

T3

IMMANUEL BAPTIST CHURCH

The Possibilities of Relating it to the University.

I have considered the problem from the following angles:

I. Equipment and Neighborhood.

A. Neighborhood

1. The church neighborhood is rapidly developing as a business section with several thousands of workers coming there every day. The automobile and publishing industries centre there.
2. Thousands of workmen and students room in the community. Leaders in social service and welfare agencies recognize this section of the city as pivotal in the homeless man and non-attached worker problems.
3. There are now but few residence buildings north of the church; a few south; leaving the real residence districts to the east and west.
4. The population is one-third to one-half negro. However the negroes are moving south and indications are that the population will have a less proportion of negroes.
5. The location has good transportation. Four surface lines, the South Side Elevated, the Illinois Central, and the Southside Bus Lines all come near the church. Dr. Myers counted passersby for three days and estimates that 160,000 people pass the church doors daily.

B. Equipment

There are four large rooms in the old part of the church. The auditorium can be used for all sorts of large gatherings. The other three can be used for large classes



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## B. Equipment

There are four large rooms in the old part of the church. The auditorium can be used for all sorts of large gatherings. The other three can be used for large classes



or smaller forum groups. The church school room, could, with little expense, be arranged for recreation and social practice work. It could be divided into class rooms. There is a vacant lot south of the church which adds to the possibilities for future building.

The new part of the building, with five floors, approximating three thousand square feet per floor, is constructed for office purposes. The ceilings of the first four floors are a scant ten feet high which, according to city ordinance, bars their use as class rooms. These floors would serve admirably for clinical and research offices. The fifth floor has a twelve foot ceiling and would make several splendid class rooms.

## II. Possibilities of University Extension in this location.

### 1. University College.

Dean Filby can use one room seating sixty, and one smaller room beginning October 1. He can use three or four rooms January 1, providing sufficient time is given him to advertise some new classes. He does not think the location satisfactory for the major work of University College, but can use it for nearly all southside work.

2. Professor Spencer says the School of Commerce and Administration would be interested in clinical and research classes, and could use a couple of rooms for these purposes. The school does not anticipate starting a regular Commerce and Administration School off the campus, since Northwestern is already established in downtown work.



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## II. Possibilities of University Extension in this location.

### 1. University College.

Dean Wiley can see one room seating thirty, and one smaller room beginning October 1. He can see three or four rooms January 1, providing sufficient time is given him to advertise some new classes. He does not think the location satisfactory for the major work of University College, but can use it for nearly all nontheoretical work. A. Professor Spencer says the school of Commerce and Administration would be interested in clinical and research classes, and could use a couple of rooms for these purposes. The school does not anticipate starting a regular Commerce and Administration School off the campus, since Northwestern is already established in downtown work.



3. The School of Social Service would find great opportunities in such a location. Miss Breckinridge says they have long sought concrete opportunities for field training and believes the section of the city around Immanuel admirable for it.
4. Professors Park and Burgess would respond at once to the clinical and research opportunities which such a location would afford. They would not initiate activities, but relate themselves to the regular agencies doing the work.
5. As director of Vocational activities in the Divinity School, I can see many opportunities for vocational practice and research in this field. Dr. Myers desires the University to assume responsibility for the pulpits (church and chapels), the Religious Education, the Young People's work, etc. He wants the University to assume major responsibility for the whole work. He will work with the University, chiefly in the form of raising money. He believes the \$200,000 necessary to remove the debt can be raised from Immanuel's friends.
6. Many other opportunities of university extension come to my mind: Forums of various kinds; medical and health clinics; vocational research; clinics in recreation, dramatics, pageantry, music, etc.

### III. Possibilities of interesting social and welfare agencies in using the building and community:

I was able to use only two afternoons and an evening in searching out and interviewing leaders of



3. The school of Social Service would find great opportunities in such a location. Miss Brookbridge says they have long sought concrete opportunities for their training and believe the location of the city around Emmanuel suitable for it.

4. Professors Park and Burton would respond at once to the clinical and research opportunities which such a location would afford. They would not initiate activities, but relate themselves to the regular agencies doing the work.

5. As director of Vocational activities in the Division School, I can see many opportunities for vocational practice and research in this field. Dr. Myers desires the University to assume responsibility for the welfare (church and chapel), the Religious Education, the Young People's work, etc. He wants the University to assume major responsibility for the whole work. He will work with the University, chiefly in the form of raising money. He believes the \$200,000 necessary to remove the debt can be raised from Emmanuel's friends.

6. Many other opportunities of university extension come to my mind: forums of various kinds; medical and dental clinics; vocational research; clinics in recreation, drama, music, psychology, etc.

III. Possibilities of interesting social and welfare agencies in raising the building and community:  
I was able to see only two afternoons and an evening in searching out and interviewing leaders of



social and welfare agencies, yet I met the leading members of the social welfare group.

Every leader (of the six) interviewed expressed a desire for the stimulus and support of the University in making their work more efficient. They recognize that their agencies should and must carry on the routine work; but also that clinical research is essential if their work is to continue to be efficient. The social agencies are ready, therefore, to establish clinical relations at once.

There is every possibility of locating the offices of the majority of the welfare agencies in this building. It will take two or three years to do it. The Central Council has led in grouping thirteen agencies in one building and they have just assumed a three year lease. While Mr. Reynolds and Mr. Walling (of the Central Council) think the Immanuel building is too far from the loop, Mr. Hunter and others rather favored being away from the loop. Mr. Hunter stated that had the charities known nine months ago of the Immanuel possibilities they would have moved their central offices there. He also stated that "the idea of effectively relating the University with the social agencies the biggest notion of the year."

Mr. Reynolds and Mr. Walling feel that Immanuel is, (1) too far south - and the University should avoid being recognized as a south side agency; (2) too far from the loop for offices for central agencies; (3) that



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the large percentage of negroes in the population would hamper clinical work; (4) that Northwestern University's medical clinic at Wesley Hospital (now being greatly developed) might argue against the University developing clinics on the South Side. Despite this seemingly negative feeling these two men are anxious for the University to develop definite clinical and research relationships with the social agencies and will gladly aid in any such development.

I learned through the social agencies that President Scott has plans for extending clinical relations of Northwestern University with the social agencies. He seems to plan centralizing as many forms of social work around their new buildings, when completed, as possible. The Senior law class is now required to give eighty hours to the United Charities in clinical service.

I am convinced that a great work can be developed at Immanuel with the University in charge. It will require engineering of a high grade. It will not be easy, for example, to get the church to function freely and strongly under University leadership. Likewise the developing of relations with the social agencies is a problem of many angles.



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*will consider  
write to Fisher*

JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

*answered July 3* **73**  
**01032**

June thirteenth,  
Nineteen twenty-three.

Dear Dr. Burton:

I wonder if it would be possible for the University to have some sort of a connection with our building, possibly some department near this downtown district. It may be practical business in the center of business life. I do not know what would be possible or whether anything would be of value to the University. It would be a near vital touch with thousands of young men of high class who are employed in this part of the city. Something may occur to you. We are trying to keep the building for purposes related to religion.

Yours very cordially,

*Johnston Myers*

JM:BT







*Sherman*

ROBERT L. SCOTT  
300 W. ADAMS ST.  
CHICAGO

T3  
01173

June Twenty Seventh  
19 23

Dr. Ernest D. Burton, Acting President,  
University of Chicago,  
Chicago, Illinois.

Dear Dr. Burton:-

Your letter in regard to the fund created by the will of Mrs. Foster received at my home last evening.

Some time ago - may be two or three years - Mrs. Zook a daughter, I think, of Mrs. Foster, wrote to the President of the Evanston Hospital Association saying that she would like to have this fund transferred to them. I think she was advised, however, that she had no voice in what was to be done with it. The President of the Hospital Association came to see me and showed me a copy of the will. At that time I spoke to both President Judson and Mr. Heckman.

The Baptist Old People's Home at Maywood, would like to get part, if not all, of this fund and I think there have been several conferences in regard to it. I told those with whom I have talked that I felt the \$10,000.00 should be turned over to the University or kept in such a way that the income can be used for the University students and inasmuch as we expect to have a Medical School on the Midway before long, this money probably could be well used.

The thought has been expressed that all the organizations which think they have, or would like to have, some claim on this money should come to some conclusion which would permit them to join in a petition to the Court for a division or disbursement of the funds now in the hands of the Baptist Hospital Board so that the corporation of the Baptist Hospital could be dissolved.

Mr. Nuveen recently told me he thought the Emanuel Church Board could administer these funds and arrange for student care at one of the South Side Hospitals, but I did not go into detail with him.

Mr. Heckman has a copy of the will and I gave him to read this noon your letter together with the memorandum which you sent me. As you doubtless want the memorandum returned, I will send it to you as soon as it comes back from Mr. Heckman. I read the communications ~~from~~ Messrs. Ryerson & Swift this morning and we all agree that the University should take some step to protect the \$10,000.00 and any accumulation. It would seem to me that no Court, in equity, would release the present Trustees of the fund without notification to the University of Chicago. Nevertheless, I would recommend that Mr. Heckman investigate this matter again and report to you and to the Finance Committee and if they think desirable, then to the Board.

Mr. Charles F. Grey, Mrs. Scott's Father, was executor of the will of Mrs. Foster. Mrs. Zook's residence is now in California, but I understand her attorney is Mr. Templeton of Wilson, McIlvaine, Hale & Templeton.

Very truly yours,

*Robert L. Scott*



Dear Mr. [Name]

Very truly yours,  
[Signature]

Your letter of the 10th inst. is received by the office.

I have been thinking of the matter since I received your letter of the 10th inst. and I am sorry to hear that you are not satisfied with the result of the investigation. I think the report is correct, but I will try to find out what is the matter and if possible, I will try to correct it.

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[Signature]

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73

# The University of Chicago

OFFICE OF THE DIRECTOR

Co-operation with Secondary Schools

July 18, 1923

My dear Mr. President:

Yesterday six of us were in conference regarding possible use by the University of the Immanuel Baptist Church "plant". The six were Mathews, Marshall, Judd, Filbey, Payne and myself.

The first conclusion that emerged out of our conference was that the premises are to be considered exclusively with reference to University College and perhaps some courses in Commerce and Administration.

Upon the whole the trend of opinion in the conference was that it is not advisable to move University College out of the loop. (1) There is the problem of transportation. Aside from any actual disadvantage in that respect there is the very considerable psychological disadvantage arising out of the reasonably-to-be-assumed objection on the part of people from other portions of the city and from the suburbs, to come to Michigan Avenue and Twenty-third Street as against some central point in the loop. But aside from this "mental hazard" there seem to be distinct physical disadvantages. If students were to come to Twenty-third Street by the Elevated road, they would have to wait downtown for a local train since no express trains stop at that point. This would often occasion embarrassing delay because locals do not come very often and because of the crowd loading and unloading in the loop.

(2) Further the class-rooms would mostly, if not entirely, front on Michigan Avenue. Our experience downtown where we have comparatively few windows opening on Michigan Avenue, is good ground for the conviction that if we were to go into this building where so many of our rooms would front on this street the situation would be well nigh impossible.

(3) Upon the second and third and fourth floors I am told that the ceilings are only about  $9\frac{1}{2}$  ft above the floors. The city ordinance, as I understand it, demands that for class-rooms  $12\frac{1}{2}$  ft. should be the minimum.



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(4) The building is not provided with any apparatus for forced ventilation. However, Mr. Fluke thinks that that might be provided without great expense.

(5) The neighborhood is now and is likely to become in greater degree undesirable and even unsafe. The Baptist Training School and some other institutions with which I happen to be familiar are feeling this very acutely.

(6) It would seem to me <sup>that</sup> a move to the location in question would bring us considerably out of touch with the business people whom we hope in larger and larger degree to serve. (However, I do not think that Marshall attached very great importance to that point)

As I have already intimated, the general outcome of our conference was unfavorable to moving University College to this point. I think that Mathews was more inclined to the move, and Marshall was perhaps not quite so acutely opposed to it. I think I may safely say that all the others including myself, were decidedly unfavorable to the suggestion.

It was suggested that if the University were in full possession of the entire premises occupied by the Immanuel Church building, and if the administration felt it would be worth while to proceed at once to develop there a great University center, the whole question would be a very different one, although even then there might be some doubt as to the advisability of the change. Moreover, I think that Mathews has somewhat of a vision of a great Divinity School center there, but I judge that neither of these enterprises is now under consideration.

May I add that it seems to me that there are only two ways in either of which we might acquire under our own control premises for University College. (1) The University might buy or build a building involving, let us say, an outlay of \$2,000,000 with the expectation of receiving from rentals of all but two floors practically the return which that amount of money brings now from present investments. It might concentrate in that building the offices of the Publication Society, the Baptist Theological Union and all



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offices or premises used by the denomination as a means  
of partially financing the enterprise. (Probably a dream)  
(2) The University might concentrate its efforts on securing  
an endowment for University College thus putting this de-  
partment of University activity on a financial basis  
analogous to that upon which the institution as a whole rests.

Very truly yours,

*Nathaniel Baxter*

NB/H



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Very truly yours,

Wm. D. Linn



73  
JOHNSTON MYERS

2320 MICHIGAN AVENUE

CHICAGO

July twenty,  
Nineteen twenty-three.

Dear Dr. Burton:

Of course we are very anxious to have the University utilize our building if it is possible. If it can be used for educational purposes it will fulfill the desires of the givers and friends of the enterprise. I think it would please many of our people very much.

I talked with a wealthy woman whose husband is a millionaire, perhaps more than a millionaire. She said that she believed that he would become a large giver at once to the work here if it would have the dignity and permanence which association with the University would give it. I have the impression that several others among my wealthy friends would feel more like giving to something in which the University was interested.

I wish to call your attention to the fact that the architecture of the building is in harmony with the architecture of the University buildings. The public would come to think that the University had erected the building.

I talked with Dr. Mathews last evening and he believed that it would be a great opportunity for the Theological Department to enter into the practical work, and use the auditorium and other halls for lectures and preaching purposes. Are there any possibilities in the direction of a Forum such as is conducted in Boston in Ford Hall?

The church would be very agreeable to anything which would meet with your approval. They know the regard which I have for you and what you might say would be equivalent to my word in any matter.



Dear Sir:

Enclosed please find

Dear Sir:

I have the pleasure to inform you that the University of Chicago has accepted your offer of a position in the Department of Chemistry. It is our hope that you will find the work at the University of Chicago very interesting and that you will be able to contribute to the advancement of the science of chemistry.

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JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

The whole situation is for the present time in a perfectly usable condition if it can be used. As the property increases in value here it is more than likely that the University would become the owners of the building, which would be an asset from the financial point of view.

This lady to whom I referred said that she would write you. To have her keenly interested would mean several thousand dollars every year. He has just given ten thousand to St Luke's Hospital. You know Mr. Rockefeller is familiar with this situation and it would be very agreeable to him.

Pardon these few suggestions.

Yours very cordially,

*Johnston Myers*

JM:EP.







JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

July twentieth,  
Nineteen twenty-three.

Dear Dr. Burton:

I wish to add to the letter of the morning this statement; that there is an opportunity on the rear of the lot to erect a building at a very reasonable cost with perfect class rooms sufficient in height and in every other particular. The plans for this have already been drawn. The other rooms might be used temporarily.

I learned to-day that there was some objection to the height of the office rooms. I am sure some adjustment could be made if that were the only difficulty in the way.

Yours very cordially,

*Johnston Myers*



THE UNIVERSITY OF CHICAGO  
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Hubbard Woods, Illinois

President Ernest Burten,  
Chicago University

*Confidential*  
462  
R3

My dear Mr Burten

Interested and concerned as I am as to the future uses of the Immanuel Baptist Church Building, I am wondering if it cannot be held for educational purposes with emphasis upon the Christian ideal.

It has occurred to me ( you will know if there is anything to be considered in this suggestion) that in Mr Rockefeller's interest in the University and his friendship for Mr. Myers, in the fact that this was Mr. Joseph Bend's Church and his last message to his Bible Class was " Tell the class I have thought of them a great many times since I have been lying here and am greatly interested in their progress." that we have in this building an opportunity for a down town memorial for Joseph Bend in connection with the University. Perhaps Mrs Bend and Mrs Edgar Goodspeed might be interested to perpetuate this in connection with the American Radiator Co, the latter still devoted to Mr Bend's memory, possibly my husband might be interested to aid such a plan.

The " Down Town College" needs the right surroundings and its own distinctive atmosphere. I felt this when attending Dr Goodspeed's evening classes one winter.

Whether it has been wise for Mr Myers to hold <sup>this</sup> ~~that~~ point and put the money that he has in the new building, I know not , but it is there and its uses must be determined. Some of us who have invested in his proposition are desirous , just now, at this strategic moment to see a right consumation of the matter.

Very Sincerely

Emory June Smith.  
(Mrs Douglas Smith).

July 21, 1923.



100-146897-1



73

The University of Chicago

Office of the Counsel and Business Manager

~~ROOM 1838, 230 SOUTH CLARK ST.~~  
~~TELEPHONE DEARBORN 9312~~

01519

JULY TWENTY-SEVENTH  
1 9 2 3

President E. D. Burton  
The University of Chicago

My dear Mr. Burton:

I am sending the attached memorandum regarding the Immanuel Church matter. I have conferred with Mr. Myers. I have also sent a copy of the memorandum to Mr. Filbey.

It will be desirable to secure copies of the plans of the Church building and plant before making a final report. These, I understand, you have written to Mr. Myers for.

The memorandum is in two parts, as follows:

- a. A tentative plan for taking over the Immanuel Church property.
- b. General considerations upon which the tentative plan is based.

I am sending the material in this form since I understand that you desire to have some report before you go on your vacation. If you have any further instructions in the matter, will you please let me know.

Yours very truly,

*George F. J. J. J.*

GOF:HF



The University of Chicago  
Office of the Council and Business Manager

JULY TWENTY-SEVENTH  
1 8 3

President E. B. Burton  
The University of Chicago

My dear Mr. Burton:

I am sending the attached memorandum regarding  
the proposed building plan. I have conferred with  
Mr. Gore. I have also sent a copy of the memorandum to  
Mr. Wiley.

It will be desirable to secure copies of the  
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I understand that you desire to have some report before  
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about the matter, will you please let me know.

Yours very truly,



cc: Mr.



A.

TENTATIVE PLAN FOR THE UNIVERSITY  
OF CHICAGO TO TAKE OVER THE PROP-  
ERTY OF THE IMMANUEL BAPTIST CHURCH.

1. The University to receive absolute legal title to land and building subject to existing mortgages which, it is understood, amount to not to exceed \$200,000, at not to exceed 6% interest per annum, for not to exceed ten years.
2. The University to allow the Church organization the use of an agreed upon portion of the property for church purposes, such portion to include the Auditorium and rooms in the rear thereof, now used for church purposes.

The University to have the right to use the Auditorium and the rooms in the rear thereof for University purposes when not in use by the church; this arrangement to continue for some fixed period, say, not to exceed 25 years.

The church authorities to pay not to exceed the cost of operation and maintenance of the portions of the premises used by it.

This arrangement to be terminated in the event the Church should cease to function, or should cease to use the premises effectively.

In the event of the termination of such a lease arrangement between the Church and the University, the University then to be free to use the premises or to change or modify them as it may see fit, and to use same for educational purposes, but if no proper educational use can be made, the University to be free to use the premises for purposes of revenue.

3. The University to use the front or balance of the property for any purpose whatsoever. The intention, however, will be to utilize as much of it as can be effectively used for educational purposes, and if an educational use for the entire plant can be effectively made, to apply for tax exemption for the front half of the property, it being understood that the rear, or old, portion of the building can be retained on a tax exempt basis.

The educational uses of the University for which consideration will be given at this location may include some of the following:

1. University College in whole or in part.
2. Research, instructional and forum activities of the Department of Political Science.
3. Research activities of the Divinity School, Department of Sociology, School of Commerce and Administration.
4. Other University activities.



TENTATIVE PLAN FOR THE UNIVERSITY  
OF CHICAGO TO TAKE OVER THE PROP-  
ERTY OF THE IMMANUEL BAPTIST CHURCH.

1. The University to receive absolute legal title to land and building subject to existing mortgages which, it is understood, amount to not to exceed \$200,000, at not to exceed 8% interest per annum, for not to exceed ten years.
  2. The University to allow the Church organization the use of an agreed portion of the property for church purposes, such portion to include the Auditorium and rooms in the rear thereof, now used for church purposes.
- The University to have the right to use the Auditorium and the rooms in the rear thereof for University purposes when not in use by the church; this arrangement to continue for some fixed period, say, not to exceed 25 years.
- The church authorities to pay not to exceed the cost of operation and maintenance of the portions of the premises used by it.
- This arrangement to be terminated in the event the Church should cease to function, or should cease to use the premises effectively.
- In the event of the termination of such a lease arrangement between the Church and the University, the University then to be free to use the premises or to change or modify them as it may see fit, and to use same for educational purposes, but if no proper educational use can be made, the University to be free to use the premises for purposes of revenue.
3. The University to use the front or balance of the property for any purpose whatsoever. The intention, however, will be to utilize as much of it as can be effectively used for educational purposes, and if an educational use for the entire plant can be effectively made, to apply for tax exemption for the front half of the property, it being understood that the rear, or old, portion of the building can be retained on a tax exempt basis.
- The educational uses of the University for which consideration will be given at this location may include some of the following:

1. University College in whole or in part.
2. Research, Instructional and Forum activities of the Department of Political Science.
3. Research activities of the University School, Department of Sociology, School of Commerce and Administration.
4. Other University activities.



4. The church authorities to agree to provide a nucleus of \$200,000 or some other agreeable sum as an endowment for the University activities to be under taken at this location. It is desirable, if possible, that the endowment to be provided by Dr. Myers and his associates should be at least equal to the encumbrance assumed by the University.
5. In the event any net revenue is obtained by the University from the rentals of the said property over and above the proper operating charges including management, light, heat, repairs, taxes, assessments, depreciation and interest at 5% upon the encumbrance assumed, such net income should be specifically devoted to the University's educational purposes housed on the said premises. If no University activities are housed there, then such net income shall be applied to those University activities which are most nearly related to the work formerly performed under the direction of the Immanuel Baptist Church itself.



4. The church authorities to agree to provide a minimum of \$200,000 or some other agreeable sum as an endowment for the University activities to be undertaken at this location. It is desirable, if possible, that the endowment be provided by Dr. Myers and his associates should be at least equal to the endowment assumed by the University.

5. In the event any net revenue is obtained by the University from the rentals of the said property over and above the proper operating charges including management, light, heat, telephone, taxes, assessments, depreciation and interest at 5% upon the endowment assumed, such net income should be specifically devoted to the University's educational purposes housed on the said premises. If no University activities are housed there, then such net income shall be applied to those University activities which are most nearly related to the work formerly performed under the direction of the Immanuel Baptist Church itself.



B.

## GENERAL CONSIDERATIONS

1. The gross valuations of the Immanuel Church property are as follows:

Land, 137 feet	\$125,000
New Building	300,000
Old Building	<u>75,000</u>
Total	\$500,000
Encumbrance	<u>200,000</u>
Net Worth	\$300,000

2. Note that impending changes in the widening of Streets and new roadways and transportation will affect the values of this property; whether adversely or otherwise it is too early to say.
3. If the University undertakes to take title, it should be free to use the property for the best interests of the University; that is, either for direct teaching purposes, as an educational plant in whole or in part, or for purposes of revenue, if some other location, or other plant structure in the same location should be desirable ~~should~~ be desirable.
4. Whether direct educational use can be made by the University of all or a portion of the plant would presumably depend upon a careful survey of the neighborhood conditions and characteristics. Under the proposed plan, the University could take title immediately if that were imperative, and the University uses could follow whenever desirable.
5. It should be noted that the uses by the University, in whole or in part, of the proposed plant, would involve some additional charges against the budget, probably over and above the net increases which might be received from any special endowment as referred to in the plan.
6. Some understanding would probably have to be had with the church authorities in order to be sure that the church authorities were not relying upon the University carrying on all, or any particular, definite part, of the functions now or formerly maintained by the church at this location.
7. It is estimated that about \$25,000 additional would have to be made available for completing partitions and making necessary adaptations to ~~the~~ structure for any commercial or educational use.
8. A careful study of the plans and structure of the building should be made to determine whether it is available for classroom use, what the operating expenses are likely to be, and what the gross and net revenues are likely to be. It is estimated generally that the first floor space is worth approximately \$1.50 a square foot, and the upper floors approximately 75¢ per square foot.



# GENERAL CONSIDERATIONS

B.

1. The gross valuations of the Immanuel Church property are as follows:

Land, 137 feet	\$125,000
New Building	300,000
Old Building	75,000
Total	\$500,000
Expenditures	200,000
Net Worth	\$300,000

2. Note that impending changes in the widening of streets and new roadways and transportation will affect the value of this property; whether adversely or otherwise it is too early to say.

3. If the University undertakes to take title, it should be free to use the property for the best interests of the University; that is, either for direct teaching purposes, as an educational plant in whole or in part, or for purposes of revenue, if some other location, or other plant structure in the same location should be desirable should be desirable.

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5. It should be noted that the uses by the University, in whole or in part, of the proposed plant, would involve some additional charges against the budget, probably over and above the net increases which might be received from any special endowment as referred to in the plan.

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7. It is estimated that about \$25,000 additional would have to be made available for completing partitions and making necessary adaptations to the structure for any commercial or educational use.

8. A careful study of the plans and structure of the building should be made to determine whether it is available for classroom use, what the operating expenses are likely to be, and what the gross and net revenues are likely to be. It is estimated generally that the first floor space is worth approximately \$1.50 a square foot, and the upper floors approximately 75¢ per square foot.



9. It is believed that the present church organization is decreasing in numbers and in influence; that with the decease of the present pastor, its continuance as an organization is questionable; that the present minister would be glad to relinquish his responsibility if the University would undertake such portion ~~as~~ it conceivably could under its charter, which would tend to show that the plant and its facilities were being used for educational and uplift purposes. The minister suggests that he would be glad to be used in organization and fund gathering service in the event some such plan were worked out, such use to continue at the will of the University.



9. It is believed that the present church organization is decreasing in numbers and in influence; that with the decrease of the present pastor, the continuance as an organization is questionable; that the present minister would be glad to relinquish his responsibility if the University would undertake such action as it conceivably could under its charter, which would tend to show that the plant and its facilities were being used for educational and uplift purposes. The minister suggests that he would be glad to be used in organization and fund gathering service in the event some such plan were worked out, such use to continue at the will of the University.



T2

JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

August first,  
Nineteen twenty-three.

Dear Dr. Burton:

I am very grateful for the consideration which you are giving our proposition.

Here is a splendid property, a beautiful, modern building waiting to be used. I may be wrong but I have the conviction that at this location on this great avenue there could be established a center for education and religion which would be a very valuable adjunct to the University. We are trying not to rent offices to individuals because if your University or some other institution were willing to take the building it would be much more desirable in every way. This property was given for the glory of God and the good of the people. If we are related to the University we can then keep those lines and the ambitions of the givers can be realized. I feel confident that there are thousands of dollars which would be given here if the proper kind of work were being conducted. I do not believe, however that our people would approve of your proposition, that the University should become the owners at once of our property. It seems to me that it would require quite a long period of time to bring this about. If the work of the University should grow here and the interest should increase it would be a simple matter for me to place the title where it would be safe for both the University and the church. I think we would be willing under the proper arrangement that the University should rent a portion of the building for commercial purposes. If I read your letter correctly it would be a gift of the entire property to the University eventually without any indebtedness on the building. My thought would be to establish



THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO



JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

Dr. Burton-----2

some schools at once and come in vital connection with us. Both the Seminary and the University could use rooms and halls here and let the work develop until they absorbed the whole situation.

Would it not be well for a committee from the University and a committee from this church to hold an evening conference here in the building? We would welcome such a meeting any evening.

Personally I am very anxious that this situation should be saved to the religious and educational world. This is the time to save it and I believe the University can do it.

Yours very cordially,

*Johnston Myers*

JM:BT



JOHNSTON MOUNTAIN  
LANTANA

Some records of the mountain are  
needed with the records of the  
University of the Pacific and the  
United States Army Medical Department.

It is not yet known whether the  
University of the Pacific has  
any records of the mountain or  
if the records are in the  
United States Army Medical Department.

It is not yet known whether the  
University of the Pacific has  
any records of the mountain or  
if the records are in the  
United States Army Medical Department.

Very truly yours,



73

**JOHNSTON MYERS**  
**2320 MICHIGAN AVENUE**  
**CHICAGO**

August ninth,  
Nineteen twenty-three.

Dear Dr. Burton:

Your very kind letter received.

I went down at once and saw Mr. Heckman. I had a very satisfactory talk with him. After stating the situation as it appears to me, I asked him if he thought it would be wise for us to wait a few days before renting to individuals. He said he thought it would be wise for us to delay until they could make a thorough investigation of the values here and of our own financial situation. It is so desirable that the University use this building and eventually have it that I believe it is worth finishing this investigation. Mr. Heckman said that how the property could be used or what schools and classes could meet here was a matter wholly with you and the faculty. May I make a few suggestions? One of the students of music at the University suggested the possibility of a branch of the music department here. If there were to be any social investigations or work among the factories, publishers or similar institutions could it not be done here better than on the campus? It would be transferring these various practical efforts and schools into the business district. This could be a laboratory for the examination of social problems right where they exist. It would be an advertisement for the work of the University which it seems to me would be worth a considerable sum. Then may we not think of the future and anticipate what the values would be here in a few years and that the inevitable trend of big business is in this direction. Then for the Seminary, there would be opportunities for classes in practical work. If it was thought wise these could be conducted for the different nationalities which are within easy access of







JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

Dr. Burton-----2

this building. There would be no objection to the **University** conducting this Sunday evening service and conducting it after the matter of a forum. It would be necessary to leave some things for future development of the work. Perhaps we could only discover the beginnings and then as we advanced the greater possibilities would appear.

Is there not someone at the University who could consult with me even before October and possibly before your return? While we could do nothing definite we might in an evening evolve some plans which would have your approval. Such a person or persons might take lunch with me at the Union League Club or come to the church. If I knew who to invite I would do so for no harm could come from it.

I sincerely hope this will not disturb your well earned vacation. Whatever your conclusions in this matter may be I will **always** hold you in the highest esteem. I think of you as one of the great men of the nation.

Yours very cordially,

*Johnston Myers*

JM:BT



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R3

The University of Chicago

Office of the Counsel and Business Manager

~~ROOM 1838, 230 SOUTH CLARK ST.~~

~~TELEPHONE FRANKLIN 911~~

ROOM 1838, 230 SOUTH CLARK ST.

TELEPHONE DEARBORN 9312

August Twenty One  
1 9 2 3

President Ernest D. Burton,  
The University of Chicago.

My dear President;

I find that the money provided in Mrs. Foster's will to supply two hospital funds for the University students has been transferred to the Immanuel Church investment - a loan, I think. The only way open to us, I think, is to institute a suit against the trustees of the hospital as the present investment is very likely of little or no value.

Very truly yours,

WH:EB

Copy to Mr. Scott.

*[Handwritten signature]*



THE UNIVERSITY OF CHICAGO  
OFFICE OF THE CHANCELLOR AND BUSINESS OFFICER

AMOUNT \$2000.00  
1 2 3 4 5 6 7 8 9 10 11 12

President Robert D. Burton,  
The University of Chicago.

My dear President:

I find that the money provided in  
Mrs. Foster's will to supply two hospital funds  
for the University students has been transferred  
to the Insurance Company Investment - a loss, I think.  
The only way open to us, I think, is to institute  
a suit against the trustees of the hospital.  
as the present investment is very likely of  
little or no value.

Very truly yours,

WHEAT  
Copy to Mr. Scott.



73

JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

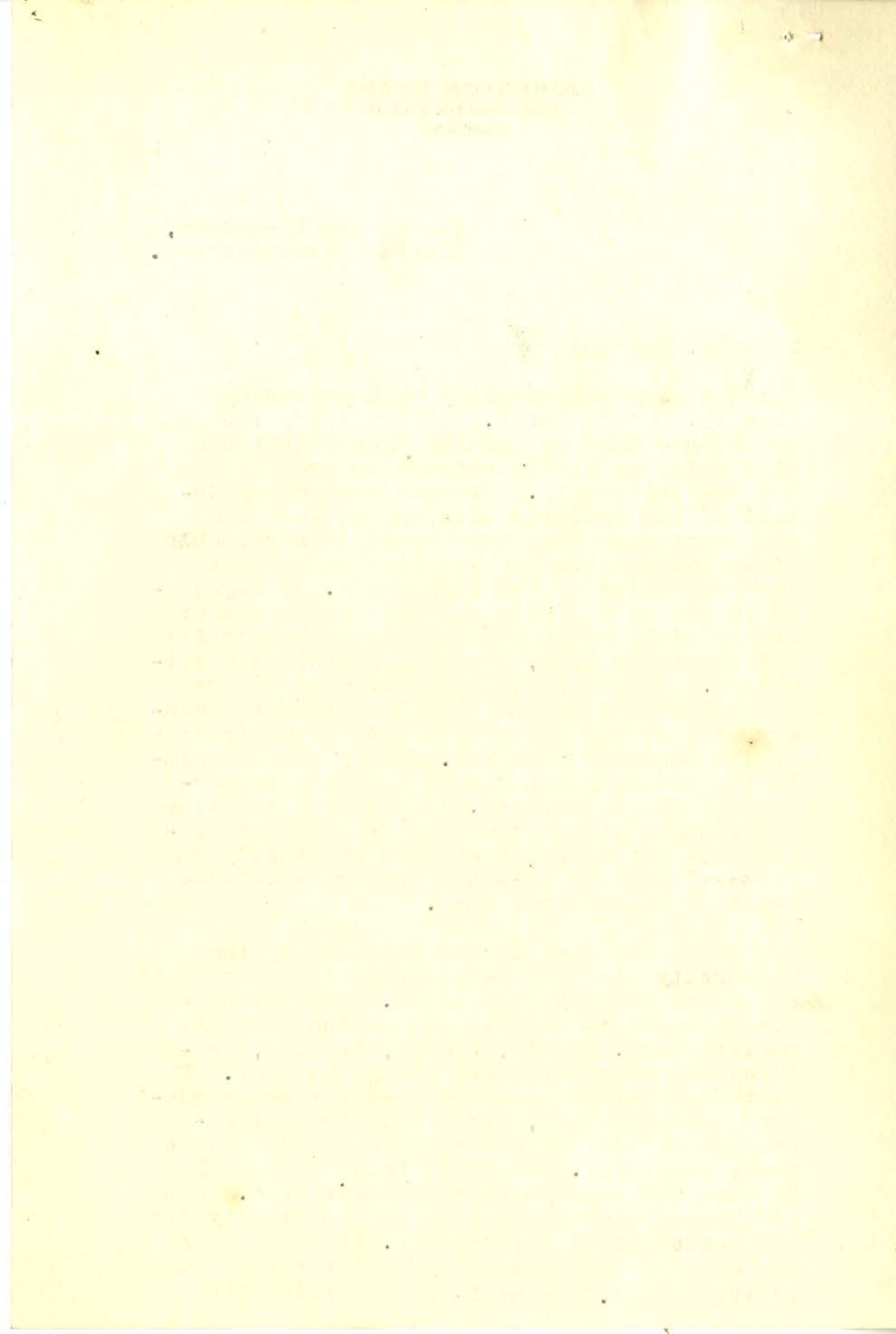
August twenty-second,  
Nineteen twenty-three.

Dear Dr. Burton:

I had a very satisfactory talk yesterday with Mr. Harold Swift. I have every reason to believe that he thought when I left him that this was a very attractive proposition for the University. We went into every detail of the business side and we both had the impression that this would be a valuable financial addition in the days to come to the properties of the University. I suggested to him as I did to you that the transfer of the title would come after the University had shown its keen, deep interest in the situation. It can be well illustrated by the relation which the Baptist Theological Seminary held to the University when I was trustee of the Seminary with you. Slowly but certainly the property was merged into the properties of the University. It required sometime and thought to overcome the friction and opposition but we all knew that eventually the University would hold the properties of the Seminary and control them.

Now as to the uses of the building by the University the plan develops as I have thought of it and consulted about it. The two upper floors could be used in connection with the medical work. clinic, health, healing, lectures and practical work among the poor. The next floor below could be used for entertainment and education, practical forms of education as well as correspondence and advice about education. The floor below that could be used for employment and benevolence. Both of these floors would give an opportunity for the sociological departments. It would bring the work of the University to the attention of the public. It would be utilizing the







JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

Dr. Burton-----2

forces of the University near the heart of the city. Dr. Matthews could not find a better place for his students than in our services and in the two missions which we will control. We would surrender as many of the services of the church to the people of the University as they might desire. It would form a new preaching place for the visiting preachers and the faculty to discuss special subjects. If the trustees of the University thought best I could give my time more largely to raising funds for the combined practical work. This would not be as difficult as it has been in the past. The thought that the work now had a strong backing and the element of permanence would give me access to the larger givers who are among my friends. I cannot make any promises nor do I know what I could do but I have already received intimations of support if the new association could be formed. You know that we have \$35,000 which was originally given by Mrs. Foster with the condition that the University of Chicago should share in the benefits to the extent of having two students in the hospital any time it was necessary. The trustees of this fund believe this could be switched over easily to the University in connection with this proposition.

To my mind there is everything here to attract the University and if we do not succeed in putting it over in proper form it will be because somebody blundered. When I am too old any longer to be active I wish to drive by this place in my Cadillac and pointing to the University Building say, "I helped to make that splendid institution possible."

Yours very cordially,

*Johnston Myers*

JM:BT



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1894



73

JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

August thirtieth,  
Nineteen twenty-three.

Dear Dr. Matthews:

I believe the Immanuel proposition to the University is one of the most important which has come to the Seminary and to us for many years. You and I are more deeply interested than the others in this situation. It will not be easy to adjust it properly and satisfactorily and it will require careful, unselfish thinking and planning.

The situation is this that we found ourselves in possession of this modern, beautiful, up-to-date building. If we rented the front part for commercial purposes then we would be giving the business the best part of the building. The line of thought which I began to follow was, would it not be possible for us to have the occupants of the best part of the building related to the work of the church? Would it not be a beautiful thing if we could give the whole building to Him and to the people and this was, of course, the original design of the founders of the church. Beside this if the property increases in value as it must it will be a very perilous situation to have this property owned by church membership which could be gathered in this community. Now if the University can use the building for the practical part of their work in a very few years they will become the owners of the property. My thought is that the two upper floors could be used for health, utilizing the medical forces of the University; the second and third floors for education, entertainment, benevolence and employment using the sociological department; that the lower floor could be





JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

Dr. Matthews-----2

used for publishing and publications; that the remainder of the building could be used by the Seminary in co-operation with the church. I will gladly surrender the pulpit. You could use it for laboratory purposes. There is every opportunity for practical Christian work and for illustrating what you teach. A joint board could manage the whole affair. I would work with you and if necessary for you. The building is absolutely ideal for this situation. The location is right. Across the building could be placed the sign, "The Branch of the University of Chicago." For the establishment of such an institution there will be of necessity some sacrifices and some financial burden to be borne. If it is however, fully endorsed by men like you I am sure the trustees of the University will enter into the plan. Many of your practical classes could be brought here. You could have a forum. The work of Americanization, mission work, every form of practical Christianity could be conducted from this ideal plant in this thickly settled community.

I have had a long talk with Mr. Harold Swift of the Board of Trustees, Mr. Artman, Mr. Fayerweather and Mr. Heckman. Mr. Swift was deeply interested and said, "I wish I could say right now that we would take it." He believes that the practical work could be carried on at this point as well as from any other and here is the plant perfectly willing to be used. You know I am perfectly willing to fade out of this institution or fade in as you think best. I have done my work here. There are indications that I might serve you best as general manager. You would determine that, however.





JOHNSTON MYERS

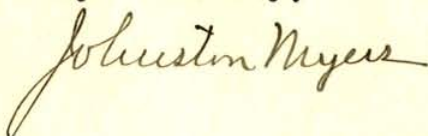
2320 MICHIGAN AVENUE  
CHICAGO

Dr. Matthews-----3

I write this letter because on your return I think we ought to be able to take immediate action. The enterprise ought to give either in one direction or the other as soon as possible, either a great commercial building and I fear eventually no church or an educational and religious center which would be among the important features of the city and the University.

I hope you are having a happy, restful vacation.

Yours very cordially,

A handwritten signature in cursive script, reading "Johnston Myers". The signature is written in dark ink and is positioned below the typed name "Johnston Myers".

JM:BT

JOHNSTON MOUNTAIN  
SOUTH CAROLINA  
1864

My dear friend

I have just received your letter of the 15th inst. and am glad to hear from you. The weather here is very warm and the crops are doing well. I am well and hope this letter will find you the same. I am sure you are enjoying the summer months. I am sure you are enjoying the summer months. I am sure you are enjoying the summer months.

I hope to hear from you again soon.

Yours very truly

Wm. Johnston



OUTLINE OF PLAN SUGGESTED BY MR. SWIFT

September 4, 1923

For the MANAGEMENT AND USE of the IMMANUEL CHURCH PROPERTY

T3

- I. The University to assume management of the building
  - A. Paying interest on the mortgage,
  - B. The church reserving space for its activities,
  - C. The University renting space to outside parties, with preference to charitable organizations, and aiming, eventually, to have the building used entirely for educational and charitable purposes,
  - D. The University using space for its own varied extension activities.
- II. The church to continue as an independent and self-supporting organization, paying the salaries of its own staff, and heat, light and janitor service for the quarters occupied for its service.
- III. Dr. Myers to raise money to support the activities of the church and to pay off the mortgage, committing himself to the attempt to have the property deeded to the University free of debt, but subject to the condition that the church shall have space in the building for its own activities.

The practical procedure would seem to be the following:

1. To ascertain what it costs to maintain the physical plant to the extent to which it is occupied by the church,
2. To ascertain what it would cost for heat, light, janitor and elevator service, and insurance to maintain and operate the new portion of the building available for non-church activities,



September 4, 1933

FOR THE MANAGEMENT AND USE OF THE IMMANUEL CHURCH PROPERTY

I. The University to assume management of the building

A. Paying interest on the mortgage.

B. The church reserving space for its activities.

C. The University renting space to outside parties, with

preference to charitable organizations, and aiming,

eventually, to have the building used entirely for

educational and charitable purposes.

D. The University using space for its own varied

extension activities.

II. The church to continue as an independent and self-supporting

organization, paying the salaries of its own staff, and heat,

light and janitor service for the quarters occupied for its

services.

III. Dr. Myers to raise money to support the activities of the church

and to pay off the mortgage, committing himself to the attempt

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building for its own activities.

The practical procedure would seem to be the following:

1. To ascertain what it costs to maintain the physical

plant to the extent to which it is occupied by the church,

2. To ascertain what it would cost for heat, light, janitor

and elevator service, and insurance to maintain and

operate the new portion of the building available for

non-church activities.



3. To ascertain what the available rentable space would bring if rented to educational and charitable organizations,
4. If the proposal above suggested were put into effect, the University assuming responsibility for the general management of the physical property but not for the conduct of the church work, strictly so-called, to secure such tenants as are available, to endeavor to increase these gradually until the building is fully occupied with tenants and by the University in its varied forms of extension activity,
5. To discover some way of covering the difference between the cost of maintenance, including interest on the mortgage, and receipts. One would be that cost of maintenance would be gradually decreased by payments on the mortgage indebtedness, and the receipts gradually increased by securing additional tenants, and that the receipts would at least cover the cost of maintenance. It is not impossible that Dr. Myers would be able at least to assist in securing the money to cover this diminishing shortage, as well as raise the money for the maintenance of the church activities and reduction of the mortgage.



3. To ascertain what the available rentable space would bring if rented to educational and charitable organizations,

4. If the proposal above suggested were put into effect, the University assuming responsibility for the general management of the physical property but not for the conduct of the church work, strictly so-called, to secure such tenants as are available, to endeavor to increase these gradually until the building is fully occupied with tenants and by the University in its varied forms of extension activity.

5. To discover some way of covering the difference between the cost of maintenance, including interest on the mortgage, and receipts. One would be that cost of maintenance would be gradually decreased by payments on the mortgage indebtedness, and the receipts gradually increased by securing additional tenants, and that the receipts would at least cover the cost of maintenance. It is not impossible that Dr. Myers would be able at least to assist in securing the money to cover this diminishing shortage, as well as raise the money for the maintenance of the church activities and reduction of the mortgage.



T3  
Harold H. Swift  
Union Stock Yards  
Chicago

September 5,  
1923

President Ernest D. Burton,  
The University of Chicago,  
Chicago, Illinois.

Dear President Burton:

I wrote my good friend J. D. Hunter,  
superintendent of the United Charities in reference to the  
proposed Immanuel Baptist plan and this morning have a reply  
from him. Attach herewith copy of the correspondence. He  
seems to me to suggest some good points.

I am inclined to think that as the details  
work along, some one (Mr. Artman or some one else) should be  
appointed to be responsible for the University end of the  
project so that we shall have one point at which to focus.  
See no immediate hurry but feel sure the theory is sound to  
have one person accept responsibility, cooperating with all  
the departments interested.

Please don't bother to acknowledge.

Yours cordially,

Harold H. Swift





(COPY)

UNITED CHARITIES OF CHICAGO  
308 NorthMichigan Avenue  
C H I C A G O

September 4, 1923.

Mr. Harold H. Swift,  
Swift & Company,  
U.S.Yards, Chicago.

My dear Mr. Swift:

Before your letter of August 31 had reached me, Prof. Artman of the University of Chicago had been in the office on the same matter. He said that he was sent by President Burton to get information as to the faasibility of the plan. I told him I thought it was a great idea and that I hoped a practical plan could be worked out.

As you know, the Northwestern University hopes some time to have buildings on the lower north side. It is then President Scott's ideal to connect the University more closely with the community in which it stands. He hopes that the various social agencies in the city will have clinics in one building near the University so that the University students can assist in the clinics and also benefit from the experience received therein. I judge that the University of Chicago's ideal is a similar one. At present it seems as though the circumstances had made it possible for the University on the south side to make its ideal practical before the Evanston University can.

In answer to your two questions I beg to reply as follows:

First. If the church is to continue its work in the building, it must be on the same basis as all the other organizations using the building. Unnecessary antagonism would be aroused if the church were the landlord of the other agencies or had any control over their activities. I think this is especially true of the Immanuel Baptist Church. Johnston Myers is undoubtedly a sincere man, who has done a good deal for the neighborhood in which his church has stood, but he has not gone very deeply. He has been one of the evangelistic type of men. In my opinion they only scratch the surface. I think his social work has been about the same as his church work. You will remember that he is one of the group of Baptists who led the attack on Prof. Foster when he was in the University of Chicago.



(COPY)

UNITED CHARITIES OF CHICAGO  
308 North Michigan Avenue  
CHICAGO

September 4, 1923.

Mr. Harold H. Swift,  
Swift & Company,  
U.S. Yards, Chicago.

My dear Mr. Swift:

Before your letter of August 31 had reached me, Prof. Arman of the University of Chicago had been in the office on the same matter. He said that he was sent by President Burton to get information as to the feasibility of the plan. I told him I thought it was a great idea and that I hoped a practical plan could be worked out.

As you know, the Northwestern University hopes some time to have buildings on the lower north side. It is then President Scott's ideal to connect the University more closely with the community in which it stands. He hopes that the various social agencies in the city will have clinics in one building near the University so that the University students can assist in the clinics and also benefit from the experience received therein. I judge that the University of Chicago's ideal is a similar one. At present it seems as though the circumstances had made it possible for the University on the south side to make its ideal practical before the Evanston University can.

In answer to your two questions I beg to reply

as follows:

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The community would benefit greatly by having the offices of various social organizations, including clinics of various kinds, in one building. There has been talk in Chicago of a central office building for the main offices of the city wide agencies, but it is more important to have the district offices and the district clinics where the actual work is done, in one building. It would be a great step in advance to bring the various agencies active on the near south side into one building. Even so, I think it would take some time to do it. For example, the United Charities' Central district office is in a building given us by Charles R. Crane (2959 So. Michigan Ave.). We may have it as long as we use it for the purposes of the society. Even though we obtain it free, the cost of heating and the upkeep is such that we would not lose anything financially if we moved into a rented space in an office building.

I am sure that the University would benefit. I believe that most of the leading educators believe in the case work method of instruction. I know that Dean Marshall does. He is trying to adopt it in the various branches of the School of Commerce. Actual field work for the student does three things:

- (a) Gives him experiences correlated with his academic training, which experiences should result in his development.
- (b) It makes the student better able to understand the academic instruction which he is receiving. I know that this is true from my own experience. I took various courses in sociology in college and was only passably interested in them. My first vacation from Auburn Theological Seminary was spent in the mines in Northwest Montana. My second vacation was spent at the Chicago Commons. I took courses in the theological sociology - one entitled "The Family" and the other "The Urban Community." After the above experiences I understood a little what it was all about and was more interested in those courses than in any others. I often slept in the class on theology.
- (c) It gives the student an added interest in the profession for which he is studying. This point hardly needs arguing. I have seen it in the Northwestern University law students in our Legal Aid Bureau and in students assigned from the School of Social Service. I have also experienced it myself.

May I add here that I hope some time the University of Chicago will establish a legal clinic for its law students, as the Northwestern University has done under the leadership of Dean Wigmore? The Legal Aid Bureau is so busy with the Northwestern students now that it could hardly take on any more students at the present time and do it efficiently. However, if the University should take over the Immanuel Baptist Church building, I am quite sure that a legal aid office in that community could be established there. In such an office, if it were made a required course, the University of Chicago law students could do a great deal of work.



The community would benefit greatly by having the offices of various social organizations, including clinics of various kinds, in one building. There has been talk in Chicago of a central office building for the main offices of the city wide agencies, but it is more important to have the district offices and the district clinics where the actual work is done, in one building. It would be a great step in advance to bring the various agencies active on the near south side into one building. Even so, I think it would take some time to do it. For example, the United Charities Central district office is in a building given us by Charles E. Crane (2359 So. Michigan Ave.). We may have it as long as we use it for the purposes of the society. Even though we obtain it free, the cost of heating and the upkeep is such that we would not lose anything financially if we moved into a rented space in an office building.

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In considering this whole matter it should be remembered that this community is mainly made up of colored people and is not far from the south side "Hobohemia."

Second. I have answered most of this question already. I think it is possible to assemble the social service agencies in the district around 24th and Michigan in one place. How rapidly it could be done, I do not know. So far as the United Charities is concerned, I would recommend that a legal aid office be established there immediately if the University of Chicago law students can be assigned to it. I would recommend a transfer of the Central District office as soon as the matter could be satisfactorily arranged with Mr. Crane. I believe that Mr. Artman is going around to the various agencies for President Burton and that he will get information on this subject. I feel confident that because of the success of the United Charities' House of Social Service, that all agencies in the near south side would be glad to move their offices as soon as they could.

I hope the whole thing will go through and I shall be very glad to do anything I can to advance the project.

Very truly yours,

Joel D. Hunter

General Superintendent.

JDH\*S



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Joel D. Hunter

General Superintendent.

JDH:s



(COPY)

August 31,  
1923

Mr. Joel D. Hunter,  
United Charities of Chicago,  
308 North Michigan Avenue,  
Chicago, Illinois.

Dear Mr. Hunter:

Would you be good enough to advise me in confidence on the following matter?

As you probably know, Johnston Myers' Immanuel Baptist Church has recently been rebuilt and put into good shape for institutional purposes. He is anxious that it be hooked up in some such fashion as to insure more permanency than the present line up has and to that end has requested that the University of Chicago practically take over all except the church facilities for such social, religious, and educational purposes as they desire.

I incline to accepting the proposition if a constructive program can be worked out because I believe the University should have practical work to back up their teaching in social problems. It would thus seem to me to have possibilities for the School of Social Service, which as you know is an outgrowth of the Chicago School of Civics and Philanthropy. The auditorium would also be adapted to our extension lectures and in many ways the project seems to me practicable.

May I ask your views on two matters?

- (1) What do you think of the scheme and how do you think it might be worked to mutual advantage of the church, the community, and the University?
- (2) Do you think it would be feasible to assemble there the social service agencies for that district, much as is done in the United Charities' House of Social Service? My imagination even calls it the House of Social Service, with the church activities carried on by the Immanuel Baptist people and the other activities by different agencies, among whom would be the University in various activities. Are there a good many social agencies in that immediate district which might be housed there, and without committing yourself at all, would it seem feasible to you for the United Charities to locate their district office in the building, and does this part of the program seem to you a logical one?

As indicated, I should appreciate your keeping the matter confidential and shall greatly value your views.

Yours cordially,

HAROLD H. SWIFT

HHS\*GB



August 31,  
1928

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United Charities of Chicago,  
308 North Michigan Avenue,  
Chicago, Illinois.

Dear Mr. Hunter:

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As indicated, I should appreciate your keeping the matter confidential and shall greatly value your views.

Yours cordially,

HAROLD E. SWIFT

HHS:GB







JOHNSTON MYERS

2320 MICHIGAN AVENUE  
CHICAGO

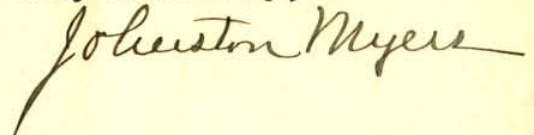
Dr. Burton-----2

that the support would be sufficient to meet all the expenses of the experiment.

I wish to make this suggestion. Will it be possible for me to have a conference with you sometime next Thursday? I will come to you at the University. This thing cannot be worked out by a committee as well as it can by two people who are in sympathy with both the church and the University. After you and I had outlined a plan we could then call committees and boards and present it to them. I have as you know, not been away for three summers. I am going to White Lake to-night and will spend Sunday with Mrs. Myers. I will be in the city Thursday. I can come to you any hour you may mention.

I wish I could be here Sunday. Our people are delighted at the thought of having you. They would be keenly interested in a statement of the interest of the University in this plant and your own hopes and desires for it. Of course they know there can be nothing certain until the two organizations have passed upon it. I was somewhat surprised the other night at a meeting of our officers to find how willing they were to give the title to the University at a very early date. This would give a large equity and safe guard against the possibilities of any financial losses. Some initial expense would be necessary of course.

Yours very cordially,



JM:BT



Mr. [Name] [Address] [City] [State] [Zip]

Dear Mr. [Name]:

I am writing to you in response to your letter of [Date].

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I am writing to you in response to your letter of [Date].

Yours very truly,

[Signature]



The University of Chicago

Office of the Auditor

222902

T3

September 7, 1923.

My dear President Burton:

I herewith present my report on the Immanuel Baptist Church. The estimates for which you asked are as follows:

Cost of Maintenance of the Old Part

Insurance	600.00
Building Repairs	500.00
Electricity	1,000.00
Janitor's Supplies	15.00
Hauling Ashes	75.00
Fuel	2,400.00
Janitor's Wages	1,000.00
Miscellaneous	200.00
Total	<u>5,790.00</u>

Cost of Maintenance of the New Part

Insurance	2,400.00
Building Repairs	
(1) Carpenters' Supplies	50.00
(2) Plumbing	50.00
(3) Roofing	50.00
(4) Miscellaneous	100.00
(5) Carpenters' Wages	75.00
Heating Apparatus	100.00
Elevator and Machinery Repairs	75.00
Electrical Power Building	125.00
Electrical Supplies and Repairs	25.00
Janitor's Supplies	15.00
Engineer's Supplies	15.00
Painters' Supplies	250.00
Painters' Wages	500.00
Hauling Ashes, etc.	150.00
Water (exempt)	0.
Fuel	2,500.00
Light (Building)	60.00
Janitor's Wages	1,200.00
Elevator Man's Wages	1,320.00
Miscellaneous	200.00
Administrative Expense	500.00
Interest on \$200,000. encumbrance at 6%	<u>12,000.00</u>
Total	<u>21,760.00</u>



September 7, 1923.

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I herewith present my report on the Immanuel Baptist Church. The estimates for which you asked are as follows:

Cost of Maintenance of the Old Part

Insurance	600.00
Building Repairs	200.00
Electricity	1,000.00
Janitor's Supplies	12.00
Hauling Ashes	75.00
Fuel	2,400.00
Janitor's Wages	1,000.00
Miscellaneous	200.00
<b>Total</b>	<b>5,790.00</b>

Cost of Maintenance of the New Part

Insurance	2,400.00
Building Repairs	50.00
(1) Carpenters' Supplies	50.00
(2) Plumbing	50.00
(3) Roofing	100.00
(4) Miscellaneous	75.00
(5) Carpenters' Wages	100.00
Heating Apparatus	75.00
Elevator and Machinery Repairs	125.00
Electrical Power Building	25.00
Electrical Supplies and Repairs	15.00
Janitor's Supplies	15.00
Engineer's Supplies	250.00
Painters' Supplies	500.00
Painters' Wages	150.00
Hauling Ashes, etc.	0.
Water (except)	2,500.00
Fuel	60.00
Light (Building)	1,200.00
Janitor's Wages	1,320.00
Elevator Men's Wages	200.00
Miscellaneous	200.00
Administrative Expense	12,000.00
Interest on \$200,000. encumbrance at 6%	21,760.00
<b>Total</b>	<b>21,760.00</b>



The possible gross annual receipts from the new part, rented to educational and charitable organizations, should be \$16,000.

The annual deficit on the new part, as long as the encumbrance of \$200,000. remains unpaid, would be \$5,760., and on the old part, \$5,790., a total of \$11,550.

I could learn of no probable immediate income from this new part. It is the opinion of Mr. Lesch that all or most of the building would remain vacant until May 1 next, even if no restrictions were placed on the class of tenants.

No taxes are included in the list of estimated expense. Dr. Myers informs me that the property is not on the present list of taxable property, and that a new list will not be made up for four years. The property is also exempt from water tax.

Mr. Lesch is largely responsible for the list of expenses and possible gross annual receipts from the new part. His experience in the management of the University's properties and particularly of the LaVerne Building in the neighborhood of the Immanuel Baptist Church should tend to give reliability to his judgment. He stated that he had consulted with Mr. Joseph Battersbey, expert in renting in that district, as to the estimate of gross rentals. Dr. Myers gave me the estimates of expense for the old part.

It should be borne in mind that the new building is not now ready for occupancy by tenants. A possible expenditure of \$25,000. for partitions and alterations would be required to put it in shape.

President E. D. Burton,  
Harper Library.

Yours very truly,

*H. A. Sells*



The possible gross annual receipts from the new part, tented as educational and charitable organizations, should be \$10,000.

The annual deficit on the new part, as long as the maintenance of \$200,000 remains unpaid, would be \$7,750. and on the old part, \$2,750, a total of \$10,500. I could learn of no probable immediate income from this new part. It is the opinion of Mr. Deane that all at most of the building would remain vacant until May 1 next, even if no restrictions were placed on the class of tenants. No taxes are included in the list of estimated expenses. Mr. Myers informs me that the property is not on the present list of taxable property, and that a new list will not be made up for four years. The property is also exempt from water tax. Mr. Deane is largely responsible for the list of expenses and possible gross annual receipts from the new part. His experience in the management of the University's properties and particularly of the Lawrence Building in the neighborhood of the Immigrant Hospital Campus should tend to give reliability to his judgment. He stated that he had consulted with Mr. Joseph Hattis, expert in renting in that district, as to the estimate of gross rentals. Mr. Myers gave me the estimate of expenses for the old part.

It should be borne in mind that the new building is not now ready for occupancy by tenants. A possible expenditure of \$25,000 for partitions and alterations would be required to put it in shape.

Yours very truly,  
President E. D. Burton,  
Harvard Library.



The University of Chicago

The Divinity School

OFFICE OF THE DEAN

T3

Sept 2/23

My dear Burton,

As you know, this proposition re Immanuel has been a subject of discussion between Dr Myers, Haven and myself for several months. I took it up with Dr Judson and others, if I recall correctly, a year ago, but could get no action. What I suggest is, therefore, not altogether extemporaneous.

1. I believe the Immanuel property is very desirable for the Extension work, the Cook, the University College and the Divinity School. This notwithstanding the fact it is a little out of the geographical centre of the city.

2. I doubt the practicality of the Divinity School's running a church there except on the condition that we have a man actually pastor of the church. I think co-operation more practicable than complete responsibility. It might amount to the same thing, but if there is to be a church there, it should feel some responsibility.



Dear Sir,

Respectfully,

As you know, the Department of

Government has been a subject of discussion between

Dr. Hays, Dr. Hays and myself to some extent.

It is not until the first of the year that we can

conclude, a year ago, we could not do so.

Progress is being made in the Department of

Government. The Department of Government is very

for the Government, the first of the year, the first of the year.

and the first of the year, the first of the year.

There is a little more of the first of the year.

of the year, the first of the year, the first of the year.

of the year, the first of the year, the first of the year.

of the year, the first of the year, the first of the year.

of the year, the first of the year, the first of the year.

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of the year, the first of the year, the first of the year.

of the year, the first of the year, the first of the year.



The University of Chicago

The Divinity School

OFFICE OF THE DEAN

3. Dr. Meyer's position is as states to me in the enclosed letter. I think he should be kept as Superintendent or Pastor. He can raise money for Immanuel. In affairs it would not be so easy for him to do it for the University.

4. Some plan seems workable, but I should see the title matter cleared up from the start. Dr. Meyer has the chance now to do what he suggests he may do later. Does also he said the same or nearly the same about giving the title to the Executive Council. I would not assume financial responsibility without the certainty of the reversion of the title to the University. With that assured I would enter into a contract with the Immanuel Church covering the title, ~~for~~ (immediately or at end of period) I might be advisable to make the ~~the~~ elimination of the mortgage a condition of the assumption of the ~~the~~ <sup>the</sup> right of the Church to use specified parts of the building.

c. the duty of the church to meet its own expenses  
d. the cooperation of the Divinity School with the church for clinical instruction and remuneration service for students  
e. the full control of the property pending



Dear Sir,  
I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the proposed change in the curriculum of the Divinity School. I am very glad to hear that you are so deeply interested in the subject, and I am sure that your suggestions will be of great value to the School. I have already discussed this matter with the Faculty, and we are all in favor of making such changes as will best adapt the curriculum to the needs of the present day. I will be glad to discuss this matter further with you at any time, and I am sure that we will be able to reach a satisfactory agreement. Very respectfully,  
The Dean



The University of Chicago

The Divinity School

OFFICE OF THE DEAN

- completion of the contract to pass title to the University
5. As to the work of the University (including the Divinity School) on the religious side
- a. Arrange for University Preachers to speak there in evening a la Sunday Evening Club. \$50 extra will do it. The Sunday Evening Club could have the preacher on the second Sunday.
  - b. Arrange near popular Sunday Evening meetings with choir, & other attractions including moving pictures on some evenings
  - c. Arrange Students' work so that they could get academic credit for clinical work. There would be only a part of the students wanting this
  - d. Such clinical work would be that of the institutional church and Moody Bible Institute (improved, we hope!)
  - e. We could gradually work up a Training School there of the right sort. At the start we could co-operate perhaps with the various Training Schools on the South Side at least.
  - f. Let the church have its own pastor but with cooperation of the University in calling him.
  - g. Organize Sunday School of right sort as



5. As to the more or less permanent character of the  
constitution of the church, it is a question of the

church / in the religious world  
a church for human beings to whom the  
is necessary a church for the church  
will do it. The church is the church  
the church in the church is the church  
a church, a church, a church, a church  
with church, a church, a church, a church

Problems in church history  
c. church history, a church, a church, a church  
the church is a church, a church, a church  
a church, a church, a church, a church  
institutional church, a church, a church, a church

(Institution, a church, a church, a church)  
e. the church, a church, a church, a church  
then of the church, a church, a church, a church  
not church, a church, a church, a church  
with church, a church, a church, a church  
a church, a church, a church, a church  
with church, a church, a church, a church



# The University of Chicago

## The Divinity School

OFFICE OF THE DEAN

a. Show of the work of the Divinity School, we could use one man whom we guarantee support, then h. I wish to go into administration and other details, but I have plenty of them to set forth. For instance, one new man in Religious Education could work there.

e. We could use forums, lectures or as other means of University expression. There is no end to them.

6. As to expenses.

a. The Church carry its own expenses including (1) pastor (2) assistants (3) music (4) heating (5) administrative expenses.

b. The University carry (1) upkeep of plant now used by church (2) expense of instruction and allied work.

c. Agree to raise money for charitable and such work the church conducts and (if possible) the interest or besides reducing the mortgage.

d. Get a group of men to underwrite the necessary deficit pending the full assumption of title. The rentals should then be devoted to the work of the allied University interests and the plant.



a. The first of the things to be done is to secure  
an accurate record of the present situation of the  
church in the various parts of the country. This  
can be done by sending out a series of questionnaires  
to the pastors of the churches, asking them to fill out  
a form containing the following questions: (1) What  
is the present membership of the church? (2) What  
is the present income of the church? (3) What  
are the principal sources of income? (4) What  
are the principal expenses? (5) What are the  
principal needs of the church? (6) What are the  
principal obstacles to the growth of the church?

b. The second thing to be done is to secure  
a list of the names of the members of the church.  
This can be done by sending out a series of questionnaires  
to the pastors of the churches, asking them to fill out  
a form containing the following questions: (1) What  
is the present membership of the church? (2) What  
is the present income of the church? (3) What  
are the principal sources of income? (4) What  
are the principal expenses? (5) What are the  
principal needs of the church? (6) What are the  
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c. The third thing to be done is to secure  
a list of the names of the members of the church.  
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to the pastors of the churches, asking them to fill out  
a form containing the following questions: (1) What  
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are the principal expenses? (5) What are the  
principal needs of the church? (6) What are the  
principal obstacles to the growth of the church?

d. The fourth thing to be done is to secure  
a list of the names of the members of the church.  
This can be done by sending out a series of questionnaires  
to the pastors of the churches, asking them to fill out  
a form containing the following questions: (1) What  
is the present membership of the church? (2) What  
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principal needs of the church? (6) What are the  
principal obstacles to the growth of the church?



5

The University of Chicago

The Divinity School

OFFICE OF THE DEAN

Finally I believe now as I have always believed  
that this is a wonderful chance for the University  
and the Divinity School in particular. It is to  
have is a crowning thing of your and my service to  
the Divinity School. It is a chance to give a new  
impulse to one type of ministerial preparation.  
"My heart and my hand" is for the scheme.

Whatever ought to be done can be done!

Assuredly

Charles L. H. News



The University of Chicago  
The Divinity School

OFFICE OF THE DEAN

Finally I believe more or less always believe  
that this is a wonderful chance for the University  
and the Divinity School is particularly so. It is to  
have a new building of four and one-half stories &  
the Divinity School is a chance to have a new  
annex to one of the most important buildings  
of the University and very much so for the school.  
Whatever steps the University can take!

Yours  
John H. Johnson



T3  
X

MEMORANDUM OF PROPOSAL IN THE IMMANUEL CHURCH  
MATTER GROWING OUT OF CONVERSATION WITH DR. MYERS.

September 14, 1923.

I Facts

1) The church has recently received a definite offer of \$450,000 for its whole property. If this offer should be accepted the Church would pay off its obligation, leaving it a balance of approximately \$250,000. This money would not be invested in any new church enterprise, but would be devoted by the Church to some philanthropic organization. It might, for example, build a building for the Maywood Old People's Home costing say \$150,000 and endow it with the remaining \$100,000. The Church and this whole work at Michigan Ave. and 23rd Street would cease to exist.

2) The property is now mortgaged to the Massachusetts Mutual Life Insurance Company for \$150,000. Mr. Springer, legal representative of this Company, and formerly associated with the University business office, has indicated that the Company would prefer this mortgage should not be paid off. There is a second mortgage of \$35,000 which represents the Foster bequest to the Baptist Hospital loaned by the Trustees of the Hospital to the Church. I understand that the bequest itself with its accumulations has now become \$37,500. I do not know where the other \$2,500.00 is.

To meet unpaid obligations to the contractors and to provide further equipment for the building will, in the judgment of Dr. Myers, call for \$40,000 more. In short, if the building were put in proper shape for renting the debt resting upon the property would be \$225,000.

As against this there are unpaid subscriptions of \$25,000, probably not all of them good. A bequest in a will of a person



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still living of \$10,000, a bequest in another will not so certain not to be changed, of \$30,000,--total contingent resources \$65,000. Dr. Myers suggests that the University advance \$40,000 to pay off the obligations and make the further improvements above referred to.

He believes that in this case the Baptist Hospital Trustees would recognize the claim of the University to the \$35,000 for which they now hold a second mortgage and would cancel this mortgage, and that the church would then execute to the University a second mortgage of \$75,000. In other words, if the University will indicate its readiness to cooperate with the Church in the enterprise in hand the questions about the validity of the University's claim to the \$35,000 would be waived and the claim recognized.

Dr. Myers further suggests that while the above step is the wisest one to be taken in the beginning it would be his definite expectation that eventually, and perhaps within a few months, the whole property would be deeded to the University upon its assumption of the mortgage of \$150,000 of the Massachusetts Mutual Life Insurance Company and an agreement on the part of the University respecting the future use by the Church of the space now occupied by it for its purpose.

The statement of Mr. Sills indicates that if the whole of the new property were rented it would involve an annual expense of maintenance of \$31,760. besides interest. From the above statement it appears that the incumbrance on the property when in shape for renting would be \$225,000 including the \$35,000 coming from the Foster estate and as a condition of which the University would assume an obligation to maintain in some hospital two beds for the use of students who were ill. On the other hand Mr. Sills estimates that the gross annual receipts from the new building rented to educational and charitable organizations would be \$16,000.



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## TENTATIVE PROPOSAL FOR COOPERATION BETWEEN

THE UNIVERSITY OF CHICAGO  
and  
THE IMMANUEL BAPTIST CHURCH.

1. The University will loan to the Immanuel Baptist Church approximately \$40,000 for the extinction of the obligations upon the Church and the further improvements of the building on condition that these obligations be paid and these improvements made, and the Church will secure release of the second mortgage of \$35,000, held by the Chicago Baptist Hospital, and give to the University a second mortgage of \$75,000. It would be understood that this is a preliminary step toward the deeding of the whole property to the University under some mutually satisfactory agreement as to the occupation of the Church part of the building by the Immanuel Baptist Church, and that Dr. Myers will endeavor to secure gifts for the extinction of the existing mortgage of \$150,000.

2. The University will assume charge of the new part of the building becoming responsible for the payment of the interest on the mortgage and undertaking to rent and manage the building, receiving the rentals and meeting expenses; on condition that Dr. Myers will endeavor to secure from his friends an underwriting of any excess of expense above receipts not itself totalling more than \$25,000.

3. In the administration of the new part of the building the University would endeavor to fill the space with organizations and activities of substantially the following types:



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4

a) University College Classes.

The beginnings in this department would probably be small, but once begun, the work ought to expand rapidly; classes might be offered in almost every department of the University except such as classics and those which require laboratories. It would offer an especially good field for Commerce and Administration, Social Service Administration, Health clinics, English, and Commercial Law.

b) Forum on good citizenship.

c) Classes in other activities in the field of religious education to be under the auspices of the Divinity School.

d) Possibly the Women's Training School, now located at Vernon Avenue and 30th Street, could be removed to this point, especially because of the undesirableness of its present location in the negro belt.

Dr. Myers states that from Sixteenth Street to Twenty-sixth Street, and from Wabash Avenue to the Lake, there are no negroes.

e) Various types of social service organization.

It is indeed to be hoped that this could be made a center for all the local offices of all the social services operating in this district.

f) Eventually this may be found to be a practicable location for the general offices of various social service organizations.

g) If the matter can be so worked out as not to involve taxations on the whole building, a bookstore might be operated on the first floor.



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4. The University, in particular the Divinity School, will cooperate with the Church in the specifically church activity conducted mainly in the old building. This cooperation, which would necessarily be of gradual development, would include:

a) The designation of Divinity students to work in association with the pastor, in religious education and field work.

b) A Sunday Evening Club, using as far as possible the University preachers, and developing a service of varied successive features, including, possibly, moving pictures. Doubtless other features would develop as the plans were worked out.

c) The Church would meet its own expenses and the University would assume no responsibility for them beyond such personal cooperation as is implied in the preceding items. To meet the expenses of the Church and of its various enterprises Dr. Myers would use methods such as he has been accustomed to employ, but with the advantage that the whole enterprise would stand upon a more stable basis.

d) With a view to securing the stability of the Church enterprise and insuring it against falling into the hands of unsafe managers, a part of the arrangement should be that a committee appointed by the University will cooperate with the Church as an advisory committee, but with a determining voice in the selection of a pastor.

The whole plan looks rather to the distant than to the immediate future, and contemplates the maintenance in the property on Michigan Avenue for an indefinite time to come of a center of educational, social, and religious activity. In this enterprise



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the elements of stability will be secured by the University holding the property and exercising a limited though important influence upon the leadership of the Church enterprise. The advantage to the University is in the opportunity which it offers: 1) for educational and research work in municipal community life, and 2) in furnishing to the Divinity School a much desired field and opportunity for clinical work.



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Harold H. Swift  
Union Stock Yards  
Chicago

September 21,  
1923

T3  
224018

President Ernest D. Burton,  
The University of Chicago,  
Chicago, Illinois.

Dear President Burton:

I wonder whether, rather than having to give up the whole Immanuel Church project for lack of a backer, we might want to ask the Laura Spelman Rockefeller Memorial to underwrite it for a few years.

Should prefer not to ask them and am not clear that it comes within their scope but I believe it does. It certainly would be practical social work.

If you happen to have some spare time while in the vicinity of 61 Broadway, you might want to ask Mr. Ruml whether he would consider such a program within their scope, at the same time pointing out that at the moment it isn't a formal application.

Yours cordially,

Harold H. Swift,



Handwritten text at the top right corner, possibly a date or reference number.

Handwritten text in the upper middle section, possibly a title or header.

Main body of handwritten text, consisting of several lines of cursive script.

Second main body of handwritten text, continuing the narrative or list.

Handwritten signature or name at the bottom of the text block.



COPY

SHULL, STILWILL, SHULL & WADDEN

SEPTEMBER 22nd, 1923

Mr. Robert L. Scott  
c/o Carson Pirie Scott & Co.,  
Chicago, Ills.

Dear Mr. Scott:-

I am advised by Mr. Dickerson that Mr. Swift, as President of the Board of Trustees of the University, has appointed me on a committee of which you are chairman and Mr. Sherer is the other member with reference to the property of the Immanuel Baptist Church at Twenty-third and Michigan Avenue. I am sorry Mr. Swift appointed me. Owing to the great distance I live from Chicago, it almost makes me useless as a member of the committee. I regret this inability to do my share and have been wondering whether it was fair to the other members for me to stay on the Board on this account. I am very much interested in the University getting this property as you know I was very anxious the Denomination should take it, but the unfortunate situation arose, whereby through certain publicity, the leaders of the Denomination east of the Allegheny Mountains felt it was a movement to take the Denomination headquarters to Chicago and therefore the matter could not be considered on its merits. As it was about to create a friction between the east and west, I felt it was not worth the effort and would probably lose, at this time, the denomination more money than would be gained by obtaining the property.

Now that there is an opportunity for the University to obtain the property, I feel our Board should embrace this opportunity unless there are restrictions which make it impossible. Mr. Swift has sent me a statement of facts and I am inclined to believe a working basis can be agreed upon. This property is going to be disposed of in some manner and within a very short time. It looks to me like the University can very easily use this property in its various activities, and I doubt not within a few years the entire property will be found to be absolutely necessary in carrying on certain educational and social activities of the University.

I think we will have to be very cautious about taking Dr. Johnston Myer's statement of facts with reference to many things, not but what the good Doctor is perfectly truthful and believes he has all the facts, but because I have doubts in my own mind if he really knows everything pertaining to this matter. I believe we should first go to the expense of having a search of the records made with reference to title by the Chicago Title & Trust Company so as to be fully advised as to the status of the title. Then the examination is an important matter and is really a question of law as to whether use by the University would be the equivalent as use by the Church. I feel sure the Immanuel Baptist Church is practically at its end. The University Divinity School ought to take over this church work and demonstrate its ability to carry on in a congested center a religious work. I think it can be done and believe it ought to be tried. The Immanuel Church building offers a splendid opportunity for developing such an idea. This Church building also provides an auditorium for the holding of various meetings, lectures and things of that kind, which the University ought to bring down town for the benefit of those for whom it is inconvenient to go out to the University itself. With all these possibilities I think we should take hold of this property even if for a time there may be some loss between the income and the upkeep.



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There are two things which need to be settled immediately:

First, the agreement with the Immanuel Baptist Church for its future use of a church building.

Second, Dr. Myers should be given a fixed sum as a gift for his old age or a pension.

With these two items disposed of satisfactorily, to the University, I can see no reason why the University would not be justified in advancing the \$40,000 necessary to obtain a second mortgage of \$75,000 on the property. The statement Mr. Swift sent me does not disclose very clearly whether the amount necessary to complete the building is included in the \$40,000 or is an extra item. If it is an extra item, the total amount to be furnished would be \$85,000 and the second mortgage therefor should be \$100,000. If to use the building properly, it requires a certain sum, it should be considered now and provided for.

Yours very truly,

(signed) D.C. Shull



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Yours very truly,

(signed) D.C. Shull



J.C. T3

Johnston Myers  
2320 Michigan Avenue  
Chicago

October fifth,  
Nineteen twenty-three

Dear Dr. Burton:

I am naming the conditions which are tentative and yet which seem to me, after consultation with others, to be those which would be fair and at the same time would be granted by the church. Let me discuss each one very briefly.

I--We may at this time be absolutely certain that the indebtedness of \$35,000 due the Baptist Hospital would be transferred to the University. This would make the mortgage indebtedness \$150,000, in addition would be the \$40,000 loan by the University. No one could possibly question but that the value of this property is more than \$300,000. We have a tentative offer of \$450,000.

II--We know the trustees of the Baptist Hospital Fund and their attitude of mind in this matter. This would give the University the \$37,000 which is now the amount of that fund.

III--The amount of money which would be required for the loans, insurance and janitor's salary and fuel would not exceed \$17,000. For this the University would have the prospect of securing the entire building and beside the use of such parts of the building as they might desire for their work. They would also have my services in part and the interest of our corps of workers in every phase of their work. My purpose is to proceed at once to raise funds to reduce the indebtedness and improve the whole situation. I have already begun to do this and with greater success than I have expected.

IV--It will be impossible for us to state when the title of the property would be transferred. If the University find that they can use the building to an advantage and their work justifies it then we would be ready to transfer the title. If, however they discover after a few weeks (which is not probable or possible) that they cannot use the building for educational purposes then we would not feel that it was right for them to have this property and to sell it. Just as soon, however, as they can be sure that they can use it for educational purposes we will, I am sure, transfer the title. In the meantime they are safe from loss.

V--We are already in touch with reliable parties who wish to rent the stores for publishing purposes. My advice is, however, that the University should have a book department here. I talked yesterday with a representative of the Doran Publishing Company of New York. He said that Russell Conwell's book department in Philadelphia cleared \$10,000 last year. I have discussed the matter with several Chicago publishers and they all believe that this is a favorable time and place to use



Jonathan Moore  
2320 Michigan Avenue  
Chicago

October 11th,  
Nineteen twenty-three

Dear Dr. Barton:

I am naming the conditions which are tentative and yet which seem to me, after consultation with others, to be those which would be fair and at the same time would be granted by the church. Let me discuss each one very briefly.

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II--We know the trustees of the Baptist Hospital fund and could at this time of mind in this matter. This would give the University the \$25,000 which is now the amount of that fund.

III--The amount of money which would be required for the loan, insurance and janitor's salary and fuel would not exceed \$17,500. For this the University would have the prospect of securing the entire building and besides the use of such parts of the building as they might desire for their work. They would also have my services in part and the interest of our corps of workers in every phase of their work. My purpose is to proceed at once to raise funds to reduce the indebtedness and improve the whole situation. I have already begun to do this and with greater success than I have expected.

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these stores to distribute good books and good literature. Two young men are anxious to use the upper room for a physical training school. There can be but little doubt about renting some of the offices or using them in such a way that they would bring in some returns. I think, myself, that this income should be distributed by the committee to the church and to the University to reduce the expenses of both or to meet such incidental expenses as might arise in the larger growth of the work. I believe, but do not know, that the income from the parts of the building not used by the University can not be less than \$15,000.

VI--So far as we know now there are wills to the amount of \$35,000 in favor of the church. This amount and any other gifts which I may be able to secure for that purpose will, of course, be applied to reduce the indebtedness on the property.

VII--There will be so many details and so many unforeseen advantages and difficulties that no one can determine in detail what should be done now. A committee such as I advise would be made up of men absolutely fair and Christian and while it might be necessary for them to report back to the boards which they represent they can be authorized to proceed in all matters of minor importance and develop the work rapidly. In my judgment the things which will arise will rather favor the situation. I intend to have my whole force of workers here working in the interest of the University wherever and whenever they may be needed.

Now it will be necessary that we have some action very soon and I believe that it is essential to the success of the plan that we all enter upon it enthusiastically and heartily. With two such forces back of it as the University and this earnest live church it cannot fail. I cannot see how the University can lose. I can see, however, how this will be one of the great forward steps in their history.

Yours very cordially,

Johnston Myers.



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VI--So far as we know now there are gifts to the amount of \$35,000 in favor of the church. This amount and any other gifts which I may be able to secure for that purpose will, of course, be applied to reduce the indebtedness on the property.

VII--There will be many difficulties and no many advantages and difficulties that no one can determine in detail what should be done now. A committee such as I advise would be made up of men absolutely fair and Christian and while it might be necessary for them to report back to the boards which they represent they can be authorized to proceed in all matters of minor importance and develop the work rapidly. In my judgment the things which will arise will rather favor the situation. I intend to have my whole force of workers here working in the interest of the University wherever and whenever they may be needed.

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Yours very cordially,

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I---That the University loan the church \$40,000 taking a mortgage for this sum subject to existing mortgages aggregating \$185,000.

II--That the University receive the Baptist Hospital Loan which is a part of the \$185,000 and adjust it properly.

III--That the University be responsible for the interest on all loans, the insurance, the fuel and \$1,500 for the janitor's salary and for such portions of the property expense as the committee (to be named afterward) shall decide to be a fair proportion from time to time.

IV--That the title of the property be transferred to the University as soon as they have determined whether they can use the building for their work. When this is done the church shall be guaranteed the use of such portions of the property as may be necessary from time to time for the proper conduct of their work.

V---That the amount received from rentals or any other use which may be made of the building shall be applied, either to reduce the mortgage indebtedness or the current expenses. That this matter also shall be decided by the committee (to be named later.)

VI--That all gifts made by existing wills shall be applied to reduce the mortgage indebtedness on the property.

VII--That the committee of three of the trustees of the University and three of the church and one to be chosen by these six shall determine and define the details of operation.



I--That the University loan the church \$40,000 taking a mortgage for this sum subject to existing mortgages aggregating \$185,000.

II--That the University receive the Baptist Hospital loan which is a part of the \$185,000 and adjust it properly.

III--That the University be responsible for the interest on all loans, the insurance, the fuel and \$1,800 for the janitor's salary and for such portions of the property expense as the committee (to be named afterwards) shall decide to be a fair proportion from time to time.

IV--That the title of the property be transferred to the University as soon as they have determined whether they can use the building for their work. If not, the title shall be given to the church and the use of such portions of the property as may be necessary from time to time for the proper conduct of their work.

V--That the amount received from rentals or any other use which may be made of the building shall be applied, either to reduce the mortgage indebtedness or the current expenses. (That this matter also shall be decided by the committee (to be named later).)

VI--That all gifts made by existing wills shall be applied to reduce the mortgage indebtedness on the property.

VII--That the committee of three of the trustees of the University and three of the church and one to be chosen by these six shall determine and define the details of operation.



K3

JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

October twelfth,  
Nineteen twenty-three.

Dear Dr. Burton:

Mr. Elsdon has just handed me an outline of the suggestions which you made respecting the Immanuel Church property. Some of the things are impossible and I do not think would be necessary.

The investment of \$40,000 ~~at~~ is necessary. This in connection with the \$37,500 of the Baptist Hospital Fund could be adjusted and abundantly secured by a second mortgage. If the University did not care to touch the \$150,000 it is not necessary at the present time that they should. However, would it not be possible for them to take that mortgage and thus reduce the interest charges from 6% to 5%? If the conditions of the will giving the hospital money are such that that particular sum cannot be used for anything but hospital and medical work, then could not other funds be released upon which there is no such condition and these other funds would become active and useful wherever the University thought best to use them?

You will notice from the figures given by me this morning and also those Mr. Elsdon has that the item for heating, light, janitor services is much too large. The two buildings are so inter-related that you cannot heat one without heating the other and we could help very much in those matters.

We are not on the tax list this year and we have asked experts and they say that the amount would not exceed \$5,000 for taxes. I believe the whole expense which it would be necessary for the University to be responsible for would not exceed \$10,000. I am







JOHNSTON MYERS

2320 MICHIGAN AVENUE  
CHICAGO

ready to state this, not alone as a matter of judgment but I think I would be willing to guarantee that all the expenses for which the University would be responsible would not exceed \$10,000. I will raise the remainder of the sum myself and if I cannot raise it I will pay it.

Now the amount received from rentals, tuition, etc., would reduce the \$10,000 to the minimum and with what I could do would likely clear it all away. The expenses would not, under any condition, exceed the reasonable expectation of rental. The figures will show this.

It would be impossible for me to get anyone to underwrite the deficit of ten years. Perhaps the University could do this or secure someone who would do it but I am sure no one who is available for me would do this.

We would proceed at once to reduce the amount of the mortgage indebtedness. If the wills now made meet our expectations and we have no reason to think that they will not, the amount would be reduced by \$40,000. I will do my best to secure other gifts for the reduction of the mortgage indebtedness. The \$40,000 would be amply secured by the equity in the property. No one would question this. We would work to pay by rentals, tuition and gifts the whole \$10,000 which is the largest sum for which the University will be responsible.

Our entire organization would work for the success of the plan and judging by our past the University cannot meet with any loss while it has every possibility of doing a great work and securing a great property.

Please do not think that we are begging you







JOHNSTON MYERS

2320 MICHIGAN AVENUE  
CHICAGO

to take it and that we are in the positions of those who must have you and your organization. If the conditions are made too hard, of course we cannot meet them. It would be better for us to make a desperate effort and if it became necessary to sell the entire property for commercial purposes. It will almost be necessary at this meeting on Tuesday that we have some assurance that the University will co-operate with us and enter into our problems and establish themselves in this building.

Yours very cordially,

*Johnston Myers*

*I leave for Phil. and New York Sun, eve after church. I will know I believe the future of this enterprise by Wed noon. A telegram will bring the word.*

JM:BT



to take it as the first step in the  
of these and other more or less  
action. If the conditions are made  
hand of course we cannot want them.  
would be satisfied as to the  
errors and as to the necessity of  
the entire property for commercial  
it will also be necessary to take  
the Treasury and the other  
the Secretary of the Army  
order in the present and future  
order in the future.

Very truly yours,  
The Secretary of the Army

John D. Ryan

I have the honor to acknowledge the receipt of your letter of the 11th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.



T3

The University of Chicago  
Office of the Counsel and Business Manager

ROOM 1201, 104 SOUTH LAUREL ST.  
TELEPHONE FRANKLIN 214  
ROOM 1838, 230 SOUTH CLARK ST.  
TELEPHONE DEARBORN 9312

October Twelve  
1 9 2 3

335218

President Ernest D. Burton,  
The University of Chicago.

My dear President:

I am sending with this a copy  
of the memorandum which Mr. Elsdon and I  
discussed at noon today, in the matter of  
the Immanuel Church proposals.

We think a court proceeding is  
necessary in order to authorize the transfer  
of the \$35,000 Baptist Hospital fund to the  
University. Of course, that would produce  
no revenue to the University, since it is  
income from a trust fund and would have to be  
devoted to purposes of the trust.

I am asking Mr. Bond for a valu-  
ation of the property and also his opinion  
as to the net returns which can be expected.

Very truly yours,

Wallace Heckman.

WH:EB  
Enc.



The University of Chicago

Office of the Council and Business Manager

October twelve

President James B. Conant,  
The University of Chicago

My dear President:  
I am writing you this a copy

of the memorandum which Mr. H. H. H. and I  
discussed at noon today. In the matter of  
the Internal Church procedure,  
we think it is proceeding in

necessity in order to authorize the transfer  
of the \$25,000 Capital Fund to the  
University. Of course, that would produce  
a loss to the University, since it is

located from a fund fund and would have to be  
devoted to purposes of the fund.

I am asking Mr. H. H. H. for a valid  
action of the property and also his opinion  
as to the return which can be expected.

Very truly yours,

James B. Conant

Enc.



# MEMORANDA AND SUGGESTIONS RESPECTING IMMANUEL CHURCH PROPERTY

1. If the University should take title to the property, this would apparently involve:

a. An investment of	\$40,000
b. Assumption of a first mortgage of	150,000
c. Assumption of a second mortgage of	37,500
Total	\$227,500

2. The cost of maintenance would apparently be

a. Interest on \$227,500 at 6%	\$13,650
b. Heat, light, janitor service, etc.	9,760
c. Taxes, approximately	7,500
Total	\$30,910
Insurance	1,021

3. The purposes which the Church and the University have in mind would apparently be secured without involving excessive financial responsibility on the part of the University by the following plan: that the University take title to the property and assume the mortgage of \$150,000 and responsibility for maintenance of the new portion of the building, granting to the Church free rent for the space used by it so long as the Church shall maintain the church building in good condition, pay the taxes on that portion of the ground on which it is situated, and maintain regular religious services in the Church; the Church in turn assuming all responsibility for the maintenance of its portion of the building, when and on condition that the total expenses for which the University would become responsible do not exceed the reasonable expectation of rental on the new building for commercial purposes.

\$31,931

Thus, if the total cost of maintenance is \$30,910, the investment is safe in case the University is assured of rentals to that amount.

4. In order, however, that the building might be used for the more desirable purposes that the Church has in mind, it will be necessary to reduce the liability of the University to such a point that it could use at least a portion of the space for itself. To achieve this, it is suggested:

- a. That the University take title to the property on condition that the mortgage indebtedness is, before taking title, reduced to such a point that the interest charge, added to the maintenance and taxes would not exceed the reasonably expected rent for commercial purposes.



# MEMORANDUM AND SUGGESTIONS RELATIVE TO THE UNIVERSITY PROPERTY

1. If the University should take title to the property, this would apparently involve:

a. Acquisition of a third mortgage of	\$50,000
b. Acquisition of a second mortgage of	\$100,000
Total	\$150,000

2. The cost of maintenance would apparently be:

a. Interest on \$150,000 at 5%	\$7,500
b. Heat, light, janitor services, etc.	2,500
c. Taxes, approximately	1,000
Total	\$11,000

3. The purpose which the church and the University have in mind would apparently be secured without involving excessive financial responsibility on the part of the University by the following plan: That the University take title to the property and assume the mortgage of \$150,000 and responsibility for maintenance of the new portion of the building, granting to the church free rent for the space used by it so long as the church shall maintain the church building in good condition, pay the taxes on that portion of the ground on which it is situated, and maintain regular religious services in the church; the church in turn assuming all responsibility for the maintenance of the portion of the building when and as condition that the total expense for which the University would become responsible is not exceed the reasonable expectation of rental on the new building for commercial purposes.

Thus, if the total cost of maintenance is \$11,000, the investment is also in case the University is secured of rental to that amount.

4. In order, however, that the building might be used for the more desirable purpose that the church has in mind, it will be necessary to reduce the liability of the University to such a point that it could use as lease a portion of the space for itself. To achieve this, it is suggested:

a. That the University take title to the property on condition that the mortgage indebtedness is, before taking title, reduced to such a point that the interest charge, added to the maintenance and taxes would not exceed the reasonably expected rent for commercial purposes.



- 180  
51
- b. That the excess of such costs over the receipts from rental contracts already made at the time the University takes over the property shall be underwritten for ten years by responsible parties.
- c. That the Church undertake to secure the transfer to the University of the \$37,500 mortgage or relieve the property of the lien of it.
- d. If Dr. Myers shall be able to still further reduce the first mortgage, in that event, to the extent of the reduction of interest, space would be available for use by the University.
- e. Some provision ought to be made for Dr. Myers.

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That the amount of such debt over and above the amount of the principal and interest on the same shall be paid by the University of the State of New York within ten years by reasonable installments.

That the amount of such debt over and above the amount of the principal and interest on the same shall be paid by the University of the State of New York within ten years by reasonable installments.

If the University shall be able to sell further bonds for the purpose of paying the same, the amount of interest on the same shall be available for use by the University.

Some provision ought to be made for the same.

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21.000



Harold H. Swift  
Union Stock Yards  
Chicago

October 16, 1923.

R 3  
335251

President E. D. Burton,  
The University of Chicago,  
Chicago, Illinois.

Dear Mr. Burton:

Because the attached copy of letter from Dr. Myers  
really doesn't say very much, I am not sending it to the other  
members of the Committee, but of course want you to see it.

Please do not bother to acknowledge.

Yours cordially,

Harold H. Swift







C O P Y

JOHNSTON MYERS  
2320 Michigan Ave.  
Chicago, Illinois.

October 13,  
1923

Dear Mr. Swift:

I wish to make a brief statement to you.

The committee appointed by the Board of Trustees will hold its second meeting on Tuesday. In the meantime there have been conferences by the committee and by the church. The simple facts which I wish you to know are that the total amount for the current expense fund for the year with the new plans and the new building will be \$13,761. Of this amount I guarantee to raise \$3,761, leaving \$10,000. The rents, the gifts which I may secure and tuitions ought to remove that entire sum of \$10,000 or at least diminish it to a minimum. The \$40,000 we must have now. This will pay all the claims against the building and with the pledges will provide the money we owe the bank. The \$40,000 would be amply secured by some form of a second mortgage taken in connection with the \$37,500 which would go to the University from the Baptist Hospital Fund. The University could not lose because of the large equity in the property.

This entire organization, including myself, would work for the success of the plan. We would expect no remuneration for our services other than that provided by the church.

I have been greatly encouraged by my conversations with men in the community and by those who have been my givers for many years.

There is almost a certainty that all the expenses connected with the University's work here would be provided for by gifts which I can obtain. The mortgage indebtedness would be steadily decreased. I would be willing to give it my most earnest, devoted efforts if the University cooperated just as heartily.

The details cannot be worked out in advance. It would be impossible for us to pass the title of the property over at once to the University without any evidence that they could use the building. When we know that they will cooperate and that they can use the building, the title will go to them, of course. In the meantime the work will develop. The obligations will diminish, slowly perhaps and maybe rapidly. It seems to me that some plan could be devised by which the University could not lose any of their invested funds and then they would have the possibility of adding to those funds the value of this property which within ten years must approach \$1,000,000.



C O P Y

JOHNSTON LYNCH  
3380 Michigan Ave.  
Chicago, Illinois

October 18,  
1928

Dear Mr. Swift:

I wish to make a brief statement to you.

The committee appointed by the Board of Trustees will hold its second meeting on Tuesday. In the meantime there have been conferences by the committee and by the church. The single facts which I wish you to know are that the total amount for the current expenses for the year with the new plan and the new building will be \$13,761. Of this amount I guarantee to raise \$8,761, leaving \$5,000. The rents, the gifts which I may secure and tuition ought to remove that entire sum of \$10,000 or at least diminish it to a minimum. The \$40,000 we must have now. This will pay all the claims against the building and with the pledges will provide the money we owe the bank. The \$40,000 would be amply secured by some form of a second mortgage taken in connection with the \$37,500 which would go to the University from the Baptist Hospital Fund. The University could not lose because of the large equity in the property.

This entire organization, including myself, would work for the success of the plan. We would expect no remuneration for our services other than that provided by the church.

I have been greatly encouraged by my conversations with men in the community and by those who have been my gifts for many years.

There is almost a certainty that all the expenses connected with the University's work here would be provided for by gifts which I can obtain. The mortgage indebtedness would be steadily decreased. I would be willing to give it my most earnest, devoted efforts if the University cooperated just as heartily.

The details cannot be worked out in advance. It would be impossible for us to pass the title of the property over at once to the University without any evidence that they could use the building. When we know that they will cooperate and that they can use the building, the title will go to them of course. In the meantime the work will develop. The obligations will diminish, slowly perhaps and maybe rapidly. It seems to me that some plan could be devised by which the University could not lose any of their invested funds and then they would have the possibility of adding to those funds the value of this property which within ten years must approach \$1,000,000.



We have reached the point, however, where we must have some positive assurance. We will come to a dangerous place very soon. If the University cannot cooperate with us or use this opportunity, then I must take it alone and do the best I can. I will not give up right away. I will make a hard fight single-handed. It seems too bad that such an opportunity for religion and education should pass.

You will pardon this statement but you have been so kind to me and have shown such interest that I wish you to have this communication before the final word is said.

I am going to New York Sunday night. I will not be at the meeting on Tuesday. I expect to see Mr. George Horace Lorimer and Mr. Rockefeller. If I receive word on Wednesday that the decision of the committee is favorable, I will be quite sure of the final result. I will be disappointed but not discouraged if it is unfavorable, for then I will know the plan has failed.

Yours very cordially,

(Sgd.) JOHNSTON MYERS

JM BT



We have reached the point, however, where we must have some positive assurance. We will come to a dangerous place very soon. If the University cannot cooperate with us or use this opportunity, then I must take it alone and do the best I can. I will not give up right away. I will make a hard fight single-handed. It seems too bad that such an opportunity for religion and education should pass.

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Yours very cordially,  
(Sgd.) JOHNSTON MARRS

JM BT



T3

ROBERT L. SCOTT  
300 W. ADAMS ST.  
CHICAGO

October Nineteenth  
19 23

Mr. Ernest D. Burton, President,  
University of Chicago,  
Chicago, Illinois.

Dear President Burton:-

Enclosed find copy of letter from Scott Bond.  
Mr. Bond gives this with the special request that the re-  
marks made be not given to any of the Immanuel Committee,  
but to be treated as strictly confidential by our own Univer-  
sity Committee.

I am sending copy of this to Mr. Heckman,  
President Swift and Mr. Sherer.

Very truly yours,

*Robert L. Scott*

One enclosure.







K3

October Eighteenth  
Nineteen Twenty-three

Dear Robert:

Following your request I have spent some time investigating the Immanuel Baptist Church property which fronts 124 feet East on Michigan Avenue and lies about 150 feet south of Twenty-third Street and having a depth of 178 feet to an 18-foot alley and adjoining the Metropole Hotel on the south.

This land is improved with a five-story stone office-building which has been erected covering the whole frontage of the lot adjoining in the rear the old church building. I think the land is fairly worth \$1000.00 a front foot or \$124,000.00.

The obtaining of 7-1/2 feet more on the north I think would not add to the value of the property as it stands, as, in my opinion, the easement for light and air in the fifteen feet is preferable to the ownership of the 7-1/2 feet without that easement.

In regard to the building, I assume its cost completed will be somewhere in the neighborhood of \$200,000.00, although that I have not been able to verify. In any case it is a beautiful building of very high-class construction. In fact for commercial purposes the construction is very much better than would be necessary for any building put up to provide rentable space on that land, which means the building for commercial purposes is not worth what it cost. Further, the building utilizes only a small portion of the land and is certainly neither an adequate nor an appropriate improvement.

Besides using my own judgment and that of my office, I have tried to get information from various sources as to the probable rental of such space. Assuming that the rentable space as given in the architect's letter of the 16th instant is measured correctly, I think a liberal estimate of the possible rental of the whole five floors for commercial purposes would be about \$21,000.00 annually. In this I am figuring on a rental of about \$750.00 per month for the store, which under



October Eighteenth  
Nineteen Twenty-three

Dear Robert:

Following your request I have spent some time investigating the Imperial Building property which fronts 124 feet East on Michigan Avenue and lies about 25 feet north of Twenty-third Street and having a depth of 175 feet to an 18-foot alley and adjoining the Metropolitan Hotel on the north.

This land is improved with a five-story office building which has been erected covering the whole frontage of the lot adjoining in the rear the old ranch building. I think the land is fairly worth \$1000 per a foot lot or \$175,000.00.

The obtaining of 7-1/2 feet more on the north I think would not add to the value of the property as it stands, so, in my opinion, the easement for light and air in the fifteen feet is preferable to the ownership of the 7-1/2 feet without that easement.

In regard to the building, I assume the cost of the building will be somewhere in the neighborhood of \$200,000.00, although that I have not been able to verify. In any case it is a beautiful building of very high-class construction. In fact for commercial purposes the construction is very much better than would be necessary for any building put up to provide rental space on that land, which means the building for commercial purposes is not worth what it cost. Further, the building affords only a small portion of the land and is certainly not an improvement but an improvement.

Besides using my own judgment and that of my office, I have tried to get information from various sources as to the probable rental of such space. Assuming that the rentable space as given in the architect's letter of the 10th instant is measured correctly, I think a liberal estimate of the probable rental of the whole five floors for commercial purposes would be about \$20,000.00 annually. In this I am figuring on a rental of about \$750.00 per month for the store, which under



October Eighteenth  
Nineteen Twenty-three

present conditions is a very liberal figure, and a varying rental per square foot for the upstairs space from \$1.00 per square foot for the second floor to 50¢ per square foot for the top floor.

It should be said also in this connection that the building is entirely vacant now and it will take some time to fill it with tenants, certainly until May first next, and probably longer than that. The renting conditions in that neighborhood are not good at present - the most likely tenants being automobile sales and accessories and these people are spreading over the City in different branches and cutting down expenses in that locality.

As I understand it, there are now mortgages on the property of \$187,500.00 to the assumption of which must be added a cash investment of \$40,000.00, making a total investment of \$227,500.00. Interest on this at six percent would be \$13,650.00. Operating expenses exclusive of taxes are estimated at \$9760.00 which with the interest would make a total expense of \$23,410.00 without any allowance for taxes, vacancy or depreciation.

My estimate of the possible gross rental is about \$21,000.00 figuring that the building is entirely occupied by commercial tenants. If such figures are correct, you will see then that it will be difficult to operate the building so as to pay even six percent on the amount of the mortgages plus \$40,000.00.

I think there is no equity value in the property above the sum mentioned, \$227,500.00, which would warrant the University in taking the property as an investment.

Besides this, there is a situation which might result from the church occupancy of a portion of this building and the old church building. The University might easily be put into a position of having to do away with the church and remodel the property to get it on to a paying basis and that would be an embarrassing thing to undertake.

As to value of this space for educational purposes I know little if anything. The neighborhood both







Page 3

October Eighteenth  
Nineteen Twenty-three

to the East and to the West is moving fast to business occupancy and, consequently, away from residence occupancy, and I should think it would offer only diminishing possibilities for social educational field work.

Very truly yours,

(Signed) WILLIAM SCOTT BOND

Mr. Robert L. Scott  
Care of Messrs. Carson, Pirie, Scott & Company  
300 West Adams Street  
Chicago, Illinois.

While the operating expense figure used above is only for the new building it should be noted that the heating plant for both buildings is in the church.







October 23, 1923.

My dear Dr. Myers:

I am extremely sorry to be obliged to report to you that the Committee of the University which has been considering the Immanuel situation has at length reluctantly reached the conclusion that there is no way in which the University can do what both you and I hoped in reference to it.

I entered upon the study of this matter some three months ago, not indeed with confidence, but with great hope that we should be able to work out a satisfactory plan of cooperation between the University and the Church, not only contributing to the perpetuation of the great work you have done in Immanuel Church and the future stability of the Church, but furnish to the University a valuable opportunity for educational work. I have followed out every line of investigation that gave any hope of a favorable conclusion and abandoned it only when forced to do so.

It will not be profitable to go into the matter now in detail, but I should like to state briefly the main reasons which have influenced the mind of the Committee.

1) The estimates which we obtained from our advisers as to the probable cost of maintenance were higher than those which were given to you by those whom you consulted, and the estimates of rental receipts furnished to us were lower



October 23, 1923.

My dear Dr. Kuyper:

I am extremely sorry to be obliged to report to you that the Committee of the University which has been considering the Immanuel situation has at length reluctantly reached the conclusion that there is no way in which the University can do what both you and I hoped in reference to it. I entered upon the study of this matter some three months ago, not indeed with confidence, but with great hope that we should be able to work out a satisfactory plan of cooperation between the University and the Church, not only contributing to the perpetuation of the great work you have done in Immanuel Church and the future stability of the Church, but furnish to the University a valuable opportunity for educational work. I have followed out every line of investigation that gave any hope of a favorable conclusion and abandoned it only when forced to do so.

It will not be profitable to go into the matter now in detail, but I should like to state briefly the main reasons which have influenced the mind of the Committee.

1) The estimates which we obtained from our advisers as to the probable cost of maintenance were higher than those which were given to you by those whom you consulted, and the estimate of rental receipts furnished to us were lower



than those which you made.

I cannot of course enter into the question of whose judgment was best. I was obliged to accept the verdict of our advisers and to err on the side of caution.

After careful study of the matter we were unable to discover any way in which we could assure ourselves of escape from taxation.

2) As I went more fully into the matter on its educational side and tried to formulate ways in which the University could use the space for educational purposes, I was obliged to recognize the fact that the development of this educational work would on the one hand be a slow process, and on the other would when developed, involve us in additional expense not immediately associated with the building, and that I was not justified in deciding that this educational work could be successfully developed, or that the energy and money necessary to be put into it ought to be given to it in preference to other possible lines of effort.

In brief, with the strongest desire to carry through this enterprise if possible, I was forced to the conclusion that it involved a financial hazard to the University which I could not urge the University to take against the judgment of business men on the Board, and that on the educational side there was a larger element of hazard than I had at first appreciated.



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energy

than those which you made.

I cannot of course enter into the question of whose judgment was best. I was obliged to accept the verdict of our advisers and to err on the side of caution.

After careful study of the matter we were unable to discover any way in which we could assure ourselves of escape from taxation.

2) As I went more fully into the matter on its educational side and tried to formulate ways in which the University could use the space for educational purposes, I was obliged to recognize the fact that the development of this educational work would on the one hand be a slow process, and on the other would when developed, involve us in additional expense not immediately associated with the building, and that I was not justified in deciding that this educational work could be successfully developed, or that the energy and money necessary to be put into it ought to be given to it in preference to other possible lines of effort.

In brief, with the strongest desire to carry through this enterprise if possible, I was forced to the conclusion that it involved a financial hazard to the University which I could not urge the University to take against the judgment of business men on the Board, and that on the educational side there was a larger element of hazard than I had at first appreciated.



I most deeply regret the expenditure of time and energy in which our consideration of this matter has involved you and the consequent delay in the carrying out of your plans. I can only hope that the discussion may have so cleared the air that you will be able now clearly to perceive what is your wisest line of action. I earnestly hope that you will be able to discover the solution of the problem which will provide the most fitting culmination to the years of arduous and faithful service which you have given to the enterprise on Michigan Ave.

Very sincerely yours,

Dr. Johnston Myers,  
2320 S. Michigan Ave.,  
Chicago, Ill.

EDBCCB



I most deeply regret the expenditure of time and energy in which our consideration of this matter has involved you and the consequent delay in the carrying out of your plans. I can only hope that the discussion may have so cleared the air that you will be able now clearly to perceive what is your wisest line of action. I earnestly hope that you will be able to discover the solution of the problem which will provide the most fitting culmination to the years of arduous and faithful service which you have given to the enterprise on Michigan Ave.

Very sincerely yours,

Dr. Johnston Myers,  
3820 S. Michigan Ave.,  
Chicago, Ill.

EDB:GB



T3

335349

The University of Chicago

University College

OFFICE OF THE DEAN

October 25, 1923

President Ernest D. Burton,  
The University of Chicago.

My dear President Burton:

A tentative canvass of the opportunity for University College instruction at the Immanuel Baptist Church location indicates that the following activities might be undertaken to advantage during the winter and spring quarters of this year.

(1) A course in Physics having to do with internal combustion motors should be of special interest to a large number of the men engaged in the automobile business. Such a course should treat of the theoretical aspects of heat engines especially the Carnot, Otto (automobile type), and Diesel engines. Professor Lemon has expressed interest in such a course and would be very willing to undertake the presentation of this material beginning with the winter quarter. It would represent an extension of his course in Gas Engines which is now offered in the downtown college.

(2) A course in Business Psychology, probably the present course offered by Mr. Kornhauser, should appeal to the relatively large number of salespeople employed in the establishments on Michigan Avenue. Courses in general introductory Psychology might also be attractive.

(3) The School of Commerce and Administration expresses interest in the following courses for the automotive groups: Business Administration, Market Administration, Business Correspondence, Advertising and Selling Problems, Accounting, and Statistics (introductory). It should be possible to get from this group of courses two or three sequences which would lend themselves to effective administration at the 23rd Street Center.



October 22, 1933

President Ernest B. Burton,  
The University of Chicago.

My dear President Burton:

A tentative canvass of the opportunity for University College instruction at the Immigrant Institute which location indicates that the following activities might be undertaken to advantage during the winter and spring quarters of this year.

(1) A course in Physics having to do with the formal construction of the automobile should be of special interest to a large number of the men engaged in the automobile business. Such a course should treat of the theoretical aspects of heat engines especially the Carnot, Otto (automobile type), and Diesel engines. Professor Hanson has expressed interest in such a course and would be very willing to undertake the presentation of this material beginning with the winter quarter. It would represent an extension of his course in Gas Engines which is now offered in the downtown college.

(2) A course in Business Psychology, probably the present course offered by Mr. Rosenbaum, should appeal to the relatively large number of salespeople employed in the establishments on Michigan Avenue. Courses in general introductory Psychology might also be attractive.

(3) The School of Commerce and Administration expresses interest in the following courses for the motive group: Business Administration, Market Analysis, Finance, Business Correspondence, Advertising and Selling Problems, Accounting, and Statistics (introductory). It should be possible to get from this group of courses two or three segments which would lend themselves to effective administration at the 33rd Street Center.



(4) We have a constant demand for courses in Public Speaking, and I am confident that courses offered at the 23rd Street location would attract large numbers of students especially from the automobile establishments. Mr. Nelson expresses willingness to undertake this instruction on an experimental basis. He has in the past done a certain amount of private work for groups of students drawn from the automotive industry.

(5) A canvass of the public schools located near the Immanuel Baptist Church Center might reveal opportunities for the administration of certain educational courses for the benefit of kindergarten, elementary or continuation school teachers.

(6) We have numerous requests for advanced courses in case work from social workers and investigators representing a number of the organizations in Chicago. It is more than possible that such courses offered at the 23rd Street location would attract satisfactory registrations.

(7) I have not had an opportunity to confer with Professor Artman, but it is more than probable that he would favor the development of certain courses bearing on some phase of Religious Education.

It is more than probable that the courses indicated above would make possible rather complete use of one-half of the space available on the fifth floor of the new office building during the late evening period from 7:00 to 9:00. It might be possible to use to advantage the same space during the late afternoon (4:15 to 6:15) period. Saturday use is at the present time wholly problematical. In any event the following equipment and alterations would be necessary:

Movable partition (plastered ceiling partition with suspended doors on track) estimated cost . . .	\$800.00
Armchairs - 100 @ \$8.00	800.00
Instructor's desk	30.00
Instructor's chair	15.00
Lantern	250.00
Lantern curtain	20.00
Dark shades	75.00
Blackboard	50.00
	<hr/> \$2040.00



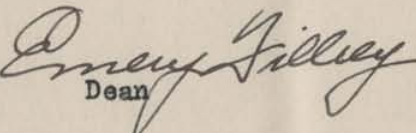




It should be assumed that any courses offered at the 23rd Street location would be subject to the same conditions as now control courses offered in the downtown College. This implies corresponding charges for matriculation and instruction. It also implies that a certain part of the fees collected from students would be set aside to cover rental and equipment charges. Rental charge ranging from \$2.50 to \$5.00, per class session, depending upon the size of class would be considered reasonable for the space in question. It should be assumed that a reasonable amount of janitor service would be provided by the building ownership as part of their obligation. The above rental should also include full payment for light, heat, and elevator service. In addition the Immanuel Baptist Church, or the business organization in charge of the office building, should provide a limited amount of information and telephone service.

I shall be very glad to make a more thorough canvass of this situation with a view to bringing together a more detailed report of courses which could be offered to advantage during the winter and spring quarters.

Very truly yours,

  
Dean

EF/H



It should be assumed that any courses offered at the  
State Normal Institute would be subject to the same conditions  
as now control courses offered in the State Normal College. This  
includes corresponding charges for maintenance and instruction.  
It also implies that a certain part of the fees collected from  
students would be set aside to cover rental and equipment  
charges. Rental charges ranging from \$2.00 to \$5.00 per class  
session, depending upon the size of class would be considered  
reasonable for the space is question. It should be assumed  
that a reasonable amount of tuition would be pro-  
vided by the existing ownership as part of their obligation.  
The above rental should also include full payment for light,  
heat, and janitor service. In addition the business building  
owned by the business organization in charge of the office  
building, should provide a limited amount of information  
and telephone service.

I shall be very glad to make a more thorough survey  
of this situation with a view to bringing together a more  
detailed report of courses which could be offered to ad-  
vantage during the winter and spring quarters.

Very truly yours,

*George J. ...*  
Dean

NYN



TELEPHONE:  
RANDOLPH 3000

ESTABLISHED 1898.

K3  
CABLE ADDRESS:  
"NUVEEN CHICAGO"

# JOHN NUVEEN & Co.

## MUNICIPAL COUNTY & SCHOOL BONDS

CORRESPONDENTS:  
CHICAGO NEW YORK  
First National Bank National Bank of Commerce  
Corn Exchange National Bank Chatham & Phenix National Bank

MEMBERS OF  
American Bankers Association Illinois Bankers Association

FIRST NATIONAL BANK BUILDING

CHICAGO October 25th, 1923.

JN/LEM.

Dr. Ernest D. Burton,  
1146 E. 59th Street,  
Chicago, Illinois.

My dear Dr. Burton:

I received your letter. I am sorry that we did not have an opportunity for a full conference before your Committee undertook to arrive at a conclusion. I am sure that we would have been very sympathetic toward your problems, as you were toward ours. We might have suggested some other plan if we had known what you found objectionable in the suggestions under discussion.

I do not think I ever saw Dr. Myers so disappointed as he was over the receipt of your letter.

Perhaps we did not make it clear that the suggestions made you were not final, and if you had stated your objections they undoubtedly could have been met in some other way, even though it involved the waiving of your advancing the \$40,000.

The University of course, is a Baptist institution, and we have an interest therein, and if no other plan had been found feasible, an arrangement for a joint occupancy might have been worked out. I hope something of this kind may still be possible, and receive full consideration. Such a plan might not involve the expenditure of any considerable amount of money, nor a large increase in your budget.

I am confident that Dr. Myers usefulness to the Church is not by any means ended, and would be greatly enlarged by your coming in with us. I feel certain that such an arrangement would be very beneficial to the University, as Dr. Myers has special talent for securing the interest of moneyed people in the interests with which he is connected, because of his absolute unselfishness. I am sure that the Church always had it in mind to treat Dr. Myers very generously in view of his many sacrifices.

I understand that Dr. Myers wrote you a note suggesting approaching the matter from a different angle, and I strongly urge that you and your Committee give the matter further consideration,



CONTINUATION

RECEIVED  
HARVARD UNIVERSITY  
LIBRARY

RECEIVED  
OCT 25 1923

JOHN NIVEN & CO.  
MUNICIPAL COURT & SCHOOL  
HONOR

MEMBERS OF  
THE BOARD OF  
EDUCATION

CHICAGO  
FIVE FIFTH AVENUE  
NEW YORK

FIRST NATIONAL BANK BUILDING

CHICAGO October 25th, 1923.

IN REPLY

Dr. Ernest D. Burton,  
1125 E. 58th Street,  
Chicago, Illinois.

My dear Dr. Burton:

I received your letter. I am sorry that we did not have an opportunity for a full conference before your Committee undertook to arrive at a conclusion. I am sure that we would have been very sympathetic toward your problems, as you were toward ours. We might have suggested some other plan if we had known what you found objectionable in the suggestions under discussion.

I do not think I ever saw Dr. Myers so disappointed as he was over the receipt of your letter.

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I understand that Dr. Myers wrote you a note suggesting approaching the matter from a different angle, and I strongly urge that you and your Committee give the matter further consideration.



JOHN NUVEEN & CO.  
CHICAGO

CONTINUATION SHEET

Page 2.

Dr. Ernest D. Burton:

especially as the matter was pending for some time, and we would be placed in a very embarrassing position if the negotiations with the University were not finally consummated.

Very sincerely yours,

*John Nuveen.*







T3

The University of Chicago

University College

OFFICE OF THE DEAN

November 6, 1923

My dear President Burton:

Mr. Fairweather and I conferred with Dr. Myers yesterday and I desire to report as follows on the proposal that University College administer courses in the Immanuel Baptist Church property.

(1) The building plans are being referred to the City department by our business office for approval to use space for class purposes. The building architects have led Dr. Myers to believe that there will be no opposition to our use of any part of the building. We desire official and final approval before going forward with the announcement of courses.

(2) University College can afford to pay a rental charge of \$2.50 per class session held in the church property. Dr. Myers agrees to accept this amount as rental with no obligation on the part of University College as to amount of space used or duration of the rental period. It now appears that the acceptance of this rental will not result in the payment of taxes on space occupied by University College.

(3) University College assumes responsibility for the equipment of space needed.

(4) Equipment installed by University College may be used for church purposes when not in use by the College.

(5) It is expected that certain late afternoon, evening and Saturday classes will be offered at the Baptist Church location beginning with the Winter Quarter. An effort will be made to list courses that promise satisfactory registration. The first offering will be more or less experimental.



73  
The University of Chicago

University College

OFFICE OF THE DEAN

November 6, 1933

My dear President Burton:

Mr. Burmeister and I conferred with Dr. Myers yesterday and I desire to report as follows on the proposal that University College administer courses in the Immigrant Baptist Church property.

(1) The building plans are being referred to the City department by our business office for approval to use space for class purposes. The building architects have let Dr. Myers to believe that there will be no opposition to any use of any part of the building. We desire official and final approval before going forward with the announcement of course.

(2) University College can afford to pay a rental charge of \$2.50 per class session held in the church property. Dr. Myers agrees to accept this amount as rental with no obligation on the part of University College as to amount of space used or duration of the rental period. It now appears that the non-payment of this rental will not result in the payment of taxes on space occupied by University College.

(3) University College assumes responsibility for the equipment of space needed.

(4) Equipment installed by University College may be used for church purposes when not in use by the College.

(5) It is expected that certain late afternoon, evening and Saturday classes will be offered at the Baptist Church location beginning with the Winter Quarter. An effort will be made to list courses that promise satisfactory registration. The first offering will be made at first experiment.



(6) Dr. Myer requests permission to display in some conspicuous place on the Michigan Avenue frontage of the building an announcement of the proposed University College courses. I suggest that the following be authorized:

IN THIS BUILDING, BEGINNING JANUARY 2

THE UNIVERSITY OF CHICAGO

UNIVERSITY COLLEGE--~~The~~ Downtown Department


will offer additional

EVENING, LATE AFTERNOON AND SATURDAY COURSES

in College Subjects.

Inquire within or call Midway 9800, Local 182

Very truly yours,

  
Dean







The University of Chicago

Office of the President

President Burton, I have sent a copy of this to Mr. Swift. On Mr. Swift's suggestion Mr. Filbey is looking into the matter as to the kind of work or the kind of diseases that would be treated.

C. B.



The University of Chicago

Office of the President

President Burton, I have sent a  
copy of this to Mr. Swift. On Mr. Swift's  
suggestion Mr. Fisher is looking into the  
matter as to the kind of work or the kind  
of disease that would be treated.

C. A.



T3

The University of Chicago

Office of the Counsel and Business Manager

335599

~~ROOM 1838, 230 SOUTH CLARK ST.~~  
~~TELEPHONE DEARBORN 9312~~

November Twenty One  
1            9            2            3

Dr. Ernest D. Burton,  
The University of Chicago.

Dear Dr. Burton:

I enclose the recent correspondence  
with Dr. Johnston Myers for your information.

Under the instructions from Mr. Heckman  
and the recent action of the Board, I do not see that  
we can do anything further in the matter of securing  
space for the University College in the Church build-  
ing, unless Dr. Myers accepts the lease proposal  
which we have drawn up or submits a revised proposal  
which will be acceptable to the University.

As I see it "a friendly agreement," which  
he asks, will be so indefinite as to be no agreement  
at all.

Secondly: We cannot be a party to any  
arrangement in order to deliberately escape taxation  
for the Church property. Dr. Myers had assured me  
that the Board of Assessors had ruled upon the Univer-  
sity's proposed use of the Church building and had  
decided that such use in itself would not render the  
property taxable.

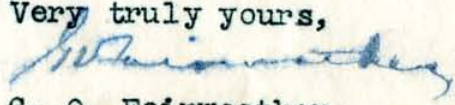
Third: There is a possibility that strict  
enforcement of the Building Code would require a  
number of changes in exits, fire-escapes, etc. I have  
seen the Building Department, in company with the Church  
architect, and all difficulties in this direction were  
removed excepting certain fundamental requirements in  
the construction of the building, which were independent  
of the University's proposed use.

Fourth: Dr. Myers apparently assumes that  
he and his organization will have some intimate part to  
play in the promotion of the educational work in this  
building. This may or may not be a part of your under-  
standing.

I should be glad to receive any instructions  
which you have for me in the matter.

GOF:EB  
Enc.

Very truly yours,

  
G. O. Fairweather.



The University of Chicago

Office of the President and Business Administration

November Twenty One  
1 2 3

Dr. Ernest B. Horton,  
The University of Chicago.

Dear Mr. Horton:

I enclose the recent correspondence  
which Dr. Johnson refers to for information.

Under the instructions from Mr. Keck  
and the present action of the Board, I do not see that  
we can do anything further in the matter of securing  
space for the University College in the Church build-  
ing, unless Dr. Johnson accepts the lease proposal  
which we have drawn up or submits a revised proposal  
which will be acceptable to the University.

As I see it, a friendly agreement, which  
he asks, will be so indefinite as to be no agreement  
at all.

Secondly: We cannot be a party to any  
arrangement in order to deliberately escape taxation  
on the Church property. Dr. Johnson had assured me  
that the Board of Trustees had ruled upon the Univer-  
sity's proposed use of the Church building and had  
decided that such use in itself would not render the  
property taxable.

Third: There is a possibility that strict  
enforcement of the Building Code would require a  
number of changes in exits, fire-escapes, etc. I have  
seen the Building Department in company with the Church  
Trustees, and all difficulties in this direction were  
removed excepting certain fundamental requirements in  
the construction of the building, which were independent  
of the University's proposed use.

Fourth: Dr. Johnson apparently assumed that  
he and his organization will have some intimate part to  
play in the promotion of the educational work in this  
building. This may or may not be a part of your under-  
standing.

I should be glad to receive any instructions  
which you have for me in the matter.

Very truly yours,

G. O. Eastman

607  
100



TB3

November Twenty One  
1 -copy- 3

Dr. Johnston Myers, JOHNSTON MYERS  
2320 Michigan Avenue 2320 Michigan Avenue  
Chicago, Ill. Chicago

Dear Dr. Myers:

November twentieth  
Nineteen twenty-three

In the absence of Mr. Hooker  
the hospital for several weeks, I submitted the pro-

Dear Mr. Fairweather:

The reason I have not signed the leases  
and sent them is because; we feel that  
there ought to be a friendly agreement  
between the church and the University  
rather than leases. First because the  
moment we make leases and have definite  
rental values we must face the question  
of taxation. The next is that one clause  
in your lease makes it necessary for us  
to make all the repairs which the city  
might ask. This would be impossible when  
we consider the small amount of space the  
University would use. It seems to me  
that a friendly agreement ought to be satis-  
factory to the University because we ex-  
pect to contribute very largely toward  
building up the schools. We would use all  
our influence and put forth every possible  
effort to advertise these schools and in-  
terest people in them. The University would  
pay nothing for this service.

We would very much prefer that the University  
make their contribution toward the running  
expenses and up keep of the building.

Yours very cordially,

(Signed) Johnston Myers

JM:BT

Incidentally, I hope that the  
of University College is making  
if it is to be made, shall be concluded within the  
next few days, so that the necessary arrangements and  
arrangements may be prepared.

Very truly yours,

G. C. Fairweather.



November Twenty One  
1 2 3

Dr. Johnston Myers,  
3320 Michigan Avenue,  
Chicago, Ill.

Dear Dr. Myers:

In the absence of Mr. Newman, who is at  
the hospital for several weeks, I submitted the pro-  
posed lease plan, in pursuance of the official action  
that a definite arrangement be made with the University  
Baptist Church authorities and that all of the Univer-  
sity's obligations in such an arrangement be provided  
for in the lease document. While the particular form  
of the lease proposed might be changed in details by  
agreement, I do not know of any other manner of making  
an arrangement for the use of space in the Church  
property for University College than by having a  
formal statement of the obligations of each also made  
for purposes of record and future guidance.

If you care to submit a revision of the pro-  
posed lease document, I am sure the University  
authorities would be glad to receive it.  
Incidentally, I may say that Dean Phipps  
of University College is anxious that the arrangement,  
if it is to be made, shall be concluded within the  
next few days, so that the necessary arrangements and  
announcements may be prepared.

Very truly yours,

G. C. Westover.

GOW:EB



T3

November Twenty One  
1 9 2 3

Dr. Johnston Myers,  
2320 Michigan Avenue,  
Chicago, Ill.

Dear Dr. Myers:

In the absence of Mr. Heckman, who is at the hospital for several weeks, I submitted the proposed lease plan, in pursuance of the official action that a definite arrangement be made with the Immanuel Baptist Church authorities and that all of the University's obligations in such an arrangement be provided for in the lease document. While the particular form of the lease proposal might be changed in details by agreement, I do not know of any other manner of making an arrangement for the use of space in the Church property for University College than by having a formal statement of the obligations of each side made for purposes of record and future guidance.

If you care to submit a revision of the proposed lease statement, I am sure the University authorities would be glad to receive it.

Incidentally, I may say that Dean Filbey of University College is anxious that the arrangement, if it is to be made, shall be concluded within the next few days, so that the necessary arrangements and announcements may be prepared.

Very truly yours,

GOF:EB

G. O. Fairweather.



November Twenty One  
1 2 3

Dr. Johnston Myers,  
2320 Michigan Avenue,  
Chicago, Ill.

Dear Dr. Myers:

In the absence of Mr. Hochman, who is at the hospital for several weeks, I submitted the proposed lease plan, in pursuance of the official action that a definite arrangement be made with the Immigrant Baptist Church authorities and that all of the University's obligations in such an arrangement be provided for in the lease document. While the particular form of the lease proposal might be changed in details by agreement, I do not know of any other manner of making an arrangement for the use of space in the Church property for University College than by having a formal statement of the obligations of each side made for purposes of record and future guidance.

If you care to submit a revision of the proposed lease statement, I am sure the University authorities would be glad to receive it.

Incidentally, I may say that Dean Pippy of University College is anxious that the arrangement, if it is to be made, shall be completed within the next few days, so that the necessary arrangements and announcements may be prepared.

Very truly yours,

G. O. Kellum

GOW:EB



T3

November 30, 1923

Dean James H. Tufts,  
Faculty Exchange.

My dear Dean Tufts:

I have canvassed with Dr. Myers the matter of joint tenancy with the City Health Department at the Immanuel Baptist Church and find that such a combination would not be desirable. As a matter of fact Dr. Myers appears to have found the proposed use by the City Health Department equally objectionable from the point of view of certain activities already under way at the Church, and it is evident that he will not go forward with the arrangement. The City Department, if accommodated, would bring to this location some two hundred unfortunate individuals each day fifty percent of whom would be negroes and most of whom would represent sex problems. In spite of the fact that this group of people would be expected to use the south entrance, I would hesitate to go forward with any arrangement which would subject our young people to the personal embarrassment which might be connected with traffic to and from the same location used for the City Health Department clinical service. If, as has been suggested, this same location were to be used by the Morals Court, the difficulty would be still further increased.

I have made it clear to Dr. Myers that any such joint tenancy would not be desirable, and I have had from him a statement to the effect that the arrangement would not go forward. I trust that President Burton in his letter to Dr. Myers may see fit to confirm my judgment in this matter.

Very sincerely yours,

*Emory Gilbey*  
Dean

EF/H







T3

November 24, 1923.

Dear Dr. Burton:

Perhaps this should not go to you but I know you will refer it to the department or individual to whom it belongs.

The city health department are offering to take one entire floor of our building. If they did this it would bring hundreds of those who are seriously in need both of physical and moral help. Would this make the building more or less attractive to the University? These people would come through their own entrance and use and occupy only the floor which the city rented. Of course, it would open a wide field for social service of a certain kind. Beside the treatment of diseases they have in mind an infant welfare department.

I thought it might be well for your committee or Board of Trustees to have this information. We have not as yet signed any leases with them. We have not consented to their proposal.

Yours very gratefully,

(Signed) Johnston Myers.

JM:BT



13

November 24, 1923.

Dear Dr. Burton:

Perhaps this should not go to you but I know  
you will refer it to the department or individual to whom  
it belongs.

The city health department are offering to take  
one entire floor of our building. If they did this it would  
bring hundreds of those who are seriously in need both of  
physical and moral help. Would this make the building more  
or less attractive to the University? These people would come  
through their own entrance and use and occupy only the floor  
which the city rented. Of course, it would open a wide field  
for social service of a certain kind. Besides the treatment of  
diseases they have in mind an infant welfare department.  
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Board of Trustees to have this information. We have not as  
yet signed any leases with them. We have not consented to  
their proposal.

Yours very gratefully,

(Signed) Johnston Myers.

12:15



JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

T 3  
335625

November twenty-fourth,  
Nineteen twenty-three.

Dear Dr. Burton:

Perhaps this should not go to you but I know you will refer it to the department or individual to whom it belongs.

The city health department are offering to take one entire floor of our building. If they did this it would bring hundreds of those who are seriously in need both of physical and moral help. Would this make the building more or less attractive to the University? These people would come through their own entrance and use and occupy only the floor which the city rented. Of course, it would open a wide field for social service of a certain kind. Beside the treatment of diseases they have in mind an infant welfare department.

I thought it might be well for your committee or Board of Trustees to have this information. We have not as yet signed any leases with them. We have not consented to their proposal.

Yours very gratefully,

*Johnston Myers*

JM:BT







T3

The University of Chicago

FOUNDED BY JOHN D. ROCKEFELLER

The Board of Trustees

OFFICE OF THE SECRETARY  
ELLIS AVENUE AND FIFTY-EIGHTH STREET

December 5,  
1923

335710

President Ernest D. Burton,  
University of Chicago.

Dear Mr. President:

The only action that I can find with reference to leasing the space in the Immanuel Baptist Church building is that recorded on page 8 and 9 of the minutes of the Board for November 8, 1923. The President of the University submitted the following recommendation:

"That the establishment of work under the direction of the University College in the Immanuel Baptist Church Building be approved, it being understood that rent will be paid for the space used in accordance with a lease to be drawn by the Business Manager and that the University incurs no obligations of any kind except those provided for in the lease."

In the blanket vote on all recommendations of the President, it was voted "to establish work of University College in Immanuel Baptist Church Building and to rent and equip additional space for the College in Lakeview Building".

You will notice that nothing is said about who shall sign the lease. Such leases are usually signed, as I understand it, by the Business Manager.

Very truly yours,

*J. Dickerson*  
Secretary.



The University of Chicago

FORWARDED BY JOHN A. ROCKEFELLER

The Board of Trustees

OFFICE OF THE SECRETARY  
435 SOUTH MICHIGAN STREET  
CHICAGO, ILL.

December 2, 1923

President Herbert H. Burton,  
University of Chicago.

Dear Mr. President:

The only action that I can find with reference to leasing the space in the Immanuel Baptist Church Building is that recorded on page 8 and 9 of the minutes of the Board for November 8, 1923. The President of the University suggested the following recommendations:

"That the establishment of work under the direction of the University College in the Immanuel Baptist Church Building be approved, it being understood that rent will be paid for the space used in accordance with a lease to be drawn by the Business Manager and that the University incur no obligations of any kind except those provided for in the lease."

In the closest vote on all recommendations of the President, it was voted "to establish work of University College in Immanuel Baptist Church Building and to rent and equip additional space for the College in Lakeview Building."

You will notice that nothing is said about who shall sign the lease. Such leases are usually signed, as I understand it, by the Business Manager.

Very truly yours,

Secretary



T3  
335686

The University of Chicago  
Office of the Counsel and Business Manager

ROOM 1204, 134 SOUTH LA SALLE ST.  
TELEPHONE FRANKLIN 214  
ROOM 1838, 230 SOUTH CLARK ST.  
TELEPHONE DEARBORN 9312

DECEMBER THIRD  
1 9 2 3

President E. D. Burton  
The University of Chicago

My dear Dr. Burton:

Mr. James D. Elsdon, Attorney for Dr. Johnston Myers, called to see me Saturday regarding the proposed form of lease. He again represents the position of the Immanuel Church as one desiring the University as a tenant making a "contribution" but without a formal lease and without a formal rental.

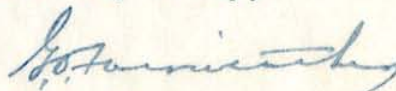
I told him that, in substance, both points of view were identical, and that it seemed necessary for the University's purpose that the arrangement be made definite and clear.

The taxation question seems to bother them most. Mr. Elsdon now undertakes to confer with the Board of Assessors and see if our proposed use would affect their taxation position. Dr. Johnston Myers, several weeks ago, told me that he had done this very thing, and had been satisfied that the proposed lease would not make the property taxable.

I again cautioned Mr. Elsdon that if University College were to offer courses at all, it would have to have a certain minimum of time for preparation, including announcements, advertising and the like, and that I believed some decision should be made definitely during the present week.

In order to expedite matters, I drew a form of lease several weeks ago. This document, in its details, is of course, subject to change in the event the Church desires modifications to which we can agree. The situation at present, therefore, is that this office is awaiting action by the Immanuel Church people and is prepared to give their report prompt attention.

Mours very truly,



G. O. Fairweather

GOF:HF







December tenth

1 9 2 3

My dear Doctor Myers:

I am very glad to learn from Mr. Fairweather that all the matters of detail between the University and the Immanuel Church have been worked out and that we are now in a way to go forward on the experiment in which we are both so interested.

I hope that it will be highly successful and that it will eventually lead to great things, both of profit to the University and to the Church.

I have been hoping that, before this, we should have the pleasure of seeing both you and Mrs. Myers in our house, but enforced absence from the city, pressure of engagements of various kinds, and now a few days of cold that are keeping me in the house made it seem impossible until now to realize my wish.

Very sincerely yours,

Reverend Johnston Myers  
2320 Michigan Avenue  
Chicago, Illinois

EDB:S







T3

335776

JOHNSTON MYERS  
2320 MICHIGAN AVENUE  
CHICAGO

December twelfth,  
Nineteen twenty-three.

Dear Dr. Burton:

I am glad that the classes are to begin January 2nd. I will work for the interest of the University just as earnestly as I have for Immanuel Church. Under the direction of the authorities of the University I expect to push and promote the plan to the very limit of my ability. I hope to do nothing which will offend the University or in any way be out of harmony with the spirit and thought of your methods. I hope the result will be that this will be a great educational and religious center under the direction of the University and that within a year the trustees may think it wise to take the title of the property.

I thank you for the consideration which you have given this matter and for your great kindness to me always.

Yours very cordially,

*Johnston Myers*

JM:BT



