

much difference in the estimates of the value. They were asked again to submit estimates from reliable builders and inform the committee how much their building would be likely to cost. Here again the estimates were most unreliable as shown on page 10 of your Competition number. They varied from under £1 per foot super. for No. 16, up to considerably over £2 per foot super. for No. 33. The designs which were estimated at the higher cost were of the same character as those of the lesser cost. I estimated that the value of the building would be about £1 per foot super., and at this estimate the tenders would range as follows:—No. 16, £11,362; No. 1, £9,994; No. 2, £9,428; No. 33, £8,994.

That this estimate is approximately correct is shown by the fact that since the acceptance of the Design No. 16, the cost has been considerably added to by the committee resolving to have reinforced concrete floors and concrete partitions and ceilings, and the fact that all material has increased in value since the estimates were made in December last, makes the tender of £13,600 appear to me a reasonable one.

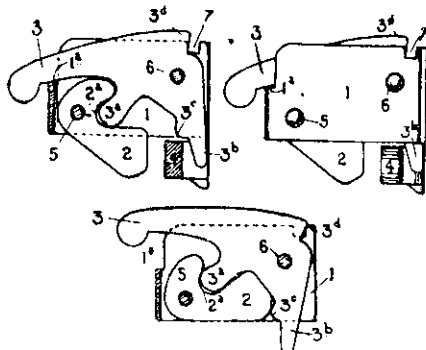
You will note in my final report that the building being erected, is the whole building including additional wings which are as a matter of fact extensions to the building asked for in competition (See page 10, "Sarjeant Art Gallery Competition," or "Progress" for December 1916, page 820.).

Yours faithfully,

H. HURST SEAGER.

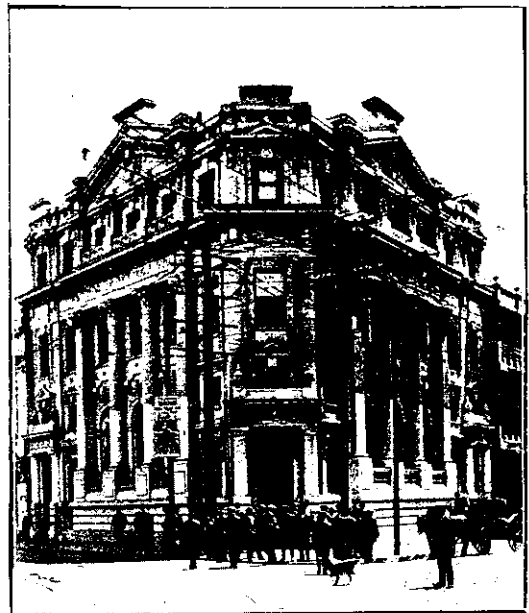
Recent Patents.

Gate Latch.—Another Wellington Architect, Mr. John T. Mair, A.R.I.B.A., has invented a new gate latch, No. 38,435. According to this invention, the frame 1 is made with a portion of the front cut away to form the shoulder 1a upon which the lever 3 rests when the latch is closed, and slots 7 are cut in the upper edge to take the locking device. The catch or pawl 2 is pivoted on the rivet 5, and is formed with a slot 2a, engaging with the lug 3a of lever 3, by means of which the catch or pawl is lifted, and is so shaped that pressure of the striker 4 on the inside pulls the



latch closed, or on the outside causes the catch or pawl to revolve out of the way. The lever 3 is pivoted on a rivet, and is made with a lug 3a engaging in the slot 2a and causing the catch or pawl 2 to revolve as lever 3 is raised or lowered. The lever 3 is also provided with an extension 3b, which engages the striker 4, thereby pushing the gate open when the lever 3 is lifted, or closing the gate-latch mechanically when the striker 4 engages the extension 3b in the process of closing the gate. A projection 3c on lever extension 3b engages the catch or pawl 2 when the lever 3 is raised and limits the revolution of 2 in an upward

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