

use the ones that will not add
a dollar to the value of the
house. but mean much to you.
The rent is most reasonable now,
as it stands.

When Mrs Stevens
occupied the house. she set out
a hedge from the road to the
garage. and before leaving for
California I ~~had~~ brought paper trees
and had them ~~set~~ planted, shut-
ting off the view of all the back
part of the large house - and yard.
and it was at your father's sugges-
tion that I did it. perhaps he
will remember it when I left
Colorado. the hedge was doing beau-

Bachelor.
Lake County
California
December 17-1918

Dear Mrs Gilpin.

Yours in regard to
repairs on the cottage, received.
and I have given the matter
serious consideration.

I am willing to
make considerable sacrifice for
the sake of having you remain
there for the five years. for I
know what it means to have a
house vacant for any length
of time. and I also know that
it will be well cared for while
you occupy it. But there are

so many improvements you suggest which means much to you - but less than nothing to me. for instance, the sacrificing the breakfast room - to make room for a pantry. I found the breakfast room very convenient but dislike a pantry. I think if you visited one thousand modern houses in California you would not find a pantry.

When I ~~first~~ lived in the cottage before coming to Calif. I found the darkroom a very convenient room for food stuff ~~of course~~ It could be arranged to be very nice for the food - and other things. but of course you

must use it for your work, but I wish you might manage to get on without that change. That would cut down the expense of a great deal. I really feel very much against its being done.

However if you feel that is a very desirable change to be made I will consent to it.

You know I did not receive any rent until quite recently on account of improvements - and much of it was made in the kitchen and that will all be lost money. How ever if you will pay me \$45⁰⁰ per month. ~~I~~ you may go ahead with it. God see all the changes that cost

tifully. and I understood the
trees made a good start but of
course they were not cared for
and they all died and the hedges
too I understood. Had they
lived the large house would
be completely hidden from view
long before this. It was a
very great pity that they
should have been allowed to
die.

Of course if you take this
offer it must be understood
that I will not be called upon for
any repairs or other expenses to
the house. Beside from the taxes

yes, the pleasant times we
used to have in the old
are fresh in my memory.
and I would like to see you
~~in~~ in the cottage, but on
account of my unruly
heart, I fear I'll never see
Little Colorado again, although
I would rather live there now
than in California a state loved
more than most places by most
people.

Kindly remember me to your
parents, and many good wishes
for a happy holiday season.
I am, sincerely yours
J. E. Dandstrom