

317 Cheyenne Road
Colorado Springs, Colo.

May 1, 1929.

Mr. W.B. Harvey
324 N. Tejon St.,
Colorado Springs, Colo.

Dear Mr. Harvey:-

I am anxious to decide upon our lease for this place, and I have noted what you have said regarding the objections Mrs. Lundstrum has of the changes I wish to make. It seems to me that these are very easily obviated. She wished to keep the present breakfast room so that it could be used as an extra room in case of emergency. The making of the present back porch into another room, would give a larger room for this very purpose. My plan was to put the little breakfast room into the kitchen making the door open on the east side of the house, as you will see on the plan I submitted to Mrs. Lundstrum. If the back porch is made into another room, it would make the kitchen an inside room, which is not a good plan for a kitchen. With the opening of the door to the east, building a small porch and a pantry out from that side, will greatly facilitate all conveniences. Also, the removal of the present partition into the breakfast room

will be a very simple matter, and should Mrs. Lundstrum desire it, it could easily be replaced as it now is when we leave the house. I do not think that she realizes the necessity of the pantry. With a coal range the little kitchen gets exceedingly hot, both winter and summer and it is at present impossible to keep food of any kind in the kitchen or to put the ice-box, in the kitchen were there room for it. So that my plan is simply to make the back porch into another room to take the place of the present breakfast room, and throw the latter into the kitchen building a back porch and small pantry out to the east of the house.

The regarding the front. I do not want to take a long lease on this house unless I have the privilege of taking the front porch into the big room. This I need for my work and it would be done of-course at my expense. Mrs. Lundstrum objected to the open porch. This objection is easily overcome, for the porch can be so designed that when we leave it would be a simple matter to put a roof over it. My own objection to the roof is that it cuts out too much light, but the adding of the roof could be done very easily.

There are a few other things that need to be done to the house. We must have a front door bell. The window frames and door frames on the outside are very much in need of a coat of paint. The front fence is falling all to pieces and must be rebuilt, and if we are to be here any longer we want a hot water coil in furnace. I remember that when we first took the house that you agreed that this ought to be done.

Then the necessity of the fence between the two houses is the most important of all, for as it is we are simply living in our neighbors back yard, which most of the time is exceedingly unpleasant.

If Mrs. Lundstrom will consider carefully the cost of these necessary alterations, she will find that the cost will exceed the difference in rent that we offer on this long time lease, and that we can only make this offer because of my father's business and the fact that he can do the work himself saving the profit that would be made by any contractor undertaking this work. Mrs. Lundstrom in one letter to me must have misunderstood my meaning for I have not asked for any changes in the house for my own work that were to be paid for by her, I simply asked for the privilege of making these changes which I should pay for myself.

If you will figure over these changes and repairs I know you will find that our offer of \$500.00 a year rent is a very fair one, we to make these changes and repairs. I feel certain that Mrs. Lundstram does not realize that she is getting the equivalent of \$50.00 a month. Were she to pay these it would mean the best part of a years rent gone at one time with nothing coming in. I am sure that you will understand this and can perhaps explain it to her better than I did.

Trusting that we may soon come to a satisfactory agreement, I am

Very truly yours,