

A.W.T. PAPERS Jan-May 1908

Mayville, N. Y. January 4th, 1908.

Saturday p.m.

My dear Mr Moot:

The day dawned up here on the Chautauqua hills this morning with the snow flying and the wind howling in a very blizzardy sort of way, and I concluded as the matter I wished to see you about was not a very pressing one, and Saturday being your busy day, --(As if all your days were not busy ones?)--I would not make the trip to Buffalo as I had intended and so telegraphed you to that effect.

I will, however, state as briefly as possible the matter I wished to consult you about, or rather one of them, as there are several I had in mind on which I needed some advice.

A couple of years after we left here, a local Telephone Company was started in Mayville, and Mr C. R. Cipperly, the cashier of the bank who was our agent to look after our affairs here, wrote us asking if the Company could rent the office in our yard which you will recall as where you and the Judge have had some pleasant chats, for their office, that they would fix it up for that purpose and would take a five year lease of it, at \$60.00, a year. The letter was answered telling Mr Cipperly that the Company could have the building, but we would not bind ourselves that for five years they could have it at that small rent. In the course of time Mr Cipperly wrote that the Company was nicely installed there and they found the building very satisfactory, etc, etc. Some two or three years before our return he wrote that as "some repairs" were necessary on the building to accommodate their increased business and that he had borrowed in my name \$300. of the bank to make these repairs as my balance was not sufficient for that purpose. The Judge was very ill at the time and I never bothered him with any such things but as you may imagine, I was not at all pleased at the course Mr Cipperly had taken and wrote him that the rent must be raised to \$75. a year, at the very least. I heard nothing more, and though it was arranged when we left here that Mr Cipperly was to send me a monthly statement of monies received and paid out for taxes, etc, I never had a statement from him oftener than six months and often much longer and at the last it was two years and over so that I had no idea how my accounts at the bank stood. He received all the rents which were to be paid monthly, keep up the life insurances, pay taxes. Discovering how careless he was I never allowed the quarterly payment of insurance time to pass without a reminder in the shape of a check for the amount so that he could not have the excuse of not having funds in hand wherewith to pay, also that he should not forget the time when it was due. I had so much on my mind all the time with the Judge so ill, inefficient clerks, that I simply could not look after matters here, so far away when every day there brought more than I could possibly attend to, so I let matters drift here with a semi-occasional letter to Mr Cipperly prodding him to send me statements, etc which if answered at all, were by a card saying he would get a state-

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ment made up as soon as he could get a little time, that they were very busy in the bank, and so on.

We reached Mayville in November 1905 and it was not until the middle of the following January that I got a statement from Mr Cipperly of my account covering over two years. In the meantime I discovered that the "repairs" he had borrowed money at the bank to make, consisted of an extension of three rooms at the back of the building with a loft to contain their surplus material. ~~akxkxk~~ The rooms were all nicely done off with extensive cupboards with doors, for their more delicate machinery. In looking over my long-delayed statement, I found the note given two years before or more, had not been paid, that the rents instead of being paid monthly had been allowed to go on for a year or so--or if paid were not credited in my account until a ~~kk~~ lump sum--say \$752 or \$100. would be credited and all this time my note at the bank was drawing 6% interest, always carefully debited to me, that taxes would be delayed until there was a penalty attached, and other like most vexatious and unbusiness-~~like~~ proceedings, which does not pertain to the matter in hand. As Mr Cipperly had offered to ~~do~~ look after our affairs, making no charge for doing so, I could not "look the gift horse in the mouth", as the old saying is, so had to swallow my feelings which were at the boiling point and make the best of the conditions as I found them, only formally notifying the Telephone Company that their rent would be raised to \$100. a year, paying the note out of the Royal Arcanum Insurance, which had been so delayed by the Lodge here that I did not receive it until more than six months after the Judge died, Mr Cipperly being the chief officer in the Lodge.

Lat July I was notified that the Telephone Company had such an increased business that they proposed to look for other quarters and would vacate my building October 1st, 1907. I was not pleased at this though I made no objections, and immediately advertised the building for rent by Oct. 15, as it would take at least two weeks to put it in shape for a family to occupy after the Telephone Company vacated. I had over 25 applicants for the house, had my carpenter engaged to make repairs to begin Oct. 1st, but the Telephone company made no move to vacate, and when I left for Washington Nov. 4th, were still in possession. Prospective tenants could not wait on these uncertainties, my carpenter made other arrangements, and there I was. When I returned on Nov. 20th, I found the wires detached and the Telephone Company installed in a brick block up town. I found another carpenter and was ready for repairs, but found the doors locked so we could not enter the building. Supposing the Telephone Company still had goods stored there, I made no farther effort to get in. On the last day of the month, I wrote the following note directing to "The Telephone Company of Mayville:"

"If the Telephone Company do not wish to continue paying rent for my premises on Erie street, would they kindly put me in possession of the same by handing over the key that I may be able to get at the repairs which have been so long delayed, also pay up the rent to December 1st, 1907."

What follows is seen in the enclosed copy of a letter written to Mr Cipperly December 30th. I saw Mr Cipperly yesterday. He says Mr ~~Cipperly~~ who has had charge of the Telephone office for a number of

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years, insists that there never has been a key to the front door since he has been there; that when he had moved all the Telephone property out, he bolted the doors on the inside and got out of the window; and

Mr Cipperly intimated that if I wanted to get possession of my premises, I could get some one to climb through the window and unbolt the doors! Now, as there was a key in the door when we left here, and as there has been some three or four incumbents of the Telephone Office since they have been in possession of the building, some one of which has lost the key, I do not take any stock in the idea of climbing in through a window to get possession of my own premises, and I claim that until I am put in possession, they must pay the rent. Am I not correct in this?

I found the back door of the new part open yesterday and in looking over the rooms, discovered that the Telephone Company had removed all the doors to the cupboards, which extend along one side of the middle room of the part they had erected. I suppose they have made use of them in their new quarters. I think they will claim that the Company paid for these, but if so, had they any right to take them away?

I talked over some of the doings of the Telephone Company with Judge Vandusen some months ago, but he is not well, and I think being as he is President of the Village, does not care to mix up in this matter. So would you kindly tell me what to do--if you can get any head or tail out of this hastily written and much interrupted statement of the matter? I shall be so much obliged as I think I have been most unjustly treated, and you will but add another to the long list of favors you have done us.

Sincerely yours,