New York. April 10th 1848.

My dear Kate

I have this moment received your very welcome letter and sit down in Pierre's law shop to scribble a reply. I am glad to find all things are going on so well and that the cottage stands its ground notwithstanding my long absence. I have been intending for some time past to come up, but one thing or another prevents me. I have settled with the Rail Road Company who have paid me $2500 in cash and $1000 in stock at par - which draws seven per cent interest. so I think I have done as well as my neighbors who have been more litigious.

I am now negotiating an arrangement with Mr Putnam for the republication of my works, which promises to be a very satisfactory one — and I am attending preliminary meetings of the board of Executors of Mr Astors estate. All these things detain me in town, and may oblige me hereafter to visit town frequently; but they all contribute to increase my pecuniary means, and of course to advance the well being of the Cottage and its inmates; so I trust you will not scold me for being such a truant.

I am glad to find the new house maid gives so much satisfaction, though I must say I am sorry that poor Willy Newbray is likely to be displaced. There was something in the girls appearance and demeanour that pleased me, and you know I have rather a soft feeling toward the sex: especially when young and good looking. However, in matters of house economy Laudrine is that handsome does. So if poor Willy Newbray cannot be quicker, let her march.

I trust the men are widening and cleaning out the foot walks as I shall send or bring up some seed or young plants of running vines to go on the porch & the front of the house. Evergreen plants: to screen which the rocks are growing.

The last likely wife you say is hunting for Mrs Jones' house is a carpenting dry good merchant, and has a country place. I know

nothing of him but Pierre Irving says he has been one or twice in his office on business and is pleasing and gentlemanly in his appearance & that you have had an opportunity of judging. I should like to have a quiet agreeable neighbor there: one not ostentatious but of unimpeachable character. Mrs Astor tells me that Mr Borrell (Mr Astors son in law) has thoughts somewhat of taking Mr Grove Jones house for the summer.

Give my love to all at home and to my dear Julia at Tarrytown

Your affectionate uncle
Washington Irving

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