

as a site for such a building, because of the handsome private and public structures already upon it, and of the probability of many more being erected there in the future; because of its length and centrality, and of its great width, which furnishes an opportunity for architectural display that our narrow streets fail to afford. In this preference my testator shared. A location of the library upon any other street in the city would be decidedly against my judgment.

From Vine to South Street it is almost entirely improved with buildings too costly to be paid for and then torn down. A prominent real estate agent whom I requested to obtain the prices of lots on this street, has furnished me a list of all the unimproved properties of any magnitude which he ascertained to be for sale, and the prices asked. By this it appears, that lots north of Vine Street from 150 to 200 feet in depth are held at about \$500 per foot, those between Race and Arch from 180 to 260 feet in depth at from \$900 to \$1000 per foot, and those south of Locust Street of a depth of 130 feet at about \$750 per foot; that the Asylum for the Deaf and Dumb at Pine Street, recommended as admirably suited for the library by some hostile to the site selected by me, which is but little more than one-third of a mile below, with a depth less by 130 feet than the latter, and a front of but 200 feet, is held at \$275,000. All these lots, with the exception of the last, are quite narrow.

I am informed that the lot owned by the Pennsylvania Railroad, having a front on Market Street of about 250 feet, and a depth on Thirteenth and Juniper Streets of about 353 feet, is held at from \$300,000 to \$350,000, and that for lots on Broad Street north of the Monument Cemetery with a depth of about 330 feet, \$425 per foot have been offered and refused.

The lot on Locust Street, recently purchased by the complainants, containing one-sixth the area of the selected lot, cost, as I am informed and believe, \$67,000.

I hope, under the estimates which have been furnished me, to finish the building with all its equipments, for \$650,000; but I will not depend upon a smaller expenditure than \$700,000. Though not admitting their correctness, saving for the purpose of the argument, I will accept the figures given by the