

Delmo Housing Corporation Records

The Delmo Housing Corporation was formed in 1945 when 10 Farm Security Administration communities were being sold. In order to prevent these homes from being sold to commercial interests with a resulting loss of migrant housing, a group of concerned people came together as the Delmo Housing Corporation, a charitable and educational corporation. Among the founding members were Bishop William Scarlett, Henry V. Putzel, Edwin P. Coleman, Jr., Oliver M. Langenberg, and Rev. Charles C. Wilson. They raised some of the down payment money and collected small down payments from the occupants of the homes, and were able to purchase 9 of the communities (in 1954 an additional village was added). These homes were then purchased by the tenants at modest prices, allowing them to become homeowners, often for the first time.

In each village there is a community center; village councils and women's clubs developed, and some villages also have thrift shops where donated items are sold, with profits generally going to community improvements. Programs and assistance for residents included adult education, health education, high school scholarships, college loans, and special loans and grants. Many churches sent young members to Delmo on work camps, and these high school and college students helped renovate buildings, create playgrounds, and other such projects. From the start the communities were encouraged to be self-governed, maintaining their own community land and buildings and making the decisions on community improvements. Health services for residents were developed, including the Migrant Health Services and the Family Health Services. In 1995 Delmo celebrated its 50th year. The Corporation, once based in St. Louis, is now based in the Bootheel, but still has many active St. Louisans.

Series I.

These Delmo Housing Corporation records come from the office of Harold C. Hanke, a St. Louis attorney who was a long-time treasurer of the Corporation. They cover every aspect of the organization, from home purchase records to staffing issues to budget and all other areas, and give an excellent overview of the work of the Corporation. They cover the years 1945 to 1976.

Series II.

These files, from the office of Harold C. Hanke, cover the development and maintenance of the Family Health Services, which provided health care for the residents of the Delmo communities. These records cover 1970-1976.

Series III.

Ralph E. Pumphrey, professor emeritus of Social Work at Washington University, served for a number of years on the Delmo Board of Directors. These files are a record of his involvement with Delmo. Also included is a copy of a draft of "Delmo Saga" by W. Wilder Towle, a longtime Board member who wrote "Delmo Saga" as an account of the history of the corporation's beginnings.

Series I. Delmo Housing Corporation Records

Box 1

North Wyatt Group (70 houses) (3 folders)
North Lilbourn Group (70 houses) (4 folders)
East Prairie Group (70 houses) (3 folders)
North Wardell Group (50 houses) (3 folders)
South Lilbourn Group (50 houses) (2 folders)

Box 2

Morehouse Group (59 houses) (4 folders)
Kennett Group (50 houses) (2 folders)
Gray Ridge Group (50 houses) (3 folders)
Wardell Group (80 houses) (6 folders)

Box 3

Contracts rescinded 1947-1953
Contracts rescinded 1949-1950
Cards--contracts rescinded 1949-1952
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Delinquents (see also "Contracts rescinded")
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Minutes, 1951
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Board of Directors, 1968-1971
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Annual meetings, 1954-1958
Annual meeting, May 17, 1958
Annual meetings, correspondence & miscellany, 1959-1962
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Annual meeting, May 4, 1974--Lilbourn, Mo.
Observations and thoughts by Charlotte Ragan, 1969
Gladys Bradley, volunteer--1968
Delinquent loans, 1960

Box 4

New Age Federal Savings & Loan Association
Intangible personal property tax for 1968-1971 (plus interest)
Collection of charges from communities as user charge since Delmo is self-insured
Migrant Health Project Annual Report--Delmo Housing Corp., 1969-1970--by Francis James
Assistance from Dan River Mills on Home Crafts, 1969

Souther Steel & Aluminum Co.--Lease of machinery, 1961
Boundary lines at North Lilbourn, Lots 75, 30, 65, 68, 52--1958
Government transactions, 1945-1951
Contributions, Episcopal diocese of Missouri, 1960-1965
Loans, 1955-1967
Deed of Trust, 5381 Pershing Ave. (Reiss, Ben & Anna)--1957
General Fund, year ended Sept. 30, 1971
General Fund, year ended Sept. 30, 1972
General Fund, Migrant Health Family Health Service, June 30, 1974
Statements of D.H.C. and Scholarship and Aid Fund, year ended Sept. 30, 1967 (2 copies)
Statements of D.H.C. and Scholarship and Aid Fund, year ended Sept. 30, 1968
Statements of D.H.C. General Fund and Scholarship Aid Fund, year ended Sept. 30, 1969
D.H.C. General Fund, Scholarship and Aid Fund, year ended Sept. 30, 1970
Financial reports--Kriegshauser, C.P.A.--1950-1954
D.H.C. Report for the nine months ended Sept. 30, 1954
D.H.C. Report for the year ended Sept. 30, 1955
D.H.C. Report for the year ended Sept. 30, 1956
D.H.C. Report for the year ended Sept. 30, 1957
D.H.C. Report for the year ended Sept. 30, 1958
D.H.C. Report for the year ended Sept. 30, 1960
D.H.C. Report for the year ended Sept. 30, 1961
D.H.C. Accountants' report--Sept. 30, 1962
D.H.C. Accountants' report--Sept. 30, 1963 (3 copies)
D.H.C. Accountants' report--Sept. 30, 1965
D.H.C. MO-CAP 6021--Audit report--Jan. 31, 1966
D.H.C. Report on examination from Jan. 2, 1946 to Dec. 31, 1946
D.H.C. Report on examination for year ended Dec. 31, 1947
D.H.C. Report on examination for year ended Dec. 31, 1948
D.H.C. Report on examination for year ended Dec. 31, 1949
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Program regulations, general information, program guidelines, and administrative policies
Projects for Health Services for agricultural migrants--1972
Program evaluations, 1966-1967
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Delmo Doings--v.5-7, 1952-1954
Delmo Doings--v.8-10, 1955-1957
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Delmo Scholarship Committee

Scholarship and aid fund, 1956-1960

Scholarship and aid fund, 1956-1957

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Loan to Bacon Pastures for school building, 1963

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Application for Federal Grant from the Dept. of Health, Education and Welfare for medical assistance-- 1965-1967 (2 folders)

OEO expenditures open to question (Requests for changes) 1966-1967

Kennett School Building--Sale to Pentecostal Church of God of America, Inc.--1954-1963

Fire and EC Insurance on community buildings--Liberty Mutual 1960-1965

Claim for payment of medical expenses of Anthony Poole, injured at East Prairie Aug. 4, 1967

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Committee on Community Responsibility, 1952-1957

Souther Inc.--Labor union contract--Stove Mounters' International Union 1950-1971 (2 folders)

Box 6

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Community organization 1950-1959

Use of surplus funds & food 1950-1961

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Sunnen Products--Birth control information 1958-1964

Recreation 1959-1961

Report of Elmhurst College students winter (Jan. 1971) work camp project for one month, 1971

Mrs. W. Victor Weir--Work with unwed mothers 1971-1972

OEO Anti-poverty grant 1964-1966 (2 folders)

T.H. Lee--Loan, April 19, 1954--Paid

Foreclosure by credit union on Rice home at N. Wyatt and dissolution of credit union 1960-1961

Mrs. Roscoe Anderson's Memorial, 1962

Goat project, 1959

Termite control, 1958

James Davis--Social Security deductions, 1959

Equipment--Gestetner duplicator, & cash register, 1959-1960

Corporate limits, extension of--East Prairie, 1958

United Church Board for Homeland Ministries quarterly report, 1968-1971

Proposed housing to be financed by FHA, 1967-1968

North Lilbourn community center improvements and loans, 1956

Loan to Cranford, Cletus--cancellation of siding contract--K.V. Builders, 1959

North Lilbourn Aid Club--Loan of \$500, 1957
Lewis Henry school bus loan, 1955-1957
Neighborhood Youth Corps grant--July, 1967-1968
B'nai Brith library contributions, 1967-1971
Head Start program, 1967-1968
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1970-1971 application for health educator grant (migrant)
Budget--aid fund, 1962-1965
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Missouri Cotton Producers Association--H.D. Rogers, representative--1954
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Missouri Committee for Rehabilitation of the Sharecropper, 1952-1958
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Newell Steward and Mrs. Steward--Injury on 10/27/52 (Insurance)
Home owners--miscellaneous correspondence
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House painting
Claim of Armco Drge. & Metal Prod. Inc. vs. Clyde La Plant (pipe contract) 1948-1950
Small loan rates
National Agricultural Workers Union 1952-1953
Rules for election of councils--1949
Miller, C.M. Dispute over boundary--Plat, Mississippi County, Mo.
East Prairie--Dispute over handling of surplus land, community building, thrift shop
Nursery at East Prairie--1958
Help with road at East Prairie, Mo.--1955
Fire plugs at East Prairie--Sunshine Club, 1951
Annexation of Kennett Project by City of Kennett
C.B. DeWeese, Kennett, Mo.--1952
Delmo Kennett agreement on water tank--1954
Clyde L. Crider--Store on lot at Morehouse--June 1952
C.L. Crider compensation--Morehouse, 1952-1956
Morehouse--damage to community building, 1955

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Ellis, Mary--Loan 1959
North Lilbourn--Undertaking building--Charles Montjoy
Plowing Lilbourn--1954
Albright, James E.--Personal taxes, New Madrid County--South Lilbourn 1951
Factory site at South Lilbourn, 1954

Gas meter at South Lilbourn, 1952
Drainage problem at South Lilbourn, 1948
Electric service at South Lilbourn, 1950-1953
Rex Wilson--removal of shacks, 1950
North Wardell--shed on boundary between James W. Barker and Robert Baynes 1946
Stewart, John T.--Wyatt--Loan to pay loan on house (Lot 86) 1957
Wyatt school district no. 8 ("Bond issue for school at Wyatt for white children; Proposal for school for colored children")
Tractor purchase--South Wardell--Hometown, 1949
South Wardell Farmers Co-operative--Loan for tractor (Hometown group) 1954
Loan for water system from FHA for North Lilbourn, 1963
General Baptist Church, Circle City, loan for \$250, 1957-1959
North Wardell Berry Non-Profit Cooperative, loan to, 1952-1967
Ewald, Elwyn--W.U. social worker at North Lilbourn, Mo.--1970
OEO Financial reports--Mo. CAP 66-974717, 66-997412
Associated Natural Gas Company, 1952
Bonding, 1946-1951
Escrow agreements & contracts, 1945-1946
Loans--South Wardell, 1949-1954
Loans--North Wardell Council, 1948-1953
Paid up lists--down payments--1945-1946
Pemiscot-Dunklin Electric Co-op., 1949
Easements on property 1946-1953
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Withholding tax 1947-1951
Social Security withholding taxes 1954-1956
Social Security withholding taxes 1958
Social Security withholding taxes 1965-1967
Social survey 1947
North Lilbourn credit union, 1954
Treasurer's reports, 1954-1956
Treasurer's reports, 1956-1958
Financial reports, Oct. 1957-Sept. 1958
Tax assessments--real estate--1946-1953
Electric cooperatives--easements, etc., 1946-1948
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Community organization reports, 1954-1956
Payment records--Kennett Group
Payment records--East Prairie Group
Payment records--North Wardell Group
Payment records--North Lilbourn Group
Payment records--Wardell Group
Payment records--Morehouse Group

Payment records--North Wyatt Group
Payment records--Gray Ridge Group
Payment records--South Lilbourn Group
Alleviation of flood and windstorm damage to residents 1957
Harris D. Rodgers--Correspondence 1954-1957
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New community organizer--applications (Dick Rowe, Forrest Brown, H. Voges, Corl Leach) 1957-1958
Accident on April 18, 1961--Grace Hansen workmen's compensation claim
Migrant health project financial reports--1967-1968
Migrant health project financial reports--1969-1970
Watson, Ronnie--Scholarship loan--paid in full 1967-1969
Contributions from Project Concern, Inc. "Walk for Mankind"--1972-1973
Burden, Alex Jr.--Scholarship loan (\$750--no payment) 1965-1971
Ragan, Mr. and Mrs.--Director and Associate Director 1969-1970
SPA-REDCO, Inc. (possibility of federal grant) 1970
SPA-REDCO, Inc.--assistance in use of federal grants (per diem basis fee) 1970
Loans to Mary Evelyn Farmer (college loans) 1971
Correspondence with Mrs. Barbara Lawrence (Assistant program director) 1969

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Correspondence to homeowners regarding deeds, payments, etc. 1953-1955
Correspondence to homeowners regarding deeds, payments, etc. 1948-1953
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Application for family planning program 1970
Migrant health grant 1968-1969
Migrant health grant 1967-1968
1967-1968 application for health educator grant
Migrant health grant (\$15,000) to females & children for period 4/1/72 to 6/30/72 (Supplemental)
Cemetery at North Lilbourn 1960
Community buildings, repairs to--1957-1958
Re-wiring of homes 1959
General correspondence, 1968-1972
Bookkeeper's work sheets and escrow accounts (2 folders)
Eviction suits 1946-1947
Assignments--No. 2--1948 New form (2 folders)
Assignments--1947-1948
Statement of policy, 1959
Work camps, 1958-1968
Wyatt store lease to Wilson City women's community club 1958-1962
Board of Directors correspondence 1961-1968
Addition to community building, Gray Ridge (Circle City)--Use by church and Jolly Club
Applications for Director, 1967-1968

Series II. Family Health Services

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Monthly progress reports 1973-1974
Staff meetings minutes 1972-1973
Grant awards and budget revision, 1972 (2 folders)
Reports of Medserco and performance of contract, 1973-1974 (2 folders)
Monthly reports, 1972-1973 (2 folders)
Monthly reports, 1974 (2 folders)
Statements for legal services, 1972-1975
Actuarial reports and studies as to viability of program, 1973-1974 (2 folders)
Family Health Services budget, 1973-1974 (4 folders)

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Family Health Services budget--July 1, 1974---June 30, 1976
Medical service agreement and membership agreement, 1973-1974 (2 folders)
FHS--Bank resolutions, New Madrid & Sikeston, & payroll service agreement, 1973
FHS--New federal legislation--HMO's (H.R. 12053) 1973-1974
FHS--No exemption from federal excise tax on S.W. Bell telephone bills--1974
Family Health Center--Executive director applicants, 1972
FHS--All matters concerning employment of Robert D. Hazzard, 1972-1973
Employment of J.M. Wilson as project director, Family Health Services, 1973-1974
FHS--Payroll agreement with 1st National Bank in Sikeston, Mo. 1973
FHS--Personnel policies and procedures, 1973
Bootheel Economic Council, 1970
FHS--Officers and directors liability insurance, Lager-McKelvey-Nugent and Associates, 1974
Delmo grantees monthly cash request--Family Health Center, 1972-1974
Lease for Family Health Services--Water Builders Supply, 1972-1974
FHS--Fair Labor Standards Act, Wage hour and overtime
Family Health Services
Family Health Services--Equipment inventory
FHS--Exemption from Missouri sales tax, 1973
FHS--Grant application for Physician Assistant Demonstration Project, 1973-1974
FHS--Contract with Southeast Missouri Foundation for Medical Care (SEMO), 1974
FHS--Medicaid and Medicare contracts, 1973
FHS--Contracts with independent organizations, 1973
FHS--Manchester Bank statements
FHS--Checks issued monthly, 1973-1974
FHS--Approval of purchase orders, 1973
FHS--Accredited Hospital & Life Insurance Co.--policy for reinsurance (1973-1974)
FHS--Status of prepaid health program as insurance co. or subject to other regulations (S.B. 3)

Series III. Ralph E. Pumphrey Files

Box 1

Delmo Saga--by W.W. Towle

Southern Tenants Farmers Union (STFU)

Why the Bootheel

Brief history of Delmo

Surveys--Newell Steward, 1947

Southeast Missouri drainage

Decline of agrarian democracy

Government policy and rural poverty

Population growth

Swampland to cotton

Chronology of liquidation proceedings and sale of farm labor homes to Delmo Housing Corp.

Planters make cotton king

Owen Whitfield

Sharecroppers go to Washington

Wyatt school

School attendance (to 1950)

Delmo-related newspaper clippings

Annual meetings--Tape (2 folders)

Delmo application #1

Delmo application #2

Delmo-related activities

Program ideas

Nominating Committee, 1968-1969

W. Wilder Towle

Correspondence, 1965-1968

Correspondence, 1971-1974

Correspondence, 1974

Correspondence, 1974-1975

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Board of Directors meeting minutes, 1965-1967

Board of Directors meeting minutes, 1967-1968

Board of Directors meeting minutes, 1968-1969

Board of Directors meeting minutes, 1972

Reports to the Board, 1965-1967

Reports to the Board, 1968-1969

Board of Directors, 1969

Financial reports, 1965-1967

Financial reports, 1968-1969

Family Health Services--insurance--master policy

Family Health Services--project abstract and progress report, 1973-1976

Family Health Centers, proposals and grant applications

Agreements--insurance proposal, vendor (drugs), membership, medical service--before Jan. 1974
Family Health Centers grants and proposals--before Jan. 1974
Family Health Services--Mo. Senate bill #3
Family Health Services--pamphlets
Family Health Services--Advisory council member's orientation manual
Family Health Services--Advisory council meeting minutes, 1973
Family Health Services--by-laws, agreements, public acts
Family Health Services, 1974
Family Health Services--monthly report, Sept. 1974
Family Health Services and other miscellaneous Delmo programs
Family Health Services
Miscellaneous funding and assistance material
Miscellaneous brochures from other organizations

Box 3

Financial reports, 1970
Financial reports, 1970-1973
Minutes and financial reports, 1970
Report on progress at Delmo, 1970
Reports, 1970-1973
Ewald, Elwyn, "A manual of Homestown government organization" (2 copies) and research notes (Spring 1970)
Report of Sister Joan Rybicki on Delmo practicum, 1971