THE WHITE HOUSE
WASHINGTON

April 9, 1945

Referred to Mr. Barnes
by Mrs. Roosevelt
Dear [Name]

This file concerns labor group names and names of Eleanor home in this area. Perhaps the first lady would like to see this file.

Sincerely,

[Signature]

3/3/45

Pass on [Handwritten]

[Handwritten]
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Mo.

Re: Inspection and Appraisal of Camp Sites and  
Farm Land in Southeast Missouri, namely,  
Gray Ridge, Morehouse, Wyatt, East Prairie,  
Lilbourn, Wardell and Kennett.

Dear Sir:

In connection with the above appraisal which your Department  
engaged me to make for them, I wish to supplement said appraisals  
with this additional comment on the values set up as they appear  
to me.

As before stated Gray Ridge location seemed to me the least  
attractive and least needed due to the apparent lack of farm  
labor needed and the low poorly drained camp site together with  
the distance from an approved road, school facilities and churches.

Morehouse Camp Site is in a very good location, easily accessible  
to good town, schools, churches and labor market.

Wyatt Camps likewise are very well located in a rich farming  
area adjacent to good roads, schools, churches and where there  
is good labor market.

East Prairie Camp is well located in a growing labor market  
adjacent to the town of East Prairie, schools and churches but  
provided with a very, very poor half mile of road to the above  
facilities.

Lilbourn Camps are well located on good County road adjacent to  
good trade center, schools, churches and a growing labor market.

Wardell Camps are well located adjacent to this thriving trading  
center with ample schools, churches and other facilities and in  
a labor market that rapidly developing.

Kennett Camp just outside the city is well located where there  
are schools, churches and surrounded by a growing labor market.
Mr. Carl Ross

Page 2

March 29, 1945

in fact a new oil mill, which cost $1,000,000.00, just opened for business a half mile from this Camp Site.

In conclusion but by no means least of my observations I found in each of these camps many wives with husbands in the Armed Forces and likewise many parents with sons in the Armed Forces and there also exists a great deal of anxiety and confusion relative to the proposed sale and disposal of these group labor homes and in none of these communities did I find any housing facilities available for the use of these people when you remove them from these camps, which prompts me to ask this question can any federal agency consider it wise or expedient to propose the eviction of families of men in the Armed Forces at this particular time when many agencies are devoting a lot of time and study developing plans for the rehabilitation, employment, and comfort of our returning veterans.

If I might venture an opinion, this situation is worse from a morale standpoint than was the question of voting on prohibition when our men were in the Armed Forces during the first World War.

I am now past 50 years old and I presume as we grow older we perhaps become more considerate of the more unfortunate people with whom we come in contact. I am well acquainted with the farm housing facilities all over Southeast Missouri and I am sure a large majority of the big land owners who need and use the labor in these group homes have not and so far as I know are not making any real preparations to provide this group of people with half as good housing as the Delna Labor Homes afford the group labor people, as a matter of fact, at the East Prairie Camp I found 70 women using the laundry facilities of the Utility Building and the thought occurred to me that probably never before had these women had the advantage of equal laundry equipment or shower bath facilities.

The entire investment of the Government in these set ups is only a small item as compared to many war time expenditures that will probably be abandoned or changed entirely, therefore it seems to me that it would be much more fair to postpone these proposed sales until the veterans represented by the homes therein are returned. In my opinion the rental value of these many houses could be very well raised to $10.00 per month which would probably be sufficient to make them self-supporting and yet this rental
prices would be fifty percent less than the average rental of
civilian owned housing that does not compare as favorably and
without the facilities these camps have, in my opinion, never
again will farm laborers submit to being housed in the average
type of accommodations offered them before the U. S. Government
provided the present type of housing represented in these Delmo
Labor Group Homes and the sooner the big land owners accept this
theory the better off Southeast Missouri will be.

Yours truly,

[Signature]
L. A. Pickard

LAP:1b
March 28, 1945

Mr. Carl Ross
District Supervisor
F. S. A.
Cape Girardeau, Missouri

Re: Gray Ridge Camp
(Camp Site - 83.26 Acres)

Dear Sir:

In line with your instructions I have made an inspection of the
above named Camp Site and submit herewith my appraisal on your
forms and wish to give you herewith this additional comment
in order that you may understand how I have arrived at my appraisal
values.

In my opinion this Camp Site was poorly conceived as to location
being four miles off the main Highway on a very poor road and
actual Camp Site is very low elevation and I am told subject to
a lot of surface water after each big rain, in fact I saw water
standing about two feet deep around many of these houses and this
probably accounts for the many vacancies, although I could not
see the need of this Camp at this location for farm labor use.

For the above reasons I estimate functional depreciation at
$400.00 per unit due to location or over development. Physical
depreciation on each unit at $100.00 as the houses were in very
good condition.

My appraisal on present value of $400.00 per unit is based on
the assumption they would have to be sold individually and dis-
mantled for removal to other locations either a short ways or
several miles distance and I arrived at this figure as being
about 50% of the original cost to erect.

The Manager's two story home and garage on this Camp Site I
value at $4,500.00 which is about 2/3 of its' reproduction
value and I base this appraisal on this being a much more
expensive farm home than those on adjoining farms.

The Utility Building on this and other set ups are a model
of efficiency which I appraise at $5,000.00 to include building
and equipment attached thereto, but not including the cost
of water tank adjoining. The acreage of Camp Site I appraise
at $40.00 per acre base on the land being valued at $60.00 per acre less a probable cost of $20.00 per acre to remove roads, culverts and reconvert the Site into cultivation.

Yours truly,

L. A. Pickard

LAP:1b
Knel.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Missouri

Re: Gray Ridge Camp  
(Agricultural Land)

Dear Sir:

In line with your instructions I have inspected the above 90.94 acres of farm land adjacent to above named Camp Site and attached hereto is my appraisal on your regular forms with this additional comment that you may understand how I have arrived at my appraisal value.

This land is of a gray type lean poorly drained which would in my opinion make it difficult land to farm.

I could not learn of any recent sales in this neighborhood but I did learn that a few years ago some sales were made around $40.00 per acre, however, the land values have enhanced and I am appraising at $65.00 per acre which may be a little on the conservative side as I probably viewed this place at the most possible time, however, from rental point of view I think $5.00 per acre would be about tops for cash rent.

Yours truly,

L. A. Pickard

LAP:lb  
Enc.
Mr. Carl Ross
District Supervisor
F. S. A.
Cape Girardeau, Missouri

Re: Morehouse, Missouri
(Camp Site - 60 Acres)

March 28, 1943

Dear Sir:

In line with your instructions I have inspected the Delmo Homes Labor Group named above and prepared on your forms an appraisal which I submit herewith with this letter of comment as to how I arrived at these appraisal values.

The 60 acres of Camp Site ground is black loam of very good quality entirely drained which I appraise at $90.00 per acre after making an allowance of $20.00 per acre to remove roads, culverts and reconvert this ground into cultivation status.

The 50 dwellings at this Camp I found in fair condition and estimate it would cost $150.00 per unit to render them first class condition assuming their original at about $800.00 per unit.

I make no functional depreciation for the reason I consider this Camp Site practically ideal in location being only three miles south of Morehouse on a good state road and much good farm land adjacent providing labor and in addition thereto a large mill in Morehouse providing a large source of labor needed.

I make no economical depreciation because of the location and apparent need for labor, I believe with small increase in rents this Camp would be self-supporting and urgently recommend it be continued.

I have appraised present values at $700.00 per unit on the theory if sold individually most of these units would be absorbed on the surrounding farm lands and perhaps move without dismantling and being convinced that replacement value on this type of unit at this time would be $1,000.00 per unit. The Utility Building on this Site I appraise at $5,000.00 for building and equipment attached thereto but not including water tank adjoining. This Camp Site reconverted to farm land would be priced $10.00 per acre cash rent. In conclusion I believe the values are strongly influenced by the confusion and publicity indicating this Camp Site to be dismantled.

Yours truly,

L. A. Pickard

L. A. Pickard, Prop.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Mo.  

Re: North Wyatt  
(Camp Site - 45.9 Acres)  

Dear Sir:  

Submitting herewith my appraisal on the above Delta Homes Labor Group. I have appraised the land in the Camp Site at $100.00 per acre, thereby making an allowance for cost of removing roads, culverts and resowing into cultivation use.  

The 70 dwellings on this Site were in good condition except for usual wear and tear, which I estimate at $100.00, depreciation based on a probable cost of $800.00 to erect and a probable cost of $1,000.00 reproduction cost, I have appraised these 70 dwellings at $700.00 each if left there, other wise if sold individually and dismantled for moving to other locations I believe about $400.00 per unit would be a fair sale price. I have not considered any functional or economic depreciation for the reason this Camp Site is well located in an area where this type labor is needed. I believe $10.00 per month would be a fair rental price and I think if buildings were moved a fair rental price for farm use of camp site would be $10.00 to $12.00 per acre.  

The Utility Building I appraise at $5,000.00 for the building and equipment attached here to but not including the water tank which adjoins. This Camp Site adjoins major highway and adjacent to a small town.  

Yours truly,  

[Signature]  
L. A. Pickard  

LAP; lb  
Encl.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Missouri  

Re: South Wyatt  
(Camp Site-784)  

March 28, 1945  

Dear Sir:

Submitting herewith my appraisal above Camp Site. I appraise the land on site at $100.00 per acre, thereby making an allowance for the cost of removing roads, culverts and reconverting this Site to farm use. The 30 dwellings on this Camp Site are in fair condition, show more depreciation than those on North Wyatt Camp and I am basing cost to recondition at $150.00 per unit.

I make no functional or economical depreciation because this Camp is well located adjacent to the town of Wyatt, here there is ample labor needs to operate this Site and I appraise these 30 houses as they stand at $700.00 each and estimate reproduction cost at $1,000.00 per unit if sold individually and dismantled for moving, I think $400.00 per unit would be a fair value. The Utility House on this Site I appraise at $5,000.00 for building and equipment attached but not including the water tank which adjoins.

The extra house on this Site, size 16 x 40, I appraise at $400.00.

Yours truly,

L. A. Pickard  

LAP:1b
Mr. Carl Ross  
District Supervisor  
F.  S.  A.  
Cape Girardeau, Mo.  

Re: North Wardell  
(Agriculture Land - 120 Acres)  

Dear Sir:  

Submitting herewith appraisal on the above land adjoining Camp Site above.  

This soil is a rich black loam, level and well drained, excellent fertility and well located, therefore I appraise this land at $130.00 per acre and believe it would have a cash rent value of $12.00 per acre.  

Yours truly,  

L. A. Pickard  

LAP:1b  
Encl.
Mr. Carl Ross
District Supervisor
F. S. A.
Cape Girardeau, Mo.

Re: South Wardell
(Camp Site - 79 Acres)

Dear Sir:

Submitted herewith appraisal Delmo Labor Homes above location. I appraise the land used at Camp Site at $110.00 per acre, thereby making an allowance for the cost of removing roads, culverts and reconverting this land to farm use.

The 80 dwellings on this Camp Site are in good condition except for usual wear and tear for which I show depreciation at $100.00 per unit. I make no functional or economical depreciation for the reason this camp is well located in an area where labor is needed. I appraise these houses at $700.00 per unit as they stand on Camp Site but should they be sold individually and moved to other locations, I think $400.00 per unit would be their fair value.

In my opinion it would cost a $1,000.00 per unit to replace at this time. The fair rental value of this Camp Site for farm use would be $12.00 per acre cash rent.

I appraise the Utility Building and equipment attached thereto at $5,000.00 but not including the water tank which adjoins.

Yours truly,

L. A. Pickard

LAP:1b
End.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Mo.  

Re: South Wardell  
(Agriculture Land - 160.74)  

Dear Sir:  

Submitting herewith appraisal on the farm land adjoining above Camp Site. This soil is a rich black loam, level and well drained and an excellent degree of fertility, therefore I appraise at $130.00 per acre including the house and barn thereon.  

Land in this area within the past five years has been sold in the price range from $60.00 per acre up to prices above $150.00 per acre, however I believe my appraisal is a fair value on this land and that this land would readily rent for $12.00 per acre cash rent.  

Yours truly,  

L. A. Pickard  

LAP:1b  
Encl.
Mr. Carl Ross
District Supervisor
F. S. A.
Cape Girardeau, Missouri

Re: East Prairie
(Camp Site - 50 Acres)

Dear Sir:

Submitting appraisal herewith on Delmo Homes above location, I appraise the 50 Acres Camp Site land at $50.00 per acre, thereby making an allowance for cost of moving roads, culverts and reconvertting the tract to farm use.

The 70 dwelling on this Camp Site are in a fair condition and I estimate $150.00 per unit to put each in first class condition, I make no functional or economical depreciation because this Camp Site is well located in an area where there is available plenty of work, I appraise present value at $700.00 per unit at the estimated reproduction cost at $1,000.00 per unit but should these houses be sold individually and dismantled for moving I think $400.00 per unit fair value. I appraise the Utility building on this Site for $5,000.00 for the building and equipment attached thereto but not including water tank adjoining.

County Officers should be criticized for not providing an all weather road 1 mile to connect with the town of East Prairie, Schools, Churches, etc.

Yours truly,

[Signature]
L. A. Pickard

LAP:lb
Encl.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Mo.

Re: East Prairie  
(Agriculture Land = 129.30 Acres)

Dear Sir:

Submitted herewith appraisal on the Farm Land adjoining above Camp Site.

This is good sand loam, level and well drained, and fertile, therefore I appraise this land at $100.00 per acre as being a fair value per acre. I did not learn of any recent sales of farm land in this area but from the type of soil, location, and general indications, I believe the above is a fair appraisal value on this land.

Yours truly,

Standard Insurance Agency

By: L. A. Pickard

LAP:lb  
Encl.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Mo.

Re: North Lilbourn  
(Camp Site - 59.63 Acres)

Dear Sir:

Submitting herewith my appraisal on the Dalma Labor Homes above location. I appraise the Camp Site land at $90.00 per acre, thereby making an allowance for the cost of removing roads, culverts and converting the land into crop use.

The 70 dwellings on this Camp Site are in good condition except for usual wear and tear which I appraise at $100.00 per unit. I appraise these dwellings as they stand on Camp Site at $700.00 per unit, however if they were to be sold individually and dismantled for removal, I would appraise the fair value at $400.00 per unit and believe that reproduction cost on these houses today would be $1,000.00 per unit. The land in this Camp Site would, I believe, rent for $10.00 per acre cash rent for crop use.

I appraise the Utility Building at $5,000.00 for building and equipment attached thereto but not including water tank which adjoins. I show no functional or economical depreciation for the reason this Camp is well located in an area where labor is needed.

Yours truly,

[Signature]

L. A. Pickard

LAP:lb  
End.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Mo.

Re: North Lilbourn  
(Agriculture Land - 100.09)

Dear Sir:

Submitting herewith appraisal of farm land adjoining above Camp Site. This soil is a black mixed type, level and well drained, and well located, I therefore appraise this land at $110.00 per acre and believe it would rent for $10.00 per acre cash rent.

Yours truly,

L. A. Pickard

LAP: lb  
Encl.
Mr. Carl Ross
District Supervisor
F. S. A.
Cape Girardeau, Mo.

Re: South Lilbourn
(Camp Site - 44.1 Acres)

Dear Sir:

Submitting herewith appraisal on Delno Labor Homes above location. I appraise Camp Site Land at $90.00 per acre, thereby making allowance for the cost of moving roads, culverts and converting this land to crop use.

The 50 dwellings I found in good average condition except for usual wear and tear on which I figure $100.00 per unit depreciation. I make no depreciation on functional or economical value for the reason this camp is well located in an area where labor is needed. I appraise these dwellings at $700.00 per unit as they now stand, however if sold individually and dismantled for removal $400.00 per unit would be a fair value. I appraise the Utility Building and equipment attached thereto at $5,000.00 but not including water tank adjoining.

I appraise the five room Manager's house, garage and shed at $1,400.00 as it stands, to be reduced if this value if dismantled for removal.

It is my opinion it would cost $1,000.00 per unit to reproduce these houses at today's costs. This Camp Site would rent for $10.00 per acre cash rent for crop use.

Yours truly,

[Signature]

L. A. Pickard

LAP:1b
Encl.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Mo.  

Re: South Lilbourn  
(Agriculture Land - 104.4 Acres)  

Dear Sir:  

Submitting herewith appraisal on farm land adjoining above Camp Site.  

This land is a black mixed soil, level and well drained, and of good fertility which I appraise at $110.00 per acre.  

I believe this land would readily rent for $10.00 per acre cash rent for crop use.  

Yours truly,  

L. A. Pickard  

LAP:lb  
Encl.
Mr. Carl Hess  
District Supervisor  
F. S.A.  
Cape Girardeau, Mo.  

Re: Kennett, Missouri  
(Camp Site - 50 Acres)  

Dear Sir:  

Submitted herewith my appraisal of Delme Labor Homes above location.  
I appraise Camp Site land at $50.00 per acre for crop use, making  
allowance for the cost of removing roads, culverts and reconverting  
to crop land.  

The 50 dwellings on this Camp Site I found in good average condition  
except for usual wear and tear which I estimate at $100.00 per  
unit. I show no functional or economical depreciation for the  
reason this Camp is well located in an area where much labor is  
needed. I appraise these 50 dwellings at $700.00 per unit as  
they stand on Camp Site but if sold individually for removal the  
fair value would be $400.00 per unit. This Camp Site, if reconverted  
to farm use, would have a rental value of $5.00 per acre cash rent  
for crop use.  

I appraise the Utility Building at $5,000.00 for the building and  
equipment attached thereto but not including the water tank adjoin-  
ing. I appraise the school house, size 50' x 56', on this camp site  
at $4,500.00 but if dismantled for removal from site I think  
$2250.00 would be fair value.  

Yours truly,  

[Signature]  
L. A. Pickard  

LAP:1b  
Encl.
Mr. Carl Ross  
District Supervisor  
F. S. A.  
Cape Girardeau, Mo.  

Re: Kennett, Missouri  
(Agricultural Land - 150 Acres)  

Dear Sir:  

Submitting herewith my appraisal on farm land adjoining Camp Site above location.  

This land is thin sand soil, considerably worn, level and well drained, but of poor fertility and I thereby appraise this land at $60.00 per acre for crop use and believe $5.00 per acre cash rent would be a fair rental value.  

This land and the Camp Site, totaling 200 acres, is well located adjacent to the city of Kennett and there is a decided value on this land above its actual value for crop use because the town is rapidly growing and this acreage is suitable for sub-dividing into small tracts and by so doing in my opinion, this land would be sold for two or three times the Agricultural value.  

Yours truly,  

L. A. Pickard  

LAP:lb  
Encl.
Clifton, Texas
23 June 52

Mrs. Elmor Roosevelt
0/o McCall's Magazine
250 Park Avenue

New York 17, New York:

Dear Mrs. Roosevelt:

We have a deplorable condition in our town. There is no Negro high school here. Our Negro people are trustworthy and kind. I should like to do what I can to see that they get a highschool or transperation to a Negro highschool. To whom do I write to get the ball rolling. They have tried meeting with our school board but get no where. A white citizen talked to county superintendent but to no avail. I am a white house wife in good standing in our town. I feel that the least we can do by September is to furnish transperation for the few Negro's that graduated grammer school. Please write me by return air mail giving me the names of people that can help get some action.

Sincerely

Mrs. Jim Standefer
Mrs. Jim Standefer
403 S Ave G
Clifton, Texas
Dear Mrs. Roosevelt,

Hyde Park, New York.

Enclosed please find two articles which you may keep.

Hope you like them.

Mrs. Delilah W. Staples

Monroe, Utah

P.S. I think you are a very wonderful lady.

Mary Dawn

My New Name
A LIVING WAR MEMORIAL

- Mary Down

Let us each one in this glorious country of ours, America, that land for which our forefathers died-let us again resolve to make it indeed a land for a liberty loving people.

When again Victory comes, let us bow our heads in prayer to the Almighty God, that we are free again, that we are again worthy of His love, and that the many of our loved ones who gave their lives for freedom's sake, may their lives have not been given in vain.

That we, the living, always carry in our hearts, love for them and for the parents and kindred of our heroes who are suffering anguish of spirit, let us remember the Lord who Himself laid down His life to give us a chance to again enter the presence of our Father who dwells on High. Also the Lord's own words were these: "No man hath greater love than this, that he lay down his life for another. The many who have gone on are hoping that we will carry on to greater achievement for a better life.

When our men and women return home let us not forget our debt to them; theirs was the hardest task, facing death in its most terrible form. Men in this war faced death at its worst in the history of mankind.

So now to our men returning home, some will be about the same, some wounded in bodies and some in their very soul, and to us is given a greater job than the building of war materials. We must now build into the lives of our men courage to carry on in this battle for a new and better life. It will take us all, and may we be worthy of the men who suffered loss of parts of their bodies. The Lord has made a glorious promise- that not one hair of one's head should be lost.

Now it is our turn to win. Let us not fail them, and I can think of no greater monument to them than all of the happiness we can give them in the form of jobs, medical care, and so on. Let us not merely erect shafts of stone pointing to heaven, but let us give them a lot of heaven right here.

Let us pray for them always that they may find peace and happiness in this land that is choice above all others. Let it indeed be a land of peace and liberty. May it be Peace on Earth and Good Will to all Men.

This article, I dedicate to our departed President, Franklin Delano Roosevelt, who so nobly set the example to men in the goal of helping to overcome a terrible affliction of both children and adults, Thanks God for such a man, and let us follow his path to a more healthy and happier land.
AWAKE

By Mary Dawn

U. S. was sitting idly by
Japan was arming on the sly
Jap men were on the run
Ours were sitting quietly in the sun.
To our shores they came buying
Our old stores of metal, and so on.
While we were blundering around
Japan was building fortresses in the ground.
One by one, the islands they acquire
While we sat chatting by our fire.

Our mighty ships we did junk
Japan came and took a goodly hunk
Of those rice-eating people, we thought they were the bunk
While peace treaties we were after
Japan planned war midst evil chatter.
We were asleep when we should have known
That only through war would peace be won.
Yes, it is true, we were working on a great defense,
But, Oh, we forgot the other side of the fence.

Now, all were start in men's minds
The cause is rotten greed, we find.
While watching Hitler take his bow,
The Japs were busy, very busy, and how!
But at last we awoke to find Pearl Harbor
A terrible joke.
Now in a glorious cause of right
Our sons have taken up the fight.
The earth is filled with an awful din,
Dear Lord, may our side win.

Central, Utah
March, 1945