

Letters from Dr Hamilton to her brother Claud

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Payments due before Xmas

End of hor. to law life	418. 0. 0
Ground rent	65. 0. 0
Taxes	52. 0. 0
Knights	52. 0. 0
Other bills about	48. 0. 0
To be spent on horse &	50. 0. 0
Furniture	
	<u>£ 677. 0. 0</u>

Deficit £ 677.
 £ 524.
 £ 153

It seems to me that you might be able to
make that up by Xmas. I see him reading
a list I think but this one is I fear more
correct.

Money owed

W. Kennedy do July 25 ✓ 27. 6 . 0
W. Kuleak ✓ 6. 7 . 4
W. Braxill ✓ 15. 16 . 0
W. Stott 18. 1. 7
W. Lyellport 44. 8. 2½

£ 111. 19 3½

D. Woods & the in Thomas
for furniture about

260. 00 0

In the bank on July 23^d

152. 00 0

£ 523. 19 3½

Total present resources

£ 524 —

Miss Hamilton agreed that she was only to come once more after she left, & give me the ropes. The accounts are so very simple.

Please let me know which day to expect you. The Taxes have come in £53, but this is only the preliminary notice.

Your letter just came in time because I was going to remind the Agent of his promise to try & let the Consulting rooms, but of course shall not do so now.

Do you object to our advertising
for paying guests? of course
giving only a number & the
paper's office address? We have
seen three doctors lately who
have all made the usual
promises & are doing all we can
to spread the news about the
home. No one is more sorry
than I that it is not already paying,
but the limitations which surround
doing business in this neighbourhood
are very great.

Yrs sincerely

Habelle Horison

COUNTY CLUB,
AYR.N.B.

✓
Dec 13^I 1906.

Dear M^{rs} Morrison

I will pay £50 into the
Bank at once, but will you
please send me a cheque
for £11.7.6 which is due
to me from my sister

Dr Parson money will
be paid to me.

I have received ~~your~~
my account from you and as
you make no comment I

Assume it is correct.
You ~~will~~ ^{by it} see that the house is
not paying even its household
expenses you less providing
for repairs or the payment
of rates, ^{or} mortgage expenses.
Under these circumstances I
shall not continue the present
experiment, but will take over
the house from you on
Jan^y 15th, a date which allows
you to give one month's
notice to the servants and
~~will discontinue to use the
house as a nursing home.~~

I am writing to Miss Keating
to this effect. I do not wish
notice given to Mr^s Sellers
or Margaret or the girl who
opens the door, as ^{this stuff} there must
continue in the house under
my regime. I will ~~take up~~
~~my abode in Dr Woods small~~
~~room if they are not then~~
~~occupied, but that is a~~
~~matter of no importance.~~

Mr McKeechie can continue
to live in the house if he is so
minded or any other man ^{who has business there} but
no women.

It is no use other dentists
wanting to take rooms as

the full number of medical
men allowed by the estate
are already in the house.

yours sincerely

Ed. Hamilton

On Board SS Thamesberg

July 23-1906

Dear Claud

I am going to try to send a post
Card to all the agents do give them your
address; I have written to the bank. I
have however given Mr. Morrison a cheque for
£40 to pay the ^{small} bills & wages on the 1st
August & that Mr. Side has over till you can go
back to town. We have been having loads of
Americans & South Africans & all sorts looking
over the house. To me it has ceased to be
habitable. I detest the "loud laugh" & the smell
of tobacco through the house I think it sh^d be
kept to one room, but I c^d not run a private
Hotel I think they very likely may be able to
we have heard of a good many who may come
the old gentleman with an attendant who has

pay 10 gu a week for D. Woods rooms then I
paid c. not cost more than 30/ between them
or say £2.10 for letting that is. Still lease us now
at the rate of £400 a year for those rooms of
Janie says she will try & let me have the
£300 but she is not at all sure. Happens to
know that she c. Do it first well in the beginning
of the year tho' I cannot say about her.

The people who hold the mortgage are the
Law life assurance Co in the Strand? I
think if you paid them part you c. get
them to postpone the rest for a month or two
if absolutely necessary. There is £110 due
to them at the end of Nov. for Interest &
£300 for paying off the mortgage or it is a
heavy item to meet I have however got
£100 cheque from Evelyn which you can bank
if necessary not otherwise the hopes have
opened to lend me £100 (quite spontaneous)
& Freda offered on Saturday night to take the
copies of the 2 Remembrances off my hands for

in £ 100 she said she w^d gladly lend me the money
 but said she was not free as a married
 woman always to do what she w^d like. That
 of course is my valuable because if you
 the help to get help about the shares it w^d
 do take a loan of £ 600 to cover me.

Thank you so very much dear Claudine
 for all your sweet help & me of finding it
 without making me feel a burden

Your loving sister
Lucy

In the bank Counting the cheque	} 15-3
for £ 40 (23 rd July)	111. 000
owing from patients	
bank furniture sold between	260 000
are D. Wood & in Manus	
	<hr/>
	£ 524
	<hr/>
	40
	<hr/>
	484

P 10
 deduct £ 40 for cheque

James's hope at this Audium
 Ground rent about ——— 65
 Taxes about ——— 60
 Law life assurance Co ——— 410
 Must spend on replacing } 50
 furniture & cleaning }
 Bill to store supplies 52
 Other bills I have seen 48
 £ 685

Now there are current expenses but I
 think these will be more than covered
 by the taking so it is conceivable that if
 they are very successful with pt. they may
 clear the £200 necessary to supply
 the deficiency as well as meet current
 expenses.

We might get a place with only annual rent
say a few smaller rooms it is. But we may
well do have a place where I can keep my
things & so do blue I do have, but of course
£1500 Capital at present w^d be invaluable
in case of reconstruction of that Mining Co

Bank

The National Bank of India
By Bishopsgate Street Western

Just at the bottom of Threadneedle St.

You will probably have to sign a paper
empowering Mr. Morrison to draw cheques
I have written to the bank about it but if
I remember right I have always had to sign
a paper. I have told Mr. M that you will
have to have the accounts sent to you
every month to look over starting from the 1st
week in Sept.

Addresses

J Cornelius Shula Esq (Lange)
5 Abelun ch Jard EC

Mess: Samuel Clarke
New Casendish Lt W

Mess: Elliott Sans & Bayton
here street

Mess: 7, Park Street
Mayfair

Mess: Aber - Waghorn & Brown
Mount Street
Mayfair

Shuman agents

If you get an offer of £5000 for the lease
of course close at once but let him R have
what w^d be necessary to start a new place

make an effort to stay
but I hate the whole count
of Corcoran

202 I don't do say that
I love

horism tells us Petruslog
the are failing to let
people do for as
poor guests & they had
places be. tops as
that we have passed to
the pruden to that fine

an excuse for closing
I still have a hope that I
may get £800 for the house
I could 2 1/2 / 100 a 100
was offered £9500.

so reflected things that the present state of
affairs is this Every thing bartered except the im-
plements which are useless in this country. All
the animals except 100 sheep 100 pigs 4 horses &
10 oxen besides about 30 hens & 2 dogs belong to
the gov. If we sold up we w^d not get £200 there is
in fact nothing to show for about £8000. People
here tell me that he has engaged men sometimes 5
or even 6 at a time who had nothing about farming
& w^d have needed direction in every detail of the
work These men have stood about waiting for orders
beside the Rev. Mr. Dundas jaded over nothing in
his room. These men who an account of their ignorance
of the work were of no more use than Ruffin were,
between wages & food costing just about £800 a year
whereas Ruffin w^d have cost at most £100 that
shows a waste of £700 a year in food & wages.

Have got any information of the government looks
hardly £80 has been spent in trees of which not one
to alive today. Dundas been tested possibilities
with a few cheap ones first but sent extensive
orders to the Cape. Delay in transport no doubt
damaged them & many were stolen the others are
all dead. £400 has been lost in sheep & the
loss from neglected pigs is fully as great. We have
lost twice as many Cows & horses as any one
in the district. Sent a Trading expert down to see
if anything c^d be done in the way of cold storage. Sending
Animals from neighbouring farms & forwarding them
in cold storage trucks so far he spent 3 nights
there & came here to tell me that we are the talk
of the neighborhood - endless trouble & no sense. W-
& W. Sabine are only waiting any arrival to give
Dundas notice & the Blacksmith leaves on Oct 5th
Dundas will stay with Dundas. He will neither do any-
thing himself nor let anyone else do anything.
There is no hope of my having p^{ts} in the farm in all
these years there is not a tree where other men have
plantations. I think Dundas has got Dutch people
of the brain, if he is not more actively read.

ohs. I wrote a Sold Dundas that when the pigs arrived
he must separate the sow into a sty & herself
Mr. Schmit begged of him to do this & had places
set apart for the purpose. Dundas w. not allow
them to be used & the consequence is the whole
lot of 16 pigs was eaten & the others. He trunk
the be mad. I do not know how to face him.

has about any plans. I can see there is no use
Whadeseu starting a sanatorium on the farm at
present at any rate. I practice practice seems
no go at all. I am however advised that there is
a great opening for a mental home, & much
the class of patients I had in London - Drink
Drop verses & such like. This is my only chance
The more I hear of the over stocking of Calcutta
the less use it is any thinking of going there. The
the less use it w. take me about £1000 to start a
home here if I brought out some good London
furniture. There is only one way in which I can
all get that £1000 at present & that is by selling
to Mr. Mil for more seasons & last to see it
Mr. Brown of Weymouth suggesting a Brown
Mount Street. The fair has got me an offer of

£6200 that w^d give me £1000 These still
I have been in the bank which sh^d clear my
debts & pay for the carriage of the furniture
out here, but I shall not need it all I fancy.
Mrs D. broods things have been cleared out, you
will better see what is left. I think Mr. Baillet
bet as Clarke (Samuel) has Cavendish Street and
bet & his were the best matters for selling of course
if Miss Keating is making the place pay a different
comes in. She will think it unjust to ask her to give
it up, but if I c^d get her to come out here I think
she c^d run me a grand game here. Mr. W^d not get
more than from 5 to 6 guineas a week per patient
but I might get 50 patients they tell me there are
simply hundreds of these cases that are had being
certified because they are obliged to put them into an
asylum. Now will you see what you can do for me to
realise that amount. I wish I c^d see some of those
large wardrobes &c but if I cant I will just have them
sent out here when once my plans are decided on.
Of course nothing is decided yet the Dr^s may oppose
me that I may not be able to do anything. In which
case I must clear out, where do I do not yet know

but whatever I do the need of Capital to start
me remains the same, but the reason I cling
to this place is that I know a very few but still
some people. I could not start in England, that is
out of the question & I am honestly afraid of India
There are 3 or at the most 4 comfortable quarters & the
rest of the year are fet's cooler & cooler & no. have no money
to go for changes beside with 7 women there practising
I do not see how I c^d. get on. In the old days I am sure, say
there was no one but me for Miss Justice had no private
practice. If I had a small income of perhaps £200
a year I might have set up in Murree & lived there
all the year round, but anything earned there c^d. be
supplementary to a regular small income tho' gradually
I dare say I c^d. have established a nerve home there
which w^d. by degrees have made me quite independent
that w^d. knowen be of much slow growth & so much of an
experiment that I sh^d. not dare to put Capital into
it. My other chance is probably Canada but that is like
going to another world - a world where I am entirely
unknown & where I know no one. If I fail to get taken
up here I shall go home almost immediately & go to
the Colonial office & see what I could do in Canada

or at least whether I get any encouragement do so
there. It is really dreadful at any time of life. In
5 months I shall start on the 50th year of my life
I have to begin as if I were 30 - from the bottom. Of
course I have still £1330 in India which will be
paid up same day I suppose & I may get some
of the Egyptian money & there is still 2¢ but for
the moment I am floored & if I do not start now it
will be too late to start

About that Egyptian money I am writing to Ernest &
Andrews to get me out even at a 5% loss if the
rise to 2¢ 5/8 even if they went on rising to 3¢ still
sell & sell early because they will fall again & I
am certain they must reconstruct. They w^d. then be
at perhaps if it w^d. probably be wise to buy in then
knowing there w^d. be a 5% call on them because
the wretched thing w^d. cost them from 6/8 to 7/6
Same day they will certainly rise again because so much
has already been discovered of them & I could buy in
shares at 6/8 I sh. have reasonable hope of doubling for
they ^{obtained} ^{the purchase} ~~money~~ & so getting back near all originally
put in & a possibility of getting it, which I mean
getting the money re-circulated so giving me back!

Something all the more original interested. There
is not a shadow of a doubt that when the new fort.
comes in here Chinese labor will be thrown out.
the output of gold here much, diminished & that
w. mean that other business w. be more valuable.

I have just had four letters also all from W. knowing
hoping she will be able to see you very week at first
it especially to consult you as to the spending of
money or that certainly it w. be well to keep £200
I have £300 if possible hope my mortgage money
the but what I do hope is that you will be able to see
decide in Act or not do one knows what this uncertainty
it is to me if I am going to leave Africa I must decide
before going in to general practice. I must do some
thing surgery & women's diseases. I have hardly handled a
knife for 10 years now here I done a couple kidney
case I think however that kidney w. be not trouble
much one if I had got my hand in with women's disease
& abdominal surgery. I hear there is an opening
for a woman in Buenos Aires & that the fees there
are free good but that I must be A 1 at
women's diseases. That I can learn best in London
ok I am not so sure about the abdominal surgery

one really wants plenty of good babies for that & those are
most easily obtainable in Brussels where however the
teaching is not so good. I w^d. like to go to Edinburgh
for a little they have some excellent practical methods
there making work more definite. In London the work is so
vague, but one of my reasons for coming myself in this
dreary waste is that by taking up the work wanted
here I w^d. not need to study. If I take up any other work
I must study & there is so little to study on. Annie offers
me to keep - indeed she has not written again I think
Lord de P^r might keep me to start in a new place. I is so
very well that the most I can hope for is that he w^d. pay
my expenses to Chaperone her in London. That w^d. be an
enormous keep as I w^d. only have fees to pay but this is
the most awful country for clothes. The iron desk eats
into everything I feel a pig in my best clothes already
I have had to wear them both in Tolmy & Pretoria to see
the many officials. I am trying to persuade Dundas to
take up mining to receive his name. As a drilling super-
intendent he c^d. earn from £60 to £120 a month. I
he were honest, which he no doubt is & industrious which
he is not he w^d. get in time a managership perhaps
& might even find rich. It w^d. be to keep him here that I w^d.

Calcutta
Lake Chissie
Sept 25

My dear Claud

My hand is so cramped I am only adding a line to tell you that I am sending you my first copy of a letter to Mr. Morrison. The two are not identical because I found I could shorten a little but they are substantially the same. I am sending you my letter to Mr. Wheeler because I cannot copy that. Please forward it.

I think he is probably right in saying there sh^d be an agreement with him reading in case of trouble afterward for they are slippery ladies rather tho' I like them, but I think you must impress him with the fact that I have lost over £1000 in that house since June 1905. For quarters we have had no one in the house at all so that I am trading in very handsomely in running all the desks

where I see little chance of success
of starting a group for half property above
the mortgage and interest & c. if we pay a
I do not think I have really a word to
add about the house except that I think the
you were quite right to remove the main
& I cannot express an opinion on or about
a matter as to the fitting of the
Counseling room I am too far away to
judge, but I shall be quite satisfied with
any decision either way. Mr. Sabine thinks
it madness after last years experience to
keep it as a haul, she said it quite
got on her nerves. Everything going on & nothing
coming in, but if Dr. are really having a
day a patient it sounds more hopeful

Thank you very much for writing about
the income tax. It is most satisfactory
about the Egyptian shares. I do hope
Ernest has taken advantage of the rise to
sell Lashedhim's, but he is not a good
person to base in absolute control he is so
slow to act. I'd like to sell out as many as
ever I could the whole lot if possible at 5/

I believe I shall be able to buy them in again
at 1/ later on & that would be worth while as
do even if reconstruction takes place I could buy
them all up again & pay the 5/ on them all
but £300 & that I shall be able to raise from
somewhere by that time so that we I would get
all my money back if the rose to 18/ but
a little closer manipulation would give me
more. However I shall be well satisfied to get

it back.
There is little doubt that we shall give up
this farm in March or April at latest
everything dies everywhere. The Stobarts have
lost 11 cows another neighbour 20 & many
calves Dundas has lost about 35 - sheep &

I cows besides lambs. He nearly lost a
valuable bull yesterday it took some pain
weed but I must say Dundas was very
prompt in his treatment & is I think going
to see him. Last week was an awful week
driving cold rain for 3 days & nights. The field
is littered with dead bodies of beasts
it quite sets on my nerves. I spend almost

very morning in my Kraal writing ^{my book} letters
I get this budget of letters to answer
from Wheeler, Jans, one from Dr. Morrison &
one from Miss Reading. You can gather the
contents of their letters from my replies
I am afraid some of those patients will
not be yet a while perhaps Dr. Wheeler sh-
all what he can do to get Dr. ^(the head) ^(American) ^{manly}
Miss Reading will tell you about it Dr.
Lyttelton will probably be in time.

A thousand thanks for your offer of help
Dear Clark I think very difficult time
they turn off & of course if Queen Anne's
C. be off and off at the rate of £300 a year
of my one an income of anywhere near £200
it is splendid it might be a bit deal
more of coming in

Yours

Reading & Claud should have had so much
 trouble. I am afraid it is always so when one
 has to decide for another person. I had
 given Claud full power to decide on all
 matters except practically, letting the
 building rooms & if you remember I told you
 too, that until success was assured I did
 not wish to let a consulting room, because
 if, in a ~~very~~ short time, the house was not
 covering expenses, I would accept Mr. Brown's offer
 & sell the lease. I do not think you quite

knowing that; I think it all
 or should be prudent if my brother
 to hesitate to run the risk
 the risk of being embarrassed by
 account of him.
 Reading & ~~my~~ ^{my} father
 during the ~~last~~ ^{last} 16
 months to let ~~the~~ ^{the} room is
 my consulting room in
 or always ~~has~~ ^{has} been a
 charming room in
 dramatic ~~room~~ ^{room}
 Concise that you mean
 I prefer it to any room in the
 house except the one above it
 and I think a certain pay \$200 per mt-

... would have consented to have kept it as
had in fact given it up as such as Jan Richard himself
as a nursing home, in the year 1905 under
his heading management the disbursements
amounted to over £2500 the receipts
to £210 less. This was due to the fact
that we had charged £500 profits up to
June, this loss started as soon as Dr. Wood
June opened. However I quite realize that
it is impossible for me, at this distance,
where it is impossible for me to get
an answer from you under 7 weeks to kind
anything. That is why I left the final decision
in Claud's hands. He in fact takes the place
that I myself occupied when I was in London
I did not interfere in the details of household
management but I expected no allay
to be made without reference to me. Dr. Sabine
orders were to send me an exact account of
all takings & payments every week. Dr. Sabine
was an impossible person & her statements were
I always at, sometimes £200. But that was

any fault for leaving him in charge of such
an important branch. I of course had the
business at my fingers ends having worked
it for 6 years (until my illness in 1902)
with the greatest success. Claud knows nothing
about the business & he is merely wishing to
see his oc. to get a grasp of it. Joe is an
excellent man of business having managed
the battery accounts & mess since he was a
boy & even had at Woolwich the whole of the
Catering & accounts for the men are in his
charge Joe is not at all like the ordinary run
of happy go lucky soldiers. I must tell you
candidly that he has given far far wider
range than I would have done I would not have
had any cots bought till I heard of patients
coming in and I am quite sure I do not have
let the Consulting Room which lies us down for
a year to carry on a business that has failed
for the last 18 months to anything like cover
its cost. I do not for a moment wish to cause
the smallest reproach anywhere. I left it to

Claird do decide & influenced by W. Wheeler he
has decided to let the house be run as a
nursing home. I do not myself believe that
anything but essential loss can attach to
a nursing home because Miss Reading called
on loads of men & they were charging dots &
did nothing. Men & men again she was surprised
only to be disappointed. You who were not there at
the time cannot be expected to realise this &
as regards children they are seldom sent to
a nursing home at all. It is quite different
for the parents who need taking out of their
surroundings to leave their minds free. I would
not have written like this 18 months ago but
Miss Reading & I have called on so many Dr.
between us. I had a list of 32 names & of them all
the only one who said he is not sent is Tail
he was quite honest & said he is not. The others
said they is & did not. Alden Taylor asked me
if he is depend on having 4 rooms at his disposal
as he liked having all his patients together so I
was very hopeful there. He never sent one case.
There is a man in Park Street Dr. Pollock who
has a large & fair widwifery practice I know

him & I think if you went to him you
might get some widwifery work that is a
branch I have not tapped. It seemed unpo-
sible among these patients but I think it might
be done tho' I have hardly any belief in any
department of nursing paying. It is exploded
at Mr. Keitt's ^{the} Garden's might send some
other country patients who want to come in
to town for their confinements. It is in fact
a good idea to see all the Queen Charlotte
men. As you have arranged to make a specialty
of children you may as well take in the
cases that go best with them. I certainly do
believe in Agnes Keyer. If she close she
keeps a mans ward full. The dining room
we have made a splendid men's ward but
I fear you may have given the use of that to Parsons
who may in the future have a large practice
but at the present time is hardly known outside
the profession. I shall be surprised if he sends
me case a year himself but he may give
you introductions. ^{he knows} the man who ought to send
us patients is Harry Kuxley who married Aunt
Drumilton's niece. He will give you an introduction.

to him his patients pay huge prices. He
promised to send to me, but has never done so.
You must not forget that so many Dr. have
financial interests in homes that it is almost
impossible to get men to send. I will tell you
who would be an excellent person for you
to call on. In fact I hope you will make a
point of getting an introduction to him that
it is here in ^{Illinois} ~~early street~~ He is looking for a
home & if Mrs. Reading fascinated him she
might help get him!! His speciality is stone. He
knows me very well by name, for he was
many years in India. You will find him in
the medical directory.

Claud simply must manage the bank
account. I asked him to go & see the
law life people & see if they pay £210,300
4 months in advance he can get them to
give us an extra 4 months (over 4 mos) to pay
the balance. This balance may tell you he has
been generous enough to offer to meet for me,
which is an immense risk as if you fail
I shall be unable to repay him that is the awful
part of the business, but the money you take

he will not interfere with any if you should
do spending on the house, such as hot water
paid on to another room, or new furniture
would expect you to ^{but I think you might at your own} ~~cancel~~ ^{cancel} him. ^{found}
it has always been necessary to have 2
accounts it is nothing new at all any
how Claud is keeping my second account
instead of any ^{the bank had but left me it..} else. I used to have a
banking account in Agz & later I had the
bulk of my bank in another bank in London
but the receipts from the house (patients) ~~are~~
paid into the National Bank of India & all
bills are paid by cheque from there. I think it
very suitable that the mortgage money should
be paid from the sale of the furniture & the
idea that it should be paid in advance was
entirely ~~mine~~ ^{mine} so as to give us time to find the
money for the balance. If you were really short
for household expenses I think Claud would
lend you some of his own & I have a cousin who
would take the 2 Rembrants for £100 but I do not
want to do that unless it is absolutely necessary
Claud would I think prefer to advance me the
money himself. If the place succeeds to me I think better
little credit if it fails I am absolutely done for, &

Draft

Crawley place
Newport Pagnell
23.10.06.

Dear Mr Morrison

I have had a letter from my
sister by this mail & believe you
have had one too.

It seems that you must have
made some ~~complaint~~ ^{adverse} ~~or at least~~
comment on my wishing to put
some money on deposit to pay off
the mortgage. My ~~only~~ desire was
to "earn" this sum for this
purpose & reasonable but it earns
a little interest. But I do think
that you should only have access to
that we may call the
house-keeping account, and let
me keep my sister private

accounts separate. It would then
be so much easier to see how the
house is running. I make out of
much calculation that from July
24th to Sept 30th you spent \$120
on household expenses and ~~approximately~~
~~of painting & repairs~~ which come to \$5
or so. In my sister's letter of July 23rd
to me she estimated expenses on these
two heads at \$140 up to the end
of this month. I think I told you
this before. Of course you must keep
the house up decently, but you
will see that you have exceeded
her estimate a good deal. At your
present ^{this} rate of expenditure
monthly expenses will be \$220
a year and the rent charges
\$700. Supposing the ground floor
to be let for \$600, you have

to average \$20 a week taking
plus the extra cost of feeding
your inmates before you clear
expenses. To average \$20 a week
you must be taking \$35 in the
good season. In my earlier
letter she ~~wrote~~ to give me
the impression that she expected
Mr Hunter to continue to audit
the accounts. Was this what she
really expected? I thought it was,
till you told me Mr Hunter was
no longer coming. ~~That~~ I think it is
unnecessary as I am to settle
the accounts monthly myself. My sister
is mistaken in saying she told me not
to let a committee room. What she has
in her mind is my first letter to her
saying that it was inadvisable,
committee room after she left. Don't

first looked into her business. To
the best of my belief that entrance was
in the window door she left. But I must
say I was surprised at that time
to find that Edie had been visiting
the house agents & otherwise occupying
yourself in getting rooms let. Now
that my sister has written me
very definitely upon her wishes, I
must ask you to confine yourself
to looking after the housekeeping &
accounts of house for Miss Keating,
who is regarded by my sister as
in charge for her, leaving to her the
arrangements for the sale or
lease of the house or its rooms,
except in so far as to give free
access to intending tenants &
purchasers.

to more than a few
months will my illness
1903. ~~due to~~ due to
was sending all his patients
to the whole idea
is nothing short of
hardness & will
I have been interested
for a moment in
my experience of the
last 16 months. This
reading of Mr. M. has done
me dozens of times that
the same things were
done & care is being
going up. The are out of
in hospital cases going down. led

affairs these taken which has made me
so really ill that even out here I have been
obliged to take to my bed. Everything you
decided of your own natural instincts to do
was exactly what I wished. Refusing the demand
paying the law life in advance paying any private
bills & such like. ^{controlling by Morrison} through that devil wheels you
have had your excellent judgment warped & now
everything is going contrary to my wishes. To you I
call a spade a spade & in common parlance I look
upon this Reading & Mr. Morrison as little short of
adventurers. I saw this Reading in quite a new light
when the "home" was given up & she got under Mr. M's influence
I trust neither of them. Dies I told you before & as do wheels
I call him a clever lawyer but a better hand at running
you in for legal expenses than most of men that crowd

Caldonia

Lake Chrissie Oct 26.

Dear Claud

Your letter dated Sept 28 distressed me very much, because it is written in such evident irritation which is not usual with you. Of course I understand your fury with these women. I think they & Wheeler have taken leave of their senses & as you know I know (I see by your letter) exactly my wishes & arrangement with Mr. Morrison & Miss Reading. I could understand your turning them right out of the house, but I do not understand your going in to them, & it grieves me that you should at any time do the ^{contrary} that I have been going behind your back going orders & directions interfering with your decisions. I wrote a polite letter with to Mr. Morrison or Miss Reading from Madeira

enclosing as she asked me to do

1- the list of unpaid debts that as Secretary she might apply for payment & I suggested that if necessary whether she send a lawyers letter to me (But)

2- I told her I wanted her to pay herself 10/ for a book she had let me have for the voyage.

3 I think but I am not sure that I told her I had left an Ag. bill unpaid which must be seen to, also a hairdresser's.

4 I told her that she could if she ran that firmly away do pay withdrawing the mare for the Law life in advance, keep some of the biggest tradesmens bills running for a month or two

These are the all business remarks I made when I am not absolutely certain whether I write them in time to reach from Madras

2 Cape Town

They were the sort of instructions I sh^d give to any secretary I have had. W. M. is the present

Secretary Miss Keating manuscript.

I am sorry to say that Miss Keating knows
these things in Egypt she has no idea what it
is in, but as the great drop took place while I
was in hospital Ernest Andrews had to go to
Queen Anne street & enquire into certain
accounts which Miss Sabine managed & she no
doubt discussed things with Miss Keating. I
also wrote to Miss Keating at the time of the
earthquake in India & told her that I had been
summed there. She knows no more than that, but
as you say my letters are in many cases to
be opened as they refer to patients & my
secretary necessarily sees things which she ought
to keep to herself. I saw on my return from
London that Miss Keating knew a good deal more
than she knew before I left. Dr. Andrews
used to apply to Ernest if she did not know
what to do but I see that Dr. Sabine had
gone to Miss Keating. This I repeat chiefly
because both these women are great friends

of Aunt Sam's letters. She believes in them like
mad. I do not, my letter to you enclosing
the rough copy of my letter to Mr. Morison
(the old letter I have written to her since my
arrival in Africa this I have posted in Clarington
must show you this.

I think too that Wheeler has behaved in the
most extraordinary manner first in seeing
these women at all on my business & then
written an expatriated letter to Miss Reading
on the subject. I consider it a most improper
proceeding & I have told both her & Wheeler so.
I was quite ready to bind Miss Reading by
an agreement to prevent her making a business
in any house & at my expense & carrying it
elsewhere, but I was disgusted at the terms
many have found these women so attractive. They
are of the adventures type & I believe they can-
not resist such ~~them~~ in. I think it possible that
you were right not to pay the £205 & that
it is to the Law life, but as far as I can see it

would have been wise to have adhered to an
original arrangement both as regards that
& the refusal to let a consulting room. £100
a year is a very small amount out of the
£2500 Dr. Sabine's bill. Cause do in 1905
is not worth handicapping the selling of the
house for. I am amazed at Miss R or Dr.
in going to house agents they have no power to
do so. I wrote to the agents myself from
Madeira giving them instructions to sell at
a lower figure than the one mentioned. I am
not squashing such impudence & it terrifies
me lest I should be losing a chance of sale.
Please in receipt of this write to these agents
informing them of my wish to sell. I can
hardly believe they would accept Dr. R's order
because I wrote myself telling them that
you had power of attorney & gave them your
address. I had an infuriated letter from Dr.
Morrison telling me that unless I wired the ^{authorities}
do let me would take in no patients, because

She could not ^{arrange to} take them in & then tell them
the house was sold. Let wired to her the 2
boards "accept patients". This was absolutely
non-committing because no purchaser
takes possession of a house within a month
of his decision to purchase because there are
certain legal arrangements to make & as
hardly any patient stays more than a month
& 6 weeks it w^d have been extremely easy to
sell & merely gradually clear the house
to let a consulting room in quite another
apartment & you may find you may have to pay
that gradman something to get rid of
him.

Enclose a letter which you can forward
to Dr. Division or not according to your
discretion. If the house is being it w^d seem the
fall to rub her up, but you are quite right in
saying that I let Dr. M- have the house for
being guests here for patients which have proved it
a failure & I am distraught absolutely off my
head to think that Dr. M- was, & I am

behind my back do the house agents have
been stopping my chance of sale. Ask
Sheela do show you my letter to him & him
reading my letter to her!! Those will show you
I had a part I am at the way Mr. M has
been bounced every one. You had my exact wishes
& you had the power absolutely to squash this
assumption of power. That is all I can say.
but I have told you him & it is quite a little off
the straight. I know it & I told you but if you
are going to believe them instead of in my
absolute loyalty to you then you must Cable
~~Hawthorn~~ Caledonia Lakecristie "I must
come" & I will come home at once.

Otherwise if they give you any trouble give
them a receipt notice & accept Browns
offer of £6200 & get rid of the whole thing
I would not put the house up to auction because
it will not sell & I shall all have to pay for
by the auction. If the house is paying it is well
to give it a chance, but as I have written & written

it is already proved that the house is a failure as a nursing home & I would never have let Dr. M. have it at all on those conditions.

I can only assure you of my absolute loyalty to you, of my willingness to come home & so release you from what I can plainly see is a most worrying business & of my willingness to come to terms with Parsons & get rid of the house at once. It was in a very half-hearted way that I ever let Dr. M. have it even temporarily but knowing her push I thought she might do what I do not think most women c^o.s., that is her talent, & it is an entirely fact.

Yr. loving sister
Alice.

I will for the future send any correspondence with Dr. M. through Jan. I told the girls I had left my affairs (nothing more definite) in Jan. hands.

Dear
I wish to make clear is that
my entire affair are in
my brother's hands & that
I am the sole judge of
all that I do. The time for
the house has come & not
I would be much obliged if
you would let my brother know
the exact particulars
I have been doing for
me my brother is a lady
travels at times but
can remember nothing (my
perhaps) but it will be
better in future for him to do
it on our own & I am the
most
trouble. In leaving my affairs in my
brother's hands I believed I was securing
to myself freedom from all worry in
England & leisure to arrange my affairs
here & do some writing. For the last months
my life has been a perfect burden to me
& try as I will I can still do nothing
my English letters have now become the
worry to me that my African letters used
to be, indeed if anything the worry is greater.
I left you with a perfectly clear understanding

any house was in the hands of 3 or 4 a
house agents & you assured me you would R
do nothing in your power to facilitate a the
Sale this I think you do not believe in my getting do
a decent price. I wrote to 3 or 4 (I cannot
remember which) house agents from Madeira do
telling them that the house was now in my G
brothers hands & that they must apply to him L
in case of applicants as he has power L
of attorney to settle all & any of my
estate affairs. I find that you have also L
seen certain house agents, but what about L
I do not know. I trust however that it has been
been nothing that could in any way work a
against applicants coming to see over the
house. I am not in a monetary position also
as you know to experiment with the house C
for a year & the agreement made { to - L
which seems to me opposed to all my the
interests. In Queen Anne St. has failed as per

a nursing home through no fault of Miss
Reading who did her utmost but due to
the fact that, as you yourself told me, people
have not wanted to pay the high prices necessary
to make them succeed. I think your board
did an excellent one & I am willing to
give it a trial for a few months, but not
in large no could I possibly consider taking the
house out of the agents hands.

My brother writes "Mr. Morrison has had
letters from you & has been doing private
business for you out of the home she has at
her command & it is very hard to keep the
accounts of the Queen Anne St. business
separate under these circumstances. She
also seems to have separate instructions
concerning the house. I understand to
look after your interests on the understanding
that Mr. Morrison was your manager of a
part of boarding house & for that only "sc" "sc"

and he winds up by practically asking me
if possible to release him from the Power
of attorney as if he is not to have control
of my affairs he wishes to have nothing to do
with them. Every statement he makes is
correct, and all I can blame him for is that
he has not used his "Power" to act entirely
in his own judgment. To let the house be
used as a private hotel for a few months
till it was sold or till it was proved a
success is one thing To keep it as a nursing
home & handicap its sale by taking in a
yearly demand is another thing altogether
I am naturally delighted if you can get
men to send patients. It is true Reading
in my experience that men who have patients
either have houses in which they are them-
selves financially interested or they send them
to friends. We have neither sent so far as to
him Reading & I do not believe that as a
"home" it can be anything but a failure. What

As regards the case I
have it entirely in your
hands. I consider it a
great loss up which it
best to do. ^{W. H.}
Thomson has so much
check & bounce the way
a ^{Dr} something ^{but some friends}
I don't think it ^{is} ^{any friend}
is so much a
quack, hit with a book
to have under-
stand ^{because we just}
introducing ^{to}
scheme for Colonel
disgrace. It is how

that I had not been
double dealing & general behaving
like a lunatic & a cad.

Women of the kind ^{Reating & Dr.}
Thomson type are always dangerous,
I thought you knew the type & w^d not
have believed them against me.

I feel now I am at the moment
care for all things & that is to get out
this. I am perfectly certain that Dr. Thomson
will make nothing out of this farce
not the man for this country tho' I can
see ^{the} ^{last} ^{does} ^{not} ^{have} ^{plan} ^{has} ^{not} ^{failed} ^{the} ^{future}
have decided not to have one

with my own eyes that he thoroughly under-stand
stand agriculture. I think he has been a
a good deal of the treatment of animals in
in this country. A very bitter experience he
having refused to take any one's advice.
A rough Irishman who has been 7 or 8
years in this country & 10 in New Zealand
before he came here said "You better
do good a man for this country he is
planting his trees on rocks that will
yield him no return". He is about the place
at all times & seasons & is a fine observer
of anything connected with trees plants or
crops & I think he is fairly skillful with
beasts. He things he understand best of
"man" He is no judge of character & he is
the worst in his dealing with men. I can't
not do so & so without being uncharitable but
or rule or discourteous & something else
equally unimportant he see when I ask
him why so much time & opportunity
are taken. When I ask him
I can't take any more of his
own

20 minutes. The hail stones were enormous
he told me the average was the size of a
fouse egg; that 3 stones had weighed 1 lb
was a peep nearly killed & a Rappi was
killed I do not know how I escaped. All
these things have been going on more or less
for 3 years. Dundas says the soil is wretched
& yet as he says & puts more & more manure
into it. I should have thought one year should
have told a man of his experience that it
was a useless struggle with the elements
I have told him that I will stay till Feb.
or March but tho' I take charge of the
pantry I do but see little else. I am trying
to write & most sincere hope to get at least
one book finished before my return to
England. I must make some more.

Thank you dear be for all your goodness
& sympathy. I am truly amazed & surprised
at you not getting in to the Staff College
but I honestly think there comes a time when
one knows too much & as it is impossible in
the time to put down all are cases but what
the examiners consider the essentials.

Caledonia

Nov 30

Dear Claud

This is partly to wish you a happy Xmas
& partly because I cannot refrain from
telling you how worried I am about that house
It seems very doubtful what is the best thing
to do. You & I would probably wish this or that
tho' it is not what I said.

That is just the point. Circumstances do
so alter cases, but this awful worry is
killing. Mr. Morrison too is a source of
great anxiety to me. I never intended he to
have anything to do with the Direct & that was
my arrangement with Miss Reading & Miss
Reading kept her on the Direct Reading was
to pay her on any other account out of her
share of the profits when they were over her
£52 salary but I expected Mr. Morrison w-ld

been in Africa & how she told me she was
coming out in connection with her business
then & to see her son. I expect Mr. Jacques
could not get on with her & the fact of her
being at Queen Anne Street keeps me very
anxious. She is not straight but she has
push & I thought it was wise to use her
push for a few months but I don't wish to
use her lawyer. Could you see Miss Reading alone &
tell her that things are altering so you are
getting more & more puzzled that I had told
you she did not wish to work with Mr. M
for more than a very short time & that
had you understand she is pretty well a fixture
In cabling to you I meant to care not
at all that you c. let the drawing rooms but
the whole house in parts. I believe we could
let the upper part of the house as I think
I said before to a Miss D. & his wife for
very little indeed, on the condition that she
saw to the order & cleanliness of all the

rooms that were let. You w^d. find out
exactly what the rates & taxes are from the
books before you c^d. tell what we c^d. afford
to let the upper part for for. he should have
to take! —

Handpage & interest	£ 5 10	
Ag. interest	35	
Ground rent & insurance	1 40	at least
Rates & taxes & water	1 50	about York House
	<hr/>	
	£ 8 35	

Then we must think of outside repairs
I do not think Lo^d. dare to let it under
£900 all told & do be at all secure about
the repairs it sh^d. be £950 at least I fear
but I w^d. require the tenants to do their
own papering & painting. Of course far
far better w^d. be for the house to be sold
or let to one tenant at £700 a year un-
furnished, & M^r. Morrison told me she had
had enquiries about it for a Ladies Club she

Altho there are difficulties about getting
a licence but I am sure there would be
no such difficulty. In Grosvenor Place
& many of the most exclusive localities
there are clubs. It rather increases the
value of property. Another thing she tells
me is that possible purchasers say the
house wants too much doing so if I
wish Jan^c find out what they mean.
It really is in perfect order was well
with a new Kitchen range & the drawing-
rooms bare up & all the rooms papered
If it is a matter of painting the hall I
w^d. undertake that. It would cost £50, but
do not tell people I^c get it done for
that. I cannot do not believe in those
women making it pay. When I get an op-
portunistic letter from Mr. Wheeler I feel it is
well to give them a chance but I know
they cant & my mind's ease if I could get

nd of it would be worth doing to me.

I am of course always thinking about my future. I have nearly finished a book that I am going to try to push for all it is worth. I have been years writing it & if it takes at all it may take very well, because it is on the burning topic of the the education question combined with the poor law & workhouse system. If my type writer had not got out of order I think I might have got it done. It was I am sending it to Miss Robinson, asking her to judge whether or not she thinks it too sloppy. If she does I will alter it. She may think there is too much discussion to be popular but I think not as compared with Sarah Grand & Dr. H. Wards books. I hope to get it published at Euter which is one of the two publishing houses & I also hope to get my new book on Afghanistan

finished to publish in the Autumn which
to the other publishing season. If Miss
Robinson approves of the book as it stands
I am going to ask her to send it to you
to arrange for its publication. I think
it would be a good thing to ask 2 or 3
publishers what terms they would make.
For the Tiger's Daughter Murray gave me
5% on the first thousand & an increase on
& on a perhaps it was 10% & he paid
me £50 in advance which is practically
all I ever got. Murray told me he would
publish any book of mine on those terms
but I am not at all sure that now I
have written a book that has paid the
publisher I could not get better terms else-
where. Fisher & Swin I know gives good terms do
you think you do that for me? I am sending
a card to Miss Reading this post asking her
to send me some pads for my type writer.

about 2/6 a paper case about 7/6 & some
hair nets about 6/6. I really require them

otherwise I am of course spending nothing

If Miss Robinson approves of my book
I am going to ask you to send it to Mr.

Close to read 102 Eaton Square, because I
am bringing her scheme into it. She knows

Chamberlain & he approves of her scheme

as being an imperial one & I want to

dedicate it to him & ask her to get him

to write something about it so as to

popularise her scheme & get it taken up.

It is rather ambitious but it might

be done & if it could be then success is assured

but I am much worried of any type of writer

being out of order. They be necessary for me

to leave this in Feb. or March to see about the

corrections if much fault is found with it or

Mr. Close wishes alterations but if Miss

Robinsons approves Mr. Clares alterations can be

but the small details & might be done from
me, then there is the correcting the proofs
Lina might do that for me or she might not. It
is not much labour but it has to be done
twice of course. Perhaps Miss Robinson may
offer to do it. I have given her a hint. I have
written to Mr. Close about some details of the
scheme & hope to get her letter in Jan^r. The
books w^d. reach Miss Robinson in Feb^r & Jan^r
in less than a week so there is time. If
I do not need to come home about this book
I will stay here till 1st May perhaps writing
my second book. It will pacify Dundas
& of course I can do nothing to make my
house sell. I am well afraid Mr. Morrison may
be preventing the sale & pointing out defects.
I wonder where the Ladies Club offer came from
& what it was. I think you sh^d. tell the house
agents that L^d. is the place up a bit for a
purchaser, but it has really been done up,
Y^r. loving sister Lucy.

Caledonia

Nov 16. 1906

Dear Claud

I am just sending you a line
in P. have to enclose a letter from
Mr. Morrison which I consider valuable
as showing the she not only realizes
but acknowledges that she had all the
use of the house pending the sale.

Will you find out what is the best
deal " that people think wants doing
to the place you might see the house apart
that would paint the side of the main
case. Whistler said he is. Do it for L.S.

but if I could trench well for £5000
it would be well

I am not at all well. I feel depressed
to madness. The unsettled state of
affairs here is enough to make one a
dying man. I could tell you a
thousand things that I can see have
caused the failure but it is useless
discussing Dundas, nor is it kind.
He advised some last night that he found
the sole responsibility of work on a new
farm was beyond him, I can see that
it is. That is where the trouble lies. He
is not an organizer; it takes an organizer
to manage this place. Loads of other men
are working nicely handed with Raffles
but Dundas can't. Last year was a

Cost nearly £500 besides the food.
This is so clearly where the money has
gone. This poor Dundas is alone with
just a Poor at £1 a week but he says
he feels the strain so he just killing
that being so what is to be done? I fear
we cannot clear out for another 2
years, but I believe Government is going
to practically fine us the farms as we
and were so puzzled about them, but even
if they fine us this farm this is going to
cost us £8000 odd for it? & where is all
the interest & value of work done to come
from. We are all in so far worse off than
our neighbours that they have spent about
£2000 on their places as compared with
an £8000 they have just about as much

in hand. There are some schemes in
the air, in which I admit I may be of
some use to Dundas, but they are very
duple.

And the dear Pse & a very happy
I was time to you in case I have not
time to write again in time.

Y^r loving
suff.



EVES & SPOTTISWOODS, London.

POST OFFICE TELEGRAPHS.

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Charges } £ s. d.
to pay }



Handed } *Lake Chrissie* 19 at *3.50* Received }
in at } here at } *4.50*

TO { *Capt Hamilton*
Woolwich.

It letting drawing rooms to
Dentists secures 750 for two
floors grant leases

N.B.—This Form must accompany any inquiry made respecting this Telegram.

Spencer that Lane got
a share holder

J. Loring Davis

Caledonia

Nov 1906

Dear Claud

I wonder when all those Dentists
were applying that you ^{did not think you} might have let the
Drawing rooms to me. With a room in the
basement or one of D. Woods little rooms
as a workshop they should be worth quite
£300 a year. Mr. Dempsey said £350
if there were 2 men, one for each drawing room
Miss Reading or Mr. Morrison tell me that
they have let:—

my Consulting room	£ 100
1 small room of D. Woods	100
Mr. Wheeler & 1 Dentist fixed	275
& I think we c ^d . get for Drawing room	300
at least perhaps £350	
	<hr/>
	£ 775

If we could secure this it w^d. be worth franding
leases, & I believe it could be done.

It might mean giving up the nurses dining
room ^{for Mr. Sellers bedroom} down stairs, but it w^d. reduce the
rooms we could let do patients do & but
Miss Reading will not get more than
that. These therefore called to you
"If letting drawing rooms to dentists secures
£750 for 2 floors front houses."

In this way each of the dentists could have
a workshop in the basement Mr. Sellers
using either the blue room or the nurses
dining room as a bed room but I think
it would have to be the nurses dining room
we should never require more than 7 nurses
so that there would be plenty of room ^{upstairs}
for all the servants except Mr. Sellers, the
Kitchen maid & the boy who already sleep
down stairs. Miss Reading could turn the
yellow room into a mens ward & the 2 front
rooms into childrens wards so she could take
in when full quite 12 patients 3 men & 5
children in wards & 5 single rooms we

ing have never had more than that and we
at have housed them more luxuriously as we
I think the house might pay & my mind
be at ease. You know if I could show the
"Law life" that I had cases up to £700 then
w. let me make an arrangement of which
I paid them less over a longer period, but
I would say nothing of that to Miss Reading
If Miss Reading does not succeed with the
house & I had cases holding tenants up
to £700 I am sure I could let the upper
part of the house to a family D. & his wife
for £100 on condition that they undertake
to have the whole house kept clean, but
I think Miss Reading could make that
much pay between patients & their relations
You have me that I told Miss Reading about
Freda's offer to buy the 2 Rembrandts for
£100 but I had to tell her at least it seems
to me so. It was before I had thought of asking

You do undertake the Power of attorney. She
asked to be allowed to sell the oak furniture
which I allowed as I have been trying to sell
it for some time, & then there was a question
about the pictures so I Mother Lady became
wonder help me all she could but being a
married woman she c^d. not lend me
money but w^d. buy the pictures & w^d. give
£100 so that if the worst came to the
worst there would be that much to fall
back on but Mr. letter got rid of anything
than the pictures because taking them out
of the panels w^d. spoil the dining room. So you
see I do not even understand what Mr.
Morison meant by her most important
possession. There was no question & never has
been of a loan from Freda.

I am so very sorry I am being such a burden
on you but it seems to me that it will not
last very long if we can secure these tenants.
Also my book is really filling me tho' I am
feeling so good. I hardly know what to do with
myself. Even a hen sing off her nest & not

Returning upsets me & prevents my sleeping. I think this altitude is all right when your nerves are not on edge but I think it is killing when they are.

You see if I got £750 or £800 a year rather it would cover all the expenses, except the actual working of "the home"

Ground rent	130
Taxes	125 (about)
Wastepaper	300
Interest on wastepaper	210
Scotch interest	35
	<hr/>
	£800

If Miss Keating could not cover her working expenses it w^d. be a very poor show indeed, & as I said before it will be many a day before she requires a house room for more than 12 patients at a time. The nurses ought to take the 2 front attics so that 4 could be accommodated there & the 3 servants could go in the back attic.

I will write to her & suggest this.

I enclose this immense letter from
W. Wheeler. I could have said the whole of it
in half the space. I am not answering
it because I do not wish him to have
anything to do with my affairs. I have
written to him keeping full of rage at
her counselling him. We can make out
the case when the tenant is secured but
until he has actually taken the rooms
W. Wheeler need know nothing about it
He is far too fond of running up expenses
& the sight of a lawyers letter before I open
the envelope makes me sick. It seems to
act on my liver & produce a rash of bile. This
is very curious. I wrote to Dr. Dahl the other
day about it. I am sure it will interest him
but it is needless for me.

Things are pretty quiet here just now
& several arrangements may be come to
but it is quite cruel of Dundas to wish

me to stay because he does seek my advice
○ if I fire if I get a most fearful snubbing
my own belief is this: - he wants to get
married & he wants to get home to see the
May I believe they have some understanding
but Dundas tells me nothing. I asked him
if she was going to come out as he at one time
suggested & he said to her mother! Did not
wish it but she writes to him very often she
loves & in any suggestion I make he always
says "but I do not see that that would make
a permanent home for me." Now a bachelor
does not care about a permanent home
there is a man here called Grey a stock
exchange man who has bought a farm &
wants to live there with his wife for part
of the year & wants a manager. He does
not like the present one who gets £240
a year. Now I have suggested to Dundas
that he sh. offer to be that manager. Dundas
has applied for a farm in the Lower County
& will I think get it as this farm is by

the government considered mine. I propose
that Dundas should be to Grey for the
£240 a year as manager of the 3 farms
about 17000 acres & he will share the
profits when Mr. & Mrs. Grey are living
at their place Dundas c^o. make this his
head quarters. It is only 6 miles away &
when they are not there he c^o. live there
& he has discovered a young Boer who will
I think be extremely useful in taking care
of the Cattle in the winter on the far
away farm, but Dundas does not like
the idea of sharing the share. I tell Dundas
that when times improve if ^{he} Dundas wishes
to leave Grey c^o. easily in Joburg find a
man to take the partnership off his
hands. I look upon it as a possible means of
release when New Zealand Land is not so prohibitive
as it is now. I believe Dundas hopes that some
of George will retire & he will get the management
of Clayton. I can only say that in that day I shall

after we get here.
 I think you may be right
 I have read your letter
 dated Nov 3 & reached me on Dec 1
 that is 4 weeks but perhaps you did not post
 on mail day ^{but the day after} we have the same trouble at this
 end about the post that you have. I think it excusable, because we are right out
 the wilds but in Lardar I think it is almost
 & remediable. Our post goes out on Friday & comes
 in on Saturday. So I can never answer your
 letter till it is six days old. It takes 22 days
 from here to Lardar & used to take 21. I don't
 know why it is not interesting. It is a
 fact. I am sure I understand clearly all your
 points & I am sure you also see the reason
 of my many contradictions. If you will recall
 our conversation the first day you said whether

I am afraid of the depression being in the middle of the winter

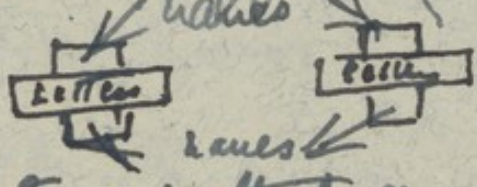
of the year 1806
 I think you may be right
 I have read your letter
 dated Nov 3 & reached me on Dec 1
 that is 4 weeks but perhaps you did not post
 on mail day ^{but the day after} we have the same trouble at this
 end about the post that you have. I think it excusable, because we are right out
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 know why it is not interesting. It is a
 fact. I am sure I understand clearly all your
 points & I am sure you also see the reason
 of my many contradictions. If you will recall
 our conversation the first day you said whether

You will remember that they existed in my
mind then. If the lease c^d. be made to pay
as a "home" I prefer keeping it on to selling
it at a price below £7500 or £8000 (if
possible.) But I do not believe Miss Reading
& Mr. Morrison will be able to make it pay
unless they can secure tenants paying at
least £700 a year. Even that does not
cover taxes, nor yet the cost of the servants
who clean the rooms for the D^{rs} & open the
doors. I sent you my calculations last
week. nor does it cover the cost of the
essential repairs needed to the house. pipes &
outside painting & inside white & color
washing & papering. The tenants I presume
will pay their own decorations Mr. Humphrey
always did & lately I made D. Wood, or rather
Miss Reading did. When I had been 3 years
in the house I reckoned that counting the
wards required for the door & the repairs

In addition to taxes the house did not
cost me less than £1000 a year before
I put a servant of an own maid or
a patient on ourselves. That is a large
sum to make, but if the Estate is allow
us 4 names on 2 plates on the door which
I know they will, if they are asked by
Mr. Plessey is very pleasant to him reading
of fruit cleaning was a beg to me. I think
it might be managed as nearly so by letting
the drawing rooms. especially if they were let
to 2 different men at £200 a year each
for him reading I told me they had let one of
D. Wood's small rooms do a lady at £100
a year, breakfast to be included I strongly
advise them not to let the passage room tho'
I make no absolute restriction but it makes
the work very much heavier for myself. My
terror is that the dining part we not pay
but I think if we had servants with less

being up to £ 750 a year we sh^d. have
no difficulty in letting the upper part to
a D. for the amount of the rate tax
& repairs an condition that the wife saw
to the cleaning of the ^{whole} house allowing her
£ 1 a week for that purpose. Of course if Miss
Reading could make it pay as a home so
much the better, but I do not believe in it

that is my unalterable opinion. By all
means remove my name from the door
You know there are 2 handles one on each
door. Well I am sure the house at Walden
estate w^d. make no difficulty if 4 handles were

arranged so  You are all
allowed 2 plates so that as a matter of
fact it w^d. be more symmetrical to place the
handles in that way. That fact w^d. influence
Stevenson who merely gives do unsightlinesses
on the doors I think I told you that before you
grant a lease you have to get Stevenson's

Sanction. You w^d? just say that D. Wood
& Mr. Scumpher having given up their
demand we were willing to apply for the
4 names showing the design I have given
If he objects let him reason for & talk
him over, but she must be careful not
to let say anything about patients being
taken into the house. He knows about it
all right but he w^d. not like to be reminded
of it.

Certainly you must use wheels as I
think necessary, but I decline to carry
on a 3 cornered correspondence with him
so am not answering his letters. I do
not wish to ever expelled him so will do
the best I can. I am more than
aware that it is extremely foolish & con-
deplable that I should allow myself to be
oppressed as I am, but I can only say that one
might with equal reason say the same to a
Quaker. No one has any idea of the effort

I make do keep myself in restraint w^o of
the many times I succeed in Calcutta
desp^t the w^o see my failures. I know this
that if I did not do my utmost to cut
myself off from things that w^o excite & de-
press me I sh^d be in a female asylum
now. You must remember that ever since
I went to Afghanistan & indeed in India
before that when I was building up my
practice in one of the best trying climates
in the world that I have been living at home
presume for many years¹⁶. Afghanistan was
appalling with its daily horrors & terrors then
I had endless worry over Sultan Mahmud
(his daughter) & his escape out of the Country
then all that trouble about his health which
to rally what I invested in Lahore for him
but which was obliged to be seen to him
out of my own savings then all that law
trouble over the taking of his life & the anxiety in

of of starting that been this foolish South African
denture & all the time my health about as
is had as it c^d be for of course half the time
it was being started through having always to
wash away my food. If any patient came
do me with such a history I sh^d. well under-
stand why they were so pieces but unless
I was in with myself calmly & at length I
do nothing but blame myself in the most
unreasonable manner.

What I try to do is to write ^{or read} in my tent
or rather had all day except for about 2
hours in the morning & 2 in the afternoon
or evening. I find that much going about
the place, is as much as I can stand & I
do not always do that much.

I try to get 10 pages (the same size as B. K. & C.
Dauphin) written every day of my new old book
& if it were to be no larger I sh^d. get it done
in 7 days as I have just 70 pages left to do

I seldom fail to complete my task, but
this one will be quite another 70 pages
longer if not more, so I have given another
fortnight's work on it & I shall not get
it done before the services come for I was
you know Miss Mance the D. who lived
with me in Calcutta. ^{My} ^{brother's} ^{family} is
for I was father & mother & 4 children I
have asked them well because I think the
children may take me out of myself & also
I think it will be a change for Dundas
I really never seeking almost, but I think a
man's society & children do so? be good
for him. Government has still decided
nothing about these farms. I suppose we
shall hear soon, but until we do hear I can
make no definite settlement as to this place
but if I can get my book published without
my being here I am perhaps as well out

difference as to the L & P Exchange. That
seems to me the sensible thing to do of
course surely they will rise (if there is anything
in them) & we shall not be able to repurchase and
but we must take our chance of that. At
any rate I would rather a great deal part
with the L & P at a less than my shares
because it is capable of eating up £2000
in a year whereas the shares can only eat
up £12-10 many & many a time have
I wished that I had sold last July in the
age of the £6200. If Dundas had only
left me alone & not hurried me out here
at a most critical moment. You have done
it. As you know from my letter written on
board ship it was my wish to see if the
house was not going & that how I have letters
to say that they have had no patient for 3
weeks but have had one. You know that

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went keep the place going £ 40 a week is
what is necessary last year it cost £ 50
a week that is what surprises me. W^m
Worison is an absolute humbug. I had
another huge letter from Wheeler in which
he starts by saying I accuse him of unprofessional
conduct. I am not aware that I did because
I do not what legal professional conduct
is but I certainly was furious with him for
saying to me R & W^m in any affairs without
my permission personally given to me it
seems like a tradesman allowing goods that
have not ordered to be put down to my
account of course for you it is quite different
I expected you to consult Wheeler when you
banded do a touch for there.

I have another dribblet of money coming
in from W^m Cocker he only asks me
about £ 30 or a little more - still that
is something he asks me to send the

bill do his lawyer Mr. Bennett but
I have not got his address here It may
be in my patients account book & it
certainly is in the address book. Just this
moment I remembered Mr. Bennett's letter
might be among the C's as referring to Mr.
Coker. I have found it so send it please
have the bill sent to him. I think I told
you that I have ordered my Indian deal to
be sent to the Industrial Bank of India
that we settle all very immediate difficulties
but of course it is spending Capital. The more
I think of it & the more sober the better I
think it w^d. be do see to get it w^d. cut off
a terrible source of worry & it w^d. provide me
with Capital to keep my Egyptian shares from
falling & recover instead of parading with them
at such a loss as to preclude all chance of
recovery. If my presence in England is necessary
do the publication of my book I shall so have

Copy
Please return to me
Chas. W. H.

Royal Artillery Barracks
LONDON
Aug 24th 1906.

Dear Sir

I have received a form of declaration of income for Miss Hamilton of No 24 Queen Anne St, who is now in South Africa and who has left her affairs in this country in my hands.

By her books it appears that she has ~~not~~ during the past 3 or 4 years paid income tax on ^{about} £100, but I am unable to understand why so large a sum has been assessed. Can you let me see the declaration of income for last year?

Miss Hamilton's business consists in her profession as a physician, and the accommodation of a certain number of patients in her house for treatment. During the year 1905-06, Miss Hamilton was travelling abroad and therefore not receiving professional fees, while the patients who were received into the house, which remained open, produced no profit. Miss Hamilton was at home for ~~the~~ 3 months during the current year, but is not likely to return before April. A few patients have been, & will be received for treatment by other physicians ^{during the current year}, but no profit is likely to accrue during her absence, beyond what pays for the expenses of the house - judging by her previous periods of absence.

I am therefore inclined to return her income for the current year as nil. But I act by the instructions that an average of the past three years is required as the estimate of professional or business receipts.

The professional fees of a person not engaged in ~~her~~ his or her profession during a definite period can I presume be returned as nil.

As regards the profits accruing from receiving resident patients of other physicians it appears to me not to be just to average periods during which Miss Hamilton personally superintended her house for an estimate of the profits during a period when the house is only kept open to preserve her clientele, and from which little or no profit is anticipated.

If it is necessary to average these periods I can by reference to her books ascertain how much of her receipts in previous years was for professional fees and how much for residence, although in ^{the cheques} ~~the~~ _{as paid by patients} ^{accounts} these amounts are not kept ~~separately~~ separate. I can also refer the matter to her by correspondence.

But I wish to point out that by my estimate the profits during her absence will barely if at all cover the ground rent and interest on mortgage, and that while she is away, the house is entirely used for purposes of business. The income for this year cannot exceed £100, there being no taxable income forthcoming outside the business of Miss Anne Stuart. The only other paying investment

owed by Miss Hamilton is a sum of \$1500 held by the executor of her father, (and mine), for payment of her mother's jointure. The tax on this is paid by them.

My proposal is therefore to return the income of Miss Hamilton for the current year as bill, but should this not be acceptable ~~to the~~ to the Commissioners, notwithstanding the facts which I have urged, to make out a statement of income accruing from the business of receiving patients at No 29 Queen Anne Street, separate from professional fees and then from to deduct the ground rent and interest on mortgage, the net amount being, I anticipate, very slightly if at all in excess of £100.

I hold a Power of Attorney for Miss Hamilton for all her affairs in this country. Should it be necessary to refer to her for information, I could not rely upon getting an answer in less than two months. I believe I could get enough information in any event from her last year's return of income, should the Commissioners not accept my proposal to return the income as I have stated.

In making this statement I rely upon the secrecy of the Income Tax Commission, not to divulge anything which might potentially prejudice Miss Hamilton's professional interest or those of her business in No 29 Queen Anne Street.

Yours faithfully

The Surveyor of Her Majesty's Revenue (Capt. H. Hamilton) (captain).
Marylebone.

