



# The Northwestern Terra Cotta Company

Manufacturers of

High Grade Terra Cotta  
Architectural Architectural

In All Colors

Main Office and Works:

1000 Clybourn Avenue—Phone, North 1463

Branch Office: 1415 Railway Exchange, Phone, Harrison 1134

C H I C A G O

---



Portland Cement

Fire Brick

Hard Wall Plaster

and

General Building

Supplies....

*Including Sand, Gravel, Louisville Cement, White Sand,  
Wall Coping, Paving and Building Brick, Etc.*

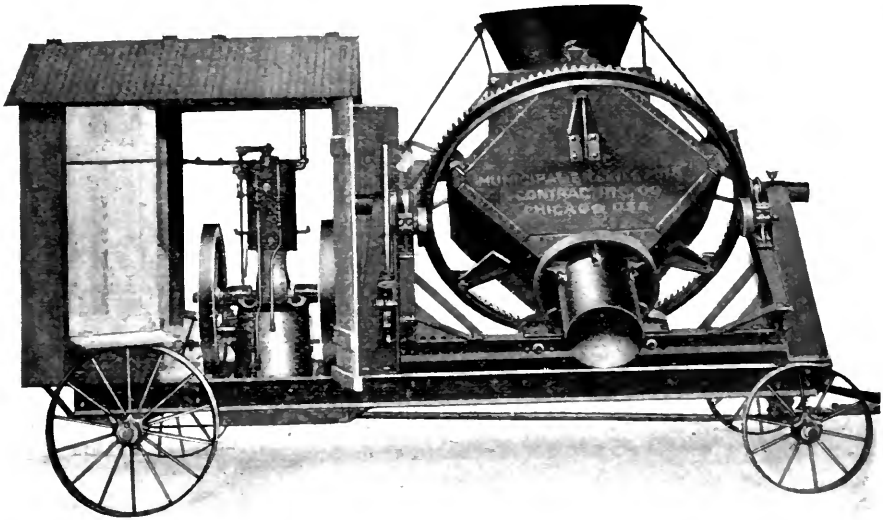
**The Garden City Sand Co.,**

1201 to 1206 Security Bldg.,

188 Madison St., CHICAGO.

'PHONES: Main 4827  
Auto. 2827

# THE CHICAGO IMPROVED CUBE CONCRETE MIXER



**GASOLINE OUTFIT IN DISCHARGING POSITION**

7 sizes On Skids or Trucks. Steam, Gasoline or Electric Power

**"IT HAS NO INSIDES"**

## **OBJECTIONS TO INSIDE PARTS**

*It is a well known fact that mixers having inside blades pocket and separate the material as it enters, and again in turn scoop it up from the bottom, and require constant attention to dislodge the material which is constantly attaching itself to the inside mechanism, not only causing the material to ball, but greatly decreasing the life of the machine, as these accessories, by reason of their resistance, not only wear out rapidly but largely increase the strain on the gears, frame, etc. Our CUBE MIXER, with ordinary use, is guaranteed not to clog.*

**SEND FOR CATALOGUE NO. 35**

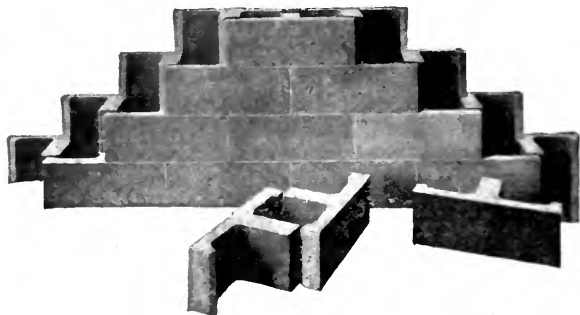
**MUNICIPAL ENGINEERING AND CONTRACTING CO.**

**607-11 Railway Exchange,**

**NEW YORK OFFICE:  
150 Nassau Street**

**CHICAGO, ILL.**

# TRUE CONCRETE BLOCKS



**THE AMERICAN HYDRAULIC STONE CO.'S TWO-PIECE SYSTEM MAKES  
THE ONLY TRUE CONCRETE BLOCK—THE ONLY PERFECT  
ARTIFICIAL STONE**

It makes a hollow dead wall or partition—cool in summer, warm in winter—impervious to moisture.

It is cheaper than stone, brick or any other block or building material.

Our Mixture—1 part cement, 3 parts sand, 4 parts gravel or crushed stone.

Walls constructed of this block contain both vertical and horizontal air space, and contain 50 per cent of same.

Walls constructed of this block have the strongest masonry bond known—a header bond every 7 to 9 inches in the horizontal and 9 to 12 inches in the perpendicular.

The machinery outfit is most complete, the shipping weight of which is in excess of 5,500 pounds, and makes blocks for walls varying in thickness from 4½ to 17 inches, or with the multiple air space system to any thickness desired and any style face. As the entire block is made under one pressure (over 70,000 pounds), the face and body of the block are thoroughly incorporated and the union is perfect.

The American Hydraulic Stone Co.'s System, as to machinery, blocks and walls, is protected under the broadest patents.

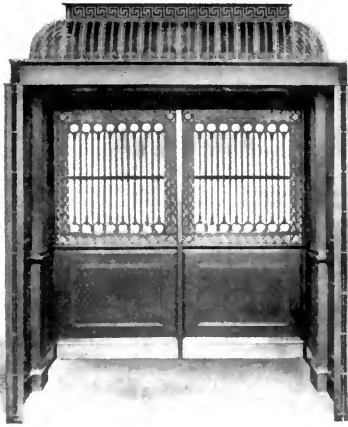
It will be to your interest to investigate this system before installing a plant for the manufacture of concrete blocks.

**WRITE FOR OUR 48 PAGE PROSPECTUS AND FULL  
PARTICULARS**

**ILLINOIS HOLLOW WALL AND CONCRETE COMPANY**

1016 New York Life Building

CHICAGO, ILL.



ELEVATOR CARS, CHICAGO P. O.

Elevator Cars, Elevator Enclosures, Artistic Bank and Office Railings, Entrance Doors, Iron Stairs and Store Fronts, Mausoleum Work, Grilles, Guards and Wire Work in "Iron and Bronze."



Steel and Wire Glass Fireproof Enclosures . .

# THE STANDARD COMPANY

PHONE HARRISON 2514

CHICAGO

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*Labahn Brick Co. does not belong to the Brick Trust*

## LABAHN BRICK CO.

MANUFACTURERS OF



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OFFICE

92 LaSalle Street

Room 60

CHICAGO

Telephone, Main 3792

“ Belmont 2581

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## BUILDING BRICK

YARD AT

LANSING,

ILL.

Shipments made over  
Pittsburg & Ft. Wayne  
or Pan Handle Rail-  
roads.

# Knickerbocker Ice Co.

DEALERS IN

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SAND, GRAVEL, LIME, CEMENT  
COMMON BRICK, HAIR  
STUCCO AND HARD PLASTER

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171 LaSalle Street.....Suite 716-725

New York Life Building, CHICAGO

Telephone, Central 1006

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Phone, Main 375

Residence Phone, Dearborn 4973

## **A. W. Sherlock** **Calking** **Contractor**

**Vaults Calked, Pointed and Made  
Water Tight**

**SIDEWALKS AND FLOORS CALKED AND  
MADE WATER TIGHT. WINDOW FRAMES  
AND STONE STEPS CALKED AND POINTED.**

**Room 217 Chamber of  
Commerce Building**

**Box 348 B. T. Ex.**

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GEORGE E. SPRY, Treas.

# JOHN SPRY LUMBER CO.

ASHLAND AVE., SO. OF 22ND ST., CHICAGO.

MANUFACTURERS OF

OAK AND MAPLE FLOORING,

ALSO WHOLESALE AND RETAIL DEALERS IN

LUMBER, LATH, SHINGLES, POSTS, SASH, DOORS,

FRAMES AND GENERAL MILLWORK.

...ESTIMATES ON BILLS PROMPTLY FURNISHED...



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EXCAVATING & WRECKING  
Room 405, 84 La Salle Street, CHICAGO

TELEPHONES—West 206—Residence Central 5091—Lake Front. Monroe 928.  
Market 1340. Main 1693—Main Office. Automatic 5695.

For the Finest and Most Durable Work.

*S. V. W.*



...FINISHES...

FOR PRIMING OR FIRST COATING.

## Standard Turpentine Shellac.

MANUFACTURED BY

23  
Billiter Street  
LONDON

**Standard Varnish Works**  
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CHICAGO

29  
Broadway  
NEW YORK

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LONG DISTANCE 'PHONE, MAIN 2236.

# W. H. McCARTHY,

*FACTORY SALES AGENT*

FIRE BRICK AND 

 FIREPROOFING

514 Chamber of Commerce Building.

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*PARTITION TILE*  
*BOOK TILE*



*FLUE LINING*  
*WALL COPING*



OFFICIAL DIRECTORY  
OF THE  
**BUILDERS' AND TRADERS'**  
**EXCHANGE**  
OF  
**CHICAGO**  
FOR 1905



CONTAINING THE  
BY-LAWS AND BUSINESS CLASSIFICATION OF MEMBERS OF THE  
BUILDERS' AND TRADERS' EXCHANGE OF CHICAGO; RULES  
OF MEASUREMENT OF MASON WORK, LISTS OF  
CHICAGO ARCHITECTS, THE NEW STATE  
LIEN LAW, ETC.

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CHICAGO

# Zephon Chemical Compound Co.

SOLE  
MANUFACTURERS OF

## ZEPHON BOILER COMPOUNDS

811 GREAT NORTHERN BUILDING

CHICAGO

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W. B. FROLICHSTEIN,  
President.

H. R. WILSON, C. E.,  
Sec'y.

J. W. EMIG, C. E.,  
Treas.

# Globe Iron Works

ESTABLISHED 1871

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Builders of Stairs

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Structural and Ornamental  
Iron, Steel, Brass and  
Wire Work

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Telephone, North 85

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BUILDERS' AND TRADERS' EXCHANGE  
OF CHICAGO.

Is formed by the undersigned, and all other persons who may hereafter become associated with them as hereinafter provided, for the purpose of furnishing and regulating suitable rooms for daily meetings of said Exchange in the city of Chicago; to promote mechanical and industrial interests; to inculcate just and equitable principles of trade; to establish and maintain uniformity in commercial usages by rules and regulations; to acquire, preserve and disseminate valuable business information; to adjust differences and settle disputes between members or between members and others; and for other purposes conducive to the interests of its members.

CHAS. A. MORAN, Prest. and Mgr.

# Chas. A. Moran Co.

CONTRACTORS FOR

PLANK, CINDER AND CEMENT SIDEWALKS  
FELT, COMPOSITION AND  
GRAVEL ROOFING.

456-458 W. Taylor St.

CHICAGO

TELEPHONES } Office, Monroe 839  
                  } Residence, Seeley 4224

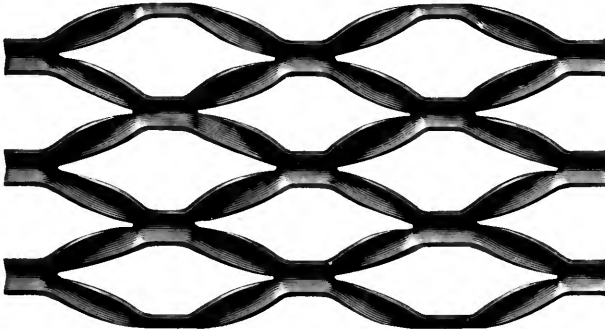
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## IMPERIAL EXPANDED METAL CO.

1538 MONADNOCK BUILDING

Builders and Traders Exchange, Box 262

CHICAGO



More money saved in labor and material by using this Lath than any other—  
giving strong, true walls.

EXPANDED METAL LATH

TURNBULL PARTITION STUDDING

CORRUGATED FURRING, STAPLES, CHANNELS, ETC.

### OFFICERS, 1884.

GEORGE C. PRUSSING, President.  
J. P. KETCHAM, First Vice President.  
E. BAGGOT, Second Vice President.  
F. C. SCHOENTHALER, Secretary.  
AMOS GRANNIS, Treasurer.

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#### Board of Directors.

For 1 year.

GEORGE TAPPER.  
JONATHAN CLARK.  
JAS. A. MILLER.  
H. C. HAYT.  
W. E. FROST.

#### Board of Directors.

For 2 years.

JAMES JOHN.  
J. B. SULLIVAN.  
W. H. CHENOWETH.  
CHAS. B. KIMBELL.  
C. C. THOMPSON.

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### OFFICERS, 1885.

GEORGE C. PRUSSING, President.  
L. W. FICK, First Vice President.  
E. BAGGOT, Second Vice President.  
F. C. SCHOENTHALER, Secretary.  
AMOS GRANNIS, Treasurer.

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#### Board of Directors.

For 1 year.

JAMES JOHN.  
J. B. SULLIVAN.  
W. H. CHENOWETH.  
CHAS. B. KIMBELL.  
C. C. THOMPSON.

#### Board of Directors.

For 2 years.

GEORGE TAPPER.  
F. S. WRIGHT.  
A. J. WECKLER.  
WILLIAM GRACE.  
E. P. WILCE.

### OFFICERS, 1886.

GEORGE C. PRUSSING, President.  
ROBERT VIERLING, First Vice President.  
OLIVER SOLLITT, Second Vice President.  
F. C. SCHOENTHALER, Secretary.  
JOSEPH DOWNEY, Treasurer.

---

#### Board of Directors.

For 1 year.

F. S. WRIGHT.  
E. P. WILCE.  
A. J. WECKLER.  
GEORGE TAPPER.  
WILLIAM GRACE.

#### Board of Directors.

For 2 years.

SPENCER S. KIMBELL.  
WM. KINSELLA.  
E. A. THOMAS.  
F. W. H. SUNDMACHER.  
GEORGE H. FOX.

---

### OFFICERS, 1887.

GEORGE TAPPER, President.  
MAT. BENNER, First Vice President.  
ALEX. W. MURRAY, Second Vice President.  
F. C. SCHOENTHALER, Secretary.  
JOSEPH DOWNEY, Treasurer.

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#### Board of Directors.

For 1 year.

SPENCER S. KIMBELL.  
E. A. THOMAS.  
WM. KINSELLA.  
F. W. H. SUNDMACHER.  
GEORGE H. FOX.

#### Board of Directors.

For 2 years.

OLIVER SOLLITT.  
PH. HENNE.  
D. V. PURINGTON.  
JAMES JOHN.  
MURDOCH CAMPBELL.

---

### OFFICERS, 1888.

GEORGE TAPPER, President.  
FRANCISCO BLAIR, First Vice President.  
M. B. MADDEN, Second Vice President.  
JAMES JOHN, Secretary.  
JOSEPH DOWNEY, Treasurer.

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#### Board of Directors.

For 1 year.

OLIVER SOLLITT.  
PH. HENNE.  
D. V. PURINGTON.  
W. P. KETCHAM.  
M. CAMPBELL.

#### Board of Directors.

For 2 years.

F. S. WRIGHT.  
W. H. ILIFF.  
E. A. THOMAS.  
A. E. WELLS.  
THOS. MOULDING.

### OFFICERS, 1889.

D. V. PURINGTON, President.

C. A. MOSES, First Vice President.

H. J. MILLIGAN, Second Vice President.

E. EARNSHAW, Treasurer.

JAMES JOHN, Secretary.

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#### Board of Directors.

For 1 year.

F. S. WRIGHT.

W. H. ILIFF.

E. A. THOMAS.

A. E. WELLS.

THOS. MOULDING.

#### Board of Directors.

For 2 years.

C. B. KIMBELL.

ROBT. VIERLING.

E. V. JOHNSON.

M. B. MADDEN.

ADAM J. WECKLER.

---

### OFFICERS, 1890.

W. P. KETCHAM, President.

J. G. McCARTHY, First Vice President.

JOHN RAWLE, Second Vice President.

JOSEPH DOWNEY, Treasurer.

JAMES JOHN, Secretary.

---

#### Board of Directors.

For 1 year.

C. B. KIMBELL.

ROBT. VIERLING.

E. V. JOHNSON.

M. B. MADDEN.

ADAM J. WECKLER.

#### Board of Directors.

For 2 years.

CHAS. W. GINDELE.

WALTER T. CLARK.

T. C. DIENER.

W. H. ILIFF.

W. H. ALSIP.

---

### OFFICERS, 1891.

JOS. DOWNEY, President.

R. F. CONWAY, First Vice President.

W. H. MORTIMER, Second Vice President.

A. J. WECKLER, Treasurer.

JAMES JOHN, Secretary.

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#### Board of Directors.

For 1 year.

CHAS. W. GINDELE.

WALTER T. CLARK.

T. C. DIENER.

W. H. ILIFF.

W. H. ALSIP.

#### Board of Directors.

For 2 years.

W. GOLDIE.

C. C. BISHOP.

J. R. HANSELL.

JAS. A. HOGAN.

E. H. HUMPHREY.

### OFFICERS, 1892.

W. H. ALSIP, President.  
ROBERT VIERLING, First Vice President.  
ALEX. GORDON, Second Vice President.  
W. H. MORTIMER, Treasurer.  
JAMES JOHN, Secretary.

---

#### Board of Directors.

For 1 year.

W. GOLDIE.  
C. C. BISHOP.  
J. R. HANSELL.  
JAS. A. HOGAN.  
E. H. HUMPHREY.

#### Board of Directors.

For 2 years.

D. FREEMAN.  
J. L. RUTHERFORD.  
F. V. GINDELE.  
ED. KIRK, JR.  
GEO. LILL.

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### OFFICERS, 1893.

CHAS. W. GINDELE, President.  
WM. H. ILIFF, First Vice President.  
C. S. PURINGTON, Second Vice President.  
W. H. MORTIMER, Treasurer.  
H. S. MARTIN, Secretary.

---

#### Board of Directors.

For 1 year.

D. FREEMAN.  
J. L. RUTHERFORD.  
F. V. GINDELE.  
ED. KIRK, JR.  
GEO. LILL.

#### Board of Directors.

For 2 years.

JOHN GRIFFITHS.  
F. C. NEAGLE.  
A. J. WECKLER.  
ALEX. GIBSON.  
MURDOCH CAMPBELL.

---

### OFFICERS, 1894.

J. G. McCARTHY, President.  
JAMES A. HOGAN, First Vice President  
E. S. MOSS, Second Vice President.  
JOHN RAWLE, Treasurer.  
FRANK CONRICK, Secretary.

---

#### Board of Directors.

For 1 year.

JOHN GRIFFITHS.  
F. C. NEAGLE.  
A. J. WECKLER.  
ALEX. F. GIBSON.  
MURDOCH CAMPBELL.

#### Board of Directors.

For 2 years.

ALEX. GORDON.  
C. S. PURINGTON.  
WM. GRACE.  
JOHN MOUNTAIN.  
GEORGE TAPPER.



## OFFICERS, 1895.

GEO. H. FOX, President.  
F. S. WRIGHT, First Vice President.  
R. S. HALDEMAN, Second Vice President.  
WM. H. ALSIP, Treasurer.  
FRANK CONRICK, Secretary.

---

### Board of Directors.

For 1 year.

ALEX. GORDON.  
JAS. A. HOGAN.  
WM. GRACE.  
JOHN MOUNTAIN  
GEORGE TAPPER.

### Board of Directors.

For 2 years.

HENRY APPEL.  
J. G. McCARTHY.  
JAMES BLOOMFIELD.  
E. B. MYERS.  
A. J. WECKLER.

---

## OFFICERS, 1896.

JAS. A. HOGAN, President.  
WM. M. CRILLY, First Vice President.  
W. L. HOFFMAN, Second Vice President.  
JOHN MOUNTAIN, Treasurer.  
FRANK CONRICK, Secretary.

---

### Board of Directors.

For 1 year.

HENRY APPEL.  
J. G. McCARTHY.  
JAMES BLOOMFIELD.  
E. B. MYERS.  
A. J. WECKLER.

### Board of Directors.

For 2 years.

WM. H. ALSIP.  
ANDREW CORCORAN.  
GEO. H. FOX.  
WM. GAVIN.  
GEO. TAPPER.

---

## OFFICERS, 1897.

W. M. CRILLY, President.  
S. S. KIMBELL, First Vice President.  
DANIEL FREEMAN, Second Vice President.  
JOHN MOUNTAIN, deceased,  
I. D. RICHARDS, app'd June 16, Treasurer.  
FRANK CONRICK, Secretary.

---

### Board of Directors.

For 1 year.

WM. H. ALSIP.  
ANDREW CORCORAN.  
GEO. H. FOX.  
WM. GAVIN.  
GEO. TAPPER.

### Board of Directors.

For 2 years.

HERMAN MUELLER.  
W. H. MORTIMER.  
ROBERT VIERLING.  
T. A. DUNGAN.  
C. P. MONTGOMERY.

## OFFICERS, 1898.

S. S. KIMBELL, President.  
DANIEL FREEMAN, First Vice President.  
GEO. JACKSON, Second Vice President.  
I. D. RICHARDS, Treasurer.  
FRANK CONRICK, Secretary.

---

### Board of Directors.

For 1 year.

HERMAN MUELLER.  
W. H. MORTIMER.  
ROBERT VIERLING.  
T. A. DUNGAN.  
C. P. MONTGOMERY.

### Board of Directors.

For 2 years.

HENRY APPEL.  
CHAS. G. MUELLER.  
WM. M. CRILLY.  
E. B. MYERS.  
ALEX. GORDON.

---

## OFFICERS, 1899.

CHAS. W. GINDELE, President.  
GEO. JACKSON, First Vice President.  
H. M. BRAUMOELLER, Second Vice President.  
I. D. RICHARDS, Treasurer.  
FRANK CONRICK, Secretary.

---

### Board of Directors.

For 1 year.

HENRY APPEL.  
CHAS. G. MUELLER.  
WM. M. CRILLY.  
E. B. MYERS.  
ALEX. GORDON.

### Board of Directors.

For 2 years.

JAS. A. HOGAN.  
S. S. KIMBELL.  
WM. H. ALSIP.  
E. A. THOMAS.  
JAS. SINCLAIR.

---

## OFFICERS, 1900.

JOHN RAWLE, President.  
VICTOR FALKENAU, First Vice President.  
SAM'L I. POPE, Second Vice President.  
E. T. MALONE, Treasurer.  
J. F. DAGGETT, Secretary.

---

### Board of Directors.

For 1 year.

JAS. A. HOGAN.  
S. S. KIMBELL.  
WM. H. ALSIP.  
E. A. THOMAS.  
JAS. SINCLAIR.

### Board of Directors.

For 2 years.

ALEX. GORDON.  
J. H. COFFEY.  
MARTIN DELANEY.  
S. M. RANDOLPH.  
H. W. BARKER.

## OFFICERS, 1901.

ADDISON E. WELLS, President.  
JAS. SINCLAIR, First Vice President.  
JOHN DICK, Second Vice President.  
E. T. MALONE, Treasurer.  
J. F. DAGGETT, Secretary

---

### Board of Directors.

For 1 year.

ALEX. GORDON.  
J. H. COFFEY.  
MARTIN DELANEY.  
S. M. RANDOLPH.  
W. IRVING CLARK.

### Board of Directors.

For 2 years.

JAS. A. HOGAN.  
S. S. KIMBELL.  
WM. GAVIN.  
T. F. O'CONNELL.  
N. J. BIQUE.

---

## OFFICERS, 1902.

FRANK S. WRIGHT, President.  
JOHN DICK, First Vice President.  
B. C. EVANS, Second Vice President.  
E. T. MALONE, Treasurer.  
J. F. DAGGETT, Secretary

---

### Board of Directors.

For 1 year.

JAS. A. HOGAN.  
S. S. KIMBELL.  
WM. GAVIN.  
T. F. O'CONNELL.  
N. J. BIQUE.

### Board of Directors.

For 2 years.

DANIEL FREEMAN.  
ALEX. GORDON.  
J. E. LINDQUIST.  
W. IRVING CLARK.  
A. F. GIBSON.

---

## OFFICERS, 1903.

JOHN DICK, President.  
B. C. EVANS, First Vice President.  
M. N. KIMBELL, Second Vice President.  
E. T. MALONE, Treasurer.  
J. F. DAGGETT, Secretary.

---

### Board of Directors.

For 1 year.

W. IRVING CLARK.  
A. F. GIBSON  
ALEX. GORDON.  
T. F. O'CONNELL.  
F. S. WRIGHT.

### Board of Directors.

For 2 years.

J. C. DEACON.  
N. J. BIQUE.  
J. A. HOGAN.  
S. S. KIMBELL.  
WM. GAVIN.

### OFFICERS 1904.

JOHN DICK, President.

M. N. KIMBELL, First Vice President.

F. B. MACOMBER, Second Vice President.

E. T. MALONE, Treasurer.

J. F. DAGGETT, Secretary.

---

#### Board of Directors.

For 1 year.

J. C. DEACON.

N. J. BIQUÉ.

J. A. HOGAN.

S. S. KIMBELL.

WM. GAVIN.

#### Board of Directors.

For 2 years.

J. G. BODENSCHATZ.

ALEX. GORDON.

T. F. O'CONNELL.

E. B. PERKINS.

S. M. RANDOLPH.

## OFFICERS, 1905.

DANIEL FREEMAN, President.  
W. H. MARTIN, First Vice President.  
F. B. MACOMBER, Second Vice President.  
E. T. MALONE, Treasurer.  
J. F. DAGGETT, Secretary.

---

### Board of Directors.

For 1 year.

J. G. BODENSCHATZ.  
ALEX. GORDON.  
T. F. O'CONNELL.  
E. B. PERKINS.  
S. M. RANDOLPH.

### Board of Directors.

For 2 years.

N. J. BIQUE.  
JOHN DICK.  
J. A. HOGAN.  
S. S. KIMBELL.  
WM. GAVIN.

---

## STANDING COMMITTEES FOR 1905.

### FINANCE

JAS. A. HOGAN, Chairman.  
JOHN DICK.  
E. B. PERKINS.  
WM. GAVIN.  
S. M. RANDOLPH.

### LEGISLATIVE

E. B. PERKINS, Chairman.  
JAS. A. HOGAN.  
JOHN DICK.  
J. G. BODENSCHATZ.  
T. F. O'CONNELL.

### MEMBERSHIP

J. G. BODENSCHATZ, Chair.  
ALEX. GORDON.  
S. S. KIMBELL.  
T. F. O'CONNELL.  
N. J. BIQUE.

### ROOMS

JOHN DICK, Chairman.  
T. F. O'CONNELL.  
WM. GAVIN.  
S. S. KIMBELL.  
N. J. BIQUE.

### ARBITRATION

ALEX. GORDON, Chairman.  
WM. GAVIN.  
S. M. RANDOLPH.  
E. B. PERKINS.  
J. G. BODENSCHATZ.

### LIBRARY

C. A. FLANAGIN, Chairman.  
FRANK SCARR.  
P. S. HUDSON.

### COMPLAINTS

A. C. PREBLE, Chairman.  
OSKAR MUELLER. R. J. McILROY.

### INSPECTORS OF ELECTION.

H. F. BREMER. J. C. CARRIER.  
J. B. FRENCH.

RULES GOVERNING ADMISSION  
TO THE FLOOR OF  
**The Builders' and Traders' Exchange**  
OF CHICAGO

---

FORMULATED BY COMMITTEE ON ROOMS.

APPROVED BY BOARD OF DIRECTORS.

---

- 1.—Members of Exchange in good standing.
  - 2.—Partners and employes of members holding admission cards.
  - 3.—Nonresidents having visitors' cards. (Trading privilege prohibited.)
  - 4.—Persons desiring to consult with a member will apply at the Secretary's office, Room 217.
  - 5.—The doorkeeper is instructed to keep the corridors in front of Exchange rooms free from obstruction.
  - 6.—Hours of Exchange from 8 a. m. to 5 p. m.
- Attest: DANIEL FREEMAN, President.  
J. F. DAGGETT, Secretary.

ORDER OF BUSINESS.

AT ANNUAL MEETING.

- 1.—Call to order at 12 M.
- 2.—Report of Secretary.
- 3.—Report of Treasurer.
- 4.—Opening of polls.
- 5.—Closing of Polls at 5 P. M.
- 6.—Call to order at 8 P. M.
- 7.—Reading of Minutes of last annual and special meetings.
- 8.—Report of Board of Directors.
- 9.—Report of Special Committees.
- 10.—Unfinished Business.
- 11.—Report of Inspectors of Election.
- 12.—Announcement of vote by the Clairman.
- 13.—Installation of Officers-Elect.
- 14.—New Business.
- 15.—Adjournment.

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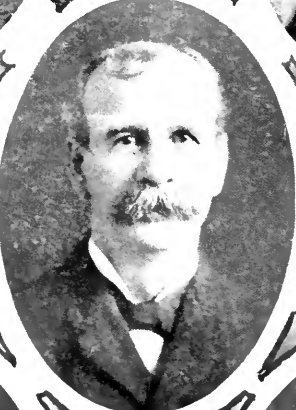




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1<sup>ST</sup> V. PRES.



F.B. MAGOMBER  
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# BY-LAWS,

## ARTICLE I.

### MEMBERSHIP.

Section 1. Any individual of good repute, whose vocation connects him with the trade or industries of building, may become a member of this Exchange upon election by the Board of Directors and payment of initiation fee.

Sec. 2. Application for membership must be made in writing, addressed to the Board of Directors, and must state the occupation, residence and place of business of the applicant; it must be signed by him and have the signature of at least two members of the Exchange as recommenders. The applicant must agree in said application that, if admitted, he will sign and abide by the By-Laws and Rules of the Exchange.

Sec. 3. Upon application regularly approved by the Committee on Membership, and the payment of two dollars (\$2.00), a card of admission shall be furnished to a partner or employe. For additional cards a charge of three dollars (\$3.00) each shall be made.

Said cards of admission shall entitle the person to whom they are issued to the trading privileges of the floor exclusively in the transaction of business of his firm or employer, which privileges shall cease when not so connected or employed.

It shall be the duty of such member to notify the Secretary of this Exchange of the termination of the services of such employe.

Sec. 4. Any firm who now appears on the books of the Exchange may, upon application to the Committee on Membership, have such membership transferred to any individual member of said firm on payment of \$2. subject to the approval of the Board of Directors.

Sec. 5. The name of any person wishing to become a member of the Exchange shall be posted in a conspicuous place in the Exchange Room for one week after his application is received.

The application shall then be referred to Committee on Membership, who shall take action as provided in Section 10, Clause a of Article III.

Sec. 6. Objections to the admission of any applicant must be made to the Membership Committee in writing, or by personal appearance before the committee.

The application of a rejected person cannot be renewed under a less period than six months from the date of rejection.

Sec. 7. The election of any applicant shall be void unless the initiation fee, hereinafter fixed, is paid to the Secretary within two weeks after notice of such election shall have been mailed to said

applicant, which notice shall be mailed within one week after applicant's election.

Sec. 8. Upon payment of the fee the member shall sign the roll, thereby pledging himself to observe all Rules and By-Laws of this Exchange, and receive his membership certificate, and shall then be entitled to an interest in the fund then in hand, or thereafter to be accumulated, and to all profits which may accrue to the Exchange, as long as he continues to pay the annual dues in advance, or is in nowise disqualified.

Sec. 9. The name, business address and residence of all members, together with the number of letter box held by them in Exchange, shall be permanently posted in the Exchange Room.

Sec. 10. Upon retirement from active business any person who has been a member for five years, and is in good standing, may, by a two-thirds vote of the Board of Directors, be elected an Honorary member. Upon his acceptance of the same he shall, without remuneration, surrender his certificate of active membership to the Exchange.

Sec. 11. Every member of this Exchange shall be entitled to receive a certificate of membership, bearing the Seal of the Exchange and the signature of the President and Secretary. (If the member in whose name said certificate stands has paid all dues and assessments, and said membership is not in any way impaired or forfeited, it shall, upon payment of two dollars (\$2.00), be transferable upon the books of the Exchange to any person eligible to membership under the first paragraph of this Article who may be approved by the Committee on Membership after due notice by posting. The membership of a deceased member shall be transferable in like manner by his legal representative.)

The membership of a deceased member shall not be subject to assessment for the term of three years. Provided, however, the dues shall be paid from the date transfer is made.

Prior to the transfer of any membership, application for such transfer shall be posted upon the bulletin of the Exchange for at least one week.

Sec. 12. This Exchange shall be affiliated with the National Association of Builders of America.

## ARTICLE II.

### OFFICERS.

Section 1. The officers of this Exchange shall be a President, a First and Second Vice President, a Secretary, who need not be a member of the Exchange, a Treasurer, and ten Directors.

Sec. 2. The Executive officers, except the Secretary, shall be elected at the annual meeting for a year. At the same time five Directors shall be elected for a term of two years, and also three Inspectors of Election to serve at the next annual meeting.

All officers shall serve until their successors are duly elected and have qualified.

Should vacancies occur among the Executive officers or in the



Board of Directors, such vacancies shall be filled by the appointment of a member or members of the Exchange by the Board of Directors.

### ARTICLE III.

#### DUTIES OF OFFICERS.

##### PRESIDENT.

Section 1. It shall be the duty of the President to assume general supervision of the affairs of the Exchange, to preside and preserve order at all meetings of the Exchange or of the Board of Directors, and have the casting vote at all times. He shall temporarily fill any vacancy which may occur in any appointive office of the Exchange and appoint all committees not otherwise provided for; and he shall countersign all warrants (approved by the Finance Committee) drawn on the Treasurer, and all certificates of membership, and in the absence of the Secretary shall appoint one of the members to officiate as Secretary pro tempore.

##### VICE PRESIDENTS.

Sec. 2. The Vice Presidents, in the order of their seniority, shall preside at meetings in the absence of the President, and in case of sickness or protracted absence of that officer shall discharge his other duties.

##### SECRETARY.

Sec. 3. It shall be his duty to act as Secretary of all meetings of the Exchange, Board of Directors, and committees, and keep a correct record of all their proceedings in books prepared for that purpose, and shall give proper notice of all meetings of the Exchange, Board of Directors and committees. He shall collect all moneys due the Exchange and make at least weekly return of same to the Treasurer, taking his receipt therefor. He shall sign all warrants drawn upon the Treasurer for the payment of moneys, keep the accounts of the Exchange in books provided for that purpose, and take charge of all books, papers and other documents belonging to the Exchange except those in the hands of the Treasurer; post all applications for membership; notify all applicants of their election or rejection; issue all certificates of membership and affix the seal of the Exchange thereto; approve all bills and have same attached to monthly statement when submitted to the Finance Committee for their approval, and perform all other duties properly belonging to his department or required of him by the President or Board of Directors.

Sec. 4. The Secretary shall endeavor to collect past due accounts, left with him, against members. The Secretary shall furnish, upon application, the best information obtainable as to the financial standing of any party or parties about to build, or consumers of building material.

## TREASURER.

Sec. 5. It shall be the duty of the Treasurer to receive from the Secretary all moneys and dues belonging to the Exchange and give receipts for same to him; keep a correct account of all moneys received.

He shall deposit all moneys coming to his hands, belonging to said Exchange, in a bank or trust company in his name as Treasurer of The Builders' and Traders' Exchange, Chicago, Ill. He shall pay all warrants drawn on him as Treasurer of said Exchange only when signed by the President or one of the Vice Presidents and Secretary. He shall present to the Board of Directors at its stated meetings (if requested) and to the Exchange at its annual meetings and to the President, when required by him, a statement of the receipts and expenditures and condition of its finances.

Sec. 6. Before entering upon their duties both the Treasurer and the Secretary shall file with the President an indemnifying bond, payable to the Exchange, for an amount and with such sureties as may be approved by the Board of Directors, and at the end of their service they shall turn over all funds, receipts and papers in their hands to their successors duly qualified.

## BOARD OF DIRECTORS.

Sec. 7. The Board of Directors shall have charge of all property of the Exchange not in the hands of the Treasurer; shall fix the compensation of the Secretary and Treasurer for their services, and appoint a Secretary and all other employes, and determine their salaries.

Sec. 8. (a) Whenever the cash in the hands of the Treasurer shall exceed the prospective running expenses of the Exchange for a year, such surplus may be invested by the Board in bonds of undoubted security. (b) Any appropriation of the funds of the Exchange, outside of the usual expenses, shall require a vote of two-thirds of all the Directors.

Sec. 9. From their number the President shall appoint, within one week from the election, the following standing committees, each consisting of five members: A Committee on Membership, a Committee on Rooms, a Committee on Arbitration, a Legislative Committee and a Committee on Finance.

The President shall also appoint a Committee on Library and a Special Committee on Complaints, to consist of three members each, from the members of the Exchange (none of whom are officers or Directors of the Exchange at the time of the appointment.)

Sec. 10. The Board of Directors shall receive the report of the Membership Committee and shall vote by ballot on the admission of members. No person shall be admitted to membership by less than a majority vote of the Board of Directors.

## DUTIES OF COMMITTEES.

Sec. 11. Clause a. The Committee on Membership shall meet every Monday to receive all objections to applicants for member-

ship, and to treat such objections as made in confidence; investigate all whose names have been posted for one week, and report the result of their labors to the Board of Directors at their first meeting.

Clause b. The Committee on Rooms shall meet every month and have charge of the rooms used by the Exchange and see that all necessities are properly appointed. They shall formulate and post rules for the government of members and visitors to the Exchange and see to the enforcement thereof.

Clause c. To the Arbitration Committee any dispute or difference between members, or members and others, in matters of business, may be referred for settlement.

The Secretary shall act as Clerk for the Committee.

All persons who may desire the services of said committee shall file with the Clerk an agreement to submit their case to the committee and be bound by its decision.

When such agreement is filed the Secretary shall call a meeting of the committee within ten days to hear and decide such controversy, and shall give to the parties in interest at least five days' notice of the time and place of such meeting.

The Secretary of this Exchange, and each member of the Arbitration Committee, who shall be present at the hearing of a submitted case, shall be entitled to the sum of five dollars for each sitting, to be paid in equal parts by each party to the controversy.

A member who has submitted his case to the decision of the Arbitration Committee and refuses to abide by such decision when made, shall be deemed to be guilty of dishonorable business practices.

Clause d. The Finance Committee shall suggest financial measures to the Board of Directors; shall meet monthly to examine and audit the monthly accounts of the Secretary and pass on the accounts and books of the Secretary and Treasurer, and report the results of their finding at the annual meeting of the Exchange.

Clause e. The Library Committee shall meet monthly and have charge of all books, periodicals and papers belonging to the Exchange, shall formulate rules necessary for the regulation of the use of the library by members, shall have authority to purchase new books not to exceed appropriation for same, and to sell or exchange any books, periodicals or papers belonging to the Exchange subject to the approval of the President.

Clause f. The Committee on Complaints. If any member of the Exchange makes any complaint against any other member in writing, of a character demanding investigation, it shall be referred to the Committee on Complaints for their consideration, and they shall refer their finding to the Board of Directors; and if there is a just cause for the complaint, the board in session shall summon the said member to appear in his own defense, when, upon a fair and impartial hearing, the Directors may either acquit him of the charge, censure, fine or expel him from the Exchange; fine to be not less than \$25 nor more than \$100, said fine to be paid to the Secretary and credited to the funds of the Exchange. The accuser in such cases shall be summoned to the hearing and in the event of his fail-

ing to appear or show that the charges were honestly made or to substantiate them in some particular, then he himself shall be subject to the penalties described for the member accused.

Clause g. The Legislative Committee shall have charge of all matters of a legislative nature in which this Exchange may be, or may become interested; it shall also take cognizance of the doings and recommendation of the National Association of Builders, and shall present to the Board of Directors at proper times a summary in a condensed form of all matters considered by said National Association of Builders.

#### ARTICLE IV.

##### INITIATION FEE AND DUES.

Section 1. The initiatory fee for membership in the Exchange shall be \$50.00.

Sec. 2. The annual dues shall be fixed by the Board of Directors at their first meeting in April in an amount not to exceed \$20.

Sec. 3. The fiscal year of the Exchange commences May 1.

Sec. 4. Dues of new members shall be assessed pro rata for unexpired portion of current year, and are payable with initiation fee.

#### ARTICLE V.

##### MEETINGS.

Section 1. There shall be an annual meeting on the third Monday of January for the election of officers, and such other business as may regularly come before it.

Sec. 2. Any vote of the Exchange pledging the support of the Exchange to any policy, cause, movement, or measure, shall be by roll call.

Sec. 3. Special meetings may be called by the President at any time, and shall be called at the written request of any ten members stating therein the subject they desire to bring before such meeting.

Sec. 4. Notice of such meeting and the subject for discussion shall be posted in the Exchange Room for one week previous thereto by the Secretary, and also mailed to each member at least three days before the meeting.

Sec. 5. In cases of emergency, which shall be declared as such by a majority of the Board of Directors, a general meeting of the Exchange may be called on twenty-four hours' notice.

Sec. 6. On the hour of 12 M., on the first Tuesday after the first Monday in January the President shall call the members present to order, and the meeting shall proceed to nominate members for each of the offices to be filled at the annual meeting.

Said nominations shall be made between the hours of 12 M. and 2 P. M. Any member of the Exchange may become a candidate for any of the offices to be filled, provided he is nominated and said nomination is seconded by some member of the Exchange between said hours.

The acceptance in writing of each candidate must be filed with

the Secretary of the Exchange not later than 2 o'clock P. M. of Thursday next after his nomination, otherwise the name of candidate will not appear on printed ballot.

Within three days after said nominations are made, the Secretary shall order printed sufficient tickets to accommodate all the members of the Exchange, containing the names of all candidates, and shall mail each member of the Exchange one of said tickets when printed, which shall be at least one week previous to the annual meeting. Any member of the Exchange in good standing may vote one ballot, said ballot shall not be numbered, and the Inspectors of Election shall destroy all said ballots immediately upon presenting the report at the annual meeting.

The Committee on Rooms shall, on the day of the annual meeting take in charge all ballots yet in possession of the Secretary, and upon the opening of poll they shall hand one ballot to any member who shall apply for same; further:

It shall be the duty of said committee to provide suitable places for preparing ballots to be voted; also give special supervision to the Exchange Hall until the poll is closed.

The names of all candidates shall be placed on one ticket, commencing with the President and ending with Inspectors of Election. A check mark shall be made opposite the name of candidate to be voted for, thus: X. No member will be permitted to vote for more than one candidate for each office to be filled, except Directors and Inspectors of Election, for whom he will cast one vote each for the number provided in the By-Laws. No votes will be counted except those printed on the tickets provided by the Exchange.

Sec. 7. The annual meeting shall be called to order at 12 M. After the reports of Secretary and Treasurer, properly audited by Finance Committee, have been presented, the polls shall be opened in charge of the Inspectors of Election, who shall receive each ballot, and upon ascertaining that it is offered by a member entitled to vote, they shall deposit it in the ballot box. At 5 P. M. the poll will close, and the Inspectors will canvass the vote and announce the result at the evening meeting.

Sec. 8. A plurality of votes cast shall constitute an election.

## ARTICLE VI.

### DEFAULT IN PAYMENT.

Section 1. Any member who shall neglect to pay the annual dues beyond August 1st shall have no vote until said dues are paid, and at the next following annual meeting if such money still remain unpaid, the names of such delinquents shall be referred to the Board of Directors, with power to act. Said delinquents shall be entitled to none of the benefits of the Exchange; and any interest he or they may have had in its property shall revert to the Association.

## ARTICLE VII.

### EXPULSION, FINE, ETC.

Section 1. Any member of this Exchange who shall conduct himself in an improper or offensive manner in any of the rooms of

the Exchange, or who shall be guilty of any act of bad faith, or dishonest, dishonorable or unbusinesslike conduct, or who shall refuse or willfully neglect to abide by, or comply with, the By-Laws of the Exchange, shall be censured, fined or expelled, as the Board of Directors, from the nature and gravity of the offense committed, may determine.

Sec. 2. When any member stands charged with any one or more of the offenses above provided for, it shall be the duty of the Board of Directors to fix upon a day when the charges against such offending member shall be heard, and cause written notice of the time and place of such hearing to be delivered or mailed to such offending member at least ten days before the day fixed upon for the hearing of the charges against him.

Sec. 3. If any member shall, by the Board of Directors, be adjudged guilty of the offense with which he stands charged, he shall be subjected to such one of the penalties hereinbefore provided for as the Board of Directors may determine, provided, however, that an affirmative vote of at least seven members of the Board of Directors shall be necessary to expel a member.

Sec. 4. Whenever any member shall have been censured, fined or expelled, notice of such fact shall be posted in the Exchange, if the Board of Directors so determine.

Sec. 5. When any member shall have been expelled, his interest and right in the property of the Exchange shall be forfeited and shall become the property of the Exchange absolutely.

## ARTICLE VIII.

### QUORUM AND PROXIES.

Section 1. Twenty-five members shall constitute a quorum at any meeting of the Exchange.

Sec. 2. At any meeting of the Exchange at which a ballot is required, any member of the Exchange in good standing may authorize his partner, or representative (holding admission card), to vote in his stead by proxy duly authorized in writing.

## ARTICLE IX.

### AMENDMENTS.

Section 1. Additions, alterations or amendments to these By-Laws may be made by a two-thirds vote of members present at a special meeting called for that purpose, after such proposed additions, alterations or amendments shall have been posted in the Exchange Room one month previous to the meeting.

## ARTICLE X.

### RULES OF ORDER.

Section 1. The Rules of Order laid down in Roberts' Rules of Order shall govern.

## ARTICLE XI.

## COLLECTIONS.

Section 1. Accounts left with the Secretary for collection shall be entered in a book kept for that purpose, and countersigned by maker of bill. Notice will be sent to post office address of firm or person against whom bill is made out, requesting them to call and settle within five days; should no reply be received, a personal interview will be had if possible.

Sec. 2. In case of disputed accounts the maker will be notified and afforded an opportunity to correct, withdraw or reassert and prove the claim.

Sec. 3. The name of any firm or person who refuses to pay a just bill when notified by the Secretary, or who neglects to discharge such indebtedness within ten days, except good and sufficient cause is shown, shall be posted in the Exchange, together with collateral facts, and such refusal shall be deemed as unbusinesslike conduct.

Sec. 4. All members will be furnished with copy of names posted upon delinquent list of Exchange upon application.

Sec. 5. The Secretary shall charge for his services the actual cost of collection, estimating his time at one dollar per hour. Money so collected will be paid into the Treasury of Exchange. In no case will the cost of collection be less than one dollar.

# RULES OF MEASUREMENT.

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## INTRODUCTION.

The following rules are the expression of a custom founded in equity and prevailing in this city from its earliest days:

If to furnish and lay one thousand brick in a plain dead wall cost ten dollars, another piece of brick work of equal cost must be measured as of the same contents, even though it does not take one-fourth as many brick.

The plain dead wall, in stone as well as brick work, is taken as the standard, and the more difficult, complicated, ornamental and hazardous kinds of work are measured up to it, so as to make the compensation equal. To illustrate: If in one day a man can lay two thousand brick in a plain dead wall, and can lay only five hundred in a pier or arch in the same time, the cost of labor per M in such work is four times as much as in a wall, and he is entitled to extra compensation; but instead of varying the price, the custom varies the measurement to compensate for the difference, and thus endeavors to secure a uniform price per M for all descriptions of ordinary brick work, instead of a different price for the execution of the various kinds of work.

This is the principle underlying the system.

If any new rules or new applications of old rules should be found in the following, we can only say in their recommendation that we have carefully considered them in all their bearings, endeavoring to secure equal justice to owner as well as contractor, and that they will form the standard for deductions as well as for compensation for extra work.

The units of measurement of mason's work are:

For Excavation, the cubic yard.

For Concrete, foundations, the cubic foot.

For Concrete, floors, the superficial foot.

For Dimension stone, footings, the superficial yard.

For Dimension stone, bridge, masonry, the cubic foot.

For Dimension stone, surface dressing, the superficial foot extra.

For Rubble Work, the cubic foot.

For Rubble Work, surface dressing, the superficial foot extra.

For Brick Work, common, the thousand brick.

For Brick Work, pressed, the superficial foot.

For Tuckpointing, cleaning fronts, the superficial foot.

For Plastering, plain surfaces, the superficial yard.

For Plastering, cornices, the running and superficial foot.



## EXCAVATION.

To be measured and computed by the actual amount of material displaced—no allowance for rehandling.

## CONCRETE.

## FLOORS.

Foundations.—Measure actual contents.

Floors to be measured by the superficial foot of surface between walls.

No deduction for the drains, nor for any pier, chimney breast, plaster or other projection of walls of 10 feet or less in area.

## DIMENSION STONE.

## FOOTINGS.

Footings to be measured each course separately—no deductions for drain or other openings under walls 2 feet or less in width.

Bridge Masonry.—Compute actual cubic contents.

Surface dressing of all kinds, extra.

## RUBBLE WORK.

Footings to be measured by actual cubic contents.

Note.—Footings are all such foundation courses, not exceeding 16 inches in height each, as are wider than the body of the above.

Note.—In the following the term Corner is used for salient angles of walls, and Angle for re-entering angles.

## EXTERNAL WALLS.

Girt building and add thickness of wall for each external angle.

## PARTITION WALLS.

Intersection of partition walls two feet or less in width to be measured double; if wider, add four cubic feet to actual contents of every intersection for each foot in height.

## BEVELED CORNERS.

For each corner of wall more or less than 90 degrees add 1 foot 6 inches to length of wall.

## CIRCULAR WALLS.

For round walls add one-fifth of length of girt measure.

## PILASTERS, ETC.

All projections, such as chimney breasts, piers connected with walls, and pilasters, to be measured actual cubic contents contained therein, and one cubic foot added thereto for each corner for every foot in height.

## PIERS.

Independent square piers to be measured by the same rule.  
Polygon and round pier work at special rates.

## RECESSES, ETC.

Recesses and slots to be measured solid, and in addition thereto allow one cubic foot for every foot in height.

## ARCHES.

Stone arches are classed as cut-stone work.

## OPENINGS.

Deduct contents of windows, doors and other openings, measuring from top of sill to spring of arch, and add two feet of wall for each jamb for every foot in height of opening.

No deductions are to be made for cut-stone trimmings and lintels.

## BRICK WORK.

Note.—Different cities make different bricks; in reality the products of no two brick-yards are entirely alike in size, nor, for that matter, all brick burned in the same kiln. The necessity of acknowledging some standard for purposes of mensuration and calculation is obvious. In these rules the dimensions of a brick are understood to be two inches by four inches by eight inches. We therefore speak of 4-inch walls, meaning the width of one brick; of 8-inch, meaning the width of two bricks, and of 12-inch walls, meaning the length of one and width of another brick, etc., although the actual width of the wall will be more or less in excess of these measures.

Every superficial foot of "one-half brick (or 4-inch) wall" to be estimated at seven and one-half bricks; of "one brick (or 8-inch) wall" at fifteen bricks; of "one and one-half (or 12-inch) wall" at twenty-two and one-half bricks; of "two brick (or 16-inch) wall" at thirty bricks, etc.—increase the number of brick by seven and one-half for every additional half brick in thickness of wall.

## EXTERNAL WALLS.

If 16 inches thick or less, girt building and add thickness of wall for each external angle.

When thicker, add to actual contents of each corner one and one-half cubic feet for every foot in height.

Allow for wall ends as for corners.

## ROUND WALLS.

Sixteen inches thick or less.

For circular walls, of radius sufficiently large to obviate the necessity of using specially molded or cut brick, add one-fifth of length to girt.

When thicker allow for sixteen inches of such wall as per above rule and measure all in excess as straight work.

Cut or molded work at special rates.

#### BEVELED CORNERS.

For each corner of wall of more or less than 90 degrees add one foot six inches to length of girt.

#### PARTITION WALLS.

Sixteen inches thick or less. Intersections of partition walls (bonded together in any manner—not abutting) to be measured double.

When thicker, add one and one-half cubic foot to actual contents of every intersection for each foot in height.

Partition walls connecting with stone walls to be measured one foot into such wall.

#### CHIMNEY BREASTS AND PILASTERS.

All flues and hollows in chimneys four feet or less in area to be measured solid.

When larger: Deduct one-half contents of flue.

For all chimney breasts and pilasters add eight inches to face for each corner and multiply length so obtained by width (projection).

Detached chimneys in buildings and plain chimney tops to be measured solid and one-half of one cubic foot to be added for each corner for every foot in height.

#### STACKS.

Chimney stacks at special rates.

When square, find cubic contents, measuring hollow walls solid, and deducting flue.

When round or octagon, take length of diameter for side, and measure as though it was square.

#### PIERS.

Independent piers to be measured like chimneys.

#### HOLLOW WALLS.

Hollow walls to be measured solid.

#### STONE FRONTS.

Stone fronts backed with brick work. Deduct thickness of ashlar from width and figure like ordinary walls.

#### GABLES AND WALL TOPS.

Whenever clipping of brick is required, add to actual contents the length of line of clipping by one foot by thickness of wall.

## CORNICES AND BELTS.

If of running courses only, multiply length by height (greatest girt in the cut) by greatest projection.

If enriched (by corbels, brackets and panels) multiply other dimensions as given, by greatest girt length.

## LEDGES.

Multiply length by height by greatest projection.

## PROJECTIONS.

All other projections, if of four inches or less, to be measured four inches; if above four inches, and not exceeding eight inches, to be measured eight inches; if above eight inches and not exceeding twelve inches, to be measured twelve inches, etc.

## GAUGE WORK.

Gauged work at special rates.

## OPENINGS.

Openings to be measured from top of sill to spring of arch and shortest distance between brick jambs for width.

No deductions to be made for openings two feet six inches or less in width.

One-half of contents to be deducted of openings from two feet six inches to six feet in width.

For openings of more than six feet in width allow one foot six inches by thickness of wall by height for each jamb.

## SLOTS, PANELS, ETC.

No deduction to be made for slots, chases, niches, panels or other recesses of four feet or less in width; if wider, deduct contents, and add two cubic feet of wall for every foot in height.

## TRIMMINGS.

No deductions in measuring brick work for cut stone or other trimmings, bond-blocks, timber, joists or lintels.

## ARCHES.

Arches—not gauged.

In vaults, multiply length of chord at spring of arch by height from chord to extrados by thickness of arch.

In walls, find contents of arch by same rule and add to wall measurement.

In sewers and tunnel arches, multiply length of extrados by thickness of arch.

## FLOOR-ARCHES AND BRICK PAVING.

Floor-arches and brick paving to be measured by the superficial foot and by rule given for measuring concrete. Deduct well holes.

## BRICK-NOGGING.

Measure as ordinary brick work. Deduct full openings—no studding.

## CUTTING.

Cutting of joists or other poles by the piece; of slots, panels and recesses by the lineal foot.

## TOOTHING.

When ordered by the owner or his superintendent to tooth, rack or block, in consequence of delay of iron, stone or other material, that mason work may connect with, such tothing, racking or blocking shall be measured as extra work, as follows: Increase girt length of such line by one-half, and multiply by one foot of thickness of wall.

## PRESSED BRICK WORK.

Measure all exposed surfaces of brick by the superficial foot.

## CUT-STONE SETTING.

Measure vault covers, flagging, curbing and ashlar by the superficial foot. Coping and belt courses by the lineal foot; all other cut stone by the cubic foot.

## TUCK-POINTING AND CLEANING.

Tuck-pointing and cleaning and pointing stone work to be measured by the superficial foot of exposed surfaces.

## LATHING AND PLASTERING.

To be measured by the superficial yard—from floor to ceiling for walls and from wall to wall for ceiling.

## CORNERS, BEADS, ETC.

All corners, angles of more or less than 90 degrees, beads, quirks, rule joints and moldings to be measured by the lineal foot on their longest extension. Add one foot for each stop or miter.

## CORNICES.

Length of cornices to be measured on walls.

Plain cornices, of two feet girt or less, to be measured on walls by the lineal foot.

Plain cornices exceeding two feet girt to be measured by the superficial foot.

Add one lineal foot by girt for each stop or miter.

Enriched cornices (cast work) by the lineal foot for each enrichment.

#### ARCHES, CORBELS, ETC.

Arches, corbels, brackets, rings, center-pieces, pilasters, columns, capitals, bases, rosettes, bosses, pendants, and niches by the piece.

#### OPENINGS.

Openings in plastering to be measured between grounds.

No deduction to be made for openings of two feet or less in width.

One-half of contents to be deducted for openings from two feet to six feet in width.

For openings of more than six feet in width deduct contents of openings and allow one foot six inches for each jamb by height.

#### DEAFENING.

Deafening to be measured by the superficial yard, floor measure, between walls—take out well holes.



**MAIN OFFICE**  
S. E. Cor. 69th and Halsted Sts.  
Tel. Normal 356

**CITY OFFICE**  
217 Chamber of Com. Bldg.  
Tel. Main 375

**John Sunderman  
& Co.**

**House Raisers**  
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and 7240-42-44-46-48 Lowe  
Avenue

SOUTH CHICAGO YARD:  
9186 South Chicago Avenue

# LIST OF LICENSED ARCHITECTS.

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MEMBERS OF THE PROFESSION WHO WILL BE PERMITTED TO PRACTICE IN CHICAGO AND COOK COUNTY, ILL.

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## CHICAGO.

Abbott, Frank B.....	810, 225 Dearborn St.
Adams, Charles R.....	80 Dearborn St.
Adler, Abraham K.....	1641 Monadnock Blk
Ahlschlager, John.....	70 La Salle St
Allison, Lyman J.....	115 Dearborn St.
Alloway, Wilmore.....	1551 Marquette Bldg.
Almquist, Carl M.....	902, 112 Clark St.
Alschuler, Alfred S.....	1507 Fisher Blk.
Andresen, Peter W.....	560 55th St.
Andresen, Theodor.....	1335 Belmont Ave.
Artingstall, Samuel G.....	240 Rialto Bldg.
Atchison, John D.....	(Atchison & Edbrooke) 90 Washington St.
Bacon, Francis T.....	902, 1 Park Row (care I. C. R. R.)
Bailey, Cyrus.....	1041 Marquette Bldg.
Bannister, George S.....	1801 W. 100th St.
Barfield, William G.....	87 Washington St.
Barnes, Julian.....	314 Ry Exchg.
Barrett, Fred L.....	2147 N. Robey St.
Barthel, Julius B.....	1441 Unity Bldg.
Barton, F. M.....	1224 Royal Insurance Bldg.
Beauley, Wm. Jean....	(Peabody & Beauley) 1007 Monadnock Blk.
Beaumont, George.....	711, 115 Dearborn St.
Beers, Minard L.....	Orchestra Hall Bldg.
Beers, Herbert P.....	508, 218 LaSalle St.
Beiler, Henry P.....	268 E. North Ave.
Belden, Edgar S.....	1027 Marquette Bldg.
Bell, Theodore N.....	134 Van Buren St.
Beman, Solon S.....	928 Fine Arts Bldg
Bennett, A T.....	1442 Lexington St.
Benson, Edward.....	1779 N. Clark St.
Berlin, Robert C.....	1212 Tacoma Bldg.
Berndt, F. J.....	245 Seminary Ave.
Bessler, Edward W.....	820 W. 12th St.
Betts, Henry A.....	42 Hathway Bldg.

Beyer, Oscar.....	2865 N Ashland Ave
Bishop, Thomas R.....	113 Adams St.
Blair, William Wallace.....	1008, 226 LaSalle St.
Bloedner, Gustav.....	630 Haddon Ave.
Blondin, Edward E.....	5457 State St.
Borst, George Henry.....	.....
..... (Borst & Hetherington)	1404, 100 Washington St.
Bowen, Howard.....	918, 218 LaSalle St.
Bowes, Frederick Wm.....	1525 N. Central Park Ave.
Braband, Frank J. E.....	1528 Unity Bldg.
Brandt, Berkeley.....	1715 Railway Exchg
Branitzky, Wm. Thomas.....	639 Unity Bldg.
Bright, Jasper T.....	2563 W. 41st Court
Brinkman, Wm. J.....	86 Metropolitan Blk.
Brinsley, Herbert G.....	909 Jackson Blvd.
Brodhag, Louis.....	505, 84 LaSalle St.
Brodhag, Louis, Jr.....	911 Hamilton Court
Brompton, Joseph C.....	604 Masonic Temple
Brookes, William J.....	184 E. 37th St.
Brooks, Thos. M.....	(Care Deering Harvester Company)
Brown, Arthur G.....	806, 184 LaSalle St.
Brueckner, Carl Louis.....	152 E. North Ave.
Brush, Charles E.....	99 Randolph St.
Brydges, Frederick T. C.....	1832 W. Washington St.
Buck, Niels.....	760, 125 LaSalle St.
Buck, Lawrence.....	920, 218 LaSalle St.
Buckley, Ashbury W.....	26 Van Buren St.
Buerger, H.....	2133 W 12th St.
Burnham, Daniel H.....	.....
..... (D. H. Burnham & Co.)	1417 Railway Exchange Bldg.
Burns, James.....	1026 Chicago Opera House
Burtar, Adolph G.... (Burtar & Gassmann)	Chamber of Commerce
Butts, Julius A.....	370 S. Paulina St.
Cady, Jeremiah Kersted.. (Handy & Cady)	1002, 172 Washington St.
Camp, Ervin M.....	(Murphy & Camp) 600 Fisher Bldg.
Charvat, Anton.....	547 Blue Island Ave.
Chubb, John D.....	112 Clark St.
Church, Myron H.....	1234 Marquette Bldg.
Church, Walter S.....	1235 Marquette Bldg.
Clark, Robert C.....	7216 Harvard Ave.
Clay, William W.....	218 LaSalle St.
Cobb, Oscar.....	702, 85 Dearborn St.
Coffin, Arthur S.....	(Raeder & Coffin) 109 Randolph St.
Cohen, Isadore.....	628 Monadnock Blk.
Colcord, Albert E.....	611, 110 Dearborn St.
Cole, Arthur W.....	R. 712, 204 Dearborn St.
Colton, Samuel Kirk.....	802 Reaper Blk.
Coolidge, Charles A, (Shepley, Rutan & Coolidge)	Old Colony Bldg.
Cowles, William D.....	3648 Vincennes Ave.
Crown, Samuel N.....	85 Dearborn St.
Danielson, John.....	624 Alma St., Austin



Davis, Zachary T.....	1337 Unity Bldg
Dawley, Wm. S.....(Care of C. & E. I. Ry.)	355 Dearborn St.
Dean, Arthur R.....	912, 218 LaSalle St.
Dean, George R.....	918, 218 LaSalle St.
Demoney, Frank O.....	10, 144 LaSalle St.
Dibelka, James B.....	79 S. Clark St.
Dinkleberg, F P.....	1407 Railway Exchange Bldg.
Doerr, John P.....	
.....(J. F. & J. P. Doerr)	1222 Chamber of Commerce Bldg.
Doerr, Jacob F.....	
.....(J. F. & J. P. Doerr)	1222 Chamber of Commerce Bldg.
Dornfield, I. F.....	134 Van Buren St.
Dorr, John I.....	120 Langley Ave.
Dowling, Edward F.....	
.....(Care of Patton & Miller)	1411, 140 Dearborn St.
Drake, Wm. H.....	112 Clark St.
Drummond, W.....	510 N. Central Ave., Austin
Duncan, John.....	91 Dearborn St.
Duesing, Theodore.....	1293 W. 22d St.
Dunning, N. Max.....	1218 Association Bldg.
Dwen, Robert G.....	1401 N. Y. Life Bldg.
Eckstrom, Christian A.....	Tacoma Bldg.
Edbrooke, Harry W. J..(Atchison & Edbrooke)	90 Washington St.
Egan, James J.....(Egan & Prindeville)	85 Dearborn St.
Eichberg, S. Milton.....	310 Journal Bldg.
Ender, Julius S.....	355 Larrabee St.
Falls, Alexander S.....	The Rookery
Fellows, Wm. K.....(Nimmons & Fellows)	1733 Marquette Bldg.
Ferree, Albert G.....	6452 Union Ave.
Field, Geo. W. E.....	215, 175 Dearborn St.
Fielder, Fred A.....	312, 167 Dearborn St.
Fischer, Fred Wm.....	9154 Commercial Ave.
Fischer, John B.....	7455 Parnell Ave.
Fischer, Albert J.....	654 W. North Ave.
Fitch, Frank D.....	889 N. 40th Ave.
Flanders, John J.....	402, 80 Dearborn St.
Flesch, Euguene W P .....	1012-112 Clark St.
Fletcher, Robert C.....	172 Washington St.
Flizikowski, John Stanislaus.....	1059 N. 41st Court.
Flower, Harold .....	C. M. & St. P. Ry. care of Chief Engineer
Fox, C. E. ....(Marshall & Fox)	934 1st Nat'l Bank.
Foehringer, Frederick.....	168 Randolph St.
Foltz, Fritz.....	Hartford Bldg.
Fortin, Joseph T.....	7 Blue Island Ave.
Foster, Arthur.....	1710 Railway Exchange Bldg.
Fowler, Geo. J.....	940 Greenleaf Ave.
Frommann, Emil H....(Frommann & Jebsen)	505 Schiller Bldg.
Frost, Charles S.....(Frost & Granger)	806 The Temple
Fry, Frank L.....	42, 164 LaSalle St.
Furst, Charles J.....	172 Washington St.
Gall, Wm. F.....	79 Dearborn St.

Garden, F. K. M.....	414 E. Chicago Ave.
Garden, Hugh M. G.....	172 Washington St.
Gardener, Horace C.... (Care of Swift & Co.)	Union Stock Yards
Garnsey, George O.....	185 Dearborn St.
Gassmann, Andrew P. (Burtar & Gassmann)	Chamber of Commerce
Gatterdain, Fred E.....	163 Randolph St.
Gauger, Wm.....	1008 Chicago Opera House
Gaul, Hermann.....	172 Washington St.
Gay, Henry Lord.....	52 Dearborn St.
Gerhardt, Paul.....	Schiller Bldg.
Gibb, William R.....	169 Jackson Blvd.
Godfrey, Horace S.....	502 Pullman Bldg.
Goodman, Wm. C.....	1305 W. Adams St.
Graham, Ernest R.....	
..... (D. H. Burnham & Co.)	1417 Railway Exchange Bldg.
Granger, Alfred Hoyt.....	806 The Temple
Griesser, Richard.....	1014 Schiller Bldg.
Grotz, Chas. J.....	707 Armitage Ave.
Grussing, George H.....	518 Ashland Blk.
Gubbins, Wm. F.....	685 Ogden Ave.
Guenzel, Louis.....	1601, 59 Clark St.
Hale, Perley.....	505 Atwood Bldg.
Hall, E. Stanford.....	918, 153 LaSalle St.
Hall, O H.....	516 44th St.
Hallberg, L. Gustav.....	812 Oxford Bldg.
Hallstrom, Nils.....	929 Roscoe St.
Hamilton, John L.....	4720 Madison Ave.
Handy, Frank W..... (Handy & Cady)	1002, 172 Washington St.
Hansen, Christian O.....	217 Dearborn Ave.
Hansen, Harald M.....	88 LaSalle St.
Hansen, Paul.....	219 Winthrop Ave.
Harley, W., Jr.....	94 La Salle St.
Harned, Henry P.....	218 LaSalle St.
Hartigan, W. B.....	586 Warren Ave.
Harvey, George L.....	615, 175 Dearborn St.
Harvey, John.....	9749 Ave. H., So. Chicago
Hatzfeld, Clarence.....	Tribune Bldg.
Hay, Mark.....	38 E. 35th St.
Hays, Harvey G.....	813, 225 Dearborn St.
Hazelton, Herbert T..... (Watson & Hazelton)	305 Dearborn St.
Hecht, Albert S.....	165 Randolph St.
Hermann, Chas. F.....	417 City Hall
Hessenmueller, Frank W.....	225 Dearborn St.
Heinz, Lorenz H.....	78 LaSalle St.
Hetherington, John T.....	
..... (Borst & Hetherington)	1404, 100 Washington St.
Hettich, Albert H.....	604 Security Bldg.
Hettinger, John P.....	505 Journal Bldg.
Heun, Arthur.....	10 Steinway Hall
Higgins, Francis J.....	1614 Diversey Blvd.
Hill, Henry W..... (Hill & Woltersdorf)	22, 70 LaSalle St.

Hine, Cicero.....	263 Wabash Ave.
Hodgkins, Howard G.....	101 Randolph St.
Hoffman, H. Curtis.....	1501 Schiller Bldg.
Hogenson, Edward A.....	264 N. Hoyne Ave.
Hogenson, Wm..... (Hilabird & Roche)	1618 Monadnock Blk.
Holden, Ben Edwin.....	606, 175 Dearborn St.
Holmboe, Leonard C. B.....	Ill. Steel Co., South Chicago
Holsman, Henry K.....	100 Jackson Blk.
Hoskins, John M.....	1280 Madison St.
Hotton, Bartholomew J.....	927-153 La Salle St.
Houda, Joseph F.....	622 Roanoke Bldg.
Huber, Julius H.....	710, 171 Washington St.
Huehl, Harris W..... (Huehl & Schmid)	59, 163 Randolph St.
Hulla, John.....	709, 84 LaSalle St.
Hunt, Jarvis.....	1407 Monadnock Blk.
Hussander, Arthur F.....	720 Tribune Bldg.
Ingalls, Arthur R.....	6558 Ross Ave.
Jaffray, Henry S.....	6249 Kimbark Ave.
Jebsen, Ernest..... (Frommann & Jebsen)	505 Schiller Bldg.
Jenney, Wm. Le Baron.....	.....
..... (Jenney & Mundie)	1401 New York Life Bldg.
Jensen, Elmer C.....	1401 New York Life Bldg.
Jobson, C. Frank.....	Pullman Bldg.
Johnson, Oscar.....	Clark and Sheffield Ave.
Johnston, Joseph S.....	359 E. 43d St.
Johnston, Wm. K.....	1116 The Temple.
Jyrch, Carl E.....	694 Fulton St.
Kable, C. H.....	6118 Greenwood Ave.
Kaeseberg, Frank.....	770 Sheffield Ave.
Kaiser, August.....	428 S. California Ave.
Kaiser, Otto.....	980 N. Sawyer Ave
Karback, Charles W.....	1096 W. Polk St.
Kelley, Irving W.....	59 Dearborn St.
Kennerly, George H.....	4929 St. Lawrence Ave.
Kingsley, George S.....	36 LaSalle St.
Kintz, Geo. A. W.....	9710 Logan Ave.
Klewer, Wm. L.....	1305 Schiller Bldg.
Kley, Henry T.....	214 Milwaukee Ave.
Klucina, John.....	1185 S. Homan Ave.
Knapp, George O.....	157 Michigan Ave.
Knudson, Johan F.....	1110 Tacoma Bldg
Koenig, Fred.....	1650 Greshaw Ave
Koll, Henry C.....	77 Weed St.
Koster, John L.....	185 Dearborn St.
Krausch, Walter T..... (Care of C., B. & O. Ry.)	209 Adams St.
Krause, Edmund R.....	1601, 100 Washington St.
Krieg, Wm. G.....	84 Washington St.
Kuehne, Carl Oskar.....	171 Center St.
Kupfer, Otto A.....	904 Milliard Ave.
La Belle, Edward C.....	607 Thomas St.
Lang, Albert.....	4940 St. Lawrence Ave.

Lang, Fritz.....	700 Milwaukee Ave.
Lang, Louis A.....	2611 N. 41st Court
Larmon, Philip.....	(Care of Libby-McNeil Co.)
Lehle, Louis.....	Schiller Bldg.
Levy, Alexander L.....	616 Chicago Opera House Blk.
Liedberg, Hugo J.....	23 Metropolitan Blk.
Lindquist, Frederick.....	1408 Franklin Blvd.
Llewellyn, Joseph C.....	1518 1st Nat'l Bank.
Lonek, Adolph.....	622, 145 LaSalle St.
Long, J. T.....	6455 Monroe St.
Lovell, Sidney.....	Orchestra Hall Bldg.
Lowden, Alexander H.....	90 Washington St.
Luebker, Otto.....	65 S. Clinton St.
Lund, Anders G.....	602 W. 63d St.
MacNeil, Perry R.....	703 Railway Exchg.
Mahaffey, David.....	711, 84 LaSalle St.
Maher, George W.....	R. 820, 218 LaSalle St.
Mahler, H H (Postle & Mahler).....	1732 Marquette Bldg.
Mahoney, Marion L.....	281 W. Adams St.
Marble, O. W.....	916 Stock Exchange Bldg.
Marshall, Benjamin H.....	905 Cable Bldg.
Marston, Louis H.....	934 1st Nat'l Bank Bldg.
Matz, Otto H.....	78 LaSalle St.
Maurer, Wm.....	666 Augusta St.
Mayo, Ernest A.....	1715 Marquette Bldg.
McAfee, Charles H.....	36 LaSalle St.
McCall, Thomas.....	1710 Railway Exchange Bldg.
McDonald, F. J.....	755 W. 63d St.
McGavick, J. P.,.....	809-17 Van Buren St.
McMichael, John.....	6023 Calumet Ave.
McMullen, Henry J.....	1680 W. 12th St.
McMurray, Oscar L.....	6416 Kimbark Ave.
Mead, Daniel W.....	738 First National Bank Bldg.
Meissner, C. L. Henry.....	92 N. Central Park Ave.
Meldahl, Jens J. (Hessenmueller & Meldahl).....	801, 225 Dearborn St.
Melin, Charles W.....	1166 Columbia Ave.
Merrick, H. R.....	1778 Milwaukee Ave.
Metcalfe, John S.....	620 The Temple
Miller, Jos. A.....	Ashland Blk.
Miller, Grant C.....	(Patton & Miller) 1411, 140 Dearborn St.
Miller, Wm. C.....	69 S. 41st St.
Mitchell, Louis M.....	145 LaSalle St.
Molitor, Joseph.....	404 Journal Bldg.
Monell, Frederick.....	4420 Langley Ave.
Morehouse, Merritt J.....	702 Fisher Bldg.
Morey, Arthur G.....	125 La Salle St.
Mosher, E. Bradford.....	5830 Rosalie Court
Moulton, Geo. M.....	1809 Fisher Bldg.
Mueller, Herman.....	561 S. Ashland Ave.
Mullay, Thomas Hubert.....	1601 Monadnock Blk.
Mundie, Wm. Bryce, (Jenney & Mundie).....	1401 New York Life Bldg.

Murphy, John H.....	(Murphy & Camp) 600, 279 Dearborn St.
Neebe, John.....	598 W. Chicago Ave.
Neebes, Geo. S.....	3823 Forest Ave.
Nelson, Edward O.....	153 La Salle St.
Nettenstrom, Joel U.....	1232 Railway Exchange
Newhouse, Henry L.....	4630 Prairie Ave.
Newell, Frank V.....	78 LaSalle St.
Newberry, Robert T.....	The Temple
Newman, Edgar M.....	415 Stock Exchange
Newman, Wm. L.....	909 Jackson Blvd.
Nicholson, Wm A (J T Nicholson & Son) ...	6541 Greenwood ave
Nicholson, Jos. T. & Son.....	.....
..... (J. T. Nicholson & Son)	6112 Lexington Ave.
Nielson, Carl.....	1325 Rosalie Court
Nimmons, George C... (Nimmons & Fellows)	1733 Marquette Bldg.
Norman, A. E.....	3575 N Clark St.
Norton, Francis Joseph.....	Kenmore Ave.
Nothnagel, Charles W.....	914 W. 67th St.
Novy, Ludvig.....	1618 W. 22d St.
Nyden, John A.....	1091 Victor St..
O'Brien, M. J.....	5406 Ridgewood Ct.
Ohlhaber, Wm.....	171 Washington St.
Ohrenstein, Ernest J.....	1730 First Nat'l Bank Bldg.
Otis, Wm. A.....	606, 175 Dearborn St.
Ottenheimer, Henry L.....	715 Ft. Dearborn Bldg.
Packard, Allyn A.....	1706 Marquette Bldg.
Pagels, Wm. F.....	34 S. Clark St.
Palmer, Charles M.....	1205 Monadnock Blk.
Pashley, Alfred F.....	Manhattan Bldg.
Patton, Normand S..... (Patton & Miller)	1411, 140 Dearborn St.
Peabody, Arthur..... (Peabody & Beaulay)	1007 Monadnock Blk.
Pentecost, D. S.....	92 La Salle St.
Perkins, Frederick W.....	1712 Marquette Bldg.
Perkins, Dwight Heald.....	1200 Steinway Hall
Pfeiffer, George L.....	1621 W. 12th St.
Phillips, C. A. (Phillips, Rogers & Woodyatt)..	1615 Ashland Blk.
Pistorious, H.....	1662 Melrose St.
Pond, Allen Bartlit..... (Pond & Pond)	1109 Steinway Hall
Pond, Irving K..... (Pond & Pond)	1109 Steinway Hall
Pope, John Francis.....	41 Metropolitan Blk.
Postle, David E.. (Postle & Mahler) ...	1731 Marquette Bldg.
Poulsen, Edward J.....	594 N Francisco Ave.
Poulsen, Geo. F.....	112 Clark St.
Powell, Russell B.....	1551 Marquette Bldg.
Powers, Horace S.....	3004 Prairie Ave.
Poyer, Max.....	10536 Vincennes Road
Pridmore, John E O.....	1701 First National Bank Bldg.
Prindeville, Chas. H..... (Egan & Prindeville)	85 Dearborn St.
Probst, Edward.....	794 Millard Ave.
Pruyn, Wm. H.....	4217 Berkley Ave.
Pursell, G. E.....	1311 Monroe St.

Quackenboss, Leonard G.....	108 5th Ave
Rae, Robert, Jr.....	525, 134 Van Buren St.
Raeder, Henry.....	(Raeder & Coffin) 109 Randolph St.
Randak, Frank.....	1614 Ashland Blk.
Randolph, S. M.....	1005 Chamber of Commerce Bldg.
Rapp, Cornelius Ward.....	1005, 100 Washington St.
Rapp, Geo. L.....	1005, 100 Washington St.
Rautert, Fred R.....	99, 163 Randolph St.
Reinhardt, G. N.....	170 Osgood St.
Renwick, Edward A.....	(Holabird & Roche) 1618 Monadnock Blk.
Reynerston, Theis J.....	1139 N 40th Ave.
Rezny, James B.....	1340 Millard Ave
Richards, Henry H.....	615, 134 Van Buren St.
Riegert, Emil.....	74 Racine Ave.
Rinn, Charles.....	2629 N. Lawndale Ave.
Ritter, Louis E.....	1433 Marquette Bldg.
Robertson, D.....	1201 The Temple
Robinson, Argyle E.....	622, 84 LaSalle St.
Roche, Martin.....	(Holabird & Roche) 1618 Monadnock Blk
Rogers, John Arthur.....	1615 Ashland Blk.
Rogers, James Gamble.....	1615 Ashland Blk.
Rohm, Jean Baptist.....	360 Armitage Ave.
Rosenthal, Alexander B.....	125 Walnut St.
Rouleau, Arthur.....	603 Cable Bldg.
Roy, Franz.....	275 92d St.
Runde, Otto.....	119 Rice St.
Rusy, Anthony F.....	720, 143 Dearborn St.
Russell, Lewis E.....	5409 Washington Ave.
Rutan, Charles H.....	
.....	(Shepley, Rutan & Coolidge) 1780 Old Colony Bldg.
Sandegren, Andrew R.....	926 First National Bank Bldg.
Schaub, Louis J.....	717 N. Campbell Ave.
Schenck, Rudolph.....	157 Michigan Ave.
Schlacks, Henry John.....	21 Borden Blk.
Schmid, Richard G.....	(Huehl & Schmid) 59, 163 Randolph St.
Schmidt, Hugo.....	285 Fremont St.
Schmidt, Richard Ernest.....	1013, 172 Washington St.
Schock, Frederick R.....	(Schock & Swanson) 913, 172 Washington
Schoenfeldt, Frank.....	1755 W. 12th St.
Schroeder, Wm. H.....	130 13th St.
Schroeder, John M.....	99 Randolph St.
Schuberth, George F.....	568 Sheffield Ave.
Schultz, Martin M.....	784 W 21st St..
Schulze, William.....	1156 Milwaukee Ave.
Schweizer, Joseph.....	99 Randolph St.
Seator, Sinclair M.....	825 Reaper Blk.
Sellon, George C.....	Chamber of Commerce Bldg.
Shankland, Edward Clapp.....	1104 Rookery
Shannon, James S.....	(Care Fairbanks, Morse & Co.)
Shaw, Howard Van Doren.....	615, 175 Dearborn St.
Shattuck, Walter F.....	900, 218 LaSalle St.

Shipman, Stephen V.....	240 LaSalle St.
Sierks, Henry.....	303, 40 Dearborn St.
Silsbee, Joseph L.....	115 Dearborn St.
Smith, Robert S.....	818, 185 Dearborn St.
Smith, Sidney.....	1686 N. Clark St.
Snyder, Edward E.....	3 Ashland Blvd.
Sorensen, Charles A.....	648 N. Claremont St.
Spencer, Robert C., Jr.....	1107 Steinway Hall
Speyer, Julius.....	(J. Speyer & Son) 164 LaSalle St.
Speyer, Oscar P.....	(J. Speyer & Son) 164 LaSalle St.
Spitzer, Maurice.....	655 N. Hoyne Ave.
Spohr, George S.....	132 Sigel St.
Stanhope, Leon E.....	1201 The Temple
Stebbins, Walter L.....	1110 Monadnock Blk.
Steinbach, J. G.....	625 W. Chicago Ave.
Steuben, Theo.....	1110 Lincoln Ave.
Stevens, Charles Whitney.....	1018 Schiller Bldg.
Stevens, Harry E.....	185 Dearborn St.
Stoddard E B.....	150 S Homan Ave
Stone, John R.....	148 Hartford Bldg.
Strandel, Charles A.....	608 Tacoma Bldg.
Strippleman, Wm.....	927, 153 LaSalle St.
Sturm, Meyer J.....	704, 84 LaSalle St.
Sturnfield, Chas. H.....	5 Blue Island Ave.
Sullivan, Louis H.....	1600 Auditorium Bldg.
Sutcliffe, John.....	218 LaSalle St.
Swanson, H. Frederick, (Schock & Swanson).....	172 Washington St.
Swern, Wm. C.....	101 Washington St.
Thain, Joseph A.....	3152 Prairie Ave.
Thisslew, Charles.....	451 Milwaukee Ave.
Thomas, Wm.....	163 Randolph St.
Thomsen, Frederick W.....	44 Seminary Ave.
Tilton, John Neal.....	R. 1024. 112 Clark St.
Tomlinson, Henry Webster.....	809 Steinway Hall
Townsend, Frederick B.....	924, 218 LaSalle St.
Treat, Samuel A.....	1507 Fisher Bldg.
Turnock, E. Hill.....	15-92 La Salle St.
Van Holst, Herman V.....	The Rookery
Van Keuren, Charles W.....	153 La Salle St.
Van Keuren, Wm. J.....	14, 78 LaSalle St.
Van Osdel, John Mills.....	225 Dearborn St.
Viehe-Naess, Ivar.....	829 Sheffield Ave.
Voigt, Gustav.....	3220 S. Canal St.
Von Nerta, G. O.....	5465 Madison Ave.
Waful, Edward E.....	172 Washington St.
Wagner, John H.....	107 Dearborn St.
Walker, Wm. Ernest.....	Orchestra Hall Bldg.
Walter, Wayne M.....	1001 Atwood Bldg.
Waterbury, C. D.....	Steinway Hall
Waterman, Harry Hale.....	218 LaSalle St.
Watson, Robert Bruce, (Watson & Hazleton).....	303 Dearborn St.

Weary, Chas. A.....	66, 92 LaSalle St.
Weber, Alfred P.....	172 Washington St.
Weber, Peter J.....	702 Fisher Bldg.
Wechselberger, J.....	68 Cleveland Ave.
Wegman, Jules F.....	305 Dearborn St.
Wegman, Julius.....	511 N. Clark St.
Wheeler, Chas F.....	2813 W. 46th Ct.
Wheelock, Harry B.....	1106-8 Schiller Bldg.
Wight, Peter B.....	1112 Chamber of Commerce Bldg.
Wilkowski, Jos. A.....	1177 N. Leavitt St.
Williamson, R. B.....	451 Jackson Blvd.
Williamson, William G.....	1124, 153 LaSalle St.
Wilmanns, August C.....	402 Journal Bldg.
Wing, Thomas W.....	185 Dearborn St.
Wilson, Horatio R.....	218 LaSalle St.
Winslow, B. E.....	5411 Ridgewood Ct.
Witherspoon, John M.....	629 Monadnock Blk.
Wittekind, Henry, Jr.....	Cable Bldg.
Woerner, Adolph.....	217 Centre St.
Wolf, Frederick W.....	139 Rees St.
Woltersdorf, Arthur F.....	(Hill & Woltersdorf) 22, 70 LaSalle St.
Woodyatt, Ernest.....	1615 Ashland Blk.
Worthmann, Henry.....	625 W. Chicago Ave.
Wright, Harvey.....	226 LaSalle St.
Wright, Willis J.....	Care Armour & Co.
York, J Devereux.....	499 N State St.
Youmans, Wm. A.....	309 Bowen Ave.
Youngberg, J. E.....	218 La Salle St.
Zarbell, Iver C.....	528 Reaper Block
Zatterberg, M.....	325 City Hall
Zimmerman, W. Carbys.....	Steinway Hall
Zimmermann, Hugo H.....	1279 Perry St.
Zimmermann, Albert G.....	Home Ins. Bldg.
Zippwald, Otto.....	2234 E 42nd St.



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 Blake, Edgar O. .... 7, 620 Davis St.  
 Saxe, Ira C. .... 1303 Washington St.  
 Stewart, Peter C. .... 629 Davis St.

**OAK PARK**

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 Randolph, S. M. .... 130 S. Grove Ave.  
 Fyfe, James. .... 417 Home Ave.  
 Roberts, Eben Ezra. .... 101 Marion St.  
 Thompson, Frank D. .... 111 Marion St.  
 Wright, Frank Lloyd. .... Forest and Chicago Ave.  
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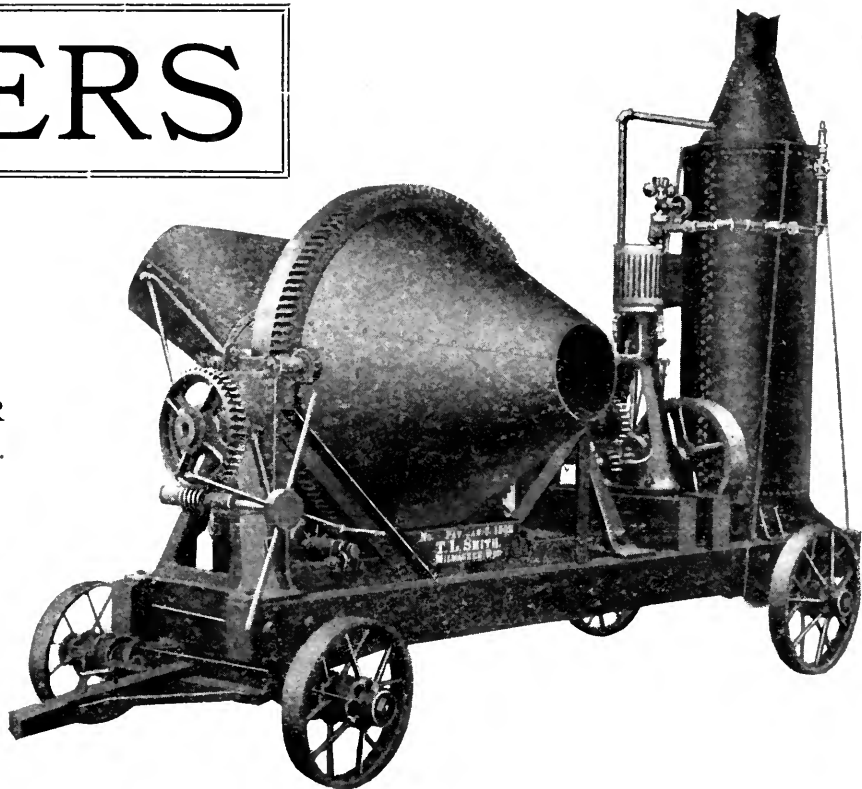
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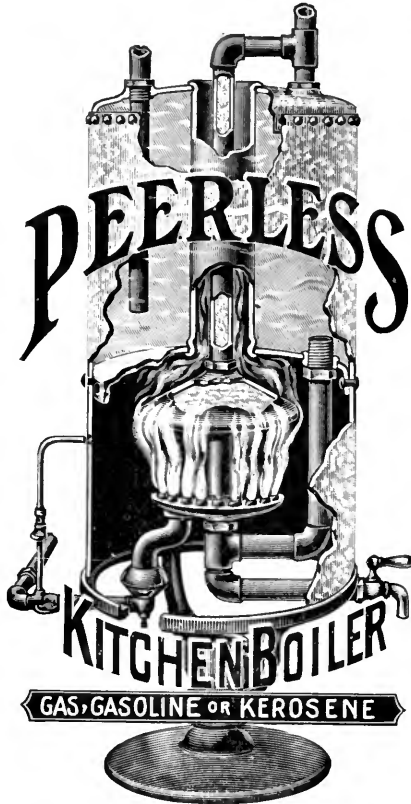
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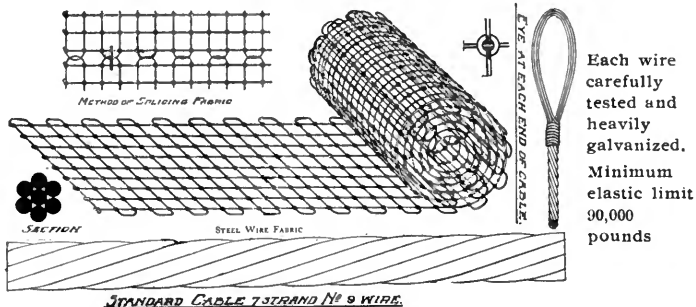
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Each wire carefully tested and heavily galvanized. Minimum elastic limit 90,000 pounds



# SPECIFICATIONS

FOR

## STANDARD HOLLOW TILE FIREPROOFING.

---

### GENERAL.

The contractor for this work will be required to furnish all the material and labor of every description required to erect the same in place complete. The contractor is referred to the plans and details for the general construction, and especially the steel diagrams and details showing connection between the structural steel and tile work.

### SPECIAL SHAPES.

The contractor shall furnish all necessary special shapes for the proper fitting to the steel work.

### DETAILS.

When requested to do so the contractor shall furnish large scale details or full-sized drawings for all special shapes, column coverings, lintel covers, girder covers, and general type of arch; which shall be submitted to the architects for their approval.

### SCAFFOLDING, TOOLS, ETC.

Furnish all the tools, machinery, hoisting apparatus and centering, necessary to carry on the work at the rate of progress stipulated in the contract.

### TILE.

All the tile required for this work shall be of the best quality of hard-burned fire clay, semiporous or porous terra cotta. This tile to be well manufactured, no badly split, cracked or warped tile will be permitted to go into the work. Material to be equal to that manufactured by the Haydenville Company, Pioneer Fireproofing Company, National Fireproofing Company, Federal Clay Manufacturing Company, or the Illinois Terra Cotta Lumber Company.

### MORTAR AND LAYING.

All the tile work for the floor construction shall be laid in mortar composed of one (1) part American Portland cement, of approved brand, four (4) parts sharp sand and one (1) part lime

mortar, all thoroughly well mixed together, as follows: The sand and cement are to be mixed together dry, and sufficient water added to thoroughly wet same after which the lime mortar is to be added and the whole mass is then to be thoroughly tempered. All other tile work is to be laid in mortar composed as follows: One (1) part Louisville, Rosendale, or other natural cement, three (3) parts sharp sand and one part lime mortar, thoroughly mixed in the manner before described. All tile must be laid with full flush joints plumb, to a line, with horizontal beds uniformly level on each course. Fill all the joints and crevices between the tile and steel work with mortar well slushed in.

#### TYPE OF ARCH.

The arches for the floors in general shall be.....inch flat or segment arches, with side or end construction. Skewbacks must be carefully bedded in place against beams.

#### BEAM TILE.

The soffits of all beams to be protected with slabs of tile at least one inch in thickness. If more than one inch, the beam tile must be made with air space next to beam.

#### ROOFS.

The arches for the main roof are to be.....in segment or flat arches same as specified for the floors.

#### MINOR ROOFS.

The roofs of pent houses, roof over projecting portion in second story, floor of bulkheads, and other portions indicated on details as book-tile shall be made of three-inch (3-inch) book-tile set in place between tee-irons.

Tee-irons to be furnished by the iron contractor.

#### PARTITIONS.

All partitions shown on the plans to be built the thickness indicated in figures. If no dimensions are given, the following sizes will govern:

Partitions for all corridors and for partitions over 12 feet and up to 14 feet in height, to be 4 inches.

Partitions over 14 feet in height to be 6 inches, and all cross-partitions 12 feet or less to be 3 inches. Partition walls to be built straight, true, plumb and well-bonded with proper "breakjoint" bond on each alternate course, and all joints thoroughly flushed up with mortar, and to be well-wedged underneath fireproof ceiling.

#### FURRING TILE.

Where indicated on plans, 2-inch furring tile are to be built against the outside walls of the building. These tiles are to be secured to the brick walls with tenpenny spikes on every third course, driven into the brick work at intervals not greater than 48 inches apart.

## CURB WALL.

The curb wall in basement shall be furred with three-inch (3) tile extending up to the underside of the iron plate along edge of curb wall and properly fitting around all beams.

## ROUGH FRAMES AND BLOCKS.

The contractor for carpenter work will furnish and erect the rough wood frames at all openings in partitions and furring. He will also furnish all wooden blocks necessary to form nailing facilities for attaching plaster grounds, etc. These blocks must be built in place by fireproofing contractor wherever directed by the architect.

## COLUMN COVERING.

All column covering shall start in all cases directly from the tile floor arches.

Column covering shall be designed to properly fit the columns. All corners of square columns shall be left (square) (round).

Column covering to be wired (once) (twice) in each course in height or secured together with clasps.

## COVERING EXPOSED STEEL WORK.

All girders, beams, channels, etc., that show below the underside of ceiling are to be incased on all sides with at least one inch thickness of fireproof tile secured to the steel in the usual manner. If required, special designs must be submitted to the architect.

## BOXES FOR PLUMBING PIPES.

All soil, vent, downspout and water supply pipes shall be boxed in, using three-inch (3-inch) tile, starting from the floor tile in all cases. This boxing shall not be done until the pipes have been properly tested, and covered by another contractor. There shall be no openings into boxes except for outlets on the various floors. Where these outlets occur small wood frames furnished by carpenter shall be set by the fireproofing contractor.

## BULKHEADS.

All bulkheads of first and second floor shall be built of 3-inch tile; the structural iron contractor furnishing all necessary tee-irons for the support of the tile.

See details for bulkhead treatment, and iron drawings for the supports.

Provide three-inch (3-inch) tile for the end of bulkhead where intersected by the entrance doors.

## TOILET-ROOM FLOORS.

All toilet-room floors, where shown on plans, shall be raised approximately.....inches with fireproofing. Supports to be so arranged as not to interfere with the piping of these rooms.

## SPECIFICATIONS FOR

## PENT HOUSES.

The contractor shall build the walls of pent houses with four-inch (4-inch) hard or glazed tile, laid up in Portland cement mortar, all joints to be thoroughly flushed.

Curbs of all skylights shall be built of four-inch tile.

## FLOOR STRIPS AND CONCRETE FILLING.

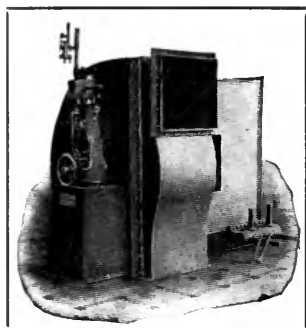
After the floor arches have been set in place, and at such times as may be designated by the Architect, the contractor for carpenter work will furnish and set the 2-inch by 3-inch wood floor strips required as nailing ground for the finished wood flooring, where wooden flooring is called for.

After the strips have been set, the fireproofing contractor must fill in between the same with concrete filling; this concrete is to be composed of one (1) part American Portland cement, of approved brand, two (2) parts sharp sand and six parts broken tile, stone, gravel or fine, clean coal cinders, thoroughly mixed together dry, then tempered and mixed, and stamped in place. In no case shall cinder concrete be allowed to come in contact with structural steel.

## FINALLY.

Do everything necessary to finish the entire work in a thorough and substantial manner.

Remove promptly from the premises, all the tools, scaffolding, unused tile, debris, etc., as soon as the work is completed.



*HEATING,* *\*\*\**

---

*VENTILATING,*

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*\*\*\* DRYING, \*\*\**

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*MECHANICAL DRAFT,*

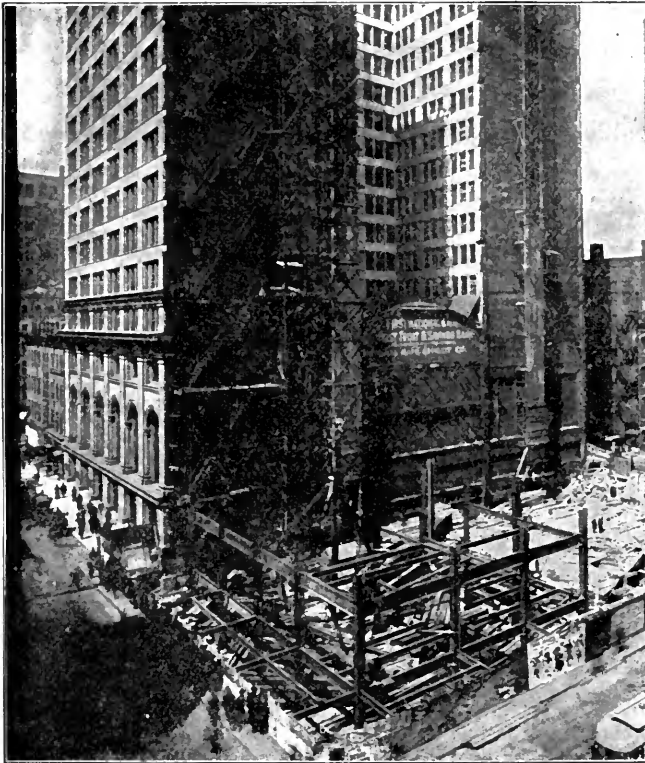
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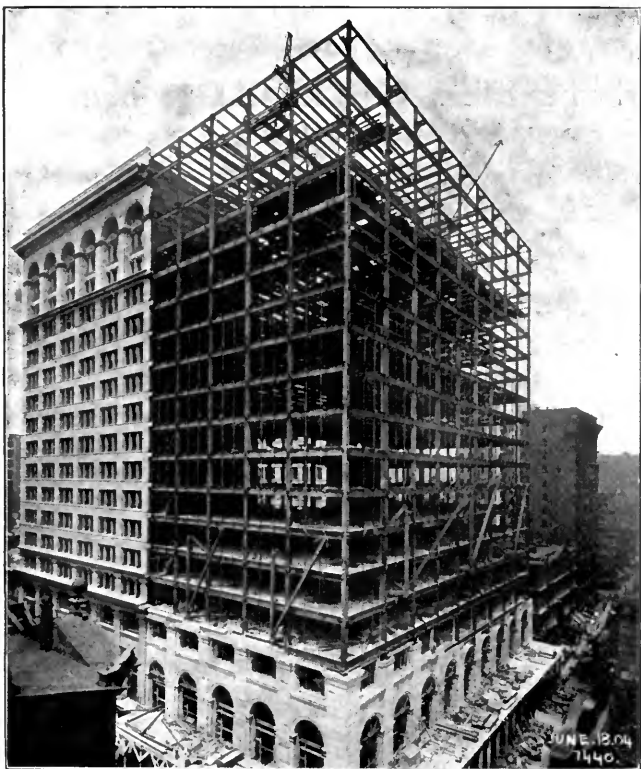
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# THE PEOPLES GAS LIGHT & COKE CO.

## GASFITTERS' RULES.

The following Rules have been adopted by THE PEOPLES GAS LIGHT & COKE CO , governing the piping of buildings for the distribution of gas for light and fuel,

### OFFICE BUILDINGS, DWELLING HOUSES AND FLATS.

#### Manufactured Gas For Light.

The following tables show the proportionate size and length of tubing allowed :

Size of Tubing.	Greatest Length Allowed.	Greatest Number of $\frac{3}{8}$ -inch Openings Allowed.
$\frac{3}{8}$ inch	20 feet	2 openings
$\frac{1}{2}$ inch	30 feet	3 openings
$\frac{3}{4}$ inch	60 feet	10 openings
1 inch	70 feet	15 openings
$1\frac{1}{4}$ inch	100 feet	30 openings
$1\frac{1}{2}$ inch	150 feet	60 openings
2 inch	200 feet	100 openings
$2\frac{1}{2}$ inch	200 feet	200 openings
3 inch	300 feet	300 openings

Drops in double parlors, large rooms and halls of office buildings must not be less than  $\frac{1}{2}$  inch.



## STORES, HOSPITALS, SCHOOLS, FACTORIES, ETC.

**Manufactured Gas for Light.**

Size of Tubing.	Greatest Length Allowed.	Greatest Number of $\frac{1}{2}$ -inch Openings Allowed.
$\frac{1}{2}$ inch	20 feet	1 opening
$\frac{3}{4}$ inch	60 feet	8 openings
1 inch	70 feet	12 openings
$1\frac{1}{4}$ inch	100 feet	20 openings
$1\frac{1}{2}$ inch	150 feet	35 openings
2 inch	200 feet	50 openings

For stores the running line to be full size to end of last opening.

All drops to be  $\frac{1}{2}$  inch with set not less than 4 inches.

Twenty feet of  $\frac{3}{8}$ -inch pipe allowed only for bracket lights.

**Building Services.**

In running service pipe from front wall to meters the following rules will apply :

Size of Opening.	Greatest Length Allowed.	Greatest Number of $\frac{3}{4}$ -inch Openings Allowed.
1 inch	70 feet	1 opening
$1\frac{1}{4}$ inch	100 feet	3 openings
$1\frac{1}{2}$ inch	150 feet	5 openings
2 inch	200 feet	8 openings

All openings in service must be equal to the size of riser, which in no case must be less than  $\frac{3}{4}$  inch.

**Manufactured Gas for Fuel.**

Size of Tubing.	Greatest Length Allowed.	Greatest Number of $\frac{3}{4}$ -inch Openings Allowed.
$\frac{3}{4}$ inch	50 feet	$1\frac{3}{4}$ inch or $2\frac{1}{2}$ inch
1 inch	70 feet	2 or $1\frac{3}{4}$ inch and $2\frac{1}{2}$ inch
$1\frac{1}{4}$ inch	100 feet	4 or $2\frac{3}{4}$ inch and $4\frac{1}{2}$ inch
$1\frac{1}{2}$ inch	150 feet	7 or $4\frac{3}{4}$ inch and $6\frac{1}{2}$ inch
2 inch	200 feet	15 or $8\frac{3}{4}$ inch and $14\frac{1}{2}$ inch

For mantels, grates and small heating appliances, for heating space not to exceed 1728 cubic feet, thirty feet of  $\frac{1}{2}$ -inch pipe is allowed for one opening only, and two such openings are considered as one  $\frac{3}{4}$ -inch opening.

### For Gas Engines.

Size of Engine.	Size of Opening.	Greatest Length Allowed.
1 H. P.	1 inch	60 feet
2 H. P.	$1\frac{1}{4}$ inch	70 feet
5 H. P.	$1\frac{1}{2}$ inch	100 feet
7 H. P.	$1\frac{1}{2}$ inch	100 feet
12 H. P.	2 inch	140 feet

Supply for gas engine must be separate, and an independent service will be required.

## NATURAL GAS FOR FUEL.

CLASSIFICATION OF APPLIANCES.	Size of Openings.	Greatest Length Allowed.
Small portable gas cooking stove.....	$\frac{1}{2}$ inch	20 feet
Small portable gas heating stove.....	$\frac{1}{2}$ inch	20 feet
Kitchen boiler heater when separated from range .....	$\frac{1}{2}$ inch	20 feet
Miscellaneous appliances consuming less than 15 cubic feet per hour each.....	$\frac{1}{2}$ inch	20 feet
Gas cooking ranges.....	$\frac{3}{4}$ inch	30 feet
Ordinary coal ranges, equipped for the use of gas .....	$\frac{3}{4}$ inch	30 feet
Large heating stoves.....	$\frac{3}{4}$ inch	30 feet
Gas logs or other grate fires.....	$\frac{3}{4}$ inch	30 feet
Miscellaneous appliances consuming 15 to 40 cubic feet of gas per hour each.....	$\frac{3}{4}$ inch	30 feet
Miscellaneous appliances consuming 40 to 75 cubic feet of gas per hour.....	1 inch	60 feet

For special purposes, not provided for above, apply to the Company's Inspector for information.

## SUMMARY.

1. All branches or cross lines of pipe from the main line must have a set not less than 4 inches dropped square, and must be well secured to joist by gas hooks or straps.

2. All openings must be closed with iron caps, no split pipe or broken fittings repaired with cement or lead will be allowed.

3. All drops on branch lines and openings for side brackets must be square bends; no nipples allowed.

4. The risers in all buildings must be carried up an inside partition out of reach of frost and must be placed where the meter and stop cock can be readily got at. Vestibules not to be considered as inside partitions.

5. To avoid trapping, gasfitters must grade all pipes to riser or drops.

6. In no case will a meter be set where it is not easily accessible, or where it is exposed to frost and dampness, or liable to injury from any cause.

7. All pipe for fuel must be run independent, and connected to light riser at meter end, with right and left, union, or running thread.

8. Supply for gas engines must be separate, and an independent service will be required.

9. Drops in churches, schools, public halls, stores, double parlors, large rooms, etc., must not be less than  $\frac{1}{2}$  inch.

10. No riser in any building must be less than  $\frac{3}{4}$  inch and in stores must not be under deck of show windows, as meter will not be set there.

11. The riser in any building must not be less than 20 inches from the floor for two to ten openings.

2 feet 6 inches for ten to thirty openings.

4 feet for thirty to sixty openings.

5 feet for sixty to one hundred openings.

6 feet for over one hundred openings.

Where meters are to be set on wall, no riser must be higher than 9 feet from the floor.

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# MECHANICS' LIEN LAW.

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AN ACT TO REVISE THE LAW IN RELATION TO MECHANICS' LIENS

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FULL TEST OF THE MEASURE ADOPTED BY THE STATE LEGISLATURE, TUESDAY, MAY 5, 1903, AND APPROVED MAY 18, 1903.

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## A BILL,

FOR AN ACT TO REVISE THE LAW IN RELATION TO MECHANICS' LIENS.

TO WHOM, WHAT FOR, AND WHEN LIEN IS GIVEN; WHO IS A CONTRACTOR; AREA COVERED BY AND EXTENT OF LIEN; WHEN THE LIEN ATTACHES.

SECTION 1. *Be it enacted by the People of the State of Illinois, represented in the General Assembly.* That any person who shall by any contract or contracts, expressed or implied, or partly expressed and partly implied, with the owner of a lot or tract of land, or with one whom such owner has authorized or knowingly permitted to contract for the improvement of, or to improve the same, furnish material, fixtures, apparatus or machinery for the purpose of, or in the building, altering, repairing or ornamenting any house or other building, walk or sidewalk, whether such walk or sidewalk be on the land or bordering thereon, driveway, fence or improvement, or appurtenance thereto on such lot or tract of land, or connected therewith, and upon, over or under a sidewalk, street or alley adjoining; or fill, sod or excavate such lot or tract of land, or do landscape work thereon or therefor; or raise or lower any house thereon, or remove any house thereto, or perform services as an architect for any such purpose, or furnish or perform labor or services as superintendent, timekeeper, mechanic, laborer or otherwise, in the building, altering, repairing or ornamenting of the same; or furnish materials, fixtures, apparatus, machinery, labor or services on the order of his agent, architect or superintendent having charge of the improvement, building, altering, repairing or ornamenting the same, shall be known under this act as a contractor, and shall have a lien upon the whole of such lot or tract of land and upon the adjoining or adjacent lots or tracts of land of such owner constituting the same premises and occupied or used in connection with such lot or tract of land as a place of residence or business; and in case the contract relates to two or more buildings, on two or more tracts of land, upon all of such lots and tracts of land and improvements thereon for the amount due to him for such material, fixtures, apparatus, machinery, services or

labor, and interest from the date the same is due. This lien shall extend to an estate in fee, for life, for years, or any other estate, or any right of redemption, or other interest which such owner may have in the lot or tract of land at the time of making such contract or may subsequently acquire therein, and shall be superior to any right of dower of husband or wife in said premises, provided the owner of such dower interest had knowledge of such improvement and did not give written notice of his or her objection to such improvement before the making thereof; nor shall the taking of additional security by the contractor or sub-contractor be a waiver of any right of lien which he may have by virtue of this act, unless made a waiver by express agreement of the parties; and this lien shall attach as of the date of the contract.

Section 2. *Liens for work or material by mistake put upon land other than the contracting owners.* Any person furnishing services, labor or material for the erection of a building, or structure, or improvement, by mistake, upon land owned by another than the party contracting as owner, shall have a lien for such services, labor or material upon such building, or structure, or improvement, and the court, in the enforcement of such lien, shall order and direct such building, structure or improvement to be separately sold under its decree, and the purchaser may remove the same within such reasonable time as the court may fix.

Section 3. *Liens for work or materials under contract of husband on land of wife.* If any such services or labor are performed upon or materials are furnished for lands belonging to any married woman, with her knowledge and not against her protest in writing, as provided in Section 1 of this act, in pursuance of a contract with the husband of such married woman, the person furnishing such labor or materials shall have a lien upon such property, the same as if such contract had been made with the married woman, and in case the title to such lands upon which improvements are made is held by husband and wife jointly, the lien given by this act shall attach to such lands and improvements, if the improvements be made in pursuance of a contract with both of them, or in pursuance of a contract with either of them, and in all such cases no claim of homestead right set up by husband or wife shall defeat the lien given by this act.

Section 4. *Breach of contract by owner; recovery for material; partial performance; quantum meruit; right to reclaim unused material.* When the owner of the land shall fail to pay the contractor moneys justly due him under the contract at the time when the same should be paid, or fails to perform his part of the contract in any other manner, the contractor may discontinue work, and the contractor shall not be held liable for any delay on his part during the period of, or caused by such breach of contract on the part of the owner; and if after such breach for the period of ten days the owner shall fail to comply with his contract, the contractor may abandon the work and in such case the contractor shall be entitled to enforce his lien for the value of what has been done, and the court shall adjust his claim and allow him a lien accordingly. In such cases all

persons furnishing material which has not been incorporated in the improvement shall have the right to take possession of and remove the same, if he so elects.

Section 5. *Contractor to notify owner of sub-contracts and amount of their claims; owner's duty with regard thereto and rights in case of default; contractor's liability for failure to give statement; contractors to whom this section does not apply.* It shall be the duty of the contractor to give the owner, and the duty of the owner to require of the contractor, before the owner or his agent, architect or superintendent shall pay or cause to be paid to said contractor or to his order any moneys or other consideration, due or to become due such contractor, or make or cause to be made to such contractor any advancement of any moneys or any other consideration, a statement in writing under oath or verified by affidavit, of the names of all parties furnishing materials and labor, and of the amounts due or to become due each. Merchants and dealers in materials only shall not be required to make statements herein provided for.

Section 6. *Time for completion of contract.* In no event shall it be necessary to fix or stipulate in any contract a time for the completion of a time for payment in order to obtain a lien under this act, *provided*, that the work is done or material furnished within three years from the commencement of said work or the commencement of furnishing said material.

Section 7. *Limitation as against third parties; claim for lien; what shall consist of; when claim may be filed and when amended; as to errors in; proof of delivery of material, not use, sufficient; delivery of material at one building good for all buildings.* No contractor shall be allowed to enforce such lien against or to the prejudice of any other creditor or incumbrancer or purchaser, unless within four months after completion, or if extra or additional work is done or material is delivered therefor within four months after the completion of such extra or additional work or the final delivery of such extra or additional material, he shall either bring suit to enforce his lien therefor or shall file with the clerk of the circuit court in the county in which the building, erection or other improvement to be charged with the lien is situated, a claim or lien verified by the affidavit of himself, or his agent or employe, which shall consist of a brief statement of the contract, the balance due after allowing all credits, and a sufficiently correct description of the lot, lots or tracts of land to identify the same. Such claim for lien may be filed at any time after the contract is made, and as to the owner may be filed at any time after the contract is made and within two years after the completion of said contract, or the completion of any extra work or the furnishing of any extra material thereunder, and as to such owner may be amended at any time before the final decree. No such lien shall be defeated to the proper amount thereof because of an error or overcharging on the part of any person claiming a lien therefor under this act, unless it shall be shown that such error or overcharge is made with intent to defraud; nor shall any such lien for material be defeated because of lack of proof that the material after the delivery thereof actually entered into the construction of

such building or improvement, although it be shown that such material was not actually used in the construction of such building or improvement: *Provided*, It is shown that such material was delivered either to such owner or his agent for such building or improvement to be used in such building or improvement, or at the place where said building or improvement was being constructed, for the purpose of being used in construction. *And provided, further*, That in case of the construction of a number of buildings under contract between the same parties, it shall be sufficient in order to establish such lien for material, if it be shown that such material was in good faith delivered at one of the said buildings for the purpose of being used in the construction of any one or all of said buildings, or delivered to the owner or his agent for such buildings, to be used therein; and such lien for such material shall attach to all of said buildings, together with the land upon which the same are being constructed, the same as in a single building or improvements. *And provided, further*, That in the event that the contract relates to two or more buildings on two or more lots or tracts of land, then all of said buildings or lots or tracts of land may be included in one statement of claim for a lien.

Section 8. *Assignability of liens or claims for lien; rights of assignee.* All liens or claims for lien which may arise or accrue under the terms of this act shall be assignable, and proceedings to enforce such liens or claims for lien may be maintained by and in the name of the assignee, who shall have as full and complete power to enforce the same as if such proceedings were taken under the provisions of this act by and in the name of the lien claimant.

Section 9. *When, how and in what court suit may be brought; two or more lien holders may join in bringing suit; answers stand as cross-bills; original bill cannot be dismissed without consent of the parties; lien claimants may contest each other's claims without formal issues of record; rights of in case of surprise; limitation.* If payment shall not be made to the contractor having a lien by virtue of this act of any amount due when the same becomes due, then such contractor may bring suit to enforce his lien by bill or petition, in any court of competent chancery jurisdiction in the county where the improvement is located, and in the event that the contract relates to two or more buildings or two or more lots or tracts of land, then all of said buildings or lots or tracts of land may be included in one bill or petition. Any two or more persons having liens on the same property may join in bringing such suit, setting forth their respective rights in their bill or petition; all lien claimants not made parties thereto may upon application become defendants and enforce their liens by answer to the bill or petition in the nature of an intervening petition, and the same shall be taken as a cross-bill against all the parties to such suit; and the said bill or petition shall not thereafter be dismissed as to any such lien claimant, or as to the owner or owners of the premises without the consent of such lien claimant. The complainant or petitioner, and all defendants to such bill or petition may contest each other's right without any formal issue of record made up between them other than that shown upon the



original bill or petition, as well with respect to the amount due as to the right to the benefit of the lien claimed. *Provided*, That if by such contest by co-defendants any lien claimants be taken by surprise, the court may, in its discretion, as to such claim, grant a continuance. The court may render judgment against any persons summoned and failing to appear, as in other cases of default. Such suit shall be commenced or answer filed within two years after the completion of the contract, or completion of the extra or additional work, or furnishing of extra or additional material thereunder.

Section 10. *Personal representatives; death of parties in interest.* Suits may be instituted under the provisions of this act in favor of administrators or executors, and may be maintained against the representatives in the interest of those against whom the cause of action accrued, and in suits instituted under the provisions of this act, the representatives of any party who may die pending the suit shall be made parties.

Section 11. *Who are parties in interest; how and when made; or may become parties to suit. Publication, service of process on non-resident; claims not due, etc.; pleading, requisites of bill or petition; diligence required in prosecuting claim; when and how party bringing suit may dismiss same.* The bill or petition shall contain a brief statement of the contract or contracts on which it is founded, the date when made and when completed; if not completed, why, and it shall also be set forth the amount due and unpaid, a description of the premises which are subject to the lien, and such other facts as may be necessary to a full understanding of the rights of the parties. Where plans and specifications are by reference made a part of the contract it shall not be necessary to set the same out in the pleadings or as exhibits, but the same may be produced on the trial of the suit. The complainant or petitioner shall make all parties interested, of whose interest he is notified or has knowledge, parties defendant, and summons shall issue and service thereof be had as in suits in chancery; and when any defendant resides or has gone out of the State, or on inquiry cannot be found, or is concealed within the State, so that process cannot be served on him, the complainant or petitioner shall cause a notice to be given to him in like manner and upon the same conditions as is provided in suits of chancery, and his failure to so act with regard to summons or notice shall be ground for judgment or decree against him as upon the merits. The same rule shall prevail with cross-petitioners with regard to any person of whose interests they shall have knowledge, and who are not already parties to the suit or action. Parties in interest, within the meaning of this act, shall include persons entitled to liens thereunder whose claims are not, as well as are, due at the time of the commencement of suit, and such claim shall be allowed subjected to a reduction of interest from the date of judgment at the time such claim is due; also all persons who shall have any legal or equitable claim to the whole or any part of the premises upon which a lien may be attempted to be enforced under the provisions thereof, or who are interested in the subject matter of the suit. Any such person may, on application to the court

wherein the suit is pending, be made or become parties at any time before final judgment. No action or suit under the provisions of this act shall be voluntarily dismissed by the party bringing the same without due notice to all parties before the court and leave of court upon good cause shown and upon terms named by the court.

Section 12. *Practice; powers of court; when receivers may be appointed.* The court shall permit amendments to any part of the pleadings, and may issue process, make all orders requiring parties to appear, and requiring notice to be given, that are or may be authorized in proceedings in chancery and shall have the same power and jurisdiction of the parties and subject matter, and the rules of practice and proceedings in such cases shall be the same as in other cases in chancery, except as is otherwise provided in this act. The court shall have power to appoint receivers for property on which liens are sought to be enforced in the same manner for the same causes and for the same purposes as in cases of foreclosure of mortgages, as well as to complete any unfinished building where the same is deemed to be to the best interest of all parties interested.

Section 13. *Practice; answer; defense; right to recover on counter claim.* Defendant shall answer the bill or petition under oath, unless the oath is waived by the complainant or petitioner. The owner shall be entitled to make any defense against the contractor by way of set-off, recoupment or counter claim that he could in any action of the law, and shall be entitled to the same right of recovery on proof of such in excess of the claim of the contractor against the contractor only, but for matters not growing out of the contract such recovery shall be without prejudice to the rights of the sub-contractors thereunder for payment out of the contract price or fund; and in event that the court shall find, in any proceeding in chancery, that no right to a lien exists, the contractor shall be entitled to recover against the owner as at law, and the court shall render judgment as at law for the amount which the contractor is entitled to, together with costs in the discretion of the court. In any proceedings to enforce a lien it shall only be necessary for all persons seeking a lien on account of wages due for labor to file in such proceedings an affidavit giving the amount due, between what dates the same was performed and the kind of labor performed, and the court shall direct the amount due for wages as therein specified to be paid within a short day to be fixed by the courts. Unless within ten days after the filing of said claim for wages the amount claimed is contested by the owner of such other party to the suit, and in order to contest the amount due for wages it shall be necessary for the party making such contest to file an affidavit in which he shall state the defense he has to the allowance of such claim, and the court shall proceed at once to hear such evidence as the parties may adduce, and determine the merits as to the allowance of such claim for wages, and in the event that the allowance for wages is not paid within the time

fixed by the court, then the court shall order the premises sold to pay such amount in such manner as the court shall direct.

Section 14. *Trials; parties ready not to be delayed; when court may delay order for sale or distribution.* In no case shall the want of preparation for trial of one claim delay the trial in respect to others, but trials shall be had upon issues between such parties as are prepared without references to issues between other parties; and when one creditor shall have obtained a decree or judgment for the amount due, the court may order a sale of the premises on which the lien operates, or a part thereof, so as to satisfy the decree or judgment: *Provided*, That the court may, for good cause shown, delay making any order for sale or distribution until the rights of all parties in interest are ascertained and settled by the court.

Section 15. *Preference to laborers; no preference to first contractor.* Upon all questions arising between different contractors having liens under this act, no preference shall be given to him whose contract was made first, except the claim of any person for wages by him personally performed, shall be a preferred lien.

Section 16. *Incumbrances; apportionment; on improvements made after record of incumbrance; lien holders have no pro rata benefit in what owner pays for; fraudulent incumbrances; disposition of.* No incumbrance upon land, created before or after the making of the contract under the provisions of this act, shall operate upon the building erected, or materials furnished until a lien in favor of the persons having done the work or furnished material shall have been satisfied, and upon questions arising between incumbrances and lien creditors, all previous incumbrances shall be preferred to the extent of the value of the land at the time of making of the contract, and the lien creditor shall be preferred to the value of the improvements erected on said premises, and the court shall ascertain by jury or otherwise, as the case may require, what proportion of the proceeds of any sale shall be paid to the several parties in interest. All incumbrances, whether by mortgage, judgment or otherwise, charged and shown to be fraudulent, in respect to creditors, may be set aside by the court, and the premises freed and discharged from such fraudulent incumbrance.

Section 17. *Costs; how taxes; attorneys' fees.* The costs of proceedings, as between all parties to the suit, shall be taxed equitably against the losing parties, and when taxed against more than one party, shall be so taxed against them all in favor of the proper party but equitably as between themselves; and the costs, as between creditors aforesaid in contests relative to each other's claims, shall be subject to the order of the court, and the same rule shall prevail in respect to costs growing out of the proceedings against and between incumbrances. In all cases where liens are enforced, the court shall, in its discretion, order a reasonable attorney's fee taxed as a part of the costs in favor of the lien creditor.

Section 18. *What estate to be sold; manner of making sales, when part may be sold.* Whatever right or estate such owner had

in the land at the time of making the contract may be sold in the same manner as other sales of real estate are made under decrees in chancery. If any part of the premises can be separated from the residue, and sold without damage to the whole, and if the value thereof is sufficient to satisfy all the claims proved in the cause, the court may order a sale of that part.

Section 19. *Proceeds of sale; application of pro rata; labor claims preferred; deficiency decrees; excess, to whom paid.* The court shall ascertain the amount due each lien creditor and shall direct the application of the proceeds of sale to be made to each in proportion to their several amounts, according to the provisions of this act, but the claims of all persons for labor as provided in section fifteen (15) shall be first paid. If, upon making sale under this act of any or all premises, the proceeds of such sale shall not be sufficient to pay all claims of all parties, according to their rights, the decree shall be credited by the amount of said sale and execution may issue in favor of any creditor whose claims are not satisfied for the balance due as upon a deficiency decree in the foreclosure of a mortgage in chancery and such deficiency decree shall be a lien upon all real estate and other property of the party against whom it is entered to the same extent and under the same limitations as a judgment at law; and in case of excess of sales over the amount of the decree, such excess be paid to the owner of the land, or to the person who may be entitled to the same, under the direction of the court.

Section 20. *Redemption.* Upon all sales under this act, the right of redemption shall exist in favor of the same persons, and may be made in the same manner as is or may be provided for redemption of real estate from sales under judgments and executions at law.

Section 21. *Sub-contractors; liens of sub-contractors; who are; extent of their liens superior to creditors or contractors on money due contractors; limit of owner's liability; owner liable for contracts performed after notice thereof; rights of in case contractor default may complete, if contractor abandons.* Every mechanic, workman or other person who shall furnish any materials, apparatus, machinery or fixtures, or furnish or perform services or labor for the contractor shall be known under this act as a sub-contractor, and shall have a lien for the value thereof, with interest on such amount from the date the same is due, from the same time, on the same property as provided for the contractor, and, also, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner under the original contract, whether or not the original — — contractor could have obtained a lien or was by contract or conduct divested or deprived of a right to obtain a lien. In no case, except as hereinafter provided, shall the owner be compelled to pay a greater sum for or on account of the completion of such house, building or other improvements than the price

or sum stipulated in said original contract or agreement, unless payment be made to the contractor or to his order, in violation of the rights and interests of the persons intended to be benefited by this act. *Provided*, If it shall appear to the court that the owner and contractor fraudulently, and for the purpose of defrauding sub-contractors, fixed an unreasonably low price in their original contract for the erection or repairing of such building, then the court shall ascertain how much of a difference exists between a fair price for labor and material used in said building or other improvements, and the sum named in said original contract, and said difference shall be considered a part of the contract and be subject to a lien. But where the contractor's statement, made as provided in section five (5), shows the amount to be paid to the sub-contractor, or party furnishing material; or the sub-contractor's statement, made pursuant to section twenty-two (22), shows the amount to become due for material; or notice is given to the owner, as provided in section twenty-four (24) and twenty-five (25), and thereafter such sub-contract shall be performed, or material to the value of the amount named in such statements or notice, shall be prepared for use and delivery, or delivered without written protest on the part of the owner previous to such performance of delivery, or preparation for delivery, then and in any of such cases such sub-contractors or party furnishing or preparing material, regardless of the price named in the original contract, shall have a lien therefor to the extent of the amount named in such statements or notice; Also, in case of default or abandonment by the contractor, the sub-contractor or party furnishing material shall have and may enforce his lien to the same extent and in the same manner that the contractor may under conditions that arise as provided for in section four (4) of this act, and shall have and may exercise the same rights as are therein provided for the contractor.

Section 22. *Where partners taken in after contract: lien for material furnished to sub-contractor; lien of sub-contractor; statement of sub-contractor to owner or contractor; penalty for failure to give statement.* Whenever, after a contract has been made, the contractor shall associate one or more persons as partners or joint contractors, in carrying out the same, or any part thereof, the lien for materials or labor furnished by a sub-contractor to such contractor and his partners or associates, as originally agreed upon shall continue the same as if the sub-contract had been made with all of said partners. When the contractor shall sub-let his contract or a specific portion thereof to a sub-contractor, the party furnishing material to or performing labor for such sub-contractor shall have a lien therefor, and may enforce his lien in the same manner as is herein provided for the enforcement of liens by sub-contractors. Any sub-contractor shall, as often as requested in writing by the owner, or contractor, or the agent of either, make out and give to such owner, contractor or agent, a statement of the persons furnishing material or labor, giving their names and how much if anything is due or to become due to each of them, and which statement shall be made under oath if required. If any

sub-contractor shall fail to furnish such statement within five (5) days after such demand, he shall forfeit to such owner or contractor the sum of fifty (50) dollars for every offense, which may be recovered in an action of debt before a justice of the peace, and shall have no right of action against either owner or contractor until he shall furnish such statement, and the lien of such sub-contractor shall be subject to the liens of all other creditors.

Section 23. *Lien against fund due or to become due; contractors for public improvements, notice; duty and liability of officer notified.* Any person who shall furnish material, apparatus, fixtures, machinery, or labor to any contractor for a public improvement in this state shall have a lien on the money, bonds or warrants due or to become due such contractor for such improvement: *Provided*, such person shall, before payment or delivery thereof is made to such contractor, notify the officials of the state, county, township, city or municipality whose duty it is to pay such contractor of his claim by a written notice. It shall be the duty of such official so notified to withhold a sufficient amount to pay such claim until it is admitted, or by law established and thereupon to pay the amount thereof to such person, and such payment shall be a credit on the contract price to be paid such contractor. Any officer violating the duty hereby imposed upon him shall be liable on his official bond to the person serving such notice for the damages resulting from such violation which may be secured in an action at law in any court of competent jurisdiction. There shall be no preference between the persons serving such notice, but all shall be paid *pro rata* in proportion to the amount due under their respective contracts.

Section 24. *Notice to the owner by sub-contract or limitation for service of; may be served on owner, agent, architect or superintendent in charge; duties and liabilities of agents, architect and superintendent notified; excuse of notice; sub-contractor's protected to amount named in; form of.* Sub-contractors, or party furnishing labor or materials, may at any time after making his contract with the contractor, and shall within sixty (60) days after the completion thereof, or, if extra additional work or material is delivered thereafter, within sixty (60) days after the completion of such extra or additional work or final delivery of such extra or additional material, cause a written notice of his claim and the amount due or to become due hereunder, to be personally served on the owner or his agent or architect, or the superintendent having charge of the building or improvement: *Provided*, such notice shall not be necessary when the sworn statement of the contractor or sub-contractor provided for herein shall serve to give the owner notice of the amount due and to whom due, but where such statement is incorrect as to the amount, the sub-contractor or material man named therein shall be protected to the extent of the amount named therein as due or to become due to him.

The form of such notice may be as follows: To (name of owner): You are hereby notified that I have been employed by (the name of contractor) to (state here what was the contract or what was

done, or to be done, or what the claim is for) under his contract with you, on your property at (here give substantial description of the property) and that there was due to me, or is to become due (as the case may be) therefor, the sum of ....dollars.

Dated.....this.....day of.....A. D.....

(Signature).....

Section 25. *Notice to non-resident owner by filing claim with circuit court, what claim shall consist of; when itemized accounts not necessary.* In all cases when the owner, agent, architect or superintendent cannot, upon reasonable diligence, be found in the county in which said improvement is made, or shall not reside therein, the sub-contractor or person furnishing materials, fixtures, apparatus, machinery, labor or services may give notice by filing in the office of the clerk of the circuit court against the person making the contract and the owner a claim for lien verified by the affidavit of himself, agent or employe, which shall consist of a brief statement of his contracts or demand and the balance due after allowing all credits, and a sufficient correct description of the lot, lots or tract of land to identify the same. An itemized account shall not be necessary.

Section 26. *Lien of laborers prefers: limitation as to laborer's notice.* The claim of any person for wages as a laborer under sections 15, 21 and 22 of this act shall be a preferred lien.

Section 27. *Owner's duty to retain and pay money after notice; preference to laborers; manner in which he shall make payment; liability of owner.* When the owner or his agent is notified as provided in this act, he shall retain from any money due or to become due the contractor, an amount sufficient to pay all demands that are or will become due such sub-contractor, tradesman, materialman, mechanic, or workman of whose claim he is notified, and shall pay over the same to the parties entitled thereto.

Such payment shall be as follows:

First—All claims for wages shall be paid in full.

Second—The claims of tradesmen, materialmen and sub-contractors, who are entitled to liens *pro rata*, in proportion to the amount due them respectively. All payments made as directed shall, as between such owner and contractor, be considered the same as if paid to such contractor. Any payment made by the owner to the contractor after such notice, without retaining sufficient money to pay such claims, shall be considered illegal and made in violation of the rights of the laborers and sub-contractors and the rights of such laborers and sub-contractors to a lien shall not be affected thereby, but the owner shall not be held liable to any laborer and sub-contractor or other person whose name is omitted from the statement provided for in sections five (5) and twenty-two (22) of this act, nor for any larger amount than the sum therein named as due such person (provided such omission is not made with the knowledge or collusion of the owner), unless previous thereto or to his payment to the contractor, he shall be notified as herein provided, by such person of their claim and the true amount thereof.

Third—The balance, if any, to the contractor.

Section 28. *Suits to enforce lien by sub-contractor; when can be brought, pleadings, action at law against owner and contractor; proceedings, extent of owner's liability.* If any money due to the laborers or sub-contractor be not paid within ten (10) days after his notice is served as provided in sections five (5), twenty-four (24), twenty-five (25) and twenty-seven (27), then such person may either file his petition and enforce his lien as hereinbefore provided for the contractor in sections nine (9) to twenty (20) inclusive, of this act, except as to the time within which suit shall be brought or he may sue the owner and contractor jointly for the amount due him in any court having jurisdiction of the amount claimed to be due, and a personal judgment may be rendered therein, as in other cases. In such actions at law, as in suits to enforce the lien, the owner shall be liable to the plaintiff for no more than *pro rata* share that such person would be entitled to with other sub-contractors out of the funds due the contractor from the owner under the contract between them, except as hereinbefore provided for laborers, and such action at law shall be maintained against the owner only in case the plaintiff establishes his right to the lien. All suits and actions by sub-contractors shall be against both contractor and owner jointly, and no decree or judgment shall be rendered therein until both are duly brought before the court by process of publication, and in all courts including actions before a justice of the peace and police magistrates, such process may be served and publication made as to all persons except the owners as in suits in chanceries. All such judgments, where the lien is established, shall be against both jointly, but shall be enforced against the owner only to the extent that he is liable under his contract as by this act provided, and shall recite the date from which the lien thereof attached according to the provisions of sections one (1) to twenty (20) of this act; but this shall not preclude a judgment against the contractor, personally, where the lien is defeated.

Section 29. *Judgment before justice of the peace; when transcript of may be filed; executions thereon; liens thereof.* If the execution issued on a judgment obtained before a justice of the peace or police magistrate shall be returned not satisfied, a transcript of such judgment may be taken to the circuit court and spread upon the records thereof, and execution issued thereon as in other cases except that the lien of the same shall be preserved as a preferred lien on the property improved from the date recited in the judgment, and enforced thereon the same as if a decree had been rendered by the circuit court in a suit to enforce such lien under the provision of this act.

Section 30. *Proceedings for general settlement; interpleader; how liens and claims cut off and judgment thereon stayed in such proceedings.* If there are several liens under sections twenty-one (21) and twenty-two (22) upon the same premises, and the owner or any person having such a lien shall fear that there is not a sufficient amount coming to the contractor to pay all such liens, such owner or any one or more persons having such lien may file his or their



bill or petition in the circuit court of the proper county, stating such fact and such other facts as may be sufficient to a full understanding of the rights of the parties. The contractor and all persons having liens upon or who are interested in the premises, so far as the same are known to or can be ascertained by the claimant or petitioner, upon diligent inquiry shall be made parties. Upon the hearing the court shall find the amount coming from the owner to the contractor, and the amount to each of the persons having liens, and in case the amount found to be coming to the contractor shall be insufficient to discharge all the liens in full, the amount so found in favor of the contractor shall be divided between the persons entitled to such liens *pro rata* after the payment of all claims for wages in proportion to the amounts so found to be due them respectively. If the amounts so found to be coming to the contractor shall be sufficient to pay the liens in full, the same shall be so ordered. The premises may be sold as in other cases under this act. The parties to such suit shall prosecute the same under like requirements as are directed in section eleven (11) of this act and all persons who shall be duly notified of such proceedings and who shall fail to prove their claims, whether the same be in judgment against the owner or not, shall forever lose the benefit of and be precluded from their liens and all claims against the owner. Upon the filing of such bill or petition the court may, on the motion of any person interested, and shall, upon final decree, stay further proceedings upon any suit against the owner on account of such liens, and costs in such cases shall be adjusted as provided for in section seventeen (17.)

Section 31. *Failure to complete contract by contractor; requisites and manner of sub-contractor's suit in case of; owner's liability in case of.* Should the contractor, for any cause, fail to complete his contract, any person entitled to a lien as aforesaid may file his petition in any court of record against the owner and contractor, setting forth the nature of his claim, the amount due, as near as may be, and the names of the parties employed on such house or other improvement subject to liens; and a notice of such suit shall be served on the persons therein named, and such as shall appear shall have their claims adjudicated. The premises may be sold as in other cases under this act. The parties to such suit shall prosecute the same under like requirements as are directed in section eleven (11) of this act.

Section 32. *Payment of owner to contractor; when wrongful.* No payments to the contractor or to his order of any money or other considerations due or to become due to the contractor shall be regarded as rightfully made, as against the sub-contractor, laborer, or party furnishing labor or materials, if made by the owner without exercising and enforcing the rights and powers conferred upon him in sections five (5) and twenty-two (22) of this act.

Section 33. *Limitation as to suit of sub-contractors to enforce lien.* Petition shall be filed or suit commenced to enforce the lien

~~created by sections twenty-one (21) and twenty-two (22) of this act within four months after the time that the final payment is due the sub-contractor, laborer or party furnishing material.~~

Section 34. *General provisions. Suit to be commenced or answer filed by lien claimants, and within thirty (30) days on demand of owner, lienor or interested party.* Upon written demand of the owner, lienor, or any person interested in the real estate, or their agent or attorney, served on the person claiming the lien, or his agent or attorney, requiring suit to be commenced to enforce the lien or answer to be filed in a pending suit, suit shall be commenced or answer filed within thirty days thereafter, or the lien shall be forfeited, and the same released if a claim for a lien has been filed with the clerk of the circuit court.

Section 35. *Neglect to satisfy lien paid or to release when not sued on time; penalty.* Whenever a claim for lien has been filed with the clerk of the circuit court, either by the contractor or sub-contractor, and is afterward paid, with cost of filing same, or where there is a failure to institute suit to enforce the same after demand, as provided in the preceding section, within the time by this act limited, the person filing the same or some one duly authorized in writing to do so, shall acknowledge satisfaction or release thereof, in the proper book in such office, in writing, on written demand of the owner, and on neglect to do so for ten days after such written demand he shall forfeit to the owner the sum of twenty-five (25) dollars, which may be recovered in an action of debt before a justice of the peace.

Section 36. *Penalty for wrongful sale, use or removal of materials.* Any owner, contractor, sub-contractor or other person who shall purchase materials on credit and represent at the time of purchase that the same are to be used in a designated building or buildings, or other improvement, and shall thereafter sell, use or cause to be used the said materials in the construction of, or remove the same to any building or improvement other than that designated, or dispose of the same for any purpose, without the written consent of the person of whom the materials were purchased, with intent to defraud such person, shall be deemed guilty of a misdemeanor, and on conviction shall be punished by a fine not exceeding five hundred dollars (\$500), or confined in the county jail not exceeding one year, or both so fined and imprisoned.

Section 37. *Liens against boats, barges and water craft.* Any architect, contractor, sub-contractor, materialman, or other person furnishing services, labor or material for the purpose of or in constructing, building, altering, repairing or ornamenting a boat, barge or other water craft, shall have a lien on such boat, barge or other water craft for the value of such services, labor or material in the same manner as in this act provided for services, labor or material furnished by such parties for the purpose of building, altering, repairing or ornamenting a house or other building.

And such lien may be established and enforced in the same manner as liens are established and enforced under this act, and the

parties shall be held to the same obligations, duties and liabilities as in case of a contract for building, altering, repairing or ornamenting a house or other building.

Section 38. *Circuit Court Clerk's duties with regard to claims filed; abstract fee.* When claims for lien are filed pursuant to the provisions of sections seven (7) and twenty-five (25), the clerk of the circuit court shall endorse thereon the date of filing, and make an abstract thereof in a book kept for that purpose and properly indexed, containing the name of the person filing the lien, the amount of the lien, the date of filing, the name of the person against whom the lien is filed, and a description of the property charged with the lien, for which the person filing the lien shall pay one dollar (\$1.00) to the clerk.

Section 39. This act is and shall be liberally construed as a remedial act.

Section 40. An act entitled, "An act to revise the law in relation to mechanic's liens," approved and in force July 26th, 1895; and all other acts and parts of acts inconsistent with this act are hereby repealed: *Provided*, that this section shall not be construed as to affect any rights existing or actions pending at the time this act shall take effect.

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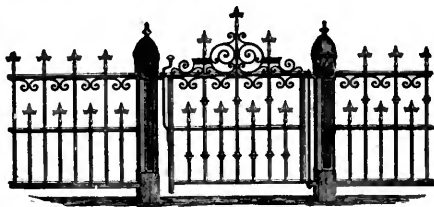
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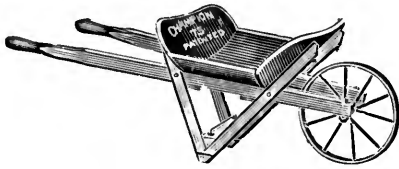
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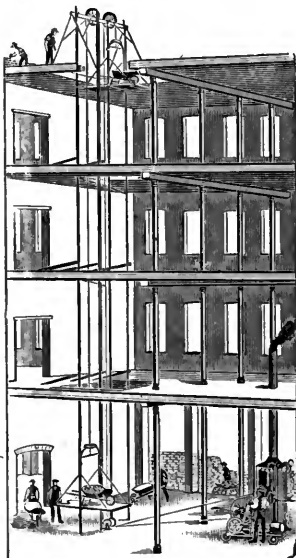
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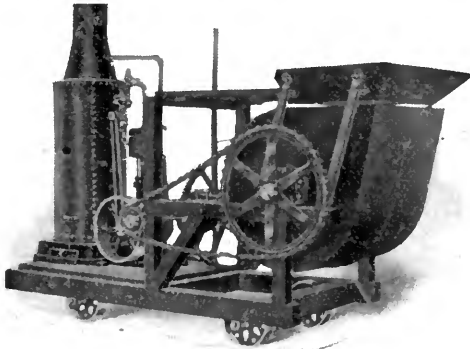
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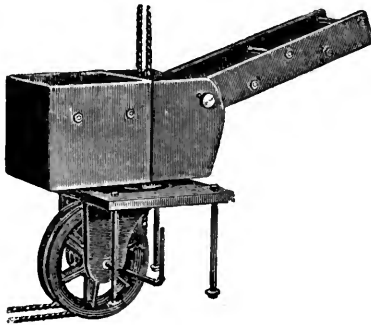
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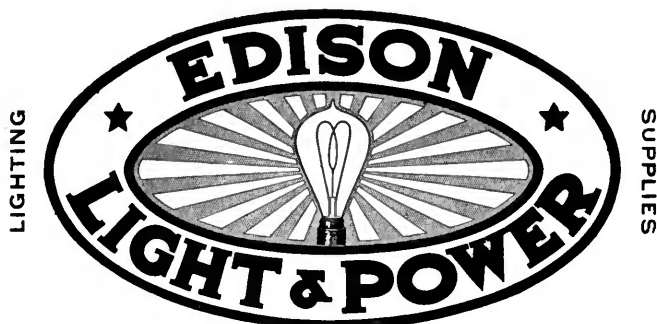
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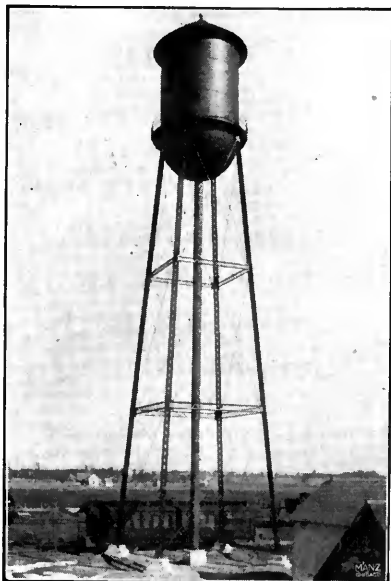
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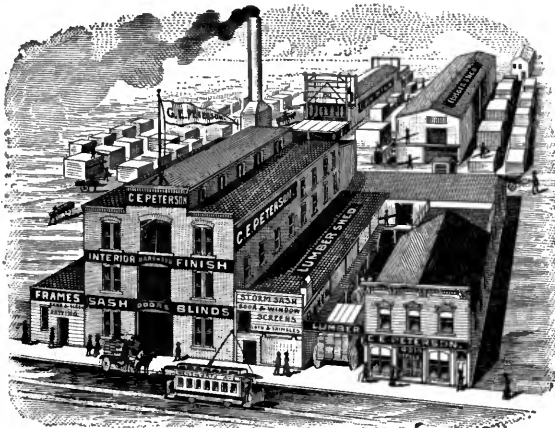
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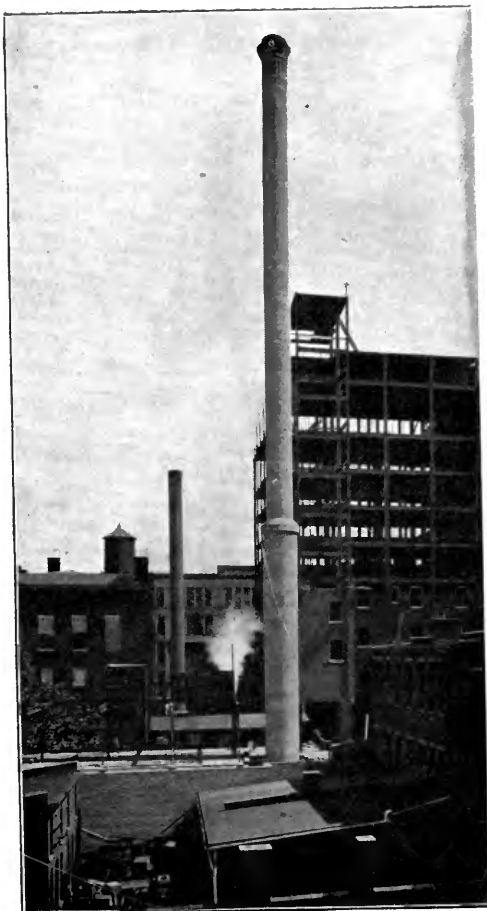
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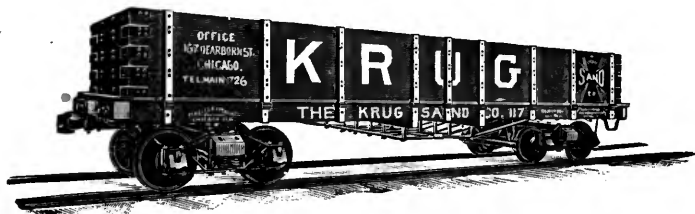
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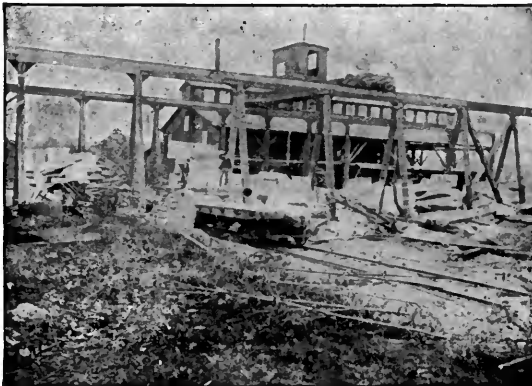
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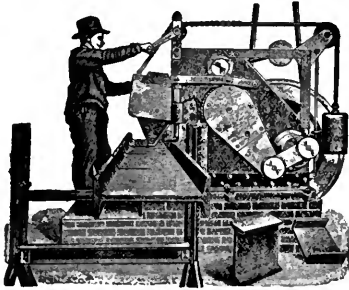
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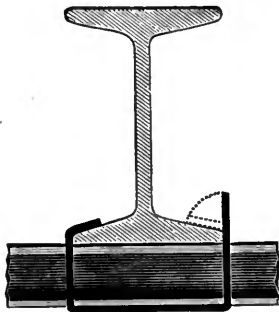
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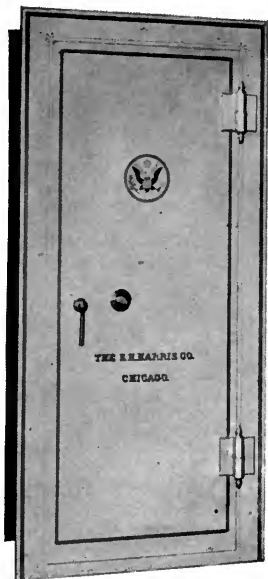
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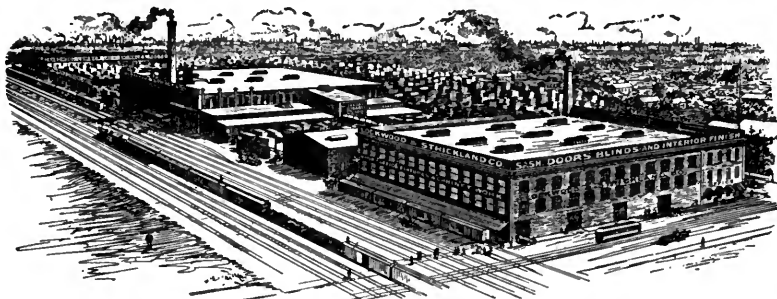
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