GREAT WORKS AND THEIR COST IN HUMAN LIVES

Spanning Wide Rivers, Erecting Skyscrapers, Boring Tunnels and Subways, Not Done Without Many Fatalities.

Tales of Heroism Relieve Recital of Appalling Disasters—Hairbreadth Escapes and Startling Adventures Form Part of the Building Up of the Great City of the Future—"Immunes" Sought All Over Earth.

New York.—Not millions of dollars alone, nor the skill of designers, nor the cunning of craftsmen enter into the making of a great city. Skyscrapers, bridges, tunnels and subways must be purchased at a heavy cost of human life. Few realize how many men die that a great public work may be created. Engineers and builders say that the sacrifice is inevitable. Six tunnel systems are being constructed under the North and East rivers. According to one estimate, there is one man killed in them, on an average, for every day of the year. A well-known engineer has estimated that every floor of a modern building of pretentious size has cost a life, either in the forests where the timber has been cut, in the coal and iron mines, and stone quarries, the steel mills, the caissons sunk deep in the earth for the foundations, or in the steel superstructures that rise lacelike to the sky.

Hairbreadth Escapes.

Yet the spirit of adventure walks hand in hand with death. While many lives were lost that the Brooklyn and Williamsburg bridges might be built, there were escapes by the workmen engaged on them that would seem grotesque and improbable if put into a novel. A man may die for every day of the year during the construction of a cassion or river tunnel, but the men who escape tell stories that would enhance the fame of Hugo, Poe, or Eugene Sue. The sacrifice of life in public works, too, is a story apart from the record of seven lives ended by violence in this city for every day in the year. It takes no count of the men, women and children killed by terminal works, 29 in the Belmont tunnel, two in the subway borings under the East river, and three in the Hudson company's terminal at Church and Dey streets.

The erection of the Brooklyn bridge between 1870 and 1883 advanced to the accompaniment of casualty and death. John A. Roebling, the first engineer in chief, lost his life as the result of his responsibilities and an injury received while at work on the bridge. His eldest son, Col. W. A. Roebling, succeeded him, but the bridge was still in its early stages when he became an invalid from exposure, overwork and anxiety.

Border on Humorous.

Some of the escapes, miraculous as they seemed to be, were not without their suggestions of humor. One workman fell from the Manhattan anchorage to the ground, 80 feet below, struck a pile of lumber, and lived to tell of it. He struck the lumber with such force that he broke one of the planks neatly in the middle. Another workman plunged into one of the well holes in the Brooklyn tower. At the bottom, 104 feet below, was a pool of water with an empty cement barrel floating around in it. The falling man landed on the barrel and rolled off into the water. He was only slightly hurt.

An unprecedented record was made when the Williamsburg bridge was built between 1897 and 1904. Although as many as 250 men worked at once under compressed air in the caissons, not a single death from "the bends" was reported. The hard lessons of the Brooklyn bridge caissons had been well learned. At first the "sand hogs" worked in eight-hour shifts. The working periods were gradually reduced as the caissons sank deeper and deeper beneath the river bed, until, when the workmen were 107 feet below water level, the shifts had been reduced to two a day of 45 minutes each. The "sand hogs" were provided with dressing rooms, hot baths, steam elevators to carry them to the surface, and plenty of hot coffee. Some of the men were attacked by caisson disease, but none of them ended fatally.

This great public work was not to be accomplished, however, without the usual tribute of human life. The working force on the bridge varied from 400 to 800 men. Twenty of them were killed, mostly by falls. As was the case with the Brooklyn bridge, some of the escapes were grotesque, some almost miraculous.

Williamsburg Bridge Fire.

Many New Yorkers will recall the splendid spectacle one night early in November, 1902, when burning oil and woodwork atop the Manhattan tower of the bridge shone over the city like a blazing meteor. Then the firemen, powerless to fight the blaze 100 feet in the air, watched the flames spread to the swaying foot bridges until they became great festoons of running fire.

Several men were on the bridge at the time, but they all escaped. One of them crossed the traverse platform from one blazing foot bridge to the other just as the burning structure fell. For awhile he hung there over the river swaying to and fro like a spider whose web is torn by the wind. Then he climbed to the big cable overhead and crawled slowly to the Brooklyn tower.

When the bridge was nearly finished a riveter slipped on an icy platform and fell 150 feet to the East river. He turned several somersaults on his way down, struck the water with a great splash, and was fished out almost uninjured. Later a riveter's apprentice stepped on a greasy girder, slipped and fell to the ground, 100 feet beneath. He landed in a heap of sand, got up and looked around, as he said later, "to see if he was dead." His only injuries were a broken arm and some bruises.

Lives Lost in Subway.

In the building of the subway there have been nearly 750 accidents, costing 90 lives, or four victims for every mile of track. Hardly had the work been started, in 1900, when falling rock in the south heading of the One Hundred and Sixty-eighth street tunnel killed five workmen and injured two others.

The explosion of dynamite in the same section of the work, near Forty-second sereet, on January 27, 1902, shattered the windows for blocks around and killed five persons, four of them being in the Murray Hill hotel. In October, 1903, another fall of rock near Fort George killed ten workmen.

It was not these more serious accidents, however, that swelled the list of dead in subway building to a formidable total. Rather was it the casualty to single workmen or to some careless bystander—death in the dark recesses of the East river tunnels or a Harlem bluff, the results of a mistake that sent a workman crashing into the depths of an open trench, injuries from falling timbers, or lives snuffed out by miscalculated blasts, or an avalanche of soggy soil. In 1900, when the subway was started, 27 workmen and eight outsiders were involved in accidents more or less serious. Constructive work was in progress at many points in 1901, and the number of casualties was swelled to 176. Of those killed or injured, 156 were workmen, three belonged to the engineering staff, and 17 were persons not connected with the operations. In the two years the subway cost 16 lives, all but one of the victims being workmen. Again in 1902 the list was formidable. Twenty-one lives were lost and 214 persons were hurt, 199 of them being employes.

Dangers of Compressed Air.

With all precautions it is apparently impossible to prevent "the bends" claiming its victims. Two "sand hogs" died in one day last October, for instance, because, as the doctors believed, they had passed too quickly from the compressed airlocks to the surface. A conspicuous example was the death of young Channing Bullard on January 8, last. Bullard was a big, husky fellow, a graduate of Cambridge Latin school, and an expert electrician. He started to learn tunneling, and decided to begin at the bottom by becoming a "sand hog." He passed the examinations and went to work on a Monday morning as a hydraulic fitter in the Pennsylvania tunnel under the East river. When he came to the surface that night he almost fainted with "the bends." The physician took him back into the tunnel, put him in the medical airlock at the foot of the shaft, and, as is usually the case, "recompressed" him—that is, treated him under the pressure of compressed air. The next morning Bullard was unconscious. He was sent to a hospital, and died that evening. In his case it was said that he had Bright's disease which developed rapidly under air pressure.

Search World for "Immunes."

The necessity of obtaining "sand hogs" with these peculiar physical qualifications, with tunnel building in this city to an extent hitherto unprecedented for tunnel workers, and not a little difficulty in obtaining the required number. The Pennsylvania railroad, for instance, literally searched the world for men of experience to build the tunnels. On the crosstown shafts they have scores of Austrians who get their experience in the Simplon tunnel. The engineers and foremen include men who have tunneled in Egypt, South Africa and England. As many as 5,000 men have been employed at one time on the McAdoo tunnel project. On account of the constant menace to life and limb, their wages are proportionately large.

Chief Cause of Danger.

The large number of casualties on the North river works is explained by the peculiar difficulties of the work. The East river tunnels were driven largely through rock. In the North river the tunnels must be driven through masses of soft silt, varying from oozing mud to treacherous quicksands. The compressed air must be maintained at a higher pressure to keep out the water. The danger is greatest from a "blowout" or a leak, with its sudden inrush of water. Indeed, the old heading of the tunnel which crosses the North river at Morton street was abandoned at one time because so many lives were lost by "blowouts."

They who grow in grace surely will grow more gracious.

Real Estate Exchange

Of WHITEHEAD & MITCHELL

Exchange Bank Birmingham, Mich.

The following is a partial list of Farms, City and Village Lots, and Real Estate generally which we have for sale. As our list is constantly changing, we request that parties will write us if they do not see what they want in this list.

5.

Elegant house and lot 66 feet front and 20 rods deep on Maple Ave. east, (half an acre). Fine barn and every modern convenience. Furnace, bath, closet, etc. Can be bought for less than the buildings cost. Will exchange for income property for portion of the purchase price.

55

Village lots on Woodward avenue, bounded north by land of Mollie G. Smith, east by D., G. H. & M. Ry. south by Bower street, west by Woodward avenue, 108 feet front on Woodward avenue, 178 feet deep on north side and 145 feet on south side; all in the Village of Birmingham, Mich. One of the finest building sites in the village.

56

Lots 48 and 49 Randall's Addition, price $135.00 for the two lots (which is very cheap). Will exchange for small house and lot in Birmingham.

77

One lot on Saginaw street, just south of land owned by John German, 50 feet frontage. Anyone wishing to purchase will find this a bargain. For particulars inquire of Mollie G. Smith or at the Exchange Bank

101

Farm of 31 acres in sections 22 and 15, Southfield; 2 acres best grafted fruit; 5 buildings insured for $2,100; all plow land, well drained and under a high state of cultivation. Price $3,000.

103

Eighty-acre farm in White Lake township, w ½ of s e ¼ of sec. 22. 35 acres cleared, 10 acres timber and huckleberry swamp. (Don't laugh; this swamp rented the owner over $150.00 last summer.) Three acres of good orchard, house of 7 rooms, good neighborhood, 4½ miles from Milford, 3 miles from Commerce; proposed electric road comes within a mile of the house. Price, $2,000.

114

Fine farm in the Township of Southfield; 80 acres, of which 75 are cleared and the balance in good maple timber. Two acres of orchard; buildings worth $5,000, and this exceptionally fine place can be bought for $5,000 Not cut.

116

Farm in Southfield. Really you will begin to think we have the whole Town of Southfield for sale. Well, we have a lot of it, and there is no better farming land in the world. Only they have been asking too much for it. New owners just getting down to reason, and some are very cheap. For instance, 65 acres at $50 per acre; 4 buildings; nice spring of ever-flowing water; all good plow land, except 1½ acres of scattering timber. No marsh land on the place. Terms!

120

Farm formerly belonging to Edward Coster and located on the east shore of Pine Lake, in the township of Bloomfield and 12 miles from Pontiac; one of the loveliest locations in all the lake region of Oakland county; 120 acres with a story frame dwelling and seven rooms, in a very beautiful site and hickory grove. Farm touches Long Lake in the eastern portion and Pine Lake on the west. The price is less than sixty dollars per acre and the portion bordering on the Pine Lake part is laid out in lots which time, we believe, will demand, the whole amount asked for the farm. 3¼ miles from the city of Pontiac and at the opposite end of Pine Lake from the steam and electric railway stations at Orchard Lake. Worth investigating and we are here to answer all your questions, either by mail or in a personal interview—which we would greatly prefer.

123

Nice little 40-acre farm near Big Beaver (S. ½ of N. ½ of E. ½ Sec. 22, Troy). Has fine house and 2-story house with 11 rooms. An acre of good orchard and 3 acres of timber; a little over a mile from the Rochester Electric Railway. Less than $80 per acre will buy it, and the terms are so easy that any man who means business can pay for it.

126

Vacant lots 16, 17, 18 of Willson's Sub-division, Royal Oak village, 50x150 each. Price, $50 each. Terms easy, with small payment down.

127

House and lot on Fremont street in Birmingham, Mich., 50x150 feet. House nearly new, 8 rooms and closets, well cistern. Price $1,100

140

House and lot in the Campbell sub-division, on north side of Forest Avenue; 10 rooms, furnace, cellar under the whole house, open stairway, hard wood finish in natural woods; all kinds of fruit; a bargain at $2,000. Say, the house cost more than that to build it.

146

Farm, 57¼ acres; good buildings; 3 acres timber, 2 acres orchard; one mile east of the Electric Railway, in Royal Oak township, in W. ½ of S. W. ¼ Sec. 22; loam and clay soil. If you come with the good hard cash in your hand, you can buy it for $3,800.

147

Nice little home for someone of small means; 1¼ acres in w ½ of n e ¼ of sec. 14, township of Troy, lying on the Detroit, Hillsdale & Southwestern, both barn and house in good shape; only 3 miles from Rochester Electric Ry. Price, $1,250. All cash and no grumbling will buy it at $750. Hurry up!

157

The celebrated Cooper stock farm, situated one-half mile north of Birmingham on the D. U. R. electric line, and right among the suburban homes of the most prominent of Detroit's wealthy citizens. Three hundred and forty-five acres of excellent farming land, with its buildings, well adapted to the requirements of a first-class stock farm. Forty acres of timber, and for the matter of fruit there are forty year trees and five hundred plum trees, and six acres of bearing apple orchards. One of the finest ball mile race tracks in the state is situated on the farm. There is an artesian well 400 feet deep supplying an unlimited amount of mineral water which, if properly developed and advertised, would be worth more than the price of the farm. From 4x to 5x a mouth is even now realized from the sale of this water, which is acknowledged by the first medical specialists of the present day to be the best known modern remedy for Diabetes and the various other kidney diseases. A chemical analysis of this water will be furnished on request. The principal dwelling on the place cost over $5,000 and it's worth the money. It has a modern hot air furnace and all the other convenients which are almost considered necessities now-a-days. A good brick tenant house—is fact twelve good buildings in all.

No. 162

Seventy-acre farm in Waterford township, Price $4,700; good soil, balance on easy terms and long time; buildings alone worth $2,000; cranberry marsh produces 75 to 100 bushels per year without cultivation; Rochester 4½ miles, Waterford four miles.

No. 165

Eighty-acre farm in Township of Wells, Tuscola county, Mich.; 36 acres cleared, two acres orchard, balance in second-growth timber; good sandy loam. An even $1,000 cash will buy it.

No. 166

Seventy acres just north of the base line in Royal Oak township—50 acres cleared, 15 acres second-growth, and five acres orchard; 2 buildings; soil sandy. Price $60 per acre. But wait a minute; it's only a short distance from the Detroit State Fair Ground, and within 15 minutes of the City Hall.

No. 167

Wants to trade for 50 or 60 acres on or near electric. Ninety acres in Oakland county, Mich., west ¼ Sec. 11, Troy township; three buildings valued at $2,000; 40 acres in cultivation; fencing adapted to barn; farm well adapted for stock or dairy; 1½ miles from Birmingham or Troy Corners, where there are good schools and churches. Fare 10c to Detroit; $50 per acre.

No. 171

Finest building site between Birmingham and Pontiac, on electric railway, just north of Birmingham, among the finest country homes of such as Booth, Barbour, Endicott, Brady, Shearer, Conklin, and others; 41 acres, nearly half of which is timber, and pretty little branch of River Rouge (never dry) runs through the place with giant elms and oaks overhanging. No build ga good drainage, fine orchard of 2 acres. Price is high, but if you have the cream you must expect to pay for it.

176

Farm of 225 acres on the town line between Troy and Bloomfield. Good buildings valued at $4,000, 18 acres oak and hickory timber, 5 acres of fine large apple and peach orchard; pretty little branch of the River Rouge runs through east end; 4 good wells, 2 miles new wire fence; adjoins the celebrated Jay Stone farm; well drained, 14 miles from the Detroit & Pontiac electric. Miss Hickey lives on a planing mill road, Detroit and she'll show you the prettiest place in Oakland county.

178

Seven acres on the west side of Bates street, 40 feet front, 175 feet deep. You couldn't build the house for $1,200, and there's a good one on it. City water, sewer and gas connections convenience. One of the best building sites in Troy. Show it to you any time.

179

Farm in Springfield township for sale or exchange for property in Royal Oak, Birmingham or Detroit; 40 acres; 10 cleared, 10 of good timber; 5 acres good apple orchard. Two buildings valued at $400; property uninsured; other buildings insured. Price $1,700, enough down to secure.

180

Farm in Avon township; 35 acres of good clay loam, all cleared; small orchard, no buildings; small amount down. For sale or exchange for small farm.

181

Farm for sale in Town of Southfield; 80 acres all cleared; four acres good orchard; gravel and clay loam; three buildings worth $1,500, insured. Will sell for $3,200, enough cash down to secure.

183

Two lots in Royal Oak, Block A. Splendid location.

185

Corner lot, 100 feet front on Maple avenue, 10 feet deep; one good building, insured; plenty of small fruit. A bargain for $3,000, one-half cash down.

187

House and lot, in Campbell Subdivision, Birmingham; buildings insured. Come in and ask the price and let us surprise you.

189

One of the best-arranged and finest-equipped residences in the village, and in absolutely the best location—East Maple Avenue, two blocks from electric road; bath, toilet, hot and cold water, furnace, 2 stories, 8 rooms, rebuilt last year, better than new; 2 buildings, fine orchard; 115 feet on Maple, 230 feet deep; plenty of room for chickens and gardens; good barn, fine outhouses. Say! What else do you want, anyhow? Will sell house and 56 feet front by 150 feet deep for $2,800. One of our best bargains.

191

Vacant lots Nos. 54 and 55, Block B, Willson's sub-division, Royal Oak Village; very most desirable part of this growing village. Price $350 each—no trade.

193

Thirty-five-acre fruit farm, 1¼ miles north on Birmingham, on the town line; 6 buildings, insured for $1,200. All kinds of soil—clay, gravel, sand and dark loam. Last year this farm produced 125 bushels raspberries, 20 bushels blackberries, 11 bushels strawberries, 10 tons hay, etc. A gravel ridge 60 rods in length, with an almost inexhaustible supply of gravel, is worth more than the price of the farm alone. No waste land and under a high state of cultivation. Worth looking at anyhow. Price $5,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Joy Stock Farm; 5 buildings, good house, barns and plenty of small fruit, orchard of excellent fruit; 2½ miles from Fitzgerald's Station, D. U. R.; 2 wells and fine spring. Price $4,000.

195

Fifteen acres in Township of Royal Oak; no buildings; small grove of maples in a pretty farmer; new land, well drained, fine clay bottom, black top soil; corner of the 9½-mile road and Campbell avenue, ¼ mile east of electric road; adjoins J. L. Hudson and Duffield tracts, which are held at $500.00 per acre; 1½ miles north of State Fair grounds. Price $300 per acre; will exchange for Detroit property.

196

Six acres, part of s w ¼ of n e ¼ of section 34, Troy township; new barn, fair house, well dug, loam, fine flowing well; 2 miles east of Flint electric road, 1½ miles from Big Beaver; good farm for somebody. Price $625.

198

Ten acres 1 mile east of Royal Oak village; excellent land; 40 fine apple trees; no buildings. Price $1,200. The place is well fenced, and the price is reasonable you to build the kind of house you may require.

199

One hundred and six acres, ¾ mile east of Northwood station on the Woodward avenue electric and ½ mile west of the Flint line D. U. R. Good buildings, new wind mills, two good hydrants, farm well fenced and tiled. Excellent buildings, insured for $5,500; 1½ miles from Royal Oak village; 3 acres excellent orchard; 6 acres oak and white ash timber; everything in splendid condition. Will exchange for improved Detroit city property. Price $125 per acre.

200

One hundred and twenty-six acres near Birmingham; good buildings, well fenced, fine orchard, flowing well, pretty little River Rouge runs through the farm; ½ mile from Birmingham. Worth looking at. Take you to see it any day. Oh, yes; the price is $10,000, and the terms easy. Farms not as good as this have sold within the past year, in the immediate vicinity, for $150.00 per acre. Let us take you to see it. It will please you, and if you don't buy we won't grumble.

201

Fine 2-story residence on Maple Avenue, corner of High Street; 50 feet front, 125 feet deep; hot water heater, hot and cold bath, toilet, city gas, city water, every convenience found in the best class of city residences. Cement walk (cost $200), and best neighborhood in town. House would cost at least $3,000 to build today; ask any one to build it for less and see what they say. You can buy this beautiful home for $2,800, and have your own way about payments. Ask the man at the bank.

203

Forty acres on the line of the Flint electric, at Harris Corners, in Troy Township. Excellent soil, clay loam, no waste; one of the pleasantest locations for building a nice country residence. The place is held for more money, but make us an offer of $2,600 cash, and we will see what we can do for you.

208

Five acres and 4 good buildings, making a nice little home near the little Village of Southfield Stores, school, church, etc., within 200 rods. The buildings cost more to build than the price asked for the place, and are well worth looking at. The price is $1,000, and $250 cash will take care of it, and the balance you can pay at your leisure.

209

Fine home with good barn on Townsend Street. Good 3-story house, plenty of fruit, beautiful maple trees on south side make it a shady, restful residence. Would cost $2,500 to build the house alone, and $2,200 will buy it if you take it right off the bat. Owner is leaving town, and that's the reason.

210

Nice little cottage with barn just west of the High School, on Martin Street; buildings insured for $400; good location. Well, what do you want for $600, anyhow? Ask the man at the bank; about $200 will swing it.

211

Just an acre of land. (Ever read that book that was so popular a few years ago, entitled "One Acre Enough?" No? Well, you ought to.) Pretty nice, while! There's a house on this acre. Good little house with 4 rooms and cellar; fine village. Possession given any time before April 1st, 1904. $225 gets it if you come.—R.

214

The premises formerly owned and occupied by Jas. G. C. Gibbs in the Village of Birmingham; one acre of ground and small buildings on the south side of the road with 20 acres of land can be bought separate if desired. Seventy acres on the north side of the road, with barns and all other necessary buildings. Location exceptionally fine; 1 mile from electric line—Flint Division D. U. R. Either you take out the east of the north side of the road and the price we ask would bring the land down to about $45 per acre. Take you to see it any time.

215

Fine little farm of about 75 acres in Royal Oak, on the line of the Rochester Electric, 2 miles north of Royal Oak; fare to Detroit 15c. Good house, well 120 feet deep; good pure water; 1-acre bearing apple orchard; 5 buildings, insured for $1,275, and $4,000 will buy it, subject to a small mortgage, which can run at the pleasure. Will exchange for improved Detroit city property.

214

About 12 acres, 1 mile west of Rochester, 26 miles from Detroit. All level, 4 acres timber; good frame barn worth $1,600, insured for $1,000. About 20 acres bearing peach trees, 15 walnuts and hickory nuts; fine oak trees of Nature's planting border the farm on east and south. Can show you pictures and diagrams of the place, so that you will have almost as good an idea of it as if you went to see it.

215

Decidedly the prettiest little farm in the county of Lenawee. Situated on Wing Lake, cost $4,000 in excellent fishing, 4 miles west of Birmingham; 15-acres of lake frontage; 40 acres in all; good house, barns; fences in good shape; 2 acres of young peaches, 4 acres young apples, 2 acres of good apple orchard, which bore 700 bushels of marketable apples the past year. One mile to R. R. station. Daily mail and telephone service. Abundance of good water. Fine place for summer boarders; well furnished and equipped for sale at $4,000. Exchange property for this at $2,000. If you will let us take you to see it you will be glad you came. Worth a long ride to see it. Will show it any time. Write us if you can't come for a ride on the train, catch you a nice sucker or a pickerel, or shoot you a couple of brace of ducks. And it's worth it, too. Try it.

216

A new, modern dwelling, constructed by a well-known builder for his own use, from best concrete blocks, hollow, 8 x 8 x 16 inches high, is one of the best localities in our village; lot 60x150 feet; 12 large apple trees, 2 cherry trees; water, hot and cold water, bath, hot-air furnace; 7 rooms; beauty fully finished in hard wood, large attic. Best of reasons for selling. Price $3,500. Let us show it to you any day—any time.

217

Farm of 80 acres on Section 1, Troy; 5 buildings, 4 acres beech and maple timber, 9 acres clover, 3 acres orchard; 25 miles from Rochester line D. U. R. Can be bought for $2,800, and that's only a trifle over $35 per acre. $1,000 cash will buy it, and the balance on long time at low rate of interest. Seems as if that ought to interest almost anybody.

218

House and lot on the southwest corner of Townsend and Pierce Streets, Birmingham. Eight-room house, city water, fine elm shade trees, delightful location; rents for $20 per month; 103 feet front, age on Pierce and 130 feet frontage on Townsend. Price? Well, if you think it's too low, we can raise it; but $1,900 will buy it. You couldn't build the house for the money, and the vacant lots are worth more than that. Think it over.

219

Tidy little place for some one with moderate means. Corner Chesnut and Palm, Campbell Addition. Lot worth at least $600, and the house is insured for $1,200. Well, that's $1,700, and prices are advancing all along the lines in that location. If you come right away we will consider an offer of $1,500, and if that is too high after we have shown you over the premises, we will introduce you to the owner, and you can make your own terms. That's fair.

220

An acre and a quarter right on the west side of Woodward Avenue, just north of the power house on the electric line. Without exception the finest little home in the village. Room for chickens and gardens good barn, fine outhouses. Say! What else do you want, anyhow? Will sell house and 56 feet front by 150 feet deep for $2,800. One of our best bargains.

221

Fine house and two and one-half lots on Davis Street, Brownell's Sub-Division. Hot and cold water, furnace, water-closet—everything! Also vacant lot on corner of Davis and Maple Avenue, just east of the Presbyterian Church. Will sell the whole business, or the different parts separately. Prices very reasonable. Ask the man at the bank.

222

Two-story tenement or terrace, on the east side of Woodward Avenue. Two elegant 3-story houses of 8 rooms each. Furnace, water-closet, bath, hot and cold water, city water and gas; each independent of other apartments. Rents for $18 per month each. Forty dollars per year will pay all taxes and insurance. Good interest on the premises, and the lot is 70 feet front on the best Boulevard on Woodward, and 135 feet deep; room for a nice garden; can live in one apartment and have a steady income from the other. This is something to ponder over. Come and let us help you ponder. Always at your service. If you can't call, write.

223

For sale or exchange—Brooks Farm, 1½ miles west of Birmingham; 90 acres; the best clover and timothy land in Oakland county; no waste land; 10-room house; horse barn, cow and hog halls for hay; grain and cattle barn, stable 25 head cattle; four pens for 100 head; corn crib and chicken-house; 9 miles of tile—every 4 rods; 4 good flowing wells; orchard and 2 good young fruits. Apply at farm, or Exchange Bank, Birmingham.

224

A 54-acre farm in the Township of Troy, on the line of the Rochester & Flint branch of the D. U. R.; 10 acres maple timber, excellent clay loam, 2 acres fine bearing orchard, 3 buildings valued at $4,000, 10-room house, flowing well piped to house (every stall), basement barn 30x56—2 floors—accommodation for 20 cows and 6 horses; good silo; entire farm newly fenced with wire and cedar posts; fare to Detroit 15c; 40 rods to good school; 2 mails daily. Price $6,800; terms easy. If this farm was on the Pontiac line among the fashionable Bloomfield people, it wouldn't last 10 minutes at that price. Come on; let's go and see it.

225

Forty-acre farm on Section 7, Troy; 5 acres timber, 6 acres orchard, 6 buildings (which are worth $3,000); 9-room house, good cellar, 40 rods from mill; water piped to house and barn; 1 mile new wire fence with cedar posts; 2 acres strawberries, which will realize $400 per acre; 400 peaches, 100 plums, 150 pears and—$5,000 will buy this good little farm, free and clear, 2½ miles from Bloomfield, 2 miles east of Kimball's Corners, on the Pontiac line.

227

Five acres just outside of the corporation limits of Birmingham, about 10 rods frontage on Woodward Avenue, on the Pontiac electric line; car stops in front; about 80 rods deep, with nice little creek (branch of the River Rouge) crossing the back end of the premises. Finest location in the county for a nice little chicken farm. No buildings, but can be bought very cheap so that you can build to suit yourself and have one of the finest homes among the many in the Bloomfield Hills district. Postal card request will bring prices and full particulars. Rather show it to you, though.

228

Fine stock farm in the Township of Troy; 230 acres, no waste land, flowing well piped to the buildings; good house and six other buildings, one gravelly ridge; farm well fenced and properly drained. One mile from the Rochester line of the D. U. R. 15 acres good beech and maple timber; plenty of best fruit; buildings are insured for $3,200. Terms cash; price $175 per acre. Write us as if that would interest any one who had an idea of buying such a farm as this. Take you out to see it any day.

229

A pleasant and sightly farm of 71 acres in West Bloomfield, ½ mile from the Northwestern electric; 3 acres orchard, 2 acres timber, 1 flowing well, worth $2,000, and the price is $5,100—and it is well worth it. Soil sandy loam and clay loam, under high state of cultivation. Better investigate.

230

Seventy-one-acre farm in Township of Troy; good buildings, well fenced and drained, well watered; large stream of water runs through the farm—never dry; ½ mile from electric line; 10-room 2-story house, basement barn 32x60, other barns 30x40, two good wells. Price $5,000 will buy it. Just enough to amply secure will take it. One of the most desirable farms in the Township of Troy, and that's one of the best towns for fine farms in the world. No! Well, we'll prove it to you if you'll let us.

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Two-story, 7-room house in good repair; well painted, lot 50x150 feet; fare to Detroit 15c; price $1,500 to build—and that's all we ask for it. Opposite school house, between Merritt and Martin, on Chester Street. Terms easy.

Here is a Novelty.

A street hawker recently introduced a novelty in keyholes.

He said: Here you are, gentlemen; the greatest invention of the age.

Passer (stopping to listen)—What is it?

Hawker—A magnetized keyhole-plate for front doors. It will attract an ordinary latch key from a distance of two feet. All you have to do is find the keyhole, and then take out your key and hang on to it.

Three men are reported to have been injured in the crowd which gathered to buy the novelty.—The Royal.

A Cleveland scientist announces, with the air of making a great discovery, that there is an advantage in being tall because the tall man's head is higher above the germs of the street. This is neither a new nor an original idea, says Indianapolis Star. Long ago when "fever's agre" was prevalent in the valley of the classic Wabash the extreme tallness of the natives of the region was accounted for as being a provision of nature to lift their breathing apparatus safely above the miasmatic emanations of the soil.

As every thread of gold is valuable, so is every moment of time.—J. Mason.

FAMOUS DE SOTO OAK DOOMED.

Parasite Attacks Florida's Giant Tree, Which is Over 300 Years Old.

The famous great oak in the beautiful park surrounding the Tampa Bay Hotel, and which is known as the De Soto oak, for the reason that De Soto camped under it when he landed on this coast, is doomed to death. It has been attacked by a parasite which has killed whole forests in Florida.

The parasite is a sort of moss which blows off other trees with the wind. Whatever tree it lands on there it sticks. The parasite burrows into the tree. It breeds very fast, and the moss it makes grows just as rapidly. Whenever it lands on a tree, the beginning of the end for the life of that tree is a settled fact.

Strangely enough, too, it produces a plant in the branches of the tree very much like a water lily in appearance. It blooms and produces a remarkable effect when the flowers are on. In time the moss hangs down in great confusion from every branch of the tree and all over its trunk. The sap is sucked from the tree, and its death is but a question of time.

The De Soto oak is going by the boards the same way. And it seems a great pity. It is a giant among the great oaks of the universe. It is over 30 feet around at its base and well up in height, rears its head several hundred feet, and has gigantic branches reaching out, as straight as a chalk line, for a distance of over 50 feet. It is known to be over 300 years old.

But it is an ill wind that blows nobody good. The stringy moss, not much wider than several strands of hair from a horse's mane or tail, is put through a cleaning process in Florida and is shipped north to factories, where it is used as a substitute for hair in the stuffing of sofas and mattresses for beds.—Cincinnati Enquirer.

Heard Him.

Boarder (to landlady)—Did you hear me come home last night?

Landlady—Did I? I heard you coming home for several hours!—Translated for Transatlantic Tales from Fliegende Blatter.

NOT ALL MATTER OF MEMORY.

Peculiarity in Numbering Rooms Helped Hotel Clerk.

When it got as far as the cigars at an informal supper the other night, at which the manager of one of the most-talked-of New York hotels was the host, the talk turned on the perfection of modern hotel management. The manager boasted of the fact that in his house at least the clerks were paragons of memory and cleverness.

"Yet I will make a bet of a bottle," said one of the guests, "that exactly at midnight when the clerks change, I, having no room here, can walk to the desk, ask for the key of a certain room, giving the number, and get it."

"Done," said the manager.

Exactly at 12 the man making the bet entered the lobby as if he had just come from the street. This dialogue followed at the desk:

"My key, please—No. 76."

"Yes, sir; what name?"

"Mr. Johnson."

"Yes, Mr. Johnson."

The clerk turned back to the desk as if to reach the key from the rack. For a moment he was out of sight of "Mr. Johnson."

Then to "Mr. Johnson's" dismay he was quietly seized by two men, who seemed to come up from the floor on either side of him and who asked him very politely, but with firmness, to leave the hotel at once.

It was then that the manager appeared from behind a pillar and explained.

A few moments later, when they were drinking the bottle, the chagrined loser said:

"Well, that's a wonderful thing. How the deuce do they remember everybody they see?"

"Easy enough," said the manager, "and in this particular case there isn't a room in the house numbered below 100."

The loser bought another bottle of himself without being asked.

Its Only Salvation.

Landlady—I had my strength all taken away once by hypnotism.

Boarder—Somebody ought to hypnotize this butter.