

Wister, JC

JHO
11

June 19, 1947

John C. Wister, Esq.
Swarthmore College
Swarthmore, Pennsylvania

Dear John:

I have your letter of June 18th and should like to refer it to Dr. Oppenheimer when he comes here at the end of the summer. I know that he is keenly interested in landscaping. Meanwhile you understand, of course, that the sum of \$5,000 appropriated for landscaping the new houses was for the year 1947 and does not mean that further sums would not be available in future years. I want you to talk this whole matter over with Oppenheimer at the first opportunity.

Yours sincerely,

Frank Aydelotte

Copy to Miss Miller

JOHN C. WISTER
LANDSCAPE ARCHITECT
SWARTHMORE COLLEGE
SWARTHMORE, PA.

June 18, 1947

Dr. Frank Aydelotte
Institute for Advanced Study
Princeton, New Jersey

Dear Dr. Aydelotte:

I have wanted to come over to talk to you but have been kept so busy here that I have not been able to. Perhaps I can do so before you go away for the summer. Can you tell me when that will be?

It has seemed to me more and more that it would be better for me to send in a bill for my services in making various plans for you beginning about a year ago and going, let us say, up to the first of July of this year and then let the whole thing rest until the new director takes over from you. He could then feel perfectly free to get other persons to carry out the work or to engage me as he wishes. I feel *it* may be unfair to him to have him feel that he is obligated to go on with me. I doubt very much if I can do a job satisfactory to him or to anyone including myself under the present circumstances and within the limitations the trustees wish to put on the expenditure. As I wrote you before I don't want to undertake doing a job which I am sure no one will like.

I have quite a full week next week but perhaps towards the end of it I may be able to come over to go over this with you.

Very sincerely,

John C. Wister

Wister

26 May 1949

Dear Mr. Bradley:

I am delighted to hear indirectly that you have been consulting John Wister about the Bamberger walk and the lake. I consider him honest and conscientious above any landscape architect that I know, and he has the most delightful taste.

I don't know whether you know that he was the man who laid out the garden around Olden Manor for us when we came to the Institute in 1940. In my opinion it is about the most beautiful garden in Princeton. He has helped us a certain amount with our garden at 88 Battle Road, but of course there is nothing like the opportunity there that he had at Olden Manor. Incidentally, the plants at Olden Manor, consisting of several truck loads, were a gift from Swarthmore College.

You will find John Wister diffident and reserved, but if you insist you will find that he will do anything that needs to be done and will do it better than almost anyone else could.

Yours sincerely,

William Bradley, Esq.
→ Institute for Advanced Study

GB

Wister

THE INSTITUTE FOR ADVANCED STUDY

Founded by Mr. Louis Bamberger and Mrs. Felix Fuld

PRINCETON, NEW JERSEY

July 3, 1940

Dear Dr. Aydelotte:

As Mrs. Aydelotte said that you would probably not come to Princeton until the middle of next week, I am sending you a few letters that you may wish to have before that time.

- 1. Letter from Mr. Maass
- 2. Letter from Mr. Wister
- 3. Letter from Mr. Hooton
- 4. Letter from President Ogilby
- 5. Letter from Mr. Graves

At Mrs. Aydelotte's request I telephoned Mr. Greey this morning about the work at Olden Manor. He said that there was a second man at work on the floor today and had been most of yesterday. He stated that the second floor would be finished today and that all the rest of the work was moving according to schedule.

Mrs. Aydelotte also asked that I telephone Mr. Bergen to arrange for a visit to the little house occupied by the Pullen Family. Mr. Bergen said that it would be advisable to let him know the day before so that someone would be at home, as all the members of the family work, and the house is locked in the daytime. Mr. Bergen said that the Institute Committee had spent \$2,000 on repairing the house occupied by the colored family, the Brittinghams, but had done little on the smaller house. It is heated by a stove, a windmill takes care of the water supply. There is electricity in the house but no conveniences. There are a fair-sized room, a smaller room, and kitchen on the first floor, and two or three small bedrooms on the second floor. Mr. Bergen thought it in poor condition, which is not promising for your Albert.

Sincerely yours,
Esther S. Bailey

Records of the Office of the Director : Directors : Frank Aydelotte Files : Box 5 : Olden Manor, restoration and remodeling
From The Shelby White and Leon Levy Archives Center, Institute for Advanced Study, Princeton, NJ, USA

JOHN C. WISTER
LANDSCAPE ARCHITECT
WISTER STREET AND CLARKSON AVENUE
GERMANTOWN, PHILADELPHIA

July 1, 1940.

Dr. Frank Aydelotte,
Institute for Advanced Study,
Princeton, New Jersey.

Dear Dr. Aydelotte:

Thank you for your letter. I am sorry, of course, that you cannot put the driveway through this year. I don't know if that means that you cannot start the planting, but in any case as I have told you before, I want to come up and go over the new survey with you, and make any additional suggestions based on the findings of that survey, particularly about the terraces. I can reach much wiser conclusions about this than before the survey was made.

I gathered from your letter that you would be back in Swarthmore the early part of this week, and therefore would not want me in Princeton, but as I told you before I could come to you any day the week of July 8th, although preferably not on Wednesday or Saturday. I could also come over after July 16th, at any time that you might set.

I am glad you are pleased with the report. I thought it looked very well and I have had very pleasant acknowledgments of it from various people. In addition to the regular college mailing list it has been sent to over 800 people, who we either knew to be already interested in Swarthmore, or who we hope may become interested in it after they read it.

Since I delivered the report to you and talked about it to you in the winter, I have been thinking a great deal about the second part of this report. It runs close to 650 pages and contains I believe very valuable material. You will remember I asked you if you would be willing to send the College copy to the Arnold Arboretum, the New York Botanical Garden, the Brooklyn Botanic Garden, or the Missouri Botanical garden, to get the opinion of competent persons there, whether they believed it is valuable enough to print. It does not seem to me that Swarthmore College should take any action on it until some such outside opinion was secured. If one or more of the directors of these other institutions thought well of it I still hope that you or Dr. Nason would feel like applying to the American Philosophical Society for a grant to print it.

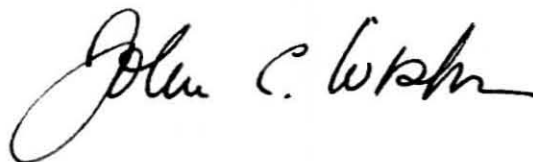
There is the other possibility of mimeographing or photostating a limited number of copies for distribution to botanical gardens. I would be willing to have this done as a last resort, but only after we had exhausted the possibilities of having it printed, which seem to be so much better. It would

not be cheap at all to reproduce a small number of copies, in fact I would gather it would run from five hundred to one thousand dollars to do it satisfactorily. I have had no printing estimates on it, but it probably would be well to get them in order to get some idea of the difference in price. When Dr. J. Horace McFarland was last in Swarthmore he asked me to submit a copy to him so that he might consider the possibility of printing it for us, or have some publisher do it. I have not as yet done this, as I have no copy available, but Mrs. Scott has lent me her copy for the summer so I may send it up there.

As I told you this report covers not only the 5,000 different plants we are growing at Swarthmore, but 2500 in addition that we either expect to grow when we can get them, or which we definitely do not wish to grow, and therefore want to put them on record as undesirable for us. It is my opinion that if there was a possibility of printing the report this number should be drastically reduced and the number of pages reduced accordingly. 650 typewritten pages is entirely too many, but whether it could be reduced below 500 without seriously cutting out some of its value, I do not know.

The report has had some serious reading since your copy was presented to you and a good many minor mistakes in spelling have been found. These, of course, would be corrected before any printing, mimeographing or photostating. If there is any likelihood of any of these methods of reproduction I should like to spend at least three months next autumn or winter on the copy so that all mistakes can be eliminated and text condensed as much as possible.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "John C. W. W. W.", written in dark ink.

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER

STANLEY ORCUTT
JOHN E. NICHOLS

May 8, 1940

OLDEN MANOR

Dear Dr. Aydelotte:

I have instructed the contractor to put in the mercury switches. The difference in cost is very slight; it is in the pennies rather than the dollars.

I knew the problem of the housing would be a difficult one to handle, and due entirely to misun-standings, it got momentarily out of hand, but Professor Veblen is a wonderful peace maker. I feel I can be helpful and shall do as I promised him; that is, to prepare a plot plan showing the location of the houses. I am trying to help Earle a little on the elevations of his house to make it more valuable to him.

It was a pleasure going over your problems with you and Mrs. Aydelotte. I only hope everything goes well with Olden Manor so you will enjoy living in it.

With kind personal regards, I am

Sincerely yours,

Jens Fredrick Larson

Dr. Frank Aydelotte, Director
The Institute for Advanced Study
Princeton, N. J.

JFL
W

6 May 1940
Dictated May 5

Dear Mr. Larson:

Would it make any serious difference in the budget for Olden Manor if any new switches installed were those wonderful silent ones which we have in Fuld Hall? If the budget allowed I should love to have these switches all over the house, but I suppose that it would be extravagant to change any which are already in operation. If, however, you considered it safe to do so I should be grateful if you would give instructions that any new ones put in should be of this particular new silent type. If we could only have one I should like it in the bathroom between Mrs. Aydelotte's room and my own.

I understand you had a stormy time on Friday in connection with the location of Professors' houses. I was sorry not to be there to assist in the meeting but most grateful to you for tackling the problem.

Yours sincerely,

J. Fredrick Larson, Esq.,
Hanover, New Hampshire

JOHN C. WISTER
LANDSCAPE ARCHITECT
WISTER STREET AND CLARKSON AVENUE
GERMANTOWN, PHILADELPHIA

May 5, 1840

Dear Dr Aydelotte

I should have acknowledged
your letter sooner but have been in the
field every day all day till dark.

I shall be delighted to talk to
you & to Mrs Aydelotte about the
grounds around your new house. I
have many sheepskins which I
shall bring & have various ideas about
what can be done & when.

If you are in Swarthmore tomorrow
I might be able to meet you then but
the rest of the week is pretty bad for
me. I could make it the afternoon of the

14th on the morning of the 15th unless I
showed unexpectedly he called out of
the city

Hastily

John C. Walsh

29 April 1940

Dear Mr. Larson:

I am delighted to have your letter of April 27th and to know that there is a chance of your being in Princeton on Friday, May 3rd. I should love to see you there and write immediately to ask whether there is any chance that you could get in earlier than 12:00 o'clock noon. I have a meeting in New York Friday afternoon at five. I have not yet got the daylight saving time table, but with trains as they are at present I should have to leave Princeton at 2:18 to keep this engagement. If it is impossible for you to reach Princeton before twelve, noon, would it be possible for you to stay the night and go over things with Mrs. Aydelotte, Mr. Greey, and me Saturday morning? That would be a great convenience so far as we are concerned.

I note what you say about gutters, copper roof, and cinder block basements. My understanding is that the Matthews have had excellent experience with cinder block foundations in Princeton, and I should think that this economy could readily be made.

We are now contemplating the necessity of leaving off the porte-cochere for reasons of expense. If we do this, I hope we may be able to include the laundry inside the \$14,000 budget. If we have to omit the porte-cochere, we shall have to redesign an entrance porch, lavatory, etc. I hope we can at least afford enough roof to keep the rain off people while they ring the doorbell, and I should like the whole business so designed that your original plans for the porte-cochere could eventually be carried out. Please let us know what would be necessary there.

You have doubtless received my letter about a little covered porch between the kitchen and the laundry. Since I sent this off to you I have wondered whether we are stringing the house out into too long and too thin a line. If so, would you advise putting the laundry at right angles, according to the enclosed sketch? I shall be grateful if you will think this over and let us have your advice. There are many other matters of detail about which we want to consult you. I am especially eager to leave out every unessential in order to be able to keep within the budget the things that will be most important for the satisfactory running of the house.

Yours sincerely,

J. Fredrick Larson, Esq.
Hanover
New Hampshire

29 April 1940

Dear Mr. Wister:

Many thanks for your letter. I am delighted that you have been able to go over things in Princeton and I am very much interested in your comments.

So far as our recent planting is concerned I did it only because it had been contracted for and we could hardly break the agreement. I tried to see to it that the things were put in as nearly as possible in the place you seemed to think advisable, but if in the end it is necessary to move these trees or cut them out, we must do it.

We shall soon be confronted with the same kind of problem in connection with the Olden house. We are making rapid progress with the repairs and renovations, and I should like very much to do something about the garden this spring and summer. I plan soon to have a lot of the rubbish cleared away, and if my wife or I could have a talk with you over there some time within the next few weeks, we should love to get your advice about the planting. I propose to change nothing until you have had a chance to look at it and give me an opinion.

I am sorry I have not been able to get an airplane photograph taken yet, but I hope to do it soon. Meanwhile I shall send you the last of this week such maps and plans as are available.

The Swarthmore campus is a great joy to us all these days. Apparently everything is going to bloom at once, and I only wish I could bring the Institute Trustees to see what has been done here under your skilful direction.

Yours sincerely,

John C. Wister, Esq.
Wister St. and Clarkson Ave.
Germantown, Philadelphia, Pa.

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER

STANLEY ORCUTT
JOHN E. NICHOLS

April 27, 1940

OLDEN MANOR

Matthews Construction Company,
Princeton, N. J.

Mr. E. B. Greey

Dear Mr. Greey:

Enclosed is the detail of the gutters and leaders built into the cornice.

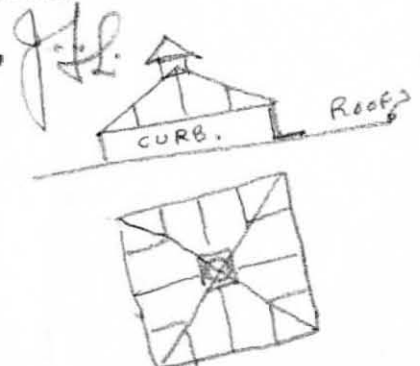
I appreciate that the change from Toncan metal to copper will increase your costs. Will you check again with Dr. Aydelotte on this because the Toncan metal is quite good enough if painted each time the house is painted. It will give a long life that way as there is a special paint for such material.

I have been studying the rakes at the gable ends, and feel that you can leave the 2'5" fascia and just add the crown mold to it, as it picks up very nicely our return of the main cornice. This of course will help you somewhat on your budget to counteract the gutter and the change to copper if that is necessary.

I am also suggesting that you select a stock skylight for the linen closet. Dr. Aydelotte speaks of a large flat one, but I would say that a skylight with a vent would be best, and I do not think it needs to be over 3 ft. square in this room.

Certainly use cinder concrete blocks for the foundations if these have proved satisfactory to you in the past.

Sincerely yours,



JFL
W

CC Dr. Aydelotte

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT
JOHN P. CONE
FRANCIS H. MARSTON

April 27, 1940

OLDEN MANOR

Dear Dr. Aydelotte:

In reply to your two letters of April 25th, I would say that I have a letter from Matthews Construction Company saying that you have advised them to change the metal work to copper, which is all right if you can afford it. Otherwise, the Toncan metal would simply have to be painted each time the house was painted.

I am sending Matthews a detail of the built in gutters and leaders. My point in leaving out the gutters was one of costs. On the ground around the house I usually put a paving of broken stone, and then plant a hedge 3 ft. from the house so that the drip falls behind it. That was my idea when doing the roof but this of course is out if you want a gutter.

On the question of the frieze in the gable ends, I am suggesting that they leave it, as we find on our drawings that it would not look at all bad, and it will effect a saving there which would go toward the gutters and the change to copper.

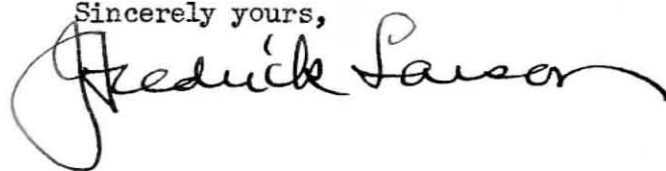
The skylight should be a stock one and will need no detail.

Matthews can of course build the foundations of the porte-cochere and the servants sitting room and laundry of cinder block if they can guarantee it, as it certainly will be a real economy.

I can go through New York next week on the way to one of my colleges and be at Princeton Friday noon, May 3d, if this would be helpful to you.

Enclosed is a copy of Matthews letter and of my reply.

Sincerely yours,



Dr. Frank Aydelotte,
Swarthmore, Pa.

cc to Princeton

JFL

W

C O P Y

MATTHEWS CONSTRUCTION COMPANY
Princeton, New Jersey

April 26, 1940

OLDEN MANOR

J. F. Larson, Architect
Hanover,
New Hampshire.

Dear Sir:

Dr. Aydelotte advised me that he had written you requesting that gutters be placed in the new cornice. This, of course, will entail leaders and increase the cost of the sheet metal work materially especially as he wishes these made of copper. May we have a detail of the gutter you intend using and also leader locations.

Full size details for the cornice do not show the width of the frieze on the rakes of the main house roof. The present frieze is 2'-5" wide with a moulding in the center. Is it your intention this be retained? If not, and a narrower frieze is to be used it will be necessary to patch out all the clapboards on the gables, and the saving could be used toward the gutters which Dr. Aydelotte feels he wishes.

Dr. Aydelotte also wishes the roof on the second floor extension made of copper with a skylight in the linen closet instead of Toncan metal as originally specified.

Could the foundations for the Porte-cochere and servants sitting room be constructed of cinder concrete block parged on the exterior with 3/4" cement plaster instead of poured concrete? The cinder concrete block can be laid for the cost of the forms.

Very truly yours,

MATTHEWS CONSTRUCTION COMPANY

By E. B. Greey.

JOHN C. WISTER
LANDSCAPE ARCHITECT
WISTER STREET AND CLARKSON AVENUE
GERMANTOWN, PHILADELPHIA

April 26, 1940

President Frank Aydelotte,
Swarthmore College,
Swarthmore, Pa.

Dear Dr. Aydelotte:

I spent Sunday before last at Princeton walking over the entire property, except along Stoney Brook, which was too flooded to get near, and this Wednesday I was up again and spent most of the day taking photographs of various parts of the ground, so that I think I have now a pretty complete record of the present appearance, and also information which will help me to work out vistas and things of that kind. This last day I spent a great deal of time in the woods and was again quite appalled at the very bad condition of most of that area. It is evident that there has been a very severe fire there within the past five or ten years, which has killed many of the trees and scorched the bark at the base of many others, so that it is a question of how long they will survive.

When I was up there with you in January you will remember that I was unwilling to criticize the planting which had been done because I felt that I did not know the property well enough to be able in any way to judge whether the plants had been put in good locations or not. I am still unwilling to make any criticism of this work. It certainly has taken away much of the bareness that was there, and my only worry is that some of it will later be found to have been placed in spots where open ground might be more desirable. Please understand that I do not say this is so because as I told you in the winter it will take a good deal of time to formulate a general plan for the property. It may turn out that this planting has been placed just exactly right. I can't help feeling sorry, however, that so much of it has gone forward before a general plan has been prepared.

The trees which have been moved recently look very well. There was some slight winter burning on those that were moved earlier and it is too early to tell whether they will recover from that or not. It has been a severe winter on many plants, as you will probably have noted at Swarthmore.

I have been particularly interested on my last visits to get some inkling of the character of the ground in the matter of drainage, which it was quite impossible to form any opinion about when I was up there with you in January. I have been trying to take notes on this but have not yet got them in any particular shape. But this information is, of course, necessary to get before much planting is undertaken. I was quite unprepared for the great area which Stoney Brook

flooded. It seemed to cover some times four or five hundred yards back from the stream itself, and along much of the property there was no shore line at all at the height of the water.

I shall be glad to have the maps you promised me any time at your convenience. I am getting familiar enough with the ground so that I will be able to read them more intelligently, and if you have any airplane photographs taken since the building was finished they also would prove helpful.

will This is the latest spring of which I have any record. The Daffodils should have been at their height last Sunday and you have probably already enjoyed the early varieties blooming near your house, but the main collection would hardly be at its best before another week unless we get some very warm days. I hope when it blooms that you will take the opportunity to walk along the border in front of your house and along Cedar Lane, as many beautiful varieties are to be seen there in some quantity, while in the Meeting House Woods there are established masses of some of the older varieties.

The spring work at Swarthmore has been much delayed by the constant rains but Mr. Wood has been able to get all of the plants out of the nursery down below Mr. Simpson's house, so that nothing will be damaged when the work of changing the road is begun. Miss Smith was to have started on the planting of your garden yesterday, but the cold weather may again have prevented it.

Yours sincerely,



24 April 1940

Dear Mr. Larson:

Many thanks for the plans, which have just arrived. I sent them over to Mrs. Aydelotte because I shall have no time to look at them this morning. She and I will study them on the spot tomorrow and report any further suggestions that may occur to us. I agree with you that we can settle small details of the interior with Mr. Greey without bothering you, but I shall want to get your approval of anything of importance.

With warm appreciation of your interest and trouble, I am

Yours sincerely,

J. Fredrick Larson, Esq.
Hanover, New Hampshire

15 April 1940

Dear Mr. Wister:

It is extraordinary to have a letter from you written in Charlottesville April 13th. I was there that day myself, and if I had had any idea you were in Charlottesville, I should have liked to have seen you and walked through the grounds in your company.

I was delighted to hear from Vebien that you had been at Princeton. I hope you will let me know when you are there again and give me your comments on the planting that is going forward.

Yours sincerely,

John C. Wister, Esq.
Wister St. and Clarkson Ave.
Germantown, Philadelphia, Pa.

15 April 1940

Dear Larson:

Many thanks for the plans, which I think are on the whole the correct answer within the budget prescribed. There are a few minor alterations which I am going over with Mr. Greey concerning closets, bookcases, etc., for which I think no change in the plans will be needed. I would be grateful if sometime you would sketch out on one of these plans the large fireproof study which we plan to build eventually. It might just happen that the Trustees when they see the plan in May will think that should be done this summer.

I understand that you are furnishing Earle with some ready-made plans for his house and the other members of that group are now considering very seriously the building of individual houses. Miss Goldman told me that you had reported that you had fussed around with these small houses as much as you wanted to and would prefer that they look elsewhere. I should be glad if you would tell me frankly whether that is your present feeling. You have treated them so generously that if they were employing an architect, I am sure they would all feel they ought to go to you, provided you wanted the job, but I can easily see that you might think a lot of small houses more trouble than they were worth. Certainly everyone will understand and appreciate your attitude whatever it is.

With kindest regards, I am

Yours sincerely,

J. Frederick Larson, Esq.
Hanover
New Hampshire

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT
JOHN P. CONE
FRANCIS H. MARSTON

April 13, 1940

OLDEN MANOR

Dear Dr. Aydelotte:

Enclosed are the plans for Olden Manor as we discussed it Thursday, the 11th. I am also sending a copy of these plans to Mr. Greey for his records and action if you wish him to go ahead.

I certainly think this is the right answer to the house, and you will have more value with the book room built on in fireproof construction than to alter this house with excessive cost to accommodate your books.

Please advise me as soon as you are ready to let him go ahead because I have full size details to make for the exterior.

With kind personal regards, I am

Sincerely yours,



Dr. Frank Aydelotte,
Swarthmore, Pa.

JFL
W

QUEEN CHARLOTTE
HOTEL

Charlottesville, Virginia

April 13, 1940

Dear Dr Aydelotte

I judged Daffodils at
Alexandria yesterday & took
advantage of my short
trip to come here & revisit
the University of Virginia about
which I've spoke several times.
I have enjoyed seeing it
again.

I stopped very briefly at
Princeton on Tuesday. Shall go
again soon

James Plea C. W. W. W.

An International Hotel

13 March 1940

Dear Larson:

I am delighted that you can come to Princeton on Tuesday, March 26th. Mrs. Aydelotte will make a point of being there that day and I will try to get hold of Mr. Maass.

I note that you will come down on the morning train from New York. I hope you can take an early train, say the 8:05 reaching Princeton at 9:33, and I wish you could if possible give most of the morning to Olden Manor, both to inspecting the house and going over plans with Mrs. Aydelotte and me. I shall then propose to Mr. Maass that he come down in time for lunch and that we have conferences with the faculty on the duplex houses in the afternoon.

With kindest regards, I am

Yours sincerely,

J. Fredrick Larson, Esq.,
Hanover, New Hampshire

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT

March 11, 1940

DUPLES HOUSES

My dear Dr. Aydelotte:

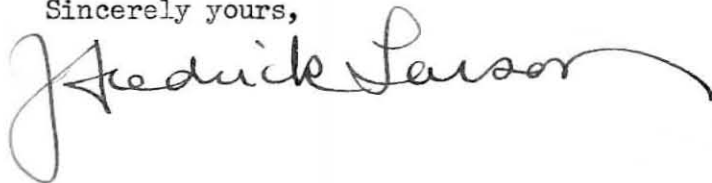
Thank you for your letter of March 8.

We shall finish our plans and be ready to send them out to the contractors on March 22, including the 6-car garage for the houses.

I would be very much pleased indeed to visit you at the Institute Tuesday, March 26th, and will arrive on the morning train from New York. I hope Mr. Maass can be there so we can settle all these questions and have a good talk on any problems we may have.

With kind regards, I am

Sincerely yours,



P.S.
Will bring with me photos
of various railings. J.F.L.

Dr. Frank Aydelotte, Director
The Institute for Advanced Study,
Princeton, N. J.

JFL
W

7 March 1940

Dear Mr. Wister:

I am delighted to have your letter of March 5th which is entirely satisfactory so far as I am concerned. I realize that it will be impossible for you to do much before the end of Spring or the early summer and that is really quite satisfactory to me since I shall then be spending more time in Princeton myself and shall be very interested to talk to you from day to day about the possibilities of the Institute grounds.

I shall try to get together for you immediately some maps and plans and shall at the same time bring over to you the airplane view of our grounds which is not very good, but better than nothing. I wish we had a new one showing the building in place and we must some time make arrangements to procure one.

Looking forward with great enthusiasm to the results of your work, I am

Yours sincerely,

FRANK AYDELOTTE

Please excuse typed signature--arm in plaster cast

John C. Wister, Esq.,
Wister Street and Clarkson Avenue,
Germantown, Pa.

JOHN C. WISTER
LANDSCAPE ARCHITECT
WISTER STREET AND CLARKSON AVENUE
GERMANTOWN, PHILADELPHIA

March 5, 1940.

Dear Dr. Aydelotte:

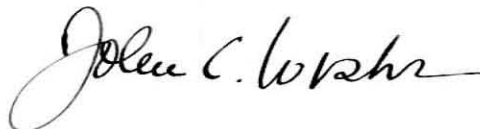
I am writing you merely to put on paper the conclusions that we reached on Monday.

I understand that you wish me to proceed to familiarize myself with the property of the new institute of Princeton. I can do this best in May or June and I shall plan to spend some days there every week for a few weeks. After I have done that I shall send you a detailed report outlining what seems to me the possible developments you might make.

I shall, at the same time, outline the various methods by which I think I can be of service to you, and include a schedule of fees which seem to me to be proper for this work if you ask me to undertake it.

I shall make quiet inquiries as to possible persons who might be suitable for a superintendent with the idea that such work might begin next October or later. In the event that you later engage me to carry out this work I shall make no charge for this preliminary survey except actual traveling or hotel expenses. If you should, after reading my report, decide not to go ahead on any of it, or decide to turn it over to someone else to carry out, I shall make what seems to be a proper charge for the preliminary work.

Yours sincerely,



26 February 1940

Dear Mr. Wister:

I am very glad to have your letter about the situation at Princeton. This is certainly the time to begin planning and I wish you could begin this at once. My own thought was that you should have full charge on a continuing basis and have an opportunity there to work out through a period of years something which would be creditable to you and an instructive lesson to people who come from every part of the world to study at the Institute.

I am a little alarmed about your estimates of costs. I think we must do the thing no matter what it costs, but I had had in mind something which would be less expensive than the work of the Arthur Hoyt Scott Foundation at Swarthmore in that it would run more to trees and flowering shrubs and not to flowers, which need constant care. I should also be willing to see the things put in quite small and left even though we had to wait some years for our total effect.

I should like very much to talk this all over with you at the earliest convenient time, and I wonder if you ought to come to Princeton again to look over the ground there more thoroughly. I can only say that I have set my heart on having you do it. I want to get clear what we ought to pay you and what the expenditure will be outside of that, so that I shall know how much money I shall have to find.

With kindest regards, I am

Yours sincerely,

John C. Wister, Esq.
Wister St. and Clarkson Ave.
Germantown, Philadelphia, Pa.

JOHN C. WISTER
LANDSCAPE ARCHITECT
WISTER STREET AND CLARKSON AVENUE
GERMANTOWN, PHILADELPHIA

February 21, 1940.

Dear Dr. Aydelotte:

I have been thinking a great deal about the development of the new Institute at Princeton. You have indicated that you would probably want my services but I do not know if you want me to make preliminary plans which would later be carried out by others, or whether you wanted to engage me in a capacity similar to that of Director of the Scott Foundation.

As you have not yet indicated the type or extent of the work, I have not been able to formulate my ideas either about the work or about the charges I ought to make for it. Naturally, I should prefer to be retained over a period of years, as at Swarthmore, and if I were, naturally the charges should take this into consideration.

If you do want me in any capacity and you expect to make any start during the 1940 season I shall be glad to talk this matter over with you, at your convenience, during the month of March. If, on the other hand, as I rather gather, this work will have to wait until 1941 then I can discuss it with you at greater length during the summer or autumn.

I would expect to need at least a year to become familiar enough with the grounds and with your general idea of the future of the Institute, to be able to make a suitable plan for the landscape development. You will remember I thought you would have to live there some such period before you, yourself, would see the problem in all its aspects very definitely. I do not think anyone can make an acceptable plan for such a place without long study.

Long future time planning is necessary. The property cannot, in my opinion, be developed in a satisfactory way by bringing in a landscape architect or a contractor from time to time. Construction should not be begun until a first-class superintendent or head gardener has been engaged, and by first-class I mean a man capable of becoming as valuable as Mr. Simpson and Mr. Wood are at Swarthmore. I have talked to them and they think that such a man should be paid about \$3,000. a year. There are plenty of men to be had for half that but we do not think they would have the all-around ability that is really needed.

Such a man would need, for upkeep, several helpers and proper equipment such as trucks, tractors, plows, mowing machines, etc.

No one can give anything but the vaguest idea of construction costs until more is known of the type and scope of development. I don't see how anything worthwhile could be done on a place of that size and importance for less than \$10,000. a year for the first ten years.

Dr. Aydelotte.

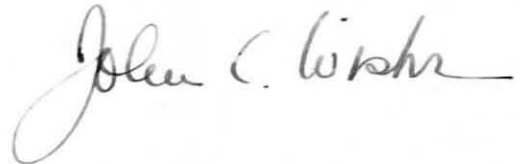
- 2 -

February 21, 1940.

You have seen the results at Swarthmore from an expenditure of about this sum of money in the last ten years. There the problem was comparably ^{easy} easy because the buildings, roads, paths and large trees were already there to form a background and because the head gardener and the men under him had been there for some years and were functioning well.

The Princeton property is still in a primitive condition and is, therefore, in an entirely different category. While I feel quite sure that if I should be retained I could give just as great satisfaction as I have at Swarthmore, I know full well that it cannot be done as quickly or as economically. I should not want to enter into it at all unless I believed that conditions were such that I could do work of which I would be as proud as I am of that at Swarthmore.

Yours sincerely,

A handwritten signature in cursive script, reading "John C. Winkler". The signature is written in dark ink and is positioned to the right of the typed name "John C. Winkler".

5 February 1940

Dear Mr. Larson:

Did you get it clear from Mr. Maass that we now propose to screen all the windows in Fuld Hall? And will you make suitable arrangement with the contractor so that can be done? I should be grateful if we could have an estimate of the cost so that I can have it approved by Mr. Maass before the work is actually begun.

Yours sincerely,

J. F. Larson, Esq.

Hanover, New Hampshire

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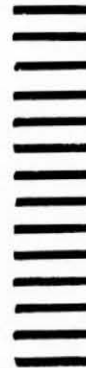
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5301 GERMANTOWN AVENUE

February 2, 1940

Dr. Frank Aydelotte
Swarthmore College
Swarthmore, Pa.

Dear Sir:

This firm has been informed that in the near future you contemplate the removal of your household goods from 324 Cedar Lane, Swarthmore, to New Haven, Conn.

May we offer our estimate for this work, as well as suggestions to facilitate removal?

We operate a large, modern fleet of motor vans, all owned by Miller North Broad Storage Company, all manned by careful, courteous men who have spent many years with us, safely handling the finest household belongings.

Since inter-state removals are governed by rates filed with the Interstate Commerce Commission, cost of the work will be uniform, depending on the actual weight of your goods.

Your request by mail or 'phone will bring our estimator, at your convenience, ready to quote prices, make helpful suggestions.

We hope we may have the opportunity of serving you, for we feel sure our service will meet with your approval.

Very truly yours,

MILLER NORTH BROAD STORAGE COMPANY.

A. L. Materson

A. L. MATERSON.

Contract Dept.

AIM:F

JOHN C. WISTER
LANDSCAPE ARCHITECT
WISTER STREET AND CLARKSON AVENUE
GERMANTOWN, PHILADELPHIA

February 1, 1940.

Dear Dr. Aydelotte:

Thank you for your letter of January 29th. Because my work under you at Swarthmore has covered so many years and has been so extremely delightful, I would naturally want to work under you at any new place to which you went. I feel, however, that the problem before you at present is not like one which might confront you had you merely become the head of another college or university. When you spoke to me about the more mature students and the more rapid turnover by the fact of the one year term combined with the fact that these men are going back to their own colleges to teach, you pointed out to me totally new visions of what this new school might become in the way of influencing the development of college grounds all over the country. You mentioned that the school itself was unique from the point of view of its technical instruction, but I feel that this opportunity to influence mature men and their wives is even more unique, and that it can become one of great importance.

For all these reasons, I shall be delighted if you will want me to work with you in this development over a period of years, and at the proper time I shall be glad to go over the whole matter with you at such length as you desire. As I told you, I felt strongly that whatever you did and whatever persons or firms you employed to help you, the development should proceed very slowly because it is a new work that must begin from scratch, and if it should be begun hastily much might be done which would have to be changed later.

I feel strongly that one must live with a property or a problem for some time before one can fully grasp all its parts and details. That would be true in the landscape of any ordinary place, but is much more true here in a place, the main object of which is to serve as an example for others.


When you first came to Swarthmore, and to an even greater extent, when I first came there, we both stepped into a going concern. By that I mean that the campus, most of the present buildings, and all of the present big trees were all there, so were the great stretches of lawn and features like the great walk of oaks leading to the railroad station. These features were present because the college had been going for half a century or so and the time had been ample for the growth of the trees. Not only that, but the grass was being cut and men and tools were on hand to do various kinds of work even though it may

have been very inefficiently done compared to the present time. I draw attention to this because the contrast is so great when you think of the new school at Princeton where nothing has been done. The land around the buildings is bare and big trees such as you have at Swarthmore cannot be had for a quarter or half a century except at very high cost. There are no persons who have been working on the property and know it well, and there is no equipment. The school itself is running and you are stepping there into something you helped to create and which is going well but the minute you step away from the teaching to the physical property, it is necessary to begin at the very beginning.

I don't feel that this is anything to be sorry for, in fact it makes the opportunity for splendid development that much greater, but it means a longer time needed for development and a relatively much higher expense.

I have talked twice to Mr. Wood and once to Mr. Simpson at some length on this problem and have got very valuable ideas from them on this problem which I shall be glad to discuss with you in the future. They both feel as I do, that this is a wonderful opportunity to do something very fine but it is going to be an exceedingly big job which is going to take much time and patience, careful thought and a large amount of money. I don't know if I was able to make them understand what to me is the most inspiring thought - the influencing of those persons who come to the school for the sole purpose of getting technical knowledge, and making them more or less unconsciously absorb something which will beautify their own lives and the surroundings of the colleges in which they work. The more I think of it, the more it seems to me that this has never been done or even thought of before, and it seems bigger and more splendid.

Yours sincerely,

A handwritten signature in cursive script, reading "John C. Wister". The signature is written in dark ink and is positioned below the typed name "John C. Wister".

JOHN C. WISTER
LANDSCAPE ARCHITECT
WISTER STREET AND CLARKSON AVENUE
GERMANTOWN, PHILADELPHIA

January 27, 1940.

Frank Aydelotte
at Swarthmore

President Frank Aydelotte
Swarthmore College
Swarthmore, Pa.

Dear Dr. Aydelotte:

I want to thank you for giving me the opportunity of seeing your beautiful new place. It was the greatest pleasure to me to have the drive with you to see the place and meeting many interesting people.

I think you have a marvelous location and an unusual opportunity to make a planting that will not only be agreeable and enjoyable to you and the faculty but which will impress itself upon the students in such a way that when they return to their own college campus they will have a wish to make it more beautiful.

I do not see any difficulty at all in accomplishing this but, like any project in building or planting, it cannot be done in a minute nor can it be done cheaply. I feel quite sure that when you have had time to think it over that you will realize the wisdom of appropriating sufficient money to make such a development possible and to keep it up properly once it is started.

As I told you, I am in complete accord with you and the others that no elaborate development of the grounds is either necessary or desirable. The outstanding character of the place is the sweep of country which it overlooks and every care must be taken not to interrupt long vistas or to put in trivial planting which temporarily catches the eye and takes away from the main theme.

I naturally hope that when you come to do this work that you will want me to do it for you. You have been most kind in expressing appreciation of what I have done at Swarthmore and I feel quite sure that I can give you equal satisfaction here with a totally different problem and a totally different approach.

I have no suggestions to make at the moment because the problem is too new to me. I will want to keep thinking about it and if you want me to do anything about it I will have to come over and study it at some length. I do, however, feel quite confident that the few suggestions I made to you on the ground were sound and that you will not go wrong on starting any planting this year in the groupings and positions which were suggested.

President Frank Aydelotte.

January 27, 1940.

I did not have a chance to talk to you after the tea about the woods. I enjoyed my walk in them very much. Parts of them are very beautiful but need attention and, unfortunately, many parts are not beautiful but will need a great deal of attention to bring them to proper development. I feel strongly that a series of wood roads should be put in as soon as possible to give access and help fight fires if any should start. The woods are in an exceedingly dangerous condition from a fire hazard point of view and the sooner that this is done the better, but I do not think the roads should be put in haphazardly, but should follow pleasing lines and should go to points of interest. This part of the problem is not at all unlike what I faced at Swarthmore in 1930, even though the land is flat instead of very steep.

I shall talk over with Mr. Simpson and Mr. Wood the question of care of grounds in general and I think between us we can give you a sound recommendation as to the number and character of persons which are needed in this department.

Yours sincerely,

A handwritten signature in cursive script, reading "John C. Wright". The signature is written in dark ink and is positioned to the right of the typed name "John C. Wright".

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER

STANLEY ORCUTT
JOHN E. NICHOLS

January 25, 1940

THE INSTITUTE FOR ADVANCED STUDY

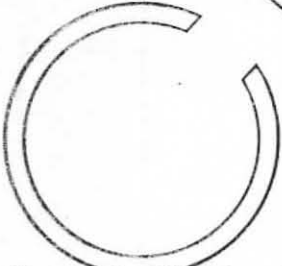
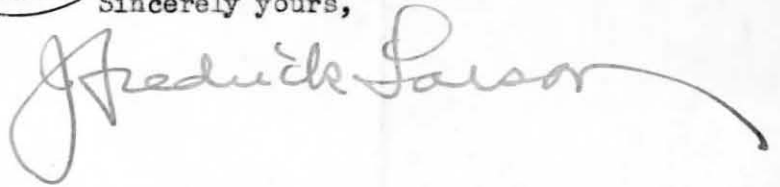
Dear Dr. Aydelotte:

Inasmuch as we are to discuss the house and the housing, I thought it well if I come down Wednesday night arriving at Princeton Thursday morning, February 1st. I will leave my bag at the Inn and then go on to the Institute for 10:30. I will plan to remain in Princeton all of Thursday and as long on Friday as is necessary, so we can discuss all our problems. I will have the necessary material with me for our conferences.

I look forward with pleasure to seeing you again, and hope you are well rested after your holiday.

With kind personal regards to you and Mrs. Aydelotte, I am

Sincerely yours,



Dr. Frank Aydelotte, Director
The Institute for Advanced Study,
Princeton, New Jersey

cc to Swarthmore

JFL

W

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24 January 1940

J. Frederick Larson
 Hanover, New Hampshire

DELIGHTED YOU CAN VISIT PRINCETON NEXT WEEK
 SUGGEST FEBRUARY FIRST OR SECOND COOPERATIVE FOUR FAMILY
 HOUSE NOW BEING SERIOUSLY DISCUSSED PLEASE BRING PLANS
 AND ESTIMATES

FRANK AYDELOTTE

WESTERN UNION GIFT ORDERS SOLVE THE PERPLEXING QUESTION OF WHAT TO GIVE.

24 January 1940

Dear Mr. Larson:

I have your letter of January 19th and have just sent you the enclosed telegram. It will be very satisfactory indeed for us to have a talk in Princeton about Olden Manor, and I agree with you that we have got about as far as we can get through correspondence.

More important still is this proposed four-family house for which you drew such admirable plans last year. The Trustees of the Institute have been unwilling to build the house to rent to the Faculty, but they are willing to consider a proposal from the members of the Faculty that they build the house themselves, the Institute lending a substantial proportion of the cost on a mortgage. When you come down next week, I hope we can have some discussion with the members of the Faculty concerned and possibly with the Institute Committee on Buildings and Grounds.

One of the most important question is just when the final decision must be made in order that this house can be built and ready for occupancy in September. I wish you would give some thought to that and be prepared to give as definite an answer as possible.

May I ask you to do one more thing. Various fears have been expressed that the building of this house would be in some way a disfigurement of the Institute grounds. My own opinion is that it will look much better than any of the expensive faculty houses that have so far been erected and will in no sense suggest a slum or tenement. If you could prepare one of your beautiful architect's drawings of the front elevation, possibly with colors, I think it might do a good deal to convert those who are doubtful about the effect of such a building.

Would you prepare also on a fairly small scale an outline of the institute grounds, showing the place of this building but omitting the quarters for the housing of members since this latter project is not yet ready for general discussion. In this connection I should like to raise the question with you as to whether it would not be a good thing to put this first four-family house as far away from Fuld Hall as possible, down toward the end of the block adjacent to the golf course.

Looking forward with great interest to our discussions next week, I am

Yours sincerely,

J. Frederick Larson, Esq.
Hanover, New Hampshire

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT
JOHN E. NICHOLS

January 19, 1940

My dear Dr. Aydelotte:

Thank you for your letter of January 12. It seems to me that our next move is to have a conference where we can discuss in detail the various points you raise.

I could visit Princeton the week of January 29 for a day or so if that would be convenient for you. I think we have gone now beyond the point of correspondence and must get together so that I can better understand your wishes and requirements. We can do in two hours what would take weeks to accomplish by correspondence.

With kind personal regards, I am

Sincerely yours,

Jens Fredrick Larson

Dr. Frank Aydelotte, Director
The Institute for Advanced Study,
Princeton, New Jersey.

Copy to Swarthmore, Pa.

DR. RUTH NANDA ANSHEN
205 WEST 57TH STREET
NEW YORK CITY

January 16, 1940

Dear Miss Abbett,

Dr. Anshen has asked me to express her gratitude to Dr. Adyelotte and to say that she anticipates the pleasure of speaking with him on Thursday, January 25th, at eleven oclock, *in Princeton.*

A plan has been devised to synthesize contemporary knowledge in which the most eminent scholars and humanists of this age are interested and it is the wish of both Dr. Conant and Dr. Whitehead that Dr. Adyelotte be informed of this plan.

Yours sincerely

Louise Jackson

Louise Jackson, Secretary

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Mr. Wells is a graduate of Cornell University in Landscape Architecture. For fifteen years he was associated with Olmsted Brothers, Landscape Architects, Brookline, Massachusetts. During this time he had a wide range of experience in all phases of landscape work throughout the eastern United States. For three years he was Chief Planting Designer for the Park Department of New York City in charge of planting design for over 700 parks and parkway developments. He is now President of the City Gardens Club of New York City and Landscape Consultant for Cornell University on the Cornell Arboretum.



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C. STUART GAGER,

Director, BROOKLYN BOTANIC GARDEN

Mr. Wells has given lectures at the New York Botanical Garden by special invitation.

Mr. Wells has thorough training, valuable experience, a keen appreciation of plants and a most interesting way of talking about them. His lectures are very worth while.

RALPH W. CURTIS,

Professor of Ornamental Horticulture,

CORNELL UNIVERSITY.

January 12, 1940

J. Fredrick Larson, Esq.
Hanover, New Hampshire

Dear Mr. Larson:

I have been studying the plans which you sent on, and have a few points which I wish you would think over before we meet in Princeton a week or two hence.

First: I am assured by everybody that apartments for members who build ought to rent for fifty dollars per month for eight months, so that the annual income for a suite would be about four hundred dollars. Can we construct them so that they will pay on that basis? I made a rough cube from the plans you sent me, and I am wondering whether your figure of \$3,000. is not too high. There are less than five hundred square feet in an apartment, and if we allowed for a ten foot story (which is too high) that would make 5,000, which at forty feet, would come to \$2,000. If the expenses of the construction could be kept to \$2,000, I should think we could just do it.

Second: Would it be feasible to make a separate entrance for each apartment, thus doubling the number of stairways and multiplying by four the number of outside doors? This would cost somewhat more but would have many advantages, one being the separation of adjoining apartments and elimination of noise. It occurred to me that it might also make the exterior somewhat more interesting.

Third: There would be a good many advantages to the quadrangle form of construction, especially from the point of view of control through a porter's lodge at the main entrance. If the quadrangle were large enough, it would make an admirably safe place for little children in the day time.

Fourth: As I study the new plans of Olden Manor, I have some question about the location of the toilet just behind the dining room. In that particular place, I think it would inevitably be used mainly by the maids. My inclination would be to eliminate it and lengthen the dining room, or if you think twenty-one feet long enough

Page 2.

J. F. Larson

for the dining room, put the toilet from the front end, with the door into the hall. In that position there would be space also for another hallway coat closet.

Fifth: If the enlargement of the study which I proposed, spoils the exterior it might be possible to add some at the west end upon the fireplace, another small room which I could use somewhat as I do my small work-room at Swarthmore.

Sixth; I notice that in these plans you have given up altering the position of the door into the living room. Would it not be better to place that opposite the door to the reception room where you had it originally, thus thus providing a long vista into the study?

Seventh: Upstairs, I think the arrangements you have made for the number four guest room and bath are dignified and admirable. I still question the two baths side by side at the end of the hall. Perhaps the wall between them could be made sound proof, but I should think it a better solution if these two baths could be thrown back into the one, the walls and rooms of number one and number two restored into their original position, and a bathroom for number one guest room taken out of the maids' quarters at the rear. I realize that this will involve more construction, but I think it important to achieve a simple and dignified solution.

Eighth: Rooms number two and number three would I think, make an admirable suite for us, but I think a corridor should be constructed through the shoe closet, so that there would be access to the bath room from room number three without passing through room number two. With those two bath rooms thrown into one, I take it that could be accomplished.

In general, I think we ought to avoid tricky solutions and give the rooms in the house as much of an appearance of space as possible. You have done this so well in room number four that I am eager to get similar results with the other rooms.

Looking forward with great pleasure to discussing the whole matter with you, I am,

Yours sincerely

Frank Aydelotte
FA/db

January 12, 1940

Hiram Blauvelt, Esq.
"Bluefield"
Oradell, New Jersey

Dear Mr. Blauvelt:

Many thanks for your courteous letter of December 22nd. I congratulate you on your combination of Princeton and Brasenose, and I look forward with great pleasure to making your acquaintance in Princeton sometime in the near future.

With kindest regards, I am,

Yours sincerely

Frank Aydelotte

FA/db

January 12, 1940

John C. Wister, Esq.
Wister Street and Clarkson Avenue
Germantown
Philadelphia, Pennsylvania

Dear Mr. Wister:

Many thanks for your kind letter of January 9th. Either the eighteenth or nineteenth of January would suit me perfectly for your visit to Princeton. We can reach a decision on the telephone Monday or Tuesday. We leave here tomorrow and I shall be in my office at Swarthmore Monday morning.

I have to spend Wednesday night, January 17th, in Baltimore. It may be that the most convenient thing will be to return directly by train to Princeton, letting Albert drive you over from Philadelphia. I shall want my car in Princeton, and when he brings it over he might as well bring you.

I will be glad to go over the carbon copies of your report with you and edit a suitable version for printing. I can see that it will be a most impressive publication.

With kindest regards, I am,

Yours sincerely

Frank Aydelotte

FA/db

January 10, 1940

J. Fredrick Larson, Esq.
Hanover, New Hampshire

Dear Mr. Larson:

Many thanks for these interesting plans which accompany your letter of January 7th. I think you have made great improvements. I have a few questions to take up with you concerning them, but these can wait until we meet.

Only one you might be thinking over. Would it be feasible to enlarge the living room by lengthening the whole house at that end, making corresponding enlargements of the two rooms upstairs and the room on the third floor, building a new fireplace with a chimney which might, incidentally, do to provide fire places in the two rooms upstairs and in the room on the third floor? That would make a wonderful house, and I think we could then get along without the extension to the study. What I want is one large room somewhere. The lengthening of the house would have to be enough to involve another window, say eight or ten feet.

I am delighted that you can come to Princeton in February. Do you mean by the first week that you would be there February 1st or 2nd, or February 8th or 9th? One time would be good as another as far as I am concerned.

With kindest regards, I am,

Yours sincerely

Frank Aydelotte

FA/db

JOHN C. WISTER
LANDSCAPE ARCHITECT
WISTER STREET AND CLARKSON AVENUE
GERMANTOWN, PHILADELPHIA

January ninth
1940

Dear Dr. Aydelotte:

I have your letters of January third and fifth. It will be perfectly convenient for me to go to Princeton on January eighteenth or nineteenth, or both. If you are driving up perhaps you would take me with you. I could come out to Swarthmore on the train which leaves Philadelphia at 8:23 and gets there at 8:49 or I could meet you in the city or in Germantown, as you prefer, on either the eighteenth or nineteenth or I can stay in Princeton over night if you wish it. I shall keep those dates for you until your return.

You have relieved my mind very much by telling me you haven't been cutting the nice copy of the history I gave you. I shall bring out to you, when you return, a carbon copy of this report which can be cut.

Of course I am delighted that you think the thing can be printed but I don't think the history should be printed in its present complete form of a hundred pages plus some thirty pages of appendix. There are a number of things in it which I felt important to put in a record which could be preserved at the College in the bound form in which I presented it to you but which I don't think are suitable for publication. After I have talked to you about this I shall be glad to go over one of the carbon copies and cut these parts out.

The second part of my report continues to go forward. We have three hundred and eighty-five pages typed and the end is not yet.

Yours sincerely,



JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT

January 7, 1940

OLDEN MANOR

Dear Dr. Aydelotte:

Mr. Butterfield of my office has returned from measuring Olden Manor so I have spent the week-end making new suggestions at 1/4" scale which seem to work out with extraordinary simplicity and few structural changes.

The present toilet beyond the dining room, which opens from the study, seems to be in a better location than any front hall toilet would be. (?)

On the second floor I have taken the liberty of showing a new solution to prevent the need of building in front of the staircase and thereby darkening it.

I have called rooms 2 and 3 your suite with only one bathroom but with a separate entrance from the hall to each of the rooms. This seems to me to agree with what you said when I was at Swarthmore. Then room No. 1 could be a very charming guest room looking out over the Institute for a man like Lord Lothian. Guest room No. 4 has its own bath and would be over the plumbing below. This would mean that we would only be putting one new bath on the second floor and one new bath on the third floor, and certainly nobody can complain about that.

It is remarkable how simply this plan works out if it meets with your approval. I have not shown the extension to the study as I did not want to try to work it out until I have had a chance to study the elevations. But as these plans are merely for your own use I thought we could work out the study later before presenting your final proposition to the trustees. | how from

I feel strongly now from seeing the photographs and the elevations that we shall want to change the cornice and make the outside in a more dignified Colonial character by very minor changes to the cornice and porches.

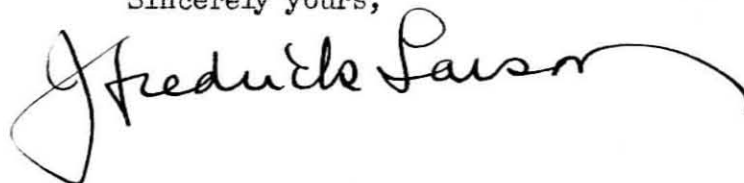
All the new work on this plan is shown in cross-hatching

I shall be ready to go down th Princeton to see you the first week of February with elevations and other sketches for a good 10 3 (?)

session on the house, and I hope that at that time you can talk also
on the plot plan development of the Institute.

With kind personal regards, I am

Sincerely yours,

A handwritten signature in black ink that reads "Frederick Larson". The signature is written in a cursive style with a large, looping initial "F" and a long, sweeping tail that extends to the right.

Dr. Frank Aydelotte,
Highland Park Florida Club,
Lake Wales, Fla.

JFL
W

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT

January 2, 1940

Dear Dr. Aydelotte:

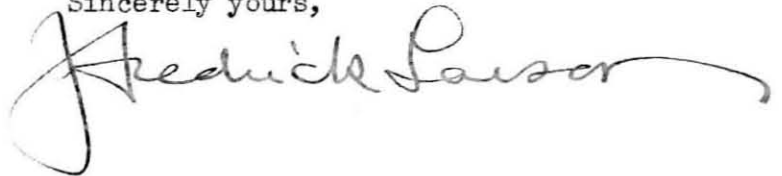
I shall be busy all day and evening January 10 in Philadelphia but would be very pleased indeed to go out to Swarthmore on the 11th and drive up to Princeton with you on the 12th. I shall be staying at the Benjamin Franklin Hotel the night of the 10th, and if you could send your car to the hotel sometime the morning of the 11th I will be ready any time convenient to you.

I do not see how we could move the stair six feet as the door to the north guest room would prohibit this at the second floor. I think the last plan I sent you is perhaps the best way to solve all your problems. As soon as one alters too much the interior of the old house one gets into terrific cost of refinishing, etc.

It will be nice to have a couple of days with you and talk over our interesting problems.

With kind personal regards to you, I am

Sincerely yours,



Dr. Frank Aydelotte,
Highland Park Florida Club,
Lake Wales, Florida

JFL
W

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT

December 30, 1939

OLDEN MANOR

Dear Dr. Aydelotte:

Please find two copies of rough sketches of your revised floor plans.

I thought it best to leave off the den until some future time. Otherwise the increased expense of this house would be only the two bathrooms at the front which, after all, would not be great and would give you a much better plan of living.

I like this plan much better than the other. I strongly suggest not thinking of making one bathroom of the two that are now to the south on the second floor as it is a nice luxury for each to have a bath. It would be much more expensive to alter the two to one than to leave them as they are.

I am rushing these plans to you today so that the long week-end will not delay your receiving them, so please pardon the poor draftsmanship.

Sincerely yours,

J. Fredrick Larson

Dr. Frank Aydelotte,
Highland Park Florida Club,
Lake Wales, Florida.

JFL
W

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT

December 27, 1939

Dear Dr. Aydelotte:

Your Xmas Day letter came today. I find that the plot plan I sent you yesterday has the same thought of omitting lots 2 to 7, so I have made for you a new plot plan which I have numbered 1 to 12 so that you can leave out 11 and 12 as property you do not wish to build on at this time.

Would it not be better to keep the remainder of these lots in the housing area for Institute members now that we have so few, though I think sufficient for our needs?

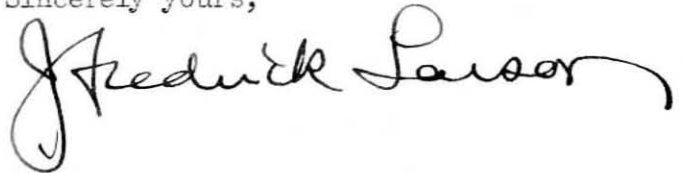
Your point of reserving all the other property, where we previously had shown lots, for Institute needs in the future seems to be very much to the point.

I am enclosing a budget for the housing of members which is self-explanatory. The interest they would have on their investment the first year would be 6%, and each year after that it would increase slightly as the building is paid for during a 25-year period.

I thought it would be best to include furniture for these houses as otherwise where would the students get their furniture just for a year or two tenancy. It makes a very reasonable rental for a brick and fireproof frame building at \$524.00 a year per suite including furnishings, heat and service. I think it would be wonderful if you could work out a method of building members' housing for which I am enclosing prints of a typical floor plan.

I am enjoying working out these plans with you and look forward with pleasure to meeting you on the 12th at Princeton.

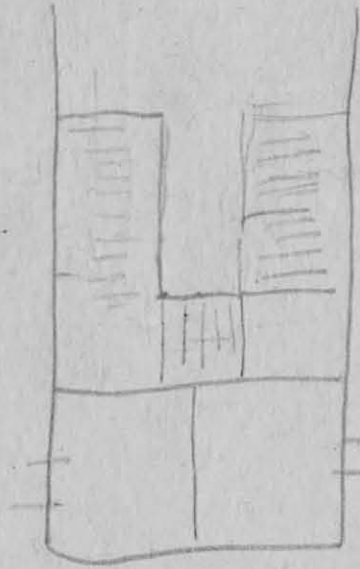
Sincerely yours,



Dr. Frank Aydelotte,
Highland Park Florida Club,
Lake Wales, Florida.

JFL
W

Threw ball into living room
toilet in dining room - shows this



Bath on landing for corner guest
room

move stair way along (or cut on part of
unless dining room)

Bath in sewing room for 2nd guest
room

ward. over study + kitchen

Better stairs to 3rd floor

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT

December 26, 1939

INSTITUTE FOR ADVANCED STUDY

Dear Dr. Aydelotte:

Thank you for your letter of December 23d.
I appreciate your letting me go forward with the maples.

I believe I have placed the 148 pines correctly as I had them 30 ft. on center to allow a landscape man to fuse in other trees behind them in the future, as shown on plot plan. I like your idea of having a conference in January with Mr. Wister. I could check my plan over with him and see what his ideas would be for further beautification and types of trees. I shall now plan to be at the Institute the morning of January 12 as I have to be in Philadelphia the night of January 10 and all day the 11th on other work.

After careful study I am sending you a plot plan showing my proposed location of the housing for the faculty and students. There are 36 member suites, 12 faculty houses, and a Social Hall for dining, games, etc., all of which can be heated from a central plant for economy.

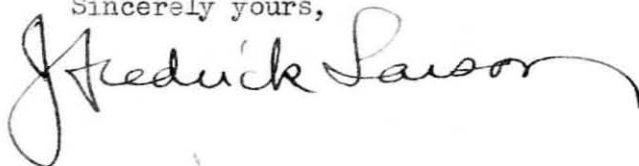
The lots for the faculty to build individual homes I would keep at the north end of the campus where they now are as there seems to be sufficient of these.

This plan I shall want to keep redoing until you and I are satisfied. By the end of the week I shall send plans on member housing.

I hope you received the plans for Olden Manor as they were mailed during the Christmas rush.

With kind personal regards, I am

Sincerely yours,



Dr. Frank Aydelotte,
Highland Park Florida Club,
Lake Wales, Florida

JFL
W

Post-cocker fence - put cage for Carole
Removal low from other end & half
Guest bath over

Throw panels into dining room, make door from
D-room to kitchen

Make panel at head of kitchen - no outside light -
glass walls - kitchen to project further in front &
needed - ramp near window - outside door
into kitchen - by extend kitchen back instead
& out in front - ward's living room at
end

By put den behind - more light in kitchen -
square corner - with den continue down &
ramp above

to stone or tile floor to porch.

front guest room with over entrance
omit 2nd bath room, hall - west closet

for wood + linen closet -

South door wants between bed room

by stairs to west side door?

Wood. rooms 6 rms. - clear corridor -

door at end of west wing room

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT

December 22, 1939

OLDEN MANOR

Dear Dr. Aydelotte:

Enclosed please find three sets of Olden Manor prints. I studied the suggestions in your letter of December 4, and am coming through on my first trial with quite a simple solution which I hope will help you in determining your final wishes.

The suggestion of adding to the old dining room lead me to think that a sunny den off that room would give you ample space for your study, and the room between the old dining room and the hall could be used for your secretary and for conferences. Then use the old front room as a dining room. Putting the buffet into the wall space of the pantry would make that room quite sizable, 16' x 16', and with a proper portioned table you could get in a very good group at dinner.

I put the downstairs toilet in the rear of the front hall because of the plumbing above and also because it works out well there. Facing the Institute I am suggesting a two-story old Southern porch which would be very interesting when you are entertaining at garden parties to have your guests sit looking out over the Institute grounds and down the new mall we are just finishing.

The kitchen, pantry and dining room work out very economically this way, as do the three maids rooms above with a sewing room and bath. If the owner's suite is not large enough, you could run the den all up two stories and get another bedroom off the main bedroom, more like a sleeping porch. It would, however, be more attractive architecturally not to have the den run up two stories. I thought we could do a better job on the third floor, putting a very attractive bath and two guests rooms.

Will you kindly mark up one of these sets of prints and return it to me with your criticisms so I can make the alterations to the plans and keep sending them to you until we finally get the result that pleases you both.

On Thursday of next week , December 28, I am sending one of my men to Princeton to measure the house, and after he has measured it I can make some studies of the exterior for you.

I certainly hope you and Mrs. Aydelotte are enjoying a good rest. With kind personal regard, I am

Sincerely yours,

Fredrick Lawton

Dr. Frank Aydelotte,
Highland Park Florida Club,
Lake Wales, Florida.

JFL
W

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER
STANLEY ORCUTT

December 20, 1939

THE INSTITUTE FOR ADVANCED STUDY

My dear Dr. Aydelotte:

Enclosed are the two plans you requested showing the planting about Fuld Hall and the 148 trees along the roads.

Morrell has some of the large trees about Fuld Hall already balled and ready to move. Both of these two groups of trees, the remaining maples and the 148 trees on the roads, are part of my architectural scheme, and I would appreciate it greatly if you can see your way to allowing these to proceed. From this point your landscape man could carry on and put in hundreds of trees of various types, but I think of these as formal or architectural trees to build up to Fuld Hall, and essential from my point of view.

I shall make a rough sketch of Olden Manor to send you the first of next week. I shall also send two of my men to Princeton to measure it up the week of January first so that we can begin definite study of known conditions. With the Olden Manor plans next week I shall also send you the faculty housing solution.

I look forward with pleasure to calling on you on my various trips through Philadelphia and Princeton to chat over with you the architectural problems of the Institute.

Thank you for your kind holiday greetings. Mrs. Larson joins me in extending to you and Mrs. Aydelotte warm wishes for a Merry Christmas and a very Happy New Year.

Sincerely yours,



Dr. Frank Aydelotte,
Highland Park Florida Club,
Lake Wales, Florida

JFL
W

Dr. Aydelotte to read
when he finds time.

Aydelotte

Just

COPY

re. N. J. Arboretum.

December 14, 1939

Mrs. J. W. Stedman
10 Headley Road
Morristown, New Jersey

My dear Mrs. Stedman:

Our telephone conversation on Saturday, together with the telegram I sent you, will have explained why I could not respond to your last letter earlier.

As I think over the situation with which you are faced, it occurs to me to make one or two suggestions, which I hope may prove acceptable.

I must confess that my enthusiasm for seeing you take over the Tubbs' Estate lagged a bit, when I discovered that it was about fifty miles from New Brunswick, and when I learned from another source that its value from the standpoint of converting it into an Arboretum was not particularly great. I can well understand how the latter may be the case. Not only with respect to the fact that the trees, even though they may have attained a fine size and represent a considerable assortment, are not likely to be arranged as to groups or inter-relationship to prove of highest value as an Arboretum, and what is even more important, perhaps, is the fact that the buildings, which have been erected for a particular purpose, are not well suited for the purpose of an Arboretum. In my own mind I find examples when I contrast the situation at the Morton Arboretum at Lisle, Illinois, designed for its particular use, with that at Chestnut Hill, Philadelphia, where the Morris Arboretum, an old estate taken over by the University of Pennsylvania, is endeavoring to make use of an old house. The latter is really very discouraging. Then again, you will remember that I emphasized the desirability of having an Arboretum associated with an educational institution, and a fifty-mile separation hardly meets those specifications in the way I intended.

If then, I may be bold enough to make these suggestions and I am sure you realize that I have no "ax to grind", I would like to suggest that your group should cling steadfastly to the thought of developing an Arboretum for the State of New Jersey, on a scale in keeping with the size and

Records of the Office of the Director : Directors : Frank Aydellotte Files : Box 5 : Olden Manor, restoration and remodeling
From The Shelby White and Leon Levy Archives Center, Institute for Advanced Study, Princeton, NJ, USA

When the funds arrive
Dr. Aydellotte to read

Mr. J. J. Arboretum

December 14, 1950

Mrs. J. W. Stedman
10 Hensley Road
Morristown, New Jersey
My dear Mrs. Stedman:

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Mrs. J. W. Stedman
Morristown, New Jersey

12-14-39

interest of the State, but that the group should not be in too great a hurry to decide on their course of action. But in the meanwhile some one, or more, of their number should make a very careful study of the situation. While doing this, I can think of nothing that would prove more helpful than a visit to a few enterprises of this character, and I would suggest, for example, that you would find great profit in visiting Cornell, especially if you could have the advantage of Mr. Wells to explain their plans. Second, I should include the Morton Arboretum at Lisle, (near Chicago), Illinois; and, third, it would be quite worth while to visit the National Arboretum now in the making at Washington. Dr. E. C. Auchter, Chief of the Bureau of Plant Industry, or B. H. Morrison, the Director, would be very happy, I am sure, to arrange this for you. A visit to places of this character would enable you to understand more completely the factors involved in the problem.

If then a study were to be made of what may be possible and what may prove to be the best choice in the location for an Arboretum, I should be strongly inclined, if I were in your place to enlist the services of one of the few men in the United States, such as Olmsted Brothers or Mr. Nelson M. Wells, who has done much to develop the Cornell Arboretum, and is available for this kind of work, and employ such an one to make a study of the areas that might be had, appraise their possibilities, give you something in the way of an outline, as to what developments might be made, with also an estimate as to the probable costs involved.

One who has not had experience in matters of this character is apt to overlook the various factors without which the undertaking would better not be begun. For example, it is a very-long-time enterprise. The finest results are not likely to be realized by those who make a beginning. The expenses involved are considerable, and the cost of maintenance, if the work is to be effective is such as to engage the major attention of those who undertake the enterprise. These things being true, you will agree I am sure that it is wise to plan very carefully with respect to the location, the administration, and support for maintenance.

Under the above program⁽¹⁾ a study could be made of the possibilities of making use of the gift of the Tubbs' Estate.

(2) of finding land for the purpose contiguous to the College at New Brunswick.

(3) and quite definitely of exploring quite fully what the possibilities might be in connection with the Institute for the Advancement of Learning, where the new President is so receptive to a development along the line we have discussed and who has had a highly successful experience in obtaining funds for worth while enterprises in the field of education.

Mrs. J. W. Stedman
Morristown, New Jersey

12-19-39

In the meanwhile, if and when you have the opportunity, I think you would glean richly from a visit to the Library at the Brooklyn Botanic Garden, where you will meet Dr. Gager, whom I consider to have done, during the past 25 years, one of the most successful pieces of work in developing an enterprise of this character that I know of in the United States.

Of course, I trust that at sometime you can visit Swarthmore, too, where we started out with a College Campus 75 years of age, and began where we found it. But the development there has been along different lines as can be explained when opportunity offers. I am sure you will be most welcome at Swarthmore whenever you find it possible to come, and when you do, I hope you can have Mr. Wister to explain what he and others have accomplished during the past ten years.

With the best of good wishes, for your success in this highly commendable enterprise, believe me

Very sincerely,

(Signed) ROBERT PYLE

Chairman

RP:MM

Copy of telegram sent Dec. 16, 1939:

DR. AYDELOTTE RETURNS TODAY FROM THREE-DAYS' ABSENCE LEAVING MONDAY FOR FLORIDA. SAYS IT WOULD BE IMPOSSIBLE FOR THE INSTITUTE AT PRINCETON TO TAKE OVER AND RUN THE TUBBS' ESTATE. DESIRES ME TO SAY TO YOU THAT THE INSTITUTE WOULD HOPE TO HAVE THE FRIENDLY INTEREST OF YOURSELF AND THE GARDEN CLUBS OF NEW JERSEY IN THE COURSE OF IMPORTANT HORTICULTURAL DEVELOPMENTS AT PRINCETON. WRITING.

(Signed) ROBERT PYLE.

19 December 1939

Dear Miss Eichelser:

Upon receipt of your letter of December 15th I referred it immediately to Dr. Aydelotte. He dictated a letter at once to Mr. Larson and later sent me the cards you requested, which I enclose herewith. I apologize for not getting these off to you yesterday, but I was rather swamped.

Dr. Aydelotte's favorite pen point is the C.Howard Hunt Pen Company's X-38 Silverine, a stub of course.

Yours hastily,

Miss Marie C. Eichelser
Institute for Advanced Study
Princeton, New Jersey

With kindest regards and warmest good wishes
for Christmas and the New Year, I am,
Yours sincerely,

18 December 1939

Dictated Dec. 17

Herbert J. Larson, Nassau

Herbert

New Hampshire

Dear Mr. Larson:

Many thanks for your letter of December 11th together with the plan of Olden Manor. We are leaving tomorrow for a three-week holiday at the Highland Park Florida Club, Lake Wales, Florida. If you have any ideas about Olden Manor of which you could send us even the most hasty sketches, we should be glad to have them because we want to discuss the plans a little during the leisure of the vacation. The Welches have undertaken to move April 1st. They are entirely willing to have anyone go in at any time to make careful measurements of the house, and I think we ought to get on with the plans as rapidly as we can so that we can begin some construction, if possible, the moment they move out.

I should like to discuss this whole matter between our two selves in all the early stages inasmuch as the Board of Trustees have not yet heard anything about the proposal to make alterations. I gather that most of them think the house is all right as it stands. Mr. Maass was a little worried at the estimate you gave him of \$10,000, and I took the liberty of saying to him that I was sure you didn't want to be bound by any estimate at this moment. But I have also said to him and to other Trustees that I feel that in the long run they would think it wise to remodel the house in such a way as to make it a dignified and adequate Director's house. I am perfectly confident that that point of view will prevail in the end.

Mr. Maass has Morrell ready to move the additional 148 trees sometime in January or February. I sent word to Morrell to wait until my return in the hope that we might be able to have a look around with the landscape architect, whom I mentioned to you, in order to consider such subjects as botanical varieties, etc. Have you a duplicate of the plan which you gave Morrell for the location of these trees? If so, it would be a help to me to have a chance to study it in Florida.

One more service I should like to ask of you, and that is that you should draw the proposed plan of lots available for faculty houses, omitting for the moment the sites indicated alongside Olden Manor. It occurs to me that we had better not open those sites up to faculty choice until we have studied a little more the comprehensive building plan for the whole of the Institute grounds.

Please keep me informed as to when other business brings you this way since I shall always have things to talk over with you.

With kindest regards and warmest good wishes
for Christmas and the New Year, I am

Yours sincerely,

18 December 1939
Dictated Dec. 17
J. Fredrick Larson, Esq.
Hanover
New Hampshire

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Please keep me informed as to when other business brings you this way since I shall always have things to talk over with you.

THE INSTITUTE FOR ADVANCED STUDY
PRINCETON, NEW JERSEY

December 15, 1939

Dear Miss Abbett:

Dr. Aydelotte had a very busy time here and he may not have made a note of all the things he wanted to do at Swarthmore, so I am sending a few reminders.

He said he would write to Mr. Larson about the planting around Fuld Hall.

He said he would send me some of his cards to enclose in Christmas remembrances to our building employees. I am not sure if he wants to use his own or his and Mrs. Aydelotte's.

Will you please drop me a line sometime telling me what kind of pen points Dr. Aydelotte uses?

Thank you very much.

Sincerely yours,

Marie C. Eichelser

ORGANIZED 1875

AMERICAN ASSOCIATION OF NURSERYMEN

BOTANICAL GARDENS AND ARBORETUMS COMMITTEE

ROBERT PYLE, Chairman

National Councillor, Chamber of Commerce, U. S. A.
WEST GROVE, PA.

December 13, 1939

Dr. Frank Aydelotte, Pres.
Swarthmore College
Swarthmore, Pennsylvania

Dear Dr. Aydelotte:

Nelson M. Wells, Landscape Architect
of Hastings-on-Hudson, sends me a lecture announcement
which I am forwarding herewith.

Mr. Wells would be very glad to come
to Swarthmore. He has met Mrs. Scott and also Mr. Wister,
and says that he hopes sometime to be able to visit their
project at Swarthmore.

I had suggested the possibility of
Mr. Wells meeting you at Princeton.

It occurs to me to suggest that if you
like the idea of having him as a consultant for the time
being, that it might just be possible that it would work
out well to have his visit coincide to that of Mrs. Stedman,
perhaps for a luncheon at Swarthmore. I shall leave the
matter in your hands.

Very sincerely,



Chairman

RP:MM
Enc.

H. P. KELSEY, East Boxford, Mass.

F. R. KILNER, Chicago, Ill.

GEORGE C. ROEDING, JR., Niles, Calif.

L. M. RIGGS, Longview, Tex.

HENRY HICKS, Westbury, L. I., N. Y.

HONORARY MEMBERS

HON. GIFFORD PINCHOT, Milford, Pa.

CHAS. L. BAUM, Knoxville, Tenn.

ERNEST F. COE, Miami, Fla.

G. D. COOPER, L. A., Cleveland, Ohio

E. Y. TEAS, Houston, Tex.

JF Larson

JENS FREDRICK LARSON
ARCHITECT
HANOVER, NEW HAMPSHIRE

THOMAS TASH, ENGINEER

STANLEY ORCUTT
JOHN E. NICHOLS

May 31, 1939

FULD HALL

Dear Professor Veblen:

Thank you for your letter of May 24th.

I find on my return to the office that the reason we omitted the radio antennae is that a modern radio is self-contained and antennae are no longer used, and that with a copper roof the old type antennae are useless.

Mr. Tash, on his next visit to Princeton, is to go over the telephone system in detail with Dr. Flexner. I find there is no real problem there except in the number of entrances of main lines the Institute allows to enter the building. These can be switched over for any service to any part of the building. The automatic would be useless to you as you have so few internal communications. Most of your conversations are to the outside.

In your general letter the point about the drawers and lock cupboards is an important one and we must take care of it in some way. I presume this is for papers, books, etc. It might well be that we could use the librarian's office for this purpose. I cannot see why this group cannot use the basement locker room for coats, which is directly under the main stair.

I do not think we need to put leather-seated chairs in the two north library reading rooms. I would prefer in the future adding leather cushions to the Institute wood chairs if that is found necessary. It would be much better to buy all the furniture we can afford to buy at one time if it has a place in the building, because of cost. I agree with you that the Windsor chairs should be eliminated and the Institute chair substituted. Mr. Maass and I had already agreed to this.

The hole in the top of the stools to some would be an advantage, and why could we not leave it out of half of them so those who want them can have them.

The plans which you were looking at marked "Seminar" have been erased on the last set which you now have. I have left all these minor rooms void of title so that Dr. Flexner and his group can make what use of them the future dictates. The importance of the con-

versation rooms I know, but for the immediate future I cannot see why they cannot be used for other purposes until such time as the Institute has ample space so that they can be used for the purpose originally intended. This is a problem for Dr. Flexner in allotting the building use.

Sincerely yours,

Fredrick Larson

Professor Oswald Veblen,
Fine Hall,
Princeton, New Jersey

JFL

THE INSTITUTE FOR ADVANCED STUDY
PRINCETON, NEW JERSEY

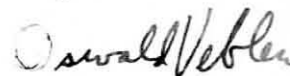
Fine Hall, December 14, 1936

Dear Aydelotte:

I was very sorry that you were kept in by a cold. The question about a Comptes Rendus type of publication was postponed until you could be present at the discussion, but I found the meeting rather instructive as to the sort of proposals that come before the Publications Committee. I am more than ever convinced that we ought to take some positive measures to use the available money in a less wasteful way.

I hope that it may be possible to have a meeting with Mr. Maass next Saturday, as I expect to be starting for the South early the following week.

Yours sincerely,



Oswald Veblen

President Frank Aydelotte
Swarthmore College
Swarthmore, Pa.
OV:GB

December 14, 1936

Dear Mr. Maass:

Herewith I am sending you a blue-print of a tentative plan drawn up by a local architect, Rolf W. Bauhan, for reconditioning the Olden house. It embodies suggestions obtained by me from several of my colleagues, and is the least expensive plan that I have been able to concoct. It would leave the exterior of the house unaltered except for the removal of a couple of unsightly excrescences and would disturb none of the good features of the interior. It would not spoil the house for any possible future use.

The structural changes would probably cost less than \$2000. But the house requires complete new plumbing, say \$2500; a complete new heating plant, say \$2500; complete new electric wiring, say \$1000; and redecorating, say \$1000. Adding 10 per cent. to these estimates would call for a budget of \$10,000 to make the house ready for use on a satisfactory basis.

The chief weakness of the plan proposed is that it does not provide servants' quarters. This is not a very serious difficulty if the house is utilized as I suggest below. But if it were to be used as a home for the Director, a servants' wing or servants' quarters in another building would probably have to be added. Nothing in the present scheme would interfere with this. But after some study of the question I am convinced that it is not possible to provide adequate servants' quarters by any less radical method.

The most important proposed change in the house is the modification of the second story of the wing, which at present is an almost total loss, so as to provide two new bathrooms and an attractive bedroom or study. A new bathroom is proposed on the third floor (the plan of this floor is not included in the blue-print). There would be four other rooms on the third floor, so that on the second and third floors together there would be nine rooms and four bathrooms.

On the ground floor the room marked "Library" (the present dining room) is to be improved by tearing out the present badly designed closets and staircase. The fine old fireplace in the room marked "Dining room" would be restored. A ser-

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servant's bedroom and bath would be introduced at the expense of the present unduly large kitchen. The proposed kitchen is perhaps too small. It could be enlarged by making the servant's bedroom smaller.

It seems to me that if this plan, or something like it, is adopted, the Olden house will become very useful. The ground floor is admirably suited for social gatherings. Teas and buffet suppers could be served. A radio receiver could be installed so that those who wished could listen to the Philharmonic concerts on Sunday afternoons. The concert could be followed by a simple tea for which the small kitchen would be adequate. Buffet suppers could also be served. A piano would be a boon to many of our temporary members who are musically inclined and cannot afford to rent a piano while they are here. A place for social gatherings of the temporary members of the Institute and their wives is a very real need at the present time. The facilities of the University in this direction are not open to most of our younger members. Their stay in Princeton (usually one or two years) is too short to allow them to organize anything for themselves. Mrs. Flexner and the wives of the Professors have done a great deal to meet this situation, and I am sure would be greatly helped by the facilities which the Olden house would provide.

The fact that the house is away from the center of Princeton would not seriously impair its usefulness for this purpose. It might even help it as a meeting place for walks in the country and other forms of exercise.

Rooms on the second and third floors could be rented to members of the Institute. (At present, Mrs. Olden has three lodgers, two or three temporary members of the Institute.) One or two rooms could be reserved for visitors who come to the Institute on scientific or other business for short periods. At present the Nassau Club and other inns get this business. Breakfasts would probably have to be served in the house, but not other meals.

The distance of the house from the center of Princeton would be a disadvantage in the renting of rooms, but I find that after people have looked the house over they say less about this drawback than before. If some more of our

Herbert H. Maass, Esq. - 3

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professors come to live in the neighborhood and if our other plans develop as expected, it will doubtless disappear.

I wonder whether we could have a meeting of our committee to discuss this and related matters later this week. The Institute closes for its Christmas vacation at the end of this week, and I expect to be going south, to attend some scientific meetings and otherwise waste my time, early next week.

I am sending copies of this letter to Dr. Flexner and to President Aydelotte.

Yours sincerely,

Oswald Veblen

Herbert H. Maass, Esq.
20 Exchange Place
New York City
OV:GB

CROSS-REFERENCE
MEMO

2-2-01

RRC

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THE SOCIAL SCIENCE LIBRARY
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Blueprint - Dec. 10, 1936

Olden Manor

Removed and put in a large folder
to lay flat

[See Maps box #1]