

THE WHITE HOUSE  
WASHINGTON

*9. Half Acre*  
3

January 10, 1940.

MEMORANDUM FOR

G. H. R.

I would not make an agreement with anybody to plow and fertilize the half acres that go with each house until I knew what the lessee want. After all, after they have moved in they can very easily hire Moses to plow those four acres in about half a day, and they could hire Moses for \$5.00 apiece to teach them how to grow vegetables. That seems to me more practical. Incidentally, some of them may know how to raise vegetables already -- and some of them may not want to have any garden at all.

F. D. R.

Special 70' Tract  
Middletown  
J. C. SMITH, OWNER

January 1, 1940

Dear F:

There is some question as to what can be grown on a half acre which is part of every lease in Projects Nos. 1 to 10.

Moses Smith says onions make him very little money. He is probably lying.

He agrees to plow and fertilize the soil for four acres for our incumbents, if I agree to supply him with 50% of the crop.

What the hell is the matter with this?

*file*  
*passed*  
*5/7*

THE WHITE HOUSE  
WASHINGTON

*H. Roosevelt*  
*3-10-40*

February 1, 1940.

MEMORANDUM FOR THE PRESIDENT:

Re: Housing Project at Hyde Park.

I was very much interested in your remarks to me on this subject and saw Mr. Hall Roosevelt shortly thereafter. I arranged with him to have somebody from the FHA look over the projects, and I have just received the report, which I attach. The man they sent was an engineer rather than an architect and his report is a little critical on some engineering matters. On the whole, however, it is favorable.

*Lauchlin Currie*

Lauchlin Currie

FEDERAL HOUSING ADMINISTRATION  
MEMORANDUM

DATE January 27, 1940

TO: Mr. Miles L. Colean

FROM: Walter Junge

SUBJECT: Low Cost Housing Project near Poughkeepsie, New York

The above mentioned project located in the rural district about ten miles outside of Poughkeepsie was inspected on January 24, 1940.

At the present time this project embraces 10 dwelling units, two of which are completed. There will be two groups of two attached units and two groups of three in a row. The dwellings are being developed from old existing barns and farm utility structures utilizing the framework and the outer boarding as far as it is sound and susceptible of painting. They are developed on the one-story plan except for two which will have the loft finished as a half-story.

Since most of these structures are built on heavy posts with wide spacing and resting on stone piers it has been necessary to install a trench wall foundation of concrete block and to fill in the space between posts with 1 x 4 studding, 2 ft. o.c. The inside finish consists of 1/2" Celotex board applied to the studding over building paper which is bellied-in to provide double (?) air space. Ceilings are finished with 1/2" Celotex board applied to 1 x 4 ceiling joists 2 ft. o.c. Several will include small cellar space for hot water or heating equipment. Where the old structure requires special reinforcement concrete-filled pipe is used for support. Roofs are sloping and covered with painted galvanized sheet steel.

The units in general are approximately 24 x 24' and include two bed rooms, bath, living room and moderate size kitchen space; no plans or details are available nor have any been made. In fact the work has been under the personal direction of the sponsor with a small crew of carpenters, brick mason and plumber, and the work is laid out progressively by marking the location of partitions, etc. on the ground or floor.

The planning in general complies with our requirements and offers no unusual features with the exception of the half story lay-out of one unit. I doubt whether the upper floor could be considered acceptable because of small room sizes, deeply projecting dormers and low window heads as well as very narrow long hall connecting the rooms. It might be very difficult to get furniture up through the hall and into these rooms.

1/27/40

The first floor consists of wood framing supported above the ground. Unfortunately I was not aware of the unusual nature of this floor construction until after leaving the site. Otherwise I should have made a close inspection. According to the sponsor's statement it is constructed as follows:

Joists are 1 x 4 spaced 18" o.c. with a span of 12 ft. and covered with single thickness of finish flooring, no bridging. The joists at end walls and one at center consist of 2 - 1 x 4s spaced 4" with 2 x 4 blocking 4 ft. o.c. Computations indicate this construction as entirely inadequate for normal design loads as noted below. When I walked over the completed floor it appeared rigid enough, which led me to assume it was of conventional design.

Computations indicate that a floor of this design can carry safely only about 6 lbs. per sq. ft. uniformly distributed, and that if the floor were loaded with 40 lbs. per sq. ft. it would develop a fibre stress of about 8,000 lbs. per sq. in. If some credit is given to the 1" flooring as increasing the effective depth of the joists these figures would change to a safe load of 8 lbs. per sq. ft. but with the development of about 4,800 lbs. per sq. in. if loaded to 40 lbs. per sq. ft. Limiting deflection to 1/360 of span would restrict loading to approximately 4 lbs. per sq. ft. Giving credit to the finish flooring, the deflection under a 40 lb. per sq. ft. load would be nearly 3" by computation.

Attached are the sponsor's tabulations of material and labor costs for improvements made to "Project No. I" which is at present occupied at a rental of \$27.50 per month. The cost for "Project No. III" refers to the other one that is practically completed. Three other dwelling units are now in progress while the remaining five are not started as yet. However, the cost represents only the new materials added to the existing structure. Question arises whether the old materials still have sufficient useful life to warrant expectation of continued soundness over an additional long period of years.

It is assumed by the sponsor that no additional cost would occur if these dwelling units were constructed entirely of new materials on unoccupied sites. I fear this assumption is hardly justified since it is based primarily on the difficulties encountered in placing foundation walls under the old structure. However, the frame sidewalls and roof were available without cost except for necessary repairs and adjustments.

I question the degree of economy possible through the use of 1" studding and floor joists due to the higher cost per thousand feet for such sizes over 2" dimension lumber as well as higher labor cost due to the special technique required in handling and nailing. There is furthermore grave question as to the ultimate soundness of

1/27/40

construction. A well organized crew using conventional methods should be able to show economies over what has been accomplished here for the equivalent amount of work. Any assumption that completely new dwelling units could be erected for the same cost as renovating an existing structure must be based on surmise only.

I was impressed with the purpose behind this project as a sincere effort to convert existing structures which no longer serve their original purpose unto dwellings at moderate cost. The unit now occupied and the one nearly completed provide a very livable arrangement.

The plumbing is of usual type with septic tank. Water supply is from driven well supplying the project on a community basis.

It is difficult to make any favorable prediction regarding method planned for heating these units. A 30 gallon domestic hot water tank located in the kitchen is supplied from a small coal fired heater. The hot water line from this tank is carried down to three similar tanks supported horizontally under the living room floor and thence to faucets. It is expected that the warm water in the floor tanks will warm the air below the floor, which in turn will circulate to the bed rooms through small floor registers. The catch in this is whether hot water at the top of the first tank can be coaxed to flow downward to the tanks under the floor and whether any degree of circulation of air can be obtained under the floor. When I visited the occupied house the indoor temperature was well above 70° although with outdoors at 18°. It might be noted, however, that a fair sized gas fired radiant heater had been in continuous operation during the morning. They were then installing floor heaters for use with bottled gas. Apparently this added heating equipment was considered necessary.

The sponsor, for his own reasons, does not desire to submit this or similar construction for mortgage insurance. The project as a whole is offered as a sort of research laboratory for those who might be interested to come and observe what has been accomplished. No land value has been set but the sponsor believes that at least 1/2 acre of land should be provided for each dwelling unit.

Herewith are films showing some of the existing structures before being changed and some of the units completed. These films were loaned by the sponsor for printing or enlargement as you may desire, and I have promised to return them to him when they have served their purpose.

*films did  
not come  
to file -*

*W. Junge*

No bath tubs are installed in any of the units.  
A Transite lined shower stall with concrete receptor is supplied.

January 23, 1940

\* C O S T \*  
PROJECT NO. I

Excavation:		
	Labor .....	\$ 7.50
Masonry:		
	Material .....	16.40
	Labor .....	24.00
Carpentry:		
	Material .....	438.98
	Labor .....	115.87
Plumbing:		
	Material .....	82.45
	Labor .....	47.00
Heating:		
	Material .....	87.03
	Labor .....	51.82
Painting:		
	Material .....	124.19
	Labor .....	220.97
Electric :		
	Material ) .....	87.56
	Labor )	
General Expense .....		75.31
		<hr/>
		\$ 1,379.08

Plant .....	\$18.96	
Taxes: Unemployment 3%		
approx.....	23.07	
: Social Security .....1%	7.69	
Insurance: Compensation.....	64.96	
Fire .....	20.00	
Overhead - 10% .....	<u>137.90</u>	
		<hr/>
		272.58
TOTAL .....	\$	1,651.66

January 23, 1940

**\*\* COST \*\***

**PROJECT NO. III**

Excavation : -		
Labor .....	\$	53.61
Masonry: -		
Material .....		51.79
Labor .....		35.00
Carpentry: -		
Material - Celotex .....		42.00
Material - other .....		256.79
Labor .....		379.70
Plumbing and Heating: -		
Material .....		165.50
Labor .....		43.33
Painting:-		
Material .....		62.03
Labor .....		140.06
Electric:-		
Material )		
Labor    ) .....		33.70
General:-		
Material .....		6.60
Labor .....		28.43
		<hr/>
		\$1,298.54
Plant .....	\$	20.00
Taxes:- Unemployment 3% .....		23.07
- Social Security 1% .....		7.69
Insurance:- Compensation .....		69.32
- Fire - approximate .		20.00
Overhead - 10% .....		<u>129.85</u>
		<hr/>
		269.93
		<hr/>
		TOTAL ..... \$1,568.47

G. HALL ROOSEVELT  
ONE PARK AVENUE  
NEW YORK CITY

*File  
Personal  
M*

February 8, 1940.

Miss M. LeHand,  
The White House,  
Washington, D. C.

Dear Missy:

He wanted this.

Mr. Davis has secured the enclosed. Am  
discussing with Judge Mack Saturday.

Confirming my estimate, it would be easy  
for me to set up a contracting company for a  
reasonable length of road to fill hollows and  
handle cracks, breaks, etc., for \$1.60 a foot.

Cordially,

*G. H. R.*

GHR:s  
Enc.

Hawland acreage about 125  
Assessment 3600

Gilbert acreage 384  
Assessment 5600

J. M. Davis.

Joseph M. Davis -- Lawyer

271 Madison Avenue, New York City, N. Y.

Residence 119 West 71st Street, N. Y. C.

Graduate High School Grand Rapids, Michigan, 1891.

Student University of Michigan, 1891-1892.

Student Harvard College 1892-1893.

Graduate Harvard Law School L. L. B. 1896.

Held scholarship Harvard Law School 1895-1896.

Admitted to practice law New York State 1896.

Admitted to practice Federal Court New York City 1901.

Admitted to practice in New Jersey 1918.

Admitted to practice United States Court, District of New Jersey 1918.

Admitted to practice before Interstate Commerce Commission September 7, 1938,  
on recommendation of my Harvard Law School Classmate, Judge Learned Hand

United States Court of Appeals, Second District.

Also on recommendation of Judge Julian Mack, Justice of United States  
Circuit Court.

Also on recommendation of former Judge Thomas G. Haight of District  
Court for the district of New Jersey, now retired and member of the  
law firm of Wall, Haight, Carey, & Hartpence of Jersey City.

On July 21, 1938 in support of my application for admission to prac-  
tice before the Interstate Commerce Commission Judge Mack wrote a  
letter of recommendation now on file to George W. Laird, Acting Sec-  
retary of the Interstate Commerce Commission.

I took active part in reorganization proceedings of New York, Sus-  
quehanna and Western Railroad.

Age 64, born New York City, health excellent.

Repeatedly appointed Receiver in Bankruptcy of the United States  
Court, southern District of New York by Judge Mack and on two occ-  
asions by presiding Judge for the District Court of the United States  
District of New Jersey.

Formerly a member of New York County Lawyers' Association and Assoc-

ation of the Bar of the City of New York.

Continuously active in general practice of law in New York City since 1896.

Never connected with any firm.

Author of published article on Life Insurance.

Prepared memoranda of law in Northern Securities Case and proceedings for dissolution of Union Pacific and Southern Pacific railroad merger.

Specialized in railroad problems, rates, taxation, capitalization and reorganization.

Member Harvard Club of New York City.

Married.

My son, Joseph M. Davis, Jr. graduate Harvard College A. B., 1932.

Signed  
Joseph M. Davis  
Apr. 13, 1939

*Hand Received  
3-19-40*

March 7, 1940.

MEMORANDUM FOR

HON. STEWART McDONALD

I am thinking a little of building four or five houses at Hyde Park to be rented to local people, as there is a shortage of renting houses. These people can pay from \$25.00 to \$35.00 a month rent, and as I own the property the question of real estate value does not enter into the cost question.

The enclosed sketches have been sent me by Mr. John McShain, the contractor. He says that these houses, without basements, would cost approximately \$2,700 apiece and with a basement \$200.00 additional. He does not say whether this includes heating system, electric light connection with the power line (an average of about 500 feet), or whether it includes range or refrigerator, or the cost of digging and connecting up with a well, or the cost of a septic tank.

I am inclined to think that this estimate is very high for the size of the house and that it ought to be possible to build houses of this size complete for \$2,500 apiece.

You undoubtedly have all kinds of plans and estimates for houses of this size and type. Can you give me some help?

F. D. R.

# Poughkeepsie Evening Star

VOL. L, NO. 281

POUGHKEEPSIE, N. Y.

AND ENTERPRISE

SATURDAY, MARCH 30, 1940

PRICE FOUR CENTS

~~Roosevelt Apartments to Rent for \$15 a Month~~

# Poughkeepsie Enterprise

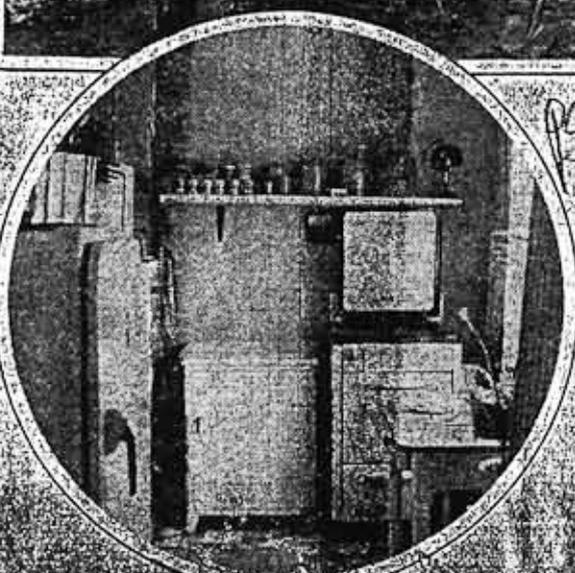
VOL. 71, NO. 28

POUGHKEEPSIE, N. Y.

AND ENTERPRISE

SAURDAY, M.

## Roosevelt Apartments to Rent for \$15 a Month



Views of Dutchess county's most unusual low-cost housing project, in Violet avenue, near the Franklin D. Roosevelt High school, which has been undertaken by G. Hall Roosevelt, brother of Mrs. Franklin D. Roosevelt. Top-left, workmen employed on the job; top-right, G. HALL, ROOSEVELT, sponsor of the enterprise, who pitches into every

job with his general craftsmen; circle, kitchen of Mr. Roosevelt's apartment; below, exterior of one of the three-apartment buildings, which was formerly a cowbarn. Mr. Roosevelt is temporarily occupying one of the apartments in the building pictured. The stone wall borders Violet avenue on the west. *Keating Star Photos*

# G. HALL ROOSEVELT'S LOW COST LOCAL HOUSING PROJECT TAKES SHAPE

## Brother of President's Wife Declares Apartments Will Cost Less Than \$2,000

BY JOSEPH W. EMSLEY

Poughkeepsie officialdom, which all winter long has been engaged in debates over the housing question, should take a trip three and one-half miles out on Violet avenue one of these nice spring days and take a look at an actual low-cost housing project.

While it has been no secret that G. Hall Roosevelt, brother of Mrs. Franklin D. Roosevelt, had some plans for a housing project, the departure of Old Man Winter has revealed the rapid progress which Mr. Roosevelt has made in the actual construction of the first of his "minimum" cost houses.

Within the immediate view of the new Franklin D. Roosevelt High school, students of housing may visit Dutchess county's most unusual experiment in privately financed low cost housing. For since Nov. 1, Mr. Roosevelt and eight general craftsmen, handymen if you will, and all local help have been converting farm buildings into apartment houses. Under the program contemplated at least four three-room apartments will be erected in the spacious farm lands on the west side of Violet avenue and one or more other apartment buildings on lands east of the highway.

On Roosevelt's Land  
G. Hall Roosevelt for some years has given much thought to the problem of how to build houses at a price within the means of those of the lower income brackets. A home he built in Jackson, Michigan, in a virtual swamp, gave him his first practical ideas on how to build an inexpensive shelter which would be comfortable under the most severe weather conditions. He had talked with President Roosevelt about housing, and by taking a 10-year lease on the Violet avenue farm property of the President, Mr. Roosevelt has been enabled to start the actual enterprise.

"I had been obsessed with the idea that private capital should find ways to build actual low cost houses," Mr. Roosevelt said. "And with the experiment I now have well under way, I am convinced that a fairly spacious apartment unit may be built for less than \$2,000, and while my apartment buildings are not for sale, I am ready to state that they will be rented on a yearly basis at \$15 a month. The rent will be double that amount to those who are not prepared to move in for more than a month. This must be done in order to get desirable and reliable tenants. To each apartment goes the use of a half-acre of land."

Coupled with the Roosevelt scheme for low cost dwellings is a community development project which envisions new possibilities for employment in the Hyde Park area. It is hoped that persons now employed in small furniture building and metal craft industries in the area, plus others who may be engaged in a new fishing tackle manufacturing enterprise, proposed to be set up on the Roosevelt property, will occupy apartments that are being built on the place.

Mr. and Mrs. Walker Torrence, formerly of New York city, are tenants of the No. 1 apartment house project, east of Violet avenue. Mr. Torrence is now setting up a fish hook manufacturing enterprise in one of the former farm buildings on the place. The industry's speciality will be the manufacture of the gut pieces which are attached to fish hooks. Torrence has hopes of eventually giving employment to some 40 young women.

Let it be said at this point that the apartment houses under construction are not breath-taking in the modern science of home building nor are they for those who would linger in the lap of luxury. They lack few of the modern facilities and comforts, however, and should make attractive homes for those desiring

small places in the country.

### Occupying One Himself

Mr. Roosevelt himself is temporarily occupying one of the finished apartments on the west side of Violet avenue. A tall robust individual with an enthusiasm for his job which makes him pitch into every building operation with his industrious workmen, Roosevelt has not let any of the practical problems get him down. He weighs costs at every step of the undertaking and is convinced that he has "got something."

The two apartment houses in the immediate view of the highway are converted farm buildings, as has been indicated. One of them was a cowbarn, and the other a haybarn. The first, still a one-story structure, is nearing completion and workmen were building the first of three two-story apartments in the other building.

In a rustic setting, with a field-stone wall in front of them, both structures in their finished state, will be akin to their rustic surroundings. Neither building is a model of architecture. The roof of the one-story building is made of tin, and there is nothing fancy or ornate about the windows or doors, but the exterior painting and landscaping have not yet been done, and these are to be studied features of the enterprise.

To be sure, there is no cellar in the one-story apartment building, but Mr. Roosevelt has put some of his own ideas into practice to avoid any problem in this direction. The floors are set on concrete blocks, and under the structure, running the entire length of the building, is an air-chamber, not only designed to safeguard against dampness but to screen against vermin. Mr. Roosevelt believes that those persons who insist that houses in this climate must be equipped with cellars, are making much of a condition which presents no problem at all.

Mr. Roosevelt's own little apartment house—one of the three in the converted cowbarn—is a ready illustration of major factors which set up the builder's scheme for low cost housing. This apartment contains a total floor area, 24 by 28 feet. It has a living room, kitchen, two bedrooms, and bathroom, the bath having no tub but a specially designed shower. There is a field-stone fireplace in the living room. While all the rooms are small, Mr. Roosevelt said, that the apartments vary as to room spaces, some having a larger living room with only one bedroom. In the two-story apartment house, each apartment contains two upstairs bedrooms.

### Walls Insulated

The outer walls of each building are insulated with exterior and interior composition board, with rock wool linings. Tank gas furnishes the principal fuel for heating the apartments at present, although electrical connections provide for cooking for those who desire the service. Mr. Roosevelt said that the tank gas in his own apartment has met his entire heating needs through the winter. His bill for gas for both heating and cooking purposes for January was \$6.50, he said. His own apartment is equipped with an electrical stove, which he expects to

use in the summer.

Mr. and Mrs. Torrence were interviewed in their home in the apartment structure some distance west of the highway. They said their heating bill for January was no more than Mr. Roosevelt's and in this connection, Mr. Roosevelt said he was prepared to state that the heating and cooking costs for any one of the apartments should run no more than \$75 a year.

In the Torrence apartment, an ordinary pot stove installed in an outer shelter not only served to heat the water for the couple but, by means of a two extra tank system under the floor of the living room, the same stove furnished most of the heat for the apartment, it was said. A small gas range is used when the weather gets especially cold.

The apartment occupied by the Torrence couple was the first one built, and Mr. Roosevelt admitted that there were some features he had improved on in the others. He has installed a number of unusual heating and electrical features in the two-story apartment structure, an electric hot plate heats the water tank. The plate is a simple device and is made effective by ample insulation around the water tank. In the Torrence apartment, a 40-watt electrical tube furnishes an overhead lighting system, which lights all four rooms of the apartment by the turning on of one switch. A removable fixture, it is placed over a point in the ceiling where the corners of the four rooms meet. Glass blocks was inserted in the four apertures in the interconnected overhead system, and the light shines down through the small glass spaces in each room.

An air-conditioning system is provided in Mr. Roosevelt's own apartment by means of an ordinary electrical fan adjusted before an opening in a cold air chamber connected with the air vent system under the building.

Mr. Roosevelt said all the hardware for this apartment cost \$3.19. All electrical connections were installed for \$18, he said.

### Waterproof Beards

Composition board was used for most of the interior walls. A wall board, which is waterproof, was installed as a part of the wall system over the kitchen sink and in the shower chamber, the latter having a concrete base.

Mr. Roosevelt said that a feature of this arrangement with the eight local workmen was that he pledged to give each man work for six months. He hopes to make another six-month agreement with the men. Present plans call for erection of two entirely new structures some distance west of Violet avenue. The grounds are ample to provide one-half acre of land for each of the tenants, it was said.

While he personally has not undertaken sponsorship of the manufacturing enterprises in the neighborhood, Mr. Roosevelt made it plain that he is a believer in the possibilities of small shop industry in the country. Mr. Torrence, who took up residence on the place in January, has made patented improvements in fishing tackle devices which, he says, can be put to use to enter into production of the devices. He showed the reporter several machines which were set up in one of the farm buildings. Young women would be employed to attach gut slips to treating apparatus. The hooks are to be manufactured elsewhere.

Other enterprises in the neighborhood include the period furniture manufacturing business, which for a long time was handled by Mrs. Franklin D. Roosevelt, and has been taken over by Otto Berge, Arnold Berge, brother of Otto, conducts a pewter shop on the Valkill property, and Mrs. Nellie Johansen, is pro-

prior of a cloth weaving enterprise with hand loom features.

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

*File personal*

April 5, 1940

Dear F:

Upon examination of our lease dated April 2nd, it appears that the sub-lessees, in the event of my death, would have their leases automatically abrogated in spite of my having entered into an arrangement covering a twelve month period.

In order to protect such tenants, will you indicate on the enclosed copy of this letter that I shall have the right to issue sub-leases for a period not to exceed one year which will be binding upon your estate if I should die; and that any lease in existence at the time of my death shall run until the termination thereof.

It is also suggested by Mr. Hackett, that a clearer definition of the boundary of Parcel I would be to describe the west boundary as indicated in the lease but to limit it to a point two hundred and ten (210') feet west of the artesian well drilling. This still leaves it parallel with the west line of Violet Avenue.

To define Parcel II a little more clearly, Mr. Hackett suggests the following:

To start at a point at the center of the Bridge in front of the Hughson house and follow the new road southerly to the north line of the Dumphy farm, then follow the north line of the Dumphy farm to the center of the bridge over the Val Kill, thence northerly and easterly along the Val Kill to the point or place of beginning.

The above in no way vitiates our agreement of April 2nd; but merely defines the terms thereof, and my acceptance is, quite obviously, the same.

Affectionately,

*G. Hall Roosevelt*

President Franklin D. Roosevelt  
Washington, D. C.

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

April 5, 1940

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The above in no way vitiates our agreement of April 2nd; but merely defines the terms thereof, and my acceptance is, quite obviously, the same.

Affectionately,

President Franklin D. Roosevelt  
Washington, D. C.

April 2, 1940.

Dear Hall:

Now that the various buildings you are renovating are nearly completed, there should be a form of lease from me to you, in order that you may proceed with the rental of these buildings for your account.

I, therefore, propose:

(1) I hereby lease to you, for a period of ten years from the date of acceptance hereof, the following Parcels of land on my farm in the Town of Hyde Park, described as follows:

Parcel I.

Being part of the Dumphy Farm generally bounded and described as follows:

On the east by the west line of Violet Avenue; on the south by the north line of the Bennett Farm; on the west by a straight line drawn from the north line of the Bennett farm to the south line of the private road leading westerly from Violet Avenue towards the Post Road; and on the north by the south line of said private road; containing six acres, more or less. Provided, however, that if any portion of said six acres lying west or south of the buildings thereon shall not be cultivated by G. Hall Roosevelt or his tenants, Franklin D. Roosevelt shall have the right to cultivate said uncultivated portion of the six acres.

Parcel II.

The western end of the Hughson farm beginning at a point on the bank of the Val Kill Creek east to a point twenty feet north of the north side of the Hughson barn where said line intersects the newly located road between said barn and the Hughson house; thence in a southerly direction following said road to the north line of the Dumphy farm; thence west along said line to the east bank of the Val Kill Creek; thence northerly along the east bank of said Creek to the place of beginning; said land containing four acres, more or less.

(2) I lease to you all buildings now erected or in process of erection on both of said Parcels.

(3) This lease shall terminate in the event of your death.

(4) On the termination of this lease either at the end of ten (10) years or on your death, all buildings together with their furnishings owned by you or by me shall revert to me; with the exception that the furnishings in any building occupied by you personally shall remain in your possession or that of your estate.

(5) You will have full authority to lease on your own behalf any and all of the cottages or buildings on said two Parcels and to collect and retain for your own use the rental therefrom.

(6) You will pay to me the following rental:

1. Six (6%) on such sum of money as I shall have paid to you for the construction or alteration of buildings on said Parcels, including well digging, water supply, electricity, furnishings and so forth, said sum to be determined finally on July 1, 1940.

2. As additional rental a sum every six months equal to one-twentieth ( $1/20$ ) of the amount paid by me to you, said amount to be determined on July 1, 1940; these additional payments being intended to amortize the payments by me to you over a period of ten (10) years.

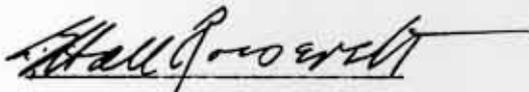
3. All rental and amortization to be payable on the first day of January and the first day of July each year and to cease in the event of your death.

(7) You agree to pay to me premiums for full fire insurance and full liability insurance on all buildings and the tenants therein and to cover liability against claims by visitors to the properties.

(8) You agree to pay all taxes. The amount of said taxes shall be determined by deducting from the new assessed valuation or valuations of the Dumphy and Hughson Farms, the amount of the present assessed valuations of said farms; and deducting also increased valuations caused by said erection by me in the future of new improvements or betterments at other locations on the Dumphy and Hughson farms; it being our purpose that you will pay the full taxes on the improvements made by you in altering and improving the buildings and their appurtenances on the two Parcels of land hereby leased to you.

(9) You agree to maintain the buildings and their appurtenances in good rental condition, and to rent for residence purposes only.

Foregoing accepted



April 2, 1940.



April 2, 1940.

Dear Hall:

Now that the various buildings you are renovating are nearly completed, there should be a form of lease from me to you, in order that you may proceed with the rental of these buildings for your account.

I, therefore, propose:

(1) I hereby lease to you, for a period of ten years from the date of acceptance hereof, the following Parcels of land on my farm in the Town of Hyde Park, described as follows:

Parcel I.

Being part of the Dumphy Farm generally bounded and described as follows:

On the east by the west line of Violet Avenue; on the south by the north line of the Bennett Farm; on the west by a straight line drawn from the north line of the Bennett farm to the south line of the private road leading westerly from Violet Avenue towards the Post Road; and on the north by the south line of said private road; containing six acres, more or less. Provided, however, that if any portion of said six acres lying west or south of the buildings thereon shall not be cultivated by G. Hall Roosevelt or his tenants, Franklin D. Roosevelt shall have the right to cultivate said uncultivated portion of the six acres.

Parcel II.

The western end of the Hughson farm beginning at a point on the bank of the Val Kill Creek east to a point twenty feet north of the north side of the Hughson barn where said line intersects the newly located road between said barn and the Hughson house; thence in a southerly direction following said road to the north line of the Dumphy farm; thence west along said line to the east bank of the Val Kill Creek; thence northerly along the east bank of said Creek to the place of beginning; said land containing four acres, more or less.

(2) I lease to you all buildings now erected or in process of erection on both of said Parcels.

(3) This lease shall terminate in the event of your death.

(4) On the termination of this lease either at the end of ten (10) years or on your death, all buildings together with their furnishings owned by you or by me shall revert to me; with the exception that the furnishings in any building occupied by you personally shall remain in your possession or that of your estate.

(5) You will have full authority to lease on your own behalf any and all of the cottages or buildings on said two Parcels and to collect and retain for your own use the rental therefrom.

(6) You will pay to me the following rental:

1. Six (6%) on such sum of money as I shall have paid to you for the construction or alteration of buildings on said Parcels, including well digging, water supply, electricity, furnishings and so forth, said sum to be determined finally on July 1, 1940.

2. As additional rental a sum every six months equal to one-twentieth (1/20) of the amount paid by me to you, said amount to be determined on July 1, 1940; these additional payments being intended to amortize the payments by me to you over a period of ten (10) years.

3. All rental and amortization to be payable on the first day of January and the first day of July each year and to cease in the event of your death.

(7) You agree to pay to me premiums for full fire insurance and full liability insurance on all buildings and the tenants therein and to cover liability against claims by visitors to the properties.

(8) You agree to pay all taxes. The amount of said taxes shall be determined by deducting from the new assessed valuation or valuations of the Dumphy and Hughson Farms, the amount of the present assessed valuations of said farms; and deducting also increased valuations caused by said erection by me in the future of new improvements or betterments at other locations on the Dumphy and Hughson farms; it being our purpose that you will pay the full taxes on the improvements made by you in altering and improving the buildings and their appurtenances on the two Parcels of land hereby leased to you.

(9) You agree to maintain the buildings and their appurtenances in good rental condition, and to rent for residence purposes only.

Foregoing accepted

---

April 2, 1940.

April 2, 1940.

Dear Hall:

The enclosed is, I think, all right but will you be good enough to show it to Henry Hackett and also I suppose to John E. Mack. I may see you next weekend.

Affectionately,

G. Hall Roosevelt, Esq.,  
Hyde Park, Dutchess County,  
New York.

FDR/dj

Enclosure.

I have kept the original which you have accepted today. (Longhand)

HENRY T. HACKETT  
ATTORNEY & COUNSELLOR AT LAW  
226 UNION STREET  
POUGHKEEPSIE, NEW YORK

Nov. 6th, 1939.

Hon. Franklin D. Roosevelt  
Hyde Park  
Dutchess County, N. Y.

Dear Franklin:

Mr. Hall Roosevelt has handed to me copies of a letter to you and of a proposed lease. I understand he wants to rent four acres of land on the Dumphy farm west of Violet Avenue and south of the private road and I think that the west line of this lot in his description should be described as being at a distance west of the west line of Violet Avenue sufficiently far so that the lot contains four acres. The description of the part of the Hughson farm in his proposed lease is not as definite as I think it should be.

I understand that the term of the lease is for ten years or to the time of his death if it occurs before ten years of the date of the lease. Under this arrangement any sub-lease that he might make would terminate at his death, as he could not make a lease which might extend beyond the term of the original lease which he held from you.

Please let me know if it is intended that he pay to you interest at 6% on all sums of money advanced by you to him in form of rent, which is to be paid to you semi-annually beginning six months from the date of the lease.

I understand he agrees to pay the taxes on the two parcels which he is leasing from you. At present, these parcels of land are assessed not separately but are included in the assessments of the Hughson and Dumphy farms and the taxes would have to be apportioned. At present, the Dumphy farm is assessed on the tax roll in four separate parcels and I do not believe it advisable to ask the assessors to break this or the Hughson farm into more separate parcels.

With kindest regards, I am

Sincerely yours,

*Henry T. Hackett*

G. HALL ROOSEVELT  
ONE PARK AVENUE  
NEW YORK CITY

Hyde Park, N. Y.  
November 1, 1939

Dear F:

Enclosed please find two copies of agreement which you may consider. This is as simple as I have been able to make it.

There is nothing in this agreement about moving the large barn on the Newbold place. The reason for this is that I doubt if it would pay; first, because the structure will not stay in one piece; second, because it has a beautiful concrete floor under it; third, because the bottom could be used for garage and the upper half for housing with excellent results; or it could be used for two large two family houses as it sits.

The shed with the concrete walls presents the problem of achieving sufficient sun-light through the concrete wall. That may cut us down to five projects instead of six. I will advise you after doing some experimental work.

We have left out of the agreement any estimates as to the cost of drilling a well or painting the central barn. It is possible that we do not need a roof on the central barn if it is applied exclusively to garage purposes.

The work of wrecking the very old, unpainted barn on the Newbold place will go forward this week.

Why don't you present me with a check of \$500. every two weeks? That is about as fast as I can spend it.

*G. H. Roosevelt*  
Hall

Hyde Park, N. Y.  
November ,1939

Dear F:

You hereby lease to me two (2) of your parcels of land on your farm in the Town of Hyde Park, described as follows:

Parcel I. Being part of the Dumphy farm generally bounded and described as follows:

On the east by the west line of Violet Avenue; on the south by the north line of the Bennett farm; on the west by a straight line drawn from the north line of the Bennett farm to the south line of the private road leading westerly from Violet Avenue towards the Post Road, and on the north by the south line of said private road.

Parcel II.

The Western end of the Hughson farm beginning at a point on the bank of the Creek thence west of a point twenty (20') feet north of the north side of the Barn and running thence east to the newly located road between the Barn and Linaka's house; thence following the road in a southerly direction to the south wall of the Hughson farm thence to the east bank of the Creek; thence northerly along the east bank to the place of beginning.

Said premises containing four acres, more or less.

This lease is to commence on the day of \_\_\_\_\_ and is to terminate on the happening of either of these two events:

First: My death;

Second: The expiration of a period of ten (10) years after the commencement of this lease. So that, if I should not die during that period, I shall remain your tenant for ten (10) years.

You agree to dig the necessary wells.

You agree that I shall be permitted to make leases on my own behalf to all of the six (6) cottages hereinafter referred to, and to collect and retain for my own use the rental therefrom.

Page -2-

I agree, at my own expense, to erect on the land, I am hereby leasing from you, five (5) more cottages substantially similar in design to the one already completed by me, and I agree to pay the following rental:

Six (6%) percent. on THREE THOUSAND FOUR HUNDRED AND NINETY-FIVE (\$3,495.00) DOLLARS, semi-annually on the \_\_\_\_\_ days of \_\_\_\_\_ and \_\_\_\_\_ of each year.

I further agree to pay you, as additional rental, on the \_\_\_\_\_ days of \_\_\_\_\_ and \_\_\_\_\_ of each year, the sum of ONE HUNDRED AND SEVENTY-FOUR DOLLARS AND SEVENTY-FIVE (\$174.75) CENTS, until twenty (20) of such payments have been made by me; or until my death in the event that I shall die before having made twenty (20) of said instalment payments.

I agree to pay all taxes.

I am to pay all fire insurance.

Foregoing accepted

---

Hyde Park, N. Y.  
November , 1939

Dear F:

You hereby lease to me two (2) of your parcels of land on your farm in the Town of Hyde Park, described as follows:

Parcel I. Being part of the Dumphy farm generally bounded and described as follows:

On the east by the west line of Violet Avenue; on the south by the north line of the Bennett farm; on the west by a straight line drawn from the north line of the Bennett farm to the south line of the private road leading westerly from Violet Avenue towards the Post Road, and on the north by the south line of said private road.

Parcel II.

The Western end of the Hughson farm beginning at a point on the bank of the Creek thence west of a point twenty (20') feet north of the north side of the Barn and running thence east to the newly located road between the Barn and Linaka's house; thence following the road in a southerly direction to the south wall of the Hughson farm thence to the east bank of the Creek; thence northerly along the east bank to the place of beginning.

Said premises containing four acres, more or less.

This lease is to commence on the day of \_\_\_\_\_ and is to terminate on the happening of either of these two events:

First: My death;

Second: The expiration of a period of ten (10) years after the commencement of this lease. So that, if I should not die during that period, I shall remain your tenant for ten (10) years.

You agree to dig the necessary wells.

You agree that I shall be permitted to make leases on my own behalf to all of the six (6) cottages hereinafter referred to, and to collect and retain for my own use the rental therefrom.



file  
SAR

PSF

V. R. [unclear]

April 13, 1940

Dear F:

I am enclosing unsigned and undated memoranda  
anent yours of April 11th, which refers also to Stewart  
McDonald's note of April 3rd.

You might also be interested in a copy of  
Diamond's letter of April 11th. He appreciated your  
courtesies tremendously.

*[Handwritten signature]*  
W. C.

April 11, 1940

G. Hall Roosevelt, Esq.  
Hyde Park, Dutchess County  
New York

Dear Mr. Roosevelt:

May I tell you how much I enjoyed my visit to Hyde Park and the extremely interesting talk we had of your low cost housing projects. Evidently you are doing a job that ought to be done in many places in the country, including Alaska.

Your secretary, Miss Mondres, has been kind enough to send me copy of the article appearing in the POUGHKEEPSIE EVENING STAR relative to your building operations. You will recall that I asked for it when I was there.

Your friend, Dick Conover, is a grand boy and the trip to Roosevelt Field with him was exhilarating. I have never before flown over that part of the country and was amazed to note the number of small lakes hidden among the hills. It is indeed a pleasant prospect.

I am indebted to you and your lovely lady for all of your courtesy and I hope sometime to see you both in Alaska.

Within a few days I expect to write you about housing in Alaska for with your intimate knowledge of the Territory you are the one man to undertake low cost housing there, if proper plans can be worked out.

With highest regards, I am

Sincerely yours,  
ANTHONY J. DIMOND  
Delegate

RE: BELMORE HOUSE

1. This may be a good looking house in the summer when the heating system does not have to be turned on.
2. Without specifications or a Bill of Material, it is impossible to judge both the merits and cost of a construction plan.
3. It is difficult to understand why a man requires hall space 6 x 6 when the attempt is to reduce the cost of the house.
4. If a sufficient number of houses are built in one locality, a steam shovel might dig a cellar for \$55.00; but to make the setting double, include plumbing, and install a concrete floor with piers for \$200.00, is not possible north of the Mason Dixon line.
5. It is impossible to determine from the drawings if forced ventilation is contemplated.

F.H.A. STANDARD HOUSE April 3, 1940

1. A Bill of Material is necessary in order to adjust the costs of erection.

PS.  
to put into  
recd

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

file  
Hall Roosevelt  
3

April 16, 1940

Miss M. LeHand  
White House  
Washington, D.C.

Dear Miss LeHand:

Enclosed please find a copy of a  
Trial Balance made of my books as of April 1, 1940.

Yours very truly,  
*Jessie Mader*  
Secretary to  
G. HALL ROOSEVELT

M

TRIAL BALANCE

APRIL 1, 1940

DEBITS

Insurance	\$ 384.99
General Expense	432.59
Petty Cash	-10.00
Electricity	21.78
Laborers' Wages	4,198.69
Office Expense	628.04
Telephone	165.91
Purchases	6,680.95
Cash	146.29
N.Y. State Unemployment Ins. Taxes	73.24
Project No. I	25.50

\$ 12,767.98

CREDITS

FDR	\$ 7,491.18
GHR	3,978.19
Accounts Payable	1,163.36
Discounts	109.04
Social Security	2.11
Project No. III	24.13

\$ 12,767.98

April 2, 1940.

Dear Hall:

The enclosed is, I think, all right but will you be good enough to show it to Henry Hackett and also I suppose to John E. Mack. I may see you next weekend.

Affectionately,

G. Hall Roosevelt, Esq.,  
Hyde Park, Dutchess County,  
New York.

Enclosure.

I have kept the original which you have accepted today. (Longhand)

3

April 16, 1940.

Dear Hall:-

Enclosed you will find check  
in the amount of \$500.00, due April 13,  
1940. I am terribly sorry not to have  
got it to you in time.

As ever,

G. Hall Roosevelt, Esq.,  
Poughkeepsie,  
New York.

(Enclosure)

PATRONS ARE REQUESTED TO FAVOR THE COMPANY BY CRITICISM AND SUGGESTION CONCERNING ITS SERVICE

1901 B

**CLASS OF SERVICE**

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable sign above or preceding the address.

# WESTERN UNION

NEWCOMB CARLTON, PRESIDENT

J. C. WALLEYER, FIRST VICE-PRESIDENT

**SIGNS**

- DL = Day Letter
- NM = Night Message
- NL = Night Letter
- LOC = Deferred Cable
- NLT = Cable Night Letter
- WLT = Week-End Letter

The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

**Received at**

QM22 15=POUGHKEEPSIE NY APR 21 138P

MISS M LEHAND=

WHITEHOUSE WARMSPRINGS GA=

*file*

MINUTES IN TRANSIT	
FULL-RATE	DAY LETTER

HOPE CAR WORKS NO DRAWINGS OF ANY KIND RECEIVED WAS THE ADDRESS POUGHKEEPSIE OR HYDEPARK=

HALL=

102P

3

These are  
from Hall  
file

MEMORANDUM

Large manufacturers have knowingly infringed patents where business considerations seemed to warrant. It is customary for departments of the Federal Government to require a bond against monetary loss by the Federal Government. Only the Navy Department, where scientific apparatus is involved, require an oath resulting in criminal turpitude if the bidder deliberately infringes a patent. This obviously necessitates a list of patents covering the material involved in the bid.

The Navy Department's Specifications' Patent Data:

Each bidder shall submit in triplicate, with his bid, the following classified information:

- (1) A list of patents owned or controlled by him which cover any portion of the material which he proposes to furnish.
- (2) A list of all patents covering any portion of the material which he proposes to furnish and under which he is licensed by others to manufacture such material for the Government.
- (3) A list of all patents covering any portion of the material which he proposes to furnish and under which he is not licensed to manufacture such material for the Government.

Where no patents are involved under any one of the above classes, bidder shall state explicitly that such is the case.

Where part or all of the material is to be furnished by a subcontractor, bidder shall also furnish the above information in addition for that portion of the material which is to be furnished by such subcontractors.

Failure to submit this information may be sufficient cause for rejection of any bid.

The bids on C.A.A. Proposal #380 are to be opened within the next five days. It, therefore, is dangerous to permit the specifications to be submitted without instructions to bidders to contain the following provisions which have been in use by the Navy Department for the last five years for similar material:

- "(1) A list of patents owned or controlled by him which cover any portion of the material which he proposes to furnish.
- (2) A list of all patents covering any portion of the material which he proposes to furnish and under which he is licensed by others to manufacture such material for the Government.
- (3) A list of all patents covering any portion of the material which he proposes to furnish and under which he is not licensed to manufacture such material for the Government.

Where no patents are involved under any one of the above classes, bidder shall state explicitly that such is the case.

Where part or all of the material is to be furnished by a subcontractor, bidder shall also furnish the above information in addition for that portion of the material which is to be furnished by such subcontractors.

Failure to submit this information may be sufficient cause for rejection of any bid."

Failure to meet the Navy practice might well involve the government in heavy expenditures.

TELEGRAM

25WUD8

*file  
personal*

The White House  
Washington

*You have Hall's  
account - he  
apparently wants  
more money -  
3*

Poughkeepsie NY 415pm May 7 1940

Miss Marguerite LeHand

The White House

Please don't forget Fallkill bank and Metropolitan museum

G Hall Roosevelt.

455pm d

3

THE WHITE HOUSE  
WASHINGTON

May 9, 1940.

MEMORANDUM FOR

HALL ROOSEVELT

TO READ AND RETURN FOR  
MY FILES.

F. D. R.

Pamphlet entitled "Protection  
Against Termites".

PROPERTY OF HOUSE  
INT. SECURITY  
EXCLUDED  
MAY 8 1940  
AVENUE 1004  
1118 AVILLE HOUSE

5

FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C.

RAYMOND T. CAHILL  
ASSISTANT ADMINISTRATOR

May 8, 1940.

Dear Grace:

The President may want to keep the attached in mind in connection with any houses which he is building up at Hyde Park. Also he may want to send it along to Hall Roosevelt.

I am making a comprehensive study of this pamphlet myself and I have come to the conclusion that termite infection may be the root of all my trouble.

*Affectionately*  


Miss Grace Tully  
White House  
Washington, D. C.

630 Fifth Avenue  
New York

g

3

May 13, 1940.

MEMORANDUM FOR F.D R.

The landscaping and planting will be completed this week. A soil expert from Albany came down and advised that the field northeast of Arnold Berge was exhausted and should be planted in oats and turned under. You have apparently advised Plog that he could have it.

It appears that we cannot get tenants to plant south of project #1 anything but trees unless it be drained, which I do not recommend at this juncture.

The worst waste of good land is southeast of the cornfield, which Moe Smith tells me that you deeded to him for a year- in other words, the plot southeast of Nellies'.

The trees you planted have been choked out by the underbrush, in spite of excellent advice from your doctor friend in Albany.

I propose to plant one acre in onions. In the middle of this plot they could be alternated with trees because it is ideal muck soil.

G.H.R.

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

file  
H. Roosevelt  
3

Dear F.

Don't let 'em kid you! The  
tether neck is required. It will take  
eighteen months to train personnel in  
precision manufacture & assembly to  
double our present production.

To to it old man - a grand job.

Hffly  
1/24/41.

Hall  
Roosevelt

3  
1940

June 3, 1940

Dear Hall:-

The President has asked me to send you  
the enclosed check for \$92.24, covering the bills  
enclosed in your letter of June 1.

Very sincerely yours,

H. A. Lo Hand

Mr. Hall Roosevelt  
Hyde Park  
Dutchess County  
New York

THE WHITE HOUSE  
WASHINGTON

6/26/40

MEMORANDUM FOR  
MISSY

Hall told me Sunday that he only has \$500 more coming to him from me. Therefore, stop further payments after this week.

However, you should pay him the four enclosed bills totalling about \$92.00.

F. D. R.

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

June 1, 1940

Miss Marguerite Le Hand  
White House  
Washington, D. C.

Dear Missy:

Herewith enclosed is Trial Balance for  
period ending May 31, 1940.

In order to keep the records straight, I  
am also enclosing various bills which I have debited  
to F's account.

Affectionately,

GHR:M

*Hall*  
B.S. What's my salary as general  
supervisor + head holder - note  
enclosed bills.

*me*  
Hope you sent me a check.

If he doesn't hit your ear - Tell  
F. The three boys to the death can be  
picked up at any 100 yds back of road @ 42.  
his mile blood mine. No hurry. *me*

June 1, 1940

TRIAL BALANCE

<u>DEBITS</u>		<u>CREDITS</u>	
Insurance.....	\$ 392.46	F.D.R. ....	\$ 9,203.25
General Expense .....	750.61	G.H.R. ....	5,032.51
Landscaping .....	52.99	Account's Payable .....	1,661.48
Petty Cash .....	17.16	Discounts .....	109.04
Philgas .....	5.00	PROJECTS:	
Electricity .....	43.72	I .....	49.93
Laborers' Wages .....	5,490.17	III .....	12.41
Office Expense.....	866.56	V .....	25.00
Supervision .....	84.25	VI .....	25.50
Telephone .....	224.35		
Purchases .....	7,644.72		
Cash .....	263.89		
Social Security .....	42.07		
Cookingham .....	15.00		
N.Y. Unemployment Tax	156.17		
VII .....	70.00		
	<u>\$ 16,119.12</u>		<u>\$ 16,119.12</u>

June 1, 1940

FDR

TO

GHR

-----  
To purchase of pump for  
NELLIE JOHANNESON by  
Mr. Lenaka

.....\$ 57.40

12.00

11.90

10.94

92.24

June 1, 1940

FDR

to

GHR

-----  
To digging out Val Kill Road after  
snowstorm February 27, 1940

..... \$12.00

June 1, 1940

FDR:

TO

GHR

-----

TO: Installation of side arm water  
heater for ARNOLD BERGE

.....\$ 11.90

June 1, 1940

FDR

TO

GHR

-----  
TO: Two bundles of celotes as follows:

1. to Mr. Lenaka on Jan. 19, 1940
2. to Bill on Jan. 6, 1940

..... 10.94

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

*Hall Roosevelt*  
3

July 7, 1940

Miss Marguerite LeHand  
White House  
Washington, D. C.

Dear Missy:

I am enclosing herewith, for your files,  
a balance sheet as of June 30, 1940.

Sincerely,

*Hall*

M

July 1, 1940

\* TRIAL BALANCE \*

<u>DEBITS</u>		<u>CREDITS</u>	
Insurance .....	\$ 392.46.	F. D. R. ....	\$ 9,691.35
General Expense .....	859.67	G. H. R. ....	5,280.39
Landscaping .....	87.23	Accounts Payable ....	1,907.93
Petty Cash .....	17.16	Discounts .....	109.91
Philgas .....	8.44	VIII -Account .....	673.60
Electricity .....	63.81	Projects:	
Laborer's Salaries ....	6,393.03	No. I .....	16.21
Office Expense .....	1,029.36	No. II .....	15.00
Telephone .....	242.14	No. III .....	263.07
Purchases .....	8,391.86	No. V .....	125.00
Cash .....	203.75	No. VI .....	14.59
Social Security .....	27.72		
Fred Cookingham .....	6.00		
N.Y. State Unemployment	156.17		
Supervision .....	235.75		
Project No. VII .....	42.50		
	<hr/>		<hr/>
	\$18,097.05		\$18,097.05

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

*file*  
July 12, 1940  
*H.R.*  
*Project*  
*3*

*W*  
Miss Marguerite Le Hand  
White House  
Washington, D. C.

*PSF*

Dear Missy:

The first installment of six percent.  
on your investment to date is ready.

The questions are:

1. When do you want the fiscal year to  
begin?

2. When are your taxes determined?

3. Why should your immediate investment  
in the project not come out of income?

4. Is anybody incorporated?

*(This cutsoat  
deleted)*

Affectionately,

*GHR*

GHR:M

2 ✓ file personal

11R-3

July 12, 1940

Dear F:

You suggested a sawmill. The War Department have advised me that I cannot have any more steel houses. The sawmill, therefore, is a matter of interest.

There seems to be one available that will handle a two foot log by twenty-four feet long, for \$150.00 installed and with necessary approach.

Linaka tells me that you told him somebody in Rhinebeck had a mill for sale. If so, I would be glad to contact him whoever he may be.

You have very little timber that is sufficiently sizeable.

Am attempting to secure used lumber for scaffolding and some material from buildings, to be wrecked locally. We might be able to avoid the cost of the mill.

Best love  
W. W.

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

July 19, 1940

Miss Marguerite LeHand  
White House  
Washington, D. C.

Dear Missy:

Many apologies, but the enclosed certificate  
escaped my mind as a legal requirement in presenting  
the old man with the Buggy at Warm Springs.

*Sore*  
~~Yours very truly,~~  
*Hall*

GHR:M

*one photo, filed:*

*FDR Automobiles Billys roadster.*

*file 3*  
*Certificate given*  
*to Mrs Butler*  
*today 8/13/40*

Miss Thompson

THE WHITE HOUSE  
WASHINGTON

*file  
personal*

From the desk of—  
Malvina C. Thompson

MISS TULLY:

Mrs. Roosevelt says she  
can't do anything about this  
and thinks the President will  
have to settle it with Hall.

M.C.T.

# WILLYS-OVERLAND MOTORS, INC.



TOLEDO, OHIO

OFFICE OF THE PRESIDENT

March  
6  
1940

RECEIVED  
MAY 8 1 43 PM '40  
THE WHITE HOUSE

*Hall Roosevelt*  
3

Dear Mr. President:

It gives me a great deal of pleasure to tell you that the special Willys roadster my good friend G. Hall Roosevelt told you we wanted to build for you is now ready for delivery.

Every one of us here, who had a part in its building, took a great personal pride in our efforts — knowing as we did that the man behind the wheel of the U. S. A., would be the man behind the wheel of this car, too.

The car is a beauty. I enclose a photograph of it. And, I hope that the man shown sitting in it (who happens to be me) doesn't mar the lines of the automobile.

We have carefully worked out the devices at the wheel and they will operate in a similar manner as those on your Ford at Hyde Park. I am sure that you will be delighted with the performance of the car, for Hall has a Sedan of the same model and is very enthusiastic about it.

You will be interested to know, I am sure, that we are the only automobile manufacturer today building a genuine "New Deal" car that those 80 per cent of Americans with incomes of less than \$2,000 a year can really afford to buy and to run — and enjoy the abundant life.

You see, our cars are priced from \$100 to \$170 less than the other so-called "low-priced" cars — and Willys gets 30 miles to the gallon and operates for as low as a cent a mile. People can buy it without getting into debt.

In fact, one of the dealers pointed out the other day that if the 24 million car owners in this country

OFFICE OF THE PRESIDENT  
WILLYS-OVERLAND MOTORS, INC.

- 2 -

all drove Willys automobiles, that the 50 per cent savings they would effect, in 375 billion annual miles of driving, would amount to over 11 billion dollars a year.

This would mean that in five years, they would save 56 billion dollars -- which would pay off the national debt.

So, now if we can get those 24 million car owners to buy Willys cars, it will not only solve all of your budget troubles, but we'll make enough on the transaction to pay Jesse Jones back the money he loaned us, and have something left over for the stockholders, too!

We are tremendously proud that you are the owner of a new Willys. Of course, we have released no material to the press, and would not without your express permission.

However, I felt that you might allow us to have one of your favorite news photographers picture you at the wheel in Hyde Park or Washington, and then the picture would be released more as a news shot than a publicity photo, with a caption that you are enjoying a Spring drive, with a mention somewhere of the car name.

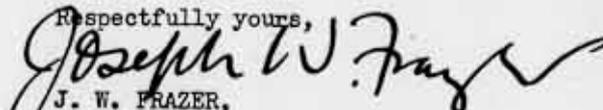
As you may recall, I believe that this was the way it was handled when you took delivery of a Plymouth three or four years ago, and pictures were taken at Hyde Park.

We would also like to release pictures to our dealers, for their information only, and not for publication release.

I would be happy to drop in on you at Hyde Park when you take delivery of your new Willys -- or, we will arrange it any way you suggest, and anywhere that might be convenient.

The car is now ready for you, and if you will have your secretary write to me, I will make any arrangements you desire.

Respectfully yours,

  
J. W. FRAZER,  
President.

Hon. Franklin D. Roosevelt,  
White House,  
Washington, D. C.

THE WHITE HOUSE  
WASHINGTON

August 14, 1940.

MEMORANDUM FOR  
HALL ROOSEVELT

The President has asked  
me to send you the enclosed  
copies of letters.

M. A. Le Hand  
PRIVATE SECRETARY

(Enclosures)

*H. Roosevelt*

August 14, 1940.

Dear Mr. Richards:-

Your letter of August ninth, addressed to the President, in regard to the heating unit purchased by Mr. G. Hall Roosevelt, has been forwarded to the latter, as, of course, the President is in no way responsible.

Very truly yours,

M. A. Le Hand  
PRIVATE SECRETARY

John Richards; Esq.,  
Burns Supply Company,  
42-35 Crescent Street,  
Long Island City,  
New York.

DISTRIBUTORS OF { REYNOLDS METAL INSULATION  
NORGE BURNER & AIR CONDITIONING  
PENN PACKAGED HEAT UNITS

## BURNS SUPPLY COMPANY

42-35 CRESCENT STREET

LONG ISLAND CITY, N. Y.

IRONSIDES 6 { 4794  
6175

August 9, 1940.

THE WHITE HOUSE  
AUG 12 9 00 AM '40  
RECEIVED

Honorable Franklin D. Roosevelt,  
White House,  
Washington, D.C.

Dear Mr. President:

We are taking this opportunity of acquainting you with facts of the Hyde Park Development purchase of a Norge OB-60 Heating Unit by Mr. G. Hall Roosevelt on April 25, 1940.

At the time Mr. G. Hall Roosevelt called our office and informed us that he is interested in purchasing a low priced heating unit for a model house he is building in Hyde Park, he informed us that the President and he were very much interested in building a development of low priced homes in Hyde Park.

When we told Mr. G. Hall Roosevelt that the unit he was interested in could be purchased for \$53.00, he instructed us to ship the unit to Hyde Park and said that he would pay for the unit.

As we realize the excellent reputation that the name of Roosevelt enjoys, not only in the vicinity of Hyde Park and New York City, but nationally as well, we are reluctant to use any methods which would reflect adversely on the good name of Roosevelt.

Accordingly, we are writing you with the hope that, if you are interested with Mr. G. Hall Roosevelt in the Hyde Park Development, a word or suggestion from you to Mr. G. Hall Roosevelt reminding him of his financial responsibility would be greatly appreciated.

A copy of the last letter written to Mr. G. Hall Roosevelt is enclosed.

we remain,

Thanking you for your consideration in the matter,

Very truly yours,

Burns Supply Company,

*John Richards*  
John Richards.

JR/r  
Enc.1

"MODERN REFLECTIVE INSULATION WITH THE PERFECT VAPOR SEAL"

(Copy of letter sent to Mr. G. Hall Roosevelt  
on July 30, 1940)

July 30, 1940.

Mr. G. Hall Roosevelt,  
Hyde Park, N.Y.

Dear Sir:

Having received no reply to the letter sent you, dated July 11th, 1940, we presume that you did not receive it otherwise you would have replied to it.

Therefore, we take this opportunity of informing you that the Norge Unit you purchased from us, in the amount of \$53.00, has not been paid for and we would appreciate receiving a check for the above amount at your earliest convenience.

As you know, it is always a good policy to discharge all obligations as soon as possible so that it will reflect on you in a favorable light and, at the same time, enhance your credit standing, not only with the party from whom you purchase the materials, but likewise from other firms who handle allied lines.

We have refrained from pressing you for payment because of your high standing in the community and, also relying on your good business judgment to discharge your indebtedness within a reasonable time.

Without going into further details, we trust that you will favor us with a check in the sum of \$53.00 and thus eliminate any further need of receiving letter from us reminding you of the indebtedness.

Very truly yours,

Burns Supply Company,

John Richards.

(Signed)

JR/r

Re- letter to Sumner Welles from Messersmith 8/21/40  
re visit to Cuba of Mr. E. J. Duffy and Hall Roosevelt's interest in his mission.  
Attached memo to Welles from FDR, saying Mr. Duffy has no White House backing etc.

See:Welles folder-Drawer 1-1940 (Aug 30, 1940 memo)

HR 3.44  
Hyde Park, N. Y.,  
August 31, 1940.

MEMORANDUM FOR

G. H. R.

The funds in the bank are literally busted and I really think you ought now to finish up the steel house, eliminate the payroll entirely and get tenants in all the houses. In other words, not the time now come to begin to pay back on the capital, amortization and the interest for both of us?

F. D. R.

September 20, 1940

Dear F:

I am assuming that October 11th will find the family foregathering.

I have two musical stunts for you. One, an electric piano that goes all the way from an organ to Hawaiian music; two, Brazilian baritone, who is a grand gentleman and apparently very much anti-communist and anti-facist. Shall be glad to land them any place this side of New Orleans. The instrument will be placed on location when decided.

*psall*

TELEGRAM

4WUAB 30 9:55 a.m.

The White House  
Washington

*Answered  
by phone  
file  
family*

Poughkeepsie, N.Y. Sept. 28, 1940

MISS MARGUERITE LEHAND:

Please wire if party is big house or Valkill evening sixth.  
Rather large for big house but in any case must know in order  
to make necessary electrical arrangements.

Hall

THE WHITE HOUSE  
WASHINGTON

October 1, 1940.

MEMORANDUM FOR

THE P. S.

Will you find out from  
Hall what this is all about?

F. D. R.

NR

*File  
personal*

1870

MUSEUM

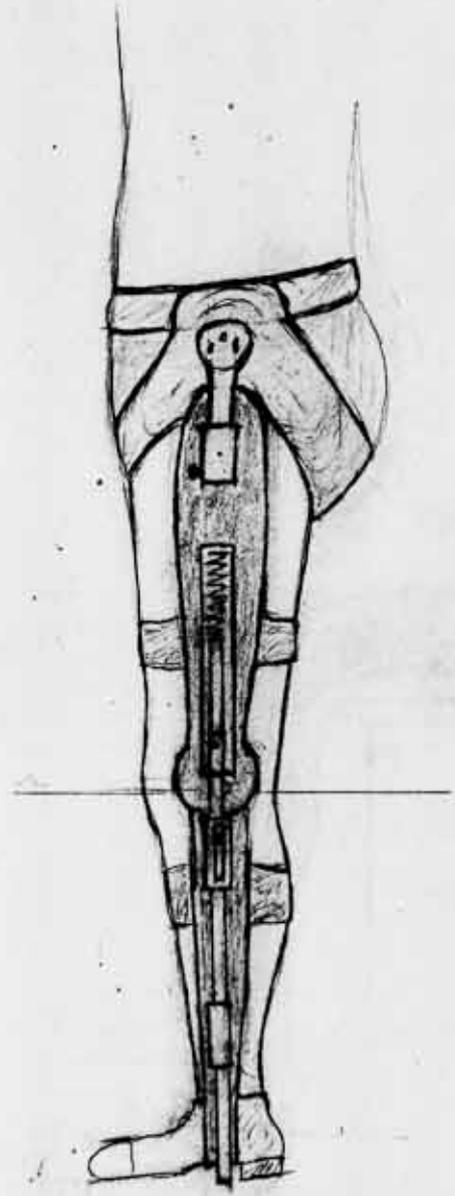
THE AMERICAN MUSEUM OF NATURAL HISTORY

W. S. TORRENCE

THE EARLY THEATRICAL  
THEATRE

1870

THE EARLY THEATRICAL  
THEATRE  
BY  
W. S. TORRENCE  
WITH  
ILLUSTRATIONS  
BY  
T. H. BROWN



W. S. TORRENCE

INVENTOR

W. S. TORRENCE

W. S. TORRENCE

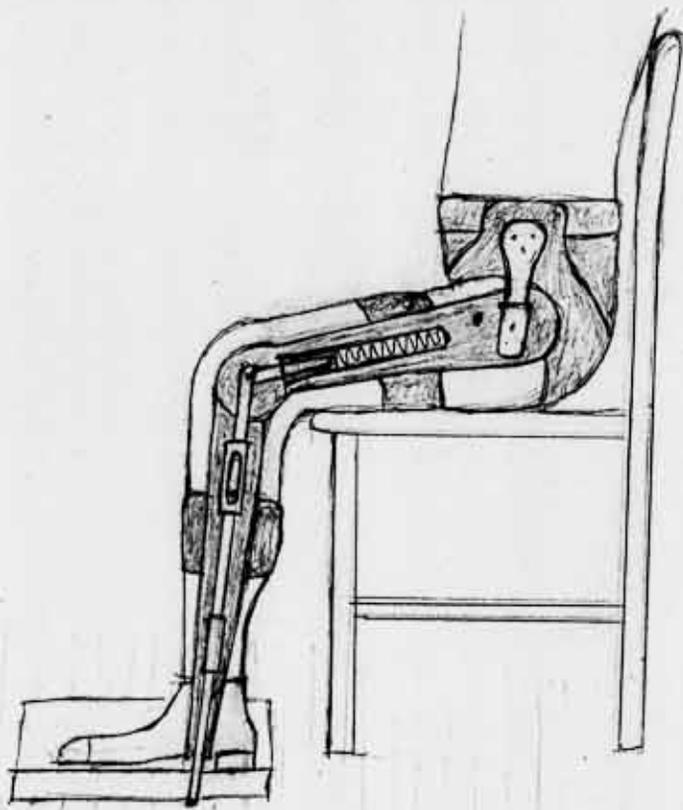
W. S.

W. S.

W. S. TORRENCE

W. S.

W. S. TORRENCE



*PSP 41 Roosevelt 3-1940*

Re-Insurance connected with the projects on Hughson and  
Dumphy farms in which the President and Hall Roosevelt  
are interested.

See: Insurance folder-Drawer 3-1940

Correspondence on  
Housing projects at Hyde Pk  
in which the President and Hall  
Roosevelt are interested. Houses  
being erected on Hughson and Dumphy  
properties.

Bill for  
Re:----Installation of Philgas and equipment for  
Russell W. Linaka and receipted by Hall  
Roosevelt.

See:-Hyde Park folder-Drawer 3-1940

Hall - R.  
2

PSF

H. Roosevelt  
3

Re-Memos to President from H. Roosevelt  
re Metropolitan Museum of Art Income Tax case  
which is being taken up by the President with  
Bob Jackson.

See: Bob Jackson folder-Drawer 1-1940 (March 4-1940 memo)

fill  
personal

Roswell, Ark.

July 24<sup>th</sup> '41.

Dear Grace

We got no place!  
If this is satisfactory to anybody  
I'll eat it.

Best love.  
Hall.

RECEIVED  
U. S. DEPARTMENT OF JUSTICE  
WASHINGTON, D. C.

DEPARTMENT OF JUSTICE

WASHINGTON, D. C.

WJS:FD

300  
5-51-644  
5-51-657

December 6, 1940

Eugene Meacham, Esq.,  
Suite 810-816 Normandy Bldg.,  
1626 K Street N.W.,  
Washington, D. C.

In re: Sun-Herald Corporation v. Euggan;  
News Publishing Co. v. Dwyran.

Sir:

Reference is made to the above-styled suits which are pending in the United States District Court for the Southern District of New York, to recover income taxes alleged to have been erroneously collected for the years 1928 and 1929, in the respective amounts of \$17,285.50 and \$18,493.24 from the Sun-Herald Corporation, and \$35,544.74 and \$71,316.52 from the News Publishing Company, all totaling \$142,640, plus interest thereon. An amended offer has been submitted to settle the above cases on the basis of a refund of 50% or \$71,320, plus interest to September 13, 1939 of \$36,013.40, making a total refund of \$107,333.40.

After careful consideration, the amended offer in settlement has been rejected by the Attorney General. The Chief Counsel, Bureau of Internal Revenue, and the United States Attorney have been notified of the action taken.

Respectfully,

For the Attorney General

*Samuel O. Clark, Jr.*

SAMUEL O. CLARK, JR.  
Assistant Attorney General

Hall Roosevelt  
Father

THE WHITE HOUSE  
WASHINGTON

TELEGRAM

February 5, 1941.

G. HALL ROOSEVELT, ESQ.,  
HOTEL SEYMOUR  
NEW YORK, N. Y.

IN RE BIRTHDAY MATERIAL CHIEF THINKS  
BETTER NOT DISTRIBUTE

G. G. T.

RECEIVED FEB 1 1941

RECEIVED

COMMUNICATIONS

THE WHITE HOUSE

THE WHITE HOUSE  
WASHINGTON

February 1, 1941.

MEMORANDUM FOR  
THE PRESIDENT

Hall telephoned from New York to say that he recommended to you a man by the name of Wright for the F.C.C. He said he is far and away the best man and that he spent two months checking him and has given Missy a memorandum of his qualifications, etc.

Hall also said you told him the other night you had no objection to his giving out the program or records which he had made for the Birthday party if there was a demand for them. He wonders if you would rather have the word "Director" substituted for the word "Dictator" before being distributed or would you rather say no on the whole thing?

G.

Roosevelt, G. Hall folder

G. HALL ROOSEVELT  
HYDE PARK, DUTCHESS COUNTY  
NEW YORK

88

Feby. 24<sup>th</sup> '41.

Dear F.

McCormick & I have laid  
out the etched.

This boy is good:-

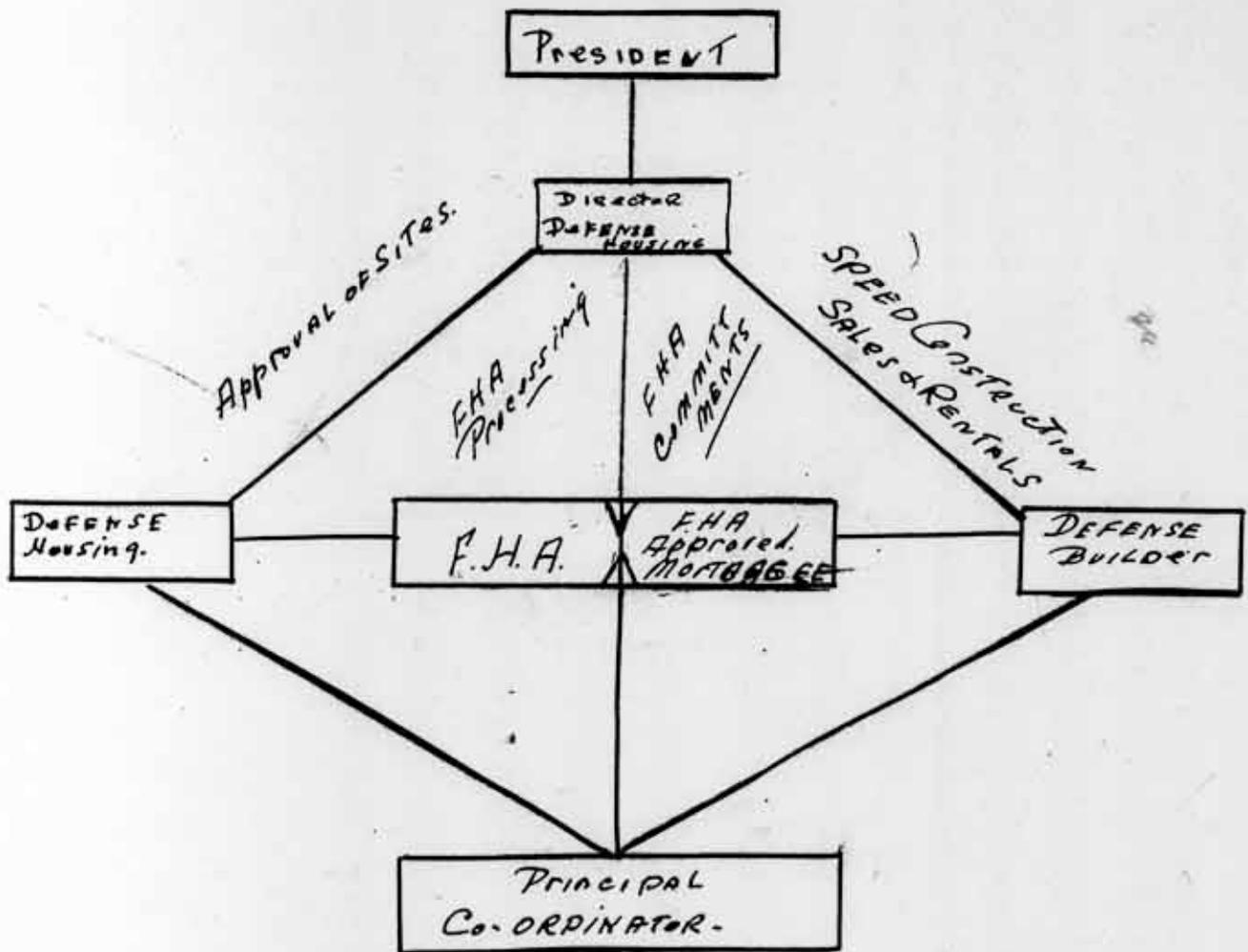
Self made.

Legally & morally sound.

Thoroughly experienced in  
fabrication & drawings.

Best  
GHR

1. The Defense Housing Program requires co-ordination because of its over-night growth. Housing and builder can be mobilized to act as the advance guard for FHA and approved mortgagee, by a principal co-ordinator.
2. The time delay of mortgage approval must be brought to a minimum.
3. It is not necessary to delegate any additional authority but important to have the principal co-ordinator reporting only to the Director to eliminate time delays by contacting approved mortgagees in Defense Housing Program.
4. The attached diagram suggests a possible solution. It is to be noted that the Defense Director, reporting to the President, can short-circuit existing procedure by two routes. They may lead directly to the co-ordinator without affecting any laws or regulations. Time being the essence of the Defense Housing program.



Roosevelt Hall

THE WHITE HOUSE  
WASHINGTON

March 6, 1941.

MEMORANDUM FOR  
HALL ROOSEVELT

Bangs Disease has little if anything to do with breed of cows. It can be checked in a herd if taken in hand promptly. Evidently it had been among our cows for three or four years and Gallinger did nothing about it.

I have persuaded Mama not to start another herd -- only to keep four or five milking Guerneys. The barns are being disinfected and painted three separate times -- and there will be a new farmer.

The black cattle you mention are not milkers -- they are beef type!

F. D. R.



*S. Hall Roosevelt folder*

THE WHITE HOUSE  
WASHINGTON

March 13, 1941

MEMORANDUM FOR  
HALL ROOSEVELT

The enclosures speak for  
themselves.

M. A. LeHAND  
Private Secretary

**Enclosures**

Let to Mrs. F. D. Roosevelt 3/3/41 from  
Ransom Cook, 3900 Spuyten Duyvil Parkway  
Riverdale, NYC asking if have extra cottage  
with about 3 acres of land for rent on  
Hyde Park estate for the purpose of a  
small poultry farm.

H. Hall Roosevelt folder  
9-41

file  
personal

March 30, 1941

F. D. R.

In the event that I. B. M. munition plant opens in Poughkeepsie we should attempt to build one or two more houses. We now have the experience, we are now paying expenses. There is a shortage of building labor in Poughkeepsie. There is a shortage of accommodations judging by the number of costs for the houses you and I have already built. Your wrought iron house shows more and more sense, and I have another scheme which should place our houses in commission by the time the munitions workers arrive on the job.

I am checking, to be sure there will be a munitions plant in Poughkeepsie. In any case, we can not lose any money.

Best Love

L. H. R.

SL

G. Hall Roosevelt files  
4-41

file  
personal

April 15, 1941.

MEMORANDUM FOR

F.D.R.

Jesse Jones in the assumption of new duties can hardly be expected to become familiar with the personnel in his department in a short time. You very correctly stated that the difficulty about aviation is that all the so-called experts differ. There are three so-called experts in the C.A.A. who have become such since I first walked in four years ago and asked Johnson why blind flying equipment was not used. He admitted never having heard of such and asked for two weeks to consult with members of his department. Four years have gone. Many lives have been lost. Much equipment has been wrecked.

Only in the Navy Department for the past seven years has there been a continuous development resulting in the protection of their squadrons.

The investment for the ten major fields in the United States would have saved well over \$1,500,000.00 in 1940.

There will shortly be a third manufacturer of blind landing equipment in the field, who has always shown good engineering, namely, the Sperry Company. Nothing short of a deletion of so-called experts in the C.A.A. will cure the situation.

G. H. R.



Hall Roosevelt Files  
7-11

THE WHITE HOUSE  
WASHINGTON

May 14, 1941

Dear Hall:

The President has asked me to send you  
the enclosed check in the amount of \$10.44 which  
covers the March and May statements.

Very sincerely yours

M. A. Le Hand

Mr. G. Hall Roosevelt  
Hyde Park  
Dutchess County  
New York, N.Y.

BYEINVOICX  
THE WHOLE HOUSE

March 26, 1941

TO: "F"

to

G. Hall Roosevelt

-----  
Philgas Consumption

..... \$5.02

From February 5th to March 8th

May 1, 1941

F.

to

G. Hall Roosevelt

-----  
Philgas consumed March 8 to April 9

..... \$5.42

August 1, 1941

pd  
8/26/41

F.

to

G. Hall Roosevelt

Philgas consumption from 6/9 to 7/9

\$ 4.77

*G. Hall Roosevelt  
Folder*

THE WHITE HOUSE  
WASHINGTON

August 2, 1941

MEMORANDUM FOR  
G. HALL ROOSEVELT

Subject re:

Account from July 1, 1940 to  
July 1, 1941.

On which account is your  
check as a \$100.00 payment on  
account.

F. D. R.