

Washington, D. C., April 16, 1923.

Dearest Trix:

Yes, indeed, we are both of us unreservedly in favour of the three cedars which Mr. Sargent loves you enough to part with, so go ahead.

Thanks for the photograph and for your letter of the 14th.

I am returning to you the two photographs of the Nancy grilles as well as the ground plan of the East perron, with the request that you get some iron worker to submit a drawing for the necessary railing of the East perron, and of the Loggia balustrade, using the Nancy grilles. We seem to have had a stalemate on the East perron railing, as between Yellin and Fred Brooke's office and my own insufficient ingenuity, so let us try some new blood.

Here, also, I return your vastly improved alphabetical list, as well as the original one from Charleston. Some day let me have copies of both. It might be amusing to adapt some of it to the woody part of The Oaks if we should be able to purchase some of the Elveson place.

Robert is telephoning to Larry White to ask him to come down to-day or tomorrow to look at the lay of the incurable land, with a view to drawing up plans for the farm buildings. After much thought we have de-

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cided that this is the wisest solution, as it will be the easiest, the most time-saving and the pleasantest way for you and the architect of that group to collaborate. As you will be here off and on during our absence, and these buildings can't be begun until next mid-winter, it seems indispensable that the architect should have your assistance - especially for the gardner's cottage and greenhouse, and to have him around the corner, in New York, will surely be easier for you both; and it will be such a pleasure to have the contact with Larry White that I hope his firm can undertake it.

It was too bad, my poor dear, that you had to be so pushed on Thursday! I was very sorry to have to take so much time from you.

To recapitulate, the main points of our talk that morning, I mention again that I hope you will send me an alternative scheme of the 32nd Street piers, to be used with wooden gates, and piers to be used with iron gates; and it is definitely decided that we do face the old gray-stone 32nd Street wall with brick, and do put the brick balustrade above, with two - instead of three - rows of the open motif, the total height being some 8 to 12 ^(?) inches lower than the present wooden forms. And it is also understood that we leave the old iron railing between Lovers' Lane and the 31st Street entrance, as it is for the present.

We shall look for you eagerly on Monday, 23rd, and I am hoping you will be able to take the morning train so that we may have the afternoon at The Oaks. We are out the 23rd, 24th and 25th, in the evening, and have people to lunch the 25th, but I can be free all the afternoon of the 23rd and 25th, if you can stay over, and all the morning of the 24th.

With best love, always,

Hastily

P. S. Please return drawing and blue print