

Stern, Alfred K.

see also

Staff and consultants --

Stern, Alfred K.



Dad: [father-in-law, Julius Rosenwald]

The attached letter came before Dr. Flexner received my reply, as you will note from this correspondence. Dr. Flexner recommends three institutions which you might aid in helping them to secure G. E. B. appropriations. I am listing below the present status of the G. E. B. offers to these three colleges.

Medical Education

1. Howard University, Washington, D. C.

The General Education Board has pledged \$250,000 toward the \$500,000 fund. \$150,104.60 has been paid on their pledge leaving \$99,895.40 still unpaid which has to be matched by the University.

The General Education Board has pledged \$80,000 toward the \$420,000 Fund. Nothing has been paid on this pledge by the G. E. B.

2. Meharry Medical College, Nashville, Tenn.

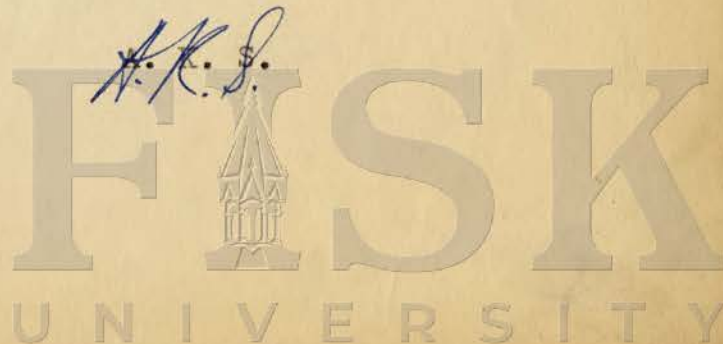
The General Education Board has pledged \$100,500 toward a fund of \$150,500. \$52,500 has been paid on their pledge leaving a balance of \$48,000 unpaid.

I have grouped several small pledges of the G. E. B. to Meharry together, but am not sure whether they require the meeting of their pledge with \$50,000 on one or on the combined group. The list of G. E. B. pledges is attached.

3. When I was down South the last time, Jackson Davis and I were talking about the G. E. B. outstanding pledges. He said of all of those which he knew about, one of the most deserving was the Virginia Union University at Richmond. He knows this institution very well as he investigated it and he also lives at Richmond. Dr. Flexner likewise recommended this University for your consideration. As you will note, he states that \$125,000 out of the total required from them of \$300,000 remains to be secured. Mr. Davis told me they have been making every effort to raise this amount as the G. E. B.'s pledge expires in 1927.

Even though you said this matter could wait until either one of us was in New York, I wanted you to know about Dr. Flexner's recommendations.

2/11/27
Enc.



Mr. Stern:

I spent a part of yesterday afternoon with Mr. Kepecs and his associates at the Jewish Charities. We had a very interesting session and I learned something of the extended and diversified work of this organization.

Mr. Kepecs reports that progress is being made in the matter of negro child placement which we discussed with a group in these offices early in January. The Juvenile Court is prepared to set aside an additional \$30,000 a year so that an additional 100 negro children may be placed in homes. Mr. Kepecs' suggestion is that this be carried for the time being under the direction of the Illinois Children's Home and Aid Society and that as the work was going on the whole matter of negro child placing be given careful study. To this end Miss Abbott I understand is prepared to provide \$5,000 from funds supplied by the Spelman Memorial if a similar sum is provided from other sources.

I am meeting with a group similar to that which assembled here. It may be that we shall want to recommend a contribution from Mr. Rosenwald of \$5,000 to get this work under way on an experimental basis. I like the way Mr. Kepecs handles such things.

I spent last evening with Dr. McLean. Following a talk earlier in the week with Mr. Michael Davis I think plans for the survey of dispensary service in Chicago are beginning to take shape. Dr. McLean is personally much interested in medical service of the type that has been offered by the Public Health Institute. I think he is almost as much interested in this kind of application of medical science as he is in directing the work in teaching and research at the University of Chicago. At any rate we can count upon his active cooperation and counsel in any programs which we contemplate either in Chicago or in connection with negro work on a wider scale.

I enclose a note which reached me and which appears to be in the handwriting of Mrs. Embree. I had understood that you had not met her but what you two may have done after I left New York I do not know.

March 15, 1928

FISK
UNIVERSITY

7 JR7 F
Mr. Stern:

Things are moving steadily but with no great rush. Almost everybody continues out of Chicago. Miss Abbott is the latest one to leave. I have been unable to get any information about the proposed study of negro tenancy. Miss Breckenridge I believe is to be back on Monday and I am hoping to make a little headway then.

The Judge in whose hands the garage litigation rests must be out of town mentally as no decision comes from him.

Mr. Harold Swift is just back. I had an afternoon with him discussing the work and proposals of The Fund and formally extending to him an invitation to become a Trustee. He asked for time to think it over and for time to consult his brothers who are also his business associates. I think there is little doubt that he will accept.

I am enclosing a copy of a letter which I have sent to Mr. Brown to explain to him why there is not greater appearance of activity in the housing development.

Just before you left you will remember that you had a letter from Mr. Will Alexander making some suggestions about the distribution of books to persons interested in negro welfare. I am inclined to let this matter run along a little further. All the ideas which we have discussed have been a little vague. It may be that if we do not try to come to definite decisions too soon the whole matter will become clearer. What I have specifically in mind is to discuss this with various people with a view to seeing just what types of books and just what type of prospective readers should and could be brought together.

Information from Mr. Rosenwald as to the time of his return is a little conflicting. I gather from one telegram that he will come back on the train directly from Tuskegee. This would bring him to Chicago on the afternoon of April third. On the other hand he has in two letters referred to things to be taken up about April fifteenth after his return. I imagine this is largely for public consumption (in order to give us time to make decisions) rather than bearing very directly upon the exact date of arrival. I expect to be East from the twenty-eighth of March until the first of April, returning early Monday morning, April second.

Shall we expect you on April third?

March 21, 1928

Samuel S. Jones

*I had luncheon yesterday with Louis of the Communist Fund
not too inspiring -*

ERZ

ESK
UNIVERSITY

7 JR 7
Mr. Stern:

I am delighted to have your good letter of March 21st. Mr. Rosenwald now reports that he will not reach the office until April eighth or ninth. Things are going satisfactorily. I see no reason why you should hasten your return.

I have moved over into the new offices. In general they are excellent though I am afraid we are going to suffer from the sun and the heat.

I think highly of the proposal to get a few aquatints for our outer office. I am not sure that The Fund would be justified in buying them. If you purchase them yourself they probably will prove a good investment, as well as a present means of office decoration.

Please thank Mrs. Stern for sending the note concerning the conversation between Dr. De Lee and Mr. Rosenwald. This matter seems now to be quiescent and I am doing nothing to stir it up.

I am getting further interesting information and suggestions about Mexican education and about medical service.

March 26, 1928

J.R.
notes on J.R.
Meeting in Mr. Elmer J. Schnackenberg's office, *JRC 7*

May 1, 1928

Mr. Schnackenberg, Attorney for the South Park Commissioners and Member of the State Legislature, asked me several times to meet with a group representing the South Chicago Chamber of Commerce about some housing plans which they were considering. I previously explained to him that Mr. Rosenwald was interested in developing a project in a near-in south-side area. Mr. Schnackenberg who was instrumental in passing what amendment we were able to put through the last legislature asked that at any rate I talk with these representatives of the South Chicago Chamber of Commerce.

I met with the President and a Mr. Heinzman who has lived in this district for many years. They are interested in developing a large housing project near the Illinois Steel Mills. There is an area adjacent to the Mills, which is in a most dilapidated state, where largely employees of the Steel Mills live. They consist of a mixed group, mostly Mexicans. I explained to them some of the problems which they must meet in putting such a development on a business basis so that they would not have any false hopes as to what they could do under present conditions. They asked whether Mr. Rosenwald would be interested in such a project and I mentioned that I could not speak for him but felt that his interest was concentrated on a demonstration which we are working on and that I was quite sure he would not take any initiative in another housing project at this time. They further asked if men like Mr. E. J. Buffington would interest themselves in such a development in this area - whether he would possibly make an investment. I told them I could give them no assurance on this score but if men of Mr. Buffington's caliber would take the leadership and responsibility for such a project and would be willing to invest large sums of money in it, that they might present such a proposition to use for consideration.

May 3, 1928



ERZ
VISIT TO WINNETKA PUBLIC SCHOOL SYSTEM ON MAY 31st and

on May 21st and on a day previously

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10K8

Mrs. Stern and I had a talk with Mr. Washburn, Mrs. Alschuler and Mrs. Dummer first about the Nursery School which Mrs. Alschuler is building for the Winnetka Schools and then regarding the child guidance work in connection with the Nursery School. At present the Winnetka school system has a child guidance department for the older children. They are desirous of doing a similar job for the nursery children. Mr. Washburn ~~has~~ submitted a request to the Fund regarding this.

We spent a short time visiting the classes in the school and on May 31st I spent several hours discussing with Mr. Washburn the system. After having read several pamphlets which have been written about the work, I visited again a number of classes.

In their terms the work can be grouped substantially as follows:

Knowledge and skill activities

Group and creative work.

Contents of the academic work in the knowledge and skill activities have been carefully analyzed from the standpoint of the needs in the child's life. Books and tests have been written especially for these courses. The child is not held back by the lock step of grades but is allowed to move along as rapidly as his ability will permit. A system of practise tests and achievement tests have been worked out which the pupil gives himself, the teacher going over the final test to make sure that he has thoroughly mastered the work before him. When that has been done he moves to the more difficult work. This individualized system has been worked out in all the branches of their study.

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The group and creative activities are for the purpose of socializing the children, teaching them to work harmoniously together and also allow their imagination to have free play. For instance the children may be reading a book about Greece. They will decide to have a play about that particular phase of Greek history about which they have been reading. In getting ready for this play they will make the implements that the natives used and they will also make the costumes as well as the scenery of the times as far as they are able. In this way they work in the manual arts.

There seem to be some distinct advantages in both phases of this system. In the first place it does not retard the bright child nor does it make the dull child feel he is not keeping up with his grade. The expense of the system is no greater than under the three-~~hour~~^{no} method as far as the salary of teachers is concerned. The group and creative activities do require some skill on the part of the teachers, whereas the knowledge and skill work does not.

It occurred to me that this system might be well suited to the teaching of Negro children. I plan to discuss this with the State Agents at the conference in Chattanooga.

June 1, 1928

A.K.S.



488 R JICK AFS (minutes)

Discussion with Mr. Alschuler regarding
existing opportunity for Negro training
in trades, the Landis Award and housing.

May 1, 1928.

I explained that I understood Negroes were not admitted to a Trade School which the Landis Award is partially sponsoring in Chicago. He suggested that I discuss this matter further with Mr. Armstrong, the Secretary of the Landis Award Committee which I plan to do.

He mentioned that he was giving more work to the Landis Award contractors than any other architect in Chicago and feels that operation under the Landis Award can be properly conducted if the architect lines up the proposition carefully enough in advance. I confidentially explained to Mr. Alschuler our housing project especially in reference to our desire to give Landis Award contractors an opportunity to bid on our project. He thought that this should be done later on when our plans were worked out and we were ready to consider bids. He further stated that he would be glad to advise with us and be used for consultation at any time. He mentioned in this regard that he and Mrs. Alschuler had long ago hoped to be able to do some work in housing but their interests had drifted into Nursery Schools where both of them have expended a good deal of time and money, feeling that this work was also constructive. He mentioned that he had withdrawn from most of the Boards which he had formerly been associated with and has remained on only one or two. If, at any time, he could be of service to us on a Board, he would be glad to be called upon.

It might be well to consider him as being useful on our housing Board. If it seems wise, this could be discussed further with Mr. Brown and Mr. Nimmons.

May 2, 1928



7 JR 7
August 14, 1928

Dear Traveler:

I am glad that you are still planning to go to Hanover. I am afraid I shall have to be counted out this year.

I am working on the matter of the second man for the southern work. Mr. Arthur agrees that in addition to anything that Charles Johnson may do we need a second man, and he thinks he should be a white man in this southern field. Unless I get leads that look better, I am inclined to try to attach Mr. Blumer to our educational forces with the understanding that if we get going in Mexico and Central America in the near future, he will be transferred to that work. Meanwhile he might make himself useful in this southern work.

I think we ought to make rather an intensive study of Negro colleges as a basis for considering applications that are coming in. Such a study might require only a few months, and Blumer could probably do that very well indeed.

I am glad that you are getting so much information about Dr. Crothers' work. I am still doubtful whether a Fund or Foundation should support such a specialized institution as his, but if we agree on the merits, the question as to how it is to be supported is a question that can be discussed later.

It is good to know that so many of the state agents are being exposed to the Harvard atmosphere. We must continue to keep after the General Education Board. If we can keep them at work in this field at high standard, it is almost more important than doing additional work ourselves.

Things in the office seem to be going satisfactorily. I think we shall not have to telegraph for you to return before early September. You will be interested in the enclosed report of a meeting at which we decided to go forward with plans for developing the fifth story of the apartment house.

ERE:MWS

Mr. Alfred Stern
Rock-mere Hotel
Marblehead, Massachusetts

Sincerely,

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JE7
(AKS)

Mr. Alfred K. Stern
Hotel Rock-mere
Marblehead, Massachusetts

August 15, 1928

Dear Colleague:

I have just been talking to a man who is well worth keeping in mind for the third member of our central office group. Since he is to be at Williamstown for the next two weeks, I suggest that if possible in the course of your motor travels, you stop by and see him, or, if this is inconvenient, that you arrange for him to come over to Hanover and meet you there while you are with the social scientists.

The man is Arthur A. Hauck, the president of the Punahou School in Honolulu. This is a remarkable institution which has been in existence since the early days of missionary endeavor in Hawaii, and which at present numbers among its one thousand pupils not only descendants of Caucasian parents, but also a large number of Hawaiians and part Hawaiians, as well as a slightly smaller number of Chinese and Japanese. During the years that my family made its headquarters in Honolulu when I was traveling about the Pacific, my children attended this school. It is one of the finest experiences that can come to young people, and a large part of the recent success, both in spirit and in intellectual standing, has come through Mr. Hauck. I saw a good deal of him on my recent visits to Honolulu, and I have the highest opinion both of his personality and of his executive ability. In directing that school, he had a good deal of experience in dealing with Boards of Trustees, in preparing dockets of business for them, to consider, and in administering the financial as well as the educational aspects of the institution.

He was born in Springfield, Missouri, in 1893 and so is now thirty five years old. Before going to college, he taught for a year in a rural school in California. He then took his first year at the University of California, and the remaining three years of his college work at the new Reed college, Portland Oregon, - the college at which Miss Florence Read, as assistant

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8/15/28

to the President, made her first success in executive work. Since his graduation in 1915 he has had varied experience in high and industrial schools, and during the war was with the Psychological Division of the Personnel Department of the army. He was for a time at Antioch College, doing almost everything as the understudy to President Morgan, and among other things served as principal of the public schools of the town of Yellow Springs in which Antioch is situated, and also organized and served as chief director of the Antioch Academy. I was in Honolulu at the time he was selected to be the new president of that school some six years ago. The trustees had pretty well canvassed the whole field, choosing him as the outstanding man in both educational and executive work.

While He would not be of immediate help on the side of accounts, he has, I believe, just the kind of personality,, interests, and training that would fit him for a general association in our office.

He is to be a member of the Round Table of the Pacific at the Williamstown Institute for the remainder of August. He can be reached by letter or telegram in care of that Institute. As I have said, I think it would be well worth while for you to call by there if you can. You would find that Institute well worth visiting for a half day or more. If you cannot make that visit, he stands ready to come over to Hanover to see you any time you suggest. I introduced him to Mr. Rosenwald and Lessing. Both of them had brief talks with him.

Hauck is in this country because he has wanted to be sure that he was keeping in touch with movements here, and because he wanted to carry further his scholastic work. The school in Honolulu has given him a year's leave of absence. I know that they want very much to have him return. He feels, however, that it may be best for him, before he gets much older, to step out into fields a little larger than those of the Hawaiian Islands.

I talked with him frankly about the organization, and the plans, but I told him that we were talking with a number of people and that he ought not to count at all upon the possibility of coming with us since so many factors would be involved in any decision that we might make. He is much interested in the possibility of an association here, but understands clearly that my conversation with him was purely tentative.

Sincerely,

ERE:MWS

FISK
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Mr. Stern:

1. Mr. Rosenwald states that General Wood has expressed certain reservations about Mr. Beuttas as a builder. E. R. E. will give details.
2. Mr. Rosenwald suggests that when we come to rent apartments in the new building we should require \$100 deposit from each tenant as a kind of guarantee from them. Prepared to pay the tenant five or six percent on this deposit.

We might make the interest exactly equal to the amount we are receiving on the investment. This is a matter to be kept in mind and discussed as plans go forward.

E. R. E.

8/20/28

ERE:MWS

SEARS, ROEBUCK AND CO.

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MARK AN X OPPOSITE THE CLASS OF SERVICE DESIRED.

SEND TO

ADDRESS

~~Alfred K. Stern~~
Hotel Rock-m343
Marblehead, Massachusetts

DATE 9/22/28

RECOMMENDATIONS RECEIVED FROM CHARLES JOHNSON FOR URBAN LEAGUE FELLOWSHIPS STOP
MR. ROSENWALD AGREES PROPOSAL TO APPROPRIATE MAXIMUM OF THREE THOUSAND SIX HUNDRED
DOLLARS FOR THIS STOP SEEMS BEST TO PLACE RESPONSIBILITY FOR DETAILED ARRANGEMENTS
WITH URBAN LEAGUE ON UNDERSTANDING THEY WILL SELECT ONLY FROM OUR APPROVED LIST
DO YOU APPROVE STOP AGREE IT MAY BE BETTER FOR YOU TO STAY AT MARBLEHEAD THAN
ATTEND HANOVER CONFERENCE

CHARGE TO Julius Rosenwald Fund

DEPT. _____

Edwin R. Embree

FISK
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

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

SIGNS

DL = Day Letter
NM = Night Message
NL = Night Letter
LCO = Deferred Cable
CLT = Cable 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

BB881 66 NL=HD MARBLEHEAD MASS 22

1922 AUG 22 PM 7 23

EDWIN R EMBREE, JULIUS ROSENWALD FUND=

HOMAN AVE AND ARTHINGTON ST CHICAGO ILL=

WOULD HAVE MORE CONFIDENCE IN JOHNSONS CHOOSING MEN FOR
FELLOWSHIP THAN NATIONAL LEAGUE STOP FOUND ARTHUR HAUCK
PLEASANT FELLOW PRACTICAL AND WELL VERSED ON EDUCATIONAL
MOVEMENTS BUT AM NOT ENTHUSIASTIC ABOUT HIM AS OFFICER OF
FUND STOP DO YOU THINK MAN WITH GENERAL MEDICAL AND HOSPITAL
TRAINING COMBINED WITH EXECUTIVE ABILITY WOULD BE AVAILABLE
AS OFFICER STOP IF YOU APPROVE WILL ASK DOCTOR EDSALL FOR
RECOMMENDATIONS=

ALFRED K STERN.

ELC	8/23	ELC	8/22

FISK

UNIVERSITY

THE QUICKEST, SUREST AND SAFEST WAY TO SEND MONEY IS BY TELEGRAPH OR CABLE

7 JR 7
7
August 23, 1923

Dear Mr. Stern:

In response to your wire of August 22, I think there would be no objection to talking with Dr. Edsall about a young man who combines medical training with executive ability, although I am not sure that our plans have gone far enough to warrant the appointment of such a man in the near future. There will certainly be no harm in getting names and in having such a man as Dr. Edsall know that we are looking for executives of a fine type.

I have what seems to be an excellent lead for an accountant or controller - a young man named Harall - now in the auditing office of the University of Chicago. I am looking him up further and arranging to talk with him in a purely tentative fashion. He seems to combine many of the features that we had in mind with Mr. Stubbs. We shall not do anything definite in the matter, of course, until after you return to the office.

As to the Urban League fellowships, my idea is to allow Jones to handle the it being understood that he shall appoint persons only from the list which Johnson has already approved. I believe it would be better to place responsibility squarely upon the Urban League for making the appointments, and for seeing them through. This will also give them additional prestige with the fellows appointed, and should make it easier for them to work them into their executive positions.

Sincerely yours,

ERE:MWS

Mr. Alfred K. Stern
Hotel Rock-mere
Marblehead, Massachusetts



JK7
P
Mr. Stern:

Mr. Embree says that the pool has a right to invest \$15,000 to ~~\$20~~,000 more than is already invested. He suggests that you talk to Dr. Ball, and decide whether you want to invest now, or to wait until the threatened slump comes. Anything that you feel is best to do will be satisfactory to him.

M. W. S.

9/7/28

7 JR 7
(Mr. Stern:

Mr. Embree heartily approves of your proposition in regard to rural schools. He thinks that special aid given in all the counties will avoid any discrimination as between states. He also thinks that all types of schools should be included, because some counties may want to build consolidated schools. We simply add to our offer a special inducement of one and a half times our original allotment, and keep the offer a temporary one, so that we may get faster action from the counties. We might, of course, renew the offer next year.

Mr. Embree thinks the plan a thoroughly workable one, without any serious objections. He feels that it is the only one presented which could be worked out, and that a minute should be made and the matter taken up at the next Executive Committee Meeting.

M. W. S.

9/7/28

M.W.

This is not to be mailed but held for
Mr. Arthur's return.

C.H.M.



Mr. Arthur:

*Mrs. Alschuler
Nursery
Schools.*

P

*Let
(ark)*

11/17/28

At the meeting in the architects office yesterday, Mrs. Stern, Mrs. Alschuler, Mrs. Lawson, Mr. Klaber and myself were present. We took up the subject of nursery schools and day nurseries in connection with our apartments. It was felt that we should eliminate day nurseries which require entirely different handling from the nursery school. A day nursery is used mostly by children of poorer circumstances where the Mother is forced to place an infant under two out during the day while she works. This group believed that there would not be need for such services in connection with our project.

An estimated cost of a day nursery for 20 children in one of the units was made:

For two teachers - all year round....	\$3,400.
Cost of serving luncheon.....	2,000.
Equipment.....	600.

This does not include janitor service, nor rental, light, etc. A charge of at least \$10. a month per child could be made. This would make a revenue of \$2,400. Mrs. Stern and I are willing to underwrite the difference if there seems to be a demand for such a school. We are starting out on the basis of 20 children. If the project is a success, this can be duplicated in the unit opposite the one which we are to first operate in. Mrs. Stern and I do not want it known that we are underwriting this project.

Being advised by Mrs. Alschuler, the architects laid out rooms in the one unit. There will be a very small additional expense for the nursery school combined with the community center in one of these units. Mrs. Alschuler is going to get in touch with Mr. Bogan, Superintendent of schools, to arrange to get two teachers in training in one of the schools, the rest of this school year. Mrs. Lawson will help her in the selection of these two colored teachers. Mrs. Alschuler is also going to arrange

ESK
UNIVERSITY

-2- Mr. Arthur

with the Institute for Juvenile Research to tie them into the project. She feels that this will be a fine opportunity for research and experimentation.

Our plan is not to buy the equipment until we find out what the demand is for such a nursery school. In the meantime, however, we will have to take a chance on training teachers so that they will be ready by next summer.

A.K.S.

November 17, 1928

P
JR7
(AKS)
November 17, 1928.

Dear Dad:

A letter has already gone out which Marion wrote last evening in which there is some information about the housing project. I am attaching hereto a copy of a statement about yesterday's meeting. I have not been out to see the job this week but am planning to go there Monday. The architects, as well as the contractor, state that ~~good~~ progress is being made.

Mr. Arthur and I had a good talk with Joe Beuttas about the Negro situation. We found that a large number of Negro laborers had been hired from the beginning, as well as eight out of sixty carpenters. I am attaching hereto a copy of a memorandum which Mr. Arthur left before he went away.

The architects inform me that the plans are maturing rapidly into final shape. Some of the contracts are being let, although it will be some time yet before we have the final guaranteed cost. The total requests for apartments received to date are approximately 440.

Mr. Arthur is going to meet Mr. Embree in New York the end of the month and is going to spend some time there studying the management of similar housing projects.

I am enclosing an article from "Time" in which you, as one of the three Juliuses, was mentioned for Secretary of Commerce.

Mr. Embree and I had a very good talk with Mr. Rice yesterday afternoon. He is a delightful man and was an agreeable surprise to both of us. We should judge him to be about 60 years old and his life has been full of varied experiences. He was a practicing lawyer in Chicago for some years; was in mining in Denver, and more recently running two Daily News papers and a weekly paper in the Copper country in Michigan. He is very much interested in writing your life. Although he has not written any books, he has always wanted to. We believe that he could do a good job if he undertook the work. We, of course, could not commit ourselves without taking the matter up with the children. Mr. Rice is coming out here this morning to talk with us further about it. You would find him a most agreeable and interesting man to visit with. If you approve, we will proceed making satisfactory arrangements. Mr. Rice believes if he took the job he could start about the first of the year.

We have been living a very quiet but happy life at home the last few evenings. We often speak of Mother and what a lovely visit we had together. One of these evenings we are going to be extravagant and call you about eight o'clock your time.

Best love,

Agnes
P.S.--I will be glad to send you daily reports on housing but do not believe I can make them very interesting. No additional funds have been asked for on the housing accounts. I have asked the architects to send in their requests in advance. A.K.S.

UNIVERSITY

11/26
P JB7
CAB

Dear Mr. Arthur:

Enclosed is a copy of a wire which we received from Mr. McCornack from Cleveland.

I was talking with Mr. Embree about his arrangements to meet you in New York as I wanted to reply to Henry Wright. Unless you have special reasons which we are not aware of, we do not see any need for your staying over a day in Nashville to meet with Mr. Smith. In fact, you might go up to New York when you are through in Atlanta. Mr. Embree agrees that Mr. Wright can introduce you around to anybody in connection with housing projects.

Unless there is some special reason for your going to Nashville and coming home, the end of the week, I suggest that you go directly to New York. If you decide to do so, please wire Henry Wright, 56 West 45th Street, when you will be there. If you stay over into the next week, Mr. Embree will meet you there November 30 on which day he will be in the Rockefeller Foundation offices. I also suggest that you wire Mr. & Mrs. R. C. Bruce to make sure they will be there when you are in New York. The address is: 2588 Seventh Avenue. It may be that you will need a fresh supply of clothes and if we can help on that, let us know.

I think that if you do go to New York from Atlanta it will save a good deal of traveling. I believe you should be prepared to spend ample time to leisurely study the housing projects from whose experience we could benefit. I feel fairly well satisfied that we are right in not going into a cooperative project. Mr. Boyd who wrote the article which you read, has been publicity agent for Mr. Andrew J. Thomas and is naturally influenced by his experience and connections. You may want to look into this question further. Mr. Embree can introduce you to Mr. Clarence O. Heydt, Secretary to Mr. Rockefeller, who has charge of his housing projects. Outside of what the Bruces can give you, which will be most comparable to the management problems which you will meet here, I think you will find good general information from Henry Wright, Clarence Stein and Mr. Emmerich (who manages Alexander M. Bing's Sunnyside project). You may find it interesting to talk with the director of the State Housing Commission, whom Mr. Wright can introduce you to. This will throw some light on the progress which the State is making in benefitting slum areas.

FISK
UNIVERSITY

Telegram received by phone 11/26/28 3:15 P. M.

Mr. George Arthur

~~A Christmas present to 4 colleges has been arranged.~~
Entirely satisfactory that you go to Howard Lincoln
game. Only sorry I cannot be with you.

(Signed) Alfred K. Stern.

Received by
D.I.E.

GEORGE H. ARTHUR

FISK
UNIVERSITY

84
P
R7 F
November 20, 1928.

Dear Dad:

Last evening we attended the annual meeting of the Urban League at which Major Moton spoke and the Hampton quartette sang. We had as our guests, Leonard and Wallie Rieser, Frank Sulzberger, Mr. Embree, Miss McDowell and Mr. & Mrs. Harrell. We had invited a number of others including the McLeans and Dr. Ball but they were unable to attend. The large dining room at the City Club was filled to over-flowing. There must have been about three-hundred people present. You will recall being at last year's meeting when Alain Locke spoke. Major Moton did quite well but overly stressed religion rather than interracial good will which was his topic. The Hampton quartette were wonderful and their spirituals made the evening worth while in themselves.

Marion went home with the Riesers while I stayed at 4901 as Mr. Harrell and I wanted to go over to the housing project this morning. Construction work has been somewhat delayed the last few days. It rained Friday and Saturday, and snowed yesterday. They have finished pouring the first floor on the 47th St. side and are building the foundations at the 46th St. side for the engine room. They will start laying the brick on 47th St. within the next day or two. Plans for the 46th St. part of the building were just recently received. The delay in construction was somewhat offset by the fact that the architects had an opportunity to get caught up with their plans. They are now well ahead of the construction work and ^{plans} should be completed within a couple of weeks. You will recall that we started construction October 6th, just after final arrangements had been made with the general contractors and before final plans had been started. They say that it usually requires several months for the architects to finish their final plans after decision to proceed has been made but starting construction at once allowed us to take advantage of the good weather which we have had up to recently and move ahead with construction work more rapidly than we could have, had we waited until final plans were ready.

There is some concern especially on the part of the contractors about not having a building permit from the City Hall. Ben Lindheimer has been steering that for us and gives us his word that it will be forthcoming although there has been considerable delay. We were told that the exceptions which we are asking for in the building code would be approved at the Council meeting yesterday but so far I have not heard definitely. I spoke to Hugo Sonnenschein yesterday and he is taking the matter up further with Ben Lindheimer. I believe that Ben is making every possible effort to secure the Council's approval and assures us that we will have it shortly.

I believe this covers the important phases of the project. If there are any specific questions you would like answered, I will be glad to get the information.

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November 20, 1928.

Dr. Moton is in Mr. Embree's office now discussing a school for the training of rural public health nurses at Tuskegee. He seems interested and Mr. Embree tells me that Dr. Pearce would like to see such a school set up at Tuskegee.

Mr. McCornack, the Cleveland architect who was in Little Rock with Mr. Arthur about the proposed industrial high school is in the office this morning, too. We are lining up that project on what should prove to be a sound basis.

I haven't seen Lessing yet but I understand that he is here. Spoke to Marion this morning and she says the children are fine. I hope that Atlantic City and a good rest is benefitting you both.

Yours,

AKS:M



Mr. J. Rosenwald
c/o Hotel Shelbourne,
Atlantic City, N.J.

P.S.--I am enclosing a copy of a letter which was sent to the children.

A.K.S.

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(388)

Julius Rosenwald Fund

HOMAN AVENUE AND ARTHINGTON STREET

CHICAGO

EDWIN R. EMBREE
PRESIDENT

ALFRED K. STERN
DIRECTOR

November 20, 1928. JK 7

JK 7
Dear Mr. Embree:

I propose Mr. Willoughby G. Walling as a trustee of the Julius Rosenwald Fund. If it would seem preferable to not include him as an additional member, he could be considered at a later date as one to replace a trustee whose term expires.

As you know, Mr. Walling served as Director General of the Civilian Relief of the American Red Cross from 1918 to 1919 and as Vice-Chairman of the National American Red Cross from 1919 to 1920. He was President of the Chicago Council of Social Agencies and largely responsible for its development. He is a trustee of the North Shore Country Day School and President of the Chicago Morris Plan Bank. Mr. Walling has had a wide range of social interests in Chicago and, at the same time, he has not lost a national and an international point of view.

Sincerely yours,

AKS:M

Mr. E. R. Embree,
President Julius Rosenwald Fund,
Homan Ave. and Arthington St.,
Chicago, Illinois.

(Alfred K. Stern)

may be a good man
but I think six out of
eleven trustees is enough
for Chicago - especially since
JK and AR are partly Chicago
E.R.

FISK
UNIVERSITY

November 22, 1928.

Dear Dad:

Mr. Harrell and I met George Richardson out at the Field project yesterday afternoon. They have almost completed the brick work on their buildings. With the buildings up, one gets an idea of the size of the undertaking which is simply huge. I believe though that we are going to have a more satisfactory garden area than they ~~are~~ ^{have}, as their property is quite narrow although longer than ours. Mr. Harrell and I were especially interested in the management side, that is, how their renting office was arranged and the way they were investigating applicants and the terms of their lease. We met the manager of their project, Mr. Parkin, and Mr. Arthur and I will get in touch with him for further details. Mr. Richardson advised us to build a larger renting office and as near as possible to make the rooms in it the size of a typical apartment. They find great difficulty in closing on their leases because the people want to wait and see what the apartments will look like. This seemed to us a very valuable suggestion and I am taking up with the architects the question of our building a renting office on the Michigan Avenue side on our property where the building is set back. It should be as close to the size of an apartment as we can make it without going to too much expense. If we can show in this building a kitchen and bathroom equipped, with the other rooms the same size as a bathroom and living room, it should help us a great deal in signing up applications in advance of the completion of the first unit of the building which, we hope, will be May first. I think that the expense will be a good investment in the filling of the building as soon as the first unit is open.

I believe you said you saw a miniature of the Field Garden Apartments. Mr. Richardson said that this was quite a stimulant in their getting applications, although they cost around \$1,500. each. They had three models set up. It may be worth while for us to have one made and put in the lobby - say of the Regal Theatre at 47th and South Parkway.

Mr. Arthur, who is in Atlanta today, is leaving for New York tonight to study especially the management of the Sunnyside and Paul Lawrence Dunbar Apartments in New York. I had already arranged for Mr. Harrell and Mr. Arthur to get in touch with one another in New York. Mr. Harrell can study the management from the financial side especially the records and leasing.

FISK
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November 22, 1928.

Hugo Sonnenschein met with Ben Lindheimer yesterday about our securing the building permit and the Council's approval of the closing of the alley. Hugo assures me that we need to have no concern about either and that both will be arranged shortly. He tells me that Ben stakes his reputation on getting them and Hugo has never found him to fail in anything he has undertaken. As you well know, it is a slow process often for political machinery to function.

I spoke with Henry Klaber and Joe Beuttas on another matter this morning and they tell me that the work is proceeding as satisfactorily as can be expected. Henry and I are going out to our project tomorrow afternoon.

Marion and I walked over to the Parent-Teacher Association meeting at the Ravinia Village House last evening. It was very nice - not so much the talk as the meeting of our neighbors. There is a good deal of commotion in the community about the acquiring of an additional strip of lake frontage just north of us for a Lake Park. There is to be a mass meeting next Tuesday night to take a vote on the question. Both sides are going to present their arguments. It seems to me from what I can learn and from the community standpoint, that the property should be acquired and taken over by the Park Board. Chances are it will be.

Best love to you and Mother,

Agnes.

AKS:M

Mr. J. Rosenwald,
c/o Hotel Shelbourne,
Atlantic City, N.J.

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P

CROSS REFERENCE RECORD

FIRM NAME OR SUBJECT	ROSENWALD FUND (STERN A. K.)	FILE NO.
DATE	<u>11/23/28</u>	REMARKS
		Talk with Dr. Radin of Fisk regarding Fisk University.

SEE	FISK UNIVERSITY	FILE NO.

DATE	SIGNED
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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.

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HOTEL ROCK-MERE
ROCK-MERE, INC.
MARBLEHEAD, MASS.

GR 7
(att)

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Dear ERE, —

As I would
you Mr. Hauck is coming here
tomorrow evening & stay over-
nite. He seems to have a
fine educational experience.
We will have an opportunity to
discuss matters leisurely
here.

If Mr. Blumer will come to
us on a leave of absence, I
should agree it would be
advantageous for us to have him

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HOTEL ROCK-MERE

ROCK-MERE, INC.

MARBLEHEAD, MASS.

If his work does not prove
fruitful, I presume we are
under no obligation to keep
him.

in my mind
In turning over, our going
into Costa Rica, I am
wondering if it is not going
rather far afield. My
first reaction was very
favorable. Our strongest plea
in going into Mexico was its
relation to U. S. A. as a
neighbor. This feature
would be largely eliminated
in Costa Rica. Am interested

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HOTEL ROCK-MERE
ROCK-MERE, INC.
MARBLEHEAD, MASS.

to learn what Mr. R's
reaction was.

Dr. Edsall wrote a fine
statement about the Wothers
project. I am enclosing
it with another letter from
Dr. Wothers. The latter is
going to present his case
squarely to B. Russell
soliciting their aid to the
Commonwealth Fund. Please
keep these letters in our file.
This looks like an opportunity
for a foundation to do a
piece of pioneering work

\$ 4

HOTEL ROCK-MERE
ROCK-MERE, INC.
MARBLEHEAD, MASS.

in a much neglected field.
I talked with Louis Kinsten,
a member of the board of
the Children's Hospital about
the project yesterday. Of
course I am giving no
encouragement to anyone
but state that we will
consider it carefully.

My trip up north was
most enjoyable & beneficial.
I still find my intuition
rather "sensitive." Unless
you feel it would be of
special benefit to me or

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HOTEL ROCK-MERE
ROCK-MERE, INC.
MARBLEHEAD, MASS.

our work, I would prefer
not to go to Hanover
but get the full benefit
of our stay here. Unless
I hear from you will plan
on staying here arriving
home Sept. 2nd

Cordial greetings to
you all.

Yours,

W. H. S.

P.S. If anything further occurs
to you on Father's project, I
can get information while here.

W. H. S.

17 Madison Avenue,
New York City,
November 24th, 1928.

JRF

Mr. Alfred K. Stern, Director,
Julius Rosenwald Fund,
c/o Sears Roebuck and Company,
Homan Avenue and Arthington Street,
Chicago, Illinois.

My dear Mr. Stern:

I arrived in New York this morning and received your letter containing check. I called up Mr. Harrell as requested by you, but he could not be located. Mrs. Norma Thompson, Secretary of the Rockefeller Foundation, said that Mr. Embree was in the office yesterday with another gentleman who she thought probably was Mr. Harrell. She said that Mr. Embree would not be in the office until Monday morning and that I should call up then. I called Mr. Wright and made arrangements to meet him with Mr. Harrell Monday morning to confer on plans relative to our trip to the various housing projects here. Mr. Wright suggested that we have Mr. Boyd to go along with us.

If I stay here over Wednesday, I would like to take in the Howard-Lincoln game in Washington at my own expense. Kindly advise about this by wire.

The conferences in Atlanta were fairly satisfactory. Mr. Sutton, Superintendent of Education, has changed his thoughts about the new school for colored youth in Atlanta. His present plan is to ask that the JRF assist in completing the present Booker T. Washington High School instead of helping to build the new Howard High School in Atlanta. His reasons are: that additional land necessary for a larger school building on the JR Howard Site (which is the name of the new school building project) would cost too much. They already have land enough for the Booker T. Washington School to complete these units which would be about thirty-eight (38) rooms he thinks. The cost for completing the Booker T. Washington School would be approximately \$150,000 the amount beyond which the JRF would give would have to be raised through public subscription because there is no more money in the building fund for that purpose. He thinks this money can be raised. He stated that the \$150,000 that is for the new Howard School building would not be touched and that this amount could build a suitable school including the junior high school features. I doubt it.

These plans were entirely different to the ones decided upon at our last conference. I could simply state that the matter would have to be re-studied in the light of the new facts and would have to wait until I got back to Chicago for a conference with you and Mr. Embree.

The men present at this meeting included: Mr. Sutton, Mr. Hunter (his assistant), Mr. Newfold and Mr. Hill and Dr. Hope. They were inclined to feel that completing the Booker T. Washington High School might be better than raising a sum and putting it on the new Junior high school building project. In a confer-

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UNIVERSITY

Mr. Alfred K. Stern.

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Nov. 24, 1928

ence with Dr. Hope after the meeting, I suggested that I could see the advisability of wanting to do this both from the standpoint of Mr. Sutton as well as Mr. Hunter, but certainly did not want them to take the money allocated to the Howard School building and put it on the Booker T. Washington project. Dr. Hope said that that was certainly something to consider and he would see to it that it was not done as he could follow the matter through if the JRF decided to allow the \$50,000 offered to go to the completion of the B.T.W. School.

Mr. Sutton said that he would write the fund immediately and at my suggestion said he would ask for a survey to be made relative to the various trades in which Negroes find an outlet in Atlanta in order to more intelligently plan trade courses if the units were added to the B. T. W. School.

I am very much pleased to learn of the steady growth in the number of applications for apartments.

I wonder if you might ask Mrs. Wellmon how she is getting on in the matter of Christmas presents for the children in different training schools as planned before I left.

I am quite sure my mother and sister are very grateful for your kindness and thoughtfulness in letting us have that radio.

I find it convenient to have all mail sent to the Urban League.

Yours very respectfully,

GRA/AGL

George R. Arthur.

(Dictated, but not read
by Mr. Arthur)

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UNIVERSITY

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Dear Dad:

Henry Klaber, Ernest, George Carr, Joe Beuttas and I met out at the housing project yesterday afternoon. We had a corner stone laying ceremony consisting of each one present placing a penny on top of the first brick. It was an impressive, but rather informal ceremony. We watched the wall going up to see how the contrast of bricks will look. We all were satisfied that it will be attractive. A good deal of progress can be visualized since the first of the week, as the building is now coming out of the ground. They are building forms for the second floor on the 47th Street side. We made a tour of the project, and discussed several matters, including the erection of a model apartment as a renting office. All agreed that this would be a good idea, and a plan and estimate of cost are being prepared.

From there, we all drove over to the Marshall-Field project to compare certain features which they have, with our plans. We had a long talk with the manager of that project, and gained some interesting information.

Marion and I had dinner at Paul and Helen Stamm's. Mother Stern and Mrs. Aberlie were there. We afterwards went to see "In Abraham's Bosom" -- a very sad and morose play, greatly overdrawn.

The children are fine.

Love to you both,

AKS:MWS

Agnes

11/24/28

P. S. I have just spoken to Ben Lindheimer, who tells me that vacation of the alley has been practically settled according to a letter which he received from the chairman of the committee, Alderman Maypole. Mr. Maypole is going to California to see the Notre Dame football game, which is going to delay a meeting of his committee until December 6, when official approval will be given.

Alderman O'Toole, the chairman of the Building Committee, has given Ben definite assurance that all changes in the Building Code which we are asking for will be approved by the Council shortly.

AKS

UNIVERSITY

FILE COPY

FILE COPY

November 23, 1933

Dear Colleague: Last evening Dr. Radin of Fisk spent the evening at our house. You may recall that he visited us over a week end last summer, when we got to be good friends. He discussed his trip to Mexico of last summer, and he had some interesting information on the subject of our possible affiliation with them. He told me very frankly about his work at Fisk, and a great deal about the inner workings of the institution during the last year and a half. Being alone down there in Nashville, he has not found many companions in whom he is interested, and apparently has spent a good deal of time outside of his own work interesting himself in the development of Fisk. He and Frye came down from New York and budgeted the Social Science Departments which the Laura Spelman Rockefeller Memorial financed. He consequently has been in touch with the financial set-up of the institution, and apparently has followed it right along.

His course seems to be very popular with the students and he is doing a great deal more teaching than he had anticipated. He gives an elementary course in anthropology to which only Juniors and Seniors are admitted. He has forty-two students in this class, or about 12% of the college enrollment. He tells me he has made the examinations as stiff as possible, in order to discourage the students, but they seem to be persistent in their continuing the course. Apparently the enthusiasm for his course on the part of the students, his interest in the affairs of the institution, and his conducting of research into the background of the Negro since slave days, has made life possible for him at Fisk.

This is all preliminary to the criticisms which he made of the institution, which were very disturbing. He asked that we discount what he said because he believes he is the type of man who does not get along well in institutions, being rather individualistic. In spite of that, the fact that he has no axe to grind made what he said weigh more.

He told us so much, as we stayed up very late, that I find it difficult to try to state briefly his main criticisms. In the first place, he says that President Jones is essentially a weak man. His veneer of strength of character and vision is deceiving. He has found him without the fundamental requisites of an administrator.

- (1) He continually makes evasive statements and does not keep his word.
- (2) He cannot delegate authority to others.
- (3) He juggles his budget.

A few of the examples of these traits are:

- (1) Dr. Radin has found that he cannot carry on any conversations with him because of his indirectness, without immediately going to

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UNIVERSITY

his office and sending him a statement of what was decided. In this way he can try to hold him to an agreement which has been made. This is not only Dr. Radin's experience, but that of the other instructors down there. Dr. Radin explains this by stating that Jones is trying to avoid the responsibility for any mistakes which may be made. He states that the deficit created from over-expenditures on repairs (toward which Mr. Rosenwald contributed \$25,000 of a total of \$50,000) was entirely his fault. Mr. Gordon, the former controller, who was a close friend of Dr. Radin, warned him against making the repairs over the entire university instead of taking building by building, but he insisted upon doing it the other way, and was therefore not able to determine in advance how far his funds would go. Mr. Gordon, who is an extremely competent man, left because he could not put up with President Jones' methods.

(2) Dr. Radin states that he has that unfortunate quality of telling others what to do and then turning around and going it himself. This creates a great deal of confusion and unrest and demoralization of the staff.

(3) He does not keep to his budget. Dr. Radin has experienced this in the handling of the Laura Spelman Rockefeller Memorial grant. There was a \$20,000 fund that was set aside for research. This has been used for some other purpose, and is not available to the departments which were to call upon it. Dr. Radin believes that this money was used for buying office equipment and toward the library. A fund of \$40,000 was set up in the general budget for scholarships. A large part of this has been expended for other purposes, and is not available for these scholarships. Dr. Radin went to him the other day to ask him for a sum which was not available for this year, and President Jones, instead of turning him down as he should have, suggested taking this money from the amount appropriated toward the work next year. Dr. Radin would not allow this to be done. He cited this as an example of the way Jones is continually taking money out of one account and putting it in another. Charles Johnson has gone there, and finds that whereas funds were supposed to be available for certain studies he is to make, that apparently they are not there. Mr. Johnson is now studying the accounts in order to find out what has happened to these funds.

Apparently Dr. Radin is so full of the situation that he spoke very frankly to us. He was perfectly willing for me to pass this information on - in fact he was agreeable to the General Education Board and Laura Spelman knowing the situation as he sees it. He says he does not particularly care if Jones knows of his statements and is willing to have himself quoted. He does not care especially whether he stays on or not. In this regard, he does not believe that with the methods Jones is using, he will be able to keep any of the good men that he is drawing there. In fact, he makes alluring

11/23/28

Mr. Embree - 3

statements to them to bring them to Fisk, which they find he cannot fulfill. Dr. Radin grants that President Jones is a likable man. In fact he says that he can hardly ever get into an argument with him, because he continually backs down and will not fight. (This must be the Quaker in him!)

It would seem, from what Dr. Radin told Mrs. Stern and me, that one of the boards should send down an auditor to check over carefully the budget, and the expenditures of the institution. I believe Mr. Thorkeelson would be very much concerned if he knew how lax President Jones has been in not holding to his budget.

Dr. Radin thinks that authority should be taken over by a special committee of the Board of Trustees to pass on all appropriations and finances of the institution. He gives Jones credit as a money raiser and speaker, but does not think that he is able in the other requisites of a university president. Mrs. Stern and I are both convinced that even though Dr. Radin may be criticising Jones so severely because he is close to the situation, still he is entirely unselfish in his point of view, and would like to see this experiment of a real Negro university worked out. If only part of what he has said is true, Jones is not the man for that job, at least if it is to develop as the boards which are supporting it hope it will. It occurs to me that a board made up of representatives from the Meharry and Fisk boards, and possibly some outsiders, could be superimposed upon an affiliated Meharry and Fisk, and a president chosen to head both institutions. This might overcome the difficulties that are in the way of removing President Mallowney and the deficiencies which Dr. Radin says President Jones has for the job at hand. For such a position an exceptional man might be found who could develop both institutions into a really great university.

I have gone into such detail because it seems to me that there is a great deal at stake in the development of Fisk. I wanted you to have this information while you were in the east, as you may want to discuss it with both the Laura Spelman Rockefeller Memorial and the General Education Board officers.

Sincerely yours,

AKS:MWB

Copy to Mr. Rosenwald in Atlantic City

Mr. Edwin R. Embree
c/o Mrs. Norma Thompson
61 Broadway, NYC

c/o Miss Lottie Bishop, 444 Humphrey Street, New Haven

P. S. No doubt a further check should be made on the situation which Dr. Radin describes, from other sources. Charles Johnson, who will be in Washington at the National Interracial Conference on December 1-19, may be able to give us an objective point of view and can verify some of the statements which Dr. Radin makes.

A. K. B.

BM-GRK

JES

Mr. Arthur:

Mr. Jesse Binga asked me to call on him about the renting of stores in his building. He tells me that a Reverend Braden of the Berean Baptist Church, located about 58th and Wabash, told his congregation that our project was renting stores only to white people, and upbraided us for doing it. Mr. Binga says that he explained the situation satisfactorily to Mr. Braden.

He apparently wanted to show that he had done a favor for us in asking us to assist him in the renting of his stores. I told him that we would do what we could, but did not believe there was anything we could do. We are trying to do the same thing he is in securing the best and strongest tenants possible.

It might be well to meet with Reverend Braden and discuss this matter further so that he will thoroughly understand our position.

(AKS)

11/24/28

AKS:MWS

I met with Mr. Walling in Mr. Brown's office yesterday. We discussed the procedure on the housing project, as well as how existing machinery could be set in motion to make possible the securing of additional selected first mortgages on good Negro properties. I am enclosing a memorandum regarding the latter question.

As regards housing, we should have the total cost within the next week, as well as a set of final plans. Of course, they will not know the actual cost until after the building has been completed but this will be as close as they can arrive at until that time. I am meeting with Ben Lindheimer this morning to discuss further the matter of determining the rental value of the apartments. This will be a sizeable and important job. I asked Mr. Harrell, while he is in New York, to study the procedure and method of pricing apartments there. We have, besides, the local experience of the Marshall Field project in addition to practical real estate advice from Ben Lindheimer and Paul Steinbrecher. I do not believe I told you that one of the interesting developments in the Field project is that in anticipation of a sales resistance in the first and fifth floor apartments, they priced them somewhat lower than the other floors. They find now that these apartments are in more demand than the other floors. In other words, it seems that people are willing to walk up to the fifth floor in view of the additional light, air and quiet, and save money by so doing. We can bear this experience in mind in pricing our apartments.

Mr. Harrell is expected back on Friday and Mr. Arthur on Monday. I am planning to leave Monday noon for Tuskegee where there is a meeting of the Rosenwald Building Agents. This is one of the first meetings which has been held of the entire group in several years. The meeting has been arranged in connection with the Farmers' Conference. I think it is important that somebody from this office be there as these Building Agents are doing a large share of the promotion of Rosenwald Schools. Mr. Embree wants me to look into the project known as the "Fairway Farms" which was recommended by the Social Science Research Council as an experiment in cooperative farming. The project, as planned, is to be undertaken by a combination of the Alabama Polytechnic Institute (the State College at Auburn, Alabama) and Tuskegee.

There is an all day meeting of a group on housing in New York on December 10, which I should like to attend. Mr. Ruml, Mr. Embree and I are interested in a suggested institute for housing, which I should like to investigate. The National Interracial Conference is being held in Washington, December 16-19. I should like to take this in while in the East.

In the meantime, my absence should cause no delay in the housing project. The larger contracts are pretty well lined up. They closed Monday on the plumbing and fixture contract. As far as determining the prices of the apartments, Mr. Harrell and Mr. Arthur, meeting with Ben Lindheimer and Paul Steinbrecher, can start work on this as soon as the plans and completed estimate of costs are in.

November 28, 1928.

We received some pictures of you and Mother, forwarded by the Atlantic Foto Service. There are separate ones of each of you which I think are excellent, especially the one of Mother with Mrs. Becker who happened to close her eyes at the time and looks rather peculiar. I am ordering one-half dozen of each of these (with Mrs. Becker left out of the picture) and will send them around to some of the family. Have you any suggestions to whom they might go? I am mentioning this so as to avoid duplication.

We had some of our nice Ravinia neighbors over last evening, including Mr. and Mrs. Carr, Mr. and Mrs. Ewell, Mr. and Mrs. Bede, and Wallie and Leonard Rieser. We had a delightful evening. They are an interesting and fine group of people and we are happy to have them as our friends, as they have a great deal to offer. They did not leave until after eleven and we all had a real good time.

Best love,

Alfred F. Stern

AKS:M
Enc.

Mr. Julius Rosenwald,
c/o ~~Hotel Shelburne~~,
Atlantic City, N.J.

Mr. Stern was obliged to leave his office before the above letter, dictated by him, was ready for his signature.

FISK
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EXTRACT FROM MR. STERN'S LETTER DATED DECEMBER 8, 1928, WRITTEN

ENROUTE TO NEW YORK.

"Please show the attached correspondence from Mr. Smith to Mr. Embree when he returns and ask him to handle. You might call his attention to the fact that Mr. Tidwell, Superintendent of Education at Alabama, would like to have a decision on any appropriation by the first of January. The only comment I have to make on the requests of the State Normal Schools in Alabama is that 25,000 out of \$50,000 is a larger proportion than I think we need to offer. On the basis of our average appropriation to other schools and similar institutions I should think about 20% or \$10,000. out of \$50,000. to be raised would be more in line.

"Also the appropriation on a library to the Delaware State College should be made by January 1st, if at all. As regards this appropriation, I should want to be further satisfied that they have proper facilities for placing a library at the Delaware State College. It would be an exception to our previous policy to contribute to a Negro college in a State that we are not now operating in."

Yes - or
we might
go as high
as \$15,000
which is about
\$1 for 2
SPZ

Yes -
Let's grant
the library
askship to
Bennett,
Va. The S. and
Ind. A. S. and
not the Delaware College
SPZ

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UNIVERSITY

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

10
NEWYORK DEC 13
EDWIN R EMBREE 102

RECOMMEND BUYING HAHN DEPARTMENT STORES COMMON STOCK FOR ASSOCIATES QUOTED
OVER COUNTER WHEN ISSUED AT ABOUT 54 STOP ASK BOYD TO BUY 400 SHARES FOR ME
MISS STINSON MIGHT INQUIRE FIRST OF MR ROSENWALD IF HE CARES TO GIVE ME ANY
OF HIS ALLOTMENT BELIEVE NATIONAL HOUSE COUNCIL DEVELOPING SATISFACTORILY
STOP MISS VAN KLEEK AND HAYNES VERY ANXIOUS TO HAVE MR ROSENWALD MAKE TEN
MINUTE TALK AT END WASHINGTON CONFERENCE NEXT WEDNESDAY IF HE CANNOT BE THERE
THEY WOULD LIKE LETTER FROM HIM STRESSING IMPORTANCE OF CORRALLATING BOTH
STATUS AND PROGRAMS OF THE SIXTEEN ORGANIZATIONS IN THE NEGROFIELD STOP
TELL MR ARTHUR INADVISABLE BRINGING UP COMBINING OF URBAN LEAGUE AND OTHER
ORGANIZATIONS AT THIS TIME STOP HAVE YOU DECIDED DEFINITE DATES FOR TRUSTEES
MEETING MRS LEVY WANTS TO KNOW OTHERWISE DOES NOT PLAN GOING TO CHICAGO
DOCTOR LEVY WILLING TO GO IF FUND NEEDS HIM ENOUGH AND CRUTHERS PROJECT TO
PAY HIS EXPENSES

ALFRED K STERN

933A

FSK
UNIVERSITY

SEARS, ROEBUCK AND CO. JR 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 Miss Leonard
New York Office

DATE 12/13/28

ADDRESS Please telephone to Mr. Alfred K. Stern

BUYING FOUR HUNDRED SHARES HAHN DEPARTMENT STORES FOR YOU AND ONE HUNDRED FOR ASSOCIATES STOP BALL ASKS IF THROUGH MR ROSENWALD OR OTHERWISE YOU GOT FOR ASSOCIATES THREE HUNDRED SHARES GOLDMAN SACHS INVESTMENT TRUST STOP SUGGEST HAYNES WIRE ANOTHER INVITATION TO MR ROSENWALD TO ATTEND FINAL SESSION WASHINGTON CONFERENCE BELIEVE HE WILL COME IN RESPONSE TO FURTHER OFFICIAL REQUEST STOP TRUSTEES MEETING CALLED FOR FRIDAY DECEMBER TWENTY EIGHT. STOP PRESENCE OF DR AND MRS LEVY DESIRABLE BUT NOT NECESSARY STOP MR ROSENWALD HEARTILY AGREES TO SUPPORT BY FUND OF EDUCATIONAL FEATURES CROTHERS CLINIC AND I HAVE WRITTEN KIRSTEIN AND OTHERS ASKING IF IN VIEW OF THAT AND PROPOSED THIRTY THOUSAND GIFT TO BUILDING

SENT BY THE HOSPITAL CANNOT CARRY MAINTENANCE CHARGES

DEPT. Julius Rosenwald Fund

Edwin R. Embree