

Mr. Stern:

Memorandum concerning Communistic activities in Chicago

The Communistic activities among Negroes on the South Side of Chicago became noticeable early in the spring of this year, resulting in a demonstration on the part of unemployed Negro workers against fifty or more foreign born workers laying street car tracks for the Chicago Surface Lines at 51st Street and Washington Park. The Negroes succeeded in threatening the foreign white workers to the extent that the officials of the company withdrew their white workers. This demonstration was immediately followed by a large open air meeting in Washington Park attended by about four thousand people who were addressed by men of apparent foreign birth and Negroes, denouncing the methods employed by large industrial firms hiring Negroes; also denouncing the government, and threatening violence unless someone gave them work. The Chicago Surface Line Company during the next week after the first demonstration employed a large number of colored men and put them to work on construction gangs on the street car lines on Fifty-first Street and on State Street.

The open air meetings in Washington Park have continued throughout the summer. Speakers, supposedly from the Communistic Party, have appeared each evening, spreading propaganda of the Communists. Two white women made fiery addresses encouraging the Negroes to fight for political, social, and economic equality with the white race, and stressing the fact that in the Communist Party and in Soviet Russia, there were no lines drawn between any races in political, social, or economic activities. Another speaker encouraged the listeners to join the Communist party which had established headquarters at 3353 South State Street by paying a fee of \$2.00. When not many members joined the organization a sliding scale of fees was arranged - some paying as low as twenty-five cents. The protection the Council offered to members consisted primarily in its ability to restore, immediately, evicted tenants from apartment buildings who were put out for non-payment of rent or for any other reason.

During the summer the South Side division of the Communist Party - or the Unemployed Council as they are generally known - found many occasions to keep their pledge to evicted tenants. Landlords in their attempt to collect the rent or to secure tenants who could pay would have the furniture of families living in the apartments who were delinquent in payment, placed out on the sidewalks by court order. One man by the name of Hill, whom I know quite well and who has a real estate office in the 43rd Street district, gained a reputation for successfully evicting tenants who could not pay their rent to the real estate office of which he was a member. Property owners on the South Side learned of this man's reputation and engaged him to evict tenants from their property - paying him \$20 for each eviction. Hill used the men who claimed to be members of the Unemployed Council when evicting the tenants. He paid them from \$2.00 to \$3.00 each for the job. These same men, it is claimed, after moving the furniture out would call upon the Council headquarters and gather a crowd and help to place the furniture back into the apartment from which it came. Agitation on the part of the Washington Park group has encouraged people not to pay rent if they were out of work. This has resulted in a large number of families with their furniture being placed out on the sidewalk. A considerable number of these families were placed back immediately by the members of the Unemployed Council. Their method consists in going into Washington Park and to pool rooms and other places where men congregate, calling on them to help put some family back which has been evicted. They then proceed to stage a parade through the streets to the scene of action. In doing so, additional stragglers are added to the crowd. When the address is reached there are from four to five hundred persons in the crowd. A picked number of men gather the furniture up and take it back into the apartment - breaking down doors when necessary; and the crowd cheers and harangues the



police if any are present at the time. In several cases when landlords have appealed to the police for protection, the police have responded and tried to reason with the leaders of the crowd. One case at 3638 South Wabash Avenue on June 14th, the furniture of a family was placed on the sidewalk because they were unable to pay their rent. The usual crowd quickly gathered. Practically all of the police squad on the near South Side under the leadership of Captain Matchett of the Stanton Avenue Police Station, reported to the scene of the disturbance. Captain Matchett after noting the temper of the crowd and the condition of the people evicted took up a collection from the police and others who were able to give and got a sufficient amount to satisfy the landlady. The furniture was returned to the house. On June 16th, at 3838 South Wabash Avenue, another eviction was threatened to a family who had not paid their rent. A mob of from four hundred to five hundred people quickly gathered. Speeches were made and the police department was denounced. It was reported that after considerable trouble the police were successful in dispersing the mob by having some of the leaders enter the building for the purpose of having a conference and taking the leaders out of the back door to the police station before the crowd was aware of the maneuver. On June 22nd or 23rd, a family was evicted at 5616 Dearborn Street. The largest mob ever assembled gathered at this address to put back the furniture. Speeches were made from the front porch by members of the Unemployed Council, white and colored, denouncing the police department, the government, industries and an attempt was made to place the furniture back into the house. In attempting to forestall the action the police became involved with members of the Council. The mob rushed the police, the police fired and two members of the Unemployed Council were killed. Considerable publicity was given this incident in the daily papers. Since that date other evictions have taken place.

The organization of the Communistic group in Chicago seems to be very loose. Most of the activities have been on the South Side among Negroes who have become embittered by the present financial situation, but could be easily alienated from the agitators by being given jobs. So far as I have been able to learn, no white families have been returned to the apartments by the Communistic group after being evicted for non-payment of rent. Some of the Communist Party did, however, storm the Haymarket district of the United Charities at 1800 West Washington demanding that relief be given to the needy without investigation by the United Charities. No violence was threatened. In the case of the Wabash Avenue Y. M. C. A., colored, the Communist group demanded that homeless men be housed and fed without cost. The Y. M. C. A., while refusing to do this, did open its shower baths free to all men and boys who would take advantage of them. From 10 to 15 men are now using the shower baths daily.

No other city has reported Communistic activities among Negroes to the extent which it has been attempted in Chicago.

The attached confidential memorandum was sent me by Claude Barnett of the Associated Negro Press.

GRA:VH

September 26, 1931





*P*

MEMORANDUM


*ELA 9/9/27*

*Handwritten: J. Fund at Stern*

August 11 (At Ravinia)

Meeting with Edgar Stern, Lessing Rosenwald, Julius Rosenwald and A. K. Stern

We were discussing the status of the Negro. Mr. Edgar Stern stated that he was very much concerned as to the present and future problem confronting both the Negroes and white people of the South. His theory is that the South cannot prosper without the Negro prospering and the consequent increase in his buying power; that if the Negro does prosper and has money, he in turn will not be willing to submit to the complete domination of the white man as he is doing now. Mr. Stern stated that the South is anxious to become prosperous. In the process a large supply of cheap Negro labor will be drawn upon which in turn will create a new set of problems in dealing with the economically better off Negro. He believes to cope with this situation will require the sanest judgment on the part of both white and colored people. Mr. Rosenwald seemed to think that this problem was not as imminent as Mr. Edgar Stern believed and that progress will be made slowly which is as it should be.

When discussing what could be done, mention was made of the industrial high schools and the desire to find opportunities for Negroes. Mention was also made of Mr. Benjamin's business in New Orleans where he has two factories entirely manned by Negroes. If this type of thing could be done in different places as a demonstration, it would speed up the opening of factory jobs to Negroes which so far they have been largely kept out of. Mr. Edgar Stern suggested that one of the approaches to this problem would be to have southern business schools study it, both teachers and students.

Mr. Julius Rosenwald said that he could not take a large share in the financing of an undertaking but that he thought more rapid opening of jobs would take place if a demonstration could be made that would be typical, in running a factory in which Negro help would be used in the cotton mills or other industries requiring skilled workers in the South. He indicated that he would be willing to go along with a group of others in financing such an undertaking.

Mr. Edgar Stern pointed out that this could be more readily done in the South than in the North as a unit of a factory could be entirely manned by Negroes.

AKS:CM

*X - Employment of Negroes.*

**FISK**  
UNIVERSITY

*Mr. Stern - I think Mr. Rosenwald's idea of a demonstration is practical and could be done if men like Mr. Carnegie in Birmingham and Mr. Benjamin in New Orleans could be interested.*



March 6, 1931

Mr. Stern: According to custom, I am calling your attention to a number of things which have been before the officers of the Fund during recent months, believing you may be interested not only in our overt acts as recorded in the minutes of meetings, but also in the matters which are occupying our attention and which may come up for discussion and action in the future.

1. An attack has been launched upon the Fund's policy in Negro hospitals and health by one of the two factional medical groups in Harlem. We had agreed to assist in a survey of medical facilities for Negroes in New York City. In a conference meeting of Harlem doctors at which Dr. Davis and Dr. Harris of our office were present on invitation, the proposed survey was opposed and the claim was made that the Fund was promoting race segregation through our hospital efforts.

Although the attack was from a small faction which appeared to be trying to gain political ends under a screen of "high moral principles", the issue seemed important enough to justify us in making our stand clear. This I did in an address at the dedication of the new building of Mercy Hospital in Philadelphia to which we had made an appropriation. The outline of policy contained in this talk received wide-spread and favorable comment in the Negro press, whereupon this factional group in New York, the so-called Manhattan Medical Society, issued a fifteen page open letter addressed to me, given to the press, but significantly enough never sent to me. For the information of the trustees there are enclosed herewith excerpts of this open letter as printed in the New York Times and also part of my talk in Philadelphia which covers our policy with respect to Negro hospitals.

2. The southern school program is being administered according to the budget approved last spring except that the officers are restricting our grants as much as possible. A few large consolidated schools are also being built. Our attention is being turned more and more toward what is going on inside the school. The intensive study of rural schools that has been going on under Mr. Foreman and Mr. Bond will be ready to present this spring. Mr. McCuiston has also prepared significant reports on teachers in Negro schools and on southern school finance.

We have been giving a good deal of attention to industrial high schools and trade schools. This proves to be a complex problem. Probably the most soundly conceived of our projects is in New Orleans where the school is to concern itself only with trade instruction on a semi-apprenticeship basis and not pretend in any way to be a part of the system of general education.

We are searching for just the right man to serve as director or consultant of our whole educational division. We have considered a number of individuals only to decide for one reason or another that they were not the persons we wanted. We have one or two excellent leads and may be in a position to make an appointment within a few months. Meanwhile the present officers, chiefly Mr. Stern, have been supervising our present program, using such men as Franklin J. Keller of the East Side Continuation



school in New York, and Walter R. McCornack, school architect of Cleveland, as part-time consultants.

3. The county library program is proceeding satisfactorily. We are making significant demonstrations of the possibility of extending the use of books to all sections of counties: rural and urban, colored and white. The county authorities are carrying out the plans competently and enthusiastically.
4. Believing that it would be a good thing to get acquainted more intimately with southern universities, both colored and white, I have spent a good deal of the winter in the South, devoting a solid week each to Nashville and Atlanta where I conducted student seminars at Vanderbilt, Fisk, Emory and Morehouse, and met informally with faculty and student groups. The chief impressions were that Fisk, among the colored institutions, and Emory, among the white, were surprisingly good. Emory may be one of the most strategic of the white institutions with which to cooperate in the near future. Plans for building up faculties, particularly in the social sciences at Vanderbilt, Peabody, and Tulane, while as important as ever, continue to meet discouragement because of the lack of leadership.
5. Members of the staff have been much interested in reading and commenting upon Abraham Flexner's recent book: "Universities." As an extra-curricular activity we have all read and exchanged papers on this provocative volume. The comments of Dr. Michael M. Davis are so interesting in themselves and present so well a reasoned criticism of Mr. Flexner's general attitude that I have thought the trustees would be interested in reading it, and am enclosing it herewith.

We had thought that it might be desirable to have the spring meeting of the trustees in Tuskegee at the time of the celebration of the semi-centennial of the founding of the Institute. But since it is apparent there will be a great deal to distract attention during the Tuskegee festivities, and since certain of the trustees could not attend at that time, we now plan to hold the meeting as usual in Chicago, probably early in May. The business can be transacted in fairly brief sessions of a single day, or at most a day and a half. Will you be good enough to let me know if the week-end either of May 2 and 3, or May 9 and 10 would be convenient for you for these meetings?

Very truly yours,

ERE:VD  
kp



21-40  
R-1-30  
JES

January 17, 1931

(Mr. Stern:)

The International Society for Contemporary Music at the Goodman Theater, afternoon of February eighth and evening of February ninth will present three offerings. The most important of these will be a poem, "Creation, by James Weldon Johnson set to music by Guenberg of Germany. George Garner, an excellent Negro tenor, will be the soloist, taking the part of a southern Negro preacher. He will be assisted by the orchestra made up of musicians from the Chicago Symphony Orchestra. Rudolph Ganz will conduct.

GRA

GRA:VH



AKS

MMD

January 23, 1931

Payment to National Negro Health Week

I recommend that you sign and that we forward this check to Howard University as initial payment on our appropriation toward Negro Health Week. Mr. Levin signed it before he left, but the matter was held up until I could feel sure that our conditions were met. Last week in Washington I saw President Johnson, Dean Adams and others. An error, which was chiefly my fault, was made in the amount of the appropriation, which will have to be adjusted at the next Executive Committee meeting, but we are committed to \$4100.

They gave me assurance about their contributions and I am satisfied that as we are dealing with responsible organizations like Howard University and the U. S. Public Health Service, we should go ahead. They have done so and have engaged their executive, Roscoe Brown. He is at work and must have some capital. I should of course be glad to discuss this with you if you wish.

MMD:MLU

*hml*



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J. C. WILLEVER, FIRST VICE-PRESIDENT

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CC670 161 DL=CHICAGO ILL 16 354P

EDGAR B STERNS, SECRETARY LEHMAN STERN AND CO=

840 UNION ST NEWORLEANS LA=

MR ARTHUR IS SCHEDULED TO ARRIVE FROM HAVANA TODAY STOP  
PLEASE TRY TO COMMUNICATE THE FOLLOWING TO HIM EITHER  
THROUGH BISHOP JONES OFFICE OR PLACE WHERE HE USUALLY STOPS  
WELCOME TO AMERICA FIRST YOU UNDERSTAND THAT CONSIDERATION  
OF CROCKER FOR PRINCIPAL NEW TRADE SCHOOL IS CONFIDENTIAL  
STOP IT HAD ONLY BEEN DISCUSSED INFORMALLY IN SUPERINTENDENT  
BAUERS OFFICE STOP WISH YOU WOULD SOUND OUT LOCAL PEOPLE  
CAPABLE OF JUDGING CROCKERS QUALIFICATIONS AND SYMPATHY FOR  
TRADE EDUCATION STOP SUGGEST YOU CALL UPON MR MARTIN WHO  
IS TO SHARE SUPERVISION OF NEW SCHOOL WITH ASSISTANT  
SUPERINTENDENT DALCHE STOP YOU MAY WANT TO LOOK UP LATTER  
AS WELL AS MR HELLER STOP BISHOP JONES WAS IN OFFICE LAST  
FRIDAY SEEMED RATHER DISTURBED THAT HE HAD NOT BEEN  
PERSONALLY CALLED TO GROUP MEETING HELD IN SUPERINTENDENTS  
OFFICE STOP WHEN DO YOU PLAN TO BE IN CHICAGO QUESTION  
PRESIDENT HALE WISHES TO GET IN TOUCH WITH YOU AND WILL BE  
IN DETROIT END OF THIS WEEK GREETINGS=

ALFRED K STERN DEPT 702X.



Were received - Will sound  
out local People about Crocker  
Qualification, and sympathies for ~~James W.~~  
Will not see ~~Dr~~ Martin ~~with~~ <sup>all</sup>

DeLoach & Heller - Expect to  
Be with Bishop Jones and  
others at Warland in conference  
at Warland Mississippi  
about Warland Sulphate Project

Expect to reach Chicago -  
Feb. 2 <sup>24</sup>/<sub>11</sub>

cb 208016



Mr. Stern:

Memorandum in re. Mr. Leon Hershberg

I. Leon Hershberg is at present a student at the Chicago Theological Seminary and he has enrolled at the University of Chicago where he is just completing his Junior Year.

II. Leon Hershberg came from Crane Junior College and enrolled in the University of Chicago in the fall of 1929. His work at Crane had been of about average grade. He took three courses at the University in the Fall Quarter of 1929, obtaining as grades one C and two D's. During the Winter Quarter of 1930, his registration was withdrawn and during the next six months some work was taken at Lewis Institute. He also took two home-study courses at the University in the Spring Quarter, receiving grades of B. In the present Winter Quarter, he has been taking three courses for which no grades are yet available.

III. In consulting his Advisor at the University, information was given that, in general, scholarships are not given to students unless they have a B average. Hershberg's record has been somewhat below this. If he received fairly high or high grades this quarter, his Advisor would consider recommending him for a scholarship.

IV. Hershberg is majoring in mathematics, which does not seem to be a very suitable subject for a person going into the Rabbinate. It may be that he is majoring in this subject because in changing from Crane circumstances forced him to, to obtain credit for work done at Crane; otherwise, it would hardly seem to be adequate preparation for a career in the divinity.

V. Upon interview, Hershberg turned out to be not very prepossessing. He is slightly lame and has a very bad case of acne. While none of these reasons is to be held against him, there would seem to be question as to whether he could have a successful career under such handicaps in his chosen field.



VI. Hershberg informed me that he has means for carrying him through the present quarter but he does not have the wherewithal for the subsequent quarter.

VII. It should be remarked that Hershberg has been frequently employed while going to both the Theological Seminary and the University of Chicago. This would seem much too heavy a program to enable anybody to get very high grades. Hershberg's grades, therefore, may not be a true index to his real capacities.

RSR:HJ  
2/27/31



Mr. Stern:

Sangamon Corporation owns 250 shares Associated Rayon, Common, and 500 shares of Preferred. The cost of these securities is as follows:

250 shs. Common	3-7/8	\$ 968.75
500 Preferred	38-1/2	19,250.00
Total		\$ 20,218.75

The market value of these securities as of March 9, 1930 was:

250 shs. Common	3-1/4	\$ 812.50
500 Preferred	58-3/4	29,375.00
		\$ 30,187.50

Attached you will find a circular from Associated Rayon, Common, proposing that the preferred stock of the Associated Rayon be converted in the ratio of one share of preferred stock to one \$50.00 5% debenture bond, guaranteed by the American Glanzstoff, and \$29.25 in cash. Dividends that are due on March 1 will be paid and interest on the bonds will be paid from March 1.

In the event that we exchange the 500 shares of preferred, we would receive \$25,000 of 5% debenture bonds and \$14,625 in cash in addition to a dividend on March 1 of \$750. This exchange is recommended by Lehman Brothers and it seems a reasonable exchange in view of the market value of the stock at this time.

If we decide to make this exchange, we should take these securities from the box and send them in within the next few days.

NWL:CO

March 12, 1931

NATHAN W. LEVIN



D GR7 file  
Mr. (Sterns)

In the attached letter a loan of \$800,000 is referred to with interest at 6%, repayable in fifteen years, commissions to be \$25,000.

This increase of  $1\frac{1}{2}\%$  over our present rate would amount to \$4,000 a year. In addition, \$25,000 spread over fifteen years would be \$1,666 per year, a total additional cost of \$5,666.

At present we estimate an income for 1931 of \$77,681. If we have this increased expense, net income would be reduced to \$72,000 with a consequent return on capital stock of 4.8%. This return, of course, is based upon our earlier estimates of real estate taxes.

NWL CO

March 31, 1931



X

GRJ

April 2, 1931

Mr. Stern:

Mr. Willoughby Walling may or may not call you up about an incident that happened in his bank today relative to a Mr. Burroughs, a lawyer, seeking a mortgage loan. As I know Mr. Burroughs and talked with him over the phone, I don't think it was the turn down he got as the way in which it was administered.

GRA:VH

GEORGE R. ARTHUR



JR7  
(AKS)

April 3, 1931

Mr. Stern:

I studied carefully the tentative schedule for the Negro extension schools submitted by Dr. Shinn. I suppose this schedule has been divided about equally on a one and two year basis; namely, that some of the subjects given this summer will be omitted next year or advanced courses given, and many not included this year will be given during the 1932 institute.

I think Dr. Shinn was wise in placing his heavy studies in the early morning hours of the day and immediately after lunch, as most of the heavy ones include demonstration, and are done out of doors. That will obviate some of the sleeping that occurred last year in several classes. I note that this schedule is about one-half of the curriculum - there being very few studies for the home demonstration agents included.

GRA:VH

GEORGE B. ARTHUR

FISK  
UNIVERSITY



JR7

Mr. Stern:

In re: Voters Non-Partisan Association

The avowed purpose of this organization "Is to guard the Polls and insure an honest election." It is, as its name suggests, non-partisan, and the funds for the carrying out of its work are contributed by public spirited citizens regardless of party. It tries to ensure fair elections by having watchers and guards at the polling places throughout the city. Mr. Rosenwald is a member of the advisory committee of this organization and has made the following contributions to it: \$500, 1928; \$500, 1929. A request has recently been received for another contribution from Mr. Rosenwald to pay for the watchers at the polls at the last election.

RSR  
HDJ  
4/24/31

REMOVED FROM FILE

April 28, 1931.

Mr. Levin:

I should like to know how the audit of the Garden Apartments Nursery Schools is progressing. Mrs. Stern and Mrs. Alschuler are considering a reorganization of the schools and an audit of last year would be helpful in determining how this can best be done. Please give me any suggestions you have to make in regard to them.

I am Chairman of a fund known as the Ravinia Auditorium Fund which some four years ago raised about \$40,000. to finance the building of the new Village House. I guaranteed a loan from the Chicago Title and Trust at the time the building was constructed. Since then this loan has been entirely paid and there is a surplus in this account of about \$4,000. Howard Bede is the treasurer and the attached letterhead shows the present membership of the committee.

Each year we have asked the Chicago Title and Trust Co. to give us an accounting of the funds and a copy of this was sent to every subscriber. Mr. Bede and I thought it advisable to have an audit made, not only for the last year but for the whole period, which could be very easily secured from the Chicago Title & Trust. I think this should be done by some recognized outside firm and would like to get it, of course, for a nominal fee. I would appreciate your taking this up with Howard Bede and letting me know what arrangements are advisable.

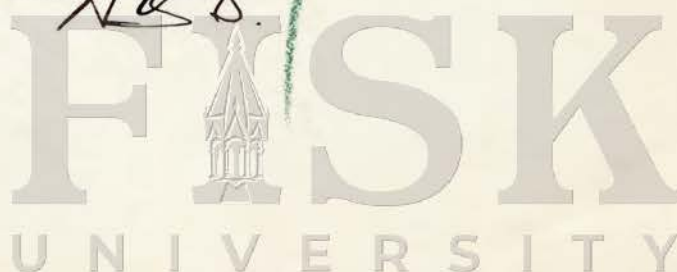
I note that we secure three copies of the quarterly and yearly audit from Horwath & Horwath on the apartments. Please send the original copy of each of these audits to Mr. E. E. Brown.

When you are through with the report of the Marshall Field apartments, please send it to Mr. Harrison and ask him to go over it with Mr. Taylor making any comparisons that he can from it. I should like to see a copy of these comparisons. If there is any additional information that he wants from the Field Estate, I may be able to secure it.

Alfred V. Stern

AKS:CM

encl.





# CROSS REFERENCE RECORD

<b>FIRM NAME OR SUBJECT</b>	JULIUS ROSENWALD FUND STERN A K	<b>FILE NO.</b>
<b>DATE</b> 4/28/31	<b>REMARKS</b> Regarding the delay of Mr. Lawrence to write the book and getting someone else to do it	

<b>SEE</b>	BIOGRAPHY AUTHOR	<b>FILE NO.</b>

<b>DATE</b>	<b>SIGNED</b>
-------------	---------------

FILE CROSS REFERENCE RECORD UNDER NAME OR SUBJECT LISTED AT TOP OF THIS SHEET, AND IN PROPER DATE ORDER. THE PAPERS REFERRED TO SHOULD BE FILED UNDER NAME OR SUBJECT LISTED UNDER "SEE"

**YAWMAN AND ERBE MFG. CO.**  
ROCHESTER, N. Y.



GR7

May 5, 1931

Mr. (Stern: In response to your query concerning money raising agencies - there are two that I know something about at first hand and that have excellent reputations. One is the Ward, Wells and Dresham, 475 Fifth Avenue at Forty-first Street, New York City. This is the firm that handled the campaign for Provident Hospital in Chicago. It has a good record in a variety of types of campaigns.

The other is Tamblin and Brown, 14 East 42nd Street, New York City. This firm makes a specialty of raising funds for colleges. It has handled with satisfaction campaigns for Berea College, in Kentucky, for several mission colleges in the Orient, including the important Yen Ching College in Peking, and it has served as a kind of bulwark to the recent Yale campaign for twenty million dollars.

ERE:VD

EDWIN R. EMEREE

FISK  
UNIVERSITY



Julius Rosenwald Fund

925 S. Homan Avenue  
CHICAGO

From

Alfred K. Stern

Credit Voucher No. 463

Date May 7, 1931

Reimbursement for 1 print of mural drawing from Cahill Printing Co. - - \$2.00

F. N.

Accounts	Appropriation No.	Debit	Credit
Working Capital Control			
Miscellaneous Accounts Receivable			
Alfred K. Stern			\$2.00
Prepared By	Checked by	Posted By	Controller
MGJ			



JK7

see JK7 SL

D  
Mr. Embree:

Please note the attached from Mr. Smith.

If you see no objection, I will write to him approving his going to this meeting in Denver in July. He could then take two or three weeks additional time for a vacation. Mr. Smith, I believe, assumes that the Fund will pay his own travel expense to Colorado.

The only reservation that I would have about this type of vacation is that Mr. Smith will not get away from school work very much of the time.

(~~JKS~~.)

May 13, 1931

encl.



Filed  
5-21-31

JP 7

(AKS) - I am leaving this note since I am to leave the office tomorrow. I am not prepared to block Smith's trip to Colorado if he is set on it; but it doesn't seem to me very wise. I should not think it important enough to the school work for the Fund to pay his travel to & from Denver for a "World Federation" meeting. You know how sloppy and loose such meetings are - 52 letters, etc. My opinion is that when he gets around to vacation Smith and his family should knock off and go someplace for a vacation - not for another meeting.

EHE

P

## CROSS REFERENCE RECORD

FIRM NAME OR SUBJECT	FILE NO.
ROSENWALD JULIUS FUND (STERN A K)	
DATE 5-22-31	REMARKS Letter to JR re plans of the addition to the apartments.

SEE	FILE NO.
HOUSING (PROPOSED ADDITION)	

DATE	SIGNED

FILE CROSS REFERENCE RECORD UNDER NAME OR SUBJECT LISTED AT TOP OF THIS SHEET, AND IN PROPER DATE ORDER.  
THE PAPERS REFERRED TO SHOULD BE FILED UNDER NAME OR SUBJECT LISTED UNDER "SEE"

**YAWMAN AND ERBE MFG. CO.**  
ROCHESTER, N.Y.

**FISK**  
UNIVERSITY



Sept 11 + 12

GR7

Mr. Embree:

Please note the last section of the attached letter from Mr. Smith. I understand that you are planning to call a meeting of the Committee of the Board sometime in September at which you, Clark Foreman and I are to be present - such a meeting to be held possibly at Paul Smith's.

see gr7 (SLS)  
5-23-31

I think it would be an excellent thing to have a conference of our staff including you, Clark Foreman, Fred McCuistion, Mr. Smith and me before this meeting with the Committee of the Board. It would seem to me to be good policy to get the opinions of the other members of the southern office. This meeting might also be held in September. In the meantime, we will all have an opportunity to turn over in our minds the various factors involved.

I should like to know approximately when the meetings are to be held as it may have to do with the date of our return from Europe. At present we expect to be back the latter part of August.

(AKS)

AKS:CM

May 25, 1931



7  
I will work to that present themselves for attending the meeting

Mr. Rosenwald.

7  
of course of out. no liability of some time become enclosed cost of R 7  
3-20-95

I am enclosing herewith a letter which was sent to Mr. Buffington, and a similar note to other members of the board enclosing the formal minutes of the last meeting of the stockholders and board, as well as a copy of Mr. Taylor's article. I should like to comment briefly on some of the matters which are mentioned in the attached report:

1. I believe the first four paragraphs are self-explanatory. If you have any questions you would like to ask, I will be glad to answer them.
2. There was considerable discussion regarding the replacement of the old buildings on the corner of 46th and Michigan. The Management is having great difficulty in renting these buildings, and we have had to revise downward our schedule of rents to meet competition. New tenants coming into the building almost invariably want an apartment in the new building, and it is difficult to fill the apartments in the Sheridan-McClintock building even at the revised rent.

Please understand that I am not urging the re-building of the old buildings but felt that the matter should be brought before the board for them to be responsible for any action that may be taken. It was the opinion of the board that before any move was made this matter ought to be discussed carefully with you. Mr. Buffington expressed himself at some length on the matter of the proportion from the standpoint of construction costs to re-build the buildings. It was largely his recommendation that the plans be put in such shape that bids could be obtained at different times to sound out the market. Mr. Swift also expressed himself on this point, and felt that we should make this move. It was recognized that the additional capital needed, amounting to some \$300,000 if we should proceed with the re-building, would come from you.

Mr. Brown recommends, as do the others of the board, that we find out the lowest cost at which the architects could draw up the final plans and specifications. If you approve, I will get figures from the architects which will not in any way obligate our going through with the project if that does not seem warranted.

3. I am enclosing a copy of a letter to Mr. Lindheimer regarding the question of taxes. There seems no doubt but what the amount would be greatly reduced by protesting, at least so it would come within the budget figures. This is the general procedure in arriving at a fair assessment for taxes, and we will do nothing which is not within the province of accepted and ethical business practice.
  4. Several groups have been interested in a State Housing Commission. I am attaching herewith a copy of a bill which was introduced by Mrs. Ickes last week to the House.
  5. Hugo Sonnenschein called me for some additional information regarding the
- FISK UNIVERSITY



placing of the mortgage with the Metropolitan Life Insurance Company. Mr. Waingard of the Chicago Trust Company is making a report which he plans to present to the officials in New York next week when he goes on. Hugo also plans to be in New York sometime around the first of April and will take the matter up with them further. Although we can not make any definite predictions, it looks hopeful that an advantageous deal can be made in the placing of this mortgage.

If there are any questions which come to you about the meeting of the board or any other aspects of the housing project, I shall be glad to answer them as best I can.

*A. C. S.*

kp  
March 25, 1931

COPY

March 18, 1931

Dear Mr. Buffington: I am enclosing herewith for your information, the proceedings at the Board of Directors meeting of the Michigan Boulevard Garden Apartments held last month. You will be asked later to sign the official minutes for the Corporation's records. I am also enclosing a copy of an article by Mr. Taylor which appears in this month's "Opportunity" magazine, a Negro publication.

Mr. Harrison did not have at the meeting the correct figures on the amount of real estate taxes charged against the property for 1928 and 1929. We paid \$2,137.00 on the land used by the new building and \$1,584.00 on the old property for 1928, and it is estimated on the books at the Assessor's office that we will be charged for 1929, \$2,600.00 on the former and \$1,800.00 on the latter. Mr. Lindheimer, Mr. Harrison and I called at the County Board to inquire as to what our taxes will be for 1930. This is now being carefully gone into and we will continue to follow it up.

The officers and staff of the Corporation greatly appreciated your attendance at this meeting and the complimentary things which you said about our record to date. It was good of you to take the time to come over as I realize how hard-pressed you are with other affairs.

Sincerely yours,

AKS:CM

ALFRED K. STERN

Mr. E. J. Buffington  
Illinois Steel Company  
208 South La Salle Street  
Chicago, Illinois

encl. (2)





## Julius Rosenwald Fund

925 S. Homan Avenue  
CHICAGO

To

Alfred K. Stern

Credit Voucher No. 496

Date June 18, 1931

Reimbursement for 52 - #1170 C Brown Econoflex Folders purchased

from Sears and charged to Fund's Account - - - - - \$7.88

F. N.

Accounts	Appropriation No.	Debit	Credit
Working Capital Control			
Miscellaneous Accounts Receivable - Alfred K. Stern			\$7.88
Prepared By MGJ	Checked By	Posted By	For Controller



FISK  
UNIVERSITY

2 up 6/20/31  
Dr

Mr. Alfred K. Stern  
Julius Rosenwald Fund

To - Julius Rosenwald Fund  
900 So. Homan Avenue

52 - #1170 C Brown Econoflex Folders purchase from Sears  
and charged to Fund's Account - - - - - \$7.00



JRT  
Jaks

July 21, 1931

My dear Mr. Stern: I am enclosing a copy of the comparison of collections at the MBGA as of July 15. The number of vacancies today, June 21, is the same as of July 15; namely 8-4 room apartments, 4-5 room apartments, and 2-3 room apartments, although they are not the same apartments vacant. The number of persons moving out because of arrears in rent is increasing. I am also enclosing the second article by Mr. Taylor, as agreed upon in the conference we had with him just before you left. I believe Miss Matz has already forwarded you the first article.

The plan outlined by you, RRT, WTH, and myself to secure the aid of tenants to serve as agents for the building did not work out very well. Taylor advised that they were not able to get the business. 900 of the 3,000 circular letters to be sent to federal employees have gone out, but with very little results so far. They are being mailed out at the rate of 100 a day. I have been informed from reliable sources that the Dunbar Apartments have twenty-five vacancies. The Marshall Field project shows a 21% vacancy as against a 4% vacancy for the MBGA.

Thursday afternoon was spent with Carroll Binder inspecting the entire MBGA. He was full of questions and much interested in the splendid way in which he thought the project had been built. He was extremely enthusiastic about the layout of garden space and the nursery school idea. He thought the record in keeping the building nearly rented and in collecting rents "marvellous". I understood from him that the Chicago Daily News has assigned to him the task of a thorough inquiry into the whole question of housing on large scale plans. He talks in terms of large scale housing operations as a possibility of bridging the present industrial depression. In order to bring him up to date, as he requested, in the matter of American literature on the subject, we loaned him considerable material from the files. He is writing Mr. Henry Wright for a conference, should Mr. Wright be in or near Chicago soon.

The Governor has not named the personnel of the Illinois State Housing Commission. Mr. Rieser said that General Davis stated that Governor Emerson was feeling the pressure politically to appoint a Negro to the Housing Commission. Mr. Rieser asked my advice. I suggested that if possible Mr. Taylor should be appointed. If the political pressure was too strong I suggested the name of Harris B. Gaines, who is by far the best among the Negro legislators at the Capitol.

Due to my attendance at the annual conference of the N. A. A. C. P. at Pittsburgh, I was unable to spend the Fourth of July with

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UNIVERSITY



Miss McDowell as planned. I did go out, however, the following Friday and stayed until Monday. On Saturday we had Miss Grace White of the University of Chicago Settlement, who is also a research student in the Graduate School of the University, Dr. Bousfield, Alonzo Thayer, and a Mrs. Tinnon out and we worked all day on the Chicago committee's report to the President's Conference on Home Building and Home Ownership. If you will remember, I was appointed chairman of the committee on the Physical Aspects of Negro Housing. If I had not taken advantage of the quiet and seclusion of your home to work the committee rather hard that day, the report would not have been finished in time. As it stands it looks pretty good and probably will be the best one to be turned in. Miss McDowell enjoyed the committee's being there and working. She stayed with us most of the day, discussing the question of Negro Housing, etc., etc. She agreed to write the introduction to our report. The group arrived about 8:30 A. M. and left about 4:00 P. M.

We received a letter from Dr. Shinn stating that he was pleased to know that the salaries of the Negro directors of the summer institutes would be increased to those of the white teachers. From his last letter he expects a large enrollment of extension agents at both schools. The courses of study this year, in my opinion, will be better adapted to the needs of the agents and because of the shorter number of courses given, I am sure they will get considerably more out of the work. I expect to meet either Hubert or Dr. Shinn at Pine Bluff about August tenth and will leave Arkansas about August twentieth for Petersburg. My immediate plan is to go to Washington to attend the correlating committee meeting on President Hoover's Negro Housing Conference. I also am to read a paper on the present health status of the Negro before the conference of the National Association of Teachers in Colored Schools July twenty-ninth. From Washington I expect to go to Cambridge to see the set-up of the school for vocational guidance, to confer with Dr. Keller, and to get better acquainted with Messrs. Crocker of New Orleans, Lampkin of Georgia, and Fox of Little Rock, who are taking vocational guidance work there this summer.

Mr. Roland at the MBGA is doing a splendid piece of work with our boy scout troop camp project. With your check as a starter, he has secured enough funds in a quiet way to supplement money given by parents, to take at least twenty-five scouts to camp next month. Some of the money came as a gift from the Chicago Tribune through the Boy Scout organization.





Mr. Alfred K. Stern 3

Chicago has sweltered under the hottest July in my recollection. The thermometer has hit the hundred mark with distressing accuracy from time to time.

I hope you and Mrs. Stern are well and are enjoying your vacation.

Very truly yours,

GRA:VH

Mr. Alfred K. Stern  
Grand Hotel des Alpes  
Madonna di Campiglio, Italie

GEORGE R. ARTHUR

FISK  
UNIVERSITY

gk7

July 22, 1931

My dear Mr. Stern:      Due to an oversight I neglected to  
send the attached enclosures with  
Mr. Arthur's letter to you yesterday.

Very truly yours,

Mr. Alfred K. Stern  
Grand Hotel des Alpes  
Madonna di Campiglio, Italy

VIRGINIA HEYWOOD

Enc.



gr7  
August 12, 1931

My dear Mr. Stern: I got back last Thursday from Washington where I attended a meeting of the Negro committee of the President's Conference on Home Building and Home Ownership. I submitted results of the work of the committee on the Physical Aspects of Negro Housing.

While in Washington, I attended the annual convention of the National Association of Teachers in Colored Schools. Looked around quite a bit for scholarship material and found two fairly good prospects. From Washington I went to Cambridge, Massachusetts, to see how Crocker, Fox and Lampkin were getting along, also to study the vocational guidance school going on there under the direction of Dr. Brewer and Dr. Keller. During the mornings I attended lecture courses and in the afternoons worked with Dr. Keller or the colored men.

I think it will be advisable to start something going in New Orleans as soon after you get back. Things are at a standstill there. I looked over the latest plans Dr. Keller has. They are nothing more than the original sketches. According to Dr. Keller, this is as far as they have been able to go and he feels that work should be done immediately on plans for shop equipment. In his opinion, this ought to be worked out by local people and sent to him for review, preferably Mr. Martin of the Delgado School. Due to the fact that the New Orleans Parish Board does not intend to include the Delgado school in the Parish system and due also to the fact that Mr. Martin has not been in the conferences of either Bauer or Dulche since you and Dr. Keller were there in January, I believe Martin will hesitate to work on the plans for the equipment of the shops unless sufficiently urged by you.

In talking over the matter with Crocker, I found him disturbed. He stated that the school board would attempt to select the teaching staff of the trades school without allowing him to participate in the conferences. Following their usual procedure, he thought that they would select the teachers from among those already in the school system in New Orleans. In his opinion, there are only three men in the entire school system who would be capable of accepting a position on the teaching staff of the new school. I quite agree with Crocker that he should be allowed to help select his teaching staff. In addition to this, my own belief is that others selected will need at least short, intensive training courses. My further belief is that Crocker himself should be allowed to go away from September to May, spending some time at the school in Buffalo, New York, and at other places. It may be that a summer term next year would be necessary to round out his administrative course. I have had no word from Mr. Heller that any money is yet available for the erection of the school.





August 11, 1931

Had a long conference with Taylor and learned that almost every day someone is giving up an apartment due entirely to being out of work. There are now 21 vacant apartments but of this number 9 have been applied for. A new set of sales agents is being built up and letters continue to go out to post office employees. The enclosed statement will give you the figures as of August 8. August rent collections to date show 67.8 per cent against 69.4 last month and 77.5 for August 1930. The report will explain matters in detail.

They had a very nice and enthusiastic crowd of four hundred picnickers at the annual outing of the MBGA last Saturday. Several business concerns contributed prizes and the affair was run off smoothly and successfully.

The enclosed clippings, I hope, will not frighten you. They are of course exaggerated. There has been, nevertheless, a considerable disturbance due to the activities of a small group of so-called communists but it is needless to say that if so many men had not been out of work, this kind of doctrine never would have found hearers among the Negroes. The present system is to secure members, charging them \$1. down to 25¢ per person and in return, this unemployment council promises to put every family who has been ejected back into the premises from which they were moved. The attempts to do this have caused trouble. The whole thing is well in hand and I do not believe that any further outbursts will occur unless other developments not now known enter into the situation.

I had planned to leave yesterday for the extension agents institute at Pine Bluff. In view of the present state of affairs, I am delaying my trip until the end of the week. I hardly think that any demonstration will be made against the MBGA as Taylor agreed that the utmost tact should be used in the matter of delinquent rentals and that tenants should be induced to move by persuasion rather than being evicted. As a matter of fact, the courts have decided not to issue any more eviction notices for the present. It is thought by Mr. Lindheimer that a meeting of the Board of Directors of the MBGA should be held to decide the policy concerning future evictions in the light of the disinclination of the court to serve writs. It is hoped to have the meeting this week before I go to Pine Bluff.

I hope things are going well with you.

Sincerely yours,

GRA:CHM

*JSR*

*Buoni, Italy -*

**FISK**  
UNIVERSITY



JP7  
(AKS)

July 24, 1931

My dear Mr. Stern: I am enclosing herewith the third article by Mr. Taylor. Enclosed please find also an article by Carroll Binder and two monographs by Benjamin Hubert. One of these monographs contains the address he gave at Columbia University which aroused the criticism of Dr. DuBois.

I have been spending Saturday mornings at the Housing and yesterday afternoon Mr. Levin and I talked with the auditor and Mr. Taylor relative to certain changes in the way we believe future reports should be made. Mr. Taylor advised that the last week by putting on as much pressure as possible eight new leases were made. This was absolutely necessary in order to replace tenants leaving. The number of apartments vacant today is 7-4 room, 4-5 room, and 3-3 room apartments. A year ago today, July 24th, there were eighteen apartments as over against fourteen apartments vacant today.

Mrs. Lawson is doing a very good piece of work in the churches - making at least one church every Sunday. Mr. Taylor reports that the men in the Federal Government Service receiving letters about the apartments have begun to come in.

Some time during the early part of August, Mrs. Lawson has arranged what might be known as a community night at St. Mark's Church, 50 Street at Wabash Avenue. It is the plan to make the program ourselves - having a physician, probably Dr. Howard from the apartments, speak on what the new Provident Hospital will mean to the community in which the Housing project is located. Miss Marsh will speak on the service of the new library to the community and we shall have a high school teacher living in the building speak of the service the new Wendell Phillips High School will render to the community. Mr. Taylor or Mrs. Lawson will have something to say about the advantages of the MBGA. The church, library, and high school are within three blocks of the apartments.

According to Mr. Rieser, the Governor has not yet named the State Housing Commission.

Miss McDowell called me yesterday and was disappointed because I could not go out to your home today for another weekend. She has Miss Merrill of the Board of Education there. I would have gone but since I am leaving Sunday morning, I feel duty bound to visit my wife Saturday.

Yours sincerely,  
GEORGE R. ARTHUR

GRA:VH  
Mr. Alfred K. Stern  
Grand Hotel des Alpes  
Madonna de Campiglio  
Italy

PRISK  
UNIVERSITY

SEARS, ROEBUCK AND CO. *grt*

## TELEGRAM

DAY TELEGRAM

A full-rate expedited service.

DAY LETTER

A deferred day service, delivery same day if received before noon.<sup>4</sup>  
Rate of fifty words or less is one and one-half times the rate of a ten-word full-rate telegram.

NIGHT LETTER

A deferred night service, delivery on the morning of the ensuing day.  
Rate of fifty words or less equal to rate of a ten-word full-rate telegram.

MARK AN X OPPOSITE THE CLASS OF SERVICE DESIRED.

SEND TO

~~WEEK~~

DATE

ADDRESS

NIGHT LETTER

Aug. 14, 1931

ALFRED STERN  
HOTEL BRIONI  
BRIONI (ITALY)WRIGHT MAILING IMPORTANT LETTER TONIGHT BRIONI ADDRESS COPY CARE YOUR MOTHER  
PARIS STEAMSHIP COMPANY ADVISES BREMEN ARRIVES FIFTH

SENT BY

DEPT. 2:15FISK  
UNIVERSITY



## CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable sign above or preceding the address.

# WESTERN UNION

DY

NEWCOMB CARLTON, PRESIDENT

GJ

J. C. WILLEVER, FIRST VICE-PRESIDENT

## SIGNS

DL = Day Letter  
NM = Night Message  
NL = Night Letter  
LCO = Deferred Cable  
NLT = Cable Night Letter  
WLT = Week-End Letter

The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

Received at 427 So. LaSalle St., Chicago, Ill. Telephone Wabash 4321

CDW 158 CABLE=MILANO 53 31

NLT STERN SUPPLY= STERN C/O SEARS ROEBUCK & CO

CHICAGO (ILL) ★ 925 HOMAN AVE

1931 JUL 31 PM 6 26  
JRT  
AKSI

PLANNING TO ARRIVE BREMEN SEPTEMBER FOURTH ASK EMBREE DATE OF  
CONFERENCE WITH SOUTHERN STAFF ASK WRIGHT AND RABINOWITZ IF  
SATISFACTORY TO HOLD HOUSING COMMITTEE MEETING SEPTEMBER  
NINTH NEW YORK CABLE REPLY STOP MRS STERN ARRIVING ON 1  
NINETEENTH AS PLANNED ADVANTAGEOUS FOR ME TO REMAIN OVER ALL  
FINE NOTIFY ROSENWALD.

# FISK

BY DIRECT WIRE FROM

12239

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable sign above or preceding the address.

# WESTERN UNION

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

SIGNS

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The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

CA29 SVC=CBL SK OFFICE=

*JRT  
(AKS)*

YOUR SERVICE REGARDING MADONNADICAMPILIO RPT  
MADONNADICAMPILIO CHECK 61 OF 5TH LCD STERN SUPPLY 55 RPT  
55 BRIONI 56 RPT 56 BRIONI RPT BRIONI BRIONI OUR COPY YR  
SERVICE FILED HERE STOP MEANS HOTEL BRIONI IN BRIONI ITALY:

=CBL NEWYORK NY AUG 6 1931 914A..



PATRONS ARE REQUESTED TO FAVOR THE COMPANY BY CRITICISM AND SUGGESTION CONCERNING ITS SERVICE



SEARS, ROEBUCK AND CO. JL 7

## TELEGRAM

DAY TELEGRAM

A full-rate expedited service.

DAY LETTER

A deferred day service, delivery same day if received before noon.  
Rate of fifty words or less is one and one-half times the rate of a ten-word full-rate telegram.

NIGHT LETTER

A deferred night service, delivery on the morning of the ensuing day.  
Rate of fifty words or less equal to rate of a ten-word full-rate telegram.

MARK AN X OPPOSITE THE CLASS OF SERVICE DESIRED.

SEND TO

DATE September 8, 1931

ADDRESS

Miss J. V. Leonard  
New York Office S

Will you please telephone following message to Mr. Alfred K. Stern and if possible get a reply this afternoon

C

Executive Committee meeting scheduled for Friday afternoon Will you be here

C.H. Matz

SENT BY

DEPT. \_\_\_\_\_

3:30

FISK  
UNIVERSITY

**PRIVATE WIRE**  
**SEARS, ROEBUCK AND Co.**  
**CHICAGO, ILL.**

*Englewood*  
*Stand*  
*10:45*  
*11:45*  
*Chgo.*  
F2635

SR3 49=SR NEWYORK NY 9  
MISS C H MATZ=DEPT 70% CHGO

=ARRIVING ON COMMODORE VANDERBILT TOMORROW WILL GET OFF AT ENGLEWOOD  
FPLANNING TO GO DIRECT TO COUNTRY STOP IF URGENT MY GOING TO  
OFFICE FIRST PLEASE GIVE MESSAGE TO MRS STERN STOP OTHERWISE  
WILL BE AT OFFICE FRIDAY MORNING STOP NOTIFY JAMES POPE AT  
EASTMAN DILLON NOT TO BUY ANY MORE STOCKS=

=ALFRED K STERN..



UNIVERSITY

*Telephone*  
*9-9-at 9a.m.*  
*Chgo.*



3 JRF  
Mr. Stern:

On the basis of reductions we discussed, the following is a computation of the decrease in gross rentals annually:

Apartments	Decrease Per Month	Total Per Month	Total per One Year
Five Room	\$ 7.50	\$ 555.00	\$ 6,660.00
Four Room	5.00	1,230.00	14,760.00
Three Room	2.50	252.50	3,030.00
		<u>\$2,037.50</u>	<u>\$ 24,450.00</u>

This represents a total decrease, as you will note above, of \$24,450 annually. On Mr. Harrison's basis #1, the decrease would be \$29,388, #2 would be \$16,123.

On our present budget we estimate a net annual income of \$56,561 which is a return of 3.1%. If we increase our vacancy reserve from 2½% to 5% and our bad debt allowance from 1.1% to 1.6%, our net income would be decreased by \$8,500, leaving net income of \$48,061, which is a return of 3.1% on the capital stock.

If we cut rentals as indicated above of a total of \$24,450 with a 10% reduction in salaries, 5% in vacancies, 1.6% increase in bad debts, our net income could be reduced from 3.1% to 2.43%.

NWL:CO  
September 12, 1931

NATHAN W. LEVIN

P

2R7  
9/17/31

(Mr. Sterns)

I wish to summarize my reactions to the proposal to cut rents at the Apartments. It seems to me that these are the three principal considerations involved in the proposal to cut rents:

1. I feel very strongly that even with a cut in rent of as much as 10%, we would not be able to cut our vacancies an appreciable amount. Thus, I think we should figure on an expectation of twenty vacant apartments even with reduced rentals.
2. A 10% cut in rental is equivalent to allowing forty-two apartments to remain vacant as far as our gross income is concerned. It is thus to our advantage to allow some sixty-two apartments to remain vacant before we consider cutting rents 10% on the basis of my previous comment that we will probably have twenty vacant apartments in any case.
3. I would personally much rather see us take a loss this year than to definitely destroy the possibility of making a reasonable return on this project. Even with a 100% occupancy on our present rentals of \$16.26 per room, we barely make a reasonable return on the capital stock. To cut rents at this time would mean that even with the prospect of 100% rental in the future, we may never look forward to a reasonable return. It is my contention that a cut in rents at this time will definitely establish a lower rent scale for the future. It is difficult, of course, to estimate the value of this consideration in numbers of vacant apartments. Supposing that we consider this consideration is worth twenty vacant apartments, which I think is a very conservative estimate, we could then afford to allow a maximum of eighty vacant apartments before considering a cut in rentals of 10%.
4. I would therefore suggest that we postpone consideration of the whole matter for the time being unless you look forward to a situation in which we may expect vacant apartments to increase from twenty to eighty or one hundred in the course of the next six months.
5. If we were earning a return of 7 or 8%, I think a move to cut rentals would be exceedingly wise at this time. Under the circumstances, however, I feel that we would be making a mistake to definitely put this project out of the possibility of earning a reasonable return.
6. I don't think we have given the fact of our low return sufficient publicity to the tenants. Mr. Harrison and I are therefore



preparing very simple charts indicating that out of the tenants dollar a very small portion is retained by the Corporation as return on the investment.

These considerations may not, of course, apply to store rentals and we may possibly find it wise to cut rents in that respect as it would be comparatively easy to readjust rents in the future for the stores.

NWL:CO  
September 17, 1931

NATHAN W. LEVIN

P

## CROSS REFERENCE RECORD

<b>FIRM NAME OR SUBJECT</b>	ROSENWALD JULIUS FUND (STERN A K)	<b>FILE NO.</b>
<b>DATE</b> 9-24-31	<b>REMARKS</b>	
	Comments on activities of the communistic	
	organization in regard to moving back tenants	

<b>SEE</b>	COMMUNISTIC ACTIVITIES	<b>FILE NO.</b>

<b>DATE</b>	<b>SIGNED</b>
-------------	---------------

FILE CROSS REFERENCE RECORD UNDER NAME OR SUBJECT LISTED AT TOP OF THIS SHEET, AND IN PROPER DATE ORDER.  
THE PAPERS REFERRED TO SHOULD BE FILED UNDER NAME OR SUBJECT LISTED UNDER "SEE"

YAWMAN AND ERBE MFG. CO.  
ROCHESTER, N.Y.

FISK  
UNIVERSITY  
FORM NO. 09901



gr7

October 15, 1931

Mr. Stern: I thought you would be interested in following through on this letter of May fourth from Mr. Taylor relative to the home economics department of the Maysville High School.

When you have time, I should like to discuss with you several of the recommendations I made in my report on the summer schools for Extension Agents. Dr. Shinn and Mrs. Malcolm will be thinking in terms of next year's program within a month or two and I believe some of the ideas and requests made by the colored agents should come before them for consideration.

GRA:VH

GEORGE R. ARTHUR

FISK  
UNIVERSITY

# Julius Rosenwald

925 S. Homan Avenue  
CHICAGO

To

Alfred K. Stern

Payment Voucher No. 2128

Date October 28, 1931

Films purchased from Sears store in Boston and sent to

Alfred Stern, Jr. in Gayssville, Vermont - - - - - \$1.32

Sears A/C

## Accounts

Offer No.

Debit

Credit

Accounts Receivable  
A. K. Stern

\$1.32

Prepared By  
MGJ

Checked By

Posted By

Authorized

FIISK  
UNIVERSITY



7 JR 7  
(Mr. Stern:

Our appropriation to the National Advisory Committee on Illiteracy reads as follows:

RESOLVED that the sum of Fifteen thousand dollars (\$15,000) be and it is hereby appropriated to the National Advisory Committee on Illiteracy, of which so much as may be necessary shall be used for its program during the fiscal year 1930-31, with the understanding that payments by the Fund shall be made, dollar for dollar, as sums are received from other sources.

The statements that were submitted by Mr. Wilbur before the appropriation was made were based upon a fiscal year of November 15, 1930 to November 15, 1931. You wrote to Mrs. Stewart on October 28, 1930 that we would propose an appropriation of \$15,000 on a dollar for dollar basis for the year ending November 15, 1931.

You will note that the resolution specifically provides for a fiscal year 1930-31. I am therefore of the opinion that we should not make payment after that date unless we have the authorization of the Executive Committee. We can pay, however, in the meantime, any sums which they may raise to match our appropriation.

Of the \$15,000 appropriated, \$5,000 was paid on September 2, 1931. Mr. Wilbur now informs us that they have collected additional amounts from other sources totalling \$1,292.22 which I think we should match at this time.

There will thus be a balance of \$8,707.78 which will lapse on November 15 unless an extension is granted by the Executive Committee.

NWL:CO

October 30, 1931

NATHAN W. LEVIN

FISK  
UNIVERSITY

Speak to GRA about 

1. New Orleans.

2. Principal Crocker's going either to Harvard or Oswego training school in Buffalo next summer.

62 25,000  
JR7  
(AKS)  
lot

gle  
0 675

GRA  
This was  
sent to you last too.  
got to Washington  
would like to discuss  
XBS.  
10/29

FISK  
UNIVERSITY



AKS

MMD

11/6/31

Proposed Institute of Psycho-analysis.

1. There should be an opening statement of the purpose and scope of the Institute. It should be made clear that service to clients, the training of students and scientific investigations are all included within the intent of the organization. The details in no. 4 of the present memorandum should be sub-ordinated under this general statement of purpose.
2. As to organization, I believe it to be desirable that the Board of Trustees shall not include any member of the staff of the Institute. Dr. Alexander's position would be freer and the Board would be freer if he were not one of the Trustees and the Board would be more clearly a sponsoring group for him and his work. Complications with other staff members in the later period might also be avoided.
3. It is important not to give the impression that the Institute is setting out especially to reach a clientele able to pay only low fees. Rather it would be better to make sure that during the first two years, clients able to pay very good fees were taken. This is important not only financially but because it is undesirable to create the impression either among physicians or the public that the Institute is set up primarily as a charity. It is difficult to remove this impression once created, whereas it is very easy to infiltrate all the low-pay or free work that can be supported.
4. The size of the staff should be cut to the minimum possible during the first year, i.e. Dr. Alexander and one other person.
5. It would be necessary to include some allowance for staff travel to conventions, etc. and for publications in the budget, but probably not during the first year. No. 5 in the present statement, it seems to me, should be omitted or else stated in a positive rather than a negative way, e.g. to the effect that the Board of Trustees will have full control of all affiliations with other agencies and institutions. The present form of statement might suggest that something is pending which is not to be allowed.

11/6/31

6. In the proposed budget, the expense side is quite definite and can be kept under pretty close control during the first year or two. The questions arise regarding the income <sup>that</sup> will be realized. Only experiment will show what fees it will be best to charge for lectures, consultations and student analyses.

7. On the financial side, it would seem to me advisable that you and Mrs. Stern should make a pledge in very much the same terms as will be made by a foundation, i.e. a specified amount of underwriting for the first year or the first and second years, with perhaps an additional indication that in years thereafter your contribution, if continued, must not be expected to exceed some specified amount.

8. Objection from various groups or individuals or criticism from those who might feel the Institute would compete with them professionally should not be considered over much in planning the organization and the work. You are bound to face this and a good deal of it. The plans ought to be such as to take these possible criticisms and objections into account and minimize them as far as possible, but there is no use expecting that they can be removed. The quality of the work itself and its success in attracting people and in producing scientific results must be the final answer.

9. I think it will be advisable to redraft the whole statement as soon as possible in two parts: (1) a more or less formal statement as to purpose, policy and organization, designed so as to be the nucleus or charter of the Institute; (2) a more intimate statement which would be used only by those on the inside, including the more detailed understandings and a budget.

MMD:MR  
11/6/31



gr7

November 17, 1931

Mr. (Stern)

I have received information just now that Mr. Evans has spoken to Mr. Warburton concerning the plans for the summer schools, as we discussed them in our meeting with Mr. Evans Saturday. President John Davis of West Virginia State College has a memorandum from Mr. Evans, which I think you might have him read as an introduction to your remarks concerning a school to which the Negro State Director and two staff members of the Negro state colleges will attend this summer.

GRA:VH

GEORGE R. ARTHUR

FISK  
UNIVERSITY

*Handwritten mark*

# CROSS REFERENCE RECORD

<b>FIRM NAME OR SUBJECT</b>	ROSENWALD JULIUS FUND (STERN)	<b>FILE NO.</b>
<b>DATE</b>	12/10/31	<b>REMARKS</b>
		Fund moving to 4901 Ellis Avenue

<b>SEE</b>	ELLIS AVENUE PROPERTY	<b>FILE NO.</b>

<b>DATE</b>	<b>SIGNED</b>
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FILE CROSS REFERENCE RECORD UNDER NAME OR SUBJECT LISTED AT TOP OF THIS SHEET, AND IN PROPER DATE ORDER.  
THE PAPERS REFERRED TO SHOULD BE FILED UNDER NAME OR SUBJECT LISTED UNDER "SEE"

**YAWMAN AND ERBE MFG. CO.**  
ROCHESTER, N.Y.

**FISK**  
UNIVERSITY



Mr. Stern:

In re: Joint Service Bureau - Child Placing

Judge Bartelme's suggestion seems to be a helpful one. As she says, the funds are lying idle at the present time and the Bureau is in need of these funds very badly. Mr. Kepecs and others have told me of the Judge's interest in the work of this Committee and of her willingness to give priority to this obligation when county funds are available. She is a strong supporter of the work of the Committee.

The Committee itself, in my observation, has done an excellent piece of work. Though it started out to experiment with the placing of one hundred children, it has now about three hundred and fifty. As far as I am capable to judge, the work has been a first class piece of social work and has given an impetus to the Chicago Orphan Asylum, which has changed over from institution care to child placing care. I understand the Home for the Friendless is also contemplating making such a change as soon as conditions permit.

RSR:HDJ  
12/16/31

7

JR 7  
(AKS)

AKS: Fine. I'm heartily for this statement with two exceptions:

(1) The elaboration of vocational guidance, pages 10 to 15 - the amount of space devoted throws it out of perspective and much of it I gather refers to pious hopes for other schools in the New Orleans system, not to the trade school. For balance and focus the 5 pages should be reduced to not more than 2 pages.

(2) Training in personality, which is hooy. But I don't mind very much if Keller wants this pet doll in his paper. It won't do much harm, except by over-glorifying a superficial little item. If he would call it personal appearance it would be clearer. That's what he means, though he won't admit it. Personality is everything about an individual. You can affect this somewhat by education - but not by "training."

On the positive side:

The important thing is to emphasize - and Keller does it - that this is to be a trade school, pure and simple, and nothing more. Let's hold to that rigidly. There will be great pressure (1) to have the school supplement the high school facilities of the city and (2) to glorify trade training by bringing into the school a lot of general education.

We must stand firm against that pressure. This school is simply to train boys and girls in trades and to do so as quickly as feasible - probably in 6 to 18 months at the most. Children must get their general education elsewhere, in the regular grammar and high schools. The new school should be as nearly as possible an apprenticeship - a direct and unadulterated training in trades. If we thus keep trade training clearly separated from education we will be doing a single job and doing it well. Are you willing to face trade training in this stark form?

11/16/31

EDWIN R. EMBREE

ERE:VD

  
FISK  
UNIVERSITY