

*To Mr. Carlin*

EISENHOWER BIRTHPLACE FOUNDATION, INC.

Suggested basis for letter to

Mr. Don Fraser, President,  
Missouri, Kansas & Texas Tailway Co;  
St. Louis, Missouri,

Dear \_\_\_\_\_,

1 { On October 19, 1953, which was President Eisenhower's birthday, the EISENHOWER BIRTHPLACE FOUNDATION, INC; was granted a charter by the Secretary of State of Texas under laws permitting the formation of corporations without capital stock for cultural, educational, historical and similar purposes. I was elected President of this Foundation and Mr. Sid W. Richardson of Fort Worth was elected Chairman of the Board. Three other Texans, with us, were the original incorporators.

2 ✓ The specific purpose of the Foundation is to acquire the house at Denison, Texas, where President Eisenhower was born and appropriate surrounding land for a beautiful small park in order to preserve this historic site. The project, when completed, will be presented to the people of the State of Texas.

Considerable progress has been made. But since most of the lots in the desired area have been or presently are owned by negroes and, in some cases have been abandoned, care and time is required to clear titles.

The house in which President Eisenhower was born is, as you may know, on the main line of the M.K.&T. I am inclosing a plat which shows, outlined in green, the property which we wish to acquire. According to the records, two lots and parts of two others--shaded in red on the plat--are owned by the M.K.& T. Doubtless you have better and more complete maps and records in your office than we are able to provide.

I do not know if it is possible for your company to make a donation of this land; but if it is not, we would like for you to give us the best possible price. Land values in the section referred to are very low. We have acquired some of them simply by paying back taxes. Most of those having houses and lots have agreed to let us have the lots in exchange for a lot of similar size elsewhere and the cost of moving the house to it. We have not paid more than \$700 for any such lots which, to be frank, are better and more desirable than the lots in the tract shown on the map. The two lots on which the Eisenhower house stands are the best. The house is habitable and in surprisingly good condition considering its age and it is a six-room building. The owner realized that the place had additional intangible value but accepted \$3,600 for the house and two lots. I know you will have to have some basis of valuation and that is the reason I give you this information. The lots now owned by the M.K.& T. should have a lower value because of less desirability.

I will appreciate your assistance in this matter.

Sincerely yours,

(A copy of this letter and the plat referred to have been sent to Mrs. Deakins.)

*WOM*  
3/24/54