not be sent in. What the conditions do say is: "Any of the competitors may send in a second set of drawings, embodying a different design, if he desires to do so; but in that case the second design must bear a different motto or cypher." That certainly does not mean that a competitor may not send in alternative elevations to a single plan. It does mean that when a competitor sends in two different designs they must not go in under the same motto. If the expert's ruling is correct, it would necessitate a competitor making duplicate drawings of his plans to accompany each alternative design or elevation, which is ridiculous, as any expert, even though he might be incomprehensibly dense, would at once see that they were all by the same man, and the object of using the motto would be defeated.

One great cause of complaint against the ordinary competition has been that the design would be judged by men without professional training and of no experience. It has been justly considered that no architect could be expected to prepare plans to be approved or rejected by incompetent judges. Many

architects have refused to have anything to do with competitions where an expert was not employed. But is it not possible that in the appointing of an expert a very great mistake can be made? The fact that an architect is appointed or will be appointed an expert in a competition may mean a great deal or very little. It is possible to find among men not in the profession as competent judges of architectural designs as many men who call themselves architects. If it is necessary that the expert should be a professional man—and we hold that it is—he should be a man from among the most able and intelligent of the profession, as it is not just to the best men that their work should be judged by inferior ability. The work of an expert is most difficult, and such that many men, although very capable professionally, are not competent to fill the position satisfactorily. No man should arrive at a decision in such an important matter as a competition by superficial means, but by carefully tabulated values. Likes and dislikes should be thrown aside, and a result arrived at by accurate and scientific means. In short, the examination of designs in a competition and the method of arriving at a decision, should become a science. A careful reading of the expert's report on the Confederation Life Assurance competition will explain what we mean. The reader will at once see that there is little of criticism of a professional character throughout the report. He will not find professional words or terms used, or professional reasons given anywhere in the report. It is exactly the kind of report which one would expect from an amateur follower of architecture. In the notes on the different plans sent in, there is no information of any value given. It all has the appearance of being put down because it was necessary to put down something; all points mentioned being superficial and of little account or value in arriving at a decision in such an important matter. Very often they are exceedingly contradictory, for we notice that one design is objected to because it has subsidiary offices on the greater portion of the two street fronts, and yet the accepted design has nothing but subsidiary offices on the Richmond street front with but one exception, and the main office, which is really a subsidiary office, on the Victoria street front. Many architects have found that any office in which a number of clerks are employed, should be removed from the street, as otherwise every disturbance in the street is an excuse for the entire staff to leave their work. The expert considered it very important that the Secretary should be able to command the space in front of the public counter. Why he should do so, it is difficult to say. The conditions do not state that his office must be so placed, but that it is to open off the public space, which is perfectly clear, as all parties having business with the Manager must pass through his room. It would seem from the opinion of the expert that it is a portion of the duties of the Secretary to keep an eye on every person doing business with the Association, that they may not get away with the assets or the building. The chief clerk in the main office can surely look after the clerks, so that the Secretary would not require to give them any attention. The expert has read the conditions where they state that the Managing-Director should be provided "with a retiring room and lavatory in addition," as meaning that he should be provided with a private room with a lavatory off same. He is justified in reading it that way; but as it can be read, and was read as meaning a toilet room, fitted with a w. c. and wash basin, he should not have held that those designs which did not furnish a private room for the special use of the Manager, had not complied with the conditions in such report.

We now propose to discuss the wording of the report to show that the expert did not give a proper amount of consideration in the deciding of the relative positions of the different designs. In speaking of the accepted design he says: "The design bearing the motto "Lux" appeared to me to be in all respects the best, and for the following reasons, namely: All the instructions have been carried out and the drawings have been prepared with considerable skill, and fully express the intentions of the author." Now it has been shown that the instructions were not carried out, but instead very much departed from where they should have been strictly adhered to. A careful examination of



the conditions will not show that this competition was one of draughtsmanship, and yet it would seem that the quality of draughtsmanship was a most important feature in the decision. The drawings may have "fully expressed the intentions of their author," but so did the others. But what has this to do with the competition? We always had the opinion that it was the conception or the design as a whole that should win in a competition, and not the draughtsmanship or methods of expressing that conception. He gives a high position to the plan because the two portions of the building were distinct in themselves, except a portion of sixteen by thirty-two feet. Nearly all the plans show the two portions of the building distinct, as a party wall is as good a separation between two buildings as a tower emphasizing the entrance to a lane to a dry goods store. His contention as to obtaining light and safety from fire by the arrangement shown exhibits his knowledge of the points raised. Many of the other designs had much better arrangements both as to light and safety from fire. We have yet to see the building which can be lighted from a lane 15 feet wide, or which is rendered safe from fire by a space of that width with windows in the opposite walls. Nearly all the points raised by him as being in favor of the plan can be found in many of the other designs in a more highly developed form. He certainly seems to think that an elevation without a tower is rather a poor sort of thing. He places all designs with towers in first position, and those without nowhere. As towers cost money and are not of practical use, their introduction simply means the diverting of funds from other portions of the building, and where the money limit is insufficient to build a thoroughly good building, this should not be done. In this competition the money limit was too low, and consequently the designers who conceived a good design without a tower should receive more consideration than the one who had to fall back upon a tower to give dignity or excellence to his design.

Here are some of the criticisms on the other designs: "Elevation not particularly novel or specially attractive"; "Drawings very carefully made"; "The type-writers have not the full space asked for, 133 feet instead of 150 feet"; "Flat roof throughout"; "The elevations of the main building are of a neat character"; "Elevations are neat and substantial." They give a very fair idea of the method of criticism adopted by the expert. The terms mean nothing, and are of no value whatever. Instead, we should have preferred to have a statement showing wherein one plan excelled another, or was inferior, and a carefully worded and studied criticism of the different elevations submitted. A design which was very much admired at the exhibition, and which was without doubt one of the best in the competition, he dismisses with the statement that "elevations are plain in character." Well, suppose they are plain in character, is not a good design all the more valuable because it is plain in character, more especially when there was little or no money for elaborations? We should like to know on what grounds the expert allowed the design "Utility" to remain in a competition when he threw out so many because they had not the full number of drawings, when the size of the rooms were not figured as called for in the instructions. The expert made a number of very close decisions where they were not called for, and very loose ones when they should have been close. The question of the relative cost of executing the designs does not appear to have been considered by him; for certainly the one selected is not by any means the cheapest. It cannot be built for \$300,000, and where he was so desirous of following out the instructions, he should have given the relative cost of the designs more consideration. It is to be deeply regretted that this important competition has resulted so very unsatisfactorily, more especially as the Confederation Life Association did nearly all in their power to make it successful. The profession can console itself with the fact that on the shoulders of one of its own members must be laid the entire blame for the results, such as they are.

We have written the above because it is necessary that the methods of conducting competitions should be closely watched, and all defects pointed out. So long as experts make decisions

on no definite plan, but instead follow their own caprice, there can be no satisfactory settlement of this most-vexed question. There have been several important competitions in this city during the past few years, and it can be said that not one of them has been perfectly satisfactory, while one at least has been dishonorable. The rightful winner of the competition has seldom if ever won any of these competitions. So long as this can be said of competitions, they are most harmful to the profession. We purpose to follow out the line which we have taken in this number, and state what our opinions are on the conditions and instructions of all competitions and the decisions of the experts, to the best of our ability. Any professional man who is prepared to assume the duties of an expert, should be prepared to have his report criticized; for if he is not, he cannot be considered a capable and fit person for the position. It is also a matter of great importance to the profession that the best designs submitted in a competition should be erected, as every building erected according to a design, the outcome of a competition, is looked upon as the best work which the profession at the time were capable of doing. Therefore, we have determined that in the interest of the profession and all its members, every competition taking place in this country will receive our attention, that a more definite set of conditions may be the result, and that a more definite line of procedure will be adopted by experts in deciding the relative position of competitive designs. Our columns are open to any person or persons who desire to object to anything we have written above, or who wish to supplement our remarks.

#### CONVENTION OF THE ONTARIO ASSOCIATION OF ARCHITECTS.

THE first annual Convention of The Ontario Association of Architects was held in the Canadian Institute, Toronto, on Nov. 20th and 21st. Mr. W. G. Storm of Toronto, President of the Association, occupied the chair.

The following gentlemen were present:

Toronto—M. B. Aylsworth, E. Burke, R. W. Gambier-Bousfield, A. E. Boulton, Joseph Connolly, S. G. Curry, Frank Darling, D. B. Dick, R. J. Edwards, J. A. Fowler, H. B. Gordon, Chas. J. Gibson, John Gemmill, Geo. W. Gouinlock, Wm. R. Gregg, Mark Hall, Geo. R. Harper, Grant Helliwell, G. W. King, Henry Langley, F. C. Law, E. J. Lennox, W. J. Mallory, Robt. Ogilvie, Allmond E. Paull, Herbert G. Paull, James Smith, W. J. Smith, W. L. Symons, Henry Simpson, W. G. Storm, S. H. Townsend, Chas. F. Wagner, Mancel Wilmott, H. J. Webster, A. Frank Wickson, E. A. Whitehead.

Ottawa—Alf. McCall, D. Ewart, John W. H. Watts.

London—Geo. F. Durand, H. C. McBride, S. Frank Peters.

Hamilton—James Balfour, W. A. Edwards.

Kingston—Jos. W. Power.

Whitby—A. A. Post.

Ridgetown—H. F. Duck.

Port Elgin—G. S. Kinsey.

Chatham—Jas. L. Wilson.

Peterborough—J. E. Belcher.

Woodstock—Thos. Cuthbertson, Alex. White.

The Secretary, Mr. S. H. Townsend, read the minutes of the preceding meeting, which were adopted.

The Chairman delivered his opening address as follows:

*Gentlemen of the Association of Architects of the Province of Ontario:*

As President of this Association, it is my pleasing duty in opening this first annual meeting of the Architectural Association of Ontario to welcome, on behalf of the Toronto members, those of our brethren residing at a distance from this city, many of whom have at great personal inconvenience and expense, and all of whom have at considerable loss of time, responded to the call of the Secretary and are here to-day prepared to take part in the deliberations of this convention assembled in the interests of the profession at large. Before proceeding further in these remarks, I would embrace the opportunity of extending to the Association my personal deep sense of the obligation I am laid under for the honor conferred upon me in electing me the first president of an Association destined in time to take a position amongst the learned associations second to none on this continent—well assured as I am that there is metal and talent in the Ontario profession, that when



opportunity offers will shine equal to the brightest light in any of the other Associations.

In accepting the position to which by your kindness and generosity you have elected me, I am not so vain as to believe that the honor conferred is due to any extra merit in myself, or that I can more fittingly perform the duties of the office, but because of my earnest desire to lend my best endeavors to further the interests of the profession at large in this province. I am very happy in being able to congratulate the profession upon the unparalleled success attendant upon its efforts so far in the formation of the Association. I need not now remind you of the many attempts made in the past to form organizations for the advancement of the art and science of Architecture in this city and province, and their utter failure in every instance, principally I think from two causes—petty professional jealousies on the one hand, and want of energy and interest in the management on the other. Well has it been said by one writer—speaking in reference to the profession of Architecture—that “the modern system of competition and the rivalries of private practice, bring into undue prominence individual interests, until the members of the profession may be described as a number of fortuitous atoms with a strong tendency to develop the antithesis of *esprit de corps*.” The formation of this Association will I trust for ever—so far as Ontario is concerned—bury in the utmost depths of oblivion this stigma upon the members of an honorable, and if properly understood, a learned profession.

Nor do we forget that, in the formation of this Association, these re-unions will exercise an elevating influence upon the individual members of the profession, for every member of such a society as this, is by the fact of his membership, bound to make himself useful, and I hold that it is the duty of each of us, as we are in turn called upon, to add what we can to its utility by pouring into the common fund that information which our particular studies may have made us best capable of imparting. Nor is the performance of such a duty entirely unselfish, or by any means without its reward; for omitting the pleasure which every generous mind has in sharing its possessions, there is an isolation to be avoided which would be fatal to each of us if we all pursued a contrary course. “If we persist” says Johnson “in an uncommunicative taciturnity, as we impart no knowledge so we invite no information, but reposing on a stubborn self sufficiency self-centered, we neglect the interchange of that social activity by which we ought to be habitually endeared to one another.” At the same time if I rightly understand our object, we do not come here for the idle gratification of a light curiosity, but with the hope of receiving such solid and useful information as may serve to make us wiser men and aid us in the performance of those public and professional, as well as those domestic, social and moral duties, the faithful and energetic exercise of which is not less necessary to our individual success than to the public good.

From its inception this scheme has excited the warmest interest in all the leading members of the profession, and the directorate has entered into the subject with such spirit that I think I am justified in saying that there is hardly an architect of note practicing in this province who has failed to identify himself with the movement. When last year I was appointed a member of a Committee of the Toronto Architectural Guild to consider the question of the formation of an Association with a view to ultimate incorporation, I little thought that in the space of one short year, it would be my privilege to stand before so large an assemblage of the profession gathered from all parts of the province, and be able to say, as I can to-day say, “Gentlemen, our undertaking is no longer a mere Utopian fancy—it is, through the energy and patient working of your directorate, now on the high road to success.” We have accomplished as much in twelve or fifteen months as our brethren in the Mother Country have in more than as many years. And are now ready to go to the Lieutenant Governor and tell him that our Association contains practically the whole of the profession in this province; that the public are beginning to call for some guarantee of the ability of persons calling themselves Architects, and that we are prepared to give them that guarantee; that we have discussed the subject in the most exhaustive manner and think we

see our way to a state of affairs that will protect the public from incompetent and unscrupulous men and secure an improvement in the Architecture of the country alike beneficial to the health, wealth and happiness of the people, while at the same time the profession is placed in the position it ought to occupy.

The education and training of an architect should be at once general and technical, theoretical and practical, as it is in other professions. I would ask you is that the case now? Do not men engage in architectural pursuits without the aid of previous training, pupilage, or any formality whatever except the assumption of a title?—the name put up and the thing is done. Does architectural study present such a limited field? Is our profession such a mean acquirement that no special education is necessary? Can a young man “pick it up” as he would expect to do an insurance agency—a land jobber’s or real estate broker’s business? Emphatically no! To possess the knowledge to build and the skill to plan and design a building, and to deal with the innumerable questions, scientific, artistic, legal and sanitary, which continually present themselves in ordinary practice, a training as arduous and prolonged as that of any of the liberal professions is necessary. Both doctors and lawyers have established an examination covering the general education of candidates for studentship, to ascertain that they have a sufficient foundation to sustain the enormous pile they intend to erect upon it, and we purpose, as will be seen by reference to clause No. 26 of the proposed Act of Incorporation, to adopt a similar test of educational attainments before a young man can enter upon the study of the profession of Architecture.

The public are quite as much interested in the efficient education of architects, as they are in that of physicians and surgeons; indeed, according to the expressed opinion of an English professor, the former is a more important profession than the latter, and accordingly he urged the students to devote their best energies to the attainment of a perfect mastery of every branch of study connected with their profession so as to be able to deal efficiently with the interests which may be committed to their care, because that while to the physician is entrusted the care of the patient after disease has found a lodgment in the system, the architect has charge of the construction of the homes of the community which, from want of a thorough knowledge of sanitary and other kindred matters, may become the hot bed of foul and fatal diseases carrying misery and death throughout the whole neighborhood, instead of being the health—giving homes of a happy and prosperous community.

Medical men tell us that a vast majority of cases of zymotic diseases arise from imperfectly drained or badly ventilated dwellings, and it must be borne in mind that it is not only the first occupants of such dwellings who suffer and often die, but succeeding generations. Is it therefore not important to the public that all of us should be qualified in sanitary science and construction before being allowed to practice?

We do not propose to say that henceforth all who build shall employ an architect, but what we do urge in the interest of the public, as well as of a noble profession, is, that no person shall be entitled to call himself an architect whose name is not enrolled as qualified under an Act of Parliament, and that any persons who wish to employ an architect shall be able, by consulting the official register to ascertain what men are thus qualified?

I take leave here to say that whatever differences of opinion there may be as to the cause, a large section of the public carry on building operations without professional aid. No doubt in the judgment of the profession the public are the losers, but it is equally clear that the profession also suffers loss. My conviction is that this state of things is chiefly owing to the want of status in the profession which the passing of the proposed Act of Incorporation and the full organization of our Association will supply.

The public not only suffer from ignorant practitioners, but the profession suffers from the absence of confidence on the part of the public, engendered by experience of unqualified practitioners. If the public were assured that the guarantee of previous special and technical study was possessed by the members of the profession who are registered on the roll of this Association,



there is no doubt but that the confidence which is now extended to individual members of the profession would be extended in varying degree to all.

In England and upon the Continent of Europe there are buildings which have stood for three or four, aye six or seven centuries, and which command the attention and admiration of the most highly cultivated taste of the present day. Very few of the buildings now erected in Canada have a life of half a century, let alone five or six centuries, and the fact ought to bring a blush to the cheek of every true Canadian. The stone, brick and other building materials at our disposal are quite equal to those used in the buildings referred to. The mechanical powers and scientific knowledge of our artisans and professional men will compare favorably with those of the older countries and past ages. And I am confident that the leading men of the profession in Ontario need not be found wanting either, in purity of design or executive ability should they be called into exercise.

The proposed Act of Incorporation which you have before you, when it becomes law, will enable the public to distinguish between the qualified and unqualified practitioner, and it also provides opportunities for education for the coming generations of architects such as few of us here present have enjoyed, so that a new era in Canadian Art may be looked for, and our children and children's children will proudly point to a Canadian Architecture worthy of the name, as the result of our united effort in securing the incorporation of our profession.

Shall we then remain content to see architecture in its present condition, or shall we rise as one man to set matters right? We are not so optimistic as to suppose that, without much discussion and some compromise, we shall be unanimous upon any scheme, in which so many interests are concerned; but let us endeavor in dealing with this great question, affecting as it does the common good of a great profession, to sink differences of opinion, recollecting the wise saying that "a man who is more than himself, who is part of an institution, who has devoted himself to a cause, expands to the scope and fullness of the larger organization; and the grander the organization the larger and more important the unit that knows that he belongs to it. His thoughts are wider, his interests less selfish, his ambitions ampler and nobler. As a granite block is to the atoms of which it is composed when disintegrated, so are men in organic combination to the same men only aggregated together." A great profession makes great men. Immediately our Act of Incorporation comes into force the compulsory education of the entire profession commences, and the imperfectly qualified men will be stimulated to self-improvement by increasing competition with the better educated, and will be gradually supplanted by a race of cultivated practitioners.

It therefore behooves every member of the Association to exercise all diligence, and strain every nerve to secure the passing of the Act in its entirety. In this connection I wish earnestly to impress upon the individual members of the Association the necessity of securing the active interest and co-operation of their parliamentary representatives. It is also incumbent on us to endeavor by the strictest code of professional honor and *esprit de corps* in dealing one with another or with the public, to command that respect and esteem which should be inseparable from the name of Architect.

In conclusion I wish as President of this Association to tender my cordial thanks to the executive officers and directorate for their prompt attendance at all meetings, and for their ready and kindly advice on all matters affecting the interests of our Association, as should we succeed in carrying the measure during the coming session it will most probably be due in a very great measure to their earnestness and indefatigable efforts."

Mr Burke moved that the following telegram be sent to the joint convention of American Institute of Architects and Western Association of Architects at Cincinnati:

"The first annual convention of the Ontario Association of Architects now assembled sends greeting to the joint convention of the American Institute of Architects and Western Association of Architects, and hopes the fusion of the societies will result in a great advancement of the interests of the profession on this continent."

Mr. Durand seconded the motion, which was carried.

The Secretary read the report of the Board of Directors, as follows:

SECRETARY'S REPORT.

GENTLEMEN: I have begged hard to be allowed to dispense with a report because I feel myself so unqualified to address an audience—even upon the most promising subject—that I am confident that any attempt to deal with the dry details of a Secretary's Report can only result in your being excessively bored; but the Directors are a hard-hearted lot, and insist upon the report, so that the best I can do for you is to get down to "hard pan" at once, and make the Report as short as possible.

63 architects responded to the call of the Toronto Architectural Guild, and attended the inaugural meeting held in the Queen's Hotel on the 21st of March last—just eight months ago to-day. Of this 63, 59 subsequently became members of the Association, 31 more joined during the month of grace provided for by Mr. Balfour's motion, and one has since been elected in the ordinary manner provided by the By-laws. One member (Mr. Stewart of Hamilton) has since resigned, leaving us a present membership of 90.

So far as I can learn—and I have enquired in every quarter—there are about 20 others practising architecture in the province to a sufficient extent to entitle them to election as members, should they wish to become such. Over half of these have expressed sympathy with the movement, or stated their determination to join the Association, so that our Association contains 82 per cent. of the architects of this province, half of the remainder being favorably inclined to the movement. Or to put it in another way, 93 per cent. of the whole profession in the province are either members of the Association or in sympathy with the movement, with less than 1 per cent. in opposition, the views of the remaining 6 per cent. being unknown to us.

The membership of the Association is distributed as follows: Toronto, 43; Ottawa, 10; London, 6; Kingston, 5; Hamilton, 4; Woodstock, 3; Peterboro', 2; Stratford, 2; Chatham, 2; and Brockville, Napanee, Bowmanville, St. Catharines, Ridgeway, Port Arthur, Owen Sound, St. Thomas, Barrie, Port Elgin, Whitby, Mount Forest and Guelph, one each.

Four meetings of the full Board of Directors have been called, and the Toronto portion of the directorate or executive committee has held eight formal meetings, besides the numerous informal meetings, meetings of committees, &c., necessary in carrying on the business of the Association. So you see your Directors have not been idle or wanting in energy or interest where the welfare of the Association is concerned.

The preparation of the draft Act of Incorporation now before you has of course been the principal business in the hands of the Directors, but two or three other matters of less or more importance have received a share of their attention. Among them I may mention the attempt to place competitions upon a sounder and more equitable basis, because I noticed at the time that one of our newspapers placed the matter in a light altogether foreign to that intended by the Board. A Building Committee advertised for competitive designs for a building, limiting the cost to a sum that no architect having the slightest regard for his professional standing would think of attempting to build it for, and making other conditions calculated to prevent respectable men from competing. The Directors simply pointed out the objectionable features to the advertisers and to the members of the Association, and advised the former to re-consider their conditions, with a view of making such alterations in them as would induce competent members of the profession to compete, in no way meriting the charge of attempting to boycott the public, brought against them by the paper referred to. But I must not enter into the question of competitions, as Mr. Curry intends reading to you a paper on the subject.

The efforts of the Directorate in another matter have been more successful, and I think we have reason to be proud of the collection of drawings we see around us. I question very much if there is an instance on record of an architectural society eight months old being in a position to hold such an exhibition. Yes, gentlemen, I have visited architectural exhibitions both in London and New York, and have no hesitation whatever in saying that I think many of the drawings upon our walls would have compared favorably with the best I saw in either of those places.

Before I sit down, I should like to express my sense of obligation to the members of the Board of Directors for the unfailing courtesy they have shown me, and the unwearied attention they have given to all matters concerning the interests of the Association, particularly to our President and to Mr. Curry, upon whose shoulders a large share of the work of drafting the Act has fallen.

I should also like to say that I have had considerable correspondence with Mr. Hugh Roumie Gough, the late President of the Society of Architects, London, England, and leader of the movement towards Registration in the mother country, through whose courtesy we have been furnished with copies of the Acts. I feel that we owe him a deep debt of gratitude, not alone for the particular courtesies he has shown us in this matter, but also for the services he has rendered the profession at large, as a pioneer in the cause of Registration.

To the pioneers in every cause tending to the benefit of humanity, the individuals and communities sharing such benefits owe everything; for if there were no pioneers there would be no progress, and without progress there would be no civilization; so that it is by men of this class, by these men with active, expansive minds and large views of life, these pioneers, that the history of states and nations is made.

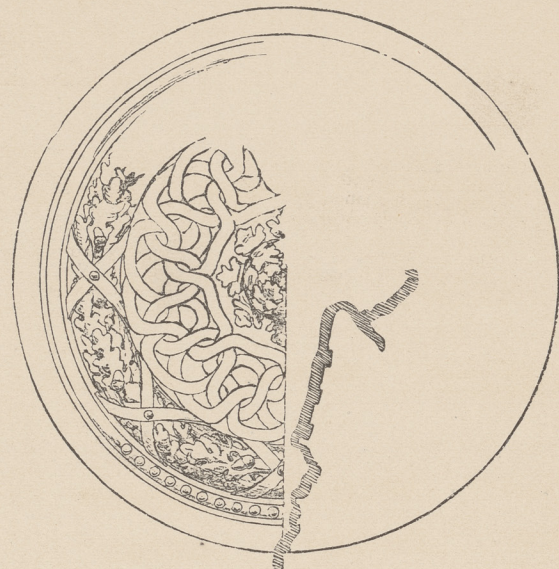
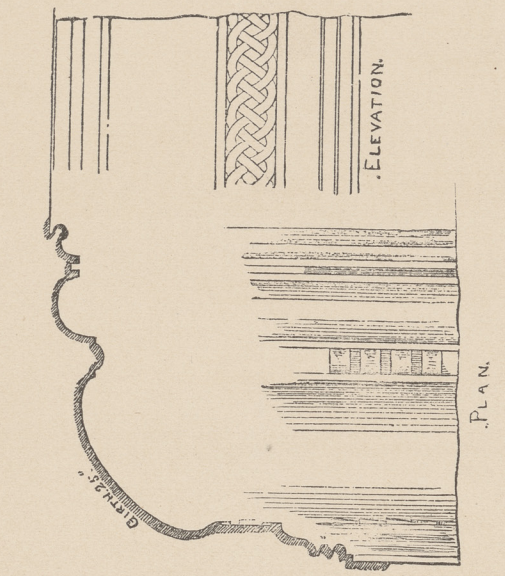
The Treasurer read his financial statement:

ABSTRACT OF CASH ACCOUNT TO 31ST OCTOBER, 1889.

RECEIPTS.		Dr.
To subscriptions for first financial year, to 31st October, 1889,		
eighty-nine members		\$445 00
Subscription for second year, to 31st October, 1890, one member		5 00
		\$450 00
DISBURSEMENTS.		Cr.
By Cook & Bunker, for rubber stamp		\$ 2 00
" Hart & Co., stationery, etc.		38 55
" C. H. Mortimer, printing		17 00
" Curry Bros., "		6 50
" Postages		2 00
" Balance in bank		\$368 85
" Balance in Treasurer's hands		15 10 383 95
		\$450 00

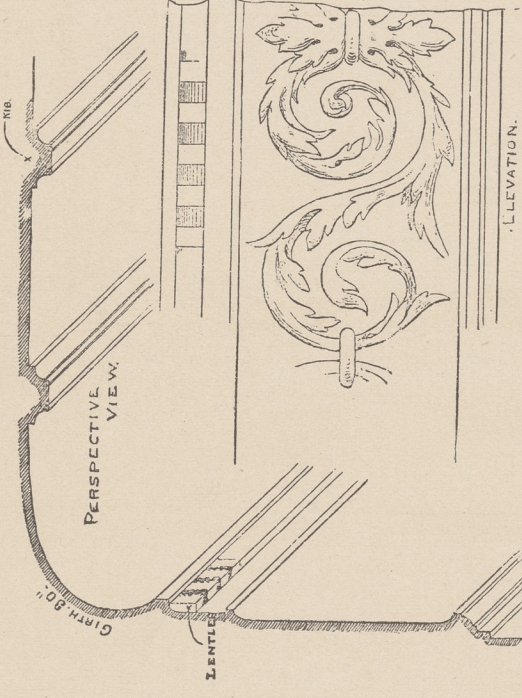
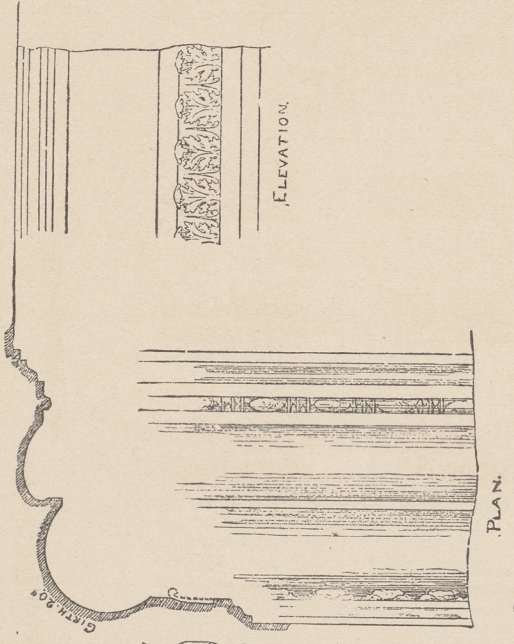
Mr. Durand moved "That the thanks of this Association are due to Mr. Hugh Gough, Secretary of the Association of British Architects, London,





SCALE 3" = 1'

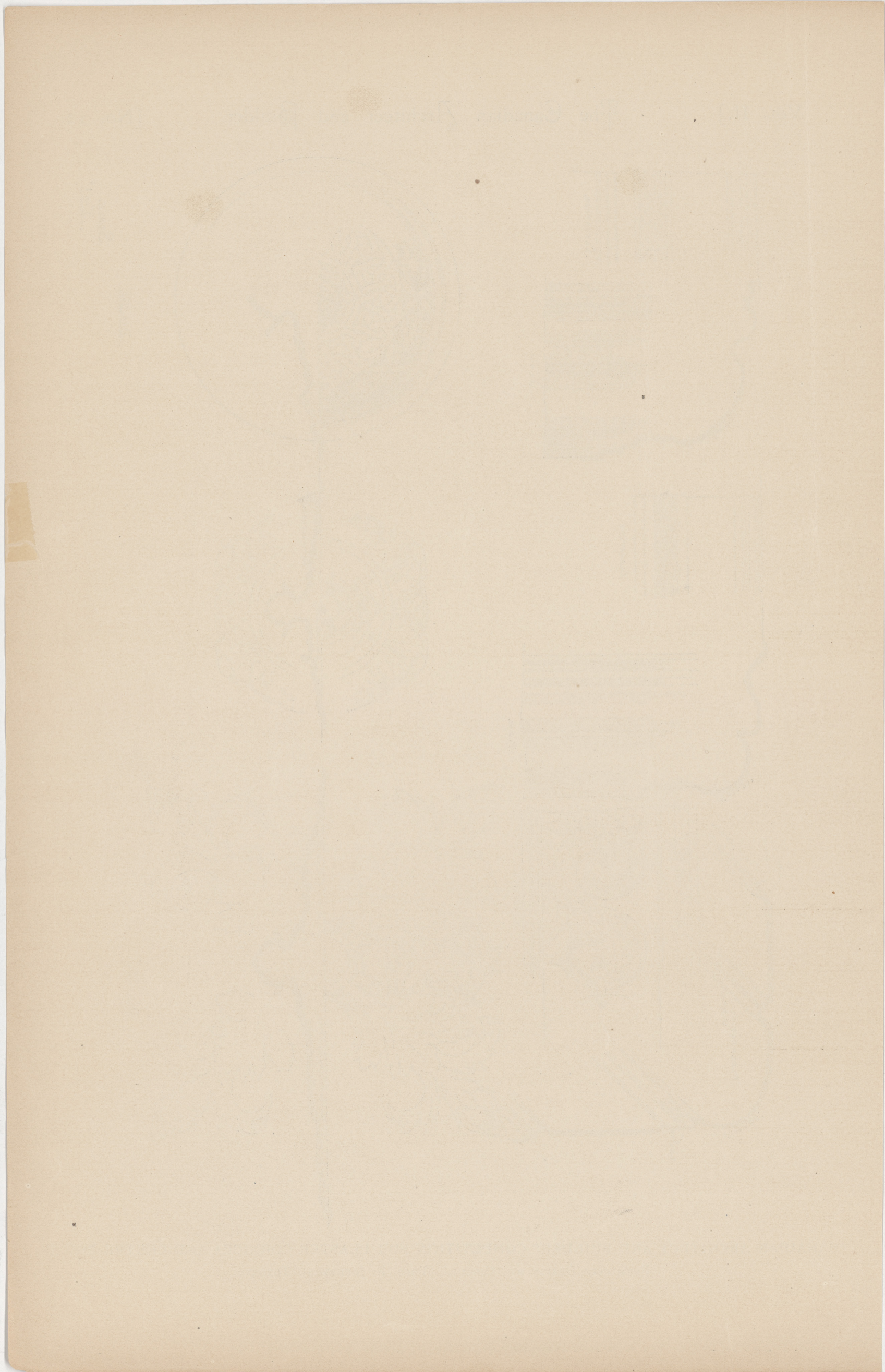
DIA. 20'



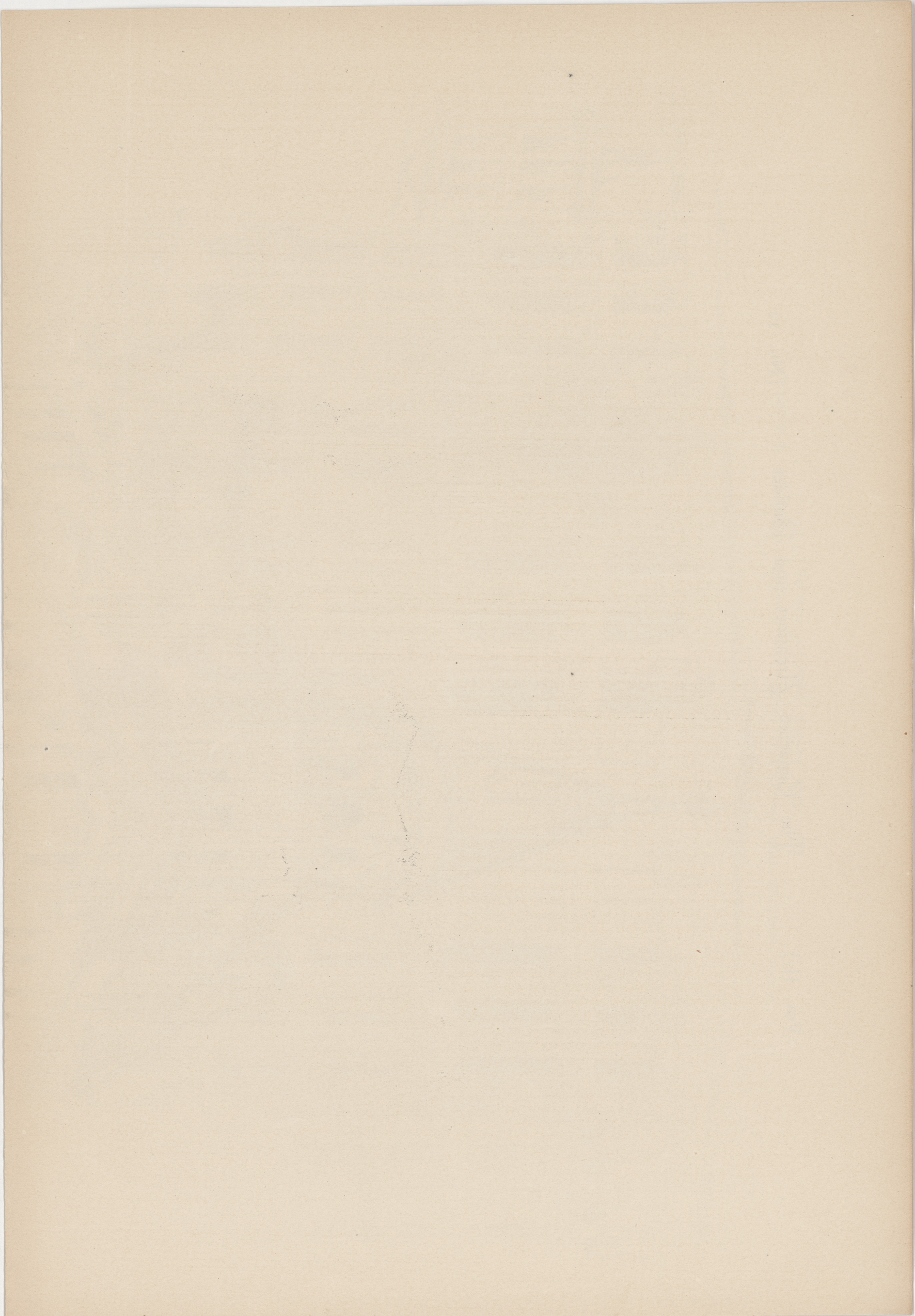
DIA. 25"

"CANADIAN ARCHITECT AND BUILDER" COMPETITION FOR PLASTER CORNICES AND CENTRE PIECES. PREMIATED DESIGN BY "CIRCUS," (THOS. R. JOHNSTON), TORONTO.

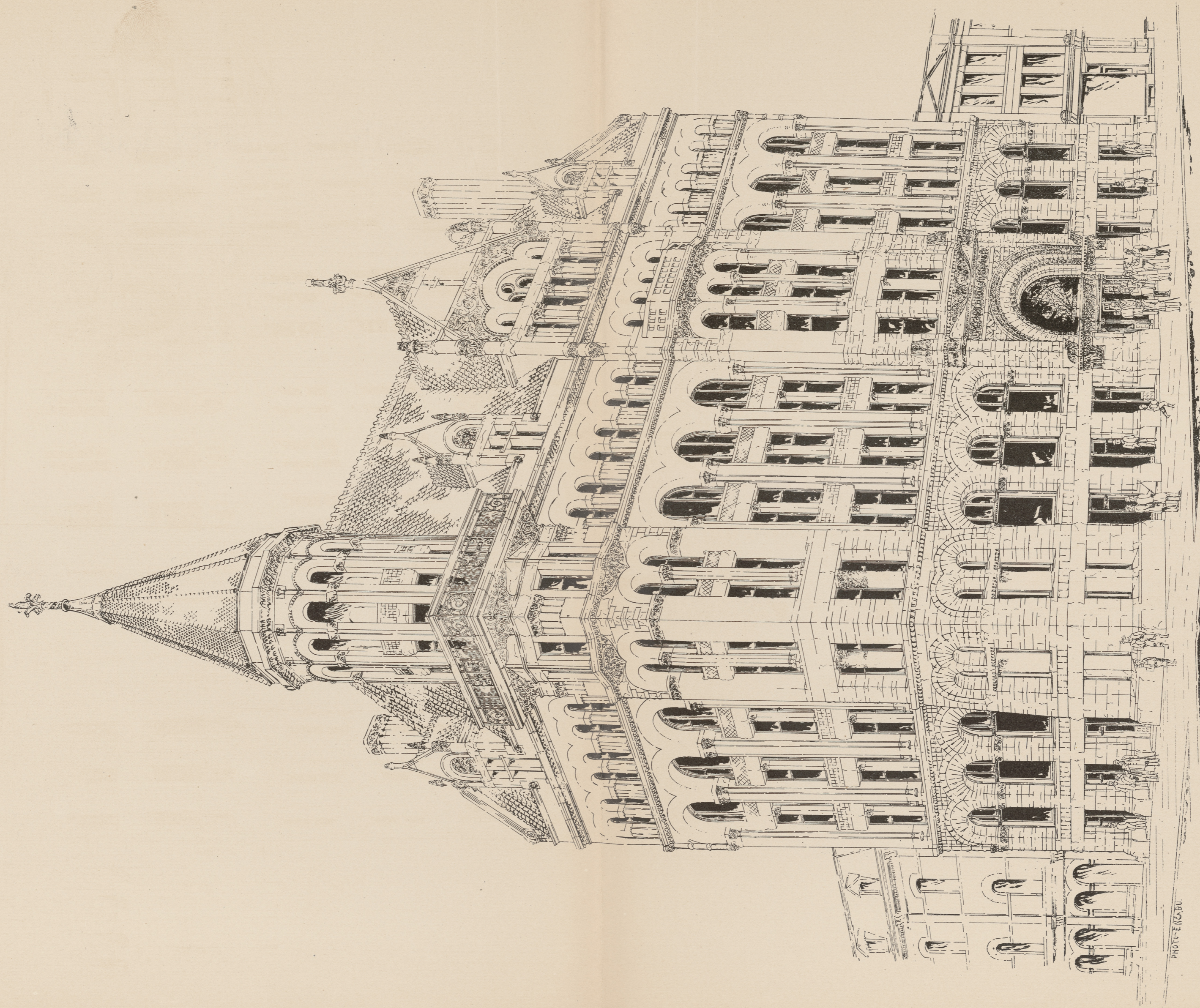








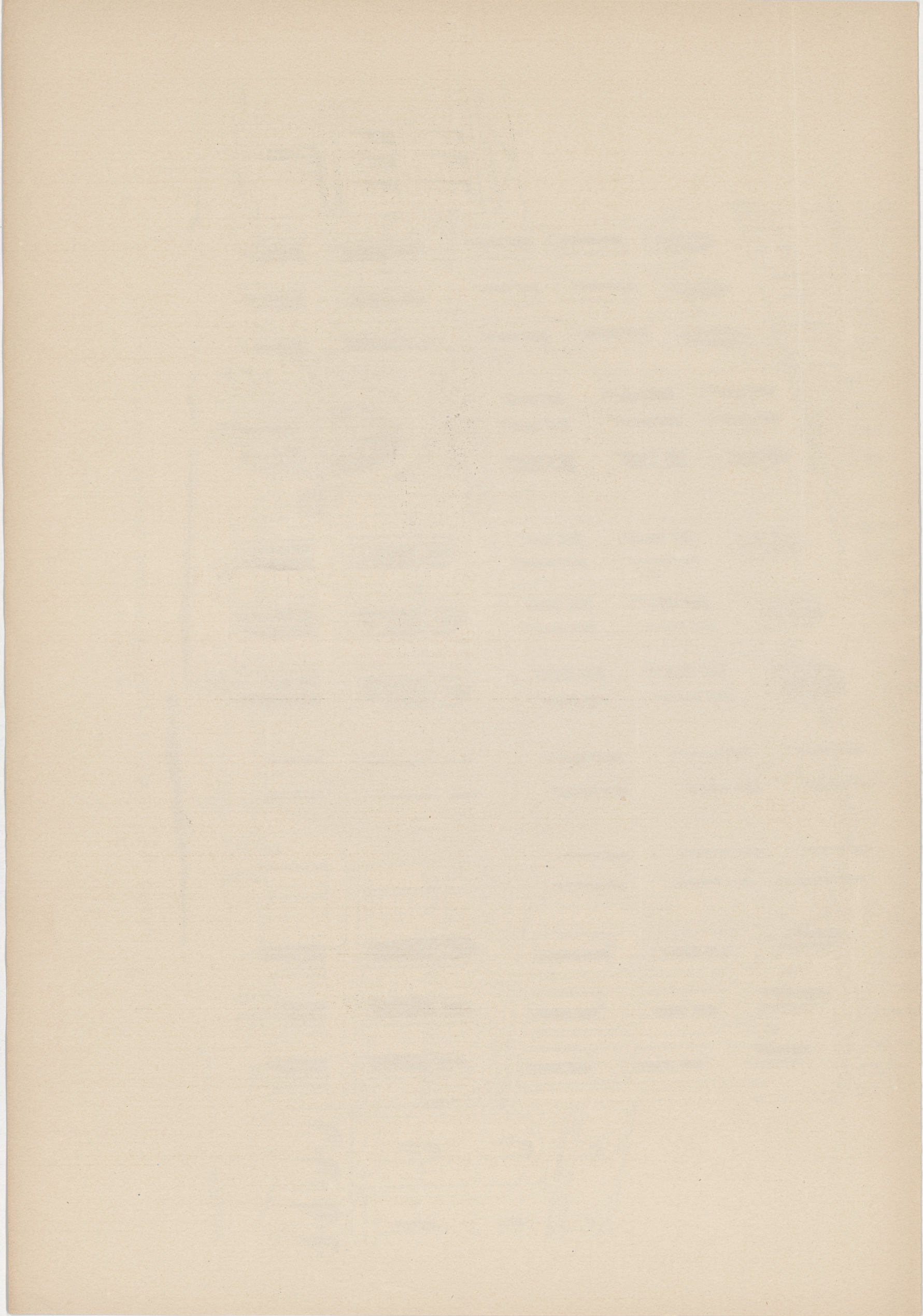




PHOTOGRAPH

HEAD OFFICES FOR FREEHOLD LOAN AND SAVINGS COMPANY, TORONTO.  
E. J. LENNOX, ARCHITECT, TORONTO.







for the courtesy and the valuable assistance he has rendered us. That we honour him for the glorious fight he is making in the cause of Registration, and heartily wish him the fullest success in his efforts."

Mr. Darling seconded the motion, which was adopted.

The Chairman announced that the business of the convention would be conducted strictly in accordance with Parliamentary rule.

ORANGE, N. J., SEWAGE FARM.

Mr. D. B. Dick read an interesting paper on "The Orange, N. J., Sewage Farm."

Mr. Durand proposed a vote of thanks to Mr. Dick for his paper.

Mr. Langley seconded the motion, which was carried.

Mr. H. P. Gordon read a paper on "Foundations."

On motion of Mr. Bousfield, seconded by Mr. Gregg, a vote of thanks was tendered to Mr. Gordon.

This concluded the afternoon session and the evening session was spent in discussing the proposed Act of Incorporation.

SECOND DAY.

On business being resumed Thursday morning, the Chairman invited Mr. Alan Macdougall to address the meeting.

Mr. Macdougall said that on behalf of the Canadian Institute he had much pleasure in welcoming the Association. There could be no doubt that this meeting would be a great advantage to the profession of architecture, and that it would also benefit Civil Engineering. It was a singular thing that the Canadian Institute was originally an Association of Architects and Civil Engineers, such as the one now organized and that one of the promoters was the gentleman who presided over this meeting. (Applause.) There was connected with the Institute a Section devoted to Architecture, composed chiefly of younger students. Last year many of the architects were kind enough to recognize the Section, and to read them valuable papers. There could be no doubt that the helping hand thus lent was of valuable assistance. To the Ontario Association of Architects the doors of the Canadian Institute were thrown wide open. He trusted they would avail themselves of the privileges of the Institute, and that they would examine the museum, so that whenever possible they would send contributions to the interesting collection contained therein.

The Chairman, after thanking Mr. Macdougall for his kind expressions, called upon the Secretary to read the reply which had been received to the telegram sent to Cincinnati.

Mr. Townsend read the following reply: "Your telegram received with enthusiasm a few minutes ago, during evening session of the reorganized and enlarged American Institute of Architects, who reciprocate your good wishes and return cordial greetings." (Applause.)

The Secretary read letters from two gentlemen regretting their inability to be present. They were Mr. J. A. Ellis, Meaford, and Mr. F. J. Rastick, Hamilton.

Mr. Bousfield read an instructive paper on "Office Management."

Mr. Gordon moved a vote of thanks to Mr. Bousfield for his very excellent paper, and "that the new Council take into consideration the feasibility of preparing a standard form of certificate."

PROFESSIONAL ETHICS.

Mr. Burke read the following paper on "Professional Ethics:"

The 17th Congress of German Physicians held a year ago last June adopted a code of ethics, a summary of which is as follows: "Every kind of public laudation, whether it proceeds from the physician in question himself or from others, and continued advertising in public papers are to be reprobated." *Secondly*, The designation 'specialists,' for puffing purposes is to be reprobated. *Thirdly*, The public offering of medical assistance *gratis*, underbidding in concluding contracts for sick societies and the like, offering advantages of any kind to a third person in order to procure practice, are inadmissible. *Fourthly*, The ordering and recommending of secret remedies are inadmissible. *Fifthly*, Any attempt of any kind on the part of a physician to intrude upon the practice of another is dishonorable, especially in the case of one who has acted as substitute or in consultation. A practitioner must by no means undertake the treatment of a case without the express consent of the previous physician. A specialist called for a definite part of the treatment must strictly confine himself to that. *Sixthly*, No physician is at liberty to make disparaging remarks to others about another physician.

The spirit of this code is well worthy of emulation by the members of the Ontario Association of Architects.

In dealing with the ethics of our own profession we have to consider them in three relations. 1st, with our client; 2nd, with the contractor; and last but not least, with *each other*.

The first duty in our relations with our client is a strict and unswerving loyalty to his interests. We are retained to guard his interests and to enable him to obtain a building which will answer his needs and purposes in as complete a manner as the funds which he places at our disposal will permit.

To this end we are morally bound to possess ourselves to the fullest possible degree of his ideas and requirements. To do so will to a very great extent prevent misunderstandings, and avoid disagreeable *recontres* and possible litigation.

The second duty in this relation is to ourselves. We must have self-respect. We must not be mere draughtsmen. As long as we are retained in charge of the work we must insist on being its director. We must insist on our right to interpret the meaning of the drawings and specifications, and should not fear to run counter to the desires of the client should he attempt to deal unfairly with the contractor.

Our relations with the contractor require for their happy continuation, firmness and justice.

To exercise firmness requires that we should have mastered the art of building. We should know when we are right and he is wrong, and knowing our position, should in all kindness insist on obedience to our instructions; always acting with discretion.

Justice demands that we should not make the contractor a scape-goat for our own ignorance or delinquencies.

That clause introduced into some specifications, "work not shown on plan but obviously necessary is to be executed without extra charge" is often a cloak for incompetency or carelessness on the part of the architect, and should be expunged from the folios of all self-respecting architects. How is the unfortunate builder who night after night hurriedly dashes through the specifications of various architects in the frantic effort to obtain a job, to pick out and estimate for items which the architect should have inserted had he exercised a very moderate amount of diligence and care?

In a paper prepared by Mr. O. P. Hatfield, architect, of New York, and read before the convention of the National Association of Builders at Philadelphia last February, the following remarks are very much to the point. He says "Although the architect really is, in his superintendence of a building, the agent of the owner, being in his employ and looking to him for compensation for his labors, yet he should not forget that he is also an expert and umpire, who is expected to maintain always a judicial frame of mind and dispense even-handed justice in all his decisions as between the owner and the contractor. He is supposed to be familiar with the best methods of executing the several divisions of work that enter into the construction of a building and with the characteristics of the best qualities of materials as well as with those of the inferior qualities, and therefore capable of giving an unbiased opinion as to their merits, which, in most cases, the owner is not. The latter, therefore, relies upon the judgment, knowledge and experience of his architect to give a fair, honest and just decision upon all questions that may arise as affecting his interest or those of the building during the progress of the work. The architect must be a man of character; his integrity must be beyond question, his judgment must be good, and his store of acquired knowledge in the line of his profession full and ample. The just mean of favor toward the two parties to the contract will then be observed by him, and the work will be brought to a close to the satisfaction of everyone. The owner will possess a solid substantial building, and the builder, in addition to his cash profits, will have received a wider endorsement of his already good reputation."

Justice requires that we should protect the contractor who has obviously made a serious error in his estimate. It is our duty to advise the client to reject such tender and to advance valid reasons for this advice.

The unseemly display of temper and the use of language unworthy of a self-respecting man is to be very greatly deprecated. Of all men the architect from his position should have his temper well under control and should be choice in his words, especially when in the presence of the workmen. Many occasions arise when most exasperating mistakes are made or when wilful evasions of the contract occur, but such are no excuse for the forgetfulness of his position and dignity. A few calm and decisive words will carry far more weight than any amount of ranting or swearing.

The acceptance of fees or compensation from the client only is the one item in the code which must be strenuously insisted upon. On this "hangs all the law and the prophets" of the honorable practice of the profession.

The architect or rather the apology for one who so far lowers himself as to accept remuneration, direct or indirect, from the contractor or material-man, is fit only to be placed outside the pale of the profession.

The moment he places himself under an obligation to these parties he becomes their servant, his judgment is warped and his independence throttled—he cannot serve two masters, and if he fails of strict allegiance to his client he cannot be just to either.

Should such a transaction come to the knowledge of the client he cannot but lose confidence in the integrity of his architect, and the man who offers the bribe will despise him, treat him with scant courtesy and all the while lose no opportunity of scamping his work.

The bribe-receiving architect is the *pariah* of the profession—we must have no fellowship with him—the skirts of the Association must be kept clean in this respect.

Our relations with *each other* to be satisfactory and pleasant, require a careful observance of the golden rule "Do unto others as ye would that they should do to you."

Some of the points in this phase of the ethics of the profession to be observed in a most punctilious manner are as follows:

- 1st.—The careful avoidance of taking work from others.
- 2nd.—No competition in fees.
- 3rd.—No architect should so forget himself as to make disparaging remarks to others about a brother architect.
- 4th.—No unprofessional advertising.

In regard to the first point, the avoidance of encroaching on another's preserves, we need to be most careful and conscientious. If for instance a prospective client having had recent dealings with another architect has come to us with the same work, we should, before accepting the commission be sure that the way is clear, and that our predecessor has been honorably settled with. We should also communicate with our predecessor, explain the situation, and guard against doing him an injustice.

As to the second point, *competition in fees*, we need to give out no uncertain sound. If a prospective client asserts that A and B offer to do his work for 3 per cent., we should choke down our lust for more work, quietly give him the regular and usual terms, and let him go about his business if not satisfied. A man is usually valued at his own assessment, and the client who insists on having a cheap architect usually gets value for his expenditure. An architect cannot do good work and make a fair living who persists in working for less than the customary fees. If we see such an one taking work year after year and apparently flourishing in business, there is good ground for the suspicion that his percentage is augmented from sources which are not legitimate.

With reference to the third point, how few of us can claim that our skirts are entirely clean. It is very easy to drop a disparaging remark about a brother architect or his work. His faulty specification is a good torch to illumine *our* immaculate productions, his broken beam will make a good ladder on which we may mount to fame, his cracked wall will enable an admiring public to peep across to *our* stable structure, and his various lapses will enable us to stuff the ubiquitous reporter with tales of *our* remarkable success, first in far-off lands, and now in our adopted city. The witness box is a place where we can do a brother architect great service or great injury. Some architects appear to take a savage delight in the discomfiture of a brother against whom they have been subpoenaed as a witness. This is neither generous nor kind. While nothing should prevent his speaking the truth, he should do it in all kindness, excusing, making allowances and even defending, where possible, if he can do so without violence to his conscience.

As to the fourth point, professional advertising, custom sanctions only the professional card, as with lawyers and doctors. The innovation which occasionally flares out on a gaudily painted sign, cheek-by-jowl with



Smith's boiler or Jones the mason, and Brown the carpenter, is to be condemned. It is unnecessary. If the building has merits and pleases a person who is on the look-out for an architect, he can easily discover by a few enquiries the address of the designer. At the same time, it is a question if an architect should not have the right to affix his name in a modest manner to a building after it has been completed, as an artist does to a picture which he has drawn or painted.

The public should with equal reason have an opportunity of knowing the name of the architect who designed a Gallery of Art, for instance, as they have of knowing who painted the pictures in the rooms within. The result of the building has been arrived at with perhaps a far greater expenditure of energy and brains than the completion of the picture, and certainly has required more versatility, the architect being artist, constructor and business man at one and the same time. It would add immensely to the enjoyment of a visit by an architect to a strange city, were he able to discover on each building of interest to him the name of the designer, made familiar to him perhaps through the architectural journals, and now coming before him almost like an old friend.

The following extract from the address of Mr. Cutler, President of the Western New York Association of Architects, at their convention last February, is appropriate to the general tenor of this paper. He says: "What is needed, then, to prevent the ravages of unreasonable competition 'from wasting at noon day,' is the full development of the professional idea, and to this end association and acquaintance are to be cultivated, and will, I believe, answer every good purpose. Any qualified architect who devotes his time to doing well what comes to him, and spare time to study, will not wait long for plenty to do, and has no time to run around looking for work. And right here is the difference between the trade view and the professional view. The commercial architect is for revenue only. He hunts an intended house or church builder as a sportsman would game, and not only this, he will steal the legitimate game of another hunter, and if necessary stab the owner in the back. The professional architect maintains the same attitude with regard to obtaining business that characterizes a reputable lawyer or doctor. He will be just as careful not to forget his competitor's rights, as a doctor would be to consider every chance of transgressing the ethics of his profession before taking charge of a case. I believe that every young architect who will choose to identify himself with the last-named class will not only do better in the long run from a financial point of view, but will be much more comfortable and content with his calling."

It is most gratifying to be able to add that we are already awakening to a more careful observance of the ethics of the profession. The contact with our fellows in this Association is making itself felt. We are less rivals and more brethren, we are better known to each other and more respected; we are more united, and better able to secure public recognition and appreciation; we are more self-respecting, and have undoubtedly taken a higher place in the community in consequence.

Mr. Gordon moved a vote of thanks to Mr. Burke for his very excellent paper. He thought the paper should be in the hands of every member of the profession.

Mr. Paull seconded the motion.

Mr. Bousfield said he was exceedingly glad that this matter had been brought up. It was a subject that all should take deeply to heart. He had tried at the first meeting to have something of the kind inserted in the by-laws, but it was thought advisable to leave the whole matter in the hands of the Board. As yet they had not done anything, but it was to be hoped they would move before long. He might mention a case which came to his notice this year. A certain gentleman who had been talking for six months about building a house, asked him if he would carry out the work. In four visits this gentleman occupied half an hour each time in talking about the details, and as to how he should proceed to borrow the money he needed. The building was to cost only \$2,500. After all this fuss, the gentleman said he would like to have plans prepared before anything definite was done, and he would compare them with plans a young man was getting out for him. He replied that he did not care to compete for so small a job, and did not want anything to do with it. The next question asked was, "What are you going to charge?" To this the reply made was "5 per cent." The gentleman then left and got the young architect to do the job for 4 per cent. The inexperienced man ran the cost up to \$3,000, so that he got \$120 as the four per cent. commission, whereas had the work been done by an experienced man, the fee at five per cent. would have been \$125, and the work would have been done for \$2,500.

Mr. Langley said that the practice of announcing the names of the architect and contractor by enormous signs on new buildings had struck him as a very strange proceeding.

The Chairman put the motion for the vote of thanks and it was carried.

Mr. Bousfield said he had noticed that the *American Architect* advocated the names of architects being put upon buildings, though not necessarily in a conspicuous position. He thought a modest sign on important buildings would not be objectionable.

Mr. Langley moved, seconded by Mr. Gordon: "That this Association condemns most unequivocally the practice lately introduced into this city by some architects, namely, that of advertising on conspicuous places on new buildings while in progress, as being beneath the dignity of the profession. At the same time, we cannot take exception to an architect attaching his name in a modest manner to any building erected by him."

Mr. Burke said he was going to suggest that it would be a good idea if the association were to recognize some position in which a tablet could be placed. Then a visiting architect would know where to look for the name. The motion was carried, and the Association adjourned for lunch.

#### AFTERNOON SESSION.

The Association resumed at two o'clock.

Mr. Durand moved, seconded by Mr. Peters, that whereas it is necessary that funds should be provided for meeting the expenses of legislation *re* Act of Incorporation, be it resolved that the Secretary send notice to each

of the members of the Association requesting that the annual dues for 1890 be paid to the Treasurer on or before the 1st day of January, 1890. The motion carried.

The chairman announced that the next business would be the choice of the next place of meeting.

Mr. Watts moved that Ottawa be the next place of meeting.

Mr. Bousfield moved that the next annual meeting be held in Toronto for the reason that it was most convenient for the majority of the members.

Mr. Durand said that if he had any idea that the Association would assemble in sufficient numbers at Ottawa, or London, to form a quorum, he would favor those places. He thought the next meeting should be held in Toronto, and then with increased numbers and influence they could go elsewhere.

Mr. Peters thought that until the Association was in running order it should meet in Toronto.

Mr. Edwards also favored Toronto for the present, and thought that some time in the future they might go to Ottawa.

The Chairman said that an additional reason for having the next meeting in Toronto was, that if the Act were passed, it might be necessary to call a meeting immediately to form the new association under it, and that meeting should be held in Toronto.

The motion to hold the next meeting in Toronto was carried, three votes only being given against it.

#### POWELL V. BOWMANVILLE.

The case of Powell v. Bowmanville being on the Agenda for discussion, the Chairman said it would not be wise to discuss it as it, was at present *sub judice*.

Mr. Smith asked permission to explain to the Association a similar case. Mr. Powell and himself occupied a somewhat similar position. They were both before the courts appealing against the judges upon certain points of law. These points were raised by the same body of men. The Board of Education of Bowmanville asked for competitive plans for a ten roomed school. On the eve of the reception of the plans they by resolution changed their request to that of a twelve room school. They returned the drawings, and asked to have them remodelled to a twelve room school. He was unfortunate enough to be among the competitors, and still more unfortunate in having his drawings adopted unanimously by the Board. He was invited to attend a meeting of the Board with a view to discuss changes, and he attended. On the original drawing he had only allowed for sufficient room in the basement for the purpose of heating and ventilation. The Board decided, however, to have the whole basement excavated, to have a concrete floor, and to have the basement lighted from a large number of windows. In consequence of these changes he laid aside the old drawings, and made new ones in accordance with the changes desired. The excavations were done, and tenders for the work were called. The original estimate was \$18,000, but the tenders on the amended plans were far in excess of that sum. The consequence was, that although a portion of the work had been done, they threw out the plans and asked for more drawings. They then dealt with Mr. Powell, who had been the successful candidate at the first competition, and treated him in the same manner. Suit was brought to recover the percentage due to architects for the work done, and the judges held that as the Board had not accepted the plans under its corporate seal, it was not liable, although the minutes of its meetings showed it had accepted the plans. This decision was now being appealed from. This was a point which it might be of value for architects generally to note, namely, the importance of the seal of corporate bodies being affixed to their documents.

The Secretary read a letter from the publisher of the CANADIAN ARCHITECT AND BUILDER informing the Association that it was proposed to issue a weekly sheet for the purpose of affording architects and others desiring tenders, a more frequent medium of communication with contract ors.

Mr. Bousfield said that the Association had formally adopted this paper as their official organ, and therefore it was in their own interest to support it. At present there were in Toronto half-a-dozen newspapers, and if it was desired to reach all the contractors it was necessary to advertise in all those newspapers, and even, then perhaps, the purpose of the advertisement would not be properly served. By the adoption of a regular means of communication between the architect and contractors, the latter would know where to look for advertisements of tenders wanted. It was proposed by the ARCHITECT AND BUILDER to issue a weekly edition for this purpose. If the architects would agree to place all such advertisements in this sheet, it would be a great advantage to their official organ, and they would receive a benefit in the improved paper they would eventually get. He therefore moved: "That this Convention approves of the weekly sheet edition of the CANADIAN ARCHITECT AND BUILDER for the purpose mentioned in the letter read, with special reference to the subject of advertising for tenders, agreeing hereby to use the same as their medium of communication with contractors."

Mr. Burke speaking in support of the motion said that he would like to see the CANADIAN ARCHITECT AND BUILDER issued every week. It contained a great deal of valuable material, and much other valuable material might be published. He would be glad to subscribe towards the additional cost of the weekly edition, but in default of that, cordially supported the weekly sheet. The motion carried.



## ELECTION OF OFFICERS.

The election of officers was proceeded with by ballot, Messrs. Duck and Bousfield acting as scrutineers. The election resulted as follows:—

President,—Mr. W. G. Storm (unanimously.)

Vice Presidents,—Mr. Geo. F. Durand, London; Mr. James Balfour, Hamilton; Mr. King Arnoldi, Ottawa.

Secretary,—Mr. S. H. Townsend, (unanimously),

Treasurer,—Mr. D. B. Dick, (unanimously).

Directors,—Messrs. E. Burke, Toronto; Joseph Powers, Kingston; S. G. Curry, Toronto; D. Ewart, Ottawa; J. E. Belcher, Peterboro.

Moved by Mr. Durand seconded by Mr. Wilson, that the auditors be Messrs. H. Langley and W. R. Gregg. Carried.

This concluded the proceedings and the Convention adjourned *sine die*.

## THE BANQUET.

The visiting architects were entertained by the Toronto architects at a banquet in Harry Webb's restaurant, on Thursday evening, Nov. 21st. An excellent menu was provided. The President, Mr. W. G. Storm, occupied the chair, and around him was a large representation of the Association, as well as several members of other professions.

The substantial part of the evening's entertainment having been disposed of, the Chairman called upon the company to honour the Queen by loyally drinking her health. This was followed by the singing of the National Anthem.

The Chairman announced that the next toast would be "The Ontario School of Engineering," and that Prof. Galbraith would respond.

Prof. Galbraith replied that the toast was one with which he was very familiar. After conveying his thanks to those present for the hearty way in which it had been received, he said he was glad to be able to tell those present that the additions to the School of Science were being rapidly proceeded with. They expected in two or three weeks to have the building roofed. There was, therefore, a good chance of the building being ready for occupation early next year. The work proposed to be done in the building was somewhat as follows: There was to be an extension of the Civil Engineering Department, a new department of Mechanical Engineering to be established, and a School or Department of Architecture. These were the three branches that would be provided for in the new school. At present the work in the Civil Engineering Department consisted simply in lecturing, with a certain amount of experimental work that was useful in professional engineering, but was not strictly professional work—such as chemistry, physics, electricity, light, heat, sound, etc. It was proposed to establish an Engineering Laboratory, which would be divided into two portions, one of which would be for the testing of the materials for construction—for testing the strength of iron and steel in various forms, and bricks and stones and ordinary materials used by engineers and architects. Again, there would be means of making other kinds of tests, such as comparing the efficiency of lubricating oils. Another feature would consist in an experimental steam engine and boiler from which experiments may be made in the measurement of power, fuel, etc. This engine would be capable of working under various conditions, and experiments would be made as to cost and power under the various conditions. These would be the principal portions of the new laboratory—it would be altogether for measuring and testing. In connection with it, there would be a small machine shop for the purpose of testing tools and making small repairs. It was not intended that this laboratory would give the student a practical knowledge of Engineering. For that they would insist upon every student spending at least one year in the ordinary shops. With reference to the architectural portion he had not given to it much thought, for the simple reason that he did not propose to do any special architectural work. He was not an architect, but he took the portion of the work common to it and civil engineering. He was not prepared therefore to give details of what would be done. He fancied it would be something like this: He had from experience formed an opinion as to what should be taught in a professional school, and he had no doubt it would apply to Architecture. He had noticed in some schools an attempt being made to turn out professional men fully equipped for their profession. He did not believe that had proved a success. Only one thing and only one kind of training could make a practical man, and that was practical training. (Applause). There was no such thing as make-believe practice. There was a want of reality and a want of responsibility about it. After all, it was the feeling of responsibility that made the practical man. When he was held responsible, he felt the weight upon him, and he could not feel that responsibility in the school. A man might go through the most intricate problem in the school without feeling in any way the importance of it, whereas when he went out to practice he might be floored by the simplest problem because he was held responsible. He therefore thought it was a mistake for a school to attempt to complete the practical part of a man's education. The work which should be done in the professional school should be, to give the student that training which he would find necessary, and which he could not get from practice. In the architect's office a young man picked up a knowledge of the business only by learning the use of the instruments, drawing and planning. But he found that if he wanted to be a first-class man he must learn other things. He tried various kinds of self-study, but was unsuccessful. If he was a genius, he might get along all right, but the average man was not a genius. The school should supply this man's defects and provide him with just what he wanted. The

object of school training should be to enable the student to utilize to the best advantage all the knowledge he can acquire from books and from other sources. In the new department the general lines adopted by other Architectural Schools would be no doubt followed. No doubt they would be governed by local circumstances, and they would be happy to hear and consider all suggestions from the profession. (Applause.)

Mr. Peters sang "A Courting We Must Go."

Mr. S. G. Curry was called upon by the Chairman to introduce the next toast. He said it devolved upon him to propose the health of "The Engineering Profession." With this was coupled the well known name of Mr. Alan Macdougall. What had just been heard from Prof. Galbraith would convince almost all that Engineering and Architecture were to a large extent allied. That gentleman evidently believed that a great deal could be taught in the Engineering Department that would be useful to architects. With that he (Mr. Curry) was entirely in accord. For the first two or three years, the two classes could go along together. There was no reason why the students should not attend the same class for some time. In time the Engineering student would reach work of a higher character in his own special line than was necessary for a student of Architecture, and there they would separate. Very few students of Architecture to-day had a thorough knowledge of the theoretical part of the business. Whatever knowledge the average student obtained, it was a sort of rule-of-thumb method. All they knew was that a certain thing was done in a certain way, and that was as far as their knowledge carried them. It was not sufficient to know that one building stood on a certain foundation, and to guess that all others could be supported in the same way. The fact that a building remained only showed that the material was capable of doing the work required of it. No material should be taxed more than one-third of its actual capacity, and it was necessary for an architect to know what that capacity was. Prof. Galbraith was perfectly correct in saying that it would be impossible for a student to receive at school all the training necessary for practical work. Make-believe work was of little or no value. When a man was actually engaged in practical work, the responsibility compelled him to put forward his best efforts. The success of the new school would depend in a large measure upon the man appointed to the chair of Architecture. That man would have within his power the ability to do more for the profession than any fifty architects in this province. He would have an influence which could only be calculated as time passes and as the work shows itself. He would have an influence not only in making capable men, but in training them in what was honorable and just to their fellow-men. It was a difficult thing for a man who had been accustomed to look upon things in a commercial way, to realize what were his professional duties to others. If a student were properly trained in the school, he would endeavor when he came out to work in a way that would bring credit upon the profession. He hoped that the Architectural Department would have at its head a gentleman as capable to fill that position as the gentleman who now occupied the chair of Engineering in the school. (Applause.)

Mr. Alan Macdougall in replying to the toast, said he was more than gratified at the cordial way in which the toast had been received. The profession of Architecture was closely linked to that of Engineering. The duty of the architect commenced, as the historian Ferguson had said, just where that of the engineer ended. The engineer gave strength to the structure, while the architect stepped in and added symmetrical proportions to the building. The one profession was indispensable to the other. The architect designed the building, and the engineer constructed the girders which were necessary for the carrying out of the plans. He had listened to Prof. Galbraith with much pleasure. He was more than pleased at the cordial reception which his remarks had met with. He knew that Mr. Curry had voiced the opinions of all present, and that it was the earnest desire of all to lift the profession out of the Slough of Despond. The magnificent work which Prof. Galbraith was doing in the School of Science was opening a new era for Engineering. Another important step was being now taken in the formation of the School of Architecture. The application for an Act of Incorporation, if successful, would give dignity to the profession. He would gladly and willingly help them in this effort, and sincerely hoped they would be successful. He trusted that in the Association they would cultivate the student class, and wherever possible, assist the younger members. The question of professional education was one of great importance. In England a great deal was being done, and in America a great deal was being said upon the subject.

The Chairman invited the company to drink to "The Sister Professions."

Mr. J. W. Curry was called upon to reply, and said that on behalf of the legal profession, of which he was a member, and on behalf of the other learned professions, he thanked them for the honour they had done them. He was particularly interested in the new Association, from the fact that a near relative was a member, and the fact that he had had a good deal to do with the drawing up of the proposed Act of Incorporation. It had been a surprise to him since he had come to consider it, that the architects of this province had not sooner recognized their rights and demanded them from the Legislature. The time had come for the profession of Architecture to take the same position as other professions. If the legislators of Ontario could see the present gathering, they could only arrive at the conclusion that such men were entitled to incorporation. There could be no doubt that in order that a profession should advance, the members of that pro-



fession should be closely joined together. They were entitled to claim incorporation as nothing less than a right. If they let the Legislature know they meant to have their request granted, and intend to keep asking until it was granted, they would have less trouble in getting it. Each member could bring influence to bear upon the legislators. They were entitled to claim from their representatives a full consideration of this matter, and once fully considered, there could be no doubt as to the result. He hoped that the proposed Act would fully answer the purposes for which it was intended. (Applause.)

Commander Law favored the company with a song, "Hearts of Oak." The Chairman proposed the health of "Our Guests."

Mr. Durand, in replying, thanked the company on behalf of the guests. After the fine addresses which had been delivered he could well be excused from making any extended remarks. As the guest of the Toronto architects, he had always enjoyed the generous hospitality they displayed. He was sure that all had been much benefitted by the papers that had been read at this convention. He considered the progress of the infant Association during the eight months of its existence as far beyond the expectations of even the most sanguine members of the profession. When the movement was started eight months ago, none expected that it would have reached so advanced a stage in so short a time. To the Toronto members, in conclusion, he wished to say that he was at all times pleased to be their guest.

Mr. Belcher, of Peterboro', felt that the Toronto members had showed themselves to be thoroughly hospitable, and he hoped that some day he would have it in his power to return the compliment in a fitting manner. He was sorry to say that the locality from which he came was so small that they were not in a position to properly receive the Association, but he hoped that some day they would be able to give the members a sail around the beautiful lakes in the vicinity. (Applause.) He was sure they would be well pleased with the visit.

Mr. Watts said that during the last fifteen years he had always found the Toronto architects open-hearted and generous. He hoped that the day was not far distant when the Toronto members would stand in the same position as he now did, and respond to the toast "Our guests." He then favored the company with a humorous story and a song.

Mr. Ewart added his thanks to those of the other guests who had spoken.

Mr. Paull proposed the health of the President, and in doing so referred to the Toronto University building as a monument to his professional skill and genius.

Mr. Storm thanked the company for honoring him. The reference to the University building which was completed some forty years ago, would make some people regard him as being advanced in years, whereas he was one of the young men of the Association. (Laughter and applause.) He felt very deeply the kindness of the Association in electing him to the position of chief officer, and assured them that he would do the best in his power to carry out the ideas of the Association and secure the Act of Incorporation at the coming session of the Legislature. (Applause.)

Mr. Burke proposed the health of one who was known as a "worker" in the society—the Secretary, Mr. Townsend.

Mr. Townsend, in responding said, that a little more than a year ago when the proposed legislation was talked of it was said there was no chance of its being secured. To-day when he looked at the work of the past year he could see that they had placed themselves in workable form and would soon be able to put Canadian architecture in the position it should occupy. He thought they over-estimated his efforts. ("No.") He had done all he could and wished he had been able to do more. He thanked the members for their confidence in him.

Mr. Bousfield in proposing the toast of "The Press" took occasion to say some very kind things about the CANADIAN ARCHITECT AND BUILDER.

Mr. C. H. Mortimer responded.

Mr. Curry proposed success to the new "Act of Incorporation." After this had been drunk the company sang "Auld lang Syne" and separated.

#### THE EXHIBITION OF ARCHITECTURAL DRAWINGS.

THE exhibition of architectural drawings held in connection with the first convention of the O. A. A., in the Canadian Institute, proved to be a valuable and instructive collection, and may be considered in many respects equal to similar exhibitions held in cities of a much larger growth than Toronto.

The growth of this city has been phenomenal. Private residences, business establishments, public and religious buildings are here projected and built up from day to day and year to year, so that the field for the architect has been and doubtless will continue to be an exceptionally good one. Already the Queen City has within its precincts numerous evidences of advanced taste and culture in architectural monuments which the citizens may well be proud of, while the next two or three years will witness the completion of still grander edifices.

The exhibition of drawings was varied and comprehensive, every department of the drawing office being admirably represented. The series of colour drawings of post office and other Government buildings kindly lent by Mr. Fuller, of Ottawa, are specially fine, and from an artistic point of view, were the attraction of the exhibition. While the subjects, naturally, from their mathematical exactness, are not usually chosen by artists for their pictures, the taste and skill shown in coloring these excellent drawings prove Mr. Fuller to be as much artist as architect.

Messrs. Darling & Curry's large perspective drawing in "pen and ink" of their Parliament Buildings, is an example of another style of architectural draughtsmanship, now much in vogue. Mr. Darling, the designer and draughtsman, has won laurels in the estimation of those best able to judge, by his skilful execution of this design. Beneath it is a well drawn geometric elevation of the building.

Accompanying this exhibit is a large folio of some eighteen sheets of working drawings in full detail, prepared with much care and ability, a revelation to the uninitiated of the labor and forethought, skill and ingenuity entailed in the preparations for the erection of great buildings.

Mr. Storm, the President of the O. A. A., exhibits among other drawings, some wonderful free-hand drawings of the interior of Osgoode Hall. How few of our students of to-day are possessed of the necessary pluck and patience to produce such work as is here displayed. A charming effect in this pen and ink drawing is obtained by the use of diluted ink for the distance, similar to that obtained by the use of the "roulette" in drawings for photo-engraving.

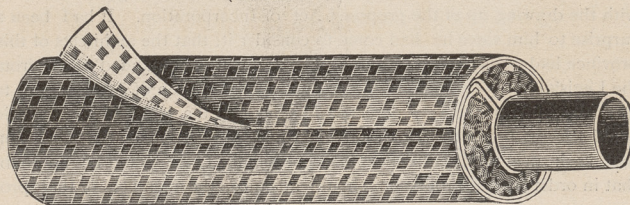
Mr. Lennox shows the large colour perspective of the Court House, well known to us all. His effective coloring and clever painting of the surroundings, gives the beholder an excellent idea of the ultimate appearance of this fine structure of the Richardson type.

Messrs. Langley & Burke exhibit a number of drawings in various styles of draughtsmanship, among which we are pleased to notice the pen and ink work of their student, Mr. J. C. B.

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Horwood, which bespeaks talent worthy of encouragement.

The colored perspective of the new Upper Canada College by Mr. George Durand, of London, is a particularly bright and pleasing picture, and shows great facility in the handling of the brush—a distinguishing feature also in the residence of Mr. Labatt. The college is rather residential than scholastic in design, and seems to lack that nobility of effect which we would desire in our Alma Mater.

Mr. Balfour, of Hamilton, has two or three sets of drawings, among which is a court house design drawn with great freedom and spirit by Mr. D. A. Gregg, but lacking in effective contrasts. The Hamilton Court House, by the same architect, is a well proportioned design, and shows fine drawing.

Mr. J. W. H. Watts, of Ottawa, sends a number of lithographs of decorated interiors and designs for art furniture. The drawings are elaborate, but lack freedom and vigour. The only set of measured drawings are sent by Mr. A. M. Calderon, of Ottawa, the subject being "Stone Church, Kent."

We noticed some artistic sketches by Messrs. Edwards & Webster. The massing of shadows more in accordance with the principles of nature would, however, materially improve these sketches.

A sepia sketch of the City Hall and Law Courts, San Francisco, Cal., by Mr. Fuller, is a wonderfully clever bird's-eye view of a clever design, cleverly adapted to a peculiar site.

An excellent example of ye old time Manor House is Mr. McLaren's house at Perth, by Messrs. Darling & Curry.

The competitive designs of the Confederation Life Assurance building and of the Board of Trade occupy considerable space. But criticisms on these would be somewhat superfluous here as they have already been subjected to professional criticism.

We were amused to see Mr. Paull's Salvation Army Barracks hung cheek-by-jowl with photographs of the glorious old St. Mark's in Venice, but we suppose this to be a little joke on the part of the hanging committee.

Space prevents our giving allusions to the many excellent drawings which line the walls.

of the other floors. Every accommodation is provided for the occupants—vaults for all offices, private lavatories on all floors, and public lavatories for male and female on top flat. There will be two iron passenger elevators. All staircases will be wrought iron with marble steps. The main entrance will be about 20 feet wide, forming a handsome archway, and will have marble staircases, and marble floors and walls. The exterior will be constructed of Connecticut and New Brunswick brown stone, and a selected quality of new colored brick. E. J. Lennox, architect, Toronto.

"CANADIAN ARCHITECT AND BUILDER" COMPETITION FOR PLASTER CORNICES AND CENTER PIECES—PREMIATED DESIGN, BY "CIRCUS" (THOS. R. JOHNSON), TORONTO.

**PROPOSED ARCHITECTURAL CLUB.**

There has been a growing feeling among the younger members of the profession in Toronto, favoring the formation of a new Architectural Club. A representative meeting of those interested was held in the Canadian Institute on December 5th, to discuss and formulate ideas on the subject. Mr. S. G. Curry, on request, took the chair and opened the meeting by some thoughtful and pointed suggestions. A lively exchange of opinions followed, in which a large number of those present took part. The prevailing sentiment seemed in favor of an organization which would embrace in its membership all those engaged in the practice and study of architecture, as well as members of that large class who are indirectly connected with the mother art. By including the latter, it was thought that the engineering and artistic elements of the club might be individually strengthened. The architect, the sculptor, the decorator and the mechanic could meet on a common ground, and aid each other towards a higher standard of thought and design. Regarding the objects and methods of the club there were many suggestions and a good deal of debate. Competitions to be held at least once a month, were generally conceded desirable, as also regular debates or lectures on technical subjects. It was suggested that the club be made attractive by the establishment of classes in pen and ink, water colour and modelling in clay, and also by keeping professional papers on file, and by the development of the social and friendly relations of its members. To do all this successfully, permanent club rooms were deemed necessary, and it was thought if located up town they would be more convenient to the mass of the members. It was not expected that the proposed club would be in any sense a rival of the Architectural Guild of Toronto. Working with different ends in view, and with a less restricted membership, it was hoped not only to receive its support and favour, but also to include on its roll many members of the older association.

A committee composed of Messrs. Jarvis, Lennox, Gibson, Dawson, Goldstone, Gregg, Brown and Cowtor was appointed to make the necessary arrangements for organization, and everything points to a successful outcome of the new venture.

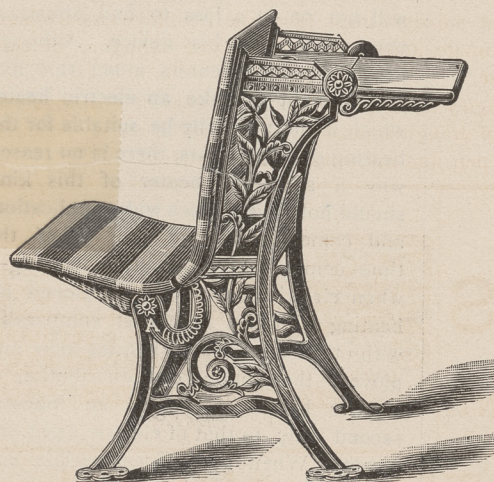
A meeting to be held in the Canadian Institute, is called for Friday evening, December 20th, and all interested are cordially invited to be present.

**OUR ILLUSTRATIONS.**

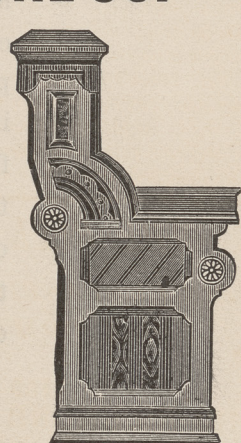
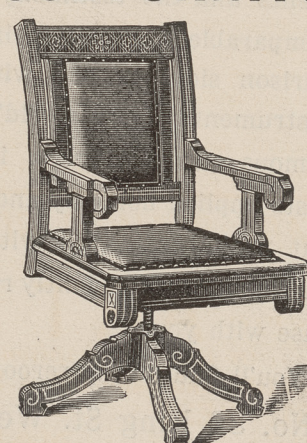
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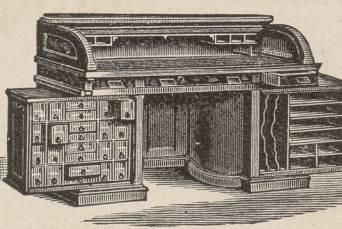


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### PIANOS.

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### THE LAW AS TO PARTY WALLS.

A PARTY wall in law is a wall dividing lands of different proprietors, used in common for the support of structures on both sides. At common law an owner who erects a wall for his own buildings which is capable of being used by an adjoining proprietor, cannot compel such proprietor, when he shall build next to it, to pay for any portion of the cost of such wall. On the other hand, the adjoining proprietor has no right to make any use of such wall without consent of the owner, and the consequence may be the erection of two walls side by side, when one would answer all purposes.

This convenience is often secured by an agreement to erect a wall for common use, one-half on each other's land, the parties to divide the expense. If only one is to build at the time, he gets a return from the other party of half what it cost him. Under such an agreement each has an easement in the land of the other while the wall stands, and this accomplishes the title in sales and descent. But if the wall is destroyed or decayed by accident, the easement is gone, unless such contingency is provided for by a deed.

Repairs to party walls are to be borne equally; but if one has occasion to strengthen or improve them for a more extensive building than at first contemplated, he cannot compel the other to divide the expense with him. In some states there are statutes regulating the rights in party walls, and one may undoubtedly acquire rights, by prescription, on a wall built by another, which he has long been allowed to use for the support of his own structure.—*Building News.*

### ELECTRICITY FOR HEATING.

THE inventor who succeeds in making a practical application of electric heating, says *Modern Light and Heat*, will not be at a loss to find abundant employment for his device. Although nearly all the inventors along this line have sought to make an electric heater which would primarily be suitable for the heating of railway cars, there is no reason why a successful heater of this kind should not have a much wider application, and come into general use. When the time comes—and it surely is coming—when electric heat can be developed for heating buildings at a cost comparable with other methods of heating now employed, the commercial distribution of electric heat will become an industry second only to that of electric light and power. When our offices, parlors and drawing rooms can be warmed with no other effort on our part than the turning of a switch, when our meals may be prepared on an electric cooking "stove" we shall have reached a point of maximum utility, convenience and cleanliness in heating as we already have in our arrangements for lighting. The abolition from dwelling houses of the ordinary bulky