

TELEPHONE - MAIN - 210

"MORaine FARM"
DAYTON, OHIO

July 7, 1915.

Board of Directors,
Miami Conservancy District,
Dayton, Ohio.

Gentlemen:-

In accordance with your request I have carefully considered the location and rental of District Headquarters. The conclusion reached is quite different from what was anticipated when this subject was discussed last week.

In this investigation we were again brought face to face with the magnitude of the undertaking and the great responsibility resting upon its Board of Directors.

In projects commensurate with our own, such as the great water supply constructions for San Francisco, Los Angeles and New York, we find each occupies an entire office building or its equivalent, and in each instance the rental is high and the appointments are unsatisfactory.

To adequately meet the needs of The Miami Conservancy District several conditions must be satisfied.

For the first five or seven years space must be provided for engineers, draftsmen, computers, appraisal and assessment clerks and other employees. This room should be contiguous, well lighted and quiet.

The requirements of the Board of Directors, its Secretary, Treasurer, Chief Engineer and Consulting Board must be adequately met.

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The Miami Conservancy District is a perpetual corporation and will always require headquarters.

The engineering data, which is being secured at the cost of hundreds of thousands of dollars, must be permanently preserved, as much of it can never be duplicated.

We are building for centuries to come, and after all who have had to do with the work are gone, the data upon which our labor was based must be complete and instantly available for the use of the representatives of future generations, upon whom the responsibility for the maintenance and preservation of the works must devolve.

In the years that are to come engineers from all quarters will be coming to the Miami Valley to study our work.

We owe it to the people of the flood stricken valleys of the world to make this data complete and permanently available.

These facts, with many others, which my close association with this work brings to me, have, during the past week impelled me to the final conclusion that these conditions can not be adequately met in rented quarters, subject to the necessity of moving from place to place during the years to come.

The Miami Conservancy District must have a home of its own, and that at an early date. For the District to make the necessary expenditure is not practical and might not be understood by the public.

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After days of deliberation, during which the necessity for such a building became more and more apparent, I have definitely decided to build a permanent home for the Miami Conservancy District. This property, when completed, will be deeded to the Conservancy District, free of any incumbrance. The only condition to be imposed at that time will be that the District will assume the annual care and maintenance expense, which will be much less than would have to be paid for rented property.

This decision is reached in order that the great work of saving lives and property may go on without inconvenience, and that the men who are to give the best energy of their lives to our valley, may have quarters in keeping with the magnitude, dignity and purpose of the great undertaking.

To quickly consummate this plan, in consultation with City Manager Waite, the south-west corner of Monument Avenue and Jefferson Street was selected as a desirable location. It is not in conflict with the future park plans for the City of Dayton. The corner lot and the one immediately south of it have been secured, giving a frontage of eighty-six feet on Jefferson Street and ninety-nine feet on Monument Avenue, opposite the Log Cabin.

Plans are being prepared for an appropriate building, approximately forty by eighty feet, with two stories and a basement.

The upper story will be devoted to the principal offices and the large fire-proof vaults where the valuable records and plans will be kept. This floor will continue to be the home of the District after the construction period is over.

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The first floor will be one large room and will be occupied by the draftsmen, computers and appraisal clerks. After the construction work is over, this room will be made into an historical room and museum to be open permanently to the public. Here will be placed relief maps of the district, models of the works, photographs, plans and other valuable data, which will be of interest in years to come, to the thousands of visitors who will come to see what has been done in the valley.

The basement will be used as a testing laboratory for cement, soil, gravel and other materials, as well as storage for instruments, camp equipment and supplies.

The building should be ready for occupancy by November first.

In arriving at this conclusion, the question of publicity has been most embarrassing to me personally. If this building could be dropped down upon the lot over night and its source never disclosed, it would be ideal, but such a situation is impossible. Realizing that publicity must follow, I have gone to considerable detail in this report in order that when it is made public, it will answer all questions and make extended elaboration unnecessary.

We have little time or energy to give to praise or criticism of individuals or minor methods of procedure. We must ever keep before us, to the exclusion of all else, the great fact that we are all together in the greatest work this valley has ever undertaken. Our lives and the lives of our children and our children's children depend upon our breadth of vision, unity of purpose and courage to execute.

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The construction of a building is a mere incident compared with the great undertaking before us. We have years of heavy work ahead and now that the subject of headquarters is settled, we can now turn our undivided attention to the real problems confronting us.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "E. Edwards".