

March 18th 1903.

J. J. Stewart Esq.,
Secy, Library Board of Trustees

Dear Sir. Yours of the 12th inst recd and contents noted. The City Clerk informs me that the principal amount of the last six installments of the tax for paving 6th St in front of my property is \$591.00, but, as the Board would not consider my bid if that street was not paved and it was certain that it would not be paved in the future, I do not consider this tax as in any way in diminution of the value of the property, but look on the paved street as increasing its value. Mr Emory informs me that he will reduce his bid to \$3200.00.

Without intending to be at all presumptuous I desire to, through you, call the attention of the board to the following matters as to the desirability of the location offered by Mrs Hart and myself, all of which are doubtless patent to the Board but they might not think of all of them at the time of acting on the bids.

- 1st. Our property is a rectangle 100 ft by 161.5, containing 16150 square feet, as also an entrance from the public alley on the south 12 ft by 35 ft containing 420 square feet; making a total of 16570 square feet.
- 2nd. The lots are up to grade and there will be no expense on that behalf.
- 3rd. There are large and beautiful shade trees on the rear, and so situated as not to interfere with the Library building.
- 4th. The patrons of the Library are, to a large extent, ladies and children. Those living west on Willow Av and south of that Av are very numerous, and, after going to the Library, would

prefer taking the diagonal through our beautiful Park in case they had any call further up town; while those living in the northern part of the City would prefer a walk through the Park than on any of the boundary streets.

- 5th, When you consider the pleasure of a walk through the Park with the grass and trees on either side and the refreshing fountain in the center, and consider the large population west on Willow Av and to the South of that Av, it will be perfectly clear that a far greater number of people pass our corner than any of the other sites offered.
- 6th, Our location, while convenient to the car lines, is free from the noise of cars and heavily loaded wagons, and is on the side of the street where there is less dust than on the west side.
- 7th, The outlook in every direction is pleasant, and entirely free from unsightly objects.
- 8th, The travel on the street is free from rough and objectionable persons.
- 9th, The brick residence is situated 15 ft from 6th st and 25 ft from Willow Av, having a cellar under the whole building ~~46~~ Ft by ~~49~~ ft which can be utilized for the Library and will save considerable expense for excavation.
- 10th, The 2 large maple trees on Willow Av and the one on 6th St west of the house are shapely, could be left standing, and, in addition to affording shade, would add to the beauty and attractiveness of the location.

You also ask me if I "would take the buildings on the lots at a given price".

My dwelling is built of first class and carefully selected dimension lumber and inside finish, it cost me \$11000.00, I can rent it for at least \$600.00 a year, I have no other lot or lots, I do not care to be, at what would be to me the useless expense of moving my dwelling from where it is to another location, for I am content, and much prefer to use the building as a home (until I sell the property) with its pleasant Park frontage, and should I

3

desire to rent it after its removal I could not get as good a rent as in the present location. By the time I would buy other lots of sufficient size, move the building, dig a cellar, place in a foundation, reset my steam boiler etc I would expend a large part of the money the Board would, in all probability want to pay for the lots; so I must decline to name any price I will deduct from the bid as enquired about; this was all settled in my mind before I put in my bid.

The materials in the building, if torn down, would be taken by your contractor at a price far above that which I could get for them from a person who would remove them from the premises.

I believe I have answered all your enquiries, and respectfully request you to submit this letter to the Board.

Yours Resply.

