

1740 18th Street, N.W.,
Washington, D.C.
June 5, 1924

Dear Mr. Church:

I expect to be in Falls Church in the later afternoon Saturday, so, if you are at your office at that time, I may call Mr. Hester to meet me there and we may draw up and sign the contract for the lease of the farm.

I believe I have set the figure about right for him, as I am pretty well acquainted with the man and his circumstances. He may make a last minute plea for a further reduction, but he would do that in any circumstances, even if I had already put the rate down to \$50.00 or less,- it is characteristic of the man. He admits that he can pay considerably more than the \$75.00 during the summer, but his difficulty comes in the later winter and spring. By the plan I mentioned in my last letter, I am sure he can maintain the average and probably a little more.

I enclose a letter from the Potomac Joint Stock Land Bank which explains itself in a way, but it is still not very clear to me just why I should not be entitled to a loan. Probably they do not like the idea of my going away and leaving the property in other hands.

My inability to procure this loan and so consolidate a number of obligations, leaves my affairs a little more complicated and difficult to manage than I should wish, but I am working out a schedule which I shall leave with you and which will be well within an assured amount of income to meet. It simply means that I shall have to arrange to pay off a bit more rapidly than I would with the loan.

There is another matter that is annoying me a little bit at present: If I could have made the loan, that would have solved the difficulty, but I had not been counting on that when I began to make my plans. There were certain sources from which I had expected to procure certain amounts in preparation for our journey back to China. I now find that I shall not be able to realize part of this in time, but by exactly how much I cannot tell. There may be no shortage at all or there may be, at the very maximum, as much as \$600.00, - more likely about \$300.00 or \$400.00.

Now we have our plans all made, part of trip paid for, apartment surrendered and we are practically obliged to go ahead. Counting our expenses thru the summer before we sail, - about the same as if we were to remain here, -and the actual costs o travel, with enough to carry for immediate expenses for a month after our arrival, I have to prepare a total of nearly \$4,000.00. If we should arrive at the port of San Francisco and find that we lacked several hundred dollars so that we could go no further, it would be quite embarrassing.

I might say that one reason for our anxiety to get back as early as possible is that we are expecting a new member of the family in November, and that is more easily and economically managed over there, but, even so, it means a bit more expense in preparation and for the event itself.

Now I realize that I am under a good deal of obligation to the Falls Church Bank and I scarcely like to ask any more favors until I have cleared the slate of some of the former, but I see no other way but to ask if I might, in case of urgent need, if I find upon my approach to the Pacific Coast that I am going to fall short of sufficient to carry us thru, procure a short term loan from the bank for an amount in no wise to exceed \$600.00 to be repaid by substantial curtailments as soon as possible.

I believe the quarry is going to take care of the matter of interest on the second trust. As far as I can ascertain there should be now due and available shortly between \$350.00 and \$300.00 on

that account. Part of this is credit on stone for the new bank building and part on amounts due from Arlington County and private parties. If the company keeps up as good a record as they have averaged for the ten months they have been operating, they will surely average the guaranteed \$100.00 on royalties. That would quickly reduce and pay off the accumulation of interest and within a year leave a surplus for other purposes, altho I am not at present counting such in my calculation of assured income.

Another beam of encouragement is at hand: I was in the offices of H. L. Rust Company a few days ago and Mrs. Bowie, vice president of the company and in charge of the rents department, informed me that they now consider the rent Commission as practically a dead boy and that we may immediately apply a new schedule of rents to any apartments becoming vacant and probably in the early autumn it will be possible to change all others. If this is done, it will mean an annual increase of net income of from \$1000.00 to \$1,200.00, but, for the first year of increase this would have to be reduced by about one half in order to take care of certain deferred repairs, such as outside painting, papering and painting main hallways, a number of new awnings, etc., as well as some work in several of the apartments.

Sincerely Yours
Percy B. Tripp

Source: Special Collections
University of Virginia Library
"Papers of Merton Elbridge Church, 1866-1959"