

OFFICE BUILDINGS GOOD FOR 28 YEARS

End of Financial Strength Comes About That Time.

New York.—An office building is in what may be termed the absolute stage after 28 years. Up to that time the income from a building does not vary much from year to year except during a long stretch of oversupply, when for economic reasons concessions are given. After the twenty-eighth year has been left behind an appreciable drop comes in the income of the structure, and at the same time a corresponding increase will be shown in the maintenance figures. Investigation recently into the financial affairs and lives of 156 office buildings in various parts of the country by the National Association of Building Managers is the basis for the statement that 28 years is the great dividing line in the financial success of the average office building.

Two Periods in Life of Building. The investigation shows there are two periods in the life of a building. Period one starts at the time of erection and ends 28 years later. During this time the gross income is nearly constant. The expenses, however, rise continually with a corresponding falling off in the net return. This period represents the useful and profitable life of an office building, during which it is earning an adequate return on the investment. During most of this period a building is able to maintain itself as a first-class structure, housing only the best grade of tenants.

Because of the fact that when a building has arrived at the second period of its life and it is only a question of time when it will have to be dismantled, its investment value declines very rapidly and is very often extinguished entirely. That is, where as if a building is sold during the first period of its life it will bring a price somewhere near its cost; if sold in the second period of its life it will probably bring a much smaller price, and often will not be considered as adding any value whatever to the land on which it stands.

As a consequence, while a building in the second period of its life may for a time under favorable conditions continue to be operated at a small margin of profit, obsolescence will have largely or wholly destroyed its sale value.

Replaced by New Structure. Period two extends from the twenty-eighth year to the time when the structure is dismantled. In this period the gross income of a structure falls very rapidly as also do its operating expenses, while the net income continues to decline at a somewhat faster rate than during the first half of its lifetime.

At the beginning of the second period a building finds that, through the action of obsolescence in any one or more of its several forms, it is losing its better class of tenants and that it is impossible for it to maintain its income at its previous level. Because of this falling off in income, it must necessarily reduce its operating expenses in proportion by giving a cheaper rate of service, thus becoming a second-grade building.

In spite of all that can be done to reduce operating costs, the ever-increasing extent of repairs and replacements necessary in an old building continued in existence soon becomes a nonproducer and is likely to be operated at a loss.

Period two necessarily ends with the life of the building, which occurs when obsolescence has progressed so far that the building is torn down to be replaced by a new structure. Many illustrations may be cited of buildings torn down and replaced by other structures at ages varying from 15 to 40 years.

Farm in Virginia Rented by Family for 96 Years

Winchester, Va.—A farm near Wadesville, Clarke county, has been tenanted and managed by members of the Bromley family so long that it has become known as the "Bromley place," although members of the family have no title to the property. The land was long ago owned by Miss Williams of Waterford, Loudoun county, and now is owned by her niece, Mrs. Lewis Pidgeon of Wadesville. Lewis Bromley was on the farm for 20 years, at his death a son, John S. Bromley, was in charge for 50 years, and now the latest son, William Bromley, is moving to Winchester after a tenancy of 26 years, making 96 years that the farm has been rented by grandfather, father and son.

China Berries Prove to Be "Knockout" for Robins

Marlin, Tex.—Within the past few days great droves of robins have been coming to Marlin and one of the residents, noticing quite a number of these birds flapping about on the ground investigated and found that the birds were all drunk. The condition was brought about by the birds feasting upon china berries. It seems that the china berry is a regular "knockout" for birds, especially those that are unaccustomed to them. The effect lasts only about thirty minutes.

Butterfly Wanted Home

Hammond, Ind.—When Mrs. Thomas of Hammond opened her china cabinet recently she found a live butterfly whose wings measured 6 inches from tip to tip. Its presence in the house is a mystery.

WHY There Are Fewer Nobles in Scotland Today.

The Scottish peerage, once the strongest and most flourishing of Great Britain, now contains only 83 members, says the new issue of DeBrett. At the time of the union of the parliaments of Scotland and England in 1707, the peerage enrolled 154 members, which included almost all the wealthiest men of Scotland, the clan chiefs and political leaders of the country. These peers were in almost absolute control of the country and owned most of the shipping interests, then the greatest commercial enterprise of the British Isles.

Attainder, extinction and dormancy have since then reduced the number, and the growth of new commercial interests has taken away the influence of the peers. As no Scottish peerage could be created since 1707, to be a member of the Scottish peerage is a greater distinction than to be a member of any other British peerage. Forty-nine of the Scottish peers have been made peers of England and therefore allowed to sit in the house of lords, which prerogative is not accorded to the Scottish nobles. The remainder are allowed to elect 16 of the number at the beginning of parliament to represent them in the house of lords.

Why Did He Write This?

Watch a trolley car or subway or elevated train discharge and take on passengers in New York or any large city, writes Mitchell Brook in the North American Review. As a rule these two transactions are carried on in such a way that the entering crowd jostles itself against those who are coming out of the car, to the delay, discomfort, and sometimes injury to all concerned. Time and again I have asked officials and employees of these lines of travel why the passengers could not pass out through the front and enter by the rear doors, simultaneously, as is done on most railroads. I never get an answer, unless a dull look of incomprehension and wonderment be regarded as such. Again, there is the little, insignificant matter of our copper coins. Why can we not have, as we have been clamoring for years to have, two and three-cent coppers, and so be spared the bother of going down twice or thrice into our trousers pocket when we buy a newspaper or when a collection plate passes by? Why, because some one has not sense enough to give them to us. Or why are buttons still sewed upon our coats with perishable thread, as our grandmothers did it? Or why are not puncture-proof automobile tires manufactured? Or why don't the writers of our jazz music give more variety to their productions? Or, even, why doesn't a plumber bring his tools with him to a job? For the same reason—because so many people are, frankly, darned fools.

How Device Solved Problem

Through the invention of a unique differential, or "two-way" color wheel, by Dr. E. B. Twitmyer of the department of psychology of the University of Pennsylvania, a problem which has defied the efforts of scientists for many years has been solved. It is generally known that the study of the psychology of color is important in many industrial fields, the textile trades, the advertising fields, etc., and this newly perfected device permits of more delicate determination of color combinations and color effects than were ever before possible. One of the remarkable features of this machine is that exceedingly fine adjustments of color relations can easily be made on a whirling disk while the machine is in motion. For example, a yellow disk is placed on the color wheel, and over this is partly placed a blue disk. The two colors blend when the wheel revolves, and the proportions of each color can be shifted by the operator without removing the disks or stopping the machine, this work being done with the aid of an ingenious system of levers and cams.

Why He Used Paper Money

In 1851, a year before John Bull set up his mint in Boston which produced the famous pine-tree shilling, one William Phillips was born of lowly pioneer parents in the Maine wilderness. At the age of thirty-three he secured a royal warrant and organized an expedition to search for a sunken treasure ship. The extraordinary thing is that he found the ship and recovered from it treasure to the value of 300,000 pounds. His share made him rich, and in acknowledgment of the exploit James II not only knighted him, but appointed him sheriff of New England says Will Payne, in the Saturday Evening Post.

Being now a leading citizen from every angle, Sir William induced the Massachusetts general court to fit out an expedition with him in command, against French possession in Canada. Port Royal was easily captured in the spring of 1690. A much more ambitious expedition was at once launched against Quebec and Montreal. It failed disastrously. The surviving volunteers demanded the pay which had been promised them—and which the general court had been expected to realize out of the spoils of victory. The general court met the crisis with a politicians' expedient by issuing 7,000 pounds of paper money.

Why Atlas Carried World

Atlas was the son of Iapetus and Clemea, and brother of Prometheus and Epimetheus, according to ancient mythology. He was one of the Titans and the father of the Pleiades and Hyades. Having attempted to scale the battlements of Olympus, he was condemned by Jupiter to bear upon his head and hands the celestial vault. A volume of maps bound together is called an atlas, probably from the representation of the Titan "Atlas" supporting the globe, with which the title pages were formerly adorned.—Detroit News.

Why Is Rice Thrown?

Throwing rice at a wedding is an old Hindoo custom. In India, rice is a most important staple and the use of it in ceremonious was emblematic of life and fruitfulness. It served, therefore, as a very appropriate symbol for the conveyance of good wishes on the occasion of a marriage.

HOW PATIENTS SLEEP WHILE IN HOSPITAL NOTED BY M. D.

What is the ideal position for the sleeper and is it possible to cultivate it? Doctors, I know, have no very helpful suggestions to make. One prepared for me, however, this list of twelve sleepers under his care at a certain hospital. None suffered from a complaint which would have marked influence on normal sleeping habits:

Off pillow. Apparently liked head on level with rest of body. Mouth open. Hands clutching sheets and blankets. Under bedclothes. Invisible. Did not disturb, as patient rarely could sleep.

On back. Head thrown well back, so that pillow was rarely at neck. Chin thrust out. Hands across middle, nearly clasped.

Hands held bedclothes up to mouth. Head bent forward on left side. A very old man, this.

Right thumb in mouth. Left hand held right wrist. A child.

On back. Knees drawn high up. Hands loosely lying outside bedclothes.

On right side. Forefinger of left hand thrust through button-hole of pajama jacket. Right arm tucked under side.

Left cheek rested on open palm of left hand. Right hand hung behind the body.

Pushed close up against wall, so lying on edge of metal bed. Clothes pushed contemptuously away. This one had been accustomed to roughing it.

Two extra pillows. Sleeping, or endeavoring to sleep, practically sitting up. Nurse said patient rarely did more than doze.

On face, arms over head, knees drawn under, so that sleeper seemed to be burrowing.

An exact Z. Head and shoulders bent down and legs turned back from the knees. Hands outspread as if pushing something away.—Continental Edition of the London Mail.

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How a Lion Hunts Buffalo

In his "Memories of an African Hunter," M. D. Lyell has many strange things to tell of a hunter's life in Central Africa. His description of how a lion hunts buffalo is worth repeating.

He approaches near enough to the buffalo not to be heard, and then snouts or waits behind a bush or in the grass. When an animal gets near enough, he makes a sudden rush, which may start off his victim. Owing to his great muscular development, the lion accelerates quickly, and is soon up to the buffalo, when he rears up on his hind legs and seizes his prey by the nape of the neck fairly far back, using (if on the left side) his left paw to drag the buffalo's face toward him.

"If the buffalo is still moving, the lion still keeps his hind paws on the ground, advancing with the buffalo by hops, so to speak. The weight of the lion and the tearing of the face backwards make the buffalo stumble, with the result that he often, although not always, breaks his neck."—Cincinnati Enquirer.

How Tramps Travel

There is no record of the first appearance of the tramp in America, but his first statutory recognition was in New Jersey in 1870. He was soon recognized legally in 21 states. The American tramp differs from the beggar or vagrant of other countries in his fondness for stealing rides on the railroads. In a five-year period there were 23,964 trespassers killed and 25,238 injured by railroads in the United States, a number in excess of the total numbers for employees and passengers. From one-half to three-fourths of trespassers are tramps.

How Day Was Divided

In Rome up to the Fifth century the day was apportioned into periods of sunrise, noon and sunset, the noon period being marked by the arrival of the sun between the rostra and a place called Grascostosis, where ambassadors from Greece and other places used to stand.

EXPLORERS TO CHART ARCTIC WILDERNESS

Geological Survey Men to Fill in Blank Spot on Map.

Nenana, Alaska.—Through the bitter weather of late winter in the Arctic circle and the peril of an unsettled, unknown region, a party of the United States geological survey, headed by Dr. Phillip S. Smith, is bound for the remote Colville river basin.

This probably is the most hazardous mission ever undertaken by this branch of the government service. The purpose is to fill in a big blank spot on the map of Alaska containing 35,000 square miles of unexplored wilderness, and also to determine by mineralogical tests the scope of an oil-bearing structure known to exist between Point Barrow, on the Arctic coast, and the Colville basin.

Territory Uninhabited.

According to Gerald Fitzgerald, topographical engineer with the party, the barren stretch is uninhabited except along the Arctic shores, where isolated bands of Eskimos eke out a living by beachcombing. The country is devoid of timber, but overlain by tundra moss, save where streams cut the structure and reveal coal beds and oil seepages.

Fitzgerald has penetrated far enough in the direction to learn that game apparently is negligible, except for ptarmigan and an occasional colony of beaver and muskrat. Without timber, the party will be compelled to rely on exposed coal for fuel and, lacking that, on the meager supply of gasoline and alcohol they can transport.

Seek Oil Deposits.

Before leaving here, Doctor Smith said he expected to come out of the wilderness by way of the Colville river to the Arctic ocean. He explained that the party would have to depend on being picked up by a stray whaling vessel and conveyed to the regular lines of steamer travel at Nome. If no whaler appears, the explorers will cast their lot with the Eskimos until relief is sent.

The region to be explored is believed to contain vast deposits of oil. A lake filled with bitumen has been discovered near Point Barrow, and the survey party will try to determine the origin of this oil and its commercial importance.

Take Dog Teams and Canoes.

The expedition was organized with the care of a polar journey. No surplus was carried, either in men or materials. Doctor Smith contracted with a company to transport his supplies to the headwaters of the Alutina in the Alaskan Rockies. At this point the party is to plunge into the wilderness. Besides the frozen dog teams, knock-down canoes were taken to be assembled and used when the streams are free from ice. Doctor Smith hopes to reach the headwaters of the Colville about May 1, so that the principal explorations could be made in the brief Arctic summer.

Wild Geese 67 Years Old

New York.—Wild geese are sometimes said to be centenarians, but there has been difficulty in proving the statement. Some evidence has been presented, however, by Henry Stark, who writes:

In 1848 an uncle of Henry Stark captured two Canada geese in a net spread along the beach of the Chickadee islands, in Chesapeake bay. Since that time this pair of geese have been paddling around farms owned by members of the Stark family.

A few years ago the uncle died at the ripe old age of eighty-one, but the two Canada geese are still thriving and alert and seemingly in the prime of their youth.

"No one knows how old these geese were when captured, but Mr. Stark says he has evidence that they are 67 now, and he hopes they will prove the statement that wild geese live to the 100."

Quake Refugees Flocking Back to Yokohama Again

Yokohama, Japan.—Although tens of thousands of citizens driven from this city by the great quake of last year are straggling back and trying to re-establish their homes, the population of Yokohama is still 150,000 less than it was on the morning of the fateful first of September, according to police statistics.

Yokohama's population now is 291,250; on September 1 it was approximately 450,000.

Deer Attacks Man

Waynesboro, Pa.—C. C. Walters, a farmer, was confined to his home at Roadside, near here, as the result of being attacked by a buck deer at his home. Walters was in his yard when he saw several dogs chasing a deer. He shot at the dogs to frighten them away, when the deer turned and struck at him with its front feet and inflicted a number of lacerations on his face. The deer then ran toward the mountains, where it was found dead from exhaustion.

Puts Out Fire in Snow

Saco, Me.—By diving into a snowbank, Basil Roberts, twenty-five, extinguished flames in his clothing, and then dashed back into the house to assist his wife and three children to safety.

U. S. DEPOSITORY FOR THE OLD WORLD

To Play Important Part in Financing Big Enterprises

Washington.—The United States strengthened its position as a world depository in 1923 as the "right to capital" continued from unstable economic conditions of the old world, the Department of Commerce said in a summary of international transactions. In the future, the department predicted, this country will take a more and more important part in financing world enterprises.

Once again the "invisible" trade, the transactions for which there are no government records, played an influential part in the balance of the books. The "invisible" items last year were such as to cut to \$70,000,000 a balance of \$389,000,000 in favor of the United States in the transactions passing through the custom houses. Included in the "invisible" items was an estimated \$30,000,000 in smuggled liquors.

To Finance World Enterprises.

Ocean freight appeared to be the only consequential service or commodity for which the United States paid foreigners more than it received. On the other hand, foreign investments brought \$394,000,000 into the United States, a net increase of one-fifth over 1922. As compared with 1922, exports from this country were \$341,000,000 greater and imports were \$708,000,000 more in 1923, showing a healthy growth in American trade.

"It seems likely," the survey said, "that the United States will take a more active part in financing world enterprises in the future than it has in the past. This means an increasing amount of interest and profits on foreign investments and consequently an increasing volume of imports, not necessarily from the countries in which the investments are made, but from the whole world. At the same time, with the growth of our country and the increasing skill of American bankers and exporters, it is likely that exports will continue to increase, although not as fast as imports."

New Loans Give Boost.

"New loans inevitably give a temporary boost to exports and frequently a permanent one on the other hand, interest is received in the form of imports of one sort or another. If the European governments that have not yet started to pay their debts to the United States should do so, there can be little doubt that imports of merchandise would regularly exceed exports, as is usually the case with creditor countries."

Discussing the items that went to make up the "invisible" transactions, the survey said that American tourists had spent something like \$500,000,000 in pleasure, and American citizens gave about \$70,000,000 for foreign and philanthropic purposes. Tracing out the "invisible" trading, the survey mentions interest and dividends ocean freights, governmental repayments, services to tourists, charitable and missionary expenditures and remittances of immigrants, all of which showed a balance of \$370,000,000 that went out over what came in.

There were movements of capital, including new foreign loans, sale and purchase of outstanding securities, foreign bonds paid off, government debt payments and United States currency which brought into the country \$125,000,000 in excess of the amount going out. There was a balance in shipments of gold and silver in favor of this country of \$298,000,000.

Hen With Monkey Face Will Be Sent to the Zoo

New Rochelle, N. Y.—A freak bird animal with the body and feathers of a chicken but the face of a monkey in place of the chicken head and beak is being sent to the Bronx zoo in New York by the New Rochelle poultry market, 37 Lawton street. Instead of a beak the chicken has a pug nose. Its tongue is like that of the South American anteater, but its body and feathers are of the White Springs variety of fowl. The chicken drinks like an animal and not like a fowl. It lowers its head into the water and drinks its fill with its nose under the water instead of lifting its bill, lifting its head and then letting the water drain down its neck, like most birds.

Dice Inside Upset Fido

Berlin.—Operating on an ailing bull dog, a Berlin veterinary found in its stomach a set of dice, the property of its student owner. From a dachshund that rattled strangely when it ran, the same veterinary recovered an iron ball and a big stone. Both patients recovered.

Quaker City Cops Use Radio to Curb Crime

Philadelphia.—Installation of radio equipment in all police station houses and on all motor equipment in use by the department was ordered recently by Director of Public Safety Butler following successful tests of portable apparatus on his own car. Each station will be equipped with a receiving set, a sending set and a loud speaker. Automobiles will have portable sets having ear phones. It is planned to install transmitting apparatus in city hall tower to direct bandit-chasing cars.

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