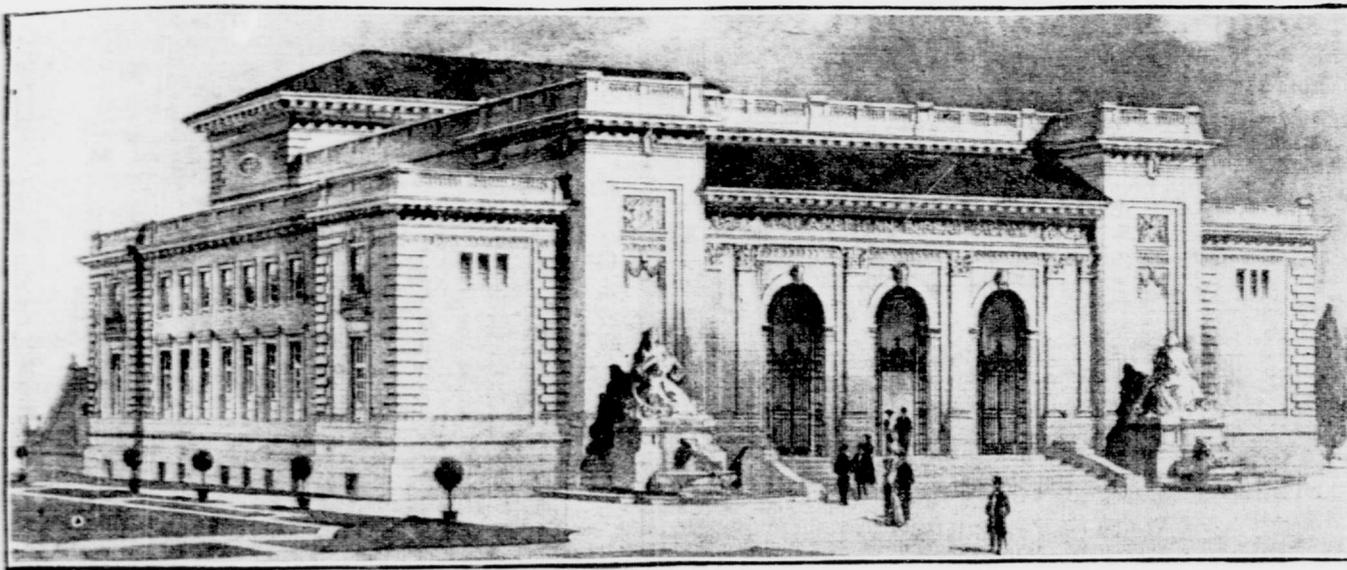


150-STORY SKYSCRAPER.

A Possibility in New York's Future, Engineers Say.

The fact that two forty-five story skyscrapers are now pushing up from New York's narrow streets toward the clouds is causing the throngs who stop at all hours of the day to watch the ironworkers dangling like spiders in the web of steel to ask continually what the limit will be in skyscraper construction. Both a prominent skyscraper architect and the head of one of the largest building concerns in the city, who were seen on the subject, declared last week that the limit was still far distant. The 150-story skyscraper was possible to-day, they declared, so far as the builder and the architect were concerned, and might come in the future. Such buildings would be a quarter of a mile in height.

New York's building problem is one of the most remarkable in the world. The major part of the vast business interests of Manhattan is compressed within an area of less than two square miles. Here are the headquarters of practically all of the great railroad systems of the United States; here stands that mysterious building from which the Standard Oil Company reaches out to every quarter of the globe; here the Steel Trust has its financial home, and hundreds of other holding companies and corporations; here are the great exchanges, banks, trust companies, brokerage offices and the great horde of lawyers. The business growth, shut in from the south, west and east by the waters of the bay and the Hudson and East rivers, can find an outlet only by pushing the theatre and residence districts slowly



FRONT VIEW OF THE NEW BUILDING OF THE INTERNATIONAL BUREAU OF AMERICAN REPUBLICS AT WASHINGTON.

PAN-AMERICAN BUREAU.

Handsome New Headquarters for Western Nations at Washington.

[From The Tribune Bureau.]  
Washington, Aug. 31.—Ground will be broken in a short time for the new building of the International Bureau of American Republics, which will be unique, not only in Washington, but in all the world. It will serve as the international headquarters or offices in one national capital of twenty-one different American nations. The nearest approach to it will be the new Temple of Peace now being erected at The Hague. The cost of this Pan-American structure, when it is fully completed and ready for occupancy, will be nearly \$1,000,000, of which Andrew Carnegie generously contributed \$750,000 and the different American nations approximately \$250,000.

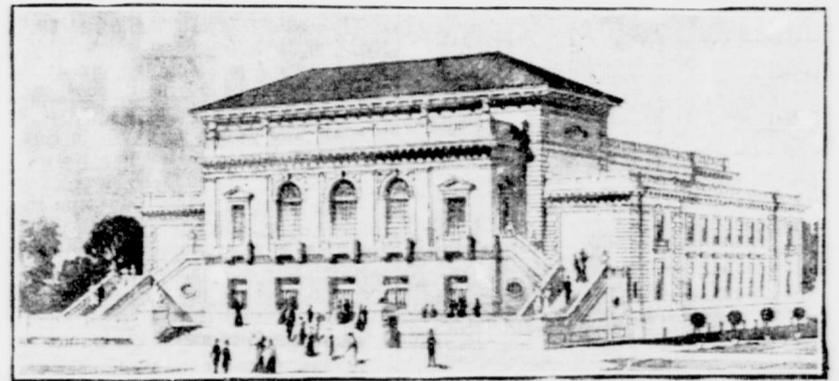
The revised drawings of the architects here shown have just been approved, after having been originally selected from the largest architectural competition in the history of Washington, in which 130 leading North American architects entered. The winners in this contest were Albert Kelsey and Paul P. Cret, associate architects, of Philadelphia.

This imposing international building will stand on one of the most attractive and commanding sites of ground in the national capital, commonly known as the Van Ness Tract, which covers five acres, facing the Presidential grounds, or White Lot, on the east, and Potomac Park on the south, at 17th and B streets. This site is only two blocks below the Corcoran Art Gallery, next to the new building of the Daughters of the American Revolution and near the Washington Monument.

The dimensions of the building will be approximately 160 by 160 feet, or 52 by 52 metres. The main portion will stand two stories above a

high studded basement, and will in turn be surmounted by dignified balustrades. The rear portion, in order to cover the capacious Assembly Hall, will rise still higher. It will be constructed throughout of steel and concrete, with the effect of a Spanish stucco finish and with white marble steps, foundations and trimmings. The roofs will be of colored Spanish tile and the interior exposed portions will be decorated with polychrome terra cotta.

The general architecture will suggest Latin-American treatment out of respect to the fact



REAR VIEW OF THE NEW BUILDING OF THE INTERNATIONAL BUREAU OF AMERICAN REPUBLICS, AT WASHINGTON.

that twenty of the twenty-one American republics are of Latin origin, but it will possess such monumental characteristics as will make it harmonize with the adopted scheme for the beautification of the national capital.

Its most notable features of construction, aside from numerous well lighted rooms for the regular work and staff of the bureau, will be a capacious, typical Spanish patio, over fifty feet square, in the front section, covered by a glass roof that can be opened in summer and closed in winter, thus providing protection against the weather for constantly running fountains and continually growing tropical plants; a large reading room, 100 by 60 feet, where can be seen all the South American as well as North American publications, and where books can be consulted from the Columbus Memorial Library, which has the best collection in the United States of works on the American republics, and a dignified assembly chamber, 100 by 70 feet, that, for present purposes, may be called the "Hall of American Ambassadors," which will provide the only room of its kind in the United States specially designed for international conventions, receptions to distinguished foreigners, and for diplomatic and social affairs of kindred nature.

Other important divisions of space will include a handsome room for the governing board of the bureau, four committee rooms suited for diplomatic conferences, a stack room for the library that will hold 250,000 volumes, large offices for the director and the secretary of the bureau, with their assistants, including editors, statisticians, translators, librarians, accountants, clerks and stenographers. Much of the decorative finishings of the interior will be in rare woods from the South American forests, contributed by the different countries that support the bureau, while the walls of the principal rooms will be decorated with paintings, pictures, statuary, etc., suggestive of Pan-American history, development and progress. At the main entrance of the structure will be two heroic marble figures symbolizing respectively North and South America.

The bureau is strictly an international and independent organization, subordinate to no department of the United States government, and maintained by the joint contributions, based on population, of the twenty-one American governments. Its practical use is demonstrated by the fact that during the last six months it has developed business that has added at least \$15,000,000 to the value of Pan-American foreign commerce. Its present object, in short, is not only to advance commerce and trade, but to strengthen comity and friendship among all the republics of the Western Hemisphere.

to the north. For New York has ample length for expansion in one direction, but is lacking in width. For this lack the utmost engineering ingenuity is constantly employed to substitute height.

Hence the building of the skyscrapers has become practically a science of itself.

Two factors limit the size of buildings in New York. The first is the wind. If the wind never blew in the metropolis the skyscraper builder's task would be greatly simplified, and he could pile story on story to his heart's content. But the wind pressure on a thirty story building is something enormous. The modern skyscraper is built to withstand a wind velocity of 125 miles, and there is practically no chance of New York getting a mightier blow than that.

The second factor is the limit of the building's base. With land in the financial district selling as high as \$700 a square foot the base of a building is naturally not a huge thing. If the skyscraper could have an unlimited base it could have an unlimited height.

Before ever a spadeful of earth is dug for a foundation the skyscraper must be weighed. It is weighed with paper and pencil, and hundreds of sheets are covered with figures. The great girders and beams, stone, cement, desks, human beings, and even nuts and rivets, are carefully figured in before the building is begun.

One of the newest skyscrapers now in course of construction, at Cortlandt street and Broadway, which will, for a time at least, be the largest office building in the world, will, it is estimated, weigh when completed 86,000 tons, an amount equal to the combined weight of all the inhabitants of Philadelphia. This enormous weight will be placed on a plot of ground hardly twenty-five thousand square feet in area, or about equal to ten ordinary city dwelling houses. The steel skeleton of the building has eighty-nine legs, or columns, which will bear its whole weight, and the engineers have had a most delicate problem to see that the weight was evenly distributed on these legs, lest some of them should collapse. There are about nine hundred sections of steel columns weighing from one to ten tons each, and several thousand girders and floor beams weighing from one to twenty tons each. The number of rivets used will run into the millions.

said tree, and his great desire that said tree be protected for all time, has conveyed, and by these presents does hereby convey unto the said Oak Tree entire possession of itself and all land within eight feet of it on all sides."

Athens was then a straggling village, and the oak tree was nearly two miles from the buildings of the state university, the only buildings of much consequence. Streets had not been laid out to any extent, and when the work of street making for the new educational centre began the surveyor ran his lines so as to place the tree in the centre of Dearing street. The land around this tree, outside of the eight feet to which it holds title, was sold off to different parties, but the wishes of Colonel Jackson, as expressed in his deed, were scrupulously respected.

Unmolested in the possession of its landed interests, the old tree has stood for more than a century, and with the best possible care taken of it by the city guardians and citizens, it gives promise of rounding out many years yet.

SUBTLE FLATTERY.

Mrs. I. L. Rice, the president of the New York Society for the Suppression of Unnecessary Noise, was complimented on the work her society has accomplished.

"Ah," said Mrs. Rice, "I fear you flatter me. But little work has been accomplished in comparison with the work contemplated. You flatter our poor little bit of work. It is the case all over again of the landed proprietor and the lake.

"This landed proprietor was showing a guest over his domain. Everything was fine except the lake. It, indeed, was very small. The guest laughed at it.

"Ha, ha, ha!" he cried. "Call that a lake? Nonsense. Ha, ha, ha!"

"Nevertheless," said the host, somewhat haughtily, "a man drowned himself in this lake last year."

"The guest laughed again.

"Oh, ho!" he said, "he must have done that just to flatter you, then."



A TREE THAT OWNS REAL ESTATE.

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