January 13, 1923.

Messrs. Cram & Ferguson,
248 Boylston Street,
Boston, Mass.

Dear Sirs:

Under separate cover we are sending you photographs of the library site as it exists at present. There is very little in this that will be of any use to you. The site is a typical Houston block, 250 feet square, and at present is encumbered by several old houses. Except for the big oak marked on one of the photographs, there can be said to be no particular interest in the site, as it exists at present.

The block is located approximately six blocks from Main Street, about 12 blocks from the center of the city. Development in adjacent blocks tends toward wholesale houses, large automobile garages, automobile accessories and other similar items. The block to the right of the library block is an open block recently given to the city for park purposes, but with very little development to date. The block to the left of the library block is occupied by a hospital, a building at present of limited area but eight stories in height, and by no means attractive. The block to the rear it is hoped within the course of a few years will be added to a park system whereby the Bagby Block will adjoin a park which will be of considerable size, and extend up to within a block of the present site. It may at some distant time be an important point of approach, but it is not such at present. The block in front of the library site is an old homestead, and may be purchased by some public enterprise which will develop the entire block, but there is no assurance that this will be the case. We try to make it clear, therefore, that the neighborhood as it is, and as it appears for the future, has no definite promise of any monumental development, and rather has pretty sure promise of commercial development of a rather secondary character. The streets, of course, will be paved, probably before the library is completed, and the general appearance of the neighborhood will undoubtedly improve promptly with the undertaking of the library. The nature of the improvement will very likely be commercial.

We also enclose our agreement to pay draftsman's time in connection with such work as you have done in connection with the quarter scales and details of the first construction. We will appreciate as much of this as you have time to give us.

As quickly as your general scheme has arrived at its
adoption, and the committee can agree on what is to constitute the first construction, we will be glad to have you start, and we will follow behind as your organization can give us the result of your study.

We are sure that the first construction is more difficult than the ultimate construction, because the first needs are more out of proportion to the money than the ultimate, -- in fact we feel that the ultimate needs can well be secured for between $700,000 and $800,000, but it is very hard to secure present needs with their present funds, and naturally it will require more work to have this completely solved.

With best wishes, we are

Very truly yours,

[Signature]