

Cottage City
Colorado Springs, Colorado
August 18, 1924

Dear Dr. Church:

A letter from Hester was received this morning in which he stated he was going to pay \$50.00 the next day and more after the 15th. If he could be brought to pay up promptly to date, we would just about come out even.

Taxes, your former letter informed me, now amounts to \$161.10.

Four life insurance premiums must be paid before they run out the day of grace as follow:

N. Y. Life – policy 80240-900—last day of grace Oct. 4	\$26.25
N Y Life—8-240-901	17.50
Provident Mutual Oct 5	46.85
N.Y. Life policy- 6-884-408 Oct 26	48.65
	\$139.25

These two items amount to \$300.35
Hester's rents July-Oct equal 300.00
\$.35

This would leave a deficit of thirty-five cents without consideration of the commission. There will be the Swift payments of \$12.90 per month, but it is necessary for me to draw on most that to make sure small payments which I need not trouble you to attend to. Hester wishes that he has had to pay last years taxes and interest therefore he has been short. Probably true, but I have written back that my taxes are still unpaid. Please keep as much pressure on him as possible and see if we can get him paid up to date and even as much \$25.00 more, if possible.

I suppose Honesty hasn't done anything on his notes: \$40.00 now overdue. This is a balance for wood he cut on my place. The first lot, amounting to some fifty or sixty dollars, he paid for promptly, on the second lot he cut he has paid only about one-fourth and that in very small amounts. Perhaps some small payments- \$5 or \$10- might be pressed from him from time to time.

At the end of November comes the semi annual Federal Farm Loan payment of \$130.00 They used to allow a month's grace, but no longer, as so, however I have run several wishes over on a number of occasions, so this must be paid not later than early December. Also by middle Dec. my wife's insurance premiums must be met to the amount of \$52.00.

Some other things should be paid, but the above appear to me the most urgent up to the end of the year.

I cannot count on income from city projects, as so many repairs have been put during the past year, taxes advanced the agents, small income, that the H. L. Rust company told me they did not believe I could count on more than \$75.00 per month for the next rental year- Oct. 1924-Sept. 1925. They are inclined, however, to speak in minimums, so I believe the next will be considerable better than that. That \$75.00 will be just about the least I can get thru on for living in China. But I hope I shall soon be earning most, if not all, our living expenses, in which case the \$75.00 or more may be applied to cutting down debt in America. As soon as taxes and repairs are paid off, income from apartment property will amount to an average of about \$260 per month, and should so continue, event taking account of future taxes and repairs.

Hester mentioned the break up of quarry matters and said he knew of some one interested in taking over the lease. I told him to refer the party to you. If you should find some reliable person, I suppose it might be possible for them to take over the old contract as it stands, but I believe an additional requirement should be made in the way of a bond, perhaps not for the whole \$1,200.00 per annum but

up to eight or ten hundred. This could be arranged for under a separate paper, could it not? One complaint about Mallon as a quarryman, I believe, is that he works the stone in such a way as to shatter it badly for building purposes. A man used to quarrying building stone would be preferable.

The concrete on the portion of the road past my property is, I understand, already laid, and that section will be open in about three weeks. Now I do not suppose there will be much rush for land before next spring, altho some people may be looking for property to hold ready for early spring building. I am inclined to think that small parcels sell for better prices than larger lots, also as houses form a closer community land values rise. It may be you could find a buyer or two for some lots on Horseshoe Hill and have the survey made with a view to subdividing the whole parcel. A little care would be necessary not to let anyone have a piece in such form as to interfere with future divisions and placing of wads.

Altho I do not anticipate selling the main place very soon, it is sometimes well to take time by the forelock. Naturally the front on the highway is most desirable, but, if sold off first, the back part would suffer. Now I know Hester is anxious to sell his place adjoining, but he has been holding out for a pretty good figure- (anticipating the new road I suppose)-His place is very narrow and deep, therefor would not bring so much as the had more road face and could be broken up into smaller parcels. Against, the present holders of the former P.M. Rixey place is badly situated in respect

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to the Lee Highway both as to distance and the negro community thru which they have to pass. It would be distinct advantage to me, of course, if I could get some of my rear opened up before I dispose of too much front.

Now it would seem to me that it would be to the general advantage of all concerned if we could run a road down the line between Hester and me to connect back with the Rixey Place: Hester and I each to give equal amount of right of way as long as the road follows the line; I would give a short length to the Rixey line; the owners of the Rixey place to build the road and put it in good travel condition, and further maintenance to be looked out for by present or future owners of abutting property until the road might become a public thorofare. I make a suggestive diagram below.

There is a bluff with steep banks at rear of Hester's pace and extending over onto mine. The road might come out of Rixey place near former wood road, pass around end of bluff, cross stream, pass parallel to stream to line with Hester and thence on line to Lee Highway.

If we could get some houses built back along the line 1,2,3,4,5 it would make it easier to sell lots on the south side of present house. Perhaps nothing could be done just now, except getting the other parties interested in the possibilities of the proposition should it come to the development of such a plan, I believe I sould like to reserve for my own possible use that corner on the bluff cut off by the proposed road. Perhaps by working it all together, you could manage the real estate end of it for all of us as one special development.

This letter has already covered a good deal of ground, so I'll quit at this point.

Yours Truly
Percy B. Tripp

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