

Dearest Family,

For the last couple of weeks I have been thinking more and more of how to turn this place into a revenue producing unit without an extreme outlay of cash to begin with; and how to start the ball rolling for the financing of further living units here.

The house up here except for electric stove and railing along the stairs is really complete as a renting unit. Our original plan was just to rent this for the summer and live in the studio. However now I think that with very little outlay we could fix up the studio as another renting unit and we could live in the tool house, by adding onto it another addition of the same size. This would be sufficient for summer living quarters as we are out of doors most of the time. Then this little building could be later turned into a chicken or goat house.

One of the main reasons for suggesting this at the moment is that I have discovered that right now is the slow time of the year up here and hence probably the best time to undertake any repairs and change. I enclose a sketch of how we plan to enlarge the studio. Tony would supply actual working plans and I am sure that my neighbor, Albert Silva, whom I can hire for \$1.00 an hour and myself can do both jobs.

This would bring us in twice as much rental and probably defray the expenses involved. In order to make the places more appealing to the general public we would have the furniture from N.Y. that is in storage from the 57th st. apt. sent up. I still have the studio in the lumber yard --until now I have sub-let it, but would keep it to work in in summer and use as storage space too.

I made a list of the things that seem to have to be done. The additional chicken house would be approximately 8' by 16' and placed at right angle to existing one which is 8' by 12'. We would use one for cooking and one for sleeping. I would not even attempt to pipe water all the way, but a hose could be brought over and rigged up, and we would use the privy there.

As you see in the drawing of the studio addition the flat roof in front would be continued on out, as would the cement floor. The water is there and electricity. I would use for the walls, since it is 7 ft. high and same as existing windows, glass all across the front or possibly the celluloglass like the present storm windows which I have made for the studio now.

Let me know your suggestions on this. The whole thing would take a minimum of lumber, and I have bought more tools with my Xmas money. I would like to start it as soon as possible.

I am sorry the telephone connection was so bad last Sunday. Jeanne did at least get the message about the check--we would have wired if it didn't arrive. I guess the ice on the wires made bad connections. So far it hasn't been very cold, not like Boston or N.Y., and very little snow.

We had thought of several alternative plans for this, but this one seems most constructive with a view towards developing the place here slowly and in keeping with minimum expense. It seems to me with times as unsettled as they are, any large scale project would be foolhardy. This will give us two units to rent, next year maybe 3, next year maybe 4. Another tool shed is absolutely essential anyway. Along with this will be a certain amount of path-laying and we would like to enlarge the vegetable garden in order to increase our canning needs. I know you have always been interested in our developing the place here towards financial independence and we agree. We feel that by doing a little at a time the goal will eventually be reached.

I am sending a copy of this to Muriel as she has asked me for my ideas.

We all keep well--the portrait only awaits the sunlight so I can paint Anthon's true colors without a shadow. He had a check-up with Dr. Heibert Monday who says he is perfect in every respect. He weighs 32, and is 35" high. He is so strong he can hang onto a horizontal stick while I lift it shoulder height and lower it again. He begins to walk on much longer walks and already looks out for "car coming" and is very cautious. He has learned 20 nursery rhymes from "Mudder Goose". Yet he is still a little baby when he goes to bed at night with his thumb and his wea-rag and his bottle (tonight Frank 2).

So for now---Much Love from us all, to you both,

Art & Jeanne

LIST:

1. Addition to Studio:
Bath, kitchen, terrace area, cesspool. Water heater
Electric stove
Mattresses
2. Additional toolhouse bld.:
Pipe water to toolhouse.
3. Path to steps, rail along steps using pipe on hand,
another light on steps.
4. Path to studio.
5. Addition garden area
6. Furniture from N.Y., 2 iron tables, and lanterns from N.O.

P.S.

Dear Folks -

What do you think of Fritz's suggestions? If so, why don't you plan to come up & spend the month of June here? The resting season does not start until July 1st, & by June 1st all would be prepared so you could move in & be very comfortable - Even a railing on the stairs, Pauline! And a nice electric stove & ice box. Fritz says he will even build you a dressing table (!!!) & arrange the wicker furniture for your comfort. So please consider - You would have no rent to pay & by June you will all need a vacation.

Love again,

1/2/48 

WINDOW

← 2' 4" →

← 20' →

INSIDE DECK

OUTSIDE DECK

LOSET

BATH

KITCHEN

TERRACE

Present WATER INLET



