

April 13, 1940

Mrs. Roy D. Welch  
Prospect Avenue  
Princeton, New Jersey

My dear Mrs. Welch:

Mrs. Aydelotte has asked me to send to you herewith her check for \$9.10 for the 130 gallons of oil that were in the tank at Olden Manor when you moved from there.

I spoke to Mr. Harro Wulf regarding the power lawn mower, and he stated that \$65.00 was the price you should ask for it. The Institute will be glad to purchase it if you wish to sell it at that price.

Sincerely yours,

**ESTHER S. BROWN**

ESB

*Maass & Davidson*  
*Attorneys*

*Cable Address "Maashort"*

*Herbert H. Maass*  
*Willur C. Davidson*  
*Monroe L. Friedman*  
*David J. Levy*

*20 Exchange Place*  
*New York* , October 23, 1939.

Dr. Abraham Flexner,  
The Institute for Advanced Study,  
Fuld Hall,  
Princeton, New Jersey.

Dear Dr. Flexner:-

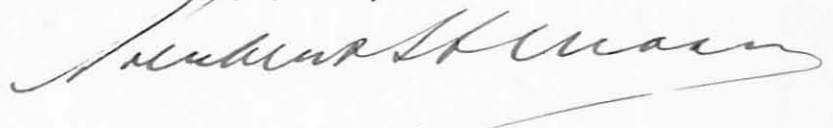
This will acknowledge yours of the 19th regarding the contact to be made with Professor and Mrs. Welch to arrange for their vacating Olden Manor. I think you are quite right in your view of the matter, and, accordingly, have written to Professor Welch as per the enclosure.

I also send you copy of my first letter to Professor Welch under date of October 17th, and his response under date of October 19th.

Certainly, as to the improvements which they made, we shall want them left in the house and some arrangement should be made to pay them.

With kind personal regards, I am,

Sincerely yours,



Encls.  
HHM:JR

MAASS & DAVIDSON  
20 EXCHANGE PLACE  
NEW YORK

, October 23, 1939.

Professor R. D. Welch,  
Olden Manor,  
Princeton, New Jersey.

My dear Professor Welch:-

Thank you for your very prompt and courteous reply to my letter of October 17th.

In the meanwhile I have heard from Dr. Flexner, to the effect that he has been personally discussing the matter with you, and under the circumstances I assume it will be unnecessary for us to conduct any further correspondence.

Please be assured that I am grateful for the co-operative spirit you have displayed and that there is no disposition on the part of the Institute to cause either Mrs. Welch or you any unnecessary difficulty.

With kind personal regards, I am,

Yours very truly,

HHM:JR

(SIGNED) HERBERT H. MAASS

PRINCETON UNIVERSITY  
Princeton New Jersey

Section of Music  
Department of Art and Archaeology,  
Architecture and Music

October 19, 1939.

Mr. Herbert H. Maass  
c-o Maass and Davidson  
20 Exchange Place  
New York, N. Y.

My dear Mr. Maass:

Mrs. Welch and I will make every effort to comply with the request in your letter of October 17th, that we vacate Olden Manor in advance of the expiration of our lease. We had expected that President Aydelotte would occupy the house, but were unprepared for the request that we move on such short notice.

Having canvassed the rental situation in Princeton thoroughly twice in the last four years, I cannot entertain a lively hope that we shall be able to find an adequate house between now and the first of the year. Mrs. Welch's health and commitments that we have made for semi-official entertaining between now and the Christmas holidays are considerable factors in my estimate of the inconvenience of moving at this time.

Your suggestion that the Institute or its agents are willing to cooperate leads me to say that if houses within our financial range are known to you, I should be grateful for information about them.

Very sincerely yours,

(SIGNED) R. D. WELCH

W

MAASS & DAVIDSON  
20 EXCHANGE PLACE  
NEW YORK

, October 17, 1939.

Professor R. D. Welch,  
Olden Manor,  
Princeton, New Jersey.

My dear Professor Welch:

It is to be hoped that you will recognize the writer of this letter as one of the officials of the Institute for Advanced Study who sought, so far as lay in his power, to make your tenancy of Olden Manor comfortable.

With such a preliminary, the subject matter of this letter, I am sure, will hardly be appealing to Mrs. Welch and to you, but none the less I look for your sympathetic cooperation.

You will have noted in the public press the changes that have taken place recently in the directorship of the Institute, and it is the desire and intention that Dr. and Mrs. Aydelotte occupy Olden Manor. You have a lease of the property which, by its terms, does not expire until August 31st next. The purpose of this inquiry is to learn whether, within a reasonable time, Mrs. Welch and you could possibly locate another house for your own occupancy, so that your lease of Olden Manor could be terminated as of an earlier date and possession of it turned over to the Aydelottes.

I am fully cognizant of the difficulties in the rental situation in Princeton, and know that I am asking a great favor of you, but if it could possibly be arranged some time between now and the first of the year, it would facilitate greatly the changes which are being made.

If there is any way in which the cooperation of the Institute or its agents can be helpful to you in finding a new location, it is needless to say their services are entirely at your disposal. If, on the other hand, it would be too great an inconvenience for you to surrender possession as of an earlier date, do not hesitate to advise me to that effect, but I trust you will see your way clear to do otherwise.

With kind personal regards, I am,

Yours very truly,

(SIGNED) HERBERT H. MAASS

EHM:IS

October 19, 1959

Dear Mr. Maass:

Before leaving New York after our last meeting Aydelotte asked me to get in touch with Professor and Mrs. Welch inasmuch as the lease provides that they shall have six months notice. However, I asked Mrs. Bailey to telephone your office to find whether you had taken any steps in the matter, and Miss Harris informed her that you had written Mrs. Welch suggesting that, if possible, the house be vacated by the first of the year. I do not know whether or not they can find what they want before January, but I hope so for the sake of the Aydelottes. I believe that we can accomplish more if the matter is handled informally between the Welches and myself than if it is handled through the Welches and the Committee on Buildings and Grounds. I say this because I know them both very well, and I think it is highly important to the Aydelottes and to the Institute that we should keep their good will - something which it is easier to do informally than formally.

Since moving into the house the Welches have had to make some improvements in addition to those which were included in our contract with Mr. Warren. We have a detailed statement showing precisely what they have installed and what they have paid for the installation. There are two courses of action: Professor and Mrs. Welch may remove what they have

installed, in which case it would have to be replaced by the Institute at greater cost, or we can reimburse them for the amount, which at the outside is in the neighborhood of \$650.00. I would suggest that on her forthcoming visit to Princeton Mrs. Aydelotte look over the house and make up her mind as to whether she wishes to retain the additional improvements which Mrs. Welch has made and, if so, that the Institute pay for them and thus own them completely. If there is anything which Mrs. Aydelotte does not care for, Professor and Mrs. Welch would of course be entitled to remove such property. As I glance over the items, it strikes me that they have done nothing that the Aydelottes will not be very glad to have.

With all good wishes,

Sincerely yours,

**ABRAHAM FLEXNER**

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

AF:EBB

December 29, 1939

Dear Mrs. Welch:

Thank you for letting me examine the enclosed papers. Mrs. Aydelotte went to see you, and I presume that she answered most of your questions. I hope that I did not keep the papers for too long a time.

With the season's greetings, I am

Sincerely yours,

ESTHER S. BAILEY

Mrs. Roy D. Welch  
Olden Lane  
Princeton, New Jersey

P.S.

Since writing the above, I have talked with you over the telephone. I shall let you know just as soon as I know any decisions that are reached in connection with the changes in Olden Manor.

E.S.B.



*Maass & Davidson*  
*Attorneys*

*Cable Address "Maasherb"*

*Herbert H. Maass*  
*Willbur C. Davidson*  
*Monroe L. Friedman*  
*David J. Levy*

*20 Exchange Place*

*New York*, September 7, 1939.

Mrs. Esther S. Bailey,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Dear Mrs. Bailey:-

Will you please pay the enclosed bill out of petty  
cash, as usual.

Thank you also for your prompt attention to my note of  
the 5th inst. addressed to Miss Eichelser.

Sincerely yours,



Encl.  
HHM:JR

September 6, 1939

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

I have your note of the fifth  
addressed to Miss Eichelser, and in her absence I  
am sending to you herewith a copy of the lease of  
the Olden Manor to Professor Welch.

Sincerely yours,

ESB

*Maass & Davidson*  
*Attorneys*

*Cable Address "Maasherb"*

*Herbert H. Maass*  
*Willur C. Davidson*  
*Monroe L. Friedman*  
*David J. Levy*

*20 Exchange Place*

*New York* , September 5, 1939.

The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Dear Miss Eichelser:- Attention of Miss Marie C. Eichelser.

Will you be good enough to send me a copy of the  
lease of Olden Manor to Professor Welsh.

Thanking you, I am,

Yours very truly,

HHM:JR

*Herbert H. Maass*

Olden Lane,  
Princeton.

My dear Mrs. Bailey,  
I have been distressed  
to see that one or  
two of the large trees  
on the lawn appear  
to have some blight.  
Many of the leaves on

one of them are turning  
brown and falling -  
Another thing is that  
some of the elms seem  
to be shedding the  
last few inches of  
twig + leaf at the end  
of the branches. They  
simply fall off  
without appearing to  
be blighted or discolored  
at all.

I am sure you know  
that if I could attend  
to this myself I  
would - I am bringing  
it to your attention  
because the trees are  
so beautiful that I  
am sure you don't

want anything to happen  
to them.

If I can cooperate  
in any small way,  
please let me know.

Very sincerely,  
Sylvia S. Welch

May 17<sup>th</sup>, 1939.

May 18, 1939

Mrs. Roy D. Welch  
Olden Lane  
Princeton, New Jersey

My dear Mrs. Welch:

I have your letter of the seventeenth regarding the two large trees on the lawn that appear to have some blight. I am taking up the matter with the proper officials and appreciate your calling it to our attention.

Very truly yours,

ESB

Secretary

Copy

*Original sent to  
Mr. Howe*

Walter B. Howe, Inc.  
94 Nassau Street      Princeton, N. J.

June 8, 1939

Institute for Advanced Study  
20 Nassau Street  
Princeton, New Jersey

Attention: Mrs. Esther S. Bailey

Dear Mrs. Bailey:

We herewith enclose a letter and tree diagnosis chart dated June 6th and received yesterday afternoon from Mr. John Shearer, all of which is with further reference to the spraying, pruning and feeding of the trees around Olden Manor.

Yours very truly,

Walter B. Howe, Inc.

(Signed) Stanley S. Bergen



Copy

John Shearer

140 Alexander St.

Princeton, N. J.

June 6, 1939

Mr. S. Bergen  
c/o W. B. Howe  
94 Nassau Street  
Princeton, N. J.

Mr. Bergen:

Received your letter of June 5. At this late stage of the season it would not be advisable to spray for Elm Leaf Beetle as the damage is already done. This spray should be applied early in the spring as soon as the foliage appears. The Japanese Beetle Spray should be applied before the 25th of June. This spray will control all chewing and sucking insects.

Regarding the tree food there is no standard formula. The existing conditions determine what to use: such as bark fissures, color of foliage, general appearance of the tree and most important of all the soil condition.

As I have taken care of the trees at Olden Manor for years, previous to the Institute acquiring it, I am very familiar with the conditions there. I am using a 10-6-4 formula. This has two units more Nitrogen than the formula you mention in your letter. This tree food will blend perfectly with the conditions at Olden Manor.

It seems to me that the Institute could get better results and save money on this tree service if they had a proper diagnosis made of every tree on the property. I am enclosing a sample chart. By having a chart for every tree it gives you a permanent record of what work had been done, future work and costs, past and present. In other words, you do not double back on work that has already been done. It will also enable the Institute to budget their tree costs over periods of three, five or ten years more economically. I can furnish further information regarding this survey on request. Would you please forward this letter and sample chart to the Chairman of Grounds Committee.

Yours very truly,

(Signed) John Shearer

## SHEARER TREE SURGEONS

Princeton, N. J.

## TREE DIAGNOSIS CHART

- A. Location
- B. Kind of tree
- C. Size of tree calibre  
Spread            height
- D. Condition of Crown  
1. Amount of dead wood  
  a. Present  
  b. Removed  
    1. Age of wounds  
2. Foliage  
  a. Color  
  b. Density  
  c. Size of leaves  
  d. Insects  
  e. Diseases  
3. Structure-good      bad  
  No. of cable necessary
- E. Environment  
1. Natural  
2. Artificial  
  a. Lawn            field            street  
  b. Change of water level  
    Raised            Lowered  
  c. Change of grade  
    Raised            Lowered  
  d. Buildings  
  e. Improvements
- F. Trunk above ground  
1. Interfering limbs  
  a. Crotches  
2. Structural weaknesses-  
  a. No. of cavities  
  b. Extent of cavities  
3. Dead areas-tapping bark  
4. Borers-holes-sawdust  
5. Fungi-fruiting bodies-  
  sunken areas  
6. Color at bottom bark fissures-  
  light yellow to orange  
7. Frost cracks  
8. Bulges
- G. Twigs  
1. Annual growth-length  
2. Insects present-scale      aphids  
  twig girdlers            twig pruners  
3. Diseases present-Anthracnose  
  Fire-blight  
4. Size of buds  
  a. Nourished or undernourished  
    (fat or lean)
- H. Roots  
1. Condition as seen from the  
  surface  
2. Insects-Aphids  
3. Diseases-Shoestring fungi  
4. Color-white, alive;-  
  Blue, dying;            Brown, dead  
5. Girdling roots
- I. Soil  
1. Type of soil  
  Clay            Sand            Gravel  
2. Depth  
3. Texture-Packed or loose  
  fine or coarse
- J. History  
1. Age estimated  
2. Past treatment  
3. Weather-Drought-Severe winters  
4. Environmental changes  
  a. Grade  
  b. Excavations  
  c. Service connections  
    Gas            Water            Sewer  
    Curbing  
  d. Streams or ponds  
  e. Change from forest to open  
    conditions
- K. Expected life of tree
- L. If and when replacement should be made

REMARKS

June 8, 1939

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

Immediately upon receipt of your letter of May 31 regarding tree service on the Olden place I telephoned to Mr. Bergen asking him for additional estimates which might be compared with that of Mr. Morrell sent to you on May 25. We have now received estimates from Mr. Shearer and Mr. Reardon with covering letters from Mr. Bergen, all of which I send to you herewith.

Sincerely yours,

ESB

*Maass & Davidson*  
*Attorneys*

*Cable Address "Maasherb"*

*Herbert H. Maass*  
*Willur C. Davidson*  
*Monroe L. Friedman*  
*David J. Levy*

*20 Exchange Place*  
*New York*, May 31, 1939.

Mrs. Esther S. Bailey,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, N. J.

Dear Mrs. Bailey:-

This will acknowledge yours of the 25th with en-  
closures.

Certainly, the trees on the Olden place should have proper care and attention for their preservation, but I do not believe in letting a contract of this kind on the basis of a single estimate. Won't you be good enough to ask Mr. Bergen to get one or two additional estimates, so that we can be better guided as to the work that is essential and the proper cost thereof. In the meanwhile I shall retain the correspondence awaiting your further word.

Sincerely yours,



HHM:JR

Copy

Walter B. Howe, Inc.

94 Nassau St., Princeton, N. J.

June 6, 1939

Institute for Advanced Study  
20 Nassau Street  
Princeton, New Jersey

Attention: Mrs. Esther S. Bailey

Dear Mrs. Bailey:

Enclosed is an estimate received this morning from Mr. John Shearer for pruning, feeding and spraying the trees at Olden Manor.

As you will note there is quite a difference between the estimate of Mr. Shearer and Mr. Morrell and possibly a word of explanation might be in order.

Sunday afternoon Mr. Shearer came to my home saying he had received my request for an estimate and wanted to know what he should figure on. I told him the same as I did Mr. Morrell and Mr. Reardon of the Mercer Tree Expert Company - that I would like to have him make an inspection of all the trees around Olden Manor, submitting his recommendations and separate estimates for doing the suggested work. Also that Mrs. Welch had reported to your office that these trees were losing their foliage and they did not look healthy, that no doubt they needed to be sprayed, fed and the dead wood removed from them.

Mr. Shearer put up quite an argument that he felt definite specifications should be drawn up and each person figure on them so that everyone would work along the same line. I told him he was the only one who raised this question and that I had no specifications because I was depending on the advice of good tree men like himself.

However, to straighten him out to the best of my ability yesterday morning I sent him a letter which must have crossed his in the mail and in which I gave him a general idea of what Mr. Morrell had figured, namely, 1200 gallons of Arsenate of Lead and Nicotine Sulphate solution as spray to take care of elm bark beetle and leaf curl caused by aphis, removal of dead wood and feeding the trees one ton of 8-6-7 mixture. This to include twelve large elms, one large linden and one horse chestnut.

You will note Mr. Shearer has figured on only nine trees and does not say how much spray he is going to use or what amount of feed.

Maybe Mr. Shearer will send in a revised figure when he receives today my letter of yesterday.

I have not as yet heard from Mr. Reardon of the Mercer Tree Expert Company but as soon as I do will send you his estimate.

Yours very truly,

Walter B. Howe, Inc.

(Signed) Stanley S. Bergen

John Shearer

140 Alexander St.

Princeton, N. J.

June 5, 1939

Mr. S. Bergen  
c/o W. B. Howe  
94 Nassau Street  
Princeton, N. J.

Mr. Bergen:

In accordance with your request of June 2 I am submitting estimate for tree service required at Olden Manor.

Pruning and feeding (9 trees) 8 Elms and 1 Linden	\$102.00
Spraying all trees attacked by Jap. Beetle	90.00
Total	<u>192.00</u>

A few of the Elm trees close to the house require lightning protection. This is very important as considerable damage can be caused to the property and trees if one of the trees is subject to a charge of lightning.

I can submit estimate for this service on request.

Yours very truly,

(Signed) John Shearer

Copy

Walter B. Howe, Inc.

94 Nassau Street, Princeton, N. J.

June 7, 1939

Institute for Advanced Study  
20 Nassau Street  
Princeton, New Jersey

Attention: Mrs. Esther S. Bailey

Dear Mrs. Bailey:

Enclosed is a letter and estimate received this morning from the Mercer Tree Expert Company concerning proposed care of trees at Olden Manor.

Mr. Reardon, President of the Mercer Tree Expert Company, brought the letter in this morning and explained several of the items, namely:

Group A includes all the large trees immediately adjacent to the house and garage.

Group B includes smaller elms along the walk coming into the main house and also scattered around the main grounds, principally along the fence on the southern boundary. He said they are nice trees and should have attention.

Group C is not of much importance. The apple and one pear trees are fair. If the other pear tree were pruned as it should be not much would be left.

The locusts are soft splintery trees and not very much should be spent on them. They are dirty trees anyway and are always deleafing.

Mr. Reardon further explained that what he means when he says that he feels he can offer a reduction if the work is done as estimated in the feeding and spraying is that when they are spraying the men work on two or more trees at the same time. In other words the branches overlap and as they are spraying they swing the nozzle around in the air and the mist from the spray drifts from one tree to the other, so it would probably not take as many gallons of spray as estimated for each group separately.

The same holds good for the feeding because they work several root systems at the same time.

Yours very truly,

Walter B. Howe, Inc.

(Signed) Stanley S. Bergen

## Mercer Tree Expert Co.

Princeton

New Jersey

June 6, 1939

Walter B. Howe, Inc.  
94 Nassau St.  
Princeton, N. J.

Attention-Mr. Stanley S. Bergen

Dear Mr. Bergen:

I have checked the trees at the residence of Mr. R. D. Welch and owned by The Institute for Advanced Study as you requested in your letter of June 2nd in regards to pruning, feeding and spraying and submit an estimate divided into the different operations as well as again dividing the work necessary on the large trees around the house and the smaller trees also on the lawn area.

Class Index - Group A will include thirteen elms, one linden, one walnut and one horsechestnut (diameter breast high from 15 inches to 48 inches)

Group B will include seven elms (diameter breast high from 4 inches to 12 inches)

Group C includes one apple, two pears and four locusts.

Term Index - Pruning means the removal of all dead and diseased wood and treatment of the wounds caused by pruning.

Spraying of the trees will be done by power sprayer and the mixture will be of combination type to take care of both sucking and eating insects.

Feeding will mean feeding in the ground to the root system with the amount of tree food we feel is necessary for the particular tree according to the size and spread of the crown.

Estimate-	Pruning	Feeding	Labor for Feeding	Spraying
Group A	71 hrs.	2590 lbs.	37 hrs.	880 gal.
Group B	6 "	215 "	5 "	75 "
Group C	9 "	80 "	2 "	25 "

Rates- Tree surgeons	\$1.25 per hr.
Tree food	\$5.00 " 100 lb.
Spraying	\$ .09 " gal



Note- We have not considered feeding the locusts or one pear tree or spraying the locust trees.

Estimated cost not to exceed figures given above, all work being done on a unit basis. We feel we can offer a reduction if the work was done as estimated in the feeding and spraying as many of these trees overlap in their root system as well as their crown.

Additional information regarding the trees.

A 36 inch twin leader elm that has had a large wound treated recently has borers working in the wound and the heartwood is cracking from the weather.

A 24" elm which is the main shade for the kitchen and rear of house has numerous cavities and wounds needing attention - some of them are running at present.

A 8" walnut over fifty percent dead should be removed for the beauty of the grounds as well as the good of other trees.

Thanking you for the opportunity of submitting this survey and hoping you will call on me if you desire any additional information, I am

Very truly yours,

(Signed) Arthur J. Reardon

June 20, 1939

Mr. Stanley S. Bergen  
Walter B. Howe, Inc.  
94 Nassau Street  
Princeton, New Jersey

My dear Mr. Bergen:

I have your letter of June 19 in reference to the trees on the Olden Manor grounds, which I am forwarding to Mr. Maass. I feel sure that he will be very appreciative of all that you have done in connection with the preservation of these trees.

Very truly yours,

ESTHER S. BAILEY

Secretary

ESB

C O P Y

Walter B. Howe, Inc.  
94 Nassau Street, Princeton, N. J.

June 19, 1939

The Institute for Advanced Study  
20 Nassau Street  
Princeton, New Jersey

Gentlemen:

Attention: Mrs. Esther S. Bailey

With further reference to the trees on the Olden Manor property, your note of June 13th and our telephone conversation of the same date, I would like to report that I was unable to get in touch with Professor Veblen last week as he was away most of the time.

This morning we made an inspection of the trees, talked with Mrs. Welch, went over to the University and secured some good suggestions from Mr. Clark, who is in charge of the trees and shrubbery on the University grounds, and finally decided to authorize Mr. Morrell to do the following:

To spray the trees immediately in order to take care of the elm bark beetle and the Japanese beetle, using arsenate of lead solution; also to do the pruning work including the removal of the dead wood appearing throughout the trees; but to put off the feeding - as we all feel it is late in the season to do this now - and have him call it to our attention again late next winter so that it can be done in the early spring before the trees start new growth.

We have so notified Mr. Morrell and trust this is satisfactory to The Institute for Advanced Study.

Yours very truly  
Walter B. Howe, Inc.

(signed) STANLEY S. BERGEN  
Secretary

B:W

June 20, 1939

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

I am sending you herewith a letter  
from Mr. Bergen in reference to the trees on the  
Olden Manor grounds and a copy of my reply. It  
seems that Mr. Bergen has done everything possible  
to insure wise procedure.

Sincerely yours,

ESB

June 13, 1939

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

Thank you for your letter of the twelfth with enclosures regarding tree service on the Olden Manor property. I have referred the matter to Mr. Bergen, as you suggest. He will confer with Professor Veblen and after a proper inspection of the trees will give the contract to the concern whose work, in their judgment, would best preserve the trees, keeping you informed of whatever action is taken.

Sincerely yours,

ESB

June 13, 1939

Mr. Stanley S. Bergen  
Walter B. Howe, Inc.  
94 Nassau Street  
Princeton, New Jersey

My dear Mr. Bergen:

In accordance with our conversation  
over the telephone I am sending you herewith  
the estimates relating to tree service on  
the Olden Manor property and letter of Mr. Maass,  
dated June 12, 1939, authorizing the contract  
to be given to the concern whose work it would  
seem would best preserve the trees.

Very truly yours,

ESB

Secretary

C O P Y

Maass & Davidson

20 Exchange Place  
New York

June 12, 1939

Mrs. Esther S. Bailey,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, N. J.

Dear Mrs. Bailey:

Herewith I acknowledge the several letters from Mr. Bergen with estimates enclosed relating to the work to be done for the benefit of the trees on the Olden Manor property.

There is, of course, a wide divergence in the cost of doing this work, and some one who is on the ground and familiar with this matter is much better able to judge than am I which of the estimates should be accepted. This judgment will have to be based upon an inspection of the trees and a decision as to whether, regardless of price, the varying degrees of work and labor specified are essential for the proper preservation of the trees or whether the job can be done with a minimum amount of work and with the lowest cost.

Under the circumstances, I hope that you and Mr. Bergen will between you use your judgment and give the contract to the concern whose work you think will best preserve the trees.

Sincerely yours,

Encls.  
HHM:JR

(signed) HERBERT H. MAASS

May 25, 1959

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

Dr. Flexner was informed that some of the beautiful trees on the Olden Manor grounds were not in good condition and needed prompt attention. At his request I telephoned Mr. Bergen asking him to ascertain what their condition was and to make a report for you. I am sending you herewith this report just received.

Sincerely yours,

ESTHER S. BAILEY

ESB



C O P Y

Walter B. Howe, Inc.  
Nassau Street, Princeton, N.J.

May 24, 1939

Institute for Advanced Study  
20 Nassau Street  
Princeton, New Jersey

Attention: Mrs. Bailey

Gentlemen:

In accordance with your request of a few days ago we herewith enclose a report and estimate from Stoneacres, signed by Mr. Austin D. Morrell, for the care of twelve large elms, one large linden and one horse chestnut tree on the grounds of Olden Manor, now occupied by R. D. Welch as tenant.

We shall be glad to have your advices as soon as convenient to pass along to Mr. Morrell.

Yours very truly  
Walter B. Howe, Inc.  
(signed) STANLEY S. BERGEN  
Secretary

Enclosure

Stoneacres  
Horticultural Supplies  
Princeton, New Jersey  
P. O. Box 29

May 23rd, 1939

Walter B. Howe, Inc.  
Nassau Street  
Princeton, N. J.

Attention - Mr. Stanley S. Bergen

Dear Mr. Bergen:

In re: Institute for Advanced Study

Complying with your request, the writer has made an inspection of the trees on the Olden property and would offer the following suggestions:

First, that these trees be sprayed with an Arsenate of Lead and Nicotine Sulphate solution. This spray will take care of both the Elm bark beetle and leaf curl caused by aphid. This latter condition is causing the fall of some foliage. We estimate it would require approximately 1200 gallons to spray the following trees:

12 large Elms    1 large Linden    1 Horse Chestnut

Based on our quantity price schedule of .08 cents per gallon, this will amount to \$96.00. This is important and should be done as soon as possible.

Of equal importance, is the removal of dead wood appearing throughout these trees. While rather difficult to estimate accurately the amount of time required in this pruning work, we feel that an appropriation of \$75.00 would cover all pruning and the removal of debris required.

Lastly, in the matter of feeding, as you may recall, some time ago we recommended that these trees be fed every year for three years and then alternate years, and we still believe in the necessity of this treatment and would recommend that the trees in question be fed with 1 ton of our Stoneacres 8-6-7 tree food. The cost of material and labor for this work would be \$100.00

Regarding the spraying and pruning, both of these are essential for the general health of the trees and the feeding is equally as necessary, but could be delayed until after the trees are dormant in the Fall of '39.

Yours very truly,  
STONEACRES  
by: (signed) Austin D. Morrell

February 6, 1939

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

I am sending you herewith  
the bill for the shades for Olden Manor amount-  
ing to \$89.60. The other item on the bill is  
not an Institute charge and has been paid.

Sincerely yours,

ESTHER S. BALLEY

ESB

January 7, 1939

Mr. A. T. Kroeger  
Estimating Office  
L. Bamberger & Company  
Newark, New Jersey

My dear Mr. Kroeger:

Thank you for your letter of December 24, enclosing samples of light colors that come in the Niagara shade cloth. I am returning herewith the sample of the color which we have selected for the shades which are to be made up in green and cream for the Olden Manor, as well as the sample of green and white.

There is one slight change from my letter of December 22 in that we wish green and cream shades for one additional room. The correct number of shades is as follows:

Green-white shades for 36 windows	
Green-cream-colored shades for 4 large windows in living room	
" " " " " " " " narrow " " " "	
" " " " " " " 2 large windows in room at	
	right of front door
" " " " " " 2 windows in coat and lavatory	
	room (1 very small)

I am enclosing signed duplicate of your estimate.

Thanking you for your cooperation, I am

Very truly yours,

ESTHER S. BAILEY

MCE

E

January 20, 1939

Dear Mrs. Welch:

Thank you very much for your very kind and appreciative note. I do not think it would be fair to you to allow you to pay any part of the expense incurred in providing the shades. They should, as a matter of fact, have been furnished by us at the very beginning.

We have no plans whatsoever for the future of the Olden Manor, so that you ought to go on enjoying it with peace of mind. I cannot, of course, make any promises, but, in your place, I should not cross that bridge until I came to it.

With all good wishes to you and your husband,

Sincerely yours,

ABRAHAM FLEXNER

January 19<sup>th</sup>, 1939.

OLDEN MANOR PRINCETON, NEW JERSEY

Dear Dr. Flyner,

The new shades have come and are installed. We are delighted to have them and are now in a mood to wish to live happily ever after in Olden Manor. The new

January 5, 1939

Dear Mrs. Welch:

The order for new shades has been placed with L. Bamberger & Company, and I am hopeful that they will be put up within a very brief period and that they may do something to help you and Professor Welch and your family to enjoy some of the conditions which make for a happy New Year, which we most heartily wish you all.

Ever sincerely,

ABRAHAM FLEXNER

Mrs. Roy D. Welch  
Olden Manor  
Olden Lane  
Princeton, New Jersey

AF/MCE

Copy.

*Olden Manor*

STONEAGRES

A. D. Morrell

Princeton, N. J.

Feb. 23, 1938.

Tree feeding according to estimate of  
Jan. 3, 1938

\$117.00

(Olden Property)

TELEPHONE 95

WALTER B. HOWE, Inc.  
REAL ESTATE AND INSURANCE  
94 NASSAU STREET, PRINCETON, N.J.

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BEEKMAN

January 14, 1938

The Institute for Advanced Study  
20 Nassau Street  
Princeton, New Jersey

Gentlemen:

Attention: Miss Eichelser

This will acknowledge receipt this morning of your note enclosing copy of a letter that you received from Mr. Maass authorizing us to award the contract for the feeding of the trees on Olden Manor to Mr. Austin D. Morrell.

In accordance with your instructions we have today written Mr. Morrell to immediately go ahead with this work in accordance with his estimate of \$117. as submitted under date of January 3, 1938.

Yours very truly  
Walter B. Howe, Inc.

*Stanley S. Bergen*  
Secretary

B:W



January 13, 1938

Mr. Stanley S. Bergen  
Walter B. Howe, Inc.  
94 Nassau Street  
Princeton, New Jersey

My dear Mr. Bergen:

I am enclosing copy of a letter  
which has come this morning from Mr. Maass,  
authorizing you to award the contract for the  
feeding of trees on Olden Manor to Mr. Morrell.

Very truly yours,

MARIE C. EICHELSER

*Maass & Davidson*  
*Attorneys*

*Cable Address "Maashort"*

*Herbert H. Maass*  
*Willbur C. Davidson*  
*Monroe L. Friedman*

*20 Exchange Place*  
*New York, January 12, 1938.*

The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

My dear Miss Eichelser:                    Attention of Miss Eichelser.

Yours of the 10th with enclosures at hand, which enclosures are herewith returned. The difference in the estimate of Mr. Morrell and that of Mr. Shearer is so great that I cannot conceive any reason for hesitation in awarding the contract to Mr. Morrell, and I would thank you to advise Mr. Bergen accordingly.

There is no reason for delay in that the money has not been appropriated, but I think that you should have Mrs. Bailey call attention to it, in order that it may be authorized at the next meeting. However, in the meanwhile, award the contract and allow Mr. Morrell to proceed.

Very truly yours,

*Herbert H. Maass*

HHM\*d.  
Encls.

January 10, 1958

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

We transmitted to Mr. Bergen your suggestion that he get, if possible, another estimate on the feeding of trees on the Olden Manor property. I enclose a letter which has come from Mr. Bergen, together with copy of an estimate from Mr. Austin D. Morrell, which, as you will see, is very much lower than that of Mr. Shearer.

Very truly yours,

MARIE C. EICHELSER

TELEPHONE 95

WALTER B. HOWE, Inc.  
REAL ESTATE AND INSURANCE  
94 NASSAU STREET, PRINCETON, N.J.

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BEEKMAN

January 4, 1938

Dr. Abraham Flexner  
20 Nassau Street  
Princeton, New Jersey

Dear Dr. Flexner:

In accordance with your request of December 22nd we asked Mr. Austin D. Morrell to look over the trees on Olden Manor and submit an estimate for feeding them.

We herewith enclose copy of a letter received yesterday from him. As you will note there is a big difference between his price and that submitted by Mr. John Shearer under date of December 11th.

In talking with Mr. Morrell last week when we asked him to submit an estimate for this work, he told us he has a drill with which he puts the holes around the base of the tree in which the tree food is placed. He recommends that the work be done any time now as the trees are dormant and within about five or six weeks the sap will start to flow up the tree and the food should be there at the roots to be taken up with the sap.

At your convenience we shall be glad to have your advices.

Yours very truly  
Walter B. Howe, Inc.

*Stanley S. Bergen*  
Secretary

B:W  
ENC.

C O P Y

STONEACRES

Horticultural Supplies  
Princeton, New Jersey

Jan. 3rd. 1938

Walter B. Howe, Inc.  
94 Nassau Street  
Princeton, N. J.

Attention: Mr. Stanley Bergen

Dear Mr. Bergen:

Relative to your request for an estimate on tree feeding at the Olden property.

The writer has inspected the ten large Elm trees, one large Linden and one Horse Chestnut, and would recommend the application of one ton of 8-6-7-Special Tree Food.

We are prepared to furnish this amount of material, all labor necessary for feeding, and supervision over the work for the sum of one hundred and seventeen dollars (\$117.00).

We would recommend that this be followed by the same amount of feed again in 1939, and after that time alternate yearly feeding should be sufficient. Would suggest that this feeding should be done as early as possible, in order that the food will be available when the Spring growth starts.

Sincerely yours,

(Signed) Austin D. Morrell

Telephone 95

C O P Y

WALTER B. HOWE, INC.  
Real Estate and Insurance  
94 Nassau Street, Princeton, N. J.

New York Office  
Clarke & Howe  
84 William St.  
Telephone 3-6534 Beekman

January 4, 1938

Dr. Abraham Flexner  
20 Nassau Street  
Princeton, New Jersey

Dear Dr. Flexner:

In accordance with your request of December 22nd we asked Mr. Austin D. Morrell to look over the trees on Olden Manor and submit an estimate for feeding them.

We herewith enclose copy of a letter received yesterday from him. As you will note there is a big difference between his price and that submitted by Mr. John Shearer under date of December 11th.

In talking with Mr. Morrell last week when we asked him to submit an estimate for this work, he told us he has a drill with which he puts the holes around the base of the tree in which the tree food is placed. He recommends that the work be done any time now as the trees are dormant and within about five or six weeks the sap will start to flow up the tree and the food should be there at the roots to be taken up with the sap.

At your convenience we shall be glad to have your advices.

Yours very truly  
Walter B. Howe, Inc.

(Signed) Stanley S. Bergen

Secretary

B:W  
ENC.

C O P Y

STONEACRES

Horticultural Supplies  
Princeton, New Jersey

Jan. 3rd. 1938

Walter B. Howe, Inc.  
94 Nassau Street  
Princeton, N. J.

Attention: Mr. Stanley Bergen

Dear Mr. Bergen:

Relative to your request for an estimate on tree feeding at the Olden property.

The writer has inspected the ten large Elm trees, one large Linden and one Horse Chestnut, and would recommend the application of one ton of 8-6-7-Special Tree Food.

We are prepared to furnish this amount of material, all labor necessary for feeding, and supervision over the work for the sum of one hundred and seventeen dollars (\$117.00).

We would recommend that this be followed by the same amount of feed again in 1939, and after that time alternate yearly feeding should be sufficient. Would suggest that this feeding should be done as early as possible, in order that the food will be available when the Spring growth starts.

Sincerely yours,

(Signed) Austin D. Morrell

C O P Y

JOHN SHEARER

Princeton, N. J.  
Dec. 11. 1937.

Mr. Stanley S. Bergen  
94 Nassau St.  
Princeton, N. J.

Dear Mr. Bergen:

In answer to yours of Dec. 4, regarding the condition of the large Linden tree on the South side of Olden Manor. There is no danger of this tree dying, but, like the large Elm trees it is in a very weakened condition through constant defoliation caused by the ravages of the Japanese Beetle and Elm leaf Beetle. To put these trees in a healthy vigorous condition a Feeding and Spraying schedule should be carried out at the proper seasons. Starting in the early Spring I recommend feeding 10 large Elms, 1 Linden and 1 HorseChestnut tree, feeding plus labor charge would cost \$297.00.

The tree food we use is an 8-6-7 formula, this is a well balanced ration which will give excellent results. Further information regarding this formula can be obtained from the N. J. Exp. Station or U.S. Dept. of Agriculture.

About the other work we discussed. Cutting down 1 Locust tree, pruning 1 Lilac bush and training Wistaria Vine along porch. This service would cost \$24.00.

Making a total for the complete job \$321.00.

You mention in your letter I had written the Institute in reference to an Elm tree which was 65% dead, I removed this tree on July 1936, on authorization from Dr. Flexner's office.

Yours very truly,

(signed) John Shearer



TELEPHONE 95

WALTER B. HOWE, INC.

REAL ESTATE AND INSURANCE

94 NASSAU STREET, PRINCETON, N.J.

January 10, 1938

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BUEKMAN

Institute for Advanced Study  
20 Nassau Street  
Princeton, New Jersey

Gentlemen:

Attention: Miss Eichelser

In accordance with your request of this morning we herewith enclose a copy of Mr. John Shearer's letter dated December 11, 1937 submitting his estimate for taking care of the trees on Olden Manor.

Yours very truly  
Walter B. Howe, Inc.

*Stanley S. Bergen*  
Secretary

B:W  
ENC.

L. BAMBERGER & CO.  
NEWARK, N.J.

December 24, 1938

Mrs. Esther S. Bailey  
20 Nassau Street  
Princeton, New Jersey

Dear Mrs. Bailey:

In accordance with your request we are enclosing samples of the light colors that come in the Niagara shade cloth, which can be made Duplexed with the green, without any additional charge.

However, if you wish to submit to us a special color cream this may also be had as desired.

Very truly yours

L. BAMBERGER & CO.

*A. T. Kroeger*  
A. T. Kroeger  
Estimating Office

f/2  
encl.

December 22, 1938

Dear Mr. Flexner:

You will remember that the Olden Manor had never been equipped with shades and the few there were worn. You asked me to find out what it would cost, etc. Mr. Larson sent a sample of shade suitable for the Olden Manor suggesting that the dark side be outside and the light side inside.

The attached is the estimate from L. Bamberger and Company for installation of shades. Will you please have Mr. Maass approve and then return to me the letter and sample? Many thanks.

<sup>or</sup>  
M.C.E.

*Ester L. Bailey*

December 22, 1938

Refer No. 3313

Mr. A. T. Kroeger  
Estimating Office  
L. Bamberger & Co.  
Newark, N. J.

My dear Mr. Kroeger:

Thank you very much for your letter of the twenty-first submitting an estimate for the installation of shades in the Olden Manor, situated at 87 Olden Lane, Princeton, New Jersey.

We should wish the green side outside and the white inside. I find, however, that in two of the rooms the green-white shades are not desirable. I wonder therefore if you can furnish the following, the exterior being the same shade of green:

Green-white shades for 38 windows  
Green-cream-colored shades for 4 narrow windows in living room  
" " " for 4 large windows in living room  
" " " for 2 large windows in room at right of front door

The man who took the measurements will easily identify them, I believe. May I have a sample of the green-cream-colored material? If there is a difference in price, will you kindly let me know?

With much appreciation, I am

Very truly yours,  
ESTHER S. BANLEY  
Secretary

ESB

L. BAMBERGER & CO.  
NEWARK, N.J.

Refer No. 3313

December 21, 1938

Mrs. Esther S. Bailey  
20 Nassau Street  
Princeton, New Jersey

Dear Mrs. Bailey: Re: House at 87 Olden Lane

We are pleased to submit the following estimate for your consideration:

Forty-eight shades to be made of Columbia  
Niagara shade cloth, to be Duplex green  
and white, finished with plain sides,  
mounted on new rollers, furnished and  
installed complete with cord and ring pulls,  
eyelets and slats, for the sum of.....\$89.60

If this estimate meets with your approval please advise as to  
the color you wish to have face the room.

We assure you that the order will receive our prompt and care-  
ful attention. Just sign the duplicate copy and return it to  
us in the enclosed self-addressed envelope, so that we may  
proceed with the work.

Very truly yours

L. BAMBERGER & CO.

Signature

Date

f/2  
encl.

*L. T. Kroeger*  
L. T. Kroeger  
Estimating Office

October 25, 1937

Mr. Samuel D. Leidesdorf  
125 Park Avenue  
New York City

My dear Mr. Leidesdorf:

I send you herewith two bills of H. B. Warren on account of Olden Manor. Dr. Flexner has authorized every item on both bills, with the understanding that Mrs. Welch would pay for certain improvements amounting, as you will note, to \$621.45. The balance now due Mr. Warren is \$2,947.23, which is chargeable to the appropriation made last spring for the improvement and rehabilitation of the Olden Manor.

Sincerely yours,

ESTHER S. BAILEY

ESB

COPY  
(Forwarded to Mr. Maass, Nov. 2, 1938)  
Institute for Advanced Study

Princeton, N. J. Nov. 1st, 1938

To H. B. Warren

52 Aiken Avenue, Princeton, N. J.

"Olden Manor"

To cont. price, removing dirt under  
kitchen wing of house; building foundation  
walls and drains

Insulating ceiling of Boiler room and  
placing wire in cellar windows, etc.

\$345.00

October 14, 1958

Dear Mr. Warren:

I have submitted your estimate of  
October 5, 1958, to Mr. Maass, and he authorizes  
me to accept the estimate and to ask you to proceed  
with the work as promptly as possible.

With all good wishes,

Sincerely yours,

ABRAHAM FLEXNER

Mr. Harry B. Warren  
62 Aiken Avenue  
Princeton, New Jersey

AF:ESS

Olden Manor  
Estimate - \$345.00



Copy

H. B. WARREN

52 Aiken Avenue

Princeton, New Jersey

October 3, 1938

Institute for Advanced Study  
20 Nassau Street  
Princeton, New Jersey

Re - "Olden Manor"

Gentlemen:

I am pleased to submit my estimate for work at the Olden House for the sum of \$345.00, as follows:

Shore up outside walls and remove dirt under kitchen wing to depth of 3 ft. from bottom of flooring, and build 8" wall around outside walls of kitchen to depth of 1 ft. below new dirt level.

Build new 6" drain, underground to carry water from leader in front of kitchen wing and connect to outlet on rear of house.

Place heavy screen wire in cellar windows. Also place 4" rock wool on ceiling of boiler room, to keep heat from coming up in first floor rooms.

Yours very truly,

(Signed) Harry B. Warren

*Maass & Davidson*  
*Attorneys*

*Cable Address "Maasherb"*

*Herbert H. Maass*  
*Wilbur C. Davidson*  
*Monroe L. Friedman*  
*David J. Levy*

*20 Exchange Place*

*New York* , October 7, 1938.

Dr. Abraham Flexner,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Dear Dr. Flexner:-

This will acknowledge yours of the 6th inst. enclosing Mr. Warren's estimate. I am returning it herewith, inasmuch as Mr. Larson will be at Princeton next Tuesday or Wednesday, and I would thank you to take it up with him. If he approves, please have the work done and I will O.K. the estimate.

Sincerely yours,



Encl.  
HHM:JR

The pa~~try~~ sink is Mrs. Welch's personal property and was brought to the Olden Manor from Northampton. She wishes to remove it when they move from the house.

Mrs. Welch has paid \$621.45 in connection with the remodeling, repairs, etc. Probably some adjustment should be made in connection with some of the items if the Welch Family should move.

Nov. 30, 1937

Esther S. Bailey

October 6, 1938

Dear Mr. Maass:

I am enclosing Mr. Warren's estimate on work at the Olden House. I wonder if it would not be a good idea to get Mr. Larson's judgment on it, but this, of course, I leave to you.

Ever sincerely,

ABRAHAM FLEXNER

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

AF/MCE

Shore up outside walls, remove dirt under kitchen wing to depth of 3 ft. from bottom of flooring, and build 8" wall around outside wall of kitchen to depth of 1 ft. below new dirt level.

Build new 6" drain underground to carry water from leader in front of kitchen wing and connect to outlet on rear of house.

Place heavy screen wire in cellar windows. Also place 4" rock wool on ceiling of boiler room, to keep heat from coming up in first floor rooms.

Estimate: \$345.00

Olden Manor

March 18, 1938

My dear Mrs. Welch:

Mrs. Bailey has referred to me Mr. Johnson's bill of February 2, 1938, for \$350.90 for fixtures, wiring, etc. in connection with Olden Manor. After going over the entire matter with great care, I would suggest that it be adjusted as follows, you to pay for the fixtures, etc., ordered by you and a pro rata charge for labor:

2 Porcelain side brackets	\$6.00
1 Porcelain ceiling fixture	3.20
2 Pull chain closet fixtures	.50
2 Bedroom side brackets	9.00
1 Pull chain fixture in kitchen	1.40
1 Pull chain fixture in coat closet	1.40
1 Pull chain fixture in lavatory	1.40
	<u>\$22.90</u>

Although the above items amount to more than one-seventh of the bill (\$142.40), it seems just to ask that you pay only one-seventh of the labor (\$208.50) amounting to \$29.78. The bill would be thus divided as follows:

<u>Payments by Mrs. Welch</u>	
Items	\$22.90
Labor	29.78
	<u>\$52.68</u>

<u>Payments by the Institute</u>	
Items	\$119.50
Labor	178.72
	<u>\$298.22</u>

Sincerely yours,

Mrs. Roy D. Welch  
87 Olden Lane

ABRAHAM FLEXNER

Mrs. R. D. Welch.

To H. B. WARREN, Dr.

CONTRACTOR & BUILDER

OFFICE AND SHOP: 52 AIKEN AVE.

"Copy"

To contract price, windows 3 <sup>rd</sup> floor.	92.00	
" " " Toilets room, 1 <sup>st</sup> floor.	185.00	
" " " Lavatory 3 <sup>rd</sup> floor.	58.00	
" " " Extra Linen closet.	8.00	
" extra closet in bath room.	28.00	
" lining large closet 3 <sup>rd</sup> floor.	68.00	
" cutting & fitting wood in cellar.	8.50	
" pantry sink, material & labor.	18.60	
" moldings, bath room & 1 <sup>st</sup> floor.	12.50	
" extra closet, 1 <sup>st</sup> floor.	19.80	
" Pork shelves, Mah. & labor, painting etc.	45.00	
" 4 cedar posts 4 <sup>ft</sup> 16 ft. 4 x 4 fir. <sup>1.40</sup>	5.40	
" 1 garbage container	7.25	
" 1 drawer. <sup>2.50</sup> drawers pulls, <sup>30</sup> toggle bolts. <sup>80</sup>	3.60	
" shelf brackets, <sup>60</sup> crabs, <sup>120</sup> hak hooks.	1.80	
" 36 hrs. carpenter labor.	54.00	
" chain bolt. <sup>1.10</sup> galv. clothes hooks. <sup>1.40</sup>	2.50	
" material, wash tray tops.	3.50	
		621.45

December 20, 1937

Dear Mr. Leidesdorf:

I am sending you herewith a bill from the Princeton architect, Mr. Bauhan, who on December 10, 1936, made plans for the renovation of the Olden Manor at the request of Professor Veblen, who says that he was authorized by the Committee on Buildings and Grounds to engage an architect to make blue prints to show what it was necessary to do to make Olden Manor of use. I myself do not recall the circumstance, but Mr. Bauhan did the work in good faith and the blue prints have been in the office for many months. I am therefore approving the bill on the basis of Professor Veblen's assurance of his authorization.

At a meeting on March 26, 1937, the Committee on Buildings and Grounds recommended an appropriation of \$10,000 for the purpose of modernizing the Olden Manor. According to our records here the following expenditures have been made:

Aug. 14, 1937	- Mr. Warren - Improvements Olden Manor	\$4,500.00
Oct. 25, 1937	" " " "	2,947.23
Nov. 5, 1937	Completion of roofing	155.00
		<u>\$7,602.23</u>

There are undoubtedly incidental expenses that were handled by Mr. Maass through Mr. Stanley Bergen, but even so there would appear to be a margin sufficient to warrant the payment of Mr. Bauhan's bill.

Very sincerely yours,

ABRAHAM FLEXNER

Mr. Samuel D. Leidesdorf  
125 Park Avenue  
New York City

C O P Y

TELEPHONE

Room 48  
First National Bank

1165

December 1, 1937

ROLF WILLIAM BAUHAN  
Architect  
Princeton, N.J.

TO Institute for Advanced Study

Princeton, N. J.

Attention: Professor O. Veblen

---

Professional Services

Plans for Alterations to Olden Manor . . . . . \$250.00



November 5, 1937

Mr. C. P. Schleicher  
S. D. Leidesdorf and Company  
125 Park Avenue  
New York City

Dear Mr. Schleicher:

Dr. Flexner has received your letter  
of November 4, and approves the bill of John R. Whyte  
for \$155.00 for completion of roofing on Olden House,  
which I am enclosing.

Sincerely yours,

ESTHER S. BAILEY

ESB

THE INSTITUTE FOR ADVANCED STUDY

MR. LOUIS BAMBERGER AND MRS. FELIX FULD FOUNDATION

OFFICE OF THE TREASURER

125 PARK AVENUE

NEW YORK, N. Y.

TREASURER

SAMUEL D. LEIDESDORF

ASSISTANT TREASURER

IRA A. SCHUR

November 4, 1937

Dr. Abraham Flexner,  
Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

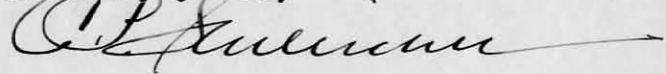
Dear Dr. Flexner:

Herewith enclosed is bill of John R. Whyte covering additional charges for the completion of roofing on Olden Manor due to increased labor and material costs.

Will you please let us know whether this invoice should be paid, and if so, indicate your approval on the face of the bill.

With many thanks and kindest regards,

Sincerely yours,



Encl.

October 29, 1937

Mr. Stanley S. Bergen  
Walter B. Howe, Inc.  
94 Nassau Street  
Princeton, New Jersey

My dear Mr. Bergen:

I have your letter of October 28 enclosing estimate of Mr. Charles A. Tash for cleaning all tin work at Olden Manor and painting the same with two coats of metallic brown paint in the sum of \$52.00. We accept Mr. Tash's estimate and shall appreciate it if you will inform him and also Mrs. Welch, consulting her as to the precise shade of paint to be used.

Very truly yours,

ESTHER S. BAILEY  
Secretary

ESB

P.S.

Please have the bill sent to the Institute for  
Advanced Study, 20 Nassau Street, Princeton, New Jersey.  
E.S.B.

TELEPHONE 95

WALTER B. HOWE, Inc.  
REAL ESTATE AND INSURANCE  
94 NASSAU STREET, PRINCETON, N.J.

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BEEKMAN

October 28, 1937.

The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Gentlemen:

Attention: Miss Eichelser  
Re: Olden Manor

In accordance with your telephone request of a day or two ago we herewith enclose copy of an estimate received today from Charles A. Tash, painting contractor, for cleaning all tin work at Olden Manor and painting same two coats of metallic brown paint in the sum of \$52.00.

We shall be glad to have your advices which we will immediately pass along to Mr. Tash.

Yours very truly,  
Walter B. Howe, Inc.

*Stanley S. Bergen*  
Secretary

B:W  
ENC.

C O P Y

CHARLES A. TASH  
238 John Street

Princeton, N. J. October 27, 1937

Institute for Advanced Study,  
New York City, N. Y.

Re: Olden Manor, Olden Lane, Princeton, N. J.

EXTERIOR:

I, Charles A. Tash agree to furnish all labor, material, scaffolding and insurance and to do as follows:

Clean all tin-work at Olden Manor and give two (2) coats of Metallic Brown Paint.

Contract price on above ..... \$52.00

Signed Charles A. Tash

TELEPHONE 1572

PRINCETON, N. J., Oct. 18, 1937

INSTITUTE FOR ADVANCED STUDY

To H. B. W A R R E N, D R.

CONTRACTOR & BUILDER

Office and Shop: 52 Aiken Ave.

---

"Olden Manor House"

To cont. price, Screens for doors & windows	240.00
" " " Underground elec. & telephone wires, also larger elec. feed lines	<u>134.00</u>
	374.00

Olden.

October 16, 1937

Dear Mr. Schleicher:

I have your note of the 15th,  
enclosing a bill from Mr. Charles A. Tash, in  
the amount of \$409.85. I have approved this  
bill for payment and am returning it herewith.

With all good wishes,

Sincerely yours,

ABRAHAM FLEXNER

Mr. C. P. Schleicher  
S. D. Leidesdorf & Company  
125 Park Avenue  
New York City

AF/MCE

THE INSTITUTE FOR ADVANCED STUDY

MR. LOUIS BAMBERGER AND MRS. FELIX FULD FOUNDATION

OFFICE OF THE TREASURER

125 PARK AVENUE

NEW YORK, N. Y.

*Treas.*  
*Olden Manor*

TREASURER

SAMUEL D. LEIDESDORF

ASSISTANT TREASURER

IRA A. SCHUR


October 15, 1937

Dr. A. Flexner,  
20 Nassau Street,  
Princeton, N. J.

Dear Dr. Flexner:

I am enclosing herewith copy of letter received from Mr. Stanley S. Bergen, together with a bill from Charles A. Tash in the sum of \$409.85. If Mr. Tash's bill is in order, will you please approve it and return to me for payment.

Sincerely yours,



Enc.



COPY

WALTER B. HOWE, INC.  
94 NASSAU STREET,  
PRINCETON, N. J.

October 13, 1937.

Mr. Samuel D. Leidesdorf, Treasurer,  
125 Park Avenue,  
New York City.

Dear Mr. Leidesdorf:

We are herewith enclosing the final bill received this morning from Charles A. Tash in the amount of \$409.85, balance due on his contract for painting Olden Manor.

You will note that his contract called for \$597. which was given to The Institute for Advanced Study just about a year ago and then the work was held up until last spring. At that time when it was finally decided to go ahead with the painting Mr. Tash was consulted to see whether he would stand by his figures because in the meantime there had been an increase in painters wages, also in the cost of materials. Before Mr. Tash was asked about this we took up the matter with Dr. Flexner and were told to inform Mr. Tash that The Institute would not hold him definitely to his estimate, but for him to do the fair and honest thing by The Institute.

Dr. Flexner asked us to tell Mr. Tash this because he realized there would be a great deal of changing and altering of plans while Mr. Tash was doing his work.

The first coat was put on and then Mr. Tash was held up for many weeks while the alterations were made to the house and this, of course, dirtied and marred his work.

We explain this because there is an item of \$134.85 added to Mr. Tash's bill for extra work.

We also enclose Mr. Tash's letter explaining this extra item.

Yours very truly,

Walter B. Howe, Inc.

(Signed) Stanley S. Bergen  
Secretary

B:W  
ENC.

*Olden Farm*

October 12, 1957

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

Dear Mr. Maass:

The enclosed has just been received from  
Mr. Bergen. If you approve and the leases are in order,  
won't you please sign them as Vice-President of the  
Institute and return them to me that I may affix the  
Institute seal and have the original lease handed to Mr.  
Eno?

Sincerely yours,

ESTHER S. BAILEY

ESB:MBG

Telephone 1572

Princeton, N. J., October 6, 1937

Mrs. R. D. Welch

To H. B. WARREN, Dr.

CONTRACTOR AND BUILDER

Office and Shop: 52 Aiken Ave.

"Copy"

To contract price, windows 3rd floor.....	\$ 92.00
To contract price, Toilet room. 1st. floor.....	185.00
To contract price, Lavatory 3rd. floor.....	58.00
To contract price, Extra Linen Closet.....	8.00
" extra closet in bathroom.....	28.00
" lining large closet 3rd. floor.....	68.00
" cutting and piling wood in cellar.....	8.50
" pantry sink, material and labor.....	18.60
" mouldings, bathroom and 1st. floor.....	12.50
" extra closet, 1st. floor.....	19.80
" book shelves, material & labor, painting etc.....	45.00
" 4 cedar posts \$4.00, 16'. 4'x4' \$1.40.....	5.40
" 1 garbage container.....	7.25
" 1 drawer \$2.50, drawer pulls \$.30, toggle bolts \$.80.	3.60
" shelf brackets \$.60, coat and hat hooks \$1.20.....	1.80
" 36 hrs. carpenter labor.....	54.00
" chain bolt \$1.10, galv. clothes hooks \$1.40.....	2.50
" material, wash tray tops.....	3.50

\$621.455

Electric fixtures	\$22.90
Labor "	29.78
Hooks, towel bar,	
Door knobs, knocker, etc.	<u>10.75</u>

63.43

\$684.88

Less

377.35

Balance

\$307.53

365.13

416.13

462.12

Mrs. Welch called on Wednesday morning, December 13, and stated that they had secured a house on Prospect Avenue, that so many improvements had to be made it would not be ready before the end of March, and they could move on April 1.

*Mrs. Welch may return.*

She asked if the pantry sink could be removed. As it is hers and was placed in the Olden Manor with the understanding that it could be moved when they gave up their residence, I said that was all right.

There are seven electric fixtures that Mrs. Welch purchased that she would like to have. She would like to know soon about these, and I said that I would refer this and other questions to Dr. Aydelotte.

See memorandum attached and letters.

The Institute paid for the shades. Certain yellow ones were purchased at Mrs. Welch's request. If they cannot be used, Mrs. Welch will be glad to pay for them.

Paid by Mrs. Welch

Hooks, brass stops,  
Lomat bar, door knobs,  
knobs, etc.

10.75

Fixtures  
Labor on fixtures

22.90

29.78

~~Wall paper~~  
~~curtains, etc.~~

~~569.71~~

Changes - Alden Manor

621.45

---

\$ 1254.59  
569.71

---

\$ 684.88

MRS. ROY DICKINSON WELCH  
OLDEN LANE  
PRINCETON, NEW JERSEY

Memorandum

8 ✓ Electric fixtures  
✓ ~~Pantry sink~~ - without removing drain-boards  
Fixtures in lavatory  
Linoleum in kitchen and pantry \*90.00  
All fixtures in bath-rooms put in by me  
with "toggle-bolts"  
Garbage container 7.25  
Cedar posts and boards constituting 35.00  
clothes-line supports  
Stones making terrace outside dining-room

Would the Aydelottes be interested in re-  
taining:

Power lawn-mower ?  
Curtain-rods yes  
Medicine cabinets yes  
Draperies no  
White muslin curtains yes  
Large sofa no

If work is to begin soon on barn, may I  
store certain trunks in your house on 69  
Alexander St.?

We plan to move April first.

Telephone 1572

Princeton, N. J., October 6, 1937

Mrs. R. D. Welch

To H. B. WARREN, Dr.

CONTRACTOR AND BUILDER

Office and Shop: 52 Aiken Ave.

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"Copy"

To contract price, windows 3rd floor.....	\$ 92.00
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" book shelves, material & labor, painting etc.....	45.00
" 4 cedar posts \$4.00, 16'. 4'x4' \$1.40.....	5.40
" 1 garbage container.....	7.25
" 1 drawer \$2.50, drawer pulls \$.30, toggle bolts \$.80.	3.60
" shelf brackets \$.60, coat and hat hooks \$1.20.....	1.80
" 36 hrs. carpenter labor.....	54.00
" chain bolt \$1.10, galv. clothes hooks \$1.40.....	2.50
" Material, wash tray tops.....	3.50

\$621.45

STEESE AND EMMONS, INC.

Designers and Interior Decorators

32 East 57th Street

New York

Telephone Plaza 3-6281

Statement for Mrs. R. D. Welch  
(Items ordered in September)

1927

4 rolls wallpaper for Lavatory @ \$.75 .....	\$ 3.00
7 rolls wallpaper for Study @ \$.75 .....	5.25
15 yds. border @ \$.06 .....	.90
100 sheets tea paper .....	8.00
22 rolls wallpaper for hall @ \$1.50 .....	33.00
Make 4 prs. curtains for living room @ \$16 ....	64.00
Make 2 prs. curtains for living room @ \$18 ....	36.00
40 yds. material for same @ \$4.50 .....	180.00
Repair and recover sofa .....	60.00
10½ yds. material for same @ \$5.05 .....	53.03
Repair and recover chintz sofa .....	60.00
10½ yds. material for same @ \$4.15 .....	43.58
7 yds. material @ \$2.85 .....	19.95
Recover 2 cushions @ \$1.50 .....	3.00
	<u>\$569.71</u>



STEESE AND EMMONS, INC.

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Statement for Mrs. R. D. Welch  
(Items ordered in September)

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15 yds. border @ \$.06 .....	.90
100 sheets tea paper .....	8.00
22 rolls wallpaper for hall @ \$1.50 .....	33.00
Make 4 prs. curtains for living room @ \$16 ....	64.00
Make 2 prs. curtains for living room @ \$18 ....	36.00
40 yds. material for same @ \$4.50 .....	180.00
Repair and recover sofa .....	60.00
10½ yds. material for same @ \$5.05 .....	53.03
Repair and recover chintz sofa .....	60.00
10½ yds. material for same @ \$4.15 .....	43.58
7 yds. material @ \$2.85 .....	19.95
Recover 2 cushions @ \$1.50 .....	3.00

\$569.71

Notes for President Aydelotte

Olden Manor

No plans exist. Mr. Warren, the contractor, simply changed partitions, etc., as directed.

Renovation - Work at Olden Manor in 1937 \$7,694.68  
Amount paid by Mrs. Welch \$621.45

Fixtures, wiring, etc. in 1938 \$350.90  
Paid by Mrs. Welch \$52.68

*Olden Manor*

## INSTITUTE FOR ADVANCED STUDY

To H. B. WARREN, DR.

CONTRACTOR AND BUILDER

Office and Shop: 52 Aiken Ave.

---

"Work at Olden Manor House"

To Plumbing & Heating Cont.		3305.00	
" Extra Plumbing, Material & labor		119.00	
" Mason & Plastering, Material & labor		910.59	
" Painting & Papering Cont.		1146.00	
" Insulation, Material & labor		250.00	
" Electric work, material & labor		235.00	
" Laboring work, carting, etc.		44.00	
" Carpentry, Material & labor		1193.44	
" Sanding floors		34.18	
" Water & electric current		7.47	
" Supervision		<u>450.00</u>	7694.68
Aug.26 To credit by check	4500.00		
" " amt. billed to Mrs. Welch	<u>621.45</u>		
To total Credits.			<u>5121.45</u>
To Balance			\$2573.23

August 14, 1937

Mr. Samuel D. Leidesdorf  
125 Park Avenue  
New York City

My dear Mr. Leidesdorf:

On August 2nd I sent you a bill of Mr. Harry B. Warren, in the amount of \$4500, for work done up to that date on the Olden Manor. This morning Mr. Warren came to the office to ask if we could tell him when he might expect to receive payment for this work. His subcontractors are crowding him a bit, and he has himself in the meantime laid out considerably more on this job for materials and labor. I know he would appreciate it if he could receive a check during the coming week.

Very truly yours,

MARIE C EICHELSEER

COPY FOR FILES

TELEPHONE 532-J

PRINCETON, N. J. July 30, 1937

INSTITUTE FOR ADVANCED STUDY

TO H. B. WARREN, Dr.

CONTRACTOR & BUILDER

OFFICE AND SHOP: 52 AIKEN AVENUE

---

"OLDEN MANOR HOUSE"

To plumbing & heating wk. to date	2000.00	
" Mason & plastering wk. " "	900.00	
" Carpentry " "	1150.00	
" Insulating wk. " "	250.00	
" Electric wk. " "	<u>200.00</u>	
		\$4500.00

20 NASSAU STREET  
PRINCETON, NEW JERSEY

July 13, 1937

Dear Mrs. Bailey:

Thank you so much for the lovely card. I am so glad you are enjoying your holiday--the scenery surely looks inviting!

The enclosed notice came this morning and I am sending it because it seems to be rather urgent. I am also forwarding a letter from Miss Wise who has been detained in Washington. Yesterday she telegraphed me and today I received a letter with an explanation.

Mrs. R. D. Welch, 162 Library Place, Princeton, has just called and asked me to transfer the following requests to you for your approval. She would like you to reply by telegraphing her collect in regard to permission to make changes in the Olden House as listed below:

1. To have the windows in the two bedrooms of the third floor enlarged so as to allow better light. This would mean that the appearance of the third floor from the outside of the house would be changed on three sides, however, the windows would be cut to conform with the same size and shape of those on the second floor--thus, not in anyway injuring the design of the house, but, rather, in Mrs. Welch's opinion improving it.
2. To have a small window cut in a room previously used for storage on the main floor in order that it may be made into a lavatory.
3. To remove the hood from over the door opening outside from the dining room, and to slightly change the "box" appearance of the steps.

Mr. Warren agrees with Mrs. Welch's suggestions, but, of course, will not carry them out until he has had Dr. Flexner's or your approval. Mrs. Welch stated that she would be willing to stand the extra expense should the allotted sum for remodeling be insufficient to care for the changes she wishes made. She is most anxious to have word from you so that if her plans are agreeable to you, she may have Mr. Warren begin them immediately.

Miss Eichelser has not yet arrived.

Mrs. Esther S. Bailey  
Blue Mountain House  
Blue Mountain Lake, N.Y.

Sincerely yours,

*Marguerite B. Quinn*

MBG

*Dear Mrs. Flexner:  
Please save  
this letter for files  
in re Olden House renovations  
(S.S.)*

*Telegram - July 14 - to Mrs. Welch  
"Approve changes Olden House  
under conditions proposed by you"  
R.D.S.*

May 27, 1937

Dear Mr. Warren:

I have studied the list of changes which Mrs. Welch recommends. They all seem to be desirable, but unfortunately the Committee on Buildings and Grounds made an appropriation of only \$6,000 based on your minimum estimates, and I really have no authority to authorize any considerable increase in this sum. I have indicated on the memorandum which I am enclosing the additional requests which I believe the Committee will approve when they meet in the autumn. These involve an additional expenditure of about \$1,500. While I have no actual right to give this authorization, the changes requested would add so much to the desirability of Olden Manor that I feel sure the Committee will uphold my action in giving you this authorization. Those which I have stricken out I hesitate to authorize inasmuch as they would add still another \$1,000 or more to the appropriation on required.

I wish I had the authority to say "Yes" to all of Mrs. Welch's requests. Unfortunately, such is not the case.

As far as Mrs. Olden is concerned, I have given her orally the assurance that she can remain in the house until the end of June, and I hope very much that the changes can be so timed that I will be enabled to keep faith with Mrs. Olden whom the Institute has endeavored to treat with every possible consideration.

Very sincerely yours,

ARRAVAN FLEXNER

Mr. Harry B. Warren

52 Atken Avenue, Princeton, N. J.

H. B. WARREN  
CONTRACTOR AND BUILDER  
52 AIKEN AVENUE

PRINCETON, NEW JERSEY

May 25, 1937.

Dr. Abraham Flexner, Director,  
Institute for Advanced Study,  
20 Nassau Street,  
Princeton, N. J.

Dear Sir:-

The approximate cost for alterations and repairs to the Olden House will be \$5,501.00 (five thousand, five hundred and one dollars, divided as follows:

Painting & Decorating Interior . . . . .	\$1146.00
Steam Heating System, with Oil . . . . .	2250.00
Heating ...third floor . . . . .	125.00
New Fixtures & Piping ... second floor bath . . . . .	280.00
Cutting for Pipes & replacing Woodwork, etc. . . . .	150.00
Pit in cellar for New Boiler. Also Flue Lining in Chimney, Cement Floor & Waterproof Walls under Living Room. Patching Plaster, etc. . . . .	450.00
Carpenter Work . . . . .	400.00
Insulation in Attic Ceiling & Roof . . . . .	250.00
Supervision . . . . .	450.00

*Kingston-Princeton  
Plumbing and  
Heating Company*

Total estimated cost . . . . \$5501.00

Yours very truly,

*Harry B. Warren.*

HARRY B. WARREN.

HBW:CC



TELEPHONE 95

WALTER B. HOWE, Inc.  
REAL ESTATE AND INSURANCE  
94 NASSAU STREET, PRINCETON, N.J.

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BEEKMAN

May 24, 1937.

The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Gentlemen:

Attention: Esther S. Bailey, Secretary

This will acknowledge receipt this morning of your note of May 22nd authorizing us to purchase for The Institute for Advanced Study the power lawn mower and other tools from Mrs. Olden at her price of \$75.00. We immediately called Mrs. Olden and asked her to let us have a bill which we will O. K. and send to Mr. Leidesdorf for payment.

We also called Mr. Wulf, the repair man, who will go this morning to Olden Manor, get the power lawn mower and put it in good working condition.

We would like to report that Mrs. Welch, the new tenant, called this morning asking about the window shades in Olden Manor as Mrs. Olden had telephoned her and inquired if Mrs. Welch did not want to buy the shades from her.

Of course we do not know the conditions of the purchase of Olden Manor by The Institute for Advanced Study but ordinarily such things as window shades, screens, screen doors, storm windows and storm doors, chandeliers, electric light fixtures, gas ranges, etc. are a part of the contract and go with the property. We told this to Mrs. Welch and when we were talking to Mrs. Olden we brought the question up. Mrs. Olden said she did not want to be unfair and wanted to do what was customary, but thought the window shades were hers. We told Mrs. Olden that we felt the shades should go with the house as they would be practically useless to her after she moved as most of them would not fit and would have to be recut.

Don't know how this will work out but think the best thing to do is just let it drift along and wait for further word from Mrs. Olden, as we feel the more she thinks it over after our talk of this morning the more she will feel inclined to leave the shades without cost.

Yours very truly,  
Walter B. Howe, Inc.

*Stanley S. Bergen*  
Secretary

B:W

*Maass & Davidson*  
*Attorneys*

*Cable Address "Maasherb"*

*Herbert H. Maass*  
*Wilbur C. Davidson*  
*Monroe L. Friedman*

*20 Exchange Place*  
*New York, May 24, 1937.*

Dr. Abraham Flexner,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

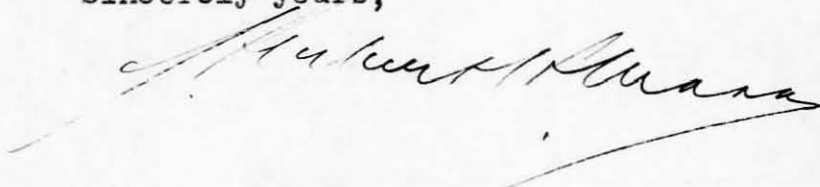
Dear Dr. Flexner:-

In accordance with your letter of May 22nd, I have signed and am returning herewith lease, in duplicate, with Professor Welch. Will you please have Mrs. Bailey affix the seal and attest this instrument.

With kind regards, I am,

Sincerely yours,

HHM:JM  
Encls.



May 22, 1937

Dear Mr. Maass:

I am enclosing two copies of the  
lease on the Olden Manor. If they are satisfactory,  
won't you please sign them and return them to me,  
and I will have them signed by Professor Welch.

Sincerely yours,

**ABRAHAM FLEXNER**

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

AF:ESB

TELEPHONE 95

WALTER B. HOWE, Inc.

REAL ESTATE AND INSURANCE

94 NASSAU STREET, PRINCETON, N.J.

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BEEKMAN

May 20, 1937.

Dr. Abraham Flexner,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Dear Dr. Flexner:

Last evening I had a telephone message from Mrs. Olden about the garden tools at Olden Manor.

The power lawn mower was purchased by Mr. Olden from The Farr Hardware Company, a local agent, and Mrs. Olden checked with them as to its value.

The Farr people, who are very reliable, told her the resale value of a power lawn mower of the age and type of the one she owns is \$50. This spring they have taken in and resold two or three at this figure. So Mrs. Olden feels she should have \$50. for the power lawn mower.

Then as I understand it there are two hand lawn mowers, a lawn roller, a scythe, a pair of hedge shears, a grindstone, etc. and Mrs. Olden feels she should have \$25. for the balance of the tools, making a ~~balance~~ <sup>total</sup> of \$75. for all.

It will then cost about \$25. to put the power lawn mower in proper working condition but I doubt if you could buy a reconditioned one for under \$85. to \$100.

We shall be glad to have your advices.

Yours very truly,  
Walter B. Howe, Inc.

*Stanley S. Bergen*  
Secretary

B:W

May 22, 1937

Mr. Stanley S. Bergen  
Walter B. Howe, Inc.  
94 Nassau Street  
Princeton, New Jersey

My dear Mr. Bergen:

Dr. Flexner has asked me to thank you for your letter of May 20 and to authorize you to purchase for the Institute the power lawn mower and the other tools you mention at the price Mrs. Olden has suggested, \$75.00. Dr. Flexner also desires you to have the power lawn mower put in condition, taking care of these expenses in the usual way.

Very truly yours,

ESTHER S. BAILEY

Secretary

ESB

May 20, 1937

Dear Mrs. Olden:

Since writing to you the other day I am informed by the Chairman of the Committee on Buildings and Grounds that the Institute has rented the Olden Manor to Professor and Mrs. Welch, who will take possession about the end of August. Mrs. Welch will see you and will, I am sure, make every arrangement with you that is conducive to your comfort and convenience.

With renewed thanks for your cooperation and helpfulness, I am

Sincerely yours,

ABRAHAM FLEXNER

Mrs. W. H. Olden  
97 Olden Lane  
Princeton, New Jersey

AF:ESB

May 20, 1937

Dear Mr. Maass:

For your records I will recite the main facts in connection with the renting of Olden Manor. Mr. Bergen figures that the taxes on the Olden Manor and five acres of ground for the year 1937 will be \$231.77 and the insurance \$40.63 per year plus \$7.08 per year for the garage. There is also a public liability policy, whatever that may be, which costs \$6.00 per year. The total for which we are liable is therefore \$285.48 per year. The Manor will be rented to Professor and Mrs. Roy D. Welch beginning September 1, 1937, at the rate of \$125.00 a month for a three-year period, the lease to contain a six months clause. The lease will also provide that during its continuance for a three-year period the Institute will not be liable for repairs beyond those Mr. Warren is making this summer.

Thank you very much for your letter of the fourteenth with the contracts with respect to the installation of the water main on the Battle Road property. These were attested by Mrs. Bailey and the seal of the Institute affixed and were turned over to Mr. Sincerbeaux and the contractor, respectively, one copy being retained in the files of the Institute.

I hope very much that I shall be in New York sometime towards the end of the month, and I hope that you and Mr. Leidesdorf and I can have lunch together. I shall let you know as far in advance as I can.

Mr. Maass

May 20, 1937

2

Everything connected with the Institute is running most smoothly. Yesterday Professor Earle and President Dodds had an hour's talk regarding the collaboration of the two institutions, and Earle reported to me afterwards that President Dodds was most helpful as well as most appreciative of what the Institute means to the University.

With all good wishes and warmest regards,

Ever sincerely,

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

ABRAHAM FLEXNER

AF:ESB



*Maass & Davidson*  
*Attorneys*

*Cable Address "Maasherb"*

*Herbert H. Maass*  
*Wilbur C. Davidson*  
*Monroe L. Friedman*

*20 Exchange Place*  
*New York*

May 17, 1937

Dr. Abraham Flexner,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

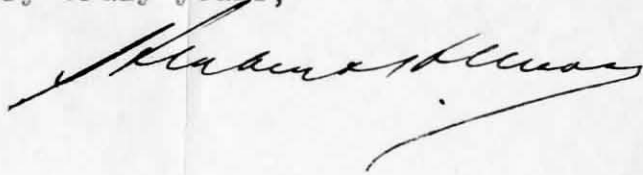
Dear Dr. Flexner:

With regard to the Olden Manor house, I think Mr. Warren's estimate is quite reasonable, assuming that the repairs and alterations comprehend everything necessary to put the house into perfect shape.

The rental proposed of \$125 a month seems rather inadequate, considering the size of the house and the grounds and the very favorable location. However, we must of course defer to Mr. Bergen's point of view, because he is so much more experienced than we are. I agree that the six-months' clause diminishes the rental value, and would approve of Professor and Mrs. Welch as tenants at \$125 a month, provided the lease exonerates us from any obligation for maintenance or repairs, care of grounds or other obligation in connection with the operation of the premises. I should also like to be advised what are the taxes and the cost of insurance, so that I may know how much of the rental will be left to apply to interest and amortization of the cost of repairs.

With kind personal regards, I am,

Very truly yours,



HHM:S

May 20, 1937

Dear Mr. Bergen:

Thanks for your letter of May 19. We have decided to lease the Olden Manor to Professor and Mrs. Welch for a three-year period, the lease to contain a six months clause and the stipulation that during this period the Institute will not be liable for further repairs. The lease is to begin September 1, 1937. Professor and Mrs. Welch will probably move into the house at the end of August. Whenever the lease is ready, you can get into communication with Professor Welch and have him sign it. I hope you will look after the rental precisely as you do the other Institute properties.

With much appreciation of your kindness and your great helpfulness,

Always sincerely,

ABRAHAM FLEXNER

Mr. Stanley Bergen  
Walter B. Howe, Inc.  
94 Nassau Street  
Princeton, N. J.

AF:ESB

WALTER B. HOWE, Inc.  
REAL ESTATE AND INSURANCE  
94 NASSAU STREET, PRINCETON, N.J.

May 19, 1937.

Dr. Abraham Flexner,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Dear Dr. Flexner:

With further reference to our telephone conversation of this morning and confirming ours to Mrs. Bailey this afternoon, we would like to report as follows:

1. Re: Garden Tools

We telephoned Mrs. Olden who is going to make up a list of the tools, get an estimate as to the value of the power lawn mower, put a price on the balance of the hand lawn mower, roller, a few hand tools, etc. and let us have it at her very earliest convenience. We can then talk it over with you and decide whether you wish to purchase them or not.

2. Re: Taxes

We find that the Olden Manor house is assessed in block 12, lot 14 A, page 3 of the Princeton Township Tax Map and includes the house, garage and 58 and a fraction acres. The land is assessed for \$6,000. and the improvements \$7,200., a total of \$13,200. The total taxes for 1936 amounted to \$373.56.

From the above it would appear that the Township Tax Assessor has placed a valuation of \$100. per acre on the land, so using this figure and the same assessments on the improvements for 1937 that was used for 1936, estimating about five acres of ground around the house and buildings would make the assessments read improvements \$7,200, land \$500., total \$7,700. The 1937 tax rate has just been released and is \$3.01. This then would make the \$7,700. assessment including buildings and five acres of ground \$231.77 for the year 1937, and this is the figure we feel you will want to use in making up your estimate of carrying charges in order to determine a proper rental.

3. Re: Insurance

The Institute is carrying \$25,000. fire insurance on the main Olden Manor house and this policy was written for three years

Dr. Abraham Flexner

May 19, 1937.

at a total cost of \$121.88 which would make the \$25,000. under this plan cost \$40.63 per year. If the policy were written on a straight one year basis \$25,000. fire insurance would cost \$48.75.

The garage is insured against fire in the amount of \$2,500. which is also written for a three year term at a total cost of \$21.25 or \$7.08 per year by taking it for the three years instead of \$8.50 per year on a straight one year policy.

There is also a public liability policy on this property at a cost of \$6.00 per year.

We trust this is the information you desire, if not please let us know.

By the way we also notified Mr. Tash to go ahead with the painting of the house in accordance with your instructions.

Yours very truly,  
Walter B. Howe, Inc.

*Stanley B. Bergen*  
Secretary

B:W

TELEPHONE 95

WALTER B. HOWE, Inc.

REAL ESTATE AND INSURANCE

94 NASSAU STREET, PRINCETON, N.J.

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BEEKMAN

May 13, 1937.

Dr. Abraham Flexner,  
The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Dear Dr. Flexner:

Can you give us any information about the garden tools and implements on Olden Manor? In other words, when the Institute purchased this property did they buy the tools and equipment from the Olden estate?

The power lawn mower is out of commission and Mitnaul was not able to use it last year. The grass has grown very high as we had no authority to have it taken care of until last week. It should have been looked after at least a month ago but we thought this was Mrs. Olden's responsibility.

We will now have to have the lawn cut by a mowing machine and the heavy grass raked up. We have arranged to have this done next week by John Tomenchak at a cost of something around \$10.00, but in order to keep the grass in good condition for the balance of the summer we should have the power lawn mower put in condition for Mitnaul if it belongs to the Institute.

We had it examined by Harro Wulf--a local repair man--who tells us that it needs new piston rings, valves, battery, bearings and grinding, all of which will cost \$24.00.

Before going further in this matter we would like to have authorization, or information concerning the ownership of it.

Yours very truly,  
Walter B. Howe, Inc.

*Stanley Bergen*  
Secretary

B:W

TELEPHONE 95

WALTER B. HOWE, Inc.

REAL ESTATE AND INSURANCE

94 NASSAU STREET, PRINCETON, N.J.

May 10, 1937.

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BREKMAN

The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Gentlemen:

Attention: Dr. Abraham Flexner

This will acknowledge receipt of your note of May 4th and to advise that we have secured Mitnaul to put in a day a week on the grounds at Olden Manor, keeping them in shape until cold weather, for which we will pay him \$3.50 per day.

Mitnaul reports that the power lawn mower has not been in working condition for a couple of years, so we have requested Harro Wulf to look it over and let us have an estimate of what it will cost to put it in shape.

Yours very truly,  
Walter B. Howe, Inc.

*Stanley J. Bergen*  
Secretary

B:W

May 13, 1937

Dear Mr. Haass:

I have now arranged with Mr. Warren for the renovation of the Olden House at a cost, including the painting of the outside, which will probably be slightly in excess of \$6,000.

I have also talked with Mr. Bergen on the subject of tenants. He said that a house of this kind should bring a rental ranging from \$125 to \$175 a month. If it is rented to a college professor, the lower figure would have to rule. If it is rented to a commuter, the upper figure would be proper. In his judgment and experience, the right sort of college family would make ideal tenants, and he mentioned Professor and Mrs. Welch, who have been tenants of his firm ever since they came to Princeton. They ask nothing when once the house is put in good condition, and they take perfect care of it. He would, he said, rather have Professor and Mrs. Welch at \$125 than any one else now seeking a house who might be able to pay \$150. He knows that on the basis of Professor Welch's salary \$125 is the maximum that he would be able to pay. He is now paying that amount for an extremely attractive house on Library Place, which, however, he must give up when his lease expires, and he (Mr. Bergen) has been seeking another house for them at the same rental. His advice is that we rent to the Welch Family at the same price they are now paying in Library Place.

There is no one in our group<sup>10</sup> whose needs the house would be adapted

Mr. Maass

May 13, 1937

2

except one of those of the four who are building, but even one of these would not wish to take it with a six months' clause. I have not mentioned either the rental or the six months' clause to Mrs. Welch. Of course, the insertion of the six months' clause diminishes the rental value somewhat. If you will let me know your own judgment, I will authorize Mr. Bergen to proceed in accordance with it.

With many thanks for your constant helpfulness,

Sincerely yours,

**ABRAHAM FLEXNER**

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

AF:ESB



July 31, 1936

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

As Mr. Bergen has authorized Mr. Shearer to do some tree work at the Olden Farm in addition to that included in Mr. Shearer's estimate, and as I am going away on my vacation, I have turned the estimate over to Mr. Bergen, who has agreed to check up on all of the work when the job is finished and O. K. the bill before sending it to you.

Very truly yours,

MARIE C EICHELSER

July 9, 1933

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

In accordance with your letter of  
July 6, I will conclude the arrangements with  
Mr. Shearer for the pruning to be done on the  
trees on the Olden place on the basis of the bid  
which we have received.

Very truly yours,

MARIE C EICHELSER

*Maass & Davidson*  
*Attorneys*

*Cable Address "Maashort"*

*Herbert H. Maass*  
*Wilbur C. Davidson*  
*Monroe L. Friedman*

*20 Exchange Place*  
*New York* , July 6, 1936.

Miss Marie C. Eichelser,  
c/o The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

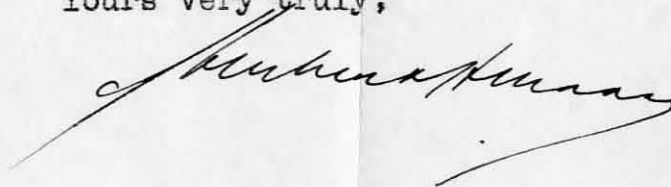
My dear Miss Eichelser:-

This will acknowledge yours of the 3rd inst., in which you quote from a letter received from Mrs. Fuld as to the inability of her gardener to find time to visit the Institute's property at Princeton.

Under the circumstances, I think it would be well to make the arrangements with Mr. Shearer.

Yours very truly,

HHM:JR



Olden Manor

July 3, 1936

Mr. Herbert H. Maass  
20 Exchange Place  
New York City

My dear Mr. Maass:

I have received a letter from Mrs. Fuld reading as follows:

"I have delayed writing to you up to now because I expected to send my gardener to Princeton to look over the work to be done. I find now, however, that he cannot spare the time. I showed him the estimate you sent and he thinks it would be quite a fair price."

If you think it advisable to have Mr. Shearer, the tree surgeon from whom we have the estimate, go ahead with the work, I shall be glad to get in touch with him.

Very truly yours,

Marie C. Eichelser

602 CENTER STREET  
SOUTH ORANGE, NEW JERSEY

June 29, 1936

Miss Mary C. Eichelsen  
20 Nassau Street  
Princeton, New Jersey

Dear Miss Eichelsen:

I have delayed writing to you up to now because I expected to send my gardener to Princeton to look over the work to be done.

I find now, however, that he cannot spare the time. I showed the gardener the estimate you sent and he thinks it would be quite a fair price.

Yours truly

C. B. F. Fuld  
Mrs. Felix Fuld

June 20, 1936

My dear Mrs. Fuld:

Mr. Maass has suggested that we send you the information contained in the estimate of Mr. Shearer, the tree surgeon at Princeton, for work to be done on the trees around the Olden House, so that if your gardener comes to Princeton to examine these trees he will know just what work Mr. Shearer has in mind to do. I quote from Mr. Shearer's letter:

"Having taken care of the trees on the late Mr. Olden's property before you acquired it, I would be very much pleased to continue this work for you.

After making a survey of the property I find the following: 14 Elms, 6 Locusts, 2 Norway Spruce, 1 Black Walnut, 1 English Walnut, 1 Cherry and 1 Linden that are in much need of pruning, the cost of which, including the removing of the brush, would be \$178.75.

One Elm that is near the northwest corner of the house should be removed. It is about 65% dead and is a danger to the house in case of a storm. The cost of removing it, including the root, would be \$35.00. The total cost for the work as outlined is \$213.75. The trees also require spraying before the 25th of June to prevent defoliation by the Japanese beetle. This spray is ten cents a gallon.

We would be glad to have any recommendations that your gardener may care to make, and we will be guided accordingly.

Sincerely yours,

Mrs. Felix Fuld  
602 Center Street  
South Orange, New Jersey

MARIE C EICHELSE

TELEPHONE 219 W

JOHN SHEARER  
TREE SURGEON

PRUNING      FEEDING      CAVITY WORK

ESTIMATING AND INSPECTION FREE  
140 Alexander St.

~~25 GREENVIEW AVE~~

PRINCETON, N. J.

Dr. A. Flexner  
20 Nassau St.  
Princeton N.J.

June 10, 1936.

Dear Sir;

Having taken care of the trees on the late Mr. Olden's property before you acquired it, I would be very much pleased to continue this work for you.

After making a survey of the property I find the following, 14 Elms, 6 Locusts, 2 Norway Spruce, 1 Black Walnut, 1 English Walnut, 1 Cherry and 1 Linden tree that are in much need of pruning, the cost of which, including the removing of the brush, would be 178.75 dollars.

One Elm that is near the North West corner of the house, should be removed, it is about 65% dead and is a danger to the house in case of a storm. The cost of removing it, including the root, would be 35.00 dollars. The total cost for the work as outlined is 213.75 dollars. The trees also require spraying before the 25th. of June to prevent depilation by the Japanese beetle, this spray is 10 cents a gallon.

Even though you do not intend to build for a number of years, it is good policy to care for the trees. I am fully insured for this class of work and living in Princeton can give you prompt and efficient service.

Enclosed, is a list of some of the

property owners for whom I have worked and am  
glad to submit as reference as to the class of  
service and work I do.

Yours very truly,

*John Shearer.*

Nassau Club  
Mr. E. Palmer  
Rev. Paul Mathews  
Mr. Walter B. Howe  
Dr. C. Kennedy  
Princeton Inn.  
Mr. A. N. Pack  
Mr. G. Turnbull  
Borough of Princeton  
and many others.



TELEPHONE 95

*Olden*

WALTER B. HOWE, INC.  
REAL ESTATE AND INSURANCE  
94 NASSAU STREET, PRINCETON, N.J.

NEW YORK OFFICE  
CLARKE & HOWE  
84 WILLIAM ST.  
TELEPHONE 3-6534 BEEKMAN

June 4, 1937.

The Institute for Advanced Study,  
20 Nassau Street,  
Princeton, New Jersey.

Gentlemen:

We are enclosing herewith your copy of the lease between R. D. Welch and The Institute for Advanced Study, Mr. Louis Bamberger and Mrs. Felix Fuld Foundation, for three years from September 1, 1937 at \$125. per month.

This lease has been duly signed and witnessed by all parties concerned and puts everything in proper order.

Yours very truly,  
Walter B. Howe, Inc.

*Stanley S. Bergen*  
Secretary

W.

Records of the Office of the Director : General Files : Box 49 : Olden Manor (Welch, R.D.)  
From The Shelby White and Leon Levy Archives Center, Institute for Advanced Study, Princeton, NJ, USA

# Lease.

THE INSTITUTE FOR ADVANCED  
STUDY, MR. LOUIS BAMBERGER  
AND MRS. FELIX FULD FOUNDATION

-to-

R. D. WELCH



*Dated,* May 21,

*19 37!*

*Received in the  
the County of  
on the  
A. D., 1*

*Office of  
day of  
at o'clock, in the  
noon and Recorded in Book  
of DEEDS for said*

*County, on pages*

State of New Jersey,  
County of \_\_\_\_\_  
day of \_\_\_\_\_

} ss.

Be it remembered, That on this

in the year of our Lord One Thousand Nine Hundred and  
before me

personally appeared

who, I am satisfied the Lessor in the within Indenture of Lease named; and I  
having first made known to the contents thereof, did acknowledge that  
signed, sealed and delivered the same as voluntary act and deed, for  
the uses and purposes therein expressed.

And the said

being by me privately examined, separate and apart from husband did further  
acknowledge that signed sealed and delivered the same as voluntary  
act and deed, FREELY, without any fear, threats or compulsion of said husband

*And the said party of the second part do es covenant to pay to the said party of the first part, the said ~~yearly~~ rent as herein specified, that is to say, FORTY-FIVE HUNDRED (\$4500.) DOLLARS to be paid in equal monthly payments of ONE HUNDRED TWENTY-FIVE (\$125.) DOLLARS each in advance on the first day of each and every month at the office of Walter B. Howe, Inc., Agent, No. 94 Nassau Street, Princeton, New Jersey.*

It is hereby understood and agreed that:

The tenant is to pay all charges for water, gas, electricity and telephone (if wanted) during the term of this lease or any renewal or renewals thereof; he will keep the premises, including the grounds and planting, in good and proper condition and pay all charges for the same; he will occupy the premises for private dwelling purposes only and will not assign this lease or underlet the said premises or any part thereof to any person, persons, firm or corporation, whomsoever or whatsoever, without first obtaining the written consent of the landlord or the landlord's representative, and any assignment or underletting or attempt to assign or underlet shall constitute a forfeiture of this lease.

It is understood and agreed by both parties hereto and definitely a part of this lease that the tenant will vacate, give up and quit the above described premises peaceably, without any claim whatsoever against the landlord or their agent, on six months written notice from the first day of any month from the landlord or their agent, such notice to be issued by the landlord either direct or through their agent, only if the landlord shall want or need the property hereby leased for their own use.

*And that at the expiration of the said term, the said party of the second part will quit and surrender the premises hereby demised, in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted.*

The tenant will promptly execute and fulfill all of the ordinances of Princeton Township applicable to said premises, and all orders and requirements made, or imposed, by the Board of Health, the Fire Department and the Police Department for the correction, prevention and abatement of nuisances or other grievances in, upon, or connected with, the said premises, as they may affect the occupancy of the tenant.

*And the said party of the first part do es covenant that the said party of the second part, on paying the said ~~yearly~~ rent, and performing the covenants aforesaid shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.*

The landlord will turn the premises over to the tenant with the plumbing and heating systems in proper working order and with other repairs made as agreed between the two parties. During the term of this lease the tenant is to make all other interior repairs including damage done by pipes freezing or bursting or being obstructed by foreign matter, also exterior repairs caused by negligence on the part of the tenant, his family, guests and/or servants at the tenant's expense, however, if the exterior repairs are not due to the negligence of the tenant, his family, guests and/or servants then they shall be made at the expense of the landlord. It being the intention of this clause that for the reduced rental for which the property is being rented by the landlord to the tenant the landlord will not be called upon during the term of this lease for any repairs after the tenant takes possession.

The tenant will remove all snow and ice from the sidewalks of the premises hereby leased within eight hours of daylight after snow shall cease to fall or ice shall have formed.

In case the premises shall be damaged by fire or other unavoidable casualty so that they shall be unfit for occupation and use, a just abatement of the rent shall be made until they shall be properly repaired by the landlord, or if destroyed beyond repair this lease shall terminate and be at an end. The landlord shall pay for all taxes on the above premises and insurance on the building on the

In case the premises shall be damaged by fire or other unavoidable casualty so that they shall be unfit for occupation and use, a just abatement of the rent shall be made until they shall be properly repaired by the landlord, or if destroyed beyond repair this lease shall terminate and be at an end. The landlord shall pay for all taxes on the above premises and insurance on the buildings on the above premises during the term of this lease or any renewal or renewals thereof.

If the premises shall become vacant during the term of this lease or any renewal or renewals thereof then the landlord, or their representative, may re-enter the same, by either force or otherwise, without being liable to any prosecution therefor, and re-let the same as agent of the tenant. The landlord shall receive the rent thereof, applying the same, first to the payment of such expenses as they may be put to in re-entering and reletting, and then to the payment of the rent due on this lease or any renewal or renewals thereof. The balance, if any, shall be paid to the tenant. This provision is not to be construed to affect the obligation of the tenant to pay the rent due under this lease, said obligation to continue in full force and effect even if there is a re-entry by the landlord thereunder. This lease shall endure to the benefit of the tenant and to his heirs, executors and administrators and shall not terminate upon the death or deaths of any of the parties hereto, but continue in full force and effect and bind the heirs, executors and administrators and estate of all the parties hereto.

The owner, or their agent, shall have liberty three months prior to the expiration of this lease to enter and show the premises at reasonable hours of the day to persons wishing to hire the same, unless the said party of the second part shall have entered into a new lease with the said party of the first part three months prior to the expiration of this lease, and shall also be permitted at any time during the term of this lease to visit and examine the premises, also to show it to persons wishing to buy the same, at any reasonable hour of the day.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this 14 day of May 1937.

Witness:



THE INSTITUTE FOR ADVANCED STUDY, MR. LOUIS BAMBERGER and MRS. FELIX FULD FOUNDATION  
by

Attest: Esther J. Bailey  
Secretary

Hughes Murray (L. S.)  
Geo. Breckin

Walter B. Foster

Roy Dickerson Welch (L. S.)  
R. D. Welch

Records of the Office of the Director : General Files : Box 49 : Olden Manor (Weich, R.D.)  
From The Shelby White and Leon Levy Archives Center, Institute for Advanced Study, Princeton, NJ, USA

May 13, 1937

Dear Mrs. Olden:

After a good deal of deliberation the Committee on Buildings has decided to complete the renovation of the Olden Manor by papering, painting, etc. Mr. Warren assures me that, while this is going on, he can easily arrange for you to continue your occupation of the house. When it is finished (probably in the late summer or early autumn), we shall in all likelihood rent the house to someone for a period of years.

I want to thank you in the name of the Institute for taking such good care of it and for your helpful and cooperative attitude at all times.

Very sincerely yours,  
ABRAHAM FLEXNER

Mrs. Walter H. Olden  
87 Olden Lane  
Princeton, New Jersey

AF:ESB

Olden

Copy

THIS INDENTURE, made the twenty-first day of May, One thousand Nine Hundred Thirty-seven

BETWEEN THE INSTITUTE FOR ADVANCED STUDY, MR. LOUIS BAMBERGER AND MRS. FELIX FULD FOUNDATION of Princeton, New Jersey, hereinafter known as the landlord, party of the first part, and

R. D. WELCH, of Princeton, New Jersey, hereinafter known as the tenant, party of the second part,

WITNESSETH, That the said party of the first part has Let and by these presents does grant, demise, and to farm let, unto the said party of the Second Part: That certain property situate on the westerly side of Olden Lane, Princeton Township, Mercer County, New Jersey and known as "Olden Manor".

It is understood by both parties hereto and it is the intention of the meaning of the word that "property" as used in the above description is the land immediately around the house extending from Olden Lane westward to just beyond the garage and the front lawn, shrubbery, planting, roadways, etc. from Mr. Brunson S. McGutchson's southern boundary to the fence extending from Olden Lane westward which is located just at the edge of the few old apple trees. In other words, the grounds that are now in lawn and shrubbery and very roughly containing something between two and four acres of land. Also including the garage and other incidental small buildings that are within the boundaries described above.

with the appurtenances, for the term of three years from the first day of September, One Thousand Nine Hundred Thirty-Seven to August 31, 1940 incl.

at the total rent or sum of

----- FORTY-FIVE HUNDRED (\$4500.) DOLLARS -----

to be paid in equal monthly payments of ONE HUNDRED TWENTY-FIVE (\$125.)

DOLLARS each in advance on the first day of each and every month at the office of Walter B. Howe, Inc., Agent, No. 94 Nassau Street, Princeton, New Jersey.

AND it is agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said party of the first part to re-enter the said premises, and to remove all persons therefrom.

AND the said party of the second part does covenant to pay to the said party of the first part, the said rent as herein specified, that is to say, FORTY-FIVE HUNDRED DOLLARS (\$4500.) DOLLARS to be paid in equal monthly payments of ONE HUNDRED TWENTY-FIVE (\$125.) DOLLARS each in advance on the first day of each and every month at the office of Walter B. Howe, Inc., Agent, No. 94 Nassau Street, Princeton, New Jersey.

It is hereby understood and agreed that:

The tenant is to pay all charges for water, gas, electricity and telephone (if wanted) during the term of this lease or any renewal or renewals thereof; he will keep the premises, including the grounds and planting, in good and proper condition and pay all charges for the same; he will occupy the premises for private dwelling purposes only and will not assign this lease or underlet the said premises or any part thereof to any person, persons, firm or corporation, whomsoever or whatsoever, without first obtaining the written consent of the landlord or the landlord's representative, and any assignment or underletting or attempt to assign or underlet shall constitute a forfeiture of this lease.

It is understood and agreed by both parties hereto and definitely a part of this lease that the tenant will vacate, give up and quit the above described premises peaceably, without any claim whatsoever against the landlord or their agent, on six months written notice from the first day of any month from the landlord or their agent, such notice to be issued by the landlord either direct or through their agent, only if the landlord shall want or need the property hereby leased for their own use.

AND that at the expiration of the said term, the said party of the second part will quit and surrender the premises hereby demised, in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted.

The tenant will promptly execute and fulfill all of the ordinances of Princeton Township applicable to said premises, and all orders and requirements made, or imposed, by the Board of Health, the Fire Department and the Police Department for the correction, prevention and abatement of nuisances or other grievances in, upon, or connected with, the said premises, as they



may affect the occupancy of the tenant.

AND the said party of the first part does covenant that the said party of the second part, on paying the said rent, and performing the covenants aforesaid shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

The landlord will turn the premises over to the tenant with the plumbing and heating systems in proper working order and with other repairs made as agreed between the two parties. During the term of this lease the tenant is to make all other interior repairs including damage done by pipes freezing or bursting or being obstructed by foreign matter, also exterior repairs caused by negligence on the part of the tenant, his family, guests and/or servants at the tenant's expense, however, if the exterior repairs are not due to the negligence of the tenant, his family, guests and/or servants then they shall be made at the expense of the landlord. It being the intention of this clause that for the reduced rental for which the property is being rented by the landlord to the tenant the landlord will not be called upon during the term of this lease for any repairs after the tenant takes possession.

The tenant will remove all snow and ice from the sidewalks of the premises hereby leased within eight hours of daylight after snow shall cease to fall or ice shall have formed.

In case the premises shall be damaged by fire or other unavoidable casualty so that they shall be unfit for occupation and use, a just abatement of the rent shall be made until they shall be properly repaired by the landlord, or if destroyed beyond repair this lease shall terminate and be at an end. The landlord shall pay for all taxes on the above premises and insurance on the buildings on the above premises during the term of this lease or any renewal or renewals thereof.

If the premises shall become vacant during the term of this lease or any renewal or renewals thereof then the landlord, or their representative, may re-enter the same, by either force or otherwise, without being liable to any prosecution therefor, and re-let the same as agent of the tenant. The landlord shall receive the rent thereof, applying the same, first to the payment of such expenses as they may be put to in re-entering and reletting, and

then to the payment of the rent due on this lease or any renewal or renewals thereof. The balance, if any, shall be paid to the tenant. This provision is not to be construed to affect the obligation of the tenant to pay the rent due under this lease, said obligation to continue in full force and effect even if there is a re-entry by the landlord thereunder. This lease shall endure to the benefit of the tenant and to his heirs, executors and administrators and shall not terminate upon the death or deaths of any of the parties hereto, but continue in full force and effect and bind the heirs, executors and administrators and estate of all the parties hereto.

The owner, or their agent, shall have liberty three months prior to the expiration of this lease to enter and show the premises at reasonable hours of the day to persons wishing to hire the same, unless the said party of the second part shall have entered into a new lease with the said party of the first part three months prior to the expiration of this lease, and shall also be permitted at any time during the term of this lease to visit and examine the premises, also to show it to persons wishing to buy the same, at any reasonable hour of the day.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 24th day of May 1937.

Witness:

THE INSTITUTE FOR ADVANCED STUDY, MR. LOUIS  
BAMBERGER AND MRS. FELIX FULD FOUNDATION

Seal

(Signed) Herbert H. Maass (L.S.)  
Vice-President

Attest: (Signed) Esther S. Bailey  
Secretary

(Signed) Roy Dickinson Welch (L.S.)

Witness:

(Signed) Walter B. Foster

January 4, 1937

Mr. Samuel D. Leidesdorf  
125 Park Avenue  
New York City

My dear Mr. Leidesdorf:

The enclosed bill from Conover & Matthews has come while Mrs. Bailey is away on a vacation, and as I do not have sufficient cash funds to take care of it I am sending it to you because of the discount allowance if the bill is paid by January 11.

Mrs. Bailey will not be back for a week or ten days, so there will be some delay in sending you the petty cash statement which Mr. Bloom requested in his letter of December 28, but I am sure she will get it to you at the earliest possible moment.

Very truly yours,

MARIE C. EICHELSER

COPY

CONOVER & MATTHEWS, INC.

Princeton, N. J.

December 26, 1936

Sold to Mrs. W. H. Olden

---

Dec. 24      3 ton stove

\$ 38. 25

*Paid by Treasurer*

A discount of \$4.50 will be  
allowed if paid on or before  
January 11, 1937, providing  
all previous bills are paid.