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Dear Mr Gould:

You remember when we saw you in Erie, I spoke about wishing to dispose of my house and lot here if it could do so at a good price. It would be a very good investment for a man. Even if I do not lose on it, but I do not wish to be tied down to one place or one climate.

Enclosed is a little plot which my daughter has made of her property and mine. You will see by this that she owns what we call "The Brooks Lot", occupying the corner of Evans & Erie streets and considered the most desirable lot in the village. Opposite, on Erie street is the new Episcopal church, and opposite on Evans street is the new house and grounds of Mr George Hewes. This lot extends 85 feet on Erie street and 295 on Evans. An old seven-roomed cottage occupies the front of it. My daughter has had many opportunities to sell off lots on this property, but all this entails business with which we do not care to be bothered.

My own lot has a width of 150 feet on Erie street and a depth five chains. I do not think any one would accuse me of exaggeration if I should say it was a splendid lot. There stands on it a frame barn about 30 feet square in perfect condition except painting; a 7 roomed cottage which was the Judge's office and the house.

Built about the close of the war by Matthew Bemis, the Chautauq county end of the Tweed Ring and is said to have cost \$30,000. Within the last two years we have spent between three and four thousand dollars in remodeling it, and now except for painting it is in perfect repair. It contains twenty-three rooms, not including three large bedrooms and one small one, five hallways and the large main hall. It is thoroughly lighted with electricity and has city water. As I mentioned to you in Erie, it contains four apartments. Each apartment has individual water and light meters. There are fly screens of the very best quality, (costing me \$150. last summer), for every door and window in the house and storm windows for the north side of the house, also west side. The window shades and lincoliums on kitchens go with the house. Two of the apartments have grates in the sitting-rooms. All have the finest quality of hard wood floors on parlors, dining rooms and private hallways. The house is heated with hot air. Last winter I put in two Brien Heaters at a cost of \$600. These Heaters are guaranteed to heat the house at an expenditure of not more than 12 tons of coal apiece. Each apartment is distinct, has its own front and back doors, three bedrooms, sitting-room (the sitting room in two of the apartments is 18 by 18 feet), dining room and kitchen, all as I said being of the best quality and in perfect repair. All the apartments are occupied, one by the man who looks after the premises, clears off walk and caring for the lawn, which he has time to do as he is employed at the County Clerk's office here and for other services I allow him to have his apartment at half-price. On the whole, the property is well cared for and the owner looked after the property. I probably not care to remain here.

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trolley from Janestown to Westfield passes in front of the house, stopping at will at our private platform. The house is about half a mile from the lake and 10 minutes by trolley to the Assembly Ground. Living is very reasonable in Mayville. There are quite a number of fruit trees on the place and the garden plot is a marvel of richness though having been neglected for so many years is not as attractive as it was once.

If I should sell this place alone I should not wish to include the strip about 15 feet wide on the northwestern side where the office stands. (See dotted line on plot.) I think the remaining property house lot and stable should be worth \$16,000. I do not need to say that it is unincumbered. The house is insured until next January. If any one would like to buy the whole property--that of my daughter as well as my own--they could have it for \$21,000. This would be a splendid investment as building lots are in demand in Mayville, and at least three good ones could be sold off "The Brooks Lot" by extending them back into my property which would not injure the latter in the least. We would be perfectly willing to accept a long-time mortgage at 6%, for half the purchase money.

Should you have an opportunity to help us in this direction, we hope you will do so.

Very truly yours,