

197 J
James B. Kirby
Originator and licensor
Mechanical improvements
West Richfield, Ohio
January 18, 1940

Mrs. Charles Rush,
2310 Ardleigh Rd.,
Cleveland Heights, O.

Dear Mrs. Rush:

As requested in your recent letter, I am pleased to give you the following information regarding the Cleveland Girl Scouts' property which you purchased from us.

The original 100 acre Oviatt farm was purchased by us in June, 1919, at a cost of \$13,500. The adjoining 35 acre parcel, known as the Lamson farm, was purchased in May 1922, at a cost of about \$200.00 per acre. The 60 acre Sapsford farm was purchased in June 1922, at a cost of \$7200.00, and the Lehman farm consisting of 49 acres was purchased in February, 1925, at a cost of \$5250.00.

The dam for the lower lake was started in August 1919. During 1919 we made an investment in it of \$8,000.00 and in 1920 of \$12,500.00.

The dam for the upper lake was started in 1924. During 1924 we spent \$4800.00 on it, \$7800.00 in 1925 and \$2600.00 during 1926. The cost of this upper dam was shared one-third by Mr. C.J. Neal and two-thirds by myself.

The Kirby house was started in 1920 and finished in 1921 at a cost of \$20,200.00.

The power house was constructed in 1922 at a cost of \$2300.00.

The cabin was constructed in 1923 at a cost of \$4900.00.

The water wheel was built by Mr. Pardee, a millwright, who had built many wheels during his life. It is made of Cypress spokes and rims, and the buckets are made of Oak. The lumber and millwork in this wheel cost \$442.00. A large portion of the cost of the dam for the lower lake included the small dams and the underground passage which is constructed to carry off the storm water.

The main dam for the lower lake rests on solid slate. It is well reinforced and, except for deterioration, will never move from its bed. The dam for the upper lake also rests on solid sand rock and has a retaining wall which extends through the greatest portion of the dirt fill, and this protection wall concealed within the dirt fill also rests on sand rock the greater portion of its length, several hundred feet.

The water wheel rests on ball bearings which cost approximately \$30.00 each and it is very important that these bearings be well greased, and in the fall when the wheel is stopped the bearings should be well packed to prevent moisture from entering the ball races.

The rear half of the Kirby house rests on slate rock which is very hard and gave us a tough time during the excavation.

The buildings on the grounds have never been treated with anything except carbolineum oil which is a product similar to creosote. As the siding on the power house and the lodge is mostly Chestnut I believe very little attention need be given it, but I would

suggest that the window frames be locked after on both the lodge and the Kirby house and the Power House.

The farm house is probably 60 to 80 years old and we have done very little to improve it. It was shingled recently and the roof ought to be in good condition for several years.

The sheet metal roofing on the barn is new but should be painted within a year or two as an additional preservative.

The roof on the chicken house is only roofing paper and will need to be watched closely.

The buildings at the farm are not much to brag about as we lost some very fine barns through a fire.

Many yards of gravel were used in the development of the various drives and if a little top dressing of gravel is used once in a while, they ought to require very little further attention.

The rail fence was old when we originally purchased the place and it is probably in just about as good condition today as it was twenty years ago. The log rail at the main entrance should be given careful attention and treated with a wood preservative to prevent its rotting at the heart.

In this letter I have attempted to give you the information which I believe will be useful, but in the event you want any further information I shall be pleased to give it to you if you will so advise me.

Trusting this suits your needs, I remain,

Very truly yours,

James B. Kirby

JK-HC