

December 29, 1950

Mr. L.A. McNalley
Minneapolis
Kansas

Dear Mac:

Here is one of the missing insurance policies
which Mr. W. C. found in his box.

Sincerely,

Leo L. Eller

LLEller:ar

L. A. McNALLEY

ATTORNEY AT LAW
MINNEAPOLIS, KANSAS

ASSOCIATE
EVAN CORMAN

December 6, 1950.

Mr. Leo L. Eller,
722 Massachusetts Street,
Lawrence, Kansas.

Dear Leo:

This will acknowledge receipt of yours of the 4th inst.

I found the tax receipts and am mailing a check for the taxes today.

I am also enclosing some instructions I am giving to Constant Construction Company. I think this will work out satisfactorily to Dan Sample, and if he has anything further to be done I think it should be done to please him.

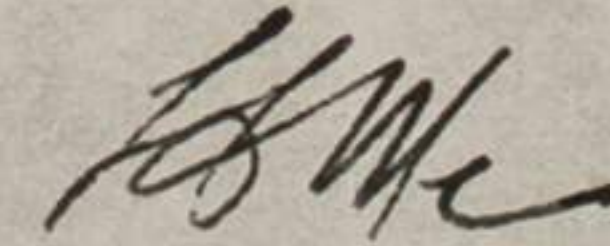
I am also enclosing herewith check for \$178.69 to cover your statement in connection with the insurance. I am keeping the record you gave me so that we will know when the insurance expires and for what portion of time it has been paid.

Janet and I will leave tomorrow for about a ten-day vacation so will not be available for a short time.

We have also sent check covering the broken window glass at Samples.

Thanking you very much for your many favors, I am

Yours very truly,



L. A. McNalley.

LAMc:ead
Enc. 2

PHONE 403
RES. 464

LAW OFFICES OF
L. A. McNALLEY
OTTAWA COUNTY BANK BUILDING
MINNEAPOLIS, KANSAS

December 6, 1950.

Constant Construction Company,
Lawrence, Kansas.

Attention Mr. Bill Richardson

Dear Bill:

In connection with the work which you were doing on the building at 916 Massachusetts Street, there is also a matter that we did not discuss when we talked to you some time ago that I would like to have taken care of.

Mr. Sample's jewelry store is to extend 59 feet to a wall. Between the portion he is renting and that which Mr. Gravitt is renting, there is an opening. We would like to have this opening closed. I believe it can be boarded up and covered in a temporary manner so that at any time in the future we want to open it we can do so without a great deal of difficulty.

I also had word from Mr. Iliff that his sky-light was leaking, and, if you can repair this along with the other items of the job, it will be greatly appreciated.

Yours very truly,

s/ L. A. McNalley

L. A. McNalley.

LAMc:ead

December 4, 1950

Mr. L. A. McNalley
Minneapolis, Kansas

Dear Mac:

I have your letter of November 30 in which you enclose the statement from Rhodes Heating. I have talked to Mr. W. C. regarding the previous conversation in which he stated that since you were taking care of the taxes and the inside work at 916½ that he would take care of the outside since it was done prior to November 1. Hence we are sending a check to Rhodes to cover this item which will be an expense item for Mr. Simons.

Regarding the taxes, Mac, please look in your file as we sorted out the tax statements for 914 and 916 the day you were in here and talked to Dan Sample in Mr. W. C.'s office. As I recall you placed them in the letter file that you were carrying with you that day. I have just called the courthouse and have the following information regarding the taxes from which they can be paid and they will send back an official receipt to you: Receipt 1300, So½ L76-\$263.36 (914); Receipt 1303, N½ L78-\$352.03 (916) = \$615.39, less 1% discount of 6.15 leaving a net of \$609.24.

We are enclosing another insurance policy which was missing, however, Mr. W. C. and I have gone through his Bank Box and are unable to find the original of three policies. I am enclosing endorsements, however, on all of the policies and the new policy on the liability, which the M. R. Gill Agency said they were unable to segregate. I have also had computed on the note enclosed the amount of premium for the period from November 1 (on a pro-rata basis) which would be due Mr. W. C. to the expiration of the policy for all the fire and extended coverage policies. I still think those missing policies are going to show up. If there is anything I have left out--feel free to write, Mac.

Incidentally Constant's are working at 916½ (upstairs), have had water, gas, and electricity turned on for them. Also enclosing statement from Wilson Window for glass broken at Dan Sample's.

Sincerely,

Leo L. Eller

LLEller:ar

<u>Policy</u>	<u>Company</u>	<u>Agency</u>	<u>Amnt</u>	<u>Pro. % to Exp</u>
# 50911	Ins Co N.A.	Charlton	1,000.	12/29/50 .52
635-695	Amer Ins Co.	Hill	4,000	4/24/51 12.67
5863	Fid Phoenix	Holmes	5,000	4/24/51 15.84
685434	Royal Exch.	Atless	3,000	3/29/52 28.21
5296	Aetna	Bankers	3,000	4/14/52 28.92
206776	Howlands N.A.	Atless	3,000	5/21/52 30.08
30233	NW Nat'l	Richardson	2,000	10/10/52 25.82
851514	Amer Ins Co.	Hill	2,000	8/10/53 36.63
				<hr/> 178.69

For	Pol. No.	Ins Co.	Agency	%	Term	amt	Rate	Prem.	Expire
* Fire	30179	Northwestern Natl	Richardson	80%	3 yr	2,000	1.605 .257	3724	10/10/49
Plate	159277	Phoenix Indemn	Charlton	1 yr	also	720.22	Mass.	4325	1/22/50
Fire	OC 57133	Amer. Ins Co.	Hill	80%	3 yr	2,000	1.7278 .2575	3970	8/10/50
n	✓ 50911	Ins Co of North Amer	✓ Charlton	✓ 80%	3 yr	1,000	1.73 .358	1988	12/29/50
n	✓ 635-645	Amer Inds Co.	✓ Hill	✓ 80%	3 yr	4,000	1.725 .2575	7930	4/24/51
n	✓ OC 5863	Fidelity-Phoenix	✓ Holmes M+P	✓ 80%	3 yr	5,000	1.7278 .258	9925	4/24/51
Pub Lian	30216073	Aetna C & S Co.	MR Hill	-	3 yr	10m	also 720-722m	5880	3/16/52
Fire	DB 85434	Royal Exchange	Andy Hess	80%	3 yr	3,000	1.675 .330	6015	3/29/52
n	✓ AP 30145296	Aetna	✓ F Banks	80%	3 yr	3,000	1.674 .330	6012	4/12/52
n	✓ 206776	Homeland Ins of Amer.	✓ J J Eddy	80%	3 yr	3,000	1.675 .33	6015	5/2/52
n	✓ 30233	Northwestern Natl Ins Co	✓ Richardson	80%	3 yr	2,000	1.675 .33	4010	10/10/52
n	✓ 851514	Amer Ins Co.	✓ Hill	80%	3 yr	2,000	1.65 .33	3960	8/10/53

11/14 - called & requested Encl on all Policies.

Arrears	Forms 614123	Address	914-916 Mass St.
Notes	Insurance	Name	914-916 Mass St.

L. A. McNALLEY

ATTORNEY AT LAW
MINNEAPOLIS, KANSAS

ASSOCIATE
EVAN CORMAN

November 30, 1950.

Mr. Leo Eller,
c/o Journal World,
722 Massachusetts Street,
Lawrence, Kansas.

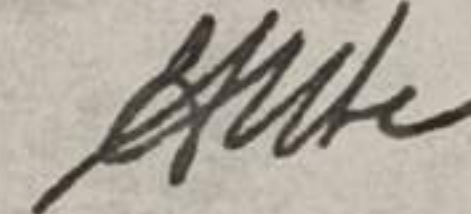
Dear Leo:

I have received a statement from Rhodes which I assume is correct, but I am not sure and wish you would check it for me. If this is O. K., send it out and we will pay it. I remember we discussed it some when we were down there some weeks ago.

I also received word from the County Treasurer of your county that they had mailed a statement for taxes to Mr. Simons. We cannot pay these taxes unless we know the amount, and, apparently, the County Treasurer there is reluctant to send us another statement of the amount of taxes. If you have this statement, I would appreciate your sending it to me.

Thanking you, I remain

Yours very truly,



L. A. McNalley.

LAMc:ead

L. A. McNALLEY
ATTORNEY AT LAW
MINNEAPOLIS, KANSAS

*Western Auto
Mr. Bickner
613*

ASSOCIATE
EVAN CORMAN

November 7, 1950.

Mr. Leo Eller,
722 Massachusetts Street,
c/o Lawrence Journal World,
Lawrence, Kansas.

Dear Leo :

Sorry to have to bother you with this matter again, but it seems that there is no other way to find out.

I am enclosing copy of a letter I received from Gravitt. I wrote him this week telling him that we would lease him the building that he now occupies, together with the basement under it, for \$225.00 a month. Apparently, this was quite a jolt to him, although I had expected him to want to negotiate something on it. The letter enclosed is his answer.

We also wrote Sample offering him to rent him his share of the building for \$75.00 a month, and he called yesterday to say that this was satisfactory. I wrote the barber for \$50.00 a month and have not heard from him.

There are some matters in Gravitt's letter that I am not acquainted with. I know that it will be necessary to seal the wall between he and the jewelry store, and, also, will probably require some other work and repairs there to make these rooms separate and satisfactory if this is done. I wish you would let me know concerning the lighting fixtures and also about the plumbing equipment that he mentions in his letter. It might be better if we would rent the whole thing to either Gravitt or to Sample and have our part of the worries over with. I think Sample is very anxious to get his part under a separate lease and out from under Gravitt's jurisdiction. It might be that he would make a lease himself. If you should see him you might mention to him ~~and~~ he could let me know.

We will be there Saturday morning to discuss this matter if any of these tenants say anything about it.

Hope this finds you well and will be seeing you soon.

Thanking you, I remain

Yours very truly,

L. A. McNalley

L. A. McNalley.

LAMc:ead
Enc. 1

GRAVITT TIRE & HOME SUPPLY
916 Massachusetts St.
Lawrence, Kansas
November 6, 1950

Mr. L. A. McNalley
Minneapolis, Kansas

Dear Mr. McNalley:

We have your letter of November 1 in reference to the building which we now occupy.

We are happy to know you would consider renting to us for another three-year period. However, there are a few things I do not understand as to the repairs or improvements that would be necessary.

Perhaps you have in mind a permanent wall separating our part of the store from the jewelry store. This would be necessary under a lease of this type. It will also be necessary to install electric wiring for the jewelry store, as this current now comes through our meter. The fluorescent fixtures in the jewelry store belong to me; also the plumbing equipment at the top of the stairs that go into the basement on my side of the store.

If I am to use the basement on the south side, it would be necessary to make a new entrance, also to install a floor of some kind, as we could not think of using it as it is.

It is very interesting to note the variation in the amount of rent that you consider and the amount that Mr. Simons had considered. I can't see why a change in ownership should make it worth so much more. I am not in position at this moment to say whether or not we can afford to pay \$225 per month. There are several factors that have to be weighed before we can say definitely.

I doubt very much that we shall be able to pay anyway near that amount. However, if you are interested in renewing our present lease, leaving the building as it is, we will sign a new lease for three years at \$165.00 per month. This amount would represent an increase of \$35 per month for the building. We are confident that this amount would more than cover the increase you have received, or will receive, in taxes on the property. You are probably aware of the fact that business conditions of today do not warrant an increase in rent.

Very truly yours

(Signed) Delmar Gravitt
Delmar Gravitt

DG:M

November 8, 1950

Mr. and Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Mac and Janet:

I am finally on the job and will have endorsements made on the Fire and Extended Coverage Insurance for 914-916 Massachusetts. Incidentally, Mac, there is a total of \$23,000 Fire and Extended Coverage insurance on this building.

Besides the three policies mentioned in your letter of October 18 to Mr. W. C., the following are carried and I am enclosing the latter. Royal Exchange Policy D 685434--Andy Hess, \$3,000; Aetna Policy OP 5014-Banks Company, \$3,000; Homeland Insurance of America #206776, Andy Hess, \$3,000; Northwestern National Insurance Company, Richardson Co., \$2,000, and American Insurance Company, #851514, M. R. Gill Agency, \$2,000. The above \$13,000 plus the previous \$10,000 makes the total of \$23,000. As soon as I can get to the bank with Mr. W. C., we will endeavor to find the other four policies and send them on to you.

There has been a public liability policy (Aetna 30L16073) carried by Mr. W. C. on both 914-916 and 720-722. This is a 10M/20M policy written for three years through the M. R. Gill Agency and expires March 16, 1952. I just talked to Bob Harrison of the M. R. Gill Agency and he advised me that the liability policies can't very well be endorsed unless the original party was still acting in a managing capacity to some extent. Otherwise they would cancel out the liability on the 914-916 part of the policy and write a new one. What do you think about this?

I started to call the agencies to have them place an endorsement on the existing policies when I realized I didn't know the way the title now reads--is it Leo A. and Janet S. McNalley, Co-owners? Mr. W. C. remembered it was co-owners, but not sure how written.

Sincerely,

Leo L. Eller

LL Eller:ar

Enc.

PHONE 403
RES. 464

LAW OFFICES OF
L. A. McNALLEY
OTTAWA COUNTY BANK BUILDING
MINNEAPOLIS, KANSAS

October 18, 1950.

Mr. W. C. Simons,
722 Massachusetts Street,
Lawrence, Kansas.

Dear W. C.:

Janet brought home the papers on the property at 914-916
Massachusetts Street.

I want you to know that we really do appreciate your giving
us this building and also what you have done for Janet and
the family in the past. Some of the gifts that you have made
have turned into very handsome investments,--as you remember,
when you gave us part of the purchase price for our home,
and the home is now worth considerable more than we paid for
it. The same is true of some of the farm land owned by Janet
and which stands in her name. One of the best farms in
Ottawa County is owned by Janet as a result of having con-
verted some of these gifts several years ago when farm land
was cheap.

There are some matters in connection with the property that
we need information on. In the first place, for income tax
purposes, the receiver of a gift stands in the shoes of the
donor. I will therefore have to have the data on this property
as to cost, depreciation used by you and improvements, if any,
that have been made on the property that are a part of its
capital investment. In other words, I think we will have
to pick up the income tax at the same point that you handed
it to us in October of this year. You will, of course, claim
the depreciation for the first ten months; we will take it
from there on, but we will have to take it on the same basis
that you have been getting it.

The matter of rents on the building is not quite clear to
me. I looked through all of the papers but I do not find any
of the leases that are outstanding. If you have these leases
and we could get them, then we will go over them and try to
see if we can work out something with the different tenants.
I have Mr. Vellers' memo of September 11th which gives consider-
able data on these matters, but the leases themselves will be
necessary to determine whether or not these leases are renew-
able.

LAW OFFICES OF
L. A. McNALLEY
OTTAWA COUNTY BANK BUILDING
MINNEAPOLIS, KANSAS

Page 2 - W. C. Simons
PHONE 405
RES. 464

October 18, 1950.

I also find insurance policies totaling \$10,000.00 on the building;-- one for \$4,000.00 with M. R. Gill, expiring April 24, 1951; one for \$5,000.00 with Holmes expiring on the same date; and one for \$1,000.00 with Charlton, expiring December 29, 1950. There are no assignments of these policies, but I presume that you have notified these agents of the transfer of title.

It seems to me, in view of the appraisal of this property, that we should have this insurance increased. Will you let me have your idea on this matter.

I am also wondering whether or not you carry any public liability insurance on your buildings, and, if so, with whom do you carry it?

There will no doubt be several matters in connection with this transfer that I will have to get acquainted with, and will probably bother you to get some information so as to be able to help Janet in connection with this matter.

Janet reports that she had a nice visit with you, and I am glad that she is able to get away frequently to go to Lawrence, since both you and Mike are there.

We all seem to have our troubles. My brother Joe is now in a home in Canton where he is being taken care of. Anne was recently in an automobile accident and had her knee fractured. The extent of it I am not certain about, but she has been laid up and had her leg in a cast for some time.

We will probably see you at the time of the Nebraska game, as we are not going to attend the Oklahoma A. & M. game because our jury term of court is set for next week and I am not certain exactly how many jury cases we will have, if any.

With love, I remain

Your dutiful son,

Leo
I am sending you a copy of this letter so as you can get me the data. Sorry to bother you. Will try to get down as soon as my work in this court term clears up.
Mc

October 17, 1950

Mr. and Mrs. L. A. McNalley
Minneapolis, Kansas

Dear "Mac" and Janet:

I understand from Mr. W. C. that Janet will be here this evening, hence, I may be able to give her this letter but so that you will know some of the circumstances, I am placing them down in black and white.

Mr. Delmar Gravitt was in last week requesting some figures on a renewal lease. He said he would like very much to know what they will be by the first of November. I advised him that the building was in the process of changing title and that it would depend a great deal upon the new owners as to what those figures would be and I indicated, as previously, that his part alone would probably be around \$200. per month.

I do not have a lot of use for Gravitt due to a deal he pulled on sub-leasing the middle part of the building to Sample's Watch Shop. Dan Sample is an aggressive merchandiser and doing well. Gravitt took up the lease from Brown Smith at \$135.¹³² per month for all 50' of the back plus the south 40' of the front part. He sub-leased the middle 15' making his rental only \$55. My contention is that if he felt the \$75. for a 15' frontage was a fair rental figure, then he increased the rental value of the property there.

The north 10 ft. is a Barber Shop which has been there for a number of years and has been rented for only \$30. per month. From appraisal values, the buildings should return a minimum of at least \$300. per month and we cannot expect much from the upstairs of 916 as there is not much of a demand for upstairs locations.

We have had some feelers and I believe that the south 25' plus all the back can be rented for \$200. per month. On the basis of \$60. and \$40. for the other frontage, this would make \$300. plus whatever can be realized from the upstairs of 916. Dan Sample would prefer to rent direct; however under the old lease

Mr. and Mrs. L. A. McNalley

Page 2

agreement Gravitt was to have first chance of renewal with price adjustment--but, since the title has changed hands, that will not hold, will it, Mac?

There are quite a few details I should tell you when you are down, Mac, but they are hard to put in a letter. This is dictated in a hurry but thought you might want to be thinking about it between now and the next time you come down.

Sincerely,

Leo L. Eller

LLEller:ar

The Mill Mutuals

SOUTHWESTERN DEPARTMENT

A. OMAR HODGES, MANAGER

560 BOARD OF TRADE BUILDING

KANSAS CITY, MO.

Delbert C. Richardson Insurance Agency

Professional Building

927½ Massachusetts St.

Lawrence, Kansas

Phone 509

November 16, 1950

Mr. Leo Eller, Business Manager
Lawrence Journal World
Lawrence, Kansas

Dear Leo:

You will please find enclosed two Assignment of Interest forms on which you will please have Mr. W. C. Simons sign his name at the point checked with a red pencil. You will please attach the original copy to the policy and then you can turn the policy over to Mr. and Mrs. McNalley. You will note on the original copy of this Assignment of Interest form we show the Pro Rata premium earned to the date of November 1, 1950.

The duplicate copy should be returned to our agency after you have had Mr. W. C. Simons sign it, as it must be forwarded on to our Company.

We trust you will find the enclosed satisfactory.

Very truly yours,

Delbert C. Richardson

Delbert C. Richardson

DCR:lh

Enclosure



9.

The Kansas University Endowment Association
Lawrence, Kansas

November 13, 1950

Mr. W. C. Simons
c/o Lawrence Daily Journal-World
Lawrence, Kansas

Personal

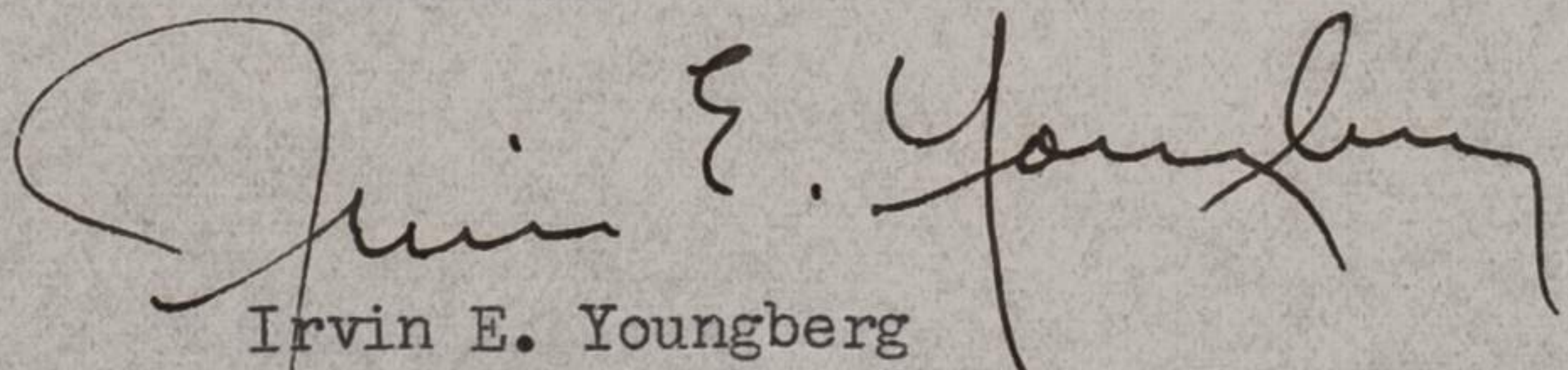
Dear Mr. Simons:

Receipt of your check for \$1,000 to be used for the construction of a habitat group depicting pioneer life in western Kansas in the Museum of Natural History is gratefully acknowledged. It will be used and expended in the manner which you have requested.

The many things that you and Dolph and other local people do for the University make it the great institution that it is. Your generous support is deeply appreciated by one and all.

Thank you again, Mr. Simons, for your kind gift.

Sincerely,


Irvin E. Youngberg
Secretary

IEY/lmc

UNIVERSITY OF KANSAS
MUSEUM OF NATURAL HISTORY
LAWRENCE, KANSAS

% Division of Mammals,
U.S. National Museum
Washington, D.C.
22 November 1950

Mr. W. C. Simons,
Lawrence, Kansas

Dear Mr. Simons:

In a letter from Dr. Rollin H. Baker of the Museum, and in Thursday's Journal World (which reaches me here), I learn of your splendid memorial gift to the Museum. Personally, as well as officially, I want to thank you for this assistance—substantial itself and potentially of even greater importance because of the example that it sets for others who take pride in the Lawrence community. You and I may not live to see the full measure of benefit which your gift initiates but you have initiated it. Thank you so much.

With my colleague, Dr. Keith R. Nelson, I am working diligently each day at the National Museum and we are bringing nearer to completion the book that we are preparing on Mammals of North America. The rich and historic collections of scientific specimens attracts scholars and scientists from many places. For example: Prof. Chester Stock from California (one of my old teachers) was here today; Dr. Juan
(over please)

Pajarito of Lima Peru was here last week; Dr. C. J. Hoogstra of Holland is spending the next 10 days here. It is good, of course, to exchange views and opinions with these men whose interests in science parallel ours (Kelso's & mine) and we hope to be more useful to the University of Kansas when we return.

From all I read, Dolph Jr. is a mainstay on the K. U. team and has, I see by The Washington Times Herald, a high National ranking as a punter. Through Ben and my wife I gather that John is showing up very well on the Freshman Squad. You have cause on these, and other grounds, to be proud of your grandsons who give every promise of carrying on the name Simons with distinction.

If convenient give my regards to Dolph. A specific message could be that the Graduate Magazine is much improved.

Again, thanks so much for your assistance at the Museum. I aim to be home over the holidays and hope to see you then. Sincerely,

E. Raymond Hall

October 5, 1950

Mr. Charles I. Dick
Athletic Manager
Haskell Institute
Lawrence, Kansas

Dear Mr. Dick:

I wish to thank you for the two tickets received this morning for the Haskell football schedule. I have attended many of the games in the past and hope to be able to do so this year.

With best wishes to you for a successful season, I remain

Cordially yours,

W. C. Simons

WCS:bjh

P. 1

October 4, 1950 .

The Dunn Drugstore
Front St. next to First Nat'l Bank
Brainerd, Minnesota

Gentlemen:

I shall be glad to have you refill prescription number 419555 given by Dr. Thabes. My family doctor happens to be away on vacation at this time and I would rather continue the use of the prescription above referred to than to call on someone unfamiliar with my case.

With best wishes to you and your capable co-workers, I remain

Respectfully yours,

W. C. Simons

WCS:bjh

Ans 11-7

Maneapoli, Kansas
Oct. 19-

Dear Dad -

It was nice to see you again - I am always glad when I can get down & Lawrence and spend some time with you. My trip home was uneventful - but our painters are still working - but the plasterer who was to have come this morning & make some repairs never showed up.

Again I want to thank you for the fine gift - After I received your letter this morning and one by inquiry from Mr. Zuechenbush, I phoned him thinking I might go down on the train tomorrow to see about things, but found out it wasn't necessary, so he will try to take care of all matters which need when we come down. I'm sorry I didn't have time to go into the building while I was there, but will do that

Saturday also.

Mae has just come home for a Republican meeting. Ed was here and they had a dinner for him followed by the meeting at the courthouse.

I went to P.E.O. as we are to have
our tri annual inspection meeting on
Saturday. I am sorry to miss the
game Saturday - and will my fit &
listen to part of it on the radio because
of this meeting. Hope it comes out in
our favor. I'm sorry too not to see Blanche.

I had to have my left arm X rayed
today as it has been bothering me quite
a lot. Don't know just what the trouble
is -

Well Dad, thanks again so much
for all the nice things you do for
us all. I try to show my appreciation
by doing things for you whenever I can.
Lots of love -
Janet

Ans. 11-7

Monday. A.M.

Dear Dad -

So nice to hear from you last
week - I was awfully busy finishing
some furniture - spent about three
days on that - and it looks pretty
good - tho really should have one
more coat I think - I am not much on
this varnishing and finishing bit it
is one of those things you can't seem
to get anyone to do here & do your
self. Now if my paper hanger and
painter would just show up I could
get all straightened around again -

It is always nice to be with
you and that with now a real
family reunion with everyone
there but Daph and family.
According to the J. W. John must
really have performed in the T.A.M.U.
freshman game. Wish I could have
seen the game and John play -
but there are just too many things &

do and too many places to go -
In fact the flowers are nice and
am sorry I could not be there & p
with you to place them. This is a
pretty true of you and in some things
look very like me there. Of course it
always feels on the me who is present
and available to look after these things.
Harris' head for Blanche and to
Hope Pat is better. He didn't seem
very good & me last week and was
quite broken up, but doesn't ever give
up. Guess that's what keeps him
going.

I don't know yet just when will
come to Lawrence this week - as it depends
on what he hears from the building tenants.
Mae is trying to arrange some boxes -
he have ordered the necessary repairs
done on the upstairs and hope it
will be taken care of right away.
I hate to make extra work for her
- she has always been very nice about
everything and I want her to be content
and not feel we are imposing on her by
dropping so many needs on her. Will let you
know when I expect us -
With love
Janet

ATTORNEY AT LAW
MINNEAPOLIS, KANSAS

October 18, 1950.

Dear W. C.:

I want you to know that we really do appreciate your giving us this building and also what you have done for Janet and the family in the past. Some of the gifts that you have made have turned into very handsome investments,--as you remember, when you gave us part of the purchase price for our home, and the home is now worth considerable more than we paid for it. The same is true of some of the farm land owned by Janet and which stands in her name. One of the best farms in Ottawa County is owned by Janet as a result of having converted some of these gifts several years ago when farm land was cheap.

There are some matters in connection with the property that we need information on. In the first place, for income tax purposes, the receiver of a gift stands in the shoes of the donor. I will therefore have to have the data on this property as to cost, depreciation used by you and improvements, if any, that have been made on the property that are a part of its capital investment. In other words, I think we will have to pick up the income tax at the same point that you handed it to us in October of this year. You will, of course, claim the depreciation for the first ten months; we will take it from there on, but we will have to take it on the same basis that you have been getting it.

The matter of rents on the building is not quite clear to me. I looked through all of the papers but I do not find any of the leases that are outstanding. If you have these leases and we could get them, then we will go over them and try to see if we can work out something with the different tenants. I have Mr. ~~E~~llers' memo of September 11th which gives considerable data on these matters, but the leases themselves will be necessary to determine whether or not these leases are renewable.

October 18, 1950.

I also find insurance policies totaling \$10,000.00 on the building;-- one for \$4,000.00 with M. R. Gill, expiring April 24, 1951; one for \$5,000.00 with Holmes expiring on the same date; and one for \$1,000.00 with Charlton, expiring December 29, 1950. There are no assignments of these policies, but I presume that you have notified these agents of the transfer of title.

It seems to me, in view of the appraisal of this property, that we should have this insurance increased. Will you let me have your idea on this matter.

I am also wondering whether or not you carry any public liability insurance on your buildings, and, if so, with whom do you carry it?

There will no doubt be several matters in connection with this transfer that I will have to get acquainted with, and will probably bother you to get some information so as to be able to help Janet in connection with this matter.

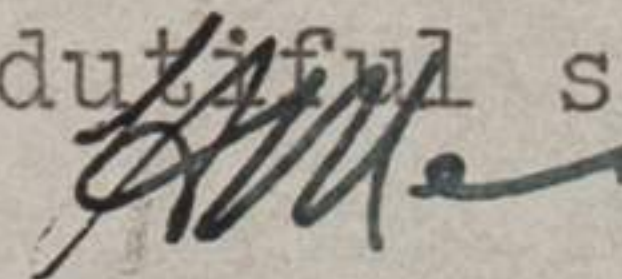
Janet reports that she had a nice visit with you, and I am glad that she is able to get away frequently to go to Lawrence, since both you and Mike are there.

We all seem to have our troubles. My brother Joe is now in a home in Canton where he is being taken care of. Anna was recently in an automobile accident and had her knee fractured. The extent of it I am not certain about, but she has been laid up and had her leg in a cast for some time.

We will probably see you at the time of the Nebraska game, as we are not going to attend the Oklahoma A. & M. game because our jury term of court is set for next week and I am not certain exactly how many jury cases we will have, if any.

With love, I remain

Your dutiful son,



December 6, 1950

Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Janet:

I received your kind invitation to spend Christmas with you but I had already received an invitation from Dorothea and family, and also from the Dibbles to spend Christmas with them, which I have planned to do.

Mike dropped in on me the other day seeking a quiet place to study and I turned the house over to him for such time as he wanted it.

Dolph and Marie are planning to take the two boys on a trip to New York between Christmas and New Years, and I am sure they will have a good time. Life is rather uncertain with them now because of the war and the probable call to service to Dolph, Jr. as soon as he graduates. John had a morning of excruciating stomach pains and was taken to the University Hospital. The pains were quickly handled and I think he spent the following night at home.

There is nothing new with us here. Irene and Les expect to spend the holidays with her folks in Herrington and his family in Wichita. I shall be glad to have you come in whenever you can.

Much love,

WCS:bjh



THIS SIDE OF CARD IS FOR ADDRESS

W. C. Simons
722 Mass.
Lawrence
Kans.

Frid - Nov 9 -

Dear Dad -

Mae and I plan

to come down Friday
evening - will probably
not arrive until 9 p.m.
or after. We want to
look after some business
matters Saturday

morning - Will be

you then Friday after
night - Reid goes with

this morning - Election
results in the main

are satisfactory -

Love

Janet

November 14, 1950

Mrs. L. A. McHalley
Minneapolis, Kansas

Dear Janet:

I went through Gertrude's list and I found no reference whatever to the sealskin muff and collar.

I think perhaps it should go to you as you had the sealskin coat. We are always happy to have you with us.

Lovingly,

WCS:ar

October 23, 1950

Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Janet:

Mr. Gravitt was in today to talk about a renewal of his lease and I told him that the property now belongs to you and Mac and that you would be in to see him very shortly.

As I have already written to you about the repairs the only thing I will add is this: about the only way you can get the repairs made in a reasonable length of time in my judgment is to call upon Tommy Constant. Other men may promise and not get to the work for a long time, but Tommy will do your work and not charge more than is reasonable.

I will be happy to see you this weekend.

With love,

WCS:bjh

November 1, 1950

Mr. and Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Children:

The beautiful flowers you ordered from Allison-Thomas came to our house last evening and I took them out to the cemetery this morning. I also watered the flowers that were already there as well as adding water to your beautiful bouquet. I am happy to have the other children interested in this matter, for so far it seems very largely to have been left to me. You will be interested in knowing that geraniums are still in bloom on our graves and some other flowers are also blooming.

I am always happy to have you here and hope you will come as frequently as possible.

Dolph leaves this evening for Salt Lake. I had always presumed that he was happy and satisfied with his married life, but these Mormons do have their appeal.

I noticed a solitary rose in bloom on the trellis at home this morning. As this is November 1 that is rather remarkable. It was warm during the night, but the wind changed to the north about 8 o'clock and I presume the change in temperature is here or is about to arrive.

Lovingly,

WCS:bjh

November 7, 1950

Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Janet:

A letter from Blanche tells me that she and you are to be with me this weekend, and that you will find time to go through the storage closet. I had your picture reframed and it was delivered at the office a day or two ago and is now hanging at the head of the bed in the southeast room.

Today is election day and I voted on my way coming down. I certainly trust that the Republicans will be successful because since we began having Democratic presidents, beginning with Wilson, we have been engaged in three wars which perhaps could have been avoided by wiser management. If anybody on earth has any good reason why we are now fighting in Korea I would like to know it.

I have just received your letter of yesterday in which you spoke of your varnishing and finishing. It is fine that you can do that kind of work, and you excelled in handling a brush when you were only seven years old, but as I have told you before you and Mac have prospered and have arrived at a time when I believe you should save yourself and have someone else do these odd jobs. I know you will say it is difficult to get anyone and I realize that is true, but there must be someone around there who would be glad to earn an extra dollar.

In regard to Irene, I think that she appreciates the fact that you girls have treated her like a member of the family rather than as an employee. I know she likes all of you and feel sure that she is glad to have you with us.

Lovingly,

WCS:bjh

October 18, 1950

Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Janet:

Mr. Quackenbush of the Lawrence Business College was in today and stated that a prospective buyer of the school would prefer a downtown location. I took Quackenbush down to 919 Massachusetts and he seemed to think that it was well located for the purpose; however, as I have probably told you, some immediate repairs are necessary.

The plastering has come off of the south wall upstairs in three places, and there is also a spot on the ceiling. I feel that quite likely it is the result of the downstairs renter running a help-yourself laundry in which the steam some way finds its way into the upstairs wall.

In any event I would like to have you give attention to the property because as I told you it is a valuable piece of property. If the use of the downstairs as a laundry is injuring your property something should be done about it. In any event the plastering upstairs should be repaired. You can get the key at any time in our office.

I enjoyed the visit with [redacted] I am always happy to have you with me. We are expecting Blanche this weekend, and I had word from Mary Jule today that Mr. and Mrs. Hoinville were to be here Friday. She invited me to dinner, but you know how I feel.

I believe I told you that I had tried to have some of the repairs on the building made but had been unable to find anyone to do it, or at least Leo had not been able to do so. Leo perhaps was overworked and is now taking a two weeks rest on the advice of his physician.

With love,

WCS:bjh

October 20, 1950

Mr. L. A. McNalley
Minneapolis, Kansas

Dear Mac:

I have your letter of October 18 and unfortunately Leo, who apparently was in good health, was in fact somewhat overworked and has been ordered by his physician to take a two weeks rest. Besides his work for us he had been looking after a good many outside jobs, all of which required care. We do not wish to call upon him for any information during his rest period. Among other things he has had on his hands the building of a new home. For some time I have left the matter of leasing the properties to him, but if an emergency should arise we would undoubtedly be able to find just how things stand.

The main building at 916 has been leased to ~~one party~~ ^{one party}. One portion of the one story part of the building at 914 has been occupied for years by Iliff the barber. Some years ago the lease on the main building was transferred to others. I could dig it out but I think it would be desirable to wait until Leo comes back, because he has all the records. As I wrote you yesterday, I think it would be wise to have the walls of the upstairs room replastered as soon as possible because the room is desirable and should be ready for a tenant.

The main building of 916 and the rear of both 914 and 916 have been leased to one party, and this party for some little time has run a custom laundry. In other words, he has the laundry equipment and people come there to do their own laundry.

I may or may not have mentioned that 914 is a one story proposition and 916 is a full two stories from the street to the alley. The upper floor was put in good repair and rented for three years to Hall Brothers. It is my opinion that this lease either has just expired or is about to expire.

If you can give the building your personal inspection I think it would be desirable. That it had not been neglected

Mr. L. A. McNalley, October 20, 1950

is shown by the fact that the 916 building was reroofed within the last two years and the other roof is in good repair. I do not believe that the presence of the custom laundry is good for the building. Leo had been of the opinion that water had soaked through the north wall of 916 and that it would be desirable to water-coat this wall; but I am quite firmly of the opinion that the damage has been caused by steam from the laundry.

As I told you in my letter yesterday, the Lawrence Business College is desirous of selling its business because of the advanced age of its owners, and the party with whom they are now talking prefers a downtown location. Mr. Quackenbush believes that the upstairs at 916 would be extremely desirable for a business college location. It has windows on all four sides and has two toilets and equipment for heating the building with gas. Personally I am of the opinion that the lease on 916 and the portion of 914 is about to expire and I do not believe it would be desirable to re-lease it to the same parties unless it carried with it a provision to keep the building in repair. I hope that I have made this reasonably plain to you.

I appreciate hearing from you. Janet has been mighty fine in coming to see me. I am sorry that you have such bad news from your brother and sister in Iowa.

With love and best wishes, I remain

WCS:bjh

Of 501 K. City Tuesday A. M.
Dear Dad -
The J. W. says you are dismissed
from the hospital and I surely hope you're
feeling on top again and are being
good and not overdoing or getting
yourself upset.

My train was only a few minutes
late and Mae was there to meet me -
The children got here Saturday night
about 6:45 and left Sunday night
after dinner. It was nice to have them
here.

I am waiting for Mae to come home
as we are going to Betty Jo Bloome's
wedding in Clapin - He is going
to go with Dan and have Bolen of
Palma - You remember Joe Bloomer -
Betty Jo's father - it is also Joe and
Wally's 25th anniversary.

It is really cold this morning and
one furnace isn't turned on so I'm
sitting with my jacket on -

I had a nice letter from Dowden
and am going to write her too.

Hope Dough Jr. had a good night
in football. The K. really came through
in fine shape!

Mae has it decided definitely not
about coming down for the Colorado game
but I am planning to come and will let
you know later when to expect me -
I think I'll probably decide to come too.

Mr. Gage, next door is quite sick
he will be 89 next week - He has
some sort of nervous poisoning -
It was nice to have such a
good visit with you last week - I'm
sorry you had to be sick and
do hope you can avoid future
recurrence of such attacks.

Lots of love -
Joyce

October 5, 1950

Mrs. L. A. McHalley
Minneapolis, Kansas

Dear Children:

I have placed the abstracts and deeds in the hands of Henry Asher today asking him to prepare the proper papers for the transference of the property. It is a good property, well located, and perhaps has a market value still greater than that named by the appraisers. However, I think the amount named is fair and equitable.

While Mr. and Mrs. Parrish are looking after me very nicely, I am always happy to have you with me. I am feeling probably as well as I have any right to expect, and I am trying to be careful to do nothing that would cause an accident or impair my health.

Give my love to the children.

Lovingly,

WCS:bjh

October 3, 1950

Mrs. L. A. McHalley
Minneapolis,
Kansas

Dear Janet:

I am down at the office this morning for the first time in several days and feel first rate, although possibly a little weak from being off the job for some days. I appreciate your thoughtfulness and loving care.

Much love to you and yours,

Lovingly,

WCS:bjh

September 27, 1950

Mr. and Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Janet and Mac:

I have been talking with Henry Asher, who has just received data on the new federal tax bills, and he believes the tax next year will be considerably higher than now.

I have had 914-916 appraised and the low figure is \$30,000.00. Actual value may be even greater. I have the abstracts in the vault, so if you can come down you can get the papers fixed up. When one reaches my age there is always a tendency to try to consider a transfer of property as being occasioned by fear of death, but I may live for some time to come.

I have not been able to get the repairs made, but you can see to that as the rental would take care of it.

Love to all.

Lovingly,

WCS:bjh

a sort of vacation. We'll
see you at the game Sat.
if we get our tickets exchanged.
They were so awful that
if we can't get some better
ones we'll bypass most
of the games. Write to me
& thanks again. Much love,
Mary Beth

Mrs Chas L. Medlock



Monday

Dear Granddad,

Thank you so much
for sending us the Journal
world. We both enjoy reading

it and surely do thank
you loads.

I am getting all
set to start school Wed.
I've been taking tests
& enrolling since last
week. so tomorrow will be

September 13, 1950

Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Janet:

I brought Mary Beth's picture down with me this morning and found a frame that I think is very suitable. It is a stand frame in gold or dark brass finish which harmonizes well with the dark background of the picture. I also received your letter of September 11, and shall be happy to have you come down.

I don't know whether I mentioned it to you but I did to someone, that I thought the storage closet should be cleaned out as there are innumerable boxes there which serve no good purpose and would be a fire hazard. Every box should be opened to see that it did not contain something of value.

I am very happy over Mary Beth's picture and will find a place for it where it will be in a good light. I am glad to see Mike, as we always seem to hit it off pretty well together. You have doubtless received my letter written yesterday by this time. The Parrishes seem to be very thoughtful and I am glad that you like them.

Lovingly,

WCS:bjh

September 13, 1950

Mr. and Mrs. Don A. Freeman
R.R. # 6
Brainerd, Minnesota

Dear Grayce and Don:

I should like to know how Don is coming along and hope that he is so far improved ~~to~~ to be able to be out of bed, in which case I think it might be well to put a chain on one leg so that he could not get far from the house. It would be hard for him to be walking around and not be doing something that might injure him. I don't believe the boy has a lazy bone in his body.

I had a bill today from Mrs. Bisek and am sending her a check for the washing. She says she left it at the cabin, and in that case I think the basket should be placed somewhere, if possible, where mice could not get to it or else the wash should be taken out and put in the rodent proof cabinet in the wall just next to the bathroom door. That cabinet is rodent proof if the door is shut tight. I am afraid to leave anything in a basket in the room for fear the mice might get into it. If Monica would go down and look after it, I should be glad to pay her for doing it.

We were all very favorably impressed with Monica. She seems so capable and so willing to do everything that she can for you. We have had a recent shower which was about the first rain since I came home. We have had the finest crop of grapes that there has been for several years. My new people, Mr. and Mrs. Parrish, are companionable, capable and willing and good natured, so I think we shall get along very happily together.

Please keep me in touch, as I love you very much and am greatly interested in Don's health. Word from Pat, or rather from Blanche, seemed to indicate that his recovery is complete, although his skin may be dark in places for some time and possibly permanently. That I do not know.

Give my best regards to the Puringtons and the Framptons when you see them.

Lots of love,

WCS:bjh

September 12, 1950

Mrs. L. A. McNalley
Minneapolis, Kansas

Dear Janet:

As you are to receive eventually the buildings at 4-916 Mass. St., I think probably it would be desirable to give you the deed at this time and let Mac handle the rental of the property, as he seems to be quite adept in handling real estate.

The enclosed memo signed by Leo Eller indicates the present condition of the building. Apparently water from the unusual rainfall this year soaked through a portion of the wall, causing the plastering to fall on the inside. This repair will be made at my expense just as soon as the contractor believes that the wall is sufficiently dry to permit the application of water proof plastering on the outside or exposed portion. After that is done I shall have the inside repaired.

The building occupies a fifty foot lot, and the space formerly used as a garage or repair room in the rear covers the entire lot with a concrete floor. It has been a good investment and doubtless in your hands can be even better, as rental property on Mass. St. is in demand, and the building could readily house a large mercantile establishment.

I thought I would take the matter up with you first by letter before executing the deed. We had the upstairs rented to Hall Bros. for several years at a rental of \$125.00 a month. I have steadfastly refused to rent the building to anyone who wished to operate a bar, and for that reason turned down the American Legion.

Please advise me as to your wishes and how you would like to have the deed written.

You are a dear, sweet girl and have always been very dear to me. I saw Mike momentarily last evening. Everything seems to have moved along nicely with him and with his fraternity. I told him you had dropped in to see me when you

Mrs. L. A. McNalley, September 12, 1950

here. I should think the big house in Minneapolis would be a little lonely with both of the children away, but it probably will not be long before Mary Beth and Charles will have a family and you will have the pleasure of having grandchildren. I should be glad to have Mac advise me as to the gift tax on this property.

Lovingly,

WCS:bjh

Pat

Tues. July 18 -

Dear Dad -

So glad to get your most welcome letter and to hear you are feeling good again - & perhaps I should say well to be more exact! I thought of you on your birthday and would have liked to celebrate with you. That reminds me to tell you I brought a very pretty blue nylon gown with the birthday check you sent me - and to thank you again.

Here been having lots of rain - creeks and rivers all around are flooding but the Solomon basin got out of its banks around here at any rate. It is cloudy and sticky today - but as far as comfort for people, this has been a wonderful summer. We have covered every night and haven't spent a day in the basement since June 24 - and 25.

I had a nice letter from Dorothy yesterday which I will answer soon. I will plan to be at Gull Lake by the time she has to leave or by August 5 at least. Will let you know the definite date and also how I will

come when he decide.
I spent the week end in N.C. with
the bride and groom - it was lots of fun.
Mary is a good cook and I enjoyed being
with them. He is very good & he and
most considerate and thoughtful - Perhaps
I told you he is to have a nice promotion
Sept. 1 and they are very happy about it.
They plan to move to their new apartment
on August 15. It is at 310 W. 46th Street
- is just up the street from where Auntie
Blanche's studio used to be. The
building has 48 apartments - with six
rooms. There is in the best units
and will be ready for occupancy on
the 15th - I helped them sell it. Some
furniture and their will be very
nice. They will have living room,
kitchen and bath - all
new -

Mike likes his work and seems to
be getting along fine - He will be home
tonight as his day off will be Wednesday
this week. He has one day off every
seven days.

Mum stop and start to get
dinner. Mac is busy as usual. The
rent & St. Louis to see the Cards play Sat.
and Sunday - but is back hard at work
again now. Much love -
Janet

Duke Bertuzzi was here
for dinner Saturday. He
has been in Wichita playing
base ball & this week his
company sent him to
Toledo to do some work so
we haven't seen much of
him. We want you to come
see us when you get home. Love,
Mary Beth



August 1

Dear Granddad,

I'm really sorry I
haven't written you sooner
but I've been having a
grand time being lazy.
Now that we are all

settled we are going to
move the 15th. We are
moving to a large apartment
near the Plaza.

We were home for
the weekend a week
ago & had a fine time.
We have been to two
of the Kansas City Blues
games but they don't
have a very good team.
We brought our tennis
rackets with us but
it has rained almost
every day and the clay
courts don't get dry.

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WESTERN UNION

W. P. MARSHALL, PRESIDENT

1201

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FONE GULLLAKE BRAINERD MINN=

LOVE CONGRATULATIONS AND BEST WISHES FOR A HAPPY BIRTHDAY=

MAC AND JANET=

Mr 115

TELEPHONE NO. *5686*
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