

Fritz is working outdoors now studio
with Joe Logans repairing leaks they found
after the rain yesterday - Soon they will come
up for a drink - Then Powell Murchison
comes for supper as Mary is in N.Y. We just
have a big bean soup & bread - beer - I
told him he could take it or leave it He'll come!
The trunk finally arrived today - After the
long delay of the Ry. Exp. strike in N.Y., I
had Berkeley send it up via freight.

Time to and the little girls come &
put the soup on, so for now -

Wednesday -

I did want to comment on the clipping from
Miss. about the Art Colony - It's a very good
idea but has been overdone here already. How
the number of art schools here survive at all is
amazing - I know this could be off-season, but
then the students go back to school in cities, leaving
the teachers & other painting vacanteers - Also the
dormitory possibilities would be a pretty big
thing to handle. It's too rainy here for tents & to
throw up a light building to accommodate a crowd -
may as well build cottages for higher rentals -
But at present there are these schools here in existence
① Hofmann, ② Davidson, ③ Farnsworth, ④ Cape Cod School of Art:
all very well established - Last year comes ⑤ Oppenheimer
& ⑥ Studio Five - both of which operate elsewhere in
the winter - I am the man on Corn'l St. can't think of his name -
Now for this next summer - the 7 return + 2 more
(Perle Fine, Pete Busa) schools are already advertised -

Fritz really thinks building two more
 place is our best solution - We want you
 to go with us + talk to the bank - but
 perhaps we go soon now just for a "feeler" -
 What do you think - Then we would have 4
 units here + occasionally could go off +
 rent all 4 for a summer. With the new
 paving of Miller Hill Rd. + the prospects of
 the new highway coming in behind our
 property - Our location is so ideal for renting,
 even in a bad season - because of our hill.

Jacobs was just here about the
 phonograph - He says it is a very good
 instrument but the power ^{supply} is built
 for automobile 441 A.C. (or something like
 that) It would have to re-build the
 power supply - Convert it over to 110 D.C.
 regular electricity - And that it would
 come to somewhere between \$30 + \$40 - I
 said let's wait + see what you say - A
 new phonograph with record changer
 costs around \$50 - you can buy a child's
 phonograph around \$15 I believe - But of
 course we already have a big outlay in
 this one here - He suggested selling it but
 knows of no buyer here - possibly in the city.
 What do you think we should do - Do you
 want to put that steel into it?

Anthony has 2 little girls in + they
 are building blocks all over the lawn - playing
 with his toys - Johann just watches or sleeps on!

So you see, many have cashed in on the
 known reputation of Gros. as an art center -
 or the art center of summer painters. The
 bric-a-brac shops are numerous too & Mrs. Hunt
 reports losing money last summer - We have
 another idea to think about - Our friends the Lazari's
 know the restaurant business - (He's a cook now) &
 she cooks every summer - And have wanted to
 open a Portuguese food place - (Strangely enough,
 there is none - would be a good tourist attraction)
 Fritz thought of the Silvermine Inn near Lily Pons -
 where they not only have food but a few antiques
 bric a brac - Keep it nice & exclusive with just
 very good food - Well it's an idea to think about
 for the future - Possibly on our own land -
 However the renting business seems best - we
 can get a mortgage to cover building costs -
 make 2 very simple summer places - later
 on, insulate & try for winter rental -
~~What~~ Our own place here is so complete it could
 command a high rent, & we live in a simpler
 place summers - We get so many inquiries -
 People like the location - Fritz even suggests
 later on renting his studio & arranging to paint
 outdoors, which could be done too -
 So, anyway, we think & talk &
 figure a few things out & plan for the future.
 We are having a big storm from
 the east - much wind & rain & the whole
 front of the house is leaking around the
 windows - it seldom comes from that direction -