



January 3rd 1916

Dear Aunt Margaret:

Your letter with

Asst. Fire Brick Co dividend check
duly received —

We are sorry to hear of your
grippe and hope it will pass away
as quickly as our people threw off
their colds —

Mr. Jones asks whether you wish
to continue the Lampston account
with the Ashland Iron & Mining Co Store
during 1916, as heretofore at \$300⁰⁰
for the year —

We have about completed our visit together as John leaves tomorrow and H.E. on Wednesday for their schools.

Mrs. King comes tomorrow afternoon for a visit with us before she goes to Baltimore -

Our young people, which ~~includes~~ included Dexter, have had a good time with dances, lunches and theatres - We have kept late hours both retiring and rising seldom asleep before 11:30' and not up before 8:30' -

Today while the others were at the entertainment given by the Princeton men "The Evil Eye", I went to Pan-American meeting where Santos Dumont gave an

illustrated lecture on Aeroplanes. Alexander Graham Bell, inventor of the telephone, presided and made the introductory speech -

Washington is very busy entertaining the South and Central American delegates to a Scientific Congress - and an earnest effort seems to be made to bring all of the American nations closer together politically and commercially -

I trust you are not going to lose the 9 or more pounds you gained while in New York

All join in love

Affectionately

E. C. Means

P.S. I have rented Mrs. Sarag's house from April 1st next -

The Portland —
Washington Jan'y 7th 16

Dear Aunt Margaret:

To save you
having your signature witnessed,
I have done so in advance
for you — on enclosed proxies —

As I understood you it will
be satisfactory to report your
donations, that you have paid
direct, at the same amount
as last year —

We are enjoying Mrs Ringo's
visit with us. We were at
the Army & Navy Club with
Lieut Roscoe C Davis & wife
for lunch today — With love

Affectionately

E. C. Means



January 11th 1916

Dear Aunt Margaret:

Yours of 6th inst
with the proxy was duly received -

It is now over a month since I have had any treatment for my vocal - I kept catching cold and I thought it might help to take a little course of treatment but I concluded that a tonic would be better - So I am taking "Geo-Terpin" and long walks daily - I'm about two weeks we shall leave for Florida but while the weather was pleasant we have been very comfortable here and find plenty to entertain us -

Ruby has found great pleasure in attending some of the women's meetings and hearing women talk whom she has heard of and who have national reputations -

I listened to speeches in Congress today -

Have been working on your books
and before long will get off the usual
annual statements— I think there
is more money in banks to your
credit than needed and think I
should invest some more for you—
In round numbers on July 6th

Asbland Natl	4600.
Merchants Bk & Trust	1200.
Central Trust & Sd	7200.
American Exchng	<u>3100-</u>
Total	16100

In addition you have your Garfield
deposit—

Of course while the Great War continues
it is prudent to keep some surplus
funds in banks but I think we can
safely reduce the amount now— and
will reduce the deposit with the Central
Trust & Safe Deposit Co in Cincinnati

I trust you are feeling much better.
Ruby is taking a course of baths
here which no doubt would help
your side— You could find similar
treatment in New York, Hot Springs Va
or White Sulphur

With love

E. C. Means



July 21st 1916

Dear Aunt Margaret:

I thank you
for your thoughtfulness and kindly
interest as shown by sending me the
tonic which has arrived in good order.
It arrives just as Ruby is recovering
from a cold so she will share it with me.

After our visitors have gone we have
changed to another and smaller apartment
on the same floor, so for a while we
shall feel quite cramped, but as we
shall leave here next Thursday 26th,
for Fort Meyer Florida, and shall begin
to live in small rooms we are quite
contented -

Rose is coming in today and we
are going over to the Capital to see
it under the "official guide". Heretofore
we have not had a guide but have
wandered around alone -



I am sending you the usual annual statements and have added one which I have designated as "Discounts + Premiums" so as not to encumber the Profit & Loss account with too many details -

The Covington Agent has not sent in his report, although I have written twice for it - Rather than delay longer I shall show the results there in next year's statement. I presume, however, the rents were absorbed in taxes and repairs as usual -

Your income was

Interest	—	3731.02
Dividends	—	22292.00
Total		\$26023.02

Your expenditures

Taxes	—	2870.68
Expenses	—	16833.07
Donations	—	5820.00
Court costs including attorneys	}	159.40
		\$25683.15



The Statement "Discounts + Premiums" shows how much above or below the par or book value the stocks and bonds were sold for and purchased - By buying some stocks which were obtained at less than par to offset those which were sold for less than par the account shows a gain in book values of \$2,228.54.

In order that you can readily ascertain the par values of your stocks + bonds they are so carried on your books and the Trial Balance shows them at par.

I have withdrawn \$5000 - this week from The Central Trust + Safe Deposit Co and sent it to White, Weld + Co and shall later invest it -

The South Penn Oil Co Stock, 40 shares, I shall sell as I am uncertain whether it is taxable in Kentucky - It has advanced in price \$80 a share or about \$3200 - since you bought it -

The Standard Oil Co of Kentucky Stock has also advanced since it was bought but not quite so much -



The Washington Water Power Co Stock is not in demand at present and I do not believe it should be sold until later.

The Louisville Stocks & bonds are unsalable at present - The present boom in iron I hope will improve the values of the iron stocks you own - and increase your income -

As we can find safe investments in Kentucky we can sell some you now own and have your estate more divided -

If there are any questions you would like to ask me do not hesitate to do so.

With best wishes for a prosperous new year with love

Yours affectionately
E. C. Means



July 23rd 1916

Dear Aunt Margaret:

Herewith find
Income Tax return which you
can sign and take to Oscar Henthorne
to acknowledge -

You may notice some items do not
agree with your annual statement. This
is because your statement runs from
July 6th 1915 to July 6th 1916 while the income
reported is strictly for the year 1915 -

The dividends early in July were higher
than a year ago by \$424 - so the income
from that source in 1915 was less -

The taxes include those paid in Covington
Ky, which your statement did not as
at the time of making it up I did not
have the agents report which has since
come in -

The amount you will have to pay
to the Government is only \$10.54, which
is less than last year - and is due
prior to June 1st - It is best to
wait until May before paying it -

I made it out as if you are a resident of New York - I believe I should now write to the Tax officials of New York that you are going to change your residence to Kentucky I wish to be governed by your wishes in this matter and would be glad if you would write to me here what you prefer done about it. It will save over \$500- per year in taxes -

We leave here Thursday night 26th and a letter mailed on Nov 2 Wednesday will reach me here or be forwarded to me -

We shall have mail forwarded to Mr. Robt O Cresap, Lakeland, Florida who will forward again to us wherever we may be - Mr. Cresap is Ruby's uncle and happens to be post master at Lakeland -

We go to Fort Meyers first for a short stay but are uncertain which hotel we shall be in -

Trusting you are well

With love affectionately

E. C. Means

S P E C I F I C A T I O N S

Specifications of labor and material required in the erection and completion of a residence for Mr. E. C. Means to be located on the southwest corner of 15th St. and Montgomery Ave., Ashland, Ky., in accordance with drawings and specifications prepared by Frederic B. Pyle, Architect, 1420 New York Ave. N.W., Washington, D.C.

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DRAWINGS FOR
MR. E. C. MEANS
ASHLAND, KY.
FREDERIC B. PYLE, ARCHITECT,
EVANS BUILDING - WASH., D. C.

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G E N E R A L C O N D I T I O N S

PROPOSALS: In the reception of estimates for the work, the owner incurs no obligation to accept the lowest or any estimate. The right to accept or reject any bid is reserved. A list of sub-contractors must accompany the general contractor's proposal.

CONTRACT: In the making of a contract between the contractor and the owner the articles of the "Uniform Contract" shall form a part of the agreement.

BOND: The contractor shall furnish to the owner a corporation or surety bond which is satisfactory to him in an amount equal to the contract price.

BUILDING SITE: The contractor will examine the premises and satisfy himself as to the conditions existing before the delivery of his proposal.

DRAWINGS: The contractor shall familiarize himself with the drawings and verify all dimensions before proceeding with the work.

SUPERVISION: The contractor shall give the work his careful and personal supervision and in his absence place a competent foreman in charge of the operation.

MATERIALS & LABOR:

The contractor shall Provide all material, labor, scaffolding and appliances necessary for the proper execution of the various portions of the work. Materials shall be the best of quality specified and labor shall be first class. This applies to all sub-contractors as well as the general contractor.

PERMIT: The contractor shall secure and pay for any permit that may be required to carry on the building operation, and he shall further comply with all laws, building ordinances and regulations of Ashland applying to this building operation.

SURVEY: The contractor shall employ a surveyor to carefully lay off the property lines and all wall lines for the foundation and footings of building. The exact location of building on the lot will be established by the owner who will also establish the first floor level in relation to the street and all final lot grades.

INSURANCE: The owner will maintain fire insurance at all times of a sufficient amount to cover the value of the work done in his name and in the name of the contractor.

The contractor shall carry liability insurance for damage or accident or injuries accidentally suffered by any person or persons upon or about the building during the period of his contract.

SHED & CLOSET: The contractor will erect a shed for storing tools and supplies, and for his use as an office. He will also construct a temporary watercloset for the use of workmen during the period of his contract and remove same on completion of building.

PROTECTION: The contractor shall cover and protect his work and materials from time to time as required against damage by the elements or from any other cause.

WATCHMAN: The contractor shall maintain a watchman in the absence of workmen during the period of his contract.

CLEANING: The contractor will keep the building cleaned up from time to time as required to facilitate the work of various sub-contractors, and when directed will clean the building ready for occupancy and remove all waste materials, etc., from the premises as directed by the owner.

GUARANTEE: The contractor shall guarantee his work and the work of the sub-contractors for a period of one year and make good any defects that may arise within that per-

iod.

E X C A V A T I O N

Perform all excavating required for the cellar, foundation walls, footings, porch walls, piers, chimneys, steps, area etc. All footing trenches shall be cut straight and level, cellar floor shall be made level ready for concrete, cellar excavation shall be straight and perpendicular and cut to outside wall of footings. All excavated materials shall be deposited on the premises or removed as directed by the owner. Rough grade all excavated materials deposited on the lot. Fill and ram earth around walls of building when walls are dry and puddle the filling with water.

In case of any top soil on the lot the owner will direct its disposition.

Shore up and protect any banks that may be liable to cave in on the footings.

Construct any temporary fences and walks that may be required to protect the public property.

Excavation for plumbing and service lines into building will be done separately by the parties having the contracts for those branches.

C O N C R E T E W O R K

Perform all concrete and cement work required for the building as outlines on drawings, and herein specified.

FOOTINGS: Construct concrete footings of dimensions indicated under all house and porch walls, chimneys, area walls, step walls, etc.

CONCRETE WALLS: Construct concrete walls from top of footings up to grade line or to under side of cellar window sills, this refers to all exterior walls of building, area and porch walls.

FORMS: Substantially construct all wood forms to receive concrete walls above mentioned, all forms to be straight, plumb and level ready to receive concrete.

FLOORS: The entire basement and area floor to have a 3" concrete base and 1" top dressing. In area and laundry the floor shall be sloped to drain, and level elsewhere. All surfaces shall be troweled and finished perfectly smooth. In billiard room the top dressing shall be colored with "Pecora red stain" and finished in imitation of red tile and blocked off in 12" x 12" squares with 6" border around outer edge.

FRONT PORCH: Construct the front entrance porch and steps of concrete. The platform to be reinforced with 1/2" iron rod set 6" on centers running both ways. Steps shall be inforced with same rods running one way.

AREA STEPS: Construct area steps of concrete, no reinforcing.

COPING: Construct 4" concrete and cement coping around rear area.

WALKS: None in this contract. Owner will sublet this work separately.

MATERIALS FOR ABOVE WORK:

The best Portland cement, gravel and clean sharp sand to be used. Where gravel is not obtainable small crushed stone to be used in its place. Use white Atlas cement for all exterior cement work above grade. This applies to surface finish.

For footings use:

- (1) part cement.
- (3) parts sand.
- (5) parts gravel.

For walls, floors, steps, platforms, and coping construction use:

- (1) part cement.
- (2) parts sand.
- (4) parts gravel.

For all top dressing and finished surfaces use:

- (1) part cement.
- (2) parts sand.

All mixing and finishing to be first class; Use "Pecora red stain" in

cement for coloring matter in billiard room. Add 2% of Intregal Waterproofing compound to all cement used in footings and cellar walls.

BRICK WORK

Furnish all labor and material and construct all brick masonry required for the building.

FACE BRICK: All face brick will be in accordance with samples approved by the owner. Lay up three or four samples of brick work for approval of owner, arranging bonds and joints to suit. Joints approximately 1/2".

COMMON BRICK: These shall be sound, hard-burned, merchantable brick. No soft brick to be used.

SLATE COURSE: Install one course of slate in all exterior walls on top of concrete walls, and under first course brick wall, also one course of slate under interior brick walls.

FLUE LINING: Terra cotta flue lining, size indicated on drawings to be installed continuously full length of all flues.

THIMBLES: Terra cotta thimbles shall be built in all flues as required for set fixtures, having smoke or vent pipes.

PARGING: All exterior concrete walls below grade shall be plastered 1/2" thick with a cement plaster consisting of 1 part Portland cement and 2 parts sand and Integral Waterproofing. Add to cement before mixing 2% by weight of "Star Integral Waterproofing Powder".

MORTAR: Portland cement, good lime, and clean sharp sand shall be used for all work.

For interior cellar walls use 1 part cement and 2 parts sand.

For face brick work use 1 part cement, 2 parts lime putty and 4 parts sand.

For all other brick work use 1 part cement, 2 parts lime paste and 5 parts sand. Star Integral Waterproofing Powder 2% by weight to be added to all cement.

GENERAL: All exterior walls of building, all interior cellar walls, and all porch walls above grade, all chimneys, etc. to be constructed of brick.

All brick masonry to be straight, plumb, level and true, and carried to exact height. Walls shall be bonded every fifth or sixth course with a row of headers. Door and window openings shall have segment arches back of all angle iron lintels. All exterior jointing is to be uniform and perpendicular.

Brick mason must cooperate with all other branches, leave slots in walls for all plumbing and heating pipes, build in all frames, wood blocks for securing trim, anchor rods for roof plates and wall plates, anchor rods for joists at each floor level, iron lintels over windows, etc.

Interior cellar walls where no plastering occurs are to have neatly struck joints. In dry weather all brick work shall be thoroughly wet when laid.

CLEANING: On completion the brick layer shall clean down all brick work in a thorough manner with proper cleaning fluid using care not to stain the stone work and leave the job free from defects and in perfect condition.

FIRE PLACES: Construct all fire places and flues in accordance with drawings. The back, sides, and underfire of all fire places to be laid in fire clay brick. Build in arch bar over each fire place opening also fire place throat and damper specified under "Iron Work". Also build in ash pit dumps, and clean-out doors. (All chimney breasts to have marble or tile facing specified elsewhere).

S T O N E W O R K

Provide all stone work required for the building and indicated on drawings, all cut to the proper dimensions. Exposed surface of all stone work to be six cut to the inch. All stone sills to be cut with wash and drip, and set with 1" projection, and in each case shall be 3" longer than width of opening. Outside door sills, first story, shall be cut with saddle on sills. All lintel stone over windows to be cut in one piece.

MATERIALS: All stone shall be Bedford, Indiana, lime stone as per sample approved, free from defects and imperfections.

CLEANING: When directed all stone to be properly cleaned and pointed up adjacent to brick work and left in perfect condition.

PAINTING: Stone to be coated with R.I.W. on unexposed surfaces.

C A R P E N T E R W O R K

Carpenter shall perform all work usual and customary in his line, he shall cut and erect all lumber and place all millwork, shall apply all hardware, and shall lay off all work in accordance with drawings.

L U M B E R

Furnish all lumber to complete the building in all its parts.

MATERIAL: All construction lumber shall be good quality seasoned yellow pine and suitable for the purpose it is to be used in all cases.

All exterior dressed lumber will be cypress, straight grained and free from defects.

GROUNDS: Form trimmer arches as required. Construct all templates as required.

Furnish wood grounds of every description as required to build in the house during construction including blocks, lookouts, lintels over doors and windows, etc.

JOISTS: All floor joists throughout the building shall be 2" x 12" set 16" on centers. 3rd floor ceiling joists 2" x 10" - 16" on centers. Library, living room and dining room shall have 3" x 12" joists set 16" on centers. All joists to be sized and cambered and bevel-cut on ends entering brick walls. Joists shall be anchored into outside brick walls every 6' at each floor, using wrought iron straps. Double joists under partitions and around all floor openings, stairs, chimney hearths, etc.

CROSS BRIDGING: Cross bridging for all floor joists shall be 1" x 3", 2 rows to long spans and 1 row to short spans. All joists shall be set to levels to suit conditions of finished floors specified.

RAFTERS: Main roof rafters will be 2" x 8", set 16" on centers. Deck rafters will be same size set 24" on centers.

WALL PLATES: Wall plates shall be 3" x 10" and anchored to walls with anchor bolts specified in "Misc. Iron Work".

STUDDS: All studs for interior hall and bearing partitions shall be 3" x 4" set 12" on centers, and between a head and foot rail. All studs for minor partitions throughout shall be 2" x 4" set 16" on centers and between a head and foot rail. Studds shall be doubled at all corners and at openings. All openings more than 3' wide shall be trussed at top. All 6' openings in partitions shall be provided with 4" x 8" wood lintels over same in addition to trussing.

All studs shall be bridged once in height using 2" x 4" bevel-cut pieces, double-nailed.

LOOKOUTS: Lookouts cut to pattern shall be built in wall for support of main cornice and exterior mouldings against the building, etc.

DORMER WINDOWS: Framing for dormer windows shall be with 2" x 4" studs including sides and roof etc.

SHEATHING: Sheathing lumber for all house roof, porch roofs, dormer windows, shall be 7/8" matched yellow pine, double-nailed at each bearing, laid right angles to rafters.

SUB-FLOORS: Sub-floors throughout the first, second and third story shall be 7/8" matched yellow pine, laid diagonally and double-nailed at each bearing. In bathrooms and toilet rooms where tiling is specified, lay sub-flooring between the joists 3" below the top and bevel-cut the top edge of joists. In pantry where cork floor occurs lay a 7/8" tongued and grooved yellow pine floor 1/2" below finished floor level of first floor.

FINISHED FLOORS:

The finished flooring in library, living room, entrance hall, entry and dining room shall be clear quarter-sawn white oak, 13/16" thick and 2-1/4" wide.

Flooring throughout the house elsewhere shall be 7/8" x 2-1/4" edge-sawn, matched yellow pine. All floors shall be tightly driven up and closely nailed using care that all floors shall be perfectly level when finished.

PAPER: Between all sub and finished floors there shall be 1 layer of S. W. Bird & Sons' "Floorin" paper.

FLOOR SCRAPING: All finished floors throughout the building to be planed and scraped smooth when directed and immediately finished by painter.

CEILING MATERIAL:

Ceiling lumber for all porches shall be 7/8" x 3-1/4" clear matched yellow pine, beaded, and blind-nailed. The same materials shall be used for enclosing sides of sleeping porch as per drawing.

PORCH FLOORS: The floors of all porches except the front porch will be of 1-1/8" x 2-1/2" clear matched Georgia pine, tongued and grooved joints to be white-leaded when laid.

PORCH STEPS: Porch steps shall have treads of 1-1/8" thick with nosing and scotia and 7/8" risers, moulded returns as indicated.

EXTERIOR FINISH:

All exterior woodwork of building to be in accordance with details and of clear cypress, except as otherwise specified.

CEDAR ROOM: The cedar room on third floor shall be lined on sides, ceiling and floor with 1/2" dressed cedar boards. All cedar is to be underlaid with waterproof tarred paper or Neponset Black Waterproof Paper. Joints of paper to be closely tacked.

LATTICE WORK: Construct lattice frames and lattice strips of cypress in accordance with drawings, also trellis on front of house.

M I L L W O R K

Furnish all millwork required for the building.

COLUMNS: All porch columns and pilasters will be of Hartman-Sanders Co. mfg. of 2" white pine or cypress as per detail, set on C.I. bases.

MATERIAL: All exterior dressed lumber shall be of clear cypress in accordance with details.

WINDOW FRAMES: All box window frames are to be made up for double-hanging each sash, sash 1-3/4" thick, hard pine pulley styles, pendelums, weight pockets, etc. complete.

NOTE: Nearly all frames are stock size. Staff moulding 1-3/4". Frames to be cut to fit sample pulley, as selected and furnished under hardware.

Casement window frames and sash to be made up of 1-3/4" frames, rabbited for 1-3/4" sash, frames moulded on outer face. All sash will hinge at top and open in with the exception of those in billiard room which hinge on side.

WINDOW SASH: All sash throughout the building shall be 1-3/4" thick and of clear white pine, sash to be divided as indicated on drawings.

DOOR FRAMES: Front entrance door frame and side light sash to be made up in accordance with details. Exterior door frames elsewhere to be 1-3/4" rabbited for 1-3/4" doors.

Interior door frames will be 1-3/8" double rabbited for 1-3/4" passage and closet doors. Plain jambs for sliding door openings and entry flat arch way.

DOORS: Exterior doors throughout will be white pine 1-3/4" thick, panelled and divided as indicated on drawings.

Interior doors on first floor in library, living room, hall and dining room will be 1-3/4" thick, panelled and divided as shown, white pine for painted finish.

Passage and closet doors elsewhere on this floor will be 1-3/4" thick, 4 panels, birch veneered. Doors will be made for glass in upper part where so indicated. Cellar doors 1-3/4" (4) panel white pine.

Passage and closet doors throughout the second and third floors shall be 1-3/4" birch veneered, 4-panelled doors, Morgan doors or equal mfg.

MATERIAL: The interior finish throughout the house except where otherwise specified will be clear poplar, or Wisconsin white wood.

TRIM: Architrave mouldings for all interior work shall be in accordance with details.

Base mouldings shall be in accordance with details.

Window stools, casings, aprons, plinth blocks, etc. all in accordance with details. Stop beads for all windows to be as per detail and put up with screws

and live sockets.

DRESSERS: Kitchen and pantry dressers are to be constructed in accordance with details.

CHINA CLOSET: China closet to be constructed in accordance with drawings.

SHELVING: Closet shelving throughout the house and hook rails are to be installed as directed by owner, this shelving will be 7/8" thick and of clear material.

MEDICINE CABINETS:

Construct medicine cabinets where indicated on drawings of sizes shown on details.

SPECIAL SASH: Install sash between stair hall and sewing room second floor as per drawings, 1-3/4" thick. (Lead glass in sash).

TELEPHONE RECESS:

Construct recess in back hall for telephone as indicated.

PICTURE MOULDING:

Provide and install picture moulding throughout the first floor in main rooms and throughout second floor bedrooms as per detail.

CORNICES: These will be of plaster, see "Plastering".

SEAT IN ENTRY: Construct seat in entry in accordance with detail, the same to have a panel front and hinged top.

FRONT PORCH SEATS:

These to be constructed in accordance with details.

WINDOW AND DOOR SCREENS:

These to be provided under separate contract, (by owner).

MANTELS:

Furnish mantels to all fire place chimneys so indicated on drawings,

these will be in accordance with details.

WEATHER STRIPS:

Chamberlain Metal Weatherstrips to be applied to all sash in building on north and west sides when sash are glazed and hung. (By owner).

SADDLES: White oak saddles to be placed under all interior passage and closet doors on second and third floors and in the service department on 1st floor.

STAIRS: Substantially construct all stairs throughout the house. 2" x 12" Ga. pine carriages shall be used for all framing purposes. Main staircase first to second floor will be constructed with 1-1/8" treads with nosing and scotia and 7/8" risers, all clear white oak. Wall strings and outer strings will be of poplar. Newels and hand rails will be of clear red birch. Balusters will be of poplar. All constructed in accordance with full sized details.

Other stairways throughout the house to be substantially constructed using 7/8" treads with nosing and scotia and 7/8" risers, 4" x 4" newels, 2" x 3" moulded hand rails, and 7/8" x 1-3/8" balusters, material all yellow pine, see details.

BOOK CASES: Construct 2 book cases in library in accordance with details, the same will have moulded top, shelving and doors.

DROP SHELVES: Provide and install 2 drop shelves, one in butlers pantry and one in kitchen as directed by owner.

COAL BIN PARTITION:

Construct partition in coal bin 5' high using 2" x 3" studs and 7/8" beards. Provide slides for opening.

SHEET METAL WORK

Provide and erect all sheet metal work required for the building.

GUTTERS: Install main house gutters, moulded as per detail, and 6" hanging gutters where indicated, and slope to outlets. Hanging gutters to be supported on adjustable Berger hangers, and main gutters with wrought iron strap rods.

CONDUCTORS: Provide 4" conductors to all main roofs and back porch, 2" conductors elsewhere, conductors to be corrugated expanding type, round, and elbows to match. Secure in position with corrugated hinged hooks.

CONDUCTOR HEADS:

Construct conductor heads in accordance with details.

MATERIAL: 26 guage galvanized iron shall be used for all the above work.

BASKETS: Fit galvanized strainers to each conductor inlet.

The foot of each conductor shall be properly cemented into cast iron pipe at bottom.

TIN ROOFING: Material for this work shall be "Target & Arrow" roofing tin made by N. G. Taylor Co. I.C. thickness for all roof decks. Tin to be laid in flat lock seam with joints well soldered and each sheet secured with cleats, using sheet 14" x 20". All tin to be underlaid with Black Neponset Waterproof Paper. This tin to be used for covering main house roof deck and all porch roof decks.

Tin to receive one coat of red lead paint on underside before being laid.

FLASHING: Use I.X. tin of same brand for all flashing and counter flashing purposes as required for a watertight job around chimneys, dormers, porch roof intersections with main building, main cornice capping at returns, etc.

MOULDING AT ROOF LINE:

Provide and install a galvanized iron moulding at intersection of main roof deck and slate roof. See detail.

CLOTHES CHUTE: Provide and install a galvanized iron clothes chute leading from third

floor to cellar floor. This chute to be continuous with seams and joints soldered and riveted. Provide a hinged door to same on each floor with a suitable hinges and catch fastening. Each door will be 15" wide and 24" high. The door and door opening to have material doubled and rounded at edges and made smooth.

M I S C. I R O N W O R K

RAILING: Provide and erect wrought iron railings shown on drawings in connection with front and side porches, also pipe railing and posts at rear area.

LINTELS: Angle iron lintels 4" x 6" to be provided and installed over all door and window openings in exterior walls, of lengths required for each opening, three wide openings to have an 8" channel bolted to 4" x 6" angle. Also 4" x 4" angles over each fire place opening.

ASH PIT DOORS: Provide 2 ash pit frames and doors, size 16" x 12". W. H. Covert Co.'s mfg. or equal.

ASH DUMPS: Provide (2) ash dumps size 7" x 10" mfg. by W. H. Covert Co.

THROATS & DAMPERS:

Provide (7) fire place throats and dampers, size required for each fire place. Set same 4 brick courses above fire place opening. Dampers to be W. H. Covert Co. mfg. or equal.

ANCHOR BOLTS: Provide anchor bolts 3/4" x 3' set about 5' apart bolting sloping and flat roof plates to brick walls. These rods to have Tee heads with washers and nuts on opposite end.

ANCHOR STRAPS: Provide 1/4" x 1" wrought iron anchor straps and T's for anchoring each tier of floor and ceiling beams into outside brick wall. These to be spaced approximately 6' apart.

RODS: Provide 1/2" reinforcing rods for porch platform and steps.

BASES: Cast iron column bases to be furnished and set under all wood columns as mfg. by W. H. Covert Co.

SLATE ROOFING

See that all roof sheathing is in good condition and properly nailed before proceeding with the work.

Apply 1 thickness of heavy tarred Slaters' felt, with lapped seams, closely nailed and made watertight, on all sloping roof surfaces and dormer windows, to be slated.

Material will be a good quality of green slate, sample of same to be submitted and approved by the owner. Size of slate will be 8" x 16", about 3/16" to 3/8" thick. Apply slate on all sloping roofs and dormer windows including sides.

All slate to be laid so that each alternate course above will overlap 3" alternate course below. Each row of slate to break joints with the adjoining row.

Slate at the ridges, valleys, edges, etc. to be cut so that bond will be uniform with the rest. On the dormers the slate on one side of the ridge shall project and finish without cresting.

All slate to be properly punched and to be secured in place with flat-headed copper slate nails usual 3-penny, 2 to each slate.

Slate at eaves and ridges shall be doubled.

First quality Slaters cement shall be used where the slate abbutts sheet metal work also at hips and valleys.

SNOW GUARDS: 4 rows of copper snow guards shall be applied on the 2 sloping roofs near eaves.

P L A S T E R I N G

Furnish all labor and material required to complete the work of plastering as herein specified. See that all walls, ceilings and furring are in proper shape to receive the lath. Take proper precautions to provide against injury to the plastering by weather or other causes. Any plastering damaged to be made good by this contractor. Perform all patching after building is trimmed out. This contractor to do all metal furring required for the cornices, flat arches, chases, etc.

METAL LATH: All metal lath shall be Expanded Metal Lath, 26 guage, painted, and applied on all ceilings, underside of stairs, chases, and angles where partitions abutt brick walls.

WOOD LATH: All wood lath shall be the best the market affords in this locality, and applied where metal lath is not specified.

MORTAR: All mortar shall be U. S. Gypsum Co.'s Cement Plaster with hair, neat, and mixed at building with sand according to manufacturer's directions. This applies to all first and second coat work.

The finished coat or white coat to be U. S. Gypsum Co.'s prepared white troweled finish.

SAND: Only the best quality clean sand to be used on this job.

CORNER BEADS: Corner beads to be Imperial galvanized metal corner beads or equal approved and applied full height on all exposed upright angles and full length on all horizontal angles. All to be accurately set and nailed straight, plumb and true.

GROUNDS: Set grounds for 7/8" plastering on all studd partitions and 1/2" plastering on all brick walls.

APPLICATION: Apply a scratch coat lightly covering the metal lath and filling the meshes. After the scratch coat has set firm and hard but before it has dried, apply

the 2nd coat, bringing it to a straight and even surface with rod and darby, ready to receive the finishing coat.

On brick walls apply sufficient material to fill out to the ground, bring to a straight and even surface with rod and darby, ready to receive the finish coat. Wet brick walls sufficiently to reduce suction before applying plaster.

Apply a scratch coat over all the wood lath and after this is set firm and hard but before it is dry apply the second coat bringing all surfaces to a straight and even surface, ready for finish coat.

WORK: The building is to be lathed and plastered throughout on side walls and ceilings, under stairs, etc. with the following exceptions. No side wall plastering in the 2 storage rooms and boiler room and scratch coat only on ceiling of these rooms.

On 3rd floor, rooms #8 and #9 to be scratch-coat plastered only, on ceilings and side walls.

NOTE: The carpenter will put up all temporary wood grounds and make ready for the plasterer.

CORNICES: Ornamental plaster cornices will occur on first floor, in library, living room, dining room and hall and entry. See detail. No cornices on other floors.

T I L E W O R K

Provide and install all material to complete this branch of the work. All materials shall be in accordance with samples approved. All side walls to be plumb and straight, floors level, and all angles perfectly square.

SIDE WALL BASE:

The base for side wall tile shall be prepared with #26 gauge expanded metal lath securely nailed to studd partitions. Over metal lath and on brick walls

apply cement base ready for tile using 1 part Portland cement and 2 parts sand.

FLOOR BASE: The base for floor tile will consist of a 3" gravel concrete slab of Portland cement, sand and gravel, proportioned 1,2 and 4 parts respectively; Over this base apply a 1" layer of Portland cement and sand proportioned 1 and 2 parts respectively. Add a 2% mixture of Integral Waterproofing to the cement before it is used.

SIDE WALL TILE:

All side wall tile to be A.E.T. & Co.'s patent "Gripback" or equal, semi-gloss white tile, size 2" x 6". Height of all sidewall tile 4' 2". There shall be a 2" moulded cap, a 2-line border, and a sanitary cove base, and round corners and cove angles on all perpendicular work.

FLOOR TILE: All floor tile will be 1" Hexagon ceramic white tile.

WORK: The material above specified shall be installed in the following locations. Floor tile only in basement shower and toilet. Floor and sidewall tile in 1st floor toilet. Floor and sidewall tile in bathrooms #1, #2, #3.

MANTEL TILE: Strobl tile, size 4" x 4" to be used for facing in hearths in three bedroom mantels on 2nd floor, and billiard room mantel. This tile to be laid in 3/8" to 1/2" joints. Color as selected.

Provide 1" brass angle rim frames for finish of each fire place opening having tile.

MARBLE: Provide and set marble facings and hearths to fire places in the dining room, living room and library. All marble to be highly polished and free from defects. Living room will be "Pavanazzo" marble, dining room will be "Breche Violette", and library will be "Tavernella Clare".

All hearths to be set flush with finished floor. All facings to set close to fire clay brick. Facings to be securely anchored to brick work.

P A I N T I N G

Provide all labor and material required to complete this branch of the work. All work shall be properly cleaned and prepared before finishing is begun. All work to be sand-papered smooth before the first application of material. The painter shall do all sand-papering after each coat to fully smooth the surfaces. Painter shall afford proper protection to all his work.

CLEANING: The painter shall clean up all spots and paint from walls, floors, glass etc. throughout the building at completion and shall clear out all his rubbish and surplus materials.

PUTTY WORK: See that all sash are primed before glazing. All nail holes, etc. shall be puttied after priming coat with putty to match finish of woodwork.

SAMPLES: Samples of all interior finish to be submitted for approval and all work to be finished strictly up to sample.

COLORS: Colors for all the various exterior woodwork and other branches will be designated by the owner.

PULLEY STYLES: All pulley styles throughout the house shall be oiled 2 coats and not painted.

WORK AT THE MILL:

As a rule all interior work shall be primed at the mill before being brought to the building.

SHEET METAL: Galvanized iron shall receive 1 coat of Galvanum and 2 coats of lead and oil paint. All tin work to receive one coat of red lead and 2 coats of lead and oil paint.

EXTERIOR IRON WORK:

All exterior iron railing to receive 1 coat of red metallic and 2 coats

of lead and oil paint.

EXTERIOR WOODWORK:

All exterior woodwork to receive 1 coat of priming and 3 coats of lead and oil paint. 1 extra coat on front entrance porch, seat, doorway, etc. Porch ceilings to be stained and oiled.

INTERIOR WOODWORK:

The cellar and service department throughout the house to have 1 priming coat and 2 finishing coats, full gloss finish. Doors excepted. The remaining portions of the house shall receive 1 priming coat and 3 finishing coats. Last coat in this shall be egg-shell gloss.

DOORS: All birch doors throughout the 2nd and 3rd floors and in service department of 1st floor shall be stained mahogany to match sample and given 1 coat of shellac and 3 coats of rubbing varnish. Varnish to be rubbed between each coat.

The doors on first floor in library, living room and dining room and entrance hall and entry, are to be painted white like rest of woodwork.

STAIRS: The newels and hand rails of stairs are to be painted the same as specified for birch doors, mahogany finish. The rest of the stair work to be finished as specified and interior woodwork. Treads and risers excepted. These to be finished the same as specified for oak floors.

BACK STAIRS: The newels and hand rails of back stairs to be stained and given two coats of varnish. The rest of the back stair work to be painted 3 coats. Treads and risers excepted. These to be finished the same as floors.

FLOORS: All oak floors to receive a paste filler, shade directed, then apply 2 coats of Elastica floor finish directly to the wood allowing sufficient time for drying and hardening between coats. The 1st coat should be reduced about 10% with turpentine,

and each coat to be rubbed down with curled hair or steel wool so as to produce a smooth and even finish. All yellow pine floors to be finished in the same manner using a liquid filler in place of the paste filler.

MATERIALS: Only the best quality of materials to be used, varnish mfg. by the following parties are all approved. Chicago Varnish Co., Berry Bros., Standard Varnish Co., or Pratt & Lambert.

G L A S S

Provide and set all glass required for the building. All glass shall be carefully set and shall be left clean and whole at completion. This contractor shall assume all responsibility for breakage and shall replace broken glass when directed.

FITTING: All glass to be fit in the best manner and to be securely tacked and neatly puttied. See that all woodwork is primed before glazing. All putty work shall be gone over and made straight and neat before it is painted. All wood stops to be painted on the back before being used to secure the glass.

MIRRORS: Polished plate mirrors shall be placed in all medicine cabinet doors.

POLISHED PLATE GLASS:

Polished plate glass 1/8" thick to be set in all exterior window sash throughout the building excepting cellar. Also exterior door sash. This same glass to be used in all interior double French doors, 1st floor.

OPAQUE SHEET GLASS:

Mess Pattern sheet glass to be used for all interior sash doors marked glass; The same glass to be used in all transoms, in sash between stair hall and sewing room, in door adjacent, in billiard room windows, and in cellar toilet and shower bath sash.

SHEET GLASS: American sheet glass, double thick to be used in all cellar windows not otherwise specified.

LEADED WORK: Glass to be set in leaded beads, as per detail in front sidelight sash and in sash between stair hall and sewing room.

H A R D W A R E

The general contractor shall furnish all wire and finishing nails.

All rough and finished hardware required for the building outside of wire and finishing nails shall be furnished by the owner, but the contractor shall estimate to apply all the hardware throughout the building as furnished.

Hardware shall be Yale & Towne, P. S. Corbin, Russell Irwin, or equal approved by the owner. Parties estimating on all hardware for the building shall take off their own quantities and furnish an estimate in accordance with the owners' selection.

P L U M B I N G & G A S F I T T I N G

GENERAL CONDITIONS:

Furnish all labor and material necessary to complete this branch of the work.

Secure permits and pay all fees required by the local regulations.

Do no cutting of woodwork without the permission of the foreman carpenter.

Properly protect all exposed nickel plated work until delivery of the building.

The plumber will execute all work rapidly as the progress of the building requires.

All soil lines, vent lines, and supply lines are to be run concealed in

chases, partitions, etc., and none are to be exposed above first floor.

All materials are to be the best of their respective kinds. All sewer, waste and vent pipes larger than 2" are to be in extra heavy soil pipe and fittings, these 2" and smaller are to be wrought iron galvanized. Supply lines shall all be wrought iron with heavy fittings. Stop cocks to be heavy brass, gate valve pattern.

On completion of entire job the plumber is to secure a certificate of approval from the local authorities and his work must also have the approval of the owner or any one he may select to pass on the work.

TRENCHES: Do all excavating necessary to the proper laying of all piping, etc. herein specified. Do all filling in after the work is completed, the filling shall be well rammed and puddled.

CAST IRON DRAINAGE:

Proper connections to be made at public sewer where directed, start from this point with a 4" pipe and run all underground sewer lines as indicated on plumbing plans, provide all necessary Y branches required. Place a running trap with fresh air inlet and clean out on this line where directed. Horizontal pipes to have a fall of not less than 1/4" to the foot and more where possible. All soil lines to be laid on a solid bed to prevent settling.

From all Y openings in horizontal drain, continue soil lines as required to receive waste from all set fixtures throughout the building, area and cellar drains, etc. and two of the main roof down spouts. At the foot of each soil stack provide and install a long sweep 90-degree bend with foot properly embedded on a brick or cement foundation. In long sweep bends at foot rest insert a Y fitting for vent. On all soil lines leave the necessary T Y openings for bathrooms and other fixtures, and all to be connected with the following sizes. Waterclosets 4", extra heavy, bathtubs 2", lavatories 1-1/2", laundry tubs 3" and sinks 2".

The vertical soil stacks between living room and library to be wrought iron and covered on the outside, filling up the chase with asbestos oakum, jute or some material which will deaden the sound.

All soil lines above top floor fixtures are to be continued up the sloping roof and out through the deck roof, where they do not run directly to the deck roof. In this line insert an inverted 4" x 2" Y fitting to receive vent pipe. This fitting to be inserted about 5' above top floor. Where vent lines pass through roof the same shall be flashed and counter flashed at roof line and made watertight.

VENTS: Continue from the vent opening left at the foot of each stack as mentioned above with a 2" continuous vent, leaving the necessary 2" openings about 4' above the floor line for all bathrooms and other fixtures. Continue from the top opening and connect it into the inverted fitting inserted in the soil pipe as mentioned above. Vents shall be run independently where they cannot be connected up with the vent system above mentioned.

ROOF DRAINAGE: Furnish and set up at foot of all rain water leaders standard waste cast iron pipe same size as conductor and connect up two of these with the sewage system and the remaining conductors shall be conducted to the gutter in 15th St.

COLD WATER SUPPLY:

The public street main to be tapped with a 1" tap and from this tap run a 1-1/4" AA lead pipe to water meter in cellar where directed, and place thereon the necessary gate valves, and T's for bypass.

Install 1-1/2" Pittsburg meter or equal approved, continue from meter to filter and from filter with supply lines as required for all set fixtures throughout the building, and lines for hot water heater, heating plant, and wall hydrants, etc.

Supplies for various fixtures as follows; waterclosets 1/2", bathtubs

3/4", sinks 3/4", wall washers 3/4", laundry tubs 3/4", hot water heater size that heater requires, 3/4" for heating plant, etc.

All cold water lines to be so installed that they can be drained completely dry at the lowest point in the system and at the foot of each riser. All water lines are to be run concealed except in unfinished rooms in cellar. All pipes to be securely fastened with galvanized iron hangers and straps. All cold water lines to be covered with asbestos sectional covering.

HOT WATER: Connection to be made with hot water heater in laundry with galvanized wrought iron pipe and fittings as per sizes required. This system for piping to be run from heater to all set fixtures throughout the building following the lines of the cold water so far as possible. (There is to be no circulating return system on this hot water line). All hot water lines throughout the building are to be covered with asbestos sectional covering. Every hot and cold water line, will have a gate valve at the source, also a valve at the foot of each hot and cold riser, and a valve to cut off separately each fixture.

TEST: Upon completion of the entire job of roughing all openings are to be properly capped or plugged and test to be made in accordance with local regulations. When proved tight, inspection must be made and inspector's certificate of approval presented to the owner.

GAS FITTING: Connections shall be made with gas main in street and service pipe run from that point to meter in building and properly connected up with various fixtures, and all fire places. The service line and meter shall be sufficiently large to permit a flow of gas sufficient for the hot water heater, incinerator, gas range, laundry stove, fire places, and illumination required. Each fixture service line to be of the proper size and with controlling valves on each line. All gas pipe lines shall be well supported and drained toward meter. All openings to be properly capped and test made.

F I X T U R E S

Standard Sanitary Mfg. Co. complete as illustrated, and described.

- CELLAR:
- (3) Laundry tubs, P 7380 - E, 1-1/2", brass waste and trap.
 - (1) Water closet, F 3356 - "Ejecto", oak seat and lid.
 - (1) Shower, H 6960 - supplies recessed in walls, and brass floor strainer.
- 1ST FLOOR:
- (1) Water closet, F 3355 - "Expulse", mahogany seat and lid.
 - (1) Lavatory, P 4206 - G, 18" x 21". P 10313 - faucets indexed.
 - (1) Kitchen sink - P 6710 F - china index compression faucet.
 - (1) Pantry sink - German silver, 16" x 28" with H 5785 compressing goose neck faucets and china indexes.
- 2ND FLOOR:
- (2) Water closets - F 3355 - "Expulse", mahogany seat and lid.
 - (2) Lavatories, F 2103, Hibben 20" x 24" with P 10307 faucets and pop-up waste.
 - (2) Bathtubs - P 1982 - with enamel block feet, with P 10060 fittings and Albadent finish, 5'-0" long.
 - (2) Lavatories, P 4206 G. 18" x 21" in bedroom #4 and bedroom #3.
- 3RD FLOOR:
- (1) Watercloset)
 - (1) Lavatory) Duplicate 2nd floor bathroom fixtures.
 - (1) Bathtub)
- CELLAR:
- (1) Pittsburg Multi-Coil Storage System complete. Heater 100, tank, black iron 100 gallons, gas regulator, thermometer, tank supports and magnesia insulation.
 - (1) Water meter of size and make required by city regulations.
 - (1) Refrigerator waste, include funnel, and 1-1/2" pipe to cesspool in laundry.
 - (1) Gas meter, size required.
 - (1) Filter, furnished by owner.

(1) Laundry stove - natural gas - 2-burner - allow \$10.00, to be selected by owner.

(4) Wall hydrants - Crane's compression with key.

(2) Cesspools, Crane A 5200 bell trap and strainer.

(1) Brass floor strainer in shower.

1ST FLOOR: (1) Gas range - for natural gas. Detroit Jewel #18-65 or as selected by owner.

(1) Incinerate, portable type #2, complete and smoke pipe connections, manufactured by Nat. Incinerator Co., 303 5th Ave. New York City.

NOTE: Plumber will run waste, vent and hot and cold water service lines ready for future installation of a lavatory in bedroom #1, 2nd floor. Lavatory to be P 4205, 18" x 21" with P 10313 faucets, indexed and set opposite lavatory in bathroom #1.

C O R K F L O O R S

Butlers pantry to have a cork floor laid over sub-flooring specified. Cork tile to be 6" x 6", x 1/2" thick. Mfg. by Armstrong Cork Co., David E. Kennedy, Inc. Agt. Dimensions of pantry to be given the mfg. who will furnish setting drawings and price. Tile setting to be done as per mfg.'s instructions by agents mentioned. Surfaces of cork to be sand papered smooth when laid.

ELECTRIC WORK

DRAWINGS: The drawings and this specification are intended to cover a complete electric installation, with the exception of fixtures and lamps and this contractor shall submit for approval a complete layout of how he intends to run his conduit and the number of wires in the conduit, also submit for approval, if required, samples of the different materials.

SERVICE: This contractor will have the lighting company install their service to the building and pay all charges.

MAIN SWITCH: In basement where shown, locate a main line switch in an iron box of capacity 25% in excess of load, that will be required.

METER: In basement where shown, install a meter, the same to be furnished by Company furnishing current, this contractor to furnish a neat wall board for same. This board to be an extension of one on which the main switch box will be mounted.

MAIN FEEDERS: The feeders to all panel boards shall be 25% in excess of connected load, providing this does not bring the size below the underwriters and local regulations.

These feeders shall be run concealed, and should any run through unfinished portion, they may be run exposed in a straight line and in a neat manner, and be properly supported.

PANEL BOXES: Shall be of steel, set flush and plumb with the plaster, and shall be large enough to receive the panel board and have a 4" gutter all around; there should be only holes for the conduits, other holes must be closed.

PANEL BOARDS: Shall be of slate, 7/8" thick, and have a 1/2" slate lining around board, same to be drilled to receive wires.

On the board will be mounted 30-ampere, 2-wire panel board switches with fuse clips, the number to be governed by the number of circuits controlled by

same, plus (2) extra.

These boards shall be located as follows;

- (1) in cellar to control 1st floor and basement.
- (1) on third floor to control 2nd and 3rd floors.

There shall be no circuits on other floors carried to different panels, with exception of Lazzman Control.

CONDUIT: Shall be black enamel of standard gas pipe dimensions, but no smaller than 1/2" will be allowed.

LOCKNUTS AND BUSHINGS, BOXES, ETC:

The ends of all conduits where same ends in outlet boxes or panel boxes shall have locknuts and bushings on same.

At each outlet marked on plans, there will be installed a pressed steel box of standard make, for which the outlet calls.

PUSH BUTTON SWITCHES:

Shall be of Perkins or H. & H. make, and shall be as located on plans.

The stair halls shall be controlled as follows; rear stair hall, to have 2 - 3 pt. switches on 3rd floor to control 3rd floor hall and sewing room light, the 2nd floor hall (sewing room) to have 3 - 3 pt. switches, one to control 3rd floor, sewing room and 1st floor kitchen, 1st floor (kitchen) to have 1 - 3 pt. switch at foot of stairs to control sewing room light and 1 - 3 pt. switch at entrance to kitchen to control kitchen light.

The operation of these lights will be as follows; 3rd floor light to be operated from 2nd and 3rd floors, the sewing room light to be controlled from 1st, 2nd and 3rd floors, the 1st floor light to be controlled from 1st and 2nd floors. This method is known to the trade as "Lazzyman" Control.

The front stair hall will be controlled from 1st and 2nd floors as follows; the light on 1st floor will be controlled from the front door, at bottom of stairs and on the 2nd floor; the 2nd floor light will be controlled from foot of stairs and on 2nd floor, all as shown on plans.

One light in cellar will be controlled at head and foot of basement stairs by 3 pt. switches.

PLUG RECEPTACLES: Shall be Bryant type D.D. #430, and shall be located where shown on plans, or as directed.

WIRE: Shall be of 20% Para Rubber, and of the Harblishaw make.

SPECIAL OUTLET: In laundry there will be located an outlet in ceiling for sad irons. Feed for this shall be taken from main distributing panel, and shall have capacity of one full circuit. This outlet must be complete with plug and switch.

BELLS:

Wire ----- All wire for bells shall be damp-proof, office wire, and where same runs on brick walls, they shall be encased in circular loom tubing.

Care must be taken in installing these wires, and they must be kept away from pipes of all description.

There must be no splicing of wires under floors or in partitions or at any point, except push button or bell outlets.

System ----- All section wires from push button and annunciators and all battery wires shall terminate in a wooden box, located in a convenient closet above baseboard, and in this box will be installed "Murdock Splits" for distribution of wires; it is the intention to distribute the wires from all parts of house through these blocks.

Annunciators Locate in kitchen and third floor hall where shown, one 4 - drop annunciator automatic reset as manufactured by Patrie & Wilkins Co. of Philadelphia.

The operation of these annunciators shall be as follows; when one of the buttons are pushed, same indicates on annunciator and at same time resets the

last indication made.

The annunciator must work without attention from anyone.

The above annunciator shall indicate from front door, cellar door, kitchen door, and side door.

There will be a combination D.R. floor push, which shall operate a buzzer in kitchen.

The source of energy for these annunciators shall be taken from a bell ringing transformer, located in basement, where directed.

HOUSE TELEPHONES:

Wire shall be same as for bells, and the same method of installing wire shall be followed as for bells; no concealed splices allowed and all wires to terminate in distribution box, as for bells.

PHONE:

They shall be of Heltzer-Cabet, Mfgs., inter-communicating type, and located where shown on plans. Bedroom $\frac{1}{3}$, servants' hall 3rd floor, library, kitchen and laundry.

They shall be of (6) station type, common ringing and talking and the battery shall be of Eastern Mfg. Co.'s make and shall be entire separate and no bells connected to same.

PUBLIC PHONE OUTLETS:

Where shown on plans this contractor shall locate 2 outlets for public phones, in the following manner; run $\frac{1}{2}$ " conduit from entrance of telephone Company's wire in basement to a 1900 box with switch cover mounted on same, in rear passage on 1st floor. (This outlet is to be set in a recess as shown and from this point the $\frac{1}{2}$ " conduit is to extend to bedroom on 2nd floor as shown, and a similar outlet provided, (but not recessed).

A brass plate bushed with a $\frac{3}{8}$ " fiber bushing, shall be provided for the bedroom outlet, which shall be located in the baseboard. No wire or phones

are to be provided for this system.

The work under this head is to be done according to the telephone Company's rules.

FINAL: All electric light and bells and telephones shall be installed complete in every way, and anything not called for, and necessary to make a complete job according to underwriters and local regulations, must be furnished by this contractor without additional cost.

The light and bell outlets are located on plans, but the final location will be given at time of installation, and any moving or outlets located without the approval of Architect shall be done at this contractor's expense.

LIGHTING FIXTURES:

Will be furnished and installed under a separate contract.

H E A T I N G

GENERAL: This contractor shall furnish and install a complete apparatus as hereinafter specified and as indicated on the accompanying plans, and finish the entire work in a first class manner acceptable to the owner.

All materials shall be new, and no substitution from those specified, or change in plan from those shown will be permitted.

All cutting of floors, walls, etc., must be done carefully, and damage to same, requiring the services or materials of other contractors to repair, shall be charged against this contractor.

No joists are to be notched. Holes for passage of pipes are to be bored through same.

SYSTEM: The contractor is to install a complete Mixsell "Vacuum-Pressure" System, vapor heating apparatus, using the type and class of appliances hereinafter specified, and in exact accordance with these specifications and accompanying plans. The special valves to be placed as directed by the architect's engineer.

BOILER: Furnish and set up an Ideal cast iron boiler, No. S 25-7 of 1600 sq. ft. rated capacity, complete with all castings, fire tools, etc., as furnished by the makers. Supply boiler with water from outlet left by plumber, through 1/2" valve, and provide a 3/4" (hose bibb) blow off to drain boiler and piping.

GAS BURNER: Furnish and place on the grates in the firebox of the boiler a gas burner equal to the "Standard" made by the Standard Heating & Radiator Co. of Pittsburg, Pa. the number of burners to be determined by the makers to evaporate not less than 350 lbs. of water per hour. Each section of the burner to have a tight gas cock for cutting out same. A Sylphon # 788 gas valve to be placed in main supply pipe to burner,

with valve lever and Differential-Pressure regular lever connected in a straight line by a 1/8" pipe with sockets ends and a R&L coupling in center for adjustment to assure a positive closing of valve from movement of regulator rod. Weights on levers to be adjusted to move gas valve on 2 oz. variation of pressure. A bypass to be made around the main control valve to supply a series of pilox lights or to keep the main burner lighted when regulating valve is closed.

SMOKE PIPE: Connect boiler with chimney opening with a 10" #20 guage black iron pipe with cleanout stopper.

SPECIAL VALVES: Furnish and connect, where indicated, one (1) 3/4" "Pressure-actuated main air vent and Vacuum valve" with metallic diaphragm. Also one (1) 3/4" "Equalizing" valve of the reaction-pop type, all metal, and with regrinding seat. Also a 11-1/2" (Nelson) swing checks valve.

DAMPER REGULATOR:

Furnish a Differential-Pressure regulator, properly connecting same to the gas control valve to close same at desired pressure, with a 1" boiler pressure and 3/8" return line connection. Regulator placed to drain to return at Receiver.

GUAGES: Furnish two (one at boiler) (one at receiver) special "Vacuum-Pressure" guages, to indicate to 5 lbs. plus, and 5 lbs. minus, 2 oz. graduations to 1 lb. 4 oz. graduations to 5 lbs. both sides of zero.

PIPE: All pipe used shall be new, of a mild steel and full standard weight. Pipe 1" and smaller shall be sewed (not cut with cutters) and reamed to remove burns.

FITTINGS: All fittings shall be of cast iron of standard weight (125 lbs. working pressure) and of the flat beaded pattern.

JOINTS: All pipe joints must be made tight without the use of any pipe joint

cement or lead etc. Joints to be lubricated for screwing up with cutting air only.

All pipe must be rapped free from scale and fittings from core sand.

Radiators must be washed free of core sand before being connected to piping.

HANGERS: All pipe work shall be hung from joists above by lag screws, solid links, and ring straps of sufficient strength to carry same, and maintain alignment, and permit free movement for expansion.

PLATES, SLEEVES, ETC:

All pipe work passing through floors, or ceilings, etc. shall be fitted with galvanized iron thimbles and nickel plated removable plates. All pipe passing through joists, etc. are to have galvanized iron sleeves.

RADIATORS: Furnish and connect to the piping, radiators as shown on the plans, to be of the amount of surface, height, and width indicated. All to be of the Peerless plain pattern, and tapped top and bottom opposite ends. The heating contractor is to check the amount of radiation indicated, and to increase the size of any radiators if in his judgement it is necessary, to fulfill the condition of the guarantee.

VALVES: Furnish and connect to each radiator a "Lavigne" make of packless graduating vapor supply valve, fully nickel plated with lever handle and indicating dial. Slots in shells of valves to be as indicated for each radiator.

Each radiator and ends of supply mains to be equipped with a 1/2" all metal thermostatic valve, fully nickel plated, of the Dunham make.

RECEIVER: Furnish and connect to the return main a 3" pipe receiver (as per detail drawing) with a 1/2" x 30" water gauge and brass cocks, etc. for indicating height of water therein.

GRADING OF MAINS, ETC:

The supply mains are to grade down from the boiler 1" in 50' and will

drip into a wet return. Branches to grade up from mains 1" in 2' being taken out of top of same. The overhead return will start as high as practicable and grade down to receiver, care being taken that no sagging of same occurs to form traps. Branches to enter main at top.

Risers are to run as indicated and branches from same to radiators are to be run in the floor construction of the sizes noted. These branches to be given a good grade 1" in 2' to up radiators, and sufficient ells are to be used to make a flexible connection between same.

Connections to direct radiators are to be made at top and bottom opposite ends. Supply valves (at top) right hand side.

PAINTING, BRONZING, ETC:

All radiators and piping exposed in finished rooms, are to be two-coats bronzed (in gold) or aluminum as selected. All iron work exposed in unfinished rooms to be painted black.

COVERING: The entire vapor supply main, and all branches and drips are to be covered with a four ply asbestos air cell, sectional covering with canvas jacket, joints pasted, and held with brass laquered bands. The supply risers run in chases, or partitions, are to be covered with 3 ply asbestos air cell sectional covering wired on. The boiler is to be covered with 1-1/2" of Magnesia plastic cement, and 1/2" asbestos hard finish, trowelled smooth. All covering to receive two coats of cold water paint before banding is done.

GUARANTEE: (a) The heating contractor must guarantee all the materials used in the installation of the apparatus against all mechanical defects for a period of one year from date of completion, ordinary wear and tear excepted.

(b) Also that steam vapor will circulate to the supply valves of all radiators with 1/8 lb. (2 oz.) pressure indicated at the boiler.

(c) That there will be no loss of steam vapor or water from the system, at any pressure of operation.

(d) That the apparatus as installed will heat all rooms in which radiators are placed to 70° Fahr. in zero weather, with 1/2 lb. (8 oz.) pressure at the boiler.

TESTING: All concealed piping is to be tested with cold water under 25 lb. pressure and all joints made drip tight before being covered. All mains, branches, etc. to be covered to be tested before covering.

When apparatus is completed a light wood fire must be made and boiler blown off at safety-valve opening until water runs clear and free from any oil.

FINALLY: The apparatus to be made complete in every detail, to be thoroughly tested out, all defects corrected and left in good running order.

NOTE: Prices on the specialties required can be obtained from Ward T. Mixsell, 3125 H St. N.E., Washington, D. C.



PETER P. SCHUTT,
PROPRIETOR.

Fort Myers, Fla.

February 3rd 1916

Dear Aunt Margaret:

Your letter of 26th Jan'y
was received the day we left Washington -
I shall continue to pay your rent to the
Martha Washington until you wish payment
to cease - I have already paid for Feb'y
to the hotel and to Dr. Winter, attending
to both before coming South -

We have been here for 6 days and shall
remain a few days longer - The weather
has been fine, a shower last night, after
we retired, is only rain for nearly a month -
Today it is about 60° in the shade -

The fishing is not good unless one goes
10 to 20 miles away - There are many
people who have yachts & house boats
but as they cost \$50 per day I am not
interested in them -

Ruby has been getting message ~~from~~
by a competent colored woman who
was trained in New York - She is
resting much more than she did in
Washington - I began to be worried
about her trying to do too much there -
and was anxious to get her away - On
the other hand she had a fine time attending
lectures and going to a Presbyterian Church
where she heard good sermons & singing -
My problem is how to keep her from
doing too much in the future -

I am feeling well and have had no
digestive trouble since arrival -

We have been expecting to hear of Isabelle's
arrival at Naples and here but so
far have had no word from here since
she was in St Augustine -

We shall go from here to Lakeland next
week and then to Sebring but our
address will continue at Lakeland Fla
in care of Mr Robert O Chesap -

With love -

Affectionately

E. C. Means

JOHN F. HAGER

J.W.M. STEWART

Hager & Stewart
Attorneys & Counsellors
Rooms 16 Blackstone Bldg.
Ashland, Ky.

LONG DISTANCE 77
(W.U. CODE) "HAWART"

February 9th, 1916

Mr. W. B. Seaton,

Ashland, Kentucky.

Dear Sir:-

We return copy of deed of Executors to the Means Realty Company and have answered further communication from F. O. Suire, as will appear from copy hereof also herewith enclosed.

In Suire's letter to us he said he would accept our certificate covering the very queer condition, ^{that} ~~but~~ the Trustee wished to be advised further if the heirs or devisees of John Means had received or would receive the distribution of the interest in the real estate rentals.

Very truly yours,

Hager & Stewart

Encl (2)

February 9th, 1916

In re: Estate of John Means

Mr. F. O. Suire,
Mercantile Library Bldg.,
Cincinnati, Ohio.

Dear Sir:-

We have received return of deed from Executors of John Means to the Means Realty Company. By reference to exemplified copy of will of John Means you will see his property was devised in accordance with the law of descent and distribution of Kentucky, the real estate descending in equal parts to six of his children, subject to the dower rights of his wife. The heirs at law and the widow exchanged deeds, whereby the Mansion House and grounds were accepted by the widow in lieu of dower in other real estate of her husband. To facilitate the sale and transfer of the real estate, the six children of John Means voluntarily associated themselves as a corporation under the name of the Means Realty Company, organized under the laws of Kentucky, each owning therein the same interest as in the real estate conveyed to the corporation, that is, one-sixth of the capital stock for one-sixth of real estate interest, thereby vesting with the Means Realty Company all real estate, including interest in the lease of the Cincinnati realty described in the deed of Executors to the Means Realty Company, made the 31st day of December 1910 and recorded in Hamilton County November 20th, 1915.

From this statement you will see that in virtue of stock ownership in the Means Realty Company, the heirs of John Means obtained through it the continued distribution of the avails of the lease and that neither the Executors nor the heirs at law are further interested in the lease or payments accruing under it except by and through the Means Realty Company. Payments otherwise due and payable, or to be paid, with respect to the said interest once held by John Means is to be made to the Means Realty Company.

If this letter is not sufficient for the purpose indicated in yours of the 7th inst. and more formal certificate is advised by you, as required by the Central Trust and Safety Deposit Company, we will execute and forward same to you but hope that this will be accepted in lieu of the additional certificate covering the same matters.

Yours very truly,

COEY - Mr. W. B. Seaton.

THE ARROW HEAD HOTEL
MARTIN & AMY PROPRIETORS

SEBRING, FLA., Feb 13th 1916

Dear Aunt Margaret:

Open letter 8th with check

A. J. Turner came last night - and I found it waiting for me when I came in from Lake Bountch with 14 nice bass as the result of my days fishing - This hotel is on Lake Jackson and near by is Lake Dinner and Lake Basket a mile further while Lake Bountch is 3 miles away - This is the end of a branch line on the Atlantic Coast line Ry running south from Gaines City and is in De Soto County - It is more than 100 ft above sea level and

Florida, I believe, has no place higher than 200 ft above the sea -

The town is only 4 years old and has a population of 500 or 600 - It was laid out by Mr. Sebring of Ohio who made a fortune in pottery - Before we came he had shown moving pictures of his factory where they make fine China I did not know before that China ware was produced in Ohio, table China I mean

I shall make another investment for you before April 1st so as to avoid having much cash on that date which I believe is the day Ashland lists for taxes - Am studying the markets and may decide to buy more Standard Oil Stock. I enclose the Kentucky Standard Oil Co's statement for last year which shows a handsome profit - \$350 - per share seems high but I think it is worth it on an earning basis - The Kentucky Standard Oil Co sells gasoline in Florida I see - Was quite surprised to see its sign in Ft. Myers.

The foreign owners have been selling stocks and bonds in New York so some of the railroad stocks have been lower - Possibly will continue so while Congress is in session as Wall Street is afraid of Congress -

Ruby has slept better here than for a year which I am very glad to see -

I have been feeling well and now that I shall be out all day in the fresh air hope I shall not have any indigestion -

I hope you are keeping well and wish you + Bess + Will could join us in Leesburg to miss the March weather on the Ohio -

With much love

Affectionately

E. C. Means

THE ARROW HEAD HOTEL

MARTIN & AMY PROPRIETORS

SEBRING, FLA., Feb 19th 1916

Dear Aunt Margaret:

Your letter 14th with

Means & Russell Dm Co Check \$600⁰⁰
received yesterday —

We read of the snow and ice in the North and wonder whether there will be another flood on the Ohio — The people on the Mississippi are having as much water now as they wish —

Since our arrival in Florida there has not been a real hard rain — The natives here say rain is needed —

Fortunately this is one of the places that get soft water from deep wells instead of the sulphur water so troublesome on the East Coast — In shaving I find it quite an improvement to have the soft water — On the East Coast and at Fort Meyers we saw many cisterns built

above the ground -

Since writing to you I have had two fishing trips. In each case I broke the record for the day - bringing in 28 fish on Monday from Bonnet Lake where I fished alone - the 28 weighed over 30 pounds and kept the hotel supplied with fish for a full meal. The creek from the lake was very pretty and we had some trouble pushing the boat through the hyacinths & pond lilies.

On Thursday a party of six men went over to Lake Istoboga 12 miles by auto - We got up at 3:30 o'clock and after arrival at the lake heated coffee and ate a breakfast at daylight. A motor boat pulled three skiffs for 8 or 10 miles before we began fishing in Arbuckle creek, a beautiful stream. They said the water was too cold to catch the big fish but we caught 46 lbs and my partner & I caught at least 36 lbs - If I had not used and persuaded my fishing partner to use the artificial bait I brought with me we would not have caught one third of the fish we did -

THE ARROW HEAD HOTEL

MARTIN & AMY PROPRIETORS

SEBRING, FLA., 191

We stopped in Lakeland for two days to see Ruby's Uncle Mr Cresap - With Mr + Mrs Cresap we went into Tampa by auto and saw the Mardi-gras parade there called the Garspivilla parade - The fair was quite interesting as they had a parade of the militia and a sham battle - Cuban sailors and U.S. sailors from the submarines were there - The aviator had an accident and fell against a hospital so they carried him in for repairs - luckily he was not killed but considerably bruised - Lakeland is 36 miles from Tampa and 21 miles of the road is back paved - The auto, a Ford, ran the 36 miles in 1 1/2 hours - It was so warm I did not need an over coat on the ride -

We were sorry to miss Isabelle as when she left Washington we thought we would get to see her in Fort Myers and were looking to hear from her, which we did only after she had passed through -

We shall stay here for 10 days or two weeks before going to Leesburg - We plan to have John come to us in Florida for his Spring vacation - so we shall not reach Asbland until after April 1st - I prefer that Ruby have a little longer rest before resuming house keeping -

THE ARROW HEAD HOTEL

MARTIN & AMY PROPRIETORS

SEBRING, FLA., 191

The lakes and creeks in this region are very pretty but in most cases the roads are miserable and the only autos for satisfactory driving are the Fords, other autos are too heavy to run in the sand - My respect for a Ford has increased greatly in the past year - If they were more comfortable they would answer in so many places where heavier and more expensive cars are used -

Last night we played old fashioned games in the hotel -

This hotel is rather crude in some ways but as we have a room with bath we manage very well - We pay ~~\$30~~^{\$28⁰⁰} per week for two people so we cannot expect very much - The hotel is full and people are sent to other houses for rooms - The town is only 4 years old - Has electric lights, concrete sidewalks & water works
With love

E. C. Means

THE ARROW HEAD HOTEL

MARTIN & AMY PROPRIETORS

SEBRING, FLA., Mar 5th 1916

Dear Aunt Margaret:

Was glad to receive your letter from New York as I feel you are healthier and happier here than in Ashland - and are relieved from the cares of house keeping - I am pleased that we have been out of the snow and rain of the North and avoided the exposure - For some reason I have suffered more from exposure than for many years but I feel very much better - Here I am out every day and enjoy it except when we have a cold wind - Ruby is better but it is impossible to keep her from being busy at something - She is either writing or sewing when she is in the house - It hurts her knees to walk much, she calls it rheumatism and I hope it is nothing worse - She is getting more use of her crippled hand and among the people here she is not sensitive about it.

She refers to its crippled condition as the result of an operation which seems to satisfy all inquirers -

The fishing has been very good here and I have been lucky both as to numbers and size of fish caught -

My largest bass, caught last Thursday, weighed $11\frac{1}{4}$ pounds and was the largest big mouth bass I ever saw - Previously I had caught one of $7\frac{1}{2}$ pounds - The large one is the largest any one has brought into Debsing this year - They say there are larger ones and I hope I may succeed in landing one - but am doubtful - All the fishermen in town came to the hotel to see it -

We have just received a telegram from Miss Gladys Storey, one of H.E.'s class mates, stating that H.E. had been selected for the principal man's part in Derron Dramatics "Benedict" in "Much Ado about Nothing" - Of course we are both pleased that she will close her college career with such a prominent part in the closing exercises even if she has won no honors in scholarship -

Ruby is very happy over it as is

THE ARROW HEAD HOTEL
MARTIN & AMY PROPRIETORS

SEBRING, FLA., 1916

has been one of H.E.'s ambitions to be
in Senior Dramatics - Ruby is planning
to go up to Northampton for the graduation
exercises - and wishes her mother and
me to go - John has just been up
and paid H.E. a short visit - We
wished him to see the College while H.E.
is there - Am sorry he did not know
you were in New York so he could have
called on you as he passed through -
Parker's wife met him and they went
to the theatre together - John will
come to Leesburg Florida about the
21st and spend his Spring vacation
with us - We shall not get back to
Ashland until after April 1st and
will have plenty of time to get settled
before the children are out of school -
I expect to have the garage house
thoroughly fumigated before we move
into it -

With love

Affectionately

E. C. Means

1/2 Robt O Cresap - Lakeland Florida

THE ARROW HEAD HOTEL
MARTIN & AMY PROPRIETORS

SEBRING, FLA., Mar 12 1916

Dear Aunt Margaret:

Your letter 6th with enclosed Harbison & Walker check duly received - We had not heard of the plans of Tom Adams to resume housekeeping and are pleased to learn he has decided to have a home with his children - I hope you will now feel free to live in New York as much as you please -

We plan to reach Ashland about the 5th of April or a little later - Mrs. Savage was to have some painting done and to remove her furniture to the garret of the house - I wish to have the house fumigated and well aired before we move in -

Harriet has been selected for the principal part, "Benedict", in "Much Ado about Nothing" Senior Dramatics - We are pleased because she has wished for a good part in the play and it will close her college career in fine shape - Although she has

not won honors in her studies we think she has gotten much more out of her college life than those who led in scholarship -

The Lymans have invited us to visit at their house during the graduating exercises -

Ruby has just made some coffee with Geo Washington instantaneus coffee over a little can of solid alcohol called "Canned fire" -

Yesterday I caught 35 fish and Mr Stevenson, my fishing partner 22 -

We are going out tomorrow again
With love

Affectionately

E. C. Means

We leave here 20th for Lakeview Hotel Leesburg Florida where John will join us 22^d H.C. remains North -

Photos of fish enclosed -

Lake View Hotel

E. C. WORRELL
OWNER AND PROP.

LEESBURG, FLORIDA

Mar 24th 1916

Dear Aunt Margaret:

Your letter 18th
just with tax notice and yours
22nd with letter from Lawrence Kelly
both received —

I have replied to Kelly that I
do not favor such a loan —
The taxes I shall pay in due course
prior to June 30th —

Ruby and I arrived here Wednesday
noon and John came in the same
night — He was delighted to
get away from the bad weather from
which he had acquired a cold
and been laid up for a few days —
Here he has played tennis and
found it almost too warm for
pleasure — This morning we
were on the water and he was
well sunburned by the time
we came in at noon —

Lake View Hotel

E. C. WORRELL
OWNER AND PROP.

LEESBURG, FLORIDA

Ruby + I are delighted to have
him with us for the ten days
he will be able to spend here -
On our journey from Sebring here
Ruby got some thing in her throat
and is laid up today with laryn-
gitis -

I note your subscription to the
Kings Daughters Hospital and that
you have sent check for \$1,000 -
This will cut your balance down
at the Ashland Hotel to about \$2,000 -
for April 1st, tax listing day, as I
have been investing your surplus
there - Dividends in April will

build it up again - I bought
for you 100 shares Southern Pacific Co
and 10 shares Standard Oil Kentucky
and sold \$5,000 - Ash + Cat. Street
Ry bonds - You have some funds

in Cincinnati and New York which
I can transfer to Ashland if needed
I trust you are now free
from your cold -
H.E. will see you soon -
With love
Affectionately
E. C. Means

Lake View Hotel

E. C. WORRELL
OWNER AND PROP.

LEESBURG, FLORIDA

Mar 31st 1916

Dear Aunt Margaret:

Your letter 28th with

enclosed Five Brick Co check is at hand -

We are pleased to learn that you have gained 6 lbs and hope you will add much more to your weight -

Ruby had a three day attack with her throat - I called in a local physician to prescribe for her - later he told her he had been in Asbland for several months at one time and had relations in Greenup - He knew the Seatons and had heard of the Means family -

The chief clerk of the hotel is a Kentuckian that was educated at Berea College. He and John have played tennis and danced - He plays the violin and John the mandolin -

I have been fishing with Judge Hammett and W.R. Van Sant - The former is a brother-in-law of R.H. Van Sant - W.R. Van Sant is the man who put

down so many gas wells around Ashland - They have their families here and own several motor boats. The latter are used for fishing and are very good boats - One can run 23 miles per hour, another is a small yacht, or cruiser, with a half cabin and still another is a launch, all three are gasoline driven - They use Standard Oil Co. of Kentucky gasoline -

We are about through packing and leave tomorrow noon for Jacksonville and after one day there go on to Cincinnati and Ashland -

Mrs Ringo writes that Mrs Savage is in Ashland and is putting some repairs on the house - which she thinks may not be completed by the time we arrive - I am anxious to have the house fumigated and well aired before we go into it -

Ruby has gotten tired of Florida for this winter and wishes to get back to her own housekeeping. She likes it here much better than in Sebring - The hotel is better and there is more going on -

Lake View Hotel

E. C. WORRELL
OWNER AND PROP.

LEESBURG, FLORIDA

She and John are at a school entertainment tonight — The season is over and the white girls and men leave tomorrow and the colored help come in for the summer — The hotel keeps open all the year — during the winter more hunters than fishermen are entertained here —

I do not think your Ashland Bank balance is below \$2000 — but I am sending the Brick Co and the Union Tank line dividends there today and will gradually build up your balance —

Today I sent checks to Hotel Martha Washington paying up to April 27th and to Dr. Winter paying up to May 2nd Upon my return to Ashland I shall write the New York assessor about your residence — and also begin changing the addresses for dividends which have been going to howlloor — The latter I will have addressed in my care so if the post office should send the letters to your house, your people can see at once that they are to be sent to me — If there should

be any confusion I shall rent a post office box and have such letters put in the box - I hope we can arrange it so that you will not be troubled very much. - The Oakland Fire Brick people seem to have a hard time learning where to send your dividends -

John wanted to get a little sun burn but he has had a real blistering and has suffered in consequence -

My record fish here was an $8\frac{1}{4}$ pounds bass - I saw one that weighed 11 pounds 9 ounces which was caught this week -

The Norton Iron Works paid a 30% dividend in July and one of 20% and another of 30% since - at that rate Tom will make a wonderful record -

With love

Affectionately

E. C. Means

Ashtland Ky
April 11th 1916

Dear Aunt Margaret:

I enclose some requests for change of address which please sign & mail - I shall send more from time to time - I hope the box address will keep the mail separated as we wish -

We are still with the Seaton's but hope to get located in the Savage house by Wednesday night - 410² Lexington Ave - Have all our household goods there except books and piano - We fumigated from cellar to garret Saturday with Formaldehyde -

high snow here Friday night
With love

E. C. Means

Ashland Ky
April 13th 1916

Dear Aunt:

Please sign the
enclosed and mail them —

We spent last night in our
new home — The kitchen,
dining room, library and one
bed room are in livable con-
dition —

We have Spring weather today
and have windows and doors
open —

With love

Affectionately

E. C. Means

E. C. MEANS
~~LOW MOOR VIRGINIA~~
Ashland Kentucky

April 18th 1916 -

Dear Aunt Margaret:

Your letter 14th inst received -

Relative to payment your Kings (Daughters) Hospital
subscription, you now have on deposit at the
Ashland National Bank about \$5000 - and
as the balance of your subscription is \$2000 -
there are ample funds for immediate payment -

The statement about the advantage of the
location of the Savage house over that of your
home is very interesting - Last summer I
made Mrs Savage an offer for this house but
we were quite a lot apart in our ideas of
value - Last winter in Washington we had
plans drawn for a new house which met the
ideas of the family but I fear may prove
too expensive during the present boom. The
house is planned so that it can be erected
either in the vacant lot back of Father's home
or between it and Hilda's -

Since our arrival here so much has been told us about the advantages of this location that Ruby is more inclined to consider it than before - especially since she has found this to be a better house than she expected - It needs more bath rooms and more closets for clothing - I shall not go ahead with the new house until Harriet returns and we agree on a location - I leased the Savage house for 18 months so as to have plenty of time to build - Our auto is still in Rockville and we miss it although we find the jitney service quite cheap here. My auto is larger than we need now and I may sell it and get a smaller -

With love

Affectionately;

E. C. Means

410 East Lexington Ave.

E. C. MEANS
~~LOW MOOR VIRGINIA~~
Box 32 Ashland Kentucky

April 24th 1916

Dear Aunt Margaret:

Yesterday I forwarded to
H. E. + John ^{my} checks for \$5⁰⁰ each with your compliments
and for fear they may be slow in acknowledging them
I will thank you for them and myself —

John's address is St Luke's School, Drayton, Penna
H. E.'s " " #16 Arnold Ave, Northampton, Mass —

The building of the new steel plant has not
progressed very far as yet, only a little railroad
work, and as the St. L. & I has been laying track
in both ends of town people are still guessing
where it will be located —

The Low Moor Co is paying Nov¹⁹¹⁵ & May¹⁹¹⁶ coupons
on May 1st It has also paid interest on your
note until April 15th — Mr. Lynam is still very
undecided what he should do and now has
a plan to have all stock turned over to him
for two years — He has asked me for suggestions,
so Will Seaton + I are going to Cincinnati to
talk it over with Mr Chas Taft — We all feel

sorry for Mr. Lyman but of course do not
favor putting up any money to help him out
while he holds on to a man like Guernsey -
Bill Seaton has resigned as a howlhow
director and there is now no Western representative
on the Board -

For business mail I use the address
Box 32 Asbland but for other mail the
410 East Lexington Ave as there are two
deliveries a day and I do not go to the P.O
but once -

With love

Affectionately:

E. C. Means

E. C. MEANS
~~LOW MOOR VIRGINIA~~
or Box 32-

410 East Lexington Ave
Aspland Ky

April 26th 1916

Dear Aunt Margaret:

Please sign the enclosed

- Certificates and return to me —

Yesterday in Cincinnati while calling
on Mr. C. T. Taft at his office Drill Station I
met Mrs. Annie Taft and her daughter Louise.
They all asked about you —

- Our call was in connection with a plan
of Mr. Hyman to have all the stock of the
Low Moor Co. turned over to him for
two years while he tried to finance the
Company and possibly make a sale

With love

Affectionately

E. C. Means

E. C. MEANS
LOW MOOR VIRGINIA

Box 32 —
Newland Ky —
April 29th 1916

Dear Aunt Margaret:

Herewith I enclose check on
the American Exchange Natl Bank for One thousand
(\$1000⁰⁰) Dollars as requested —

In substance we agreed with Mr. Lyman's proposed
agreement — Mr. Taft, however, does not wish anything
done which would affect the security of the 1923 Montg
bonds — Mr. Lyman's agreement provides for the turning
over to him for two years all of the stock of the now
Moor Co to be voted by him as he may see fit and
to be sold, at a price he may determine, along with
his own if he can find a purchaser — When he
has it in form to suit his views and some of the
principal stockholders he will probably submit
it to all stockholders — She asked for my suggestions
and that is the reason we consulted Mr. Taft —

Mefer, Taft, Harrison, Seaton and I also discussed
the possibility of trying to find a purchaser for our
bonds — The several families and their friends hold
about one half of them — I think while the present
boom is on some effort should be made to sell the
bonds — Mr. Harrison is to see what can be done —

We are glad to have suggestions about a home.
Ruby likes this house better than she expected and

I have decided not to build until H.E. can
take charge of the matter - We have not done more
than get plans - after living here a few months
they may all like it better than Bath Ave -

H.E. + John think Asblund is under the Seaton roof
and until they learn differently they think we
ought to live as near the Seaton as possible -

With love

Affectionately

E. C. Means

410 East Lexington Avenue
Ashland, Kentucky

June 4th 1916

Dear Aunt Margaret:

Your letter

enclosing income tax receipt was
duly received — To pay for new
battleships and preparedness generally
we may expect larger taxes on
incomes — The democrats favor
internal revenues rather than
tariffs on foreign goods —

I enclose signature card which
please sign and forward —
The Galena Signal Oil Co Stock is

non-taxable in Kentucky as
it pays a franchise tax - It
pays 3% dividends every quarter -
I sold the South Penn Oil Co Stock
@ 360 because it may be taxable.
The Galena Signal Oil Co supplies
lubricants to 90% of the railroads
in the U.S. - It costs \$158 per share
for 80 shares - I may buy 20
more shares for you later -

The Golf links have been
quite an attraction to me lately
while trying to learn the game -
I am to have an office in
the new 2nd Natl Bank building
and will commence selling the
surplus real estate of the Meane
Realty Co beginning with the
Academy property -

Ruby & I leave for New York
Monday 12th on the new train which
passes here at noon and arrives
in New York at 8:30 AM. Mrs
Ringo will join us at the Seville
and we go up to Northampton
on Wednesday - visiting the Hyman

Mr Hyman has dismissed
Greensey and made Mrs Humbert
genl. mang. at Loulwood - which
was a good move and approved
by every one -

We are trying to get a cheap
garage erected for our new
Mitchell auto which has been
bought in an exchange for our
old auto -

With love
Affectionately
E. C. Meane

DIRECTORS

T. A. FIELD,
Crump & Field.

JOHN RUSSELL,
Pres. Kentucky Iron, Coal & Mfg. Co.

JOHN F. HAGER,
Hager & Stewart.

L. R. PUTNAM,
Gen. Mgr. Ashland Steel Co.

BEN M. WILLIAMSON,
Pres. Ben Williamson & Co.

W. B. SEATON,
Pres. Ashland Coal & Iron Ry. Co.

R. H. VANSANT,
Pres. Vansant, Kitchen & Co.

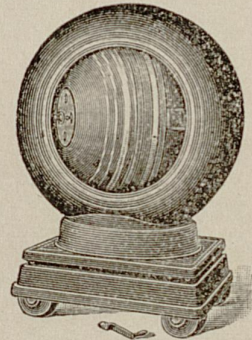
I. AUSTIN KELLY,

CHARLES RUSSELL.

Merchants Bank and Trust Co.

ASHLAND, KY.

STATEMENT JUNE 30, 1916



OFFICERS

JOHN F. HAGER, President.	R. H. VANSANT, Vice-President.
CHARLES RUSSELL, Cashier.	
JOHN M. HOPKINS, Asst. Cashier.	

REPORT

OF THE

Merchants Bank & Trust Co., Ashland, Ky.

At the Close of Business on the 30th Day of June, 1916

RESOURCES.	LIABILITIES.
Loans and Discounts...\$498,011.60	Capital stock paid in..\$125,000.00
First mortgage loans... 95,600.75	Surplus fund..... 80,000.00
Overdrafts None	Undivided profits..... 9,463.97
U. S. Bonds 24,000.00	Due depositors..... 746,787.48
Other stocks and bonds 59,422.36	Due to banks..... 1,773.81
Banking house..... 10,000.00	Dividend No. 20 of 4 per
Cash in Bank 59,647.02	cent 5,000.00
Due from Banks..... 221,343.53	
Total 968,025.26	Total 968,025.26

E. C. Means,
Asbland, Ky.

Aug 5th 1916

Dear Aunt Margaret:

I find among your papers
a note dated April 25th 1912 drawn by Frank McElroy
in favor of W. A. Leffingwell and endorsed, without recourse
by Leffingwell, for Three hundred and fifty two (\$352=)
Dollars, with interest, "Same being payable in installments
of \$8⁰⁰ per month, beginning 25th May 1912"

The note is secured by lien on real estate in Asbland.
There are no endorsements of any payments on the note

You never asked me to make any entry of
the note on your books —

I called at your house last night to make
inquiry about the partial payments, if any, and
to ascertain your wishes about the note, but
you were not in —

Yours affectionately,

Will Seaton told me that Frank M^cElroy } E. C. Means
is dead —

his home and is what you
can make him by precept and
example. I am glad he is
going to Dartmouth. He could
not have made a finer choice
of a college and the Democrats
is special obtaining there will
appeal strongly to him.

He is standing more erect and
doing nicely in his work.

With cordial remembrance to
Mr. Means and you self, I am,

Yours faithfully,

Oct. 27, 1916.

Wm. Clarke Smith.

[Oct 27, 1916]



My dear Mrs. Means,

I was extremely grati-
fied to receive your letter
and appreciate deeply the many
kind references to myself, es-
pecially where John is concerned.

I am very fond of him and
have been, ever since he came
to St. Louis, and it is more
than kind of you to let me

know exactly how I stand with John, You know, at his age, boys are very anxious, as a rule, to conceal their real feelings, but some one should ridicule them or make them a subject of jest, so it is most gratifying to find ones friendship reciprocated and ones efforts appreciated.

The masters do not look for rewards, at least pecuniary ones, and are content if our boys turn out well and justly

the hopes of their relatives and friends. You, notwithstanding, in our human, and one happiness is greatly augmented, if, in addition to successful results, we succeed in winning a true friendship.

You try to be the making of a fine man in him and I firmly believe he will prove an honor to his family and to the Duke's. He is clean, manly, and robustness in his ideas of life. You see he reflects the atmosphere of

St. Luke's School

Sixth Form

Report of John Ringo Means

For November 1916

Trigonometry	8.80	Demerits	5
Geometry	8.20	Tardies	0
Algebra	9.90	Number of Boys in Form	19
Arithmetic		Rank in Form	6
Greek		Rank, Upper School*	14
Latin			
French		HONORS †	
German		Trigonometry	
Reading		Algebra	
Spelling			
Composition	7.00		
English Grammar			
English Literature	6.00		
Geography			
Penmanship			
Physics	7.30		
Chemistry			
Physiology			
English			
Medieval			
Ancient			
United States	8.00		
Mythology			

Charles Henry Stunt

*The school is divided into Upper School (Sixth, Fifth and Fourth Forms) and Lower School (Third, Second, First and Preparatory Forms). The first fourth of each division is ranked numerically. The rank of the remaining three fourths is indicated by the letters B, C, and D respectively.

†An honor is given a boy if he is not lower than fourth in his division, if he leads his form, or if he has the highest mark in any study.

St. Luke's School

Sixth

Form

Report of John Ringo Means

For

December

1916

Trigonometry	9.80	Demerits	0
Geometry	8.00	Tardies	0
Algebra	9.40	Number of Boys in Form	20
Arithmetic		Rank in Form	5
Greek		Rank, Upper School*	10
Latin			
French		HONORS †	
German		Trigonometry	
Reading			
Spelling			
Composition	7.50		
English Grammar			
English Literature	8.20		
Geography			
Penmanship			
Physics	7.40		
Chemistry			
Physiology			
English	} History		
Medieval			
Ancient			
United States		8.10	
Mythology			

Charles Henry Stout

*The school is divided into Upper School (Sixth, Fifth and Fourth Forms) and Lower School (Third, Second, First and Preparatory Forms). The first fourth of each division is ranked numerically. The rank of the remaining three fourths is indicated by the letters B, C, and D respectively.

†An honor is given a boy if he is not lower than fourth in his division, if he leads his form, or if he has the highest mark in any study.

HON. WOODROW WILSON
PRESIDENT

HON. WM. H. TAFT
CHAIRMAN CENTRAL COMMITTEE

HON. JOHN SKELTON WILLIAMS
TREASURER

CHARLES L. MAGEE
SECRETARY



OFFICE OF
BOYD COUNTY CHAPTER
ASHLAND, KY.

[1916?]

To All Other Chapters Concerned.

This is to certify that Mrs. E. C. Means has taken a complete course in Standard Surgical Dressings, her certificate issued by Mrs. Carrel, from the Cincinnati Chapter.

Boyd County Chapter.

Colonia Putnam
Secretary.