

● PSF: Warm Springs, GA

1933- June 1934

~~Sally James~~
Rose Ingrid Plebergh
Marian F. Huntington
Mary E. Gregory R. W.
Luisa Bailey
Mayde Anderson
Jeanette Floyd
Mary Taylor
Oliver Carpenter
Arthur S. Carpenter
Frances E. Porteus.
Theodore Hunter
Nell Duncan.
Samie Hoke
Elizabeth Freeman Orth.
Ella Brown Root
Michael Hoke
Joe Turner
John Wimbush

How much
land do
you personally
own at W. 2?
M. C.

Book 111
Miss Leland

ECKFORD C. DE KAY
F. C. A. S.
CONSULTING ACTUARY

84 WILLIAM ST.
NEW YORK

Wednesday,
21st March 30.

My dear Frank -

This is very very personal -

Not knowing the circumstances I could not make any reply but could only comment on your absolute honesty and high mindedness in the most minute details of your life -

Here's the situation - Men talk constantly of the work you are doing and your political future and all the details affecting your purposes and future -

I heard a bunch on the New Canaan express discussing you this morning and was shocked and "mad as hell" - They insinuated that, "knowing or unknowingly" you would nevertheless benefit through your ownership of property at Warm Springs Ga. by the expansion and extension of the wonderful sanitarium you have so splendidly and generously advanced there.

It's rotten, of course - but the Republicans are starting to gather their ammunition and mud for 1936 (and sover) and there's nothing they'll stop at - These men had the nerve to say that it "would look very badly if the expansion at Warm Springs due to the Nation's gifts to you on your birthday should result in personal profit to you through a rise in values of the adjoining properties you took over from Mrs George Westin Peabody" - God - I was sore - but I feel that I should brave your enmity as a bearer of foul tales if I did not take advantage of twenty years friendship and tell you what villainy can be spoken by devils of the Old Guard - I'm so damned mad & disgusted I can hardly see straight or write coherently, but I

felt you should be made aware of such thoughts
so you could use your own good judgement in
building up any back fire you may think necessary.

One other thing - I am firmly convinced that the
forces of "privilege" are surreptitiously trying in every way
to make your wonderful efforts fall by the wayside.

For instance - the Banks just won't loan to small
business men - the R.F.C. assistance along these lines is
all bunk. Murphy of the NY office says they haven't made
a single loan yet and doesn't know how they can!

If the newly proposed loaning authority goes through
you'll find they simply loan to banks on stuff the
banks want to get rid of and allow more money for
the banks to loan to their favored clients -

The banks have more available credit today than a
year ago but the industrialist, honest, hard working small
manufacturer is being driven out of business -

Frank - the people cheer - but big business and the
banking world are simply sitting tight and literally
saying - Well, let's see him get away with it -

This is not just my personal rave - its common
talk - and every town is full of examples which will
very very soon result in a big explosion -

Yours Very Sincerely friend

Chapin

D. W. Egan

GEORGIA WARM SPRINGS FOUNDATION, INC.

120 BROADWAY
NEW YORK

PRESIDENT
HON. FRANKLIN D. ROOSEVELT

BF

May 3rd, 1934.

Warm Springs

To the Trustees of

GEORGIA WARM SPRINGS FOUNDATION, INC.,

Gentlemen:

Enclosed herewith is consolidated balance sheet of Meriwether Reserve, Inc., and Georgia Warm Springs Foundation, Inc., at December 31, 1933 and March 31, 1934, together with earning statement of Meriwether and analysis of increase in principal account of the Foundation for 1933 and the first three months of 1934 before completion of the annual audit.

Very truly yours,

Basil D. Lanier

Treasurer.

Encl.

GEORGIA WARM SPRINGS FOUNDATION, INC.,

and
MERIWETHER RESERVE, INC.,

Consolidated Balance Sheet, December 31st, 1935
and comparison with December 31st, 1934
before annual audit for 1935

		<u>ASSETS</u>	
<u>CURRENT ASSETS:</u>		<u>1935</u>	<u>1934</u>
Cash in Bank		\$ 46,098.40	\$ 25,452.61
" - Patients' Aid Endowment Fund		15,027.69	14,621.75
" - " " Expense "		958.58	10,539.69
Notes receivable		1,765.47	517.75
Accounts receivable		23,181.41	19,896.03
Inventories: Supplies, food, etc.		<u>15,294.44</u>	<u>15,154.65</u>
		\$102,325.99	\$ 84,032.46
 <u>INVESTMENTS:</u>			
United Corp. 300 shs. Pfd.		\$ 13,237.50	\$ 13,237.50
City Housing Corp. 20 shs.		1,980.00	1,980.00
Continental Can Co. 7 shs. Com.		<u>560.00</u>	<u>560.00</u>
		\$ 15,777.50	\$ 15,777.50
 <u>SOUND PICTURES FUND</u>		\$ 258.87	\$ 693.32
 <u>SUBSCRIPTIONS - deferred payments (contra)</u>		\$ 8,500.00*	\$ 82,500.00
 <u>CASH SURRENDER VALUE OF LIFE INSURANCE</u>		\$ 47,848.50	**
 <u>PROPERTY:</u>			
The Warm Springs		\$150,000.00	\$150,000.00
Land and improvements		72,194.56	75,128.56
Buildings		364,350.28	256,648.16
Equipment		87,344.60	66,900.44
Golf course - exclusive of land		25,000.00	25,000.00
Roads		8,000.00	8,000.00
Water sewer system		38,787.87	29,542.51
Telephone and light lines		<u>4,057.44</u>	<u>4,494.78</u>
		\$749,734.75	\$822,512.45
	<u>Less reserves</u>	<u>61,242.96</u>	<u>45,865.65</u>
		\$688,491.79	\$776,646.80
 <u>PREPAID EXPENSES</u>		\$ 2,861.79	\$ 528.05
 <u>DEFERRED CHARGES</u>			<u>3,200.00</u>
		<u>\$866,064.44</u>	<u>\$782,380.15</u>

* It is unlikely that anything will be received from the Conrad Hubert Estate which was formerly carried at \$60,000.00

** Add cash surrender value life insurance \$35,890.50

STATE OF GEORGIA
 DEPARTMENT OF REVENUE
 TALLASSEE

1933
 \$ 12,832.00

1932
 \$ 87,026.49

INVESTMENTS: 1933
 1932

Before January 1, 1933
 and December 31, 1932
 December 31, 1932

MERIWETHER RESERVE, INC.
 GEORGIA WARM SPRINGS FOUNDATION, INC.

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LIABILITIES

	<u>1933</u>	<u>1932</u>
<u>CURRENT LIABILITIES</u>	\$ 23,192.44	\$ 4,654.86
<u>CAPITAL LIABILITIES:</u>		
Notes Payable:		
For purchase of property	47,000.00	59,250.00
Other notes	<u>106,000.00</u>	<u>115,090.00</u>
	<u>\$153,000.00</u>	<u>\$174,340.00</u>
<u>ACCRUED INTEREST PAYABLE</u>	\$ 14,876.88	\$ 20,754.88
<u>LOANS ON LIFE INSURANCE</u>	46,318.89	32,421.00
<u>RENTALS COLLECTED IN ADVANCE</u>	85.00	310.00
<u>DEFERRED CREDIT - unpaid subscriptions (contra)</u>	8,500.00	82,500.00
<u>PATIENTS' AID ENDOWMENT FUND</u>	15,027.69	14,621.73
<u>SOUND PICTURES FUND</u>	258.87	693.32
<u>GEORGIA WARM SPRINGS FOUNDATION, INC.,</u>		
Principal, December 31st, (See Exhibit A)	844,456.44	640,623.12
<u>MERIWETHER RESERVE, INC.,</u>		
Profit & Loss deficit, December 31st, (See Exhibit B)	<u>239,651.77</u>	<u>206,448.58</u>
	<u>\$846,064.44</u>	<u>\$762,380.15</u>

REVENUE CONTINUED IN PREVIOUS

FOUNDER OR FILER IDENTIFICATION

FOUNDER IDENTIFICATION NUMBER

Other notes
for employees of foundation
notes payable:

GRANT FUNDING

GENERAL FUNDING

11' 82'00	270'00
49' 278'00	28' 487'00
\$ 74' 818'00	\$ 30' 124'00
5788' 000'00	5788' 000'00
704' 000'00	778' 000'00
74' 000'00	28' 280'00
32' 728' 44	4' 024' 80
7822	7828

FUNDING

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EXHIBIT A

GEORGIA WARM SPRINGS FOUNDATION, INC.,

Analysis of Principal Account

	<u>1955</u>	<u>1958</u>
<u>BALANCE, JANUARY 1st:</u>	\$674,515.68	\$645,582.58
<u>ADDITIONS:</u>		
Donations	\$130,702.59	\$ 44,381.52
Interest	158.08	134.65
Dividends	914.88	915.76
Georgia Hall	100,000.00	
	<u>\$261,775.50</u>	<u>\$ 45,431.73</u>
	<u>\$936,289.18</u>	<u>\$691,014.31</u>
<u>DEDUCT:</u>		
Withdrawn from Patients' Aid Fund	\$ 50,601.46	\$ 13,678.08
Campaign and extension expenses	21,615.59	15,005.85
Life insurance - net	7,288.80	20,826.55
Interest	2,147.03	822.74
	<u>\$ 81,652.68</u>	<u>\$ 50,332.19</u>
<u>BALANCE DECEMBER 31st:</u>	<u>\$854,636.44</u>	<u>\$640,682.12 *</u>

* Add cash surrender value life insurance \$33,890.50

1934		1,025,000	1,025,000
Depreciation	"	170,000	160,000
Amortization	"	200,000	200,000
Provision for contingencies	"	100,000	100,000
Income taxes	"	1,000,000	1,000,000
Income before income taxes	"	1,000,000	1,000,000
Income taxes	"	100,000	100,000
Income	"	900,000	900,000

Income

1933

1932

Statement of Income and Profit for 1933
 for the year ended December 31st 1933 and
 Statement of Income and Profit for 1932

MERIWETHER RESERVE, INC.

EXHIBIT A

MERIWETHER RESERVE, INC.,

Statistical Comparison for 1933 and 1932

	<u>1933</u>	<u>1932</u>
Average number of hotel guests	<u>16.68</u>	<u>16.50</u>
Average number patients living in the hotel	4.09	6.
Average number patients living in Colony	37.79	37.36
Average number patients living in Foundation cottages	10.80	11.68
Average number all other patients	<u>9.68</u>	<u>13.90</u>
Average all patients	<u>61.76</u>	<u>69.14</u>
Average guests and patients	<u>78.44</u>	<u>86.64</u>

Mildred G. Kerry

Ida Kerry

Hances. W. Peters

Geo. Rieker

Margaret Poppe Hovey

Mary R. Andrew

Luisa M. Strickliffe

John C. Adams

Jeanette Neal

Lucile Polbuck

George Briggs

John Peters

Lillian Carter Wolf

Margaret Knott

VARIABLE ANNUAL WITH SPECIAL DEFERRED	8'00	12'00
LONG-TERM BONDS	10'00	11'00
VARIABLE ANNUAL DEFERRED PAYMENT IN	22'00	22'00
STOCKS	4'00	0'
VARIABLE ANNUAL DEFERRED PAYMENT IN	10'00	10'00
CASH	10'00	10'00
TOTAL	70'00	70'00

CONSOLIDATED BALANCE SHEET
OF THE
GEORGIA WARM SPRINGS FOUNDATION, INC.,
AND
MERIWETHER RESERVE, INC.,
AS OF MARCH 31ST, 1934
AND COMPARISON WITH MARCH 31ST, 1933
BEFORE ANNUAL AUDIT FOR 1933

<u>ASSETS</u>		
<u>CURRENT ASSETS:</u>	<u>1934</u>	<u>1933</u>
Cash	\$ 27,897.50	\$ 23,429.57
- Patients' Aid Endowment Fund	15,121.56	14,751.55
" - " " Expense "	2,042.87	8,067.56
Notes receivable	2,408.14	517.75
Accounts receivable	29,044.20	17,102.50
Inventories: Supplies, food, etc.	20,152.92	15,441.04
	<u>\$107,668.18</u>	<u>\$ 79,549.55</u>
<u>CASH SURRENDER VALUE OF LIFE INSURANCE</u>	<u>\$ 47,842.50</u>	<u>\$ 33,924.00</u>
<u>INVESTMENTS:</u>		
United Corp. 300 shs. Pfd.	\$ 15,237.50	\$ 15,237.50
City Housing Corp. 20 shs.	1,980.00	1,980.00
Continental Can Co. 7 shs. Com.	560.00	560.00
	<u>\$ 15,777.50</u>	<u>\$ 15,777.50</u>
<u>BUILDING FUND</u>	<u>\$ 705.00</u>	<u>\$</u>
<u>SOUND PICTURES FUND</u>	59.75	698.55
<u>SUBSCRIPTIONS - deferred payments (contra)</u>	8,500.00	22,000.00
<u>PROPERTY:</u>		
The Warm Springs	\$150,000.00	\$150,000.00
Land and Improvements	70,944.56	73,176.56
Buildings	307,990.91	283,648.16
Equipment	28,169.50	66,446.82
Golf Course - exclusive of land	25,000.00	25,000.00
Roads	8,000.00	8,000.00
Water and Sewer System	38,787.87	31,614.61
Telephone and light lines	4,057.44	4,494.78
	<u>\$690,950.28</u>	<u>\$622,560.93</u>
<u>Less reserves</u>	<u>55,832.65</u>	<u>51,729.56</u>
	<u>\$637,117.63</u>	<u>\$570,831.37</u>
<u>PREPAID EXPENSES</u>	<u>\$ 1,225.11</u>	<u>\$ 1,605.93</u>
<u>DEFERRED CHARGES</u>	<u>1,000.00</u>	<u>2,900.00</u>
	<u>\$819,941.67</u>	<u>\$786,906.88</u>

REVENUE CONTINUED IN VOUCHER

1932'00

FOUNDED IN 1918

\$ 14,000'00

\$ 17,000'00

\$ 120,000'00

\$ 120,000'00

ON THE FUNDING

\$ 100,000'00

\$ 100,000'00

Capital Surplus

\$ 20,000'00

\$ 20,000'00

for purposes of Incubator

Plant Property:

OTHER FUNDING:

GENERAL FUNDING

\$ 14,000'00

\$ 17,000'00

1932

1932

GENERAL FUNDING

EXHIBIT A

GEORGIA WARM SPRINGS FOUNDATION, INC.,

Analysis of Principal Account

	<u>1934</u>	<u>1935</u>
<u>BALANCE, JANUARY 1st:</u>	\$844,726.44	\$674,515.62
<u>ADDITIONS:</u>		
Donations	\$ 39,042.50	\$ 11,583.25
Interest	8.25	62.84
Dividends	229.37	228.50
	<u>\$ 39,280.15</u>	<u>\$ 11,874.59</u>
	\$884,006.57	\$686,387.91
<u>DEDUCT:</u>		
Loss on demolition of Meriwether Inn	\$ 41,790.44	\$
Withdrawn from Patients' Aid Fund	8,650.25	4,430.25
Campaign and extension expenses	3,558.13	3,598.98
Interest on insurance loans	51.27	39.27
	<u>\$ 54,050.09</u>	<u>\$ 8,069.08</u>
<u>BALANCE, MARCH 31ST:</u>	<u>\$829,956.18</u>	<u>\$678,318.83</u>

STATEMENTS OF INCOME AND PROFIT & LOSS
FOR THE THREE MONTHS ENDED MARCH 31, 1934 AND
COMPARISON WITH THE SAME PERIOD ENDED MARCH 31, 1933

EXHIBIT V

EXHIBIT B

MERIWETHER RESERVE, INC.,

Statement of Income and Profit & Loss
for the three months ended March 31, 1934 and
comparison with the same period ended March 31, 1933

<u>INCOME:</u>		<u>1934</u>	<u>1933</u>
Rooms	Net	\$ 641.99	\$ 4,994.80
Meals	"	2,068.96	10,280.48
Groceries	"	979.18	1,004.83
Cottages	"	85.92	1,600.95
Public Pool	"	309.37	9.65
Filling Station	"	431.81	244.99
Medical	"	5,878.29	160.27
School	"	38.00	109.55
Golf	"	513.05	675.06
Riding stable	"	100.66	81.80
Farm	"	16.84	165.45
Miscellaneous		<u>5,318.94</u>	<u>2,860.81</u>
<u>Net Profit from Operations</u>		<u>\$ 14,491.67</u>	<u>\$ 20,278.88</u>
<u>EXPENSES:</u>			
Administrative and general		\$ 9,955.67	\$ 9,374.94
Maintenance		5,405.59	4,547.68
Interest		1,659.99	1,845.84
Depreciation		5,913.13	5,155.79
Taxes and insurance		<u>2,057.69</u>	<u>1,778.54</u>
		<u>\$ 24,990.07</u>	<u>\$ 22,680.81</u>
 <u>NET LOSS FOR THE PERIOD</u>		 <u>\$ 10,498.40</u>	 <u>\$ 2,401.93</u>
 <u>DEFICIT AT BEGINNING OF THE PERIOD</u>		 <u>246,269.19</u>	 <u>208,451.42</u>
 <u>DEFICIT AT END OF THE PERIOD</u>		 <u>\$256,767.59</u>	 <u>\$210,853.35</u>

Regist.		100.00	
ATTORNEY FEE	"	700.00	
EXPENSES	"	100.00	
COPIES	"	100.00	
STENOGRAPHER	"	100.00	
PRINTING	"	100.00	
TOTAL		1,100.00	
		100.00	
		100.00	

RECEIVED BY THE BANK OF AMERICA AND COMPANY
 FOR THE PAYMENT OF THE CHECK OF THE
 BANK OF AMERICA AND COMPANY

MERIWETHER RESERVE, INC.

EXHIBIT B

MERIWETHER RESERVE, INC.,

Statistical Comparison

For three months of 1934 and 1933

	<u>1934</u>	<u>1933</u>
Average number of hotel guests	<u>7.54</u>	<u>20.64</u>
Average number patients living in the hotel		6.50
Average number patients living in Colony	51.25	36.64
Average number patients living in Foundation cottages	18.00	12.50
Average number all other patients	<u>10.</u>	<u>13.78</u>
Average all patients	<u>79.25</u>	<u>69.42</u>
Average guests and patients	<u>86.77</u>	<u>90.06</u>

General	27'22	26'24
YANLUSa mupol begrupe ITAINE IN		
and paper		0'20
YANLUSa mupol begrupe ITAINE IN		
YANLUSa mupol of paper groups	1'24	20'24
	1822	1822

100.000.00

100.000.00

100.000.00

GEORGIA WARM SPRINGS FOUNDATION, INC.,

Statement of Receipts from organization to December 31st, 1933

<u>Receipts</u>	<u>Total</u>	<u>1933</u>	<u>1932</u>	<u>1931</u>	<u>1930</u>	<u>1929</u>	<u>1928</u>	<u>1927</u>
General donations	\$900,338.37	\$118,608.18	\$ 30,331.00	\$ 83,581.69	\$116,781.42	\$368,991.26	\$122,010.83	\$60,034.00
Interest on general funds	5,300.95	60.69	12.49	541.24	1,308.95	2,911.90	401.65	64.05
Dividends	3,813.04	914.88	915.76	917.50	1,051.48	13.42		
(a) Patients' Aid - general	17,229.30	8,188.30	9,041.00					
National Patients' Committee	12,974.38	3,906.11	5,009.32	4,058.95				
(b) Int. on Patients' Aid Funds-general	219.50	97.34	122.18					
Patients' Aid Endowment Fund	13,533.00	-	1,150.00	2,355.00	9,778.00	250.00		
Int. on " "	1,494.69	405.96	471.44	491.95	125.34			
Sound Pictures Fund	145.57	450.00(e)	2,709.47(e)	1,761.87	1,543.17			
Interest on " "	158.03	60.28	21.50	69.44	6.81			
Proceeds of loan on life ins. policies	46,318.89	13,897.89	32,421.00					
Georgia Hall	100,000.00	100,000.00						
<u>Total Receipts</u>	<u>\$1,101,525.72</u>	<u>\$245,689.63</u>	<u>\$ 76,786.80</u>	<u>\$ 93,777.63</u>	<u>130,595.17</u>	<u>372,166.58</u>	<u>\$122,412.46</u>	<u>\$60,098.05</u>

(a) and (b) Included in general prior to 1932.

(c) Withdrawn for purchase of machine and pictures.

Original	27'02	29'04
Value of original business interest in		
for 1929		0'00
Value of original business interest in		
value of interest of 1929	1'00	80'00
	<u>1929</u>	<u>1928</u>

For the years 1929 and 1928

Retirement of indebtedness

RETIREMENT OF INDEBTEDNESS, INC.

GEORGIA WARM SPRINGS FOUNDATION, INC.,

ADVANCES TO MERIWETHER RESERVE, INC.

FROM DATE OF ORGANIZATION TO DECEMBER 31ST, 1933

	<u>Total</u>	<u>1933</u>	<u>1932</u>	<u>1931</u>	<u>From organization to Dec. 31, 1930</u>
Retirement of indebtedness	\$251,991.27	\$ 27,573.44	\$ 10,133.11	\$ 17,366.89	\$196,917.83
Interest paid	56,185.45	2,850.00	3,225.00	3,750.00	46,360.45
Construction	221,100.68	111,515.39	1,706.54	1,652.27	106,226.48
Improvements	13,683.74		629.12	688.13	12,366.49
Equipment	72,689.23	16,378.34	981.47	4,041.87	51,287.55
Purchase of land and cottages	46,246.30	500.00	6,982.00	5,400.00	33,364.30
Direct operating losses	107,231.62	27,162.15	5,005.53	13,919.52	61,194.37
Retirement of preferred stock	5,000.00				5,000.00
	<u>\$774,178.27</u>	<u>\$185,979.32</u>	<u>\$ 28,662.82</u>	<u>\$ 46,818.69</u>	<u>\$512,717.45</u>
<u>Deduct:</u>					
Sales of lots	\$ 15,832.00	\$ 4,132.00	\$ 1,950.00	\$ 1,000.00	\$ 8,750.00
Interest earned	675.65		13.72	74.77	587.16
	<u>\$ 16,507.65</u>	<u>\$ 4,132.00</u>	<u>\$ 1,963.72</u>	<u>\$ 1,074.77</u>	<u>\$ 9,337.16</u>
	<u>\$757,670.62</u>	<u>\$181,847.32</u>	<u>\$ 26,699.10</u>	<u>\$ 45,743.91</u>	<u>\$503,380.29</u>

PSF
Warm Springs *Fill*

THE GEORGIA WARM SPRINGS FOUNDATION
WARM SPRINGS, GEORGIA

TO THE TRUSTEES:

Report of Patients and Guests at Warm Springs for Week Ending June 17th 1934

		Week Ago	Year Ago
Number of guests	<u>4</u>	<u>5</u>	<u>10</u>
Hotel Patients			<u>1</u>
Number of patients living in Dormitory cottages	<u>54</u>	<u>54</u>	<u>31</u>
Number of patients living in Foundation cottages.....	<u>3</u>	<u>3</u>	<u>4</u>
Number of patients living in private cottages	<u>7</u>	<u>7</u>	<u>6</u>
Number of patients living in infirmary	<u>6</u>	<u>9</u>	<u>5</u>
Number of patients living in village	<u>5</u>	<u>6</u>	<u>0</u>
TOTAL number of patients	<u>75</u>	<u>79</u>	<u>47</u>
Foundation cottages available	<u>0</u>	<u>0</u>	<u>0</u>
Private cottages available	<u>5</u>	<u>6</u>	<u>5</u>

SPECIAL NOTES:

Signed *Tred Boon*

PSF: Warm Springs

June 28, 1934

Dear Keith:

That's a grand letter of yours. I do wish I could see you and Carp and Dr. Hoke. You are all doing a splendid and useful work. Give my love to them. I am packing for a great cruise.

As ever yours,

Keith Morgan, Esq.,
The Georgia Warm Springs Foundation,
Warm Springs,
Georgia.

tmb

L Keith

D. and ...

Dr ...

L ...

Ed ...

...

L ...
1/2

Warm Spring Craft Depot

My dear Mr. President

PSF: Warm Springs
From
Keith Morgan

The weather has been very glorious here at Warm Springs and while the days are good and hot (sweaters, Bean Baths, calls them) the nights are swell.

I brought Dad down here when we made a guide trip in April and he has been here ever since and greatly recovered from his operation.

We've all been staying at your old cottage.

The two new units being built by John Harris are moving along very nicely and will be ready by the fall. What a difference it makes to have the old Inn gone! Somehow or other you sort of get a pang about it, but then that's the penalty for our being so ambitious.

And the renovation of the Playhouse which Frank Walker and his uncle undertook is simply swell, as Henry would say.

what with new buildings, play house,
the new car fully equipped sun parlor
at the pools and Ted's sartorial
perfection you won't know the old
"bar"

and my estate is about half finished
It's between Cayes and Straits on the
other side of the road above the
water tank.

I told Elizabeth Peirson one day that
we were going "high ball" on them.

Cayes went up to the Piedmont Hospital
Thursday am and had his rupture
taken care of. He's doing very well and
will be back in about ten days. Shortly
there after the Carpenter family will
depart for the summer.

Mr. Hoke is planning to spend the month
of July at Sea Isle beach while his
family are at Highlands, North Carolina.

He says his women are too much
for him and he's going to have a
good time fishing and stunting about
the medical job ahead.

And speaking of jobs ahead this is
really why Kay and Al. H. and
myself have been here since the
last trustees meeting.

The most astounding thing uncovered
by the Birthday Ball is the total
lack of thinking, planning, coordination
and actual equipment which exists
throughout the County in regard
to Infantile Paralysis.

Here we have several hundred thousand
afflicted people to which must be
added the thousands of new cases which
occur each year - and by the way
they are certainly having a rip snorting
epidemic in California.

Not only do we receive hundreds of letters here for admission but we receive appeal from other hospitals, doctors, health camps, colleges (for material for research - morpheus in the case of the University of Wisconsin) and many requests on where to go.

Only the other day I had a letter from a Representative in Congress from Kansas saying that after study he had ~~me~~ disclosed a total lack of any place for treatment in his whole state.

and "So what" as the slang of the day goes.

We're writing a tremendously absorbing story at Warm Springs and ever since the day you decided to come here and open the first Chapter we've been putting the episodes together. The first few years under Mr. Hubbard - then

the entry of Mr. Hoke - then Jagers Hall
the new building in general the demolition
of the landmarked Inn - the Birthday
Ball and the next — — —

But always forward, as we emphatically
point out to some people there is
no political connection whatsoever between
the White House - the Monocastic Party
and Warm Springs and certainly
Warm Springs is not an adjunct
of ~~any~~ political leader

But there is a distinct connection
between all those who under your
leadership can unite in setting up effective
machinery throughout the Country which
will do actual good and which will
arouse and enlighten a public opinion
to the seriousness and cost of Infantile
Paralysis

And so to work.

Specifically we are taking steps to create a medical auxillary staff in each state not to exceed three in number. These doctors will be of the younger progressive school. In addition to this we are setting up a lay group of several outstanding men and women. The doctors, their physios and some visiting nurses from the cities' clinics are to be brought here.

Emile Watson - a friend of mine - who is an outstanding independent actuary and who did such splendid work in organizing the State of Ohio for the Birthday Party who is also well known throughout the Buckeye was here last week and is already at work setting up Ohio which we will use as a model.

In addition to this he is undertaking an actuarial study - state by state -

of Polio with a break down of cases -
sex - age - duration - severity - recovery
- occupation - dependent or otherwise - etc
and the existing machinery in each
state and perhaps the larger cities for
treatments - staff - beds - clinics or ward
- special equipment, places for special
work - time factors etc.

When he finishes this we'll know exactly
what to shoot at and through the
cooperation of those people in each
state who can be kept interested we
should be able to actually secure
treatments - braces and other helps
locally instead of starting the impossible
job of handling it here at Warm Springs.

Then, too, I am very anxious to
see Dr. Hoke publish his book. For
over two weeks I have gone to his
office and actually ^{have} seen his examinations
and results of his work

Unless you do this it is impossible to realize what progress has been made since he came here and what a value he represents not only to us but to his fellow orthopedic surgeons and those to come.

Putting out a text book representing his thirty odd years of practice will be a tremendous boon and a real contribution for us to make. I have had some dummies prepared and am now going into the matter of publishing and distribution as this should be well spread.

By carrying out the medical plan, the actual study, the setting up of State machinery (the doctors and lay committee) the publishing of the book, the working out of several awards and the occasional correspondence with the 4700 Brinker Committee Chairman which we have I am sure that much can be started.

this year.

We will then have a program and a platform which will justify our continuing to ask for money on a large scale.

If we were to have built up an endowment of five million dollars the normal income from this would be sufficient to carry on the fight without the use of our capital and with defiance the greatest scourge not under nationally coordinated leadership we should make headway - fast.

Since the number of people handicapped by Polio is so large and since the total is so substantially swelled each year and since their problems of care - rehabilitation - equipment - re-education and employment are so intensely acute it may well turn

out when we have been at this
during the remainder of 1934
that a plan can be included under
the educational phase of O W A's
work which will be far reaching in
its immediate and social value
(I have just written to Secretary Ickes asking for a copy
of his report to you.)
We hope to have some real
progress to report to you
when you return from Hawaii
and perhaps at Hyde Park or
wherever you will be we can go
over the whole subject fully.

I'm glad to see some activity on
the Pattison idea. We had several
gatherings about it and now that it
has come under a Federal department
I'm sure they can do something with
it - only on the committee which the
Pats spoke about I feel that these
members should be other than those in
the professions. Our experience in organizing

A Centre for the Study and After-Treatment of Poliomyelitis (Infantile Paralysis)

GEORGIA WARM SPRINGS FOUNDATION
WARM SPRINGS, GEORGIA

2
G J
PSF
Warm Springs

January 3, 1933.

Miss Marguerite Le Hand,
Krum Elbow,
Hyde Park, New York.

Subject: F. D. R. PERSONAL ACCOUNT

Dear Marguerite:

Here is a statement of the Governor's personal account up to the middle of December.

It is hopeless to expect the income from the James Roosevelt Cottage to put the account on the credit side during 1933, especially as there will be charges to the account during your January-February visit. I don't expect the Governor wants to turn loose any cash, and at the same time we should not continue to carry this as an open account, so my suggestion is that you check this statement over, approve it, and I can then take up with Mr. O'Connor the matter of a bookkeeping entry to our account with the Governor.

If you are shocked by the size of the grocery item during the week of May 8th to 12th, let me explain that it included about \$30.00 expense for the House Warming. If there are any items which you do not understand, we will be glad to send you full details.

Sincerely,

Arthur Carpenter
Arthur Carpenter.

AC:MD

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BASIL O'CONNOR Treasurer
ARTHUR CARPENTER Resident Trustee
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Director Physiotherapy
DR. JAMES JOHNSON
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EXTENSION

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the Concert showed very definitely that all the trouble is not because of general money conditions. The concert and lecture bureau have succeeded in putting people so soundly to sleep that they need a good dose of dynamite. If left to them we would have made about \$6,000 instead of \$26,000. People will go to things if they are interesting, dynamic and amusing they won't otherwise. I believe much can be done but only through those who don't understand traditions, professional etiquette and the city side of art.

Well this has been a grand year and it's been a great pleasure to have helped in only in a small way and indirectly through Warm Springs. Have yourself a great time.

With my best
Wish

WARM SPRINGS, GA. December 31 1932

Hon. Franklin D. Roosevelt,

In Account With

THE MERIWETHER RESERVE, INC.

[GEORGIA WARM SPRINGS FOUNDATION, INC.]

WARM SPRINGS, GEORGIA

DATE	ITEMS	CHARGES	CREDITS	BALANCE
May 6	Balance	\$ 238.85		
" "	to 12. Riding	8.00		
	Groceries	61.53		
	Filling Station	7.67		
	Cash	10.00		
	Telephone	13.78		
	6 White Coats	6.00		
	Drayage	2.25		
	Door Checks & Labor	14.75		
	Glass Shelves	7.65		
" 13	to 19. Curtain Poles	2.24		
	Taxi	10.00		
	Riding	2.00		
	Pool	2.25		
	Groceries	26.10		
	Filling Station	9.08		
	Postage	2.13		
	Telephone	13.38		
	Drayage	4.25		
	2 Yale Nite Latches	5.20		
	Repair Work	1.50		
	18 Napkins	2.25		
	Cash		56	
" 20	to 26. Pool	25		
	Groceries	16.79		
	Filling Station	5.14		
	Freight & Postage	9.13		
	Telephone	47.00		
	Drayage	2.50		
	Yale Nite Latch	2.90		
	Cleaning Sewer	1.00		
" 27	to June 2. Laundry	3.50		
	Rent Typewriter	2.00		
	Drayage	.50		
	Felt & Canvass	8.00		
	Lights	13.29		
	Bill of A. Generich	107.00		
	Rent Mrs. J. Roosevelt		27.25	
June 3	to 9. Drayage	2.50		
	Carried Forward	\$ 678.56	27.81	

WARM SPRINGS, GA.

193

2.

In Account With

THE MERIWETHER RESERVE, INC.

[GEORGIA WARM SPRINGS FOUNDATION, INC.]

WARM SPRINGS, GEORGIA

DATE	ITEMS	CHARGES	CREDITS	BALANCE
	Brought Forward	\$ 672.36	\$ 27.81	
June 14	Repairing door locks	2.95		
17	Blinds	73.08		
21	Cottage labor & Materials	10.20		
28	Improvement on New Cottage	97.35		
Aug. 5	Payment on Hardy Note		22.80	
23	Rent Mrs. J. Roosevelt		187.35	
29	Weather strip New Cottage	46.00		
Oct. 25	Payment Hardy Note		52.80	
Nov. 3	Rent Mrs. J. Roosevelt		195.00	
18 to 24	Groceries	12.41		
	Filling Station	6.35		
	Express	64		
	Coal & Wood	8.50		
Nov. 25 to Dec. 1	Riding	6.00		
	Hand Control on Car	15.00		
	Groceries	37.60		
	Filling Station	9.33		
	Postage	3.24		
	Telephone	14.85		
	Dravage	3.00		
	Medical	17.50		
	12 Napkins	2.25		
	Tel. paid by Mrs. Dall		4.50	
Dec. 2 to 8	Riding	6.00		
	Groceries	17.80		
	Filling Station	11.27		
	Postage	12.07		
	Telephone	61.90		
	Medical	12.50		
	12 Napkins	2.25		
"	9 to 15. Postage	3.14		
	Laundry	3.50		
	Taxes, Meriwether F. D. R.	190.08		
	" " Mrs. Roosevelt	41.25		
	" Harris Co.	41.30		
	Bill of A. Generich	49.00		
		\$ 1490.47	\$ 490.26	\$ 1000.21

~~Y-1000~~ *with the house* W-S PSF Warm Springs
 INVENTORY Feb = 17 1933 Folio

Sheet No. _____ Priced by _____
 Department _____
 Called by _____ Location *White House* Extended by _____
 Entered by *Jewel Miller* Examined by *FALA*

DESCRIPTION	QUANTITY	UNIT	PRICE	EXTENSIONS
<i>Living Room</i>				
<i>Radios</i>	1			
<i>Wide board</i>	1			
<i>Ship Models</i>	4			
<i>" in bottle</i>	1			
<i>klining table & lamp</i>				
<i>klining chairs</i>	4			
<i>Large Ruhl seat chairs</i>	2			
<i>Green Hussock</i>	1			
<i>Woop leaf table</i>	1			
<i>Avak Mirrors</i>	2			
<i>Lady jug</i>	1			
<i>4 green paint set</i>				
<i>Cremae</i>				
<i>Sugae</i>				
<i>Creaset</i>				
<i>Synpetcher</i>				
<i>Large Tette table 5 pieces</i>				
<i>yellow lamp</i>				
<i>Mahogany table</i>	1			
<i>Bridge lamp</i>	2			
<i>Long foot stool (wooden)</i>				
<i>clock</i>	1			
<i>fire screen</i>	1			
<i>audirous</i>	2			
<i>fire set</i>	1			
<i>Wood Box</i>				

IVAN ALLEN-MARSHALL CO
 ATLANTA PRINTING & LITHO CO.
 FORM 7101

Amount Forward

INVENTORY

19 ___ Folio ___

Sheet No. 2

Priced by _____

Called by _____ Department _____

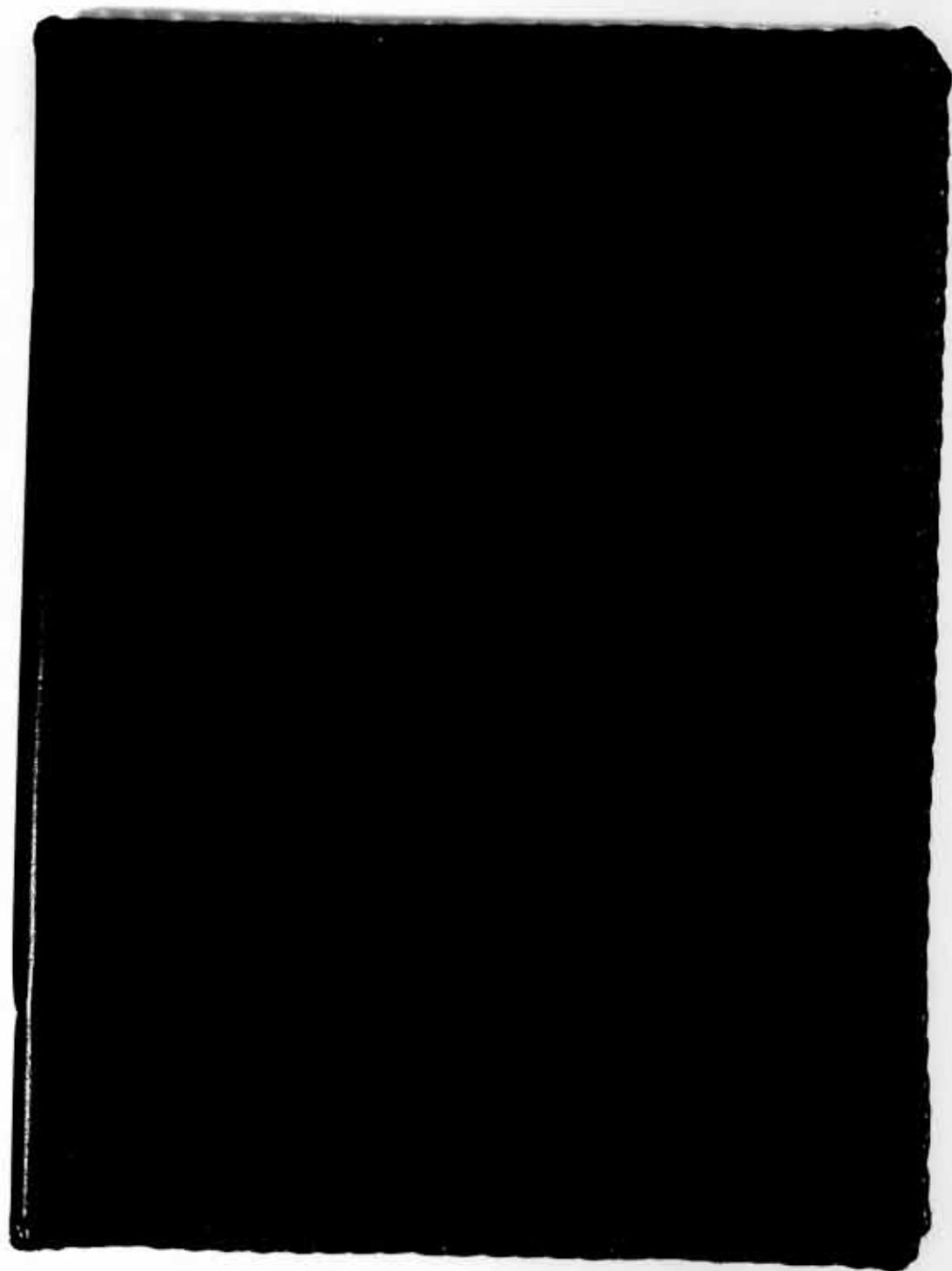
Extended by _____

Entered by Jewel Miller Location White House

Examined by _____

DESCRIPTION	QUANTITY	UNIT	PRICE	EXTENSIONS
<i>Twing Room cont'd</i>				
Snake pictures	5			
Large framed "	2			
Snake stool	1			
Brass fire lighter	1			
Jan table	1			
Waste basket	1			
White vase	1			
Aluminum bowl	1			
<i>Hall:</i>				
Chest of drawers	1			
Green table lamp & shade	1			
Book ends	2			
Ship models	2			
Ship on branch	1			
Large round mirror	1			
Framed map	1			
Pictures framed	4			
Large picture of ship	1			
Card table	1			
Blow curtains	1 pr			
braces	2 pair			
Amount Forward				

IVAN ALLEN-MARSHALL CO.
 STATIONERY CO.
 ATLANTA PRINTING & LITHO CO.
 FORM 7101



INVENTORY

19___ Folio___

Sheet No. 4

Department _____

Priced by _____

Called by _____

Location White House

Extended by _____

Entered by _____

Examined by _____

DESCRIPTION	QUANTITY	UNIT	PRICE	EXTENSIONS
Bath room				
Tub	1			
Toilet	1			
lavatory	1			
" Mirror in Cabinet near Lavatory				
Large mirror	1			
Island shelf	1			
Toilet rug	3			
paper holder	1			
Soap dish	1			
Waste basket	1			
Short Curtains	1 pr			
Wraps	1 pr			
Light	1			
Bed Room back of Hall				
Single beds complete	2			
pillows	2			
Chest of drawers	1			
Mahogany Mirror	1			
Pink uphol. Chair	1			
Wash	1			
Pink vase	1			
Small chest	1			
Blue St chair	2			
Pink table lamp	1			picture - 1
waste basket	1			
Bed lamp	1			
Wraps - blue figured			Amount 2 pr	
Short Curtains - 2 pr.				

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 STATIONERY CO.
 ATLANTA PRINTING & LITHO CO.
 FORM 7101

INVENTORY

19___ Folio

Sheet No. 6

Department _____

Priced by _____

Called by _____

Location White House

Extended by _____

Entered by _____

Examined by _____

DESCRIPTION	✓	QUANTITY	UNIT	PRICE	EXTENSIONS
Front Porch					
Cane Settee with		3		Green pillows	
Cane chairs -		2		with "	
5 extra pillows					
Green wicker lounging chair					
Cane table		1			
Bridge lamp		1			
Heavy Wooden furniture					
Large table		1			
Settee		1			
Rockers		1			
St chairs		6			
Chair - 4 foot rest		1			
Linens: Bed -					
Sheets		33			
Spreads -		5			
Green slips		17			
White wadded spreads		2			
Hand towels		16			
Bath "		18			
Ray Rugs		9			
Coff table linen closet					
Card table covers		3		Colored	
" " " white		4			
Dish towels		20			
Roller "				Amount forward	2

IVAN ALLEN-MARSHALL CO.
 BAYLIS STATIONERY CO.
 ATLANTA PRINTING & LITHO CO.
 FORM 7101

INVENTORY

19 _____ Folio _____

Sheet No. 8

Department _____

Priced by _____

Called by _____

Location White House

Extended by _____

Entered by _____

Examined by _____

IVAN ALLEN-MARSHALL CO.
 STATIONERY CO.
 ATLANTA PRINTING & LITHO CO.
 FORM 7-101

DESCRIPTION	✓	QUANTITY	UNIT	PRICE	EXTENSIONS
Kitchen					
Small Linoleum		1			
Sage table		1			
Small "		1			
Elastic 4 furrow stone					
clock		1			
Sanitary can		1			
Waste basket		1			
Sights		2			
Wire basket's		2			
Blisk pan		1			
Sink		1			
Iron kettle		1			
St chairs		3			
Towel rail		1			
(Kitchen Utensils)					
Iron pans		2			
Double boiler		1			
Baiters		7			
Measuring cup		1			
Corn Stiff pan		1			
Bread box		3			
Blue Roaster		1			
Canisters		3			
Grater		✓			
Colander		1			
Waffle iron		1			
Glass Vases		2			
				Amount Forward	

INVENTORY

19___ Folio___

Sheet No. 9

Department _____

Priced by _____

Called by _____

Location White House

Extended by _____

Entered by _____

Examined by _____

IVAN ALLEN-MARSHALL CO.
 BAYLIS STATIONERY CO.
 ATLANTA PRINTING & LITHO CO.
 FORM 7101

DESCRIPTION	✓	QUANTITY	UNIT	PRICE	EXTENSIONS
<u>Witcher</u>					
Mixing bowls		5			
Lemon Squeezer		1			
Scales		1			
percolator		1			
Funnel		1			
Aluminum tray		1			
Black "		1			
Oil can		1			
Muffin tin		2			
Rolling pin		1			
Grinding pan		1			
Cooking jar		1			
Egg beater		1			
Coral Sprues		3			
Soup ladle		1			
Egg turner		1			
Loaf pan		1			
Cake "		2			
pie "		1			
Baking "		1			
Cooking "		1			
Iron cooking vessels		2			
(1 green base) (1 green pt)					
Lantern		2			
porry dishes		2			
Trail chopper		1			
Green dish					
Amount Forward					

Green flower bowl 1

INVENTORY Feb - 17 19 33 Folio

Sheet No. 10

Called by _____

Entered by _____

Department _____
Location White House,

Priced by _____

Extended by _____

Examined by _____

IVAN ALLEN-MARSHALL CO
RAYLIS STATIONERY CO.
ATLANTA PRINTING & LITHO CO.
FORM 7101

DESCRIPTION	✓	QUANTITY	UNIT	PRICE	EXTENSIONS
<u>Kitchen</u>					
<u>Toaster</u>		<u>1</u>			
<u>Laundry bags</u>		<u>3</u>			
<u>White plates</u>		<u>15</u>			
<u>(1 cup) (1 platter)</u>					
<u>Carving set - 4 pce.</u>					
<u>Knives</u>					
<u>Fork</u>					
<u>File</u>					
<u>Small meat jobs</u>		<u>2</u>			
<u>Wooden spoon</u>		<u>1</u>			
<u>Can opener</u>		<u>2</u>			
<u>paring knife</u>		<u>1</u>			
<u>Kitchen forks</u>		<u>7</u>			
<u>tea spoons</u>		<u>6</u>			
<u>Aluminum salt + pepper 1 ea.</u>					
<u>glassware:</u>					
<u>drinking glasses</u>		<u>12</u>			
<u>Stemmed dessert dishes</u>		<u>7</u>			
<u>Celery dishes</u>		<u>2</u>			
<u>glass candle holders</u>		<u>2</u>			
<u>Hemisphere after dinner coffee cups - 20</u>					
<u>chips</u>		<u>20</u>			
<u>Egg "</u>		<u>6</u>			
<u>glass vase</u>		<u>1</u>			
<u>7 way flower bowls</u>		<u>2</u>			
<u>green vase</u>		<u>1</u>			
<u>Breadline cups -</u>		<u>12</u>			
		Amount Forward			

INVENTORY

19___ Folio___

Sheet No. 11

Department _____

Priced by _____

Called by _____

Location White House

Extended by _____

Entered by _____

Examined by _____

IVAN ALLEN-MARSHALL CO
 BAYLIS STATIONERY CO.
 ATLANTA PRINTING & LITHO CO.
 FORM 7101

Dishes - DESCRIPTION	✓	QUANTITY	UNIT	PRICE	EXTENSIONS
Tea cups - large		12			
" " small		12			
Dinner plates		12			
Tea pit		1			
Small tea pit		1			
Cream pitchers		3			
Sugar bowls		4			
Soups "		11			
Breakfast plates		12			
Glass Cream & sugar pitcher		1			
Hemlock tea pit		1			
Large pitcher with cover		1			
Round Veg. dish		1			
Butter plate		12			
after dinner Copper saucers		21			
Lead bowl		12			
1 Small Cereal bowl		1			
Large saucers		14			
Saucers -		23			
Glass jelly dishes		2			
Dark Blue flowered pit		1			
Tea pit		1			
Cups		4			
Saucers		4			
odd blue cup		1			
Large plate		1			
				Amount Forward	

INVENTORY

19 _____ Folio _____

Sheet No. 12

Department _____

Priced by _____

Called by _____

Location W. Hill House

Extended by _____

Entered by _____

Examined by _____

DESCRIPTION	✓	QUANTITY	UNIT	PRICE	EXTENSIONS
Odd saucers		5			
Cereal bowls		2			
Green & blue Set;					
dinner plates		11			
Breakfast "		10			
Sugar bowl		1			
3 soup bowls		10			
Covered Veg. dish		1			
Veg. "		1			
Cups		3			
Bread & butter		6			
Bowl		1			
Saucers		7			
platters		2			
plain white platter		1			
pale green Creamer & Sugar bowl,					
Tea pot		1			
Large Cream pitcher		1			
Sugar bowl (nickel)		2			
Egg cups -		3	(nickel)		
Small teapot with spout broken off.					
Creamer with handle off.					
Red Midding Horn Cup -		1			
Orange & blue Creamer		1			
Shavy hat (handle off)		1			
Green pottery Cup		2			
plain white saucers					

Amount Forward

IVAN ALLEN-MARSHALL CO.
 SAYLIS STATIONERY CO.
 ATLANTA PRINTING & LITHO CO.
 FORM 7101

INVENTORY

19 Folio

Sheet No. 13

Department

Priced by

Called by

Location

White House

Extended by

Entered by

Examined by

DESCRIPTION	✓	QUANTITY	UNIT	PRICE	EXTENSIONS
Pink & Green					
Cups		2			
Saucers		2			
plates		2			
Orange & Green					
Saucers		7			
Cups		6			
center tray		1			
" Veg. dishes		2			
" pitcher		1			
" Gravy boat		1			
Bread tray		1			
Large Center plate		1			
center tray		2			
White serving tray		2			
Wicker "		1			
center salt, pepper & tray					
Large salt & pepper		1 ea.			
lights		1			
Gold tone soup plates		6			
Green Salad dish		1			
Small center salt, pepper & tray					
Large center salt, pepper, lemon					
Glass Cocktail shaker		1			
Small glass bowl		1			
Green glass - pedestal		1			
Gold flounced center dinner					
Copper Cup & Saucer					
cup					

17 Forward

Saucers-

12

IVAN ALLEN-MARSHALL CO.
BAYLIS STATIONERY CO.
ATLANTA PRINTING & LITHO CO.
FORM 7101

PSF

Warm Springs

PSF
Warm Springs

March 1, 1933.

SPECIAL REPORT TO TRUSTEES
GEORGIA WARM SPRINGS FOUNDATION

Meeting at Warm Springs January 26, 1933, the Trustees asked for a study of estimated costs, outline plans and suitable location for a new Foundation hotel.

Any consideration of hotel plans naturally brings up questions of general plans, purposes, policies and probable growth of Foundation. For that reason, this report is being carried somewhat beyond the original scope.

For your convenience, conclusions and recommendations are summarized at the beginning of the report.

Arthur Carpenter
Arthur Carpenter,
Resident Trustee.

CONCLUSIONS AND RECOMMENDATIONS

1. No additional patient capacity is needed at present.
2. An arbitrary acceptance of 200-250 patient capacity as representing probable maximum growth may be helpful but all plans, policies and building programs should remain sufficiently flexible to be governed by actual future experience.
3. We should accept principle of unit housing as best adapted to present and future needs.
4. The plans for future building development at Warm Springs created in 1929 by Henry J. Toombs, Architect, embody unit housing with maximum flexibility and should be formally adopted now.
5. The Foundation should not accept the responsibility of providing housing for the large influx of guests during President Roosevelt's visits to Warm Springs.
6. The Foundation should not be in the hotel business as such beyond providing for the immediate friends and relatives of the patients.
7. The Meriwether Inn should be replaced at earliest possible date to remove present hazards to life and property through fire or structural collapse from other causes. This is urgently recommended for immediate attention and early action.
8. The plan for a new central building, "Roosevelt Hall" at the upper end of the campus is the most feasible and should be adopted for immediate action.

CONCLUSIONS AND RECOMMENDATIONS (Continued)

9. Providing at least \$50,000 per year for the aid of needy patients is a most important objective and second only to provision for safe central facilities.

PRESENT PATIENT CAPACITY

The present patient capacity of the Georgia Warm Springs Foundation is tabulated as follows:

First Floor Hotel.....	10
"Colony," i. e., dormitory, cottages annexed to hotel...	55
Infirmery and annex.....	22
Foundation owned housekeeping cottages.....	6
Privately owned housekeeping cottages.....	<u>15</u>
T o t a l.....	108

Variations in age and sex classifications and other factors make it unlikely that all accommodations can be occupied at the same time. Practical maximum capacity may, therefore, be considered as 100.

PAST PATIENT REGISTRATION

Actual average registration of patients at the Georgia Warm Springs Foundation for the past four years follows:

1929.....	67
1930.....	68.33
1931.....	74.75
1932.....	69.14

Distribution of patients for the year 1932 was as follows:

Av. no. patients in hotel.....	6
Av. no. patients in colony.....	37.36
Av. no. patients in infirmery.....	6
Av. no. patients in Foundation cottages...	5.88
Av. no. patients in private cottages.....	<u>13.90</u>
T o t a l.....	69.14

PAST PATIENT REGISTRATION (Continued)

Seasonal fluctuations of registration have carried the count from as low as 36 to as high as 106, and there have for short periods of time been waiting lists of those desiring to register at Warm Springs for treatment, but the statistical record for the past four years shows that we have an average registration approximating 70% of the present capacity.

Conclusion No. 1 is based upon above data.

PROBABLE FUTURE SIZE

(a) Sources of Patients:

Any consideration of probable future size of the Georgia Warm Springs Foundation in terms of patient capacity must be directly tied up with the medical policy pursued. Experience for past seven years, and the viewpoint of the present staff and management would indicate that the primary registration will come from victims of polio (infantile paralysis) and that these may be expected to come from all parts of the country. The secondary list of patients will be those suffering from other crippling conditions such as ~~arthritis~~. A very large proportion of this secondary group is likely to come from the southeast, to which section the Georgia Warm Springs Foundation may gradually become a local orthopaedic centre.

(b) Policy:

It has been the feeling of the trustees and staff that the Foundation should be confined to those specialties for which the climate, waters and natural facilities provide favorable background for skillful medical care. Even within so limited a field as the after-treatment of polio, it must be recognized that the Foundation can reach only a very small percentage of the victims; therefore, part of the justification of the institution must come from the example it sets and the focus of attention it brings to the proper treatment of the disease.

The Foundation is probably a self-limiting institution. In the first place, orthopaedic surgery and physiotherapy are manual and individual arts, to which the multiplication table cannot be indefinitely applied with success. Secondly, the ideal of medicine is the availability of adequate treatment near the home, and while this may not be fully realized, the emulation of Foundation methods on the part of the community hospitals must be considered. The cost of transportation and the human resistance to separation of families will be other self-limiting factors.

(c) Pool Capacity:

Pool capacity has been mentioned as another possible limiting

(c) Pool Capacity (Continued)

factor in the growth of the Foundation. The present capacity of the Patients' Pool is approximately 100 patients for daily treatment. This, however, means using the pool only through the forenoon hours. The capacity could be nearly doubled by having an afternoon pool period, and another section of the staff in charge. The medical staff has always felt, however, that there were both physiological and psychological disadvantages in having pool treatment in the afternoon as compared to having it in the morning.

By an additional investment to cover and heat what is now the outdoor pool, the capacity would likewise be nearly doubled. Again, the public pool could be converted to a patients' pool unit by remodeling, covering a portion of it and installing a heating plant, and the natural flow of the spring would be sufficient to maintain temperatures in both the present patients' units and the remodeled public pool or another unit. Therefore, it seems conservative to assume that the pool capacity could be developed to at least 200 per day on the basis of a forenoon session only and to a still greater number in the full day schedule seemed desirable.

Conclusion:

There seems to be no desire on the part of the trustees or the staff to check the growth of the Foundation beyond these natural limiting factors so long as a high degree of individual attention may be given to the patients and primary purposes of human helpfulness may be maintained. Granting favorable economic conditions, etc., my guess is that the Foundation will have a tendency to stabilize with a capacity of 200 to 250 patients when and if it reaches that point.

CENTRAL HOUSING VERSUS UNIT HOUSING

Inaccessibility and lack of space in our hotel rooms at Warm Springs has forced the adoption of unit housing as exemplified in our "colony" during these first years. Experience with this unit housing has brought the management and medical staff to the viewpoint that it has several inherent advantages and that the basic idea, therefore, should be preserved in any plan for the future development of Warm Springs. These points of desirability may be summarized briefly as follows:

(a) Psychological:

There is something extremely pleasant to patients in being on ground floor rooms, and the advantage would still be there if they were offered the option of fire proof accommodations on upper floors. Living together in comparatively small groups promotes friendship, acquaintance and morale. In fact, it is, in the judgment of the staff and management, a great contributing factor to the "Spirit of Warm Springs" which is an intangible, but nevertheless great asset.

(b) Flexibility:

There is a flexibility in unit housing which would be hard to achieve with the operation of a large hotel to provide central housing. By the use of these cottages, it is possible to group the patients according to age and sex and yet keep a large group under the disciplinary guidance of one person.

There is a surprising variance from time to time in the distribution of age and sex, but by shifting the function of various cottages this situation can be met. With an attendant living with each group of patients, there is a point of contact between the staff and the patients which would be hard to maintain under central housing. The same amount of supervision which is given in the colony cottages would be considered as intrusion and unwarranted interference with private rights if carried out in a hotel. In fact, our experience with the few available rooms in the present hotel shows that hotel occupancy has a tendency

(b) Flexibility (Continued):

to lead to declaration of private rights, locked doors, resentment to disciplinary guidance and, in short, a distinct difference in attitude as against informal environment of group housing.

Unit housing is flexible in relation to the total registration in that the individual units can be closed or opened with a fluctuating number.

Unit housing provides a maximum flexibility as to future growth, in that actual experience can dictate the addition of housing accommodations and that they may be added only as actual demand shows the necessity.

(c) Money Raising Advantages:

It is felt that unit housing, together with adequate provision for kitchen, dining and recreational facilities in central and administration building, is a distinct psychological advantage in terms of raising money for the Foundation. Thus, individuals or organizations may give comparatively modest amounts of money, for which they may realize a building to be recognized as their donation. This is a much stronger appeal than asking for the same sum of money to be put in a large building, together with the contributions of many other people.

(d) Service Demands:

The informality of unit housing minimizes service demands, whereas, people living in the hotel quite naturally expect first-class hotel service. It is also felt that if we decided upon different scales of service at different rates, this could be accomplished with greatest ease under unit housing by different types of construction, some of the cottages for instance being open dormitory type with less pointedness and disturbance of social equilibrium than might be true under central housing.

Central housing has the advantage of compactness with some possible savings in construction cost and possible operating economies as to lights, heat, etc.

Martha R. Peters.

Alva S. Wilson

Souraine A. Sevey

Helen B. Maddell.

R. V. Edwards Jr.

Dorothy L. Lunt

J. D. Swing

June 10 1900
J. D. Swing

Robert A. Wallace

Golly Dault

Ruth Stahl

Richard J. Kerry.

Mrs. C. M. Stephens.

Fred Bolls

Mrs. Fred Dillion

Sterling Faver.

Count W. Hewitt

(d) Service Demands Continued:

It is not believed that these advantages offset the advantage of unit housing as detailed above.

It is the judgment of the medical staff and management that, so far as the sanitarium end of the work at Warm Springs is concerned, the principle of unit housing, together with central facilities for dining, recreation, etc. is the ideal plan. The third conclusion is based on this.

THE TOOMBS PLAN FOR FUTURE BUILDING DEVELOPMENT

In 1929 Mr. Henry J. Toombs, Architect, was commissioned to prepare a scheme for the future development of Warm Springs and to make ground plans and models as an aid to the committee then engaged in raising funds for the Foundation.

The drive for monies was suspended and this plan has never been formally adopted by the trustees although the existing Infirmary is actually a part of it.

It is obvious that the adoption of some definite scheme for future building will simplify this and subsequent considerations of building problems and tend to make all construction fit into an orderly and workable plan.

The Toombs plan - a series of housing units in conjunction with a central building preserves the simplicity of Warm Springs. It combines beauty with utility and gives an adaptability in which a cessation of growth at any point between the present requirements and something beyond our current conception of future growth would leave us with a balanced and workable plan. Due consideration is likewise given to preserving the utility and proper function of existing accommodations, particularly the "colony."

For practical reasons, any plan should provide a central campus free from roads and automobiles without sacrificing accessibility to buildings, and this is accomplished in the Toombs plan with maximum utilization of terrain.

Any comprehensive discussion of the relative merits of this and other possible plans is impracticable in a report of this nature. Those closest to the operating problems at Warm Springs have concluded that this plan rests upon an analytical understanding of our requirements and that it should be formally adopted as offering the most practical solution.

HOUSING GUESTS DURING VISITS OF THE PRESIDENT

President Roosevelt's periodic visits to Warm Springs will result in extraordinary demands for accommodations.

In any event, present accommodations will prove entirely inadequate to meet the demands.

Ill will might result from poor accommodations and service and likewise from providing for some of the press and visitors and having to refuse others.

Income from such limited occupancy will not justify the Foundation in building special accommodations.

Renting every possible space during these visits does give the Foundation extra income and leads to some donations which would not be obtained otherwise. Experience shows, however, that the presence of a large group of guests and the consequent emphasis of social things tends to have a demoralizing effect on the work and reputation of the Foundation. Furthermore, prominent visitors in a position to contribute substantially are very likely to see the Foundation from an entirely wrong perspective due to abnormal circumstances. Thus, the negative considerations outweigh the positive ones.

The conclusion is that the Foundation should not accept the responsibility of providing accommodations except to personally invited guests of the President. If visitors do not find accommodations to their liking in the Village of Warm Springs or in Manchester, they can motor to Columbus in one hour or to Atlanta in two hours.

FOUNDATION POLICY IN RESPECT TO HOTEL BUSINESS

(a) Resort:

Hotel men who have visited Warm Springs to survey it from an investment standpoint do not feel that it offers much opportunity for profitable return on the large investment which would be required to set up a first-class resort. There seems to be little likelihood that outside capital will be attracted for such purpose.

(b) Separate Small Inn:

Hotel men are not attracted to the proposition of erecting a small inn at a separate location from the main group of Foundation buildings. They feel that this would have only a seasonal and fluctuating business and that its volume would not be sufficient to justify the investment of capital.

(c) Foundation Unwilling to Relinquish Care of Patients:

Outside capital could be attracted to the erection of a hotel on the main campus of the Foundation if the trustees were prepared to turn over to such builders and operators all hotel rights, including the housing and feeding of the patients. There is a distinct feeling against such a procedure on the part of the trustees, the medical staff and management.

(d) Dual Purpose Hotel:

Would it be wise, then, for the Foundation to erect a hotel with the primary purpose of caring for the patients and their relatives and the secondary purpose of building up a general hotel patronage?

The difficulty is that there is an inherent conflict between the two objectives. The presence of a large group of guests complicates the fundamental work of the Foundation. At the same time, the partial occupancy of accommodations by patients will automatically increase the difficulty of securing hotel patronage.

(d) Dual Purpose Hotel (Continued):

The result of a dual purpose hotel would be a constant struggle for domination between the social and sanitarium phase.

Conclusion:

The conclusion is that the Foundation should not be in the hotel business beyond the care of the patients and staff except to provide accommodations for immediate friends and relatives of patients. In fact, it would be better not to designate any building as a hotel or an inn but to call the central building "Roosevelt Hall," which would allow us to care for the guests we wanted without publicly being in the hotel business.

By inference, this leads to a still broader statement of policy, namely, that the Foundation will succeed best in the long run by sticking to its main job rather than going into other phases of business in the hope of getting profits to help take care of the medical expense.

WHY BUILD AT ALL NOW

Conclusions already stated are that we need no more patient capacity at present and that Foundation should stay out of the hotel business. Why then should we undertake any building program at this time?

There is just one compelling motive, but it is sufficient to inspire immediate action. The Meriwether Inn as it stands today is a positive hazard to life and property.

Work incident to the preparation of this report has reemphasized known hazards and brought to light still others.

We are protecting the building to the best of our ability under existing conditions, but it is a fire trap of the worst kind. It is so constructed that a comparatively small fire could cause it to collapse.

The Inn is not even safe structurally. Spans and loadings at the dining room end are found to be such that sudden structural failure causing second and third floors to fall into dining room and lobby could occur without fire and without warning.

The fact that this building has stood for forty years is no guarantee of continued immunity from disaster. Additions and remodeling changes through the years together with gradual deflection of joists, etc. have brought about the present unsafe structural conditions.

Measures will be taken at once to safeguard temporarily the structural weaknesses, but fire hazard cannot be materially lessened without complete remodeling or demolishing of the Meriwether Inn.

WHY BUILD AT ALL NOW (Continued)

The trustees cannot assume the moral responsibility for continued operation in this building. If the Foundation is worth perpetuating, money must be found to provide equivalent accommodations with an acceptable safety factor.

Two secondary reasons for replacing the Meriwether Inn may be noted: The first is to provide more attractive accommodations with a possible effect on the registration and, consequently, the operating results. The second is to give potential contributors a sense of permanence and purpose which will aid in the securing of further monies.

POSSIBLE LOCATIONS AND PLANS FOR CENTRAL BUILDING

A careful study of the cost of completely remodeling the Meriwether Inn is presented along with studies for the two locations for a new building mentioned by the trustees, namely, at the upper end of the campus and at the lower end of the campus between the present Inn and the Infirmary.

This is done because the Meriwether Inn is the key to the whole situation. The construction of a new building would immediately make it necessary to eliminate the Inn as a fire hazard by demolishing it or remodeling it. Furthermore, every consideration of the possibility of a new building raises the question of the final disposition of the Inn.

It is assumed in each of the proposals discussed on the following pages that it is only necessary to replace existing facilities with the equivalent in safe accommodations and that fifty bedrooms of adequate size and relation to baths plus general facilities will be the effective equivalent of the present Inn, which is:

<u>*Rooms</u>	<u>Baths</u>	<u>People</u>
59	14	80

*Actual number rooms is 65 but only 59 are usable. 39 are single rooms and 20 are double.

PROPOSAL I.

REMODEL THE INN

(See Sketch on Page 19)

	<u>Rms.</u>	<u>B.</u>	<u>People</u>	
Cost Hotel Remodeling.....	43	24	80	\$55,000.
Cost one New Unit.....	<u>10</u>	<u>6</u>	<u>20</u>	11,500.
	53	30	100	
Cost Move Fire Station.....				150.
" " Cottage #1.....				445.
" " Cottage #2.....				490.
" Demolish garage, etc.....				75.
" Planting Roads - Grading.....				<u>840.</u>
				\$88,500.

COMMENTS:

(a) Inn-

Mr. Toombs developed a remodeling plan for the Inn to give bedroom accommodations indicated above, plus adequate kitchen, dining room, lounge, music room, library, administrative offices, etc. This plan contemplated strengthening building against structural failure, providing new roof, installing automatic sprinklers throughout, simplifying whole form of building and making it attractive inside and out. This plan if executed would provide an acceptable permanent building and eliminate the hazards of present structure.

Preliminary drawings and detailed specifications were prepared and submitted to reliable contractors for bids. Budget appearing above is based on resulting figures. We have bid of \$51,000 but have added \$4,000 because extras are bound to occur in a remodeling job.

PROPOSAL I. (Continued)

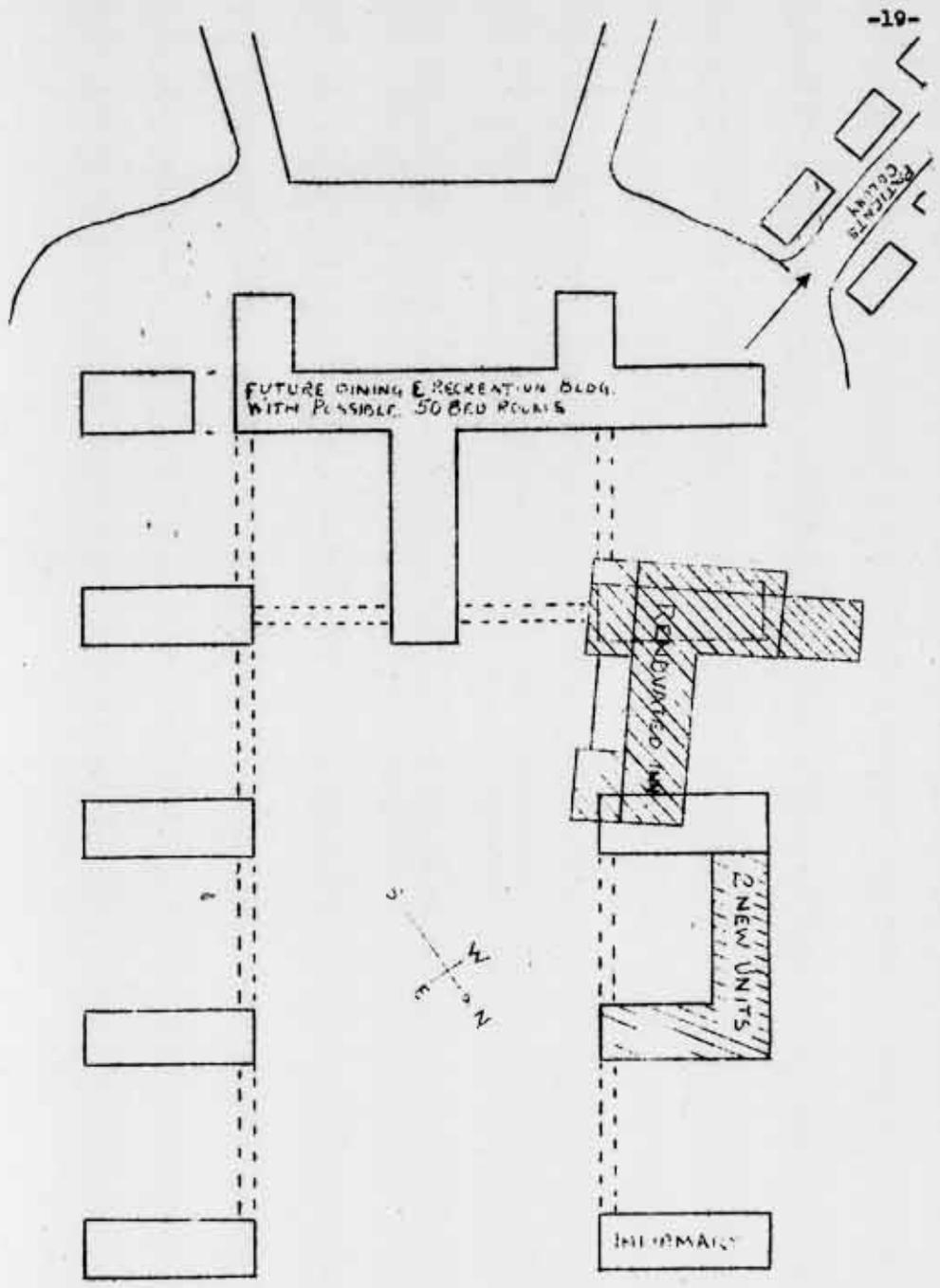
(b) Unit-

The remodeled Inn would have to be supplemented to provide accommodations equivalent to those now existing. Therefore, bids were obtained on Units 100 x 38 (the size of Infirmary to determine total budget incident to this proposal. Bids are for brick buildings of permanent construction and safe-guarded by automatic sprinklers.

Bids were obtained on two units for additional accuracy although only one is quoted in above budget.

Karl Conrad
Lwita Brackley
Frieda S. Schenk
Otto S. Schenk
Kathryn D. Schenk
Mrs Gene De Loach
David Savage
Helene S. Savage
Mrs. J. H. Hicks
Miss Gladys Hicks
Alyce Miller
Dorothy Bradley
Arnold Schubert
Florence A. Pickering
Alice H. Morrison
Hazel Woodell
Tom Van Nuis
Anna Wallace
Madeline S. Russell
Cara Ruste

Kirkland H. Gibson
Donald S. Menni
Helen Brown Holt
Francis R. McGowan
Carl H. Sjostrom
Keage Gilbert Selma Jr
Walter J. Edwards
Hazel Root
Laura Clark
Emira Noble
James D. Collins
Wilson J. S. S. S. S. S.
John H. Russer Jr
June Fickering
Mary Snow B. B. B.
B. S. Purse
Agnes Dodson Purse
William K. Neworan
Leir Hirsch
Marion F. Crane
Caroline French
Vhos. E. Kane
Dorothy Norford



PROPOSAL I

SCALE 1/8" = 1'

350' TO POOL WITH 250' DEEP

PROPOSAL II.
New Building Lower Campus
(See Sketch on Page 21)

	<u>Rms.</u>	<u>B.</u>	<u>People</u>	
Cost New Building.....	50	25	100	\$100,000.
Remove Present Hotel.....				2,500.
Cost Remove Servants' Quarters 400-440.....				840.
" " Fire Station.....				150.
" " Cottage #1.....				445.
" " Cottage #2.....				490.
" " Garage.....				75.
" Grading, Planting, Roads.....				<u>1,000.</u>
				\$105,500.

Comments:

(a) Cost-

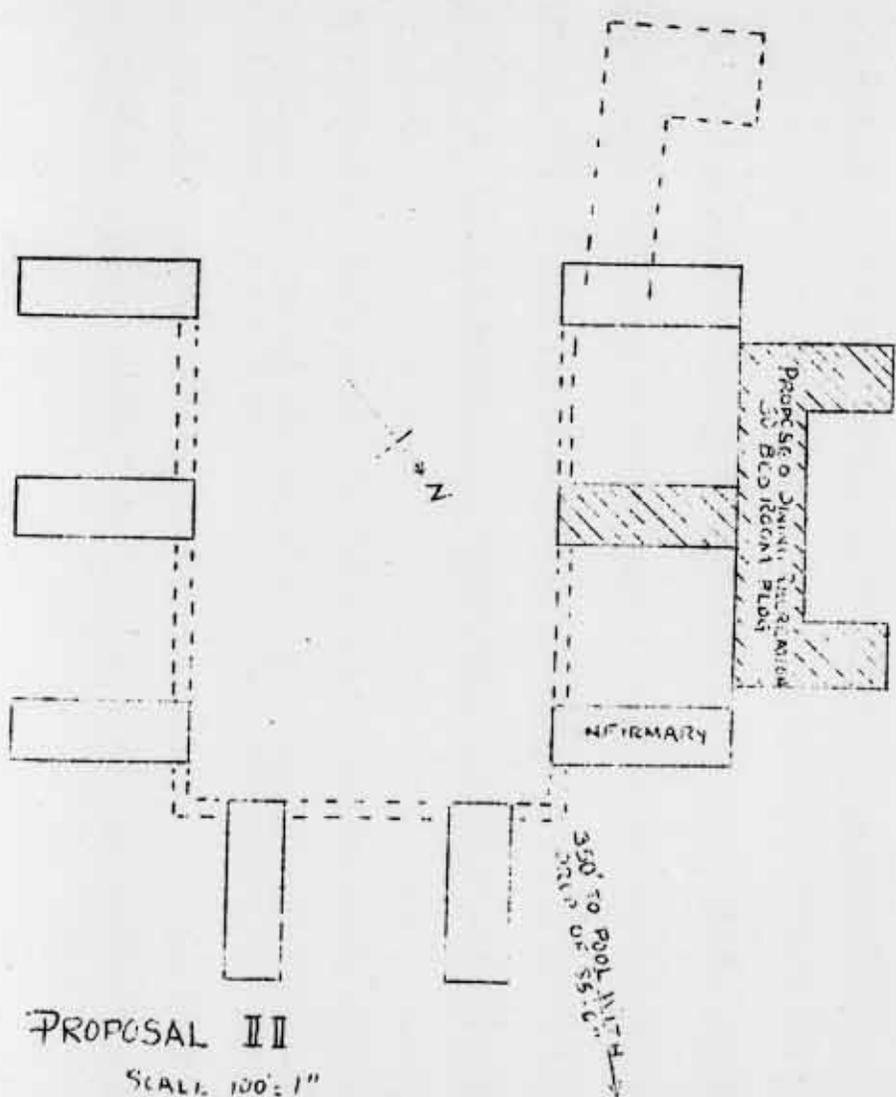
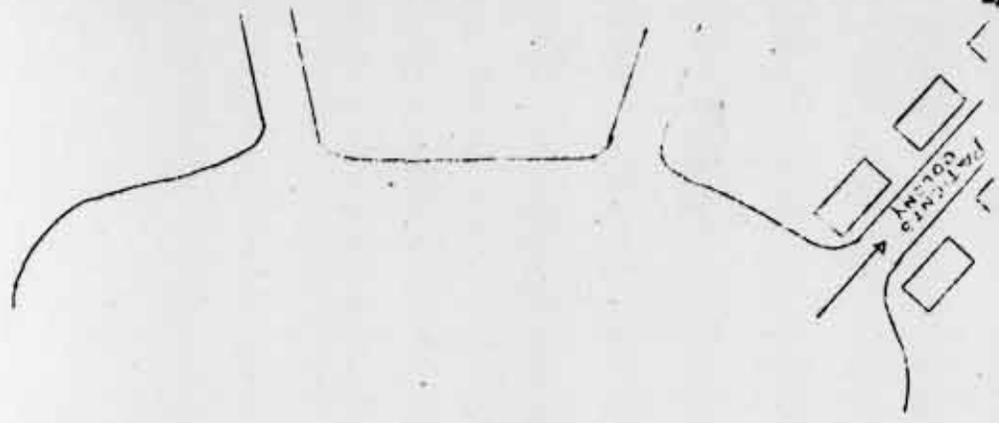
Cost of new building has been arrived at from cube foot cost of units as described under Proposal I. Cost per cubic foot should decrease in this larger undertaking but for safety the multiple has been increased and overage added. It is felt that the resulting figure is adequate and that estimates on detailed plans and specifications would probably lessen this figure.

(b) Location-

Study of sketch on Page 21 will show impossibility of putting main portion of structure between Infirmary and Inn unless we use small ground area and make it several stories high. Infirmary should have a lateral clearance of 100 feet.

Setting main building back as indicated in sketch means necessity of a continuing system of interior roads in campus as problems of grade will prevent exterior approach along west side.

Disadvantage of isolating present patients' colony seems more important than increased proximity to pools.



PROPOSAL II
SCALE 100' = 1"

PROPOSAL III.

New Building Upper Campus

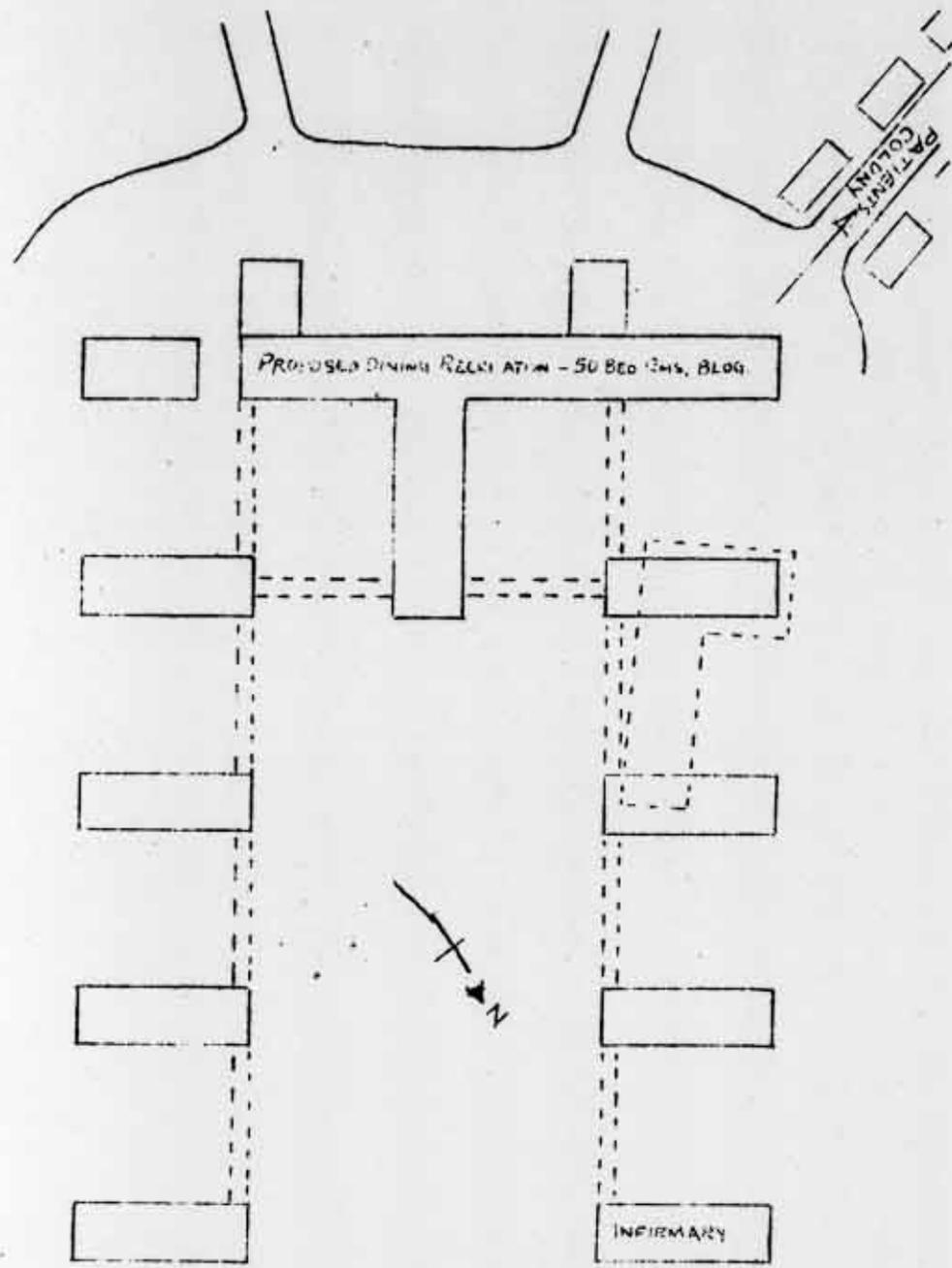
	<u>Rms.</u>	<u>B.</u>	<u>People</u>	
Cost New Building.....	50	25	100	\$100,000.
" Demolish Present Hotel.....				2,500.
" Remove Garage.....				75.
" Grading, Planting, Roads.....				<u>1,000.</u>
				\$103,575.

Comments:

- (a) Cost-
Cost for new building determined in same manner as indicated under Proposal II.
- (b) Location-
This is in workable relationship to existing patients' colony.

Campus can eventually be free of interior roads.

Cottages Nos. 1 and 2 (between Inn and Infirmary) need not be moved until later development necessitates it.



PROPOSAL III

SCALE 100=1"

350' TO POOL WITH 1" DEPTH OF 85-0"

CONCLUSIONS FROM STUDY OF THREE PROPOSALS

(a) New Building is Indicated:

Remodeling and supplementary unit will represent nearly 70% of replacement cost in entirely new facilities. \$100,000 for new construction should be as easy to obtain comparatively as \$70,000 for a remodeling job. There is a distinct advantage in securing a greater proportion of ground floor rooms.

(b) Meriwether Inn should be Demolished:

If the Inn is abandoned as the central building, it should be entirely demolished as soon as new building is completed.

Analysis of bids for remodeling shows that an expenditure of at least \$25,000 would be required to eliminate its fire hazard to other property and retain it in any form. Such an expenditure would be required even if it were reduced to a one story building with sprinklers. The same sum would produce more than the equivalent in two buildings of 100 x 38 brick construction and fully sprinkled. It is, therefore, uneconomic to give the Inn any place in future plans if new central facilities are provided.

(c) Proposal III (Upper Campus) is Preferable to Proposal II (Lower Campus):

Relationship to existing colony, better location of roads in respect to buildings and great flexibility for future expansion in upper campus location lead to this conclusion.

Sketch on Page 23 is intended only to indicate general location of central building. If Proposal III is adopted, some of the

(c) Proposal III (Upper Campus is Preferable, etc. (Continued)):

possible variations within the same budget are:

1. Central building with 50 rooms and all general facilities.
2. One story central building confined to general facilities only and units to provide 50 rooms.
3. Two story central building to provide general facilities and 30 bedrooms to be supplemented by 20 additional ground floor bedrooms in units.

The third of these variations would seem the wisest but decision can await further study if Proposal III is adopted.

PROBABLE REQUIREMENTS FOR GUEST CAPACITY

Average registration of guests at hotel past three years has been:

1930.....	15.67
1931.....	12.
1932.....	16.50

These have been for the most part relatives and friends of patients. Assuming a continuance of same proportions, a future registration of 200 patients would mean 40 to 50 guests to be accommodated in the central building. Present Inn provides 30 rooms used by or available for guests.

PRESENT AND FUTURE STAFF REQUIREMENTS

Total staff for past three years has been:

1930.....	92
1931.....	93
1932.....	93

This is a ratio of 1.3 employees to 1 patient. This ratio will tend to lessen somewhat, if Foundation grows, as proportionate increase will not occur in executive staff, department heads, grounds crew, fixed one-man jobs, etc. It is estimated that a registration of 200 patients would mean a staff of 175.

Present staff is:

(a) White.....	50
(b) Colored.....	<u>43</u>
	93

Foundation provides housing for 64 and balance provide their own housing accommodations. Of the 64 whom we house, 34 are white and 30 colored. Whites are housed as follows:

Hotel and Colony.....	29
Infirmery.....	1
Housekeeping Cottages.....	2
Non-housekeeping Cottages....	<u>2</u>
	34

Colored employees are housed as follows:

Colored Dormitory.....	24
Servants' Rooms - Basement)	
of Inn)	<u>6</u>
	30

PRESENT AND FUTURE STAFF REQUIREMENTS (Continued)

A patient registration of 200 and staff of 175 would probably mean 95 white employees and 80 colored employees. Continuation of present proportions would mean furnishing accommodations for 110 employees - 58 white and 52 colored.

Edaine Stites
William K. Lyon.
Lewis Hancock
Raymond S. Tuck
Franklin P. Hillis
John G. Larkovic
Mrs. B. Kneiger
Jewel Millner
Ch. C. Green
Marally L. Oliver
Mrs. J. M. Mintrick
L. J. Kellum
a. s. ten Horn
Arthur Smith
Paul Balick
Matt Hoctor
Verna Hardy
Woodall Bussey.

Alice Rose Plastridge
Frances Holmes
Julia Warwick
Maude Hudson
Janice A. Moore
Helen Marion Lauer
Verna Hardy
Lucille Daniels
Dorothy Knight
Mary Hudson
Esther Gillette
Phyllis Kellum

GENERAL UTILITIES AT WARM SPRINGS

(a) Water System:

Our present water system is adequate to present needs, giving ample domestic supply and fire pressure. It is so designed that it can be expanded to meet increasing requirements. \$5,000 or less will probably build all the additional mains which will be required in future development. If we have buildings equipped with automatic sprinklers, a stand-by fire pump costing approximately \$3,000 would be necessary to secure minimum insurance rate allowed for sprinklers with two way water supply.

Water meters should be installed in privately owned cottages soon to provide more accurate way of collecting for water service than present flat \$30. per year per house. No estimates of cost of such installation have been secured yet. There is nothing in needs to cottage owners to prevent change to meter system.

(b) Central Heating System:

Present central heating system serves seventeen Foundation buildings. This is a low pressure vacuum return system. Ideally, a heating system serving such a widespread group of buildings should be high pressure with reducing valves for service to buildings. However, this plant can serve with reasonable efficiency for many years. The load of the Meriwether Inn at present is greater than demands of replacement accommodations under any one of three proposals. One 6500 foot boiler is now in reserve as 13,000 boiler with automatic stoker is proving sufficient for present load. Equipping this reserve boiler with underfeed stoker for \$2,000 would enable plant to carry additional load of several units.

(c) Infirmary:

Present infirmary and annex provide:

1. Offices, examining rooms, etc. for Surgeon-in-Chief and Assistants.

(c) Infirmary (Continued):

2. Private rooms and wards for care of sick in community, for surgical convalescents and those new or severe cases requiring hospital care. Total capacity is 22 beds.
3. Hydrotherapy or Bath Department.

Experience indicates that it will be wise to continue centralization of medical and clinical work at this location. Present waiting room and examining room facilities are at times inadequate due to large number of out-patients who come here to consult Surgeon-in-Chief. Plans for future should include the building of a small wing devoted to nursing accommodations so that some of present nursing quarters may be altered to give additional waiting room and examining room space. At the same time, the present bath department should be somewhat enlarged and improved. A budget of \$7,500 should be adequate for both purposes.

Changing ratio of non-polio and polio cases may effect future Infirmery requirements, but if we have ample first floor accommodations under unit plan, this hospital should be adequate for requirements with 200 patient registration.

(d) Escalator:

Some type of mechanical lift to carry patients from campus level to pools and return has been frequently discussed as future substitute for present automotive transportation.

Otis Elevator Company advises that an escalator is uneconomic unless a large number of people are to be transported in a given time. They request data on which to quote an inclined railway.

(d) Escalator (Continued):

Mr. Frank C. Root has obtained figures of 10-12 thousand dollars as cost for installation under somewhat similar conditions on a Cleveland golf course.

Additional data will be obtained on this subject.

It is the opinion of the resident trustee that any fixed installation of this nature is impractical for the reason that the task of getting the patients to and from any suitable location for a landing platform would be such a proportion of the whole problem. A low speed automotive device of exceptionally small ground clearance and capable of climbing considerable grades and running on sidewalks and ramps as well as roads seems to offer the ideal solution to the problem. Some adaptation of the type of electric baggage trucks used in Grand Central may be possible.

(e) Sewage Disposal:

No adequate sewage disposal plant now exists. Hotel and eighteen Foundation buildings are served by sewer line running through crude overloaded septic tank and thence down hill and into Cascade Creek, between 2nd and 3rd fairways of golf course. This really amounts to dumping raw sewage into the stream, creating an annoying situation with possible elements of danger. Other buildings near campus are served by antiquated septic tanks and one group has open sewer to small stream on east side of campus. New cottages in subdivision are served by septic tanks installed by owners. Georgia State Board of Health has urged that Foundation proceed to building of comprehensive sewage system at earliest possible date.

Competent engineers have submitted the following estimates and comments:

(e) Sewage Disposal (Continued):

1. Connecting existing cottages and other buildings in the vicinity of the Hotel to the present sewer and extending this sewer down the branch across the highway to the proposed sewage disposal plant site....\$3,500
 2. Constructing the sewage disposal plant, consisting of primary treatment only..... 5,000.
 3. Adding secondary treatment, or so-called complete treatment, consisting of trickling filters..... 4,000
 4. Sewer new sub-division..... 9,000
- T o t a l.....\$21,500

"The above sewage disposal plant is figured on the basis of a population of 1000 people. Whether or not the secondary treatment is necessary is a question that should be gone into carefully, studying the available dilution in the branch during dry weather; considering the nature of the development down the stream. Of course, we would be guided in our recommendations on this point by the attitude of the State Board of Health.

"We think it well, however, to include any preliminary estimate sufficient funds for the construction of these filters, if necessary.

"We feel that the cost will be considerably less than the estimate rather than greater."

Incorporation and assessment may provide financing for carrying charges, maintenance, and amortization of principal necessary to construction of subdivision sewers. A flat annual rental charge for sewer service to each subdivision cottage may offer a simpler solution for that part of the work.

RELATION OF CHARITY TO PAY PATIENTS

The Patients' Aid Fund is enabling the Foundation to extend partial aid (limited to one-half of regular weekly rate) to approximately 20% (Fourteen Patients) of the present registration. Fifteen to Eighteen Thousand Dollars per year is being used for this purpose.

There is no present provision for admitting a percentage of full charity cases. A reasonable future objective is to carry 25 patients on a full charity basis, 25 on a partial charity basis and 50 as full pay patients, based on a capacity of 100, and to apply these same percentages to larger registration with future growth.

This would put approximately one-third of the Foundation work on a charity basis.

The human helpfulness of the Foundation would be greatly extended by the realization of such an objective. Further, it would go far to gain a sympathetic understanding of our work on the part of the medical profession and potential contributors. The basic charity of establishing such a centre for rendering service at cost is not easily dramatized.

\$50,000 per year must be realized from current contributions or through the creation of an endowment to give any real impetus to such a plan. This sum would cover 25 full charity cases, 50 partial charity or some combination of both.

This is a most important objective and takes second place to provision for safe central facilities only because of the great moral hazard incident to continued operation of the Meriwether Inn.

11
Basil O'Connor
120 Broadway New York City

PSF
Warm Springs

March 27th, 1933.

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

Dear Miss LeHand:

In connection with the abstract of
title of the Warm Springs properties which we are
having prepared will you please have the President
sign the enclosed deed and return it to us and we
will complete the execution.

Sincerely yours,

R. H. Taylor

Encl.

April 12, 1933.

Dear Mr. Taylor:-

I am returning herewith
the deed which the President has
signed.

Very sincerely yours,

M. A. Le Hand
PRIVATE SECRETARY

R. H. Taylor, Esq.,
c/o Basil O'Connor, Esq.,
120 Broadway,
New York, N. Y.

(enclosure)

PSF
Warm Springs

March 28, 1933.

Dear Carp:-

I think the report is excellent and, of course, Plan #3 is the only one for us to adopt. However, I do not like the part of the new building on the map of Plan #3 which sticks out like a tongue into the campus. There should be no projection of that kind, though a recess or two recesses would be all right.

It ought to be possible to plan a \$100,000 unit, located about the south half of the tennis court and the road, which would not require the immediate moving of the McPherson cottage and the one next to it which we own.

I am glad that Henry and Tanya expect to stay at Warm Springs.

Always sincerely,

Arthur Carpenter, Esq.,
Georgia Warm Springs Foundation,
Warm Springs, Georgia.

RT

ERIC GUGLER & HENRY J. TOOMBS
ASSOCIATED ARCHITECTS
101 PARK AVENUE, NEW YORK

*Plan returned
4/27/33 - to Henry Toombs*

250R n. HT.

Warm Springs, Ga.,
March 29, 1933.

*PSF
Warm Springs*

Hon. F. D. Roosevelt,
The White House,
Washington, D. C.

*CR
pwp/ah*



My dear Mr. President:-

I am delighted that you are going ahead with the guest cottage. I am enclosing a plan. From the discussion I had with Missy, I concluded that you would like it just as it was originally designed. Please let me know if you would like any changes. If not I shall forward the contracts to you.

Mrs. Hoke and I are proceeding with the planting; are thoroughly enjoying spending your \$100 and we hope you will like it. It is already vastly improved. I note what you say about some trees between the house and the road. We are going to do a fence too.

Faithfully yours,

Henry J. Toombs
Henry J. Toombs.

HJT:th

Arthur Carpenter Jr.
Peter Dole

Bobby Carpenter
Bill Jordan

David Peters.
Johnnie Dole

GEORGE
LAMONT
MONTAGNE

Drusilla Morgan
MAXINE Schegg

File Warm Springs

*PSF
Warm Springs*

HENRY J. TOOMBS
ARCHITECT
101 PARK AVENUE, NEW YORK

Warm Springs, Ga.,
April 14, 1933.

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

Dear Missy:

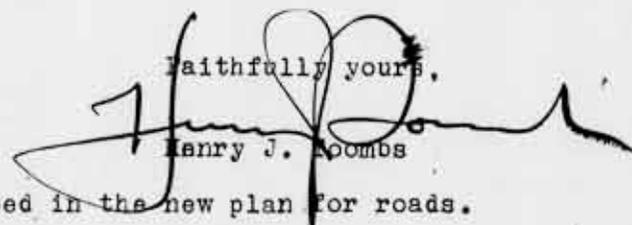
I am enclosing a sketch of the new road layout for The President's house. It is designed to allow people to come up and go around the outer circle to have a look at the house without disturbing Dr. Hoke. Also by providing a single entrance with a swinging gate, it will help to keep people out.

When The President is here I presume the praetorian guard house will continue to be used, but where in this new scheme shall we put it? I indicate several possible locations. We would like to do that before he comes so that the telephones, etc. will be connected.

I have not yet sent the contract to The President for his guest house because I have not heard if the layout shown on plans I forwarded and which you thought OK, meets with his approval. Perhaps you will have an opportunity to speak to him about that, ~~however~~. Mr. Chevalier's house is already underway.

The planting around The President's house looks very fine.

Faithfully yours,



Henry J. Toombs

HJT:th

P.S. No trees are disturbed in the new plan for roads.

You might send the sketch back with your suggestions on it #

April 25, 1933.

Dear Henry:-

Just a note to thank you for
your nice letters and to tell you that
the President wants you to go ahead and
let the contract for the guest cottage.

I have a miserable cold and
would give anything to be at Warm
Springs right now.

Always sincerely,

Henry J. Toombs, Esq.,
Warm Springs,
Georgia.

LT

PSF
GEORGIA WARM SPRINGS FOUNDATION
 WARM SPRINGS
 GEORGIA

April 20th, 1933.

Ylla

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

My dear Miss Le Hand:

We are depositing \$3,323.44 in the
 President's account at City Bank Farmers Trust Company.
 This represents payment on account of the note due him
 by Meriwether Reserve, Inc., leaving the balance of
 principal due of \$106,000.

Sincerely yours,

W. H. Hubbard

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 BASIL O'CONNOR Treasurer
 ARTHUR CARPENTER Resident Trustee
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 DR. PAUL HAERTL Bad Kissingen, Germany
 DR. LUDVIC HERTZOG Chicago, Ill.
 DR. ARTHUR T. LEGG Boston, Mass.
 DR. BEVERIDGE H. MOORE Chicago, Ill.
 DR. FRANK R. OSER Boston, Mass.
 DR. ROBERT B. OSGOOD Boston, Mass.
 DR. JOHN LINCOLN PORTER Evanston, Ill.

1
Returned copies
5/11/33

HENRY J. TOOMBS
ARCHITECT
101 PARK AVENUE, NEW YORK

PSF
Warm Springs

Warm Springs, Ga.,
May 2, 1933.

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

Dear Missy:

I enclose the contracts for the President's Guest House signed by Daniel Lumber Company. You will note that the details are governed by Mr. Chevalier's specifications. This gives me perfectly adequate control over the situation and I am sure that there will be no trouble.

Would you be so good as to get the Chief to sign them and return two to me. Many thanks.

Faithfully yours,

Henry J. Toombs
Henry J. Toombs per D.H.

HJT;th

THE STANDARD FORM OF AGREEMENT BETWEEN CONTRACTOR
AND OWNER FOR CONSTRUCTION OF BUILDINGS.

ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS FOR USE
WHEN A STIPULATED SUM FORMS THE BASIS OF PAYMENT

This Form of Agreement has received the approval of the National Association of Builders' Exchanges, the Associated General Contractors of America, the Joint Conference on Construction Contracts, the National Association of Master Plumbers, the National Association of Sheet Metal Contractors of the United States, Association of Electricians, International, the National Association of Marble Dealers, the Building Granite Quarries Association, the Producers' Council and the Building Trades Employers' Association of the City of New York.

FOURTH EDITION, COPYRIGHT 1915-1918-1925 BY THE AMERICAN INSTITUTE OF ARCHITECTS, THE OCTAGON, WASHINGTON, D. C.
THIS FORM IS TO BE USED ONLY WITH THE STANDARD GENERAL CONDITIONS OF THE CONTRACT FOR
CONSTRUCTION OF BUILDINGS

THIS AGREEMENT made the First

day of May in the year Nineteen Hundred and Thirty Three

by and between Daniel Lumber Company of LaGrange, Ga.

hereinafter called the Contractor, and Franklin D. Roosevelt

.....hereinafter called the Owner,
WITNESSETH, that the Contractor and the Owner for the considerations hereinafter named agree as follows:

Article 1. Scope of the Work—The Contractor shall furnish all of the materials and perform all of the work shown on the Drawings and described in the Specifications entitled

Drawings and specifications of Guest House for Hon. Franklin

(Here insert the caption descriptive of the work as used on the Drawings and in the other Contract Documents)

D. Roosevelt at Warm Springs, Georgia.

prepared by Henry J. Toombs

acting as and in these Contract Documents entitled the Architect; and shall do everything required by this Agreement, the General Conditions of the Contract, the Specifications and the Drawings.

FORM A1

Agreement between Contractor and Owner.
Fourth Edition — Five Pages — Page 1.

THIS IS A STANDARD CONTRACT FORM
ISSUED BY THE AMERICAN INSTITUTE OF
AND OWNER FOR CONSTRUCTION
THE STANDARD FORM OF AGREEMENT

Article 2. Time of Completion—The work to be performed under this Contract shall be commenced May 1, 1958

and shall be substantially completed July 1, 1958

(Here insert stipulation as to liquidated damages, if any.)

Article 3. The Contract Sum—The Owner shall pay the Contractor for the performance of the Contract, subject to additions and deductions provided therein, in current funds as follows: Thirteen hundred dollars

(State here the lump sum amount, unit prices, or both, as desired in individual cases.)

Where the quantities originally contemplated are so changed that application of the agreed unit price to the quantity of work performed is shown to create a hardship to the Owner or the Contractor, there shall be an equitable adjustment of the Contract to prevent such hardship.

Article 4. Progress Payments—The Owner shall make payments on account of the Contract as provided therein, as follows:

On or about the First day of each month 85 per cent of the value, based on the Contract prices, of labor and materials incorporated in the work and of materials suitably stored at the site thereof up to the day of that month, as estimated by the Architect, less the aggregate of previous payments; and upon substantial completion of the entire work, a sum sufficient to increase the total payments to 85 per cent of the contract price. The remainder to be paid one month after completion and
(Insert here any provision made for limiting or reducing the amount retained after the work reaches a certain stage of completion.)
after acceptance by the Architect.

Article 5. Acceptance and Final Payment—Final payment shall be due thirty days after substantial completion of the work provided the work be then fully completed and the Contract fully performed.

Upon receipt of written notice that the work is ready for final inspection and acceptance, the Architect shall promptly make such inspection, and when he finds the work acceptable under the Contract and the Contract fully performed he shall promptly issue a final certificate, over his own signature, stating that the work provided for in this Contract has been completed and is accepted by him under the terms and conditions thereof, and that the entire balance found to be due the Contractor, and noted in said final certificate, is due and payable.

Before issuance of final certificate the Contractor shall submit evidence satisfactory to the Architect that all payrolls, material bills, and other indebtedness connected with the work have been paid.

If after the work has been substantially completed, full completion thereof is materially delayed through no fault of the Contractor, and the Architect so certifies, the Owner shall, upon certificate of the Architect, and without terminating the Contract, make payment of the balance due for that portion of the work fully completed and accepted. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

Article 6. The Contract Documents—The General Conditions of the Contract, the Specifications and the Drawings, together with this Agreement, form the Contract, and they are as fully a part of the Contract as if hereto attached or herein repeated. The following is an enumeration of the Specifications and Drawings:

Specifications for Guest House to be governed by general clauses and in all particulars where applicable by Specifications for House for Stuart Chevalier at Warm Springs, Georgia.

Drawings Nos. 9 and 10 both revised March 3, 1933.

A Centre for the Study and After-Treatment of Poliomyelitis (Infantile Paralysis)

GEORGIA WARM SPRINGS FOUNDATION

WARM SPRINGS, GEORGIA

*PSF
Warm Springs*

Received

*Mr. Carson Cadbury
Maple sugar in a
a can (soft) -
next March*

November 30, 1933

President Franklin D. Roosevelt,
"The Little White House",
Warm Springs, Georgia.

Dear President Roosevelt:

I am told that Dr. Paul Haertl
has brought from Germany books, cakes, toys,
etc., as gifts to the Foundation patients, par-
ticularly the children.

Perhaps you will either want to
comment on this or give Dr. Haertl a chance to
say a word.

Sincerely yours,

Carpe
Arthur Carpenter.

AC*eh

TRUSTEES

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ARTHUR CARPENTER	Resident Trustee
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EDGAR S. WILSON	New York City
WILLIAM H. WOODIN	New York City
DR. MICHAEL HOKES	Warm Springs, Ga.
KRITH MORGAN	New York City
HENRY POPE	Chicago, Ill.

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DR. LEROY W. HUBBARD	Director

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DR. PAUL HAERTL	Bad Kissingen, Germany
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DR. ARTHUR T. LEO	Boston, Mass.
DR. BEVERIDGE H. MOORE	Chicago, Ill.
DR. FRANK R. OSEE	Boston, Mass.
DR. ROBERT E. OSOOD	Boston, Mass.
DR. JOHN LINCOLN POSTER	Evanston, Ill.

Mary Preston Sheffey
Gale Jareko
EMILY ROSENAUEST

Mary Frances Jasper
Mimi Foster

Frances Ann Kessenich
Bobby Holland

David Krueger

Bobby Bates

Dorothea Burger

Joy Merwin

Helen Presley
Cardea Fergush

CONFIDENTIAL

What's Affairs of Big Bad Walt

Notes on

FOUNDER'S DAY-THANKSGIVING DINNER

1933

Don't care to get them out of human tongue. Mr. Julian Baum

Complete seating by 7:00 P. M.

7:05 Arrival of the President and Mrs. Roosevelt, entering through private dining room.

7:05 - 7:20 Photos-sound pictures. Photographers have requested that the President carve turkey and talk to small children. This will be just for photographers and serving of dinner will be delayed until it is complete.

7:20 to 8:30 Dinner service
Songs by patients, accompanied by Perry Bechtel who will also play solo numbers on tenor banjo.

8:30 Those dining in music room to be invited to move chairs into dining room.

8:35 The President to introduce Perry Bechtel, well known orchestra leader of Atlanta, and ask him to play one number from stage so that audience may show appreciation.

8:40 The President to introduce Julian Boehm (pronounced Bame), Atlanta business man whose hobby is magic. Well known to old timers at Warm Springs as he has entertained us two or three times before.

9:05 Introduction by the President of Trustees, guests, etc., who will rise for recognition only and make no speeches:

1. Mrs. Franklin D. Roosevelt
2. Trustees -

George Foster Peabody, Saratoga *Great litigation of the*
Henry Pope, Chicago
Leighton McCarthy, Toronto
Dr. Michael Hoke, Warm Springs
James A. Moffett, New York
Basil O'Connor, New York
Keith Morgan, New York
Dr. LeRoy W. Hubbard - former medical head, etc.

Trustees
Members of W.S.

3. Guests -

- Cason J. Callaway, LaGrange AND
- Cator Woolford, Atlanta - with a word about their leadership of Georgia Hall Campaign.
- Mr. Davis* — Miss Georgia Wilkins, Columbus (she especially requests that no mention be made of fountain or other gifts)
- Gov. G. H. H. Smith* — Dr. Floyd McRae, Chairman of Board of Piedmont Hospital, Atlanta, with which Foundation is affiliated.
- Old friend* — Mr. Raymond B. Fosdick, New York City
- Mr. John Harris of New York City (of Hegeman-Harris Co., Inc., builders of Radio City, etc.)
- Mr. Lee Pattison, who with Guy Maier, Richard Crooks and Albert Spalding will give Foundation benefit concert, Carnegie Hall, New York City, next Friday. Mrs. Pattison is here too.
- Dream come true* — Henry J. Toombs, Architect.
- Dr. Paul Haertl, who has come here from Bad Kissingen, Germany. *with Mrs. HAERTL*
- Dr. ~~---~~ Hewitt, Federal Geologist AND
- Dr. ~~ERICKSON~~ *May*, Georgia State Geologist - (conducting local geological survey)
- Life in Wash.* ~~Secretary of Agriculture~~
Arthur Compton

9:20 Morehouse Male Quartet (colored) from Morehouse College, Atlanta. Same group who sang for President at Little White House January 30th, last. Scheduled for 10 to 15 minutes. Head Waiter will take them to stage, if requested, just before they are announced.

9:35 More singing by patients and playing by Perry Bechtel, if desired, to fill in time.

9:40 or 9:45 The Founder's Thanksgiving message to Warm Springs family.

Adjournment.

THIS COPY FOR Hon. Franklin D. Roosevelt

File

CUMULATIVE CONDENSED REPORTS OF OPERATIONS AT WARM SPRINGS. PERIOD ENDED December 31 1933

BSF Warm Springs

MERIWETHER RESERVE, INC.		CURRENT PERIOD TO DATE		SAME PERIOD LAST YEAR		INCREASE DECREASE	
BALANCE SHEET							
ASSETS:							
Current Assets		44750	92	36509	34	8241	58
Property		744163	25	621618	28	122544	97
Deferred Charges		2861	79	5356	93	2495	14
Deficit		137855	13	206415	17	68560	04
TOTAL		929631	09	869899	72	59731	37
LIABILITIES:							
Current Liabilities		25840	42	25719	54	120	88
Notes Payable on Property		153000	00	172250	00	19250	00
Georgia Warm Springs Foundation, Inc.		640302	48	575821	30	64481	18
Reserves for Depreciation		61242	96	46863	65	14379	31
Capital Stock		49245	23	49245	23		
TOTAL		929631	09	869899	72	59731	37
INCOME AND EXPENSES							
INCOME:							
Hotel and Colony		151134	75	167609	79	16475	04
Golf, Public Pool, etc.		13298	60	12450	33	848	27
Medical Department		66320	35	68385	16	2064	81
Miscellaneous		14239	73	8039	42	6200	31
TOTAL		244993	43	256484	70	11491	27
EXPENSES:							
Hotel and Colony		112259	24	107650	58	4608	66
Golf, Public Pool, etc.		8478	66	8954	37	475	71
Medical Department		65468	55	72965	53	7496	98
General Maintenance		18071	53	15087	24	2984	29
Administrative and General		75822	80	71463	35	4359	45
TOTAL		280100	78	276121	07	3979	71
Loss for Period		35107	35	19604	96	15502	39
Deficit at Beginning		102747	78	186810	21	84062	43
Deficit at End		137855	13	206415	17	68560	04
STATISTICAL							
Average Cost Per Day Per Patient:							
Medical		2	90	2	88	02	
Rooms			38		37	01	
Meals		1	29	1	29		
TOTAL		4	57	4	54	03	
Average Number Hotel Guests During Period		16	68	16	50	18	
Average Number of Patients Living at Hotel		4	09	6		1	91
Average Number of Patients Living in Colony		37	79	37	36	43	
Average Number Living in Foundation Cottages		10	20	11	88	1	68
Average Number Patients Living in Other Housekeeping Cottages		9	68	13	90	4	22
Average Number All Patients		61	76	69	14	7	38

DATE ISSUED January 15, 1934.

Arthur Carpenter
Assistant TREASURER
F.B.

1
PSF Warm Springs
20 P

1025

SLADE, SWIFT, PEASE & DAVIDSON
ATTORNEYS AT LAW
COLUMBUS, GEORGIA

January 15, 1934

Dear Herman:

Many thanks for yours of January sixth. Will you tell Miss Georgia how glad I am that the land is to be put into safe keeping for the Foundation. I am entirely willing to offer \$3.50 per acre because I think that its proximity to the rest of the land gives it more value than land further up the mountain.

If you would be good enough to have the necessary deed drawn to me and give it to Cary to have filed I will be glad to send a check. Let me know the exact amount.

I long to get back to Warm Springs. If I can only persuade the Congress to go home by the end of April I will come down for a short stay.

Always sincerely,

Herman H. Swift, Esq.,
Slade, Swift, Pease & Davidson,
Columbus,
Georgia.

wjh

SLADE, SWIFT, PEASE & DAVIDSON

ATTORNEYS AND COUNSELLORS AT LAW

COLUMBUS, GEORGIA

January 6, 1934.

L. C. SLADE
H. H. SWIFT
H. B. PEASE
J. G. DAVIDSON

1720-B.

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

Askyd
1/13/34
208

Dear Governor:

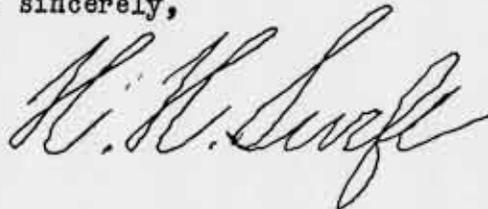
I have your letter of January 3rd, relative to the letter which I wrote Mr. Carpenter for Miss Wilkins concerning the sale of her mountain land to the Warm Springs Foundation.

Georgia does not wish to be exacting about the price. It is difficult to say what the land is worth under present conditions. I feel sure that she would be content if you offered either \$3.00 or \$3.50 per acre.

Thank you very much for your kind personal expressions. I deeply regretted our inability to see each other when I was in Washington during December, but understood how important was the conference in which you were engaged. I sincerely hope that when I am in Washington again I will have an opportunity to chat with you.

Again wishing you health, happiness, and all good things for the New Year, I am

Yours sincerely,



HHS:EB

January 3, 1954.

Dear Herman:

First of all, let me tell you again how awfully sorry I was not to see you on account of that stupid meeting which I just could not get out of. I do hope you will be in Washington again soon and that you will surely let me know.

Carp has sent me your letter in regard to Miss Georgia's land adjoining the Foundation on the West. Of course, the Foundation ought to have it. The difficulty is that the trustees feel that not one penny more should be put into land until the building program is completed and the endowment fund started well on its way.

I, myself, have such a large amount in land that I ought not to take on any more, but in this case I really feel that the Foundation should eventually own it, and therefore, I am entirely willing to buy it as in the case of all the rest of the land and to give an option to the Foundation to purchase it back from me when they get enough funds.

In regard to the price, I would like much to have the good judgment of Miss Wilkins and yourself. For similar land further up the mountain, I paid \$2.50 an acre but that, of course, was further away from the Foundation. What do you think of \$3.50 or \$4.00 an acre?

With our fire-fighting force, we ought to be able to keep fires under control and also build some more roads to serve as fire breaks.

A happy New Year to you.

Very sincerely yours,

H. H. Swift, Esq.,
Slade, Swift, Pease & Davidson,
Columbus, Georgia.

Centre for the Study and After-Treatment of Poliomyelitis (Infantile Paralysis)

GEORGIA WARM SPRINGS FOUNDATION

WARM SPRINGS, GEORGIA

December 22, 1933

Dear "Missy":

Here's a letter from Herman Swift, which I am sure will be of interest to the President.

As you know, he has been desirous of obtaining this acreage for some time. Apparently, Miss Wilkins is not going to give this to us, but she is, of course, doing other things which will offset the amount.

The Foundation treasury is hardly in shape to absorb more land, but I think the President would regard it as a mistake to let this get away entirely.

Just this week, Mr. Callaway told me that he thought the President would be well advised to buy any acreage adjoining his own property or that of the Foundation, which could be had at a reasonable price.

I certainly would appreciate hearing from you on this point.

By the way, Miss Wilkins is going to build a cottage on the lot next to Stuart Chevalier, which we are deeding to her in exchange for the cottage and lots which she owns adjoining Georgia Hall.

Sincerely yours,

Arthur Carpenter
Arthur Carpenter,
Resident Trustee.

AC*eh Encl:

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

TRUSTEES

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BASIL O'CONNOR	Treasurer
ARTHUR CARPENTER	Resident Trustee
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JAMES A. MOFFETT	New York City
GEORGE FORTES PARSONS	Saratoga Springs, N. Y.
FRANK C. ROOT	Greenwich, Conn.
LEIGHTON MCCARTHY	Toronto, Canada
EUGENE S. WILSON	New York City
WILLIAM H. WOODIN	New York City
DR. MICHAEL HOKS	Warm Springs, Ga.
KRITH MORGAN	New York City
HENRY POPE	Chicago, Ill.

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EXTENSION

DR. LEROY W. HUBBARD	Director
----------------------	----------

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DR. WILLIS C. CAMPBELL	Memphis, Tenn.
DR. FRANK D. DICKSON	Kansas City, Mo.
DR. GEORGE DRAPER	New York City
DR. ALBERT H. FARIBRO	Cincinnati, Ohio
DR. PAUL HARTL	Bad Kissingen, Germany
DR. LUDVIG HEYDORN	Chicago, Ill.
DR. ARTHUR T. LEOG	Boston, Mass.
DR. BIRVENOR H. MOORE	Chicago, Ill.
DR. FRANK E. OBER	Boston, Mass.
DR. ROBERT E. OSOOD	Boston, Mass.
DR. JOHN LINCOLN PORTER	Evanston, Ill.

SLADE, SWIFT, PEASE & DAVIDSON

ATTORNEYS AND COUNSELLORS AT LAW

COLUMBUS, GEORGIA

December 20, 1933.

L. C. SLADE
H. H. SWIFT
H. B. PEASE
J. Q. DAVIDSON

1720-B.

Mr. Arthur E. Carpenter,
Resident Trustee,
Georgia Warm Springs Foundation,
Warm Springs, Georgia.

Dear Mr. Carpenter:

As you know, Miss Georgia M. Wilkins is contemplating an exchange of her present cottage and the two village lots on which it stands for a new lot.

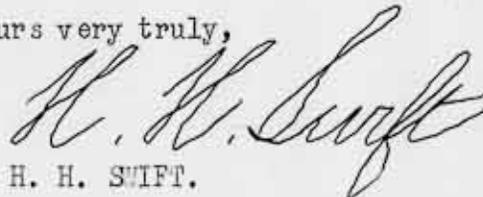
At the time that she closes this transaction with you she would also like to dispose of to the Georgia Warm Springs Foundation, for a consideration, the 497 acres of mountain land which she owns.

This mountain land was returned by Mr. Charles L. Davis' Estate for inheritance taxes at the time of his death at \$6 an acre. It probably is not worth so much now.

Would you consider the matter and make an offer for the mountain land? Please let me hear from you.

With kind regards and wishing you and Mrs. Carpenter a Merry Christmas, I am

Yours very truly,



H. H. SWIFT.

HHS:EB

December 22, 1933

Mr. H. H. Swift,
Slade, Swift, Pease & Davidson,
Columbus, Georgia.

Dear Mr. Swift:

Thank you very much for your letter
December 20 about the mountain land owned by Miss Georgia
M. Wilkins.

May I have just a little time on this,
please, to get in touch with some of the Trustees of the
Georgia Warm Springs Foundation?

Meantime, would you be good enough to
let me have just a sufficient description of the land so
that I may locate it on the County map?

greetings, I am,

With best wishes and the Season's

Sincerely yours,

Arthur Carpenter,
Resident Trustee.

AC*eh

PSF
Warm Springs

February 21, 1934.

Dear Herman:

Many thanks for yours of February sixteenth. Yesterday I received a letter from Fred Botts, enclosing the deed to Miss Georgia's wood lots. I am enclosing my check to her order for \$1,657.08.

Tell Miss Georgia that my one hope is that we can keep fires out of this property. There is an increasing seeding of long-leaf pines. I hope too that we can build some more roads to act as fire breaks. My only regret is that I cannot be there more to superintend the work.

Do be sure to let me know when you come North again.

Always sincerely,

Honorable H. H. Swift,
Columbus, Georgia.

dj

Beth Sherrill
Charles Sherrill -
Ralph Sherrill
Emma Jane Sheppard.
Mr. Wm. H. Sheppard.
O. M. Stephens
Helen Marion -
Mamie Duncan
Frances Burgee
Fattie G. Wilson
Mrs. S. S. Jordan Jr.
Cornelia Harvey.
Thos & Emily
Hill. Smith
Harry Kessenich + family
Chas. Epton
Estelle Rice
Edward Kates
Lillian Zuber R.N.

SLADE, SWIFT, PEASE & DAVIDSON

ATTORNEYS AND COUNSELLORS AT LAW

COLUMBUS, GEORGIA

February 16, 1934.

L. C. SLADE
H. H. SWIFT
H. B. PEASE
J. G. DAVIDSON

*Noted
2-21
sg*

1720-B.

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

Attention - Miss LeHand.

Dear Governor:

I refer to your letter of January 13, 1934, in which you offered \$3.50 per acre for the mountain land of Miss Georgia M. Wilkins in Meriwether County, Georgia.

I have been delayed in attending to your direction to have the necessary deed drawn and send it to Mr. Carpenter, because of Mr. Carpenter's accident, and because also I was delayed in obtaining the County Surveyor of Meriwether County to make an accurate survey of the land.

Everything, however, has now been attended to.

During Mr. Carpenter's absence I have been in correspondence with Mr. Botts. Today Mr. Botts has sent me a plat of the land made by the County Surveyor of Meriwether County, which shows that the tract contains 473.45 acres. At \$3.50 per acre this would make a consideration of \$1657.08.

Miss Wilkins has executed her deed conveying the land to you, and I have forwarded the same to Mr. Botts for delivery to you.

Your check should be made payable to Georgia M. Wilkins, and you can forward same to Mr. Botts for delivery to me, or you can send it direct when you hear from him.

I hope you will be successful in your efforts to persuade the Congress to adjourn by the end of April, and that you can come down for a visit. We will be delighted to see you, and I am sure the country will approve.

Yours sincerely,

H. H. Swift
H. H. Swift.

HHS:EB

PSF
Warm Springs

February 21, 1934.

Dear Fred:

Many thanks for yours of February seventeenth. I have sent my check for \$1,657.08 to Mr. Swift to be handed to Miss Georgia Wilkins.

I am returning the deed to the property herewith. It should be recorded in Greenville at the earliest opportunity and when this is done, please send it to Basil O'Connor to be placed with the other deeds of my property in Meriwether and Harris Counties.

I am returning the map of the property herewith and I wish you would ask someone, at their convenience, to sketch in roughly the course of the road from the cascade up to my farm. This need not be in any sense a survey and it can be done merely to show the approximate location of the road. When this is done, please send the map back to me.

Very sincerely yours,

Mr. Fred Botts,
Business Manager,
Georgia Warm Springs Foundation,
Warm Springs, Georgia.

Enclosures.

dj

A Centre for the Study and After-Treatment of Poliomyelitis (Infantile Paralysis)

GEORGIA WARM SPRINGS FOUNDATION

WARM SPRINGS, GEORGIA

February 17, 1934

*Recd
2-21
89*

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

Dear Missy:

Supplementing my letter of a few hours ago, herewith find enclosed "Warranty Deed from Georgia Mustain Wilkins to Franklin D. Roosevelt," as drawn by Mr. Swift. Title has been searched and description checked by our attorney, Mr. Clarence Thompson, and found correct in every respect.

President Roosevelt has no doubt heard from Mr. Swift. The tract contains 473.45 acres. At \$3.50 per acre this would make the consideration \$1657.08. As mentioned in my other letter, we will be glad to hand Miss Wilkins our company check in this amount, charging Mr. Roosevelt's account in turn, or you may prefer to make payment direct. You may tell me your wishes in the matter when returning deed and blue print.

Thanks a lot.

Cordially

Fred

Fred Botts,
Business Manager

FB/fm

- TRUSTEES**
- FRANKLIN D. ROOSEVELT President
 - BASIL O'CONNOR Treasurer
 - ARTHUR CARPENTER Resident Trustee
 - JEREMIAH MILBANK New York City
 - JAMES A. MOFFETT New York City
 - GEORGE FOSTER PEABODY Saratoga Springs, N. Y.
 - FRANK C. ROOF Greenwich, Conn.
 - LEIGHTON MCCARTHY Toronto, Canada
 - EUGENE S. WILSON New York City
 - WILLIAM H. WOODIN New York City
 - DR. MICHAEL HOKR Warm Springs, Ga.
 - KRITH MORGAN New York City
 - HENRY POPE Chicago, Ill.
 - CANON J. CALLAWAY LaGrange, Georgia
 - CAYOR WOOLFORD Atlanta, Ga.

- MEDICAL STAFF**
- DR. MICHAEL HOKR
Surgeon-in-Chief
 - ALICE LOU PLATRIDES
Director Physiotherapy
 - DR. JAMES JOHNSON
Foundation Physician
- EXTENSION**
- DR. LEROY W. HUBBARD
Director

- ADVISORY BOARD**
- DR. LEROY C. ARBOTT San Francisco, Cal.
 - DR. FRED WARREN BAILEY St. Louis, Mo.
 - DR. GEORGE E. BENNETT Baltimore, Md.
 - DR. WILLIS C. CAMPBELL Memphis, Tenn.
 - DR. FRANK D. DICKSON New York City
 - DR. GEORGE DRAPER Cincinnati, Ohio
 - DR. ALBERT H. FEIBERG Bad Kissingen, Germany
 - DR. PAUL HARTL Chicago, Ill.
 - DR. LUDWIG HERTORN Boston, Mass.
 - DR. ARTHUR T. LEOG Chicago, Ill.
 - DR. BEVERIDGE H. MOORE Boston, Mass.
 - DR. FRANK R. ORR Boston, Mass.
 - DR. ROBERT B. OSGOOD Boston, Mass.
 - DR. JOHN LINCOLN PORTER Evanston, Ill.

PSF
Warm Springs

SLADE, SWIFT, PEASE & DAVIDSON
ATTORNEYS AND COUNSELLORS AT LAW
COLUMBUS, GEORGIA

L. C. SLADE
H. H. SWIFT
H. S. PEASE
J. Q. DAVIDSON

February 28, 1934.

1720-B.

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

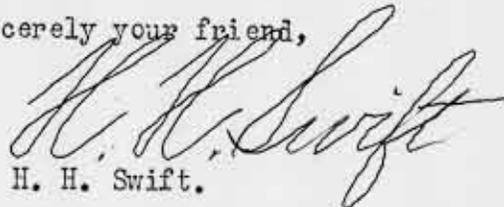
Dear Governor:

I have your letter of the 21st instant, enclosing check for \$1,657.08 to Georgia Wilkins in payment of the purchase price of the land covered by her deed to you. I have delivered the check to Georgia.

I will be in Washington Friday and hope I will have an opportunity to see you for a few minutes.

With my best regards, I am

Sincerely your friend,



H. H. Swift.

HHS:EB

THIS COPY FOR Hon. Franklin D. Roosevelt

PSF Warm Springs

CUMULATIVE CONDENSED REPORTS OF OPERATIONS AT WARM SPRINGS, PERIOD ENDED February 28, 1934

MERIWETHER RESERVE, INC.		CURRENT PERIOD TO DATE		SAME PERIOD LAST YEAR		INCREASE DECREASE	
BALANCE SHEET							
ASSETS:							
Current Assets	46310	53	36415	67	7894	86	
Property	747457	20	621631	33	125825	87	
Deferred Charges	3165	54	4507	09	1341	55	
Deficit	146899	71	207635	73	60736	02	
TOTAL	943832	98	872189	82	71643	16	
LIABILITIES:							
Current Liabilities	19271	39	26263	78	6992	39	
Notes Payable on Property	153000	00	174250	00	21250	00	
Georgia Warm Springs Foundation, Inc	659883	75	571873	30	88010	45	
Reserves for Depreciation	62432	61	50557	51	11875	10	
Capital Stock	49245	23	49245	23			
TOTAL	943832	98	872189	82	71643	16	
INCOME AND EXPENSES							
INCOME:							
Hotel and Colony	22021	29	31943	33	9922	04	
Golf, Public Pool, etc.	365	55	694	28	328	73	
Medical Department	14057	50	11587	48	2470	02	
Miscellaneous	3534	55	1653	77	1880	78	
TOTAL	39978	89	45878	86	5899	97	
EXPENSES:							
Hotel and Colony	19650	16	19746	71	96	55	
Golf, Public Pool, etc.	786	75	961	40	174	65	
Medical Department	10519	89	11566	72	1046	83	
General Maintenance	3044	42	2723	41	321	01	
Administrative and General	13430	28	12101	18	1329	10	
TOTAL	47431	50	47099	42	332	08	
Loss for Period	7452	61	1220	56	6232	05	
Deficit at Beginning	139447	10	206415	17	66968	07	
Deficit at End	146899	71	207635	73	60736	02	
STATISTICAL							
Average Cost Per Day Per Patient:							
Medical		2 28		3 03		75	
Rooms		44		41		03	
Meals		1 17		1 23		06	
TOTAL		3 89		4 67		78	
Average Number Hotel Guests During Period		9		24 88		15 88	
Average Number of Patients Living at Hotel		2 50		6 67		4 17	
Average Number of Patients Living in Colony		48 62		33 78		14 84	
Average Number Living in Foundation Cottages		17 37		11 33		6 04	
Average Number Patients Living in Other Housekeeping Cottages		9 63		13		3 37	
Average Number All Patients		78 12		64 78		13 34	

DATE ISSUED March 10, 1934.

Arthur Carpenter - F.B.
Assistant TREASURER

A Centre for the Study and After-Treatment of Poliomyelitis (*Infantile Paralysis*)

GEORGIA WARM SPRINGS FOUNDATION
WARM SPRINGS, GEORGIA

PSF
Warm
Springs

March 21, 1934

Dear Missy:

I am enclosing an itemized statement of the President's personal account, which you requested in your note of January 17th.

The reason it was not forwarded to you is because I had both original and carbon with me in New York. Sorry that I have caused this delay.

It is my understanding that the bill has been settled by the New York office and charged to the President's accrued interest account.

My best,

Cordially,

Arthur Carpenter,
Resident Trustee.

Encl:

C:H

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

TRUSTEES

FRANKLIN D. ROOSEVELT	President
BASIL O'CONNOR	Treasurer
ARTHUR CARPENTER	Resident Trustee
JEREMIAH MILBANK	New York City
JAMES A. MOPPITT	New York City
GEORGE FOSTER PEABODY	Saratoga Springs, N. Y.
FRANK C. ROOT	Orenewich, Conn.
LEIGHTON MCCARTHY	Toronto, Canada
EDGAR S. WILSON	New York City
WILLIAM H. WOODIN	New York City
DR. MICHAEL HOEK	Warm Springs, Ga.
KEITH MORGAN	New York City
HARRY POPE	Chicago, Ill.
CASON J. CALLAWAY	LaGrange, Georgia
CATOR WOOLFORD	Atlanta, Ga.

MEDICAL STAFF

DR. MICHAEL HOEK	Surgeon-in-Chief
ALICE LOU PLATVEDOR	Director Physiotherapy
DR. JAMES JOHNSON	Foundation Physician

EXTENSION

DR. LEROY W. HUBBARD
Director

ADVISORY BOARD

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DR. ALBERT H. FERBER	Cincinnati, Ohio
DR. PAUL HARTY	Bad Kissingen, Germany
DR. LUDWIG HARTORN	Chicago, Ill.
DR. ARTHUR T. LEOG	Boston, Mass.
DR. BRUNNEN H. MOORE	Chicago, Ill.
DR. FRANK R. ORR	Boston, Mass.
DR. ROBERT B. OSOON	Boston, Mass.
DR. JOHN LINCOLN POSTER	Evansville, Ill.

WARM SPRINGS, GA., December 28, 1933. 193

M Hon. Franklin D. Roosevelt,

Personal Account

In Account With

THE MERIWETHER RESERVE, INC.

[GEORGIA WARM SPRINGS FOUNDATION, INC.]

WARM SPRINGS, GEORGIA

DATE	ITEMS	CHARGES	CREDITS	BALANCE
Feb. 17	Postage	18		
Feb. 24	Light Bill 1/19 to 2/19	17.61		
Mch. 20	Picture	1.54		
Apr. 15	wheel chair	20.00		
Aug. 30	Surveying Land	34.50		
Oct. 31	Taxes	290.65		
Nov. 17	to 23. Groceries	62.51		
"	Express	37.54		
"	Plumbing	9.00		
"	Telegrams	1.13		
"	Filling Station	2.42		
"	Medical	12.50		
Nov. 24	to 30 Riding	8.00		
"	Golf	6.90		
"	Groceries	26.09		
"	Postage	4.10		
"	Drayage	2.75		
"	Filling Station	6.96		
"	Wood & Coal	3.50		
"	Medical	22.00		
"	Bath Dept.	4.00		
Dec. 1	to 7. Riding	4.00		
"	Groceries	12.75		
"	Water Heater	68.50		
"	Telegrams	7.87		
"	Filling Station	2.90		
"	Medical	7.00		
"	Postage	2.73		
18	Abstracts	75.00		
				\$ 754.43
	EXPENDITURES ON LITTLE WHITE HOUSE			
May 23	Shrubbery	158.43		
May 31	Building Fence	131.10		
July 17	Repair to Swinging Gate	13.50		
				303.03
	INCOME & EXPENSES MRS. JAMES ROOSEVELT COTTAGE.			
				167.36
				\$ 1224.82

WARM SPRINGS, GA., December 28, 1933

193

Mrs. James Roosevelt's Cottage

In Account With

THE MERIWETHER RESERVE, INC.

[GEORGIA WARM SPRINGS FOUNDATION, INC.]

WARM SPRINGS, GEORGIA

DATE	ITEMS	CHARGES	CREDITS	BALANCE
	STATEMENT RENDERED			
Feb. 17	Cottage Equipment	3.20		
"	Laundry	1.05		
24	Light Switch & Shades	5.95		
"	Filling Fire Extinguisher	1.00		
Apr. 6	Window Shades	11.47		
"	10 days rent		28.35	
26	Cottage Equipment	93.85		
29	Insurance	29.48		
June 30	Lights	1.03		
July 31	Lights	1.03		
Aug 23	Cleaning Heating System	4.00		
31	Lights	1.03		
Sept 30	Lights	1.02		
Oct. 31	Taxes	39.80		
"	Lights	1.00		
Nov 30	Lights	1.00		
		\$ 195.71	28.35	
	Balance			\$ 167.36

PSF
Warm Springs

THE GEORGIA WARM SPRINGS FOUNDATION
WARM SPRINGS, GEORGIA

TO THE TRUSTEES:

Report of Patients and Guests at Warm Springs for Week Ending March 25th 1934

		Week Ago	Year Ago
Number of hotel guests registered during week	<u>7</u>	<u>6</u>	<u>10</u>
Number of patients living in hotel			<u>6</u>
Number of patients living in colony	<u>54</u>	<u>55</u>	<u>45</u>
Number of patients living in hotel cottages	<u>7</u>	<u>7</u>	<u>1</u>
Number of patients living in private cottages	<u>9</u>	<u>9</u>	<u>15</u>
Number of patients living in infirmary	<u>12</u>	<u>13</u>	<u>11</u>
Number of patients living in village	<u>2</u>	<u>1</u>	<u>0</u>
	<hr/>		
TOTAL number of patients	<u>84</u>	<u>85</u>	<u>78</u>
Foundation cottages available	<u>0</u>	<u>0</u>	<u>0</u>
Private cottages available	<u>1</u>	<u>1</u>	<u>3</u>

SPECIAL NOTES:

Signed Frederic B. ...

PS F
Warm Springs

PERSONAL

April 18, 1934.

Dear Eckford:-

I am not the least bit surprised at the snarling curs who would gladly crucify their own mothers if it would help their own pocketbooks.

The story about Warm Springs' land is exceedingly simple. When the Foundation was started we all believed that it would be to its advantage to control the wonderful top of the mountain with its magnificent views and possibilities for riding, driving and picnicing. The Foundation had no money to acquire any of this land and, therefore, I acquired it myself and at the same time gave to the Foundation a written option to purchase it back from me at any time at exactly the price which I paid for it. As a result the Foundation has the right to acquire about two thousand acres from me at the original purchase price, which averages, as I remember it, about five dollars an acre.

I have no objection to your showing this to some of the Pharisees on the New Canaan express just so long as it does not get into the papers!

As ever yours,

Eckford C. De Kay, Esq.,
84 William Street,
New York, N. Y.