

**Fisher, Jane -  
1925-1968**

BALDWIN, HUTCHINS & TODD

COUNSELLORS AT LAW

120 BROADWAY  
NEW YORK

ROGER S. BALDWIN  
FRANCIS S. HUTCHINS  
HIRAM C. TODD  
ROBERT A. YOUNG  
DANFORTH DEER, JR.  
FRANK C. MCKINNEY  
E. RAYMOND SHEPARD  
MATTHEW G. HEROLD  
HORACE H. POWERS

October 28, 1924.

Carl G. Fisher, Esq.,  
Sands Point,  
Port Washington,  
Long Island, N. Y.

Carl G. Fisher  
Separation Agreement

My dear Mr. Fisher:

I enclose herewith a form of letter addressed to Mrs. Fisher for your consideration, and, if you approve, for your signature and for return to me at the above address. It is my understanding that you desire that I should deliver to Mrs. Fisher the deed from Mr. and Mrs. Kohlhepp to her of the East Williston property, at the same time delivering to her your letter in the form herewith enclosed and receiving from her an acknowledgment of the receipt of such letter in the form which is at the end of your proposed letter.

I am writing Mr. Kohlhepp with respect to the possible tax on this transaction and shall not deliver the deed or your letter above referred to until hearing from him in this connection.

Very truly yours,



RSB/CBS

1 Enclosure

Form Letter

December 15, 1926.

Dear Bill,

Yours of the 9th.

I am glad to know that you were out to see Jane. She has had a very tough time of it. In the mean time, the boy Jack is in the hospital with appendicitis. All things considered, I think I have had my share of operations and hospitals in the last two years. I had a wire this morning from Jane in which she says she is improving rapidly but the boy is pretty ill. However, most kids get over the measles or small troubles of this kind. There is nothing you can do in this matter except your good will and I thank you very much for that.

Hope you and Mrs. Anderson will come down here this winter.

Yours,

CGF+JJG.

Mr. W. T. Anderson,  
Macon Telegraph,  
Macon, Ga.

x

Miami Beach, Fla., Jan. 13, 1926.

Mrs. Carl G. Fisher,  
East Williston, Long Island, N.Y.

Send all proxies for Kentucky Rock here Stop Stock is advancing rapidly  
Stop We have offered ours for sale but cannot tell for some time at what  
price Stop Have reserved the apartment at Flamingo.

Carl

CCF\*JJG.  
Pd. & Chg. Alton Beach Realty Co.  
W.U.-Straight telegram.

x

Miami Beach, Fla., Jan. 18, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Just returned from three days trip to Bahamas feeling fine Stop Don't see how you can consider New York apartment as compared with East Williston place. Love.

Carl

CGF:JJG.  
Pd. & Chg. Alton Beach Realty Co.  
W.U.--Fast telegram.

*Copy to Mrs Fisher*  
LAW OFFICES  
**SHUTTS & BOWEN**

FRANK B. SHUTTS  
CRATE D. BOWEN  
JOHN S. BENZ  
J. F. SIMMONS  
HAROLD H. WILSON  
PRESTON G. PREVATT  
L. S. JULIAN  
ERNEST A. WATSON  
SHERMAN MINTON

A. MEREDITH WOORE  
MORGAN VAN VALKENBURGH  
BYRON R. CISCO  
RUSSELL M. YATES  
A. C. BROWN  
E. S. QUICK  
S. R. McCLURD

E. W. BEBINGER  
BUSINESS MANAGER

**MIAMI, FLORIDA**

February 18, 1926.

Mr. Carl G. Fisher,  
c/o Carl G. Fisher Properties,  
Fisher Building,  
Miami Beach, Florida.

Dear Carl:

A wife residing in the State of New York cannot secure a divorce in the State of New York from her husband on any ground except that of adultery, and she cannot bring an original action in Florida against her husband on any ground at all.

The husband may maintain a suit for divorce in Florida against his wife, even though she may reside in New York, upon any grounds available; and even if the grounds he alleges are not sufficient in this State for divorce, she can file a cross bill in the same suit and allege grounds under the laws of our State and secure a divorce in that way, assuming, of course, she can prove her case.

Where a separation agreement has been made between the husband and wife in the State of New York, neither party can use the actual separation of the parties as ground for abandonment, as the abandonment is apparently consented to by both parties.

I can amplify this more in a personal interview whenever you desire it.

Yours sincerely,

*Frank B. Shutts*

FBS/hs.

LAW OFFICES  
**SHUTTS & BOWEN**

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A. C. BROWN  
E. S. QUICK  
S. R. McCLURD

E. W. BEBINGER  
BUSINESS MANAGER

MIAMI, FLORIDA

February 24th, 1926.

Mr. Carl G. Fisher,  
c/o Fisher Properties,  
Miami Beach, Florida.

*Mrs. F.*

Dear Carl:-

After considering your matter from all angles, I have come to the conclusion that the easiest and best mode to proceed will be through the French Courts. This would require a visit to Paris on the part of Mrs. F., taking altogether perhaps five to six weeks. It would not be necessary for you to go.

I am of the opinion that French divorce is absolutely legal in this country. Over there the grounds can be anything; that is, the French Courts will grant decrees upon the general proposition that two people do not want to live together any more. All you would have to do would be to write a letter, which would be prepared for you, in which you would state that in your judgment it is impossible for you to remain as man and wife with any degree of happiness and content, or words to that effect.

I have talked in a general way to Dudley Field Malone of New York City, who makes a specialty of French divorces and has been very successful. He says there is no doubt whatever about the outcome. It will require a trip to Paris on his own account and he has fees to pay lawyers there. The fee would be about \$15,000.00, which is what he ordinarily charges for services of this character, I think. He doesn't do any business of this kind except for people of means, and I suppose that he has to charge big fees, because there are not so many people, after all, taking advantage of this mode of procedure.

Mr. Carl G. Fisher - #2.

February 24th, 1926.

I recommend that you authorize me to negotiate with Malone and permit me to explain who the parties are and all about the case. It could be arranged without publicity, and except as to the expense I regard it as the best method for you.

Yours sincerely,

J.S.

Frank B. Shuts

FBS:  
es

I have  
think this is best way to proceed &  
save much time & trouble for  
both of us J.S.

P.S. return for my fees!

Do you wish to talk to  
Frank Shuts?



*Jane*

March 12, 1926.

My dear Winifred,

Thanks for your note of the 26th.

I am quite well and everything is going O.K. Jane has been visiting in Miami for some time as my guest but we have definitely decided to separate as soon as the legal papers can be arranged. We don't just get along together as we should and we are not having any fuss over the matter but we will both go our own way without any argument. I am sorry that this is necessary but it seems to be the proper thing to do.

Hope you are well and enjoying the winter.

Yours,

CGF+JJG.

*Jane*

Miss Winifred Hussey,  
Ludington, Mich.

*cousin?*

Miami, Florida,

March 15, 1926.

Mr. Carl G. Fisher,  
Fisher Building,  
Miami Beach, Florida.

Dear Mr. Fisher:

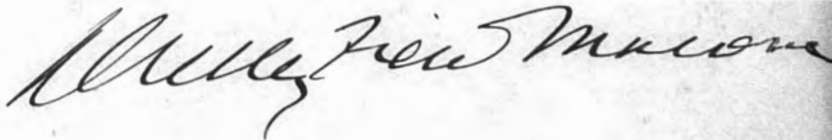
Frank Shutts has told me of your desire to know definitely whether it is necessary for you to personally go and physically to be in Paris for the proposed proceeding.

The French law only requires that a bona fide domicile shall be established by the plaintiff, and that both parties shall submit their case voluntarily to the jurisdiction of the French Court. This submission is done as effectively under French law if the defendant is represented by his designation of counsel to appear and receive service of papers for him within the French jurisdiction. The only usual advantage in the physical presence of the defendant is that the proceeding may be terminated more quickly, but this involves merely a question of two or three weeks one way or the other.

If, because of your absence, a divorce is not obtained, the retainer paid by you to me will be returned.

Yours sincerely,

DFM/hs.

A handwritten signature in cursive script, which appears to read "Dudley Field Malone". The signature is written in dark ink and is positioned below the typed name "Yours sincerely,".

LAW OFFICES  
**SHUTTS & BOWEN**

FRANK B. SHUTTS  
CRATE D. BOWEN  
JOHN S. BENZ  
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A. C. BROWN  
E. S. QUICK  
S. R. McCLURD

E. W. BEBINGER  
BUSINESS MANAGER

MIAMI, FLORIDA

March 15, 1926.

Mr. Carl G. Fisher,  
Fisher Building,  
Miami Beach, Florida.

Dear Carl:

I have talked to Mr. Malone regarding the matters we discussed over the telephone the other day, and I am enclosing herewith the letter which you asked for.

If you get this letter in time, and desire this proceeding to go on, I wish you would send a check for \$10,000. to Mr. Malone at the Flamingo Hotel before he leaves on Wednesday or Thursday. There is no necessity for this check coming through my office, and the sooner he gets it, the quicker this matter will be started. I wish, however, you would keep me informed as to what you do, and Mr. Malone will keep me informed as your representative during the proceedings. It is my understanding that he will employ a lawyer in Paris to represent you.

Yours sincerely,

*Frank B. Shutts*

FBS/hs.

March 16, 1926.

Mr. Dudley Field Malone,  
Flamingo Hotel,  
Miami Beach, Fla.

My dear Mr. Malone,

Yours of the 15th.

I am enclosing you herewith check for \$10,000 with the understanding that you will secure this divorce for me in France without making it necessary for me to appear personally. The balance of the payment I understand is \$2500 which will be paid you at any time after the divorce is secured.

Very truly yours, -

CGF\*JJG.

MIAMI  
BEACH

FLORIDA'S FOREMOST RESORT HOTEL

# The Flamingo

*Under the Management of*

C. S. KROM

FLORIDA

March 18, 1926

Mr. Carl G. Fisher  
Fisher Properties  
Miami Beach, Florida

My dear Mr. Fisher:

I am in receipt of your letter of March 16th, enclosing your check for \$10,000, which is a retainer for handling the proceedings in France. This leaves a balance of \$2,500 which is to be paid as soon as the decree has been granted by the French Court.

Faithfully yours,

A large, elegant handwritten signature in cursive script, which appears to read "Stanley Fisher Malcom". The signature is written in dark ink and is positioned below the typed name "Faithfully yours,".

| CLASS OF SERVICE | SYMBOL |
|------------------|--------|
| TELEGRAM         |        |
| DAY LETTER       | BLUE   |
| NIGHT MESSAGE    | NITE   |
| NIGHT LETTER     | N L    |

If none of these three symbols appears after the check (number of words) this is a telegram. Otherwise its character is indicated by the symbol appearing after the check.

# WESTERN UNION



# TELEGRAM

NEWCOMB CARLTON, PRESIDENT

GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

| CLASS OF SERVICE | SYMBOL |
|------------------|--------|
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| DAY LETTER       | BLUE   |
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The filing time as shown in the date line on full rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

Received at Western Union Bldg., 801 Fifth St., Miami Beach, Flo. **ALWAYS OPEN**

MZA556 17

1926 MAR 19 PM 8 19

MO MIAMIBEACH FLO 19 805P

CARL FISHER

556

MIAMIBEACH FLO

I WAS VERY PROUD OF YOUR SPLENDID WIN YOU WOULD DO IT IN JUST  
THAT SMASHING WAY

DUDLEY FIELD MALONE.

Miami Beach, Fla., Mar. 30, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Am glad to hear you had good trip hope to get north soon. Love  
and best wishes.

CARL

CGF\*JJG.  
Pd. & Chg. Alton Beach Realty Co.  
W.U.-Fast telegram.

Miami Beach, Fla., April 9, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Could not get you by phone but will try tonight Stop Wish I  
was up in your cool climate for the time being at least Stop  
Glad you are well and pleased with looks of the place Stop  
Expect to make it north about the first.

CARL

CGF\*JJG.  
Pd. & Chg. Alton Beach Realty Co.  
W.U.-Strt. telegram.



Miami Beach, Fla., April 12, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Have been out of town will talk to you tonight or tomorrow night.

CARL

CGF:JJC.  
Pd. & Chg. Alton Beach Realty Co.  
W.U.-Fast telegram.

Miami Beach, Fla., April 16, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Weather reports show big drop in temperature in north with storms off Hatteras Stop Have important engagement here 24th will leave here about 29th or 30th.

CARL

CGF:JJG.  
Fd. & Chg. Alton Beach Realty Co.  
W.U.-Strt. Telegram.

x

Jane

Miami Beach, Fla., April 26, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Had expected to leave this week but have a severe boil on my left arm and still taking treatments for my eye and doctors don't want me to leave here at this time Stop Have wired Malone and will call you later by phone possibly this evening.

CARL

CGF+JJG.  
Pd. & Chg. Alton Beach Realty Co.  
W.U.-Fast telegram.

# POSTAL TELEGRAPH - COMMERCIAL CABLES

CLARENCE H. MACKAY, PRESIDENT

## CLASS OF SERVICE DESIRED

FAST TELEGRAM

DAY LETTER

NIGHT TELEGRAM

NIGHT LETTER

The sender must mark an X opposite the class of service desired; otherwise the telegram will be transmitted as a fast telegram.

# TELEGRAM

TELEGRAMS  
TO ALL  
AMERICA



CABLEGRAMS  
TO ALL  
THE WORLD

RECEIVER'S NUMBER

CHECK

TIME FILED

STANDARD TIME

Send the following Telegram, subject to the terms on back hereof, which are hereby agreed to.

Form 2

Miami Beach, Fla., April 26, 1926.

Dudley Field Malone,  
#43 Exchange Place,  
New York City, N.Y.

Had expected to start north this week but have a severe boil on my arm and am receiving treatments daily for my eye Stop Will it be necessary for me to come there to sign papers before the eighth. Answer.

CARL G FISHER

CGF+JJG.  
Pd. & Chg. Alton Beach Realty Co.  
Postal - Fast telegram.

x

Miami Beach, Fla., April 26, 1926.

Dudley Field Malone,  
#43 Exchange Place,  
New York City, N.Y.

Had expected to start north this week but have a severe boil on my arm and am receiving treatments daily for my eye Stop Will it be necessary for me to come there to sign papers before the eighth. Answer.

CARL G FISHER

CGF+JJG.  
Pd. & Chg. Alton Beach Realty Co.  
Postal - Fast telegram.

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Received at Western Union Bldg., 801 Fifth St., Miami Beach, Flo. ALWAYS OPEN

WZA128 17

1926 APR 27 PM 12 15

CD NEWYORK NY 27 1149A

CARL G FISHER

MIAMIBEACH FLO

PAPERS SHOULD BE EXECUTED HERE AND REACH PARIS AS SOON AS POSSIBLE

AFTER MRS FISHER ARRIVES THERE

DUDLEY FIELD MALONE.

X

Miami Beach, Fla., April 27, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Telephone unreliable Stop Can you change sailing date to about May  
twenty-first Stop This will give me chance to get some additional  
treatments on my eye here.

CARL

CGF+JJG.  
Pd. & Chg. Alton Beach Realty Co.  
W.U.-Fast telegram.

X

Miami Beach, Fla., April 28, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Can leave here on the tenth or eleventh but not earlier according to  
doctors orders Stop Wire if this is O.K.

CARL

CGF\*JJG.  
Pd. & Chg. Alton Beach Realty Co.  
W.U.-Fast telegram.



X

RUSH RUSH RUSH

Miami Beach, Fla., April 28, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Will call you at six this evening.

Carl

CGF:JJC,  
Pd. & Chg. Alton Beach Realty Co.  
W.U.-Fast telegram.

# POSTAL TELEGRAPH - COMMERCIAL CABLES

CLARENCE H. MACKAY, PRESIDENT

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TO ALL  
AMERICA



CABLEGRAMS  
TO ALL  
THE WORLD

RECEIVER'S NUMBER

CHECK

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STANDARD TIME

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Form 2

Miami Beach, Fla., April 28, 1926.

Dudley Field Malone,  
#43 Exchange Place,  
New York City, N.Y.

Can leave here on the tenth or eleventh but not earlier according to  
doctors orders Stop Wire if this is O.K.

CARL G FISHER

CGF\*JJG.  
Pd. & Chg. Alton Beach Realty Co.  
Postal - Fast telegram.

X

Miami Beach, Fla., April 28, 1926.

Dudley Field Malone,  
43 Exchange Place,  
New York City, N.Y.

Can leave here on the tenth or eleventh but not earlier according to  
doctors orders Stop Wire if this is O.K.

CARL G FISHER

CGF-JJG.  
Pd. & Chg. Alton Beach Realty Co.

X

Jane

Miami Beach, Fla., May 1, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Am leaving town this morning with some of the boys for week end and will return tomorrow night Stop Received a very discouraging letter which I have forwarded to Malene and will hear from him no doubt in few days.

CARL

CGF+JJG.  
Pd. & Chg. Alton Beach Realty Co.  
Postal - Fast telegram.

M

Miami Beach, Fla., May 3, 1926.

Mrs. Carl G. Fisher,  
East Williston,  
Long Island, N.Y.

Complications regarding your trip to France have come up and am getting some additional opinion here Stop Nothing to worry about but do not make positive selection of sailing date until you hear further from me.

CARL

CGF:JJG.  
Pd. & Chg. Alton Beach Realty Co.  
Postal - Fast telegram.

# POSTAL TELEGRAPH - COMMERCIAL CABLES

CLARENCE H. MACKAY, PRESIDENT.

RECEIVED AT  
RONEY PLAZA BRANCH  
OFFICE: 23RD & COLLINS  
MIAMI BEACH, FLO.

*This is a fast Telegram unless otherwise indicated by signal after the number of words—"Blue" (Day Letter) "N. L." (Night Letter) or "Nite" (Night Telegram)*

TELEGRAMS  
TO ALL  
AMERICA



CABLEGRAMS  
TO ALL  
THE WORLD

DELIVERY NO.

STANDARD TIME  
INDICATED ON THIS MESSAGE

TMI NO 36NL

160M-119300

MA NEWYORK NY MAY 6-

CARL FISHER

MIAMI BEACH FLO

MAILING LETTER TONIGHT ANSWERING QUESTIONS IN FULL DO NOT WORRY  
OR BE DISCOURAGED BECAUSE AFTER ALL NO LAWYERS OPINION IS  
WORTH THE PAPER IT IS WRITTEN ON EXCEPTING OF COURSE  
MINE SINCERLY HOPE YOU ARE BETTER

DUDLEY FIELD MALONE

8AM

# POSTAL TELEGRAPH - COMMERCIAL CABLES

CLARENCE H. MACKAY, PRESIDENT

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TO ALL  
AMERICA



CABLEGRAMS  
TO ALL  
THE WORLD

RECEIVER'S NUMBER

CHECK

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STANDARD TIME

Send the following Telegram, subject to the terms on back hereof, which are hereby agreed to.

Form 2

Miami Beach, Fla., May 10, 1926.

Dudley Field Malone,  
#43 Exchange Place,  
New York City, N.Y.

Expect to arrive Port Washington Saturday or Sunday.

CARL G FISHER

CGF\*JJG.  
Pd. & Chg. Alton Beach Realty Co.  
Postal - Fast telegram.

RHOADES & COMPANY  
MEMBERS NEW YORK STOCK EXCHANGE  
27 WILLIAM STREET NEW YORK

October 13, 1926.

Carl G. Fisher, Esq.,

Port Washington, L.I.

Dear Carl:

This morning when I got down to the office I called up Rogers Caldwell & Company (no connection whatsoever with the Mr. Caldwell you know of the K Y Rochester Asphalt Company) and got from them the circular which I told you about yesterday.

These bonds have all been sold and in fact Rogers Caldwell & Company are short \$30,000., so the representative told me. I asked him for a market on K Y Preferred Stock and he told me he could get no market. However, he did say that he had himself sold some K Y Preferred Stock recently at  $67\frac{1}{2}$  and 70, which he had purchased at 55 and 60.

Rogers Caldwell & Company, whose name you will see at the foot of this circular, underwrote the recent reorganization of the K Y Rochester Asphalt Company.

Let me also say that they have not much of a reputation here in the Street as the issues which they handle are usually of a precarious nature.



October 15, 1926

Mr. Robert G. Johnson  
Rhoads & Company  
27 William Street  
New York

Dear Bob:

I have yours of the 13th.

I don't want to sell Janes Stock under the market, but certainly must have a market. I thought I would be glad to sell my own stock at 55. If there is a market for Janes stock at 67, I see no reason why you should not jump in and get this figure.

I am committed myself to sell my stock. In fact it is already on the road, but I believe under the existing conditions both the stocks should be sold.

I think the Company has a great future, but the Company is like all large companies of this kind; a great deal depends on Caldwell himself. If the outfit in charge get to fighting like they did two years ago, the company can be wrecked in one season.

At any rate I am going to sell my stock and I believe it would be wise for you to get rid of Janes at once.

Yours,

CGF:JD

Carl G. Fisher Esq.

-2-

Oct. 13 1926.

Mr. Robert G. Johnson  
Rhoades & Company  
207 William Street  
New York

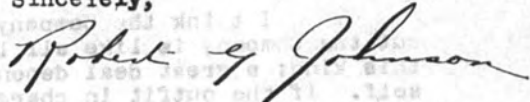
Dear Sir:

I have yours of the 12th.

If you want any further information about the K Y let me know.

I had a whale of a time on the boat yesterday and want to thank you again. Will see you in a few days.

Sincerely,



RGJ.D

ENCLOSURE

at any time I am going to sell my stock and believe it would be a good time to get rid of it at once.

Yours,

November 29, 1926

Mrs. Robert Johnson  
East Williston  
Long Island

My dear Jane:

I have a letter from Jack. He seems to be getting along okay.

I had Galloway mail you a set of pictures of the old house after the big wind went by. Looks bad, and the pipe organ is ruined this time. The floors are in very bad shape and part of the roof is gone. A lot of the windows are out. Rooney, who purchased it, is not in a position to go ahead at this time so as it stands, it is not very attractive.

I will see Krum in the next day or two, and arrange for a cottage.

Yours,

CGP:JD

RHOADES & COMPANY  
MEMBERS NEW YORK STOCK EXCHANGE  
27 WILLIAM STREET NEW YORK

*Jane*

December 7, 1926.

Carl G. Fisher Esq.,  
Miami Beach, Florida.

Dear Carl:

Some time ago Lafayette Page spoke to me about a man named Philip Carter who is desirous of obtaining the job as golf professional at Montauk Beach. At the time he suggested that I drop you a line and include my recommendation along with his.

I have known Carter for quite some time and really believe that he is adequately fitted to handle the work at Montauk. Last summer he was the professional at Amagansett and did remarkably well.

His home and his parents' home has always been out in Westhampton, so that he is entirely familiar with the country and people in those parts. He is particularly desirous of having a steady job on Long Island and for my part, I know no one who would suit you better than Carter.

Hope that you are having good weather down in Miami. At present there is nearly a foot of snow on the ground here.

Best regards,

*Robert G. Johnson*

RGJ.B

December 10, 1926

Mr. Robert G. Johnson  
Rhoads & Company  
27 William Street  
New York City

Dear Bob:

Thanks for yours of the seventh.

We would like to have a talk with Carter. From the recommendation we have, it looks like he may be a good man. We want a man who is self supporting and doesn't want to chase all over the United States for tin cups and medals.

Yours,

CGF:JD

*Robert G. Johnson*

January 6, 1927.

Mrs. Robert G. Johnson,  
Orchard Meadows,  
East Williston,  
Long Island, New York.

My dear Jane:-

Notice has just come up from the office below for the payment of your demand note, in the amount of \$7,766.25. I have ordered same paid, although I am sorry at this time that you had to take it up. The cyclone has made tremendous expense here in cleaning up, repairing houses, etc., and has also delayed tremendously the payments that were coming due.

Yours,

CGF:K.

Jane

January 12, 1927.

Mrs. Bob Johnson,  
East Williston,  
Long Island, N.Y.

Dear Jane:

Just received your letter yesterday. I received  
Christmas presents O. K. Thanks very much.

I have been very busy since arriving here and we  
are just getting things finally straightened up.  
Very cold weather today and yesterday. Ponies  
are in good shape and reservations at hotels  
picking up.

Hope to see you soon.

Yours,

GCF:T

January 14, 1927.

Mrs. Robert C. Johnson,  
East Williston,  
Long Island, N. Y.

Dear Jane:

I have your letter of the 11th.  
I think Krom has the cottage in shape for you.

The place looks like a plucked  
chicken as far as foliage is concerned, but  
otherwise we are getting around to a point  
where we feel we can take it easy for a while.  
We have had some bad winds recently that have  
cut into the ocean front in several places  
but we are fixing these up as fast as possible  
and will have things generally in very good  
shape.

Hope to see you soon.

Yours,

CGP:T



January 28, 1927.

Dear Jane:

Were the books marked on the enclosed bill shipped to you? We ordered them but have not received them here.

Yours,

Mrs. Robert G. Johnson,

The Flamingo.

CGF:T

# THE CARL G. FISHER PROPERTIES

*Copy to Mrs J  
Jane*

MEMO TO Mr. Fisher

DATE May 2, 1927.

FROM Mr. Chase

SUBJECT Mrs. Johnson's Deed

Regarding Mrs. Johnson's complaint of not having received her deed:

You requested me to have deed prepared for Mrs. Johnson and that same afternoon the deed was ready and waiting for her.

It was several weeks later, however, before Mr. and Mrs. Johnson came here with a check for this property. This payment was made on February 25th, and the deed presented to Mr. and Mrs. Johnson at that time.

Mr. and Mrs. Johnson requested us at the time we presented them with the deed to have it recorded for them. We sent the deed to the Recorder's office.

It takes from sixty to ninety days to get a deed returned from the Recorder's office as they are far behind in recording the great numbers of papers that are being left with them for recording.

The day before Mrs. Johnson left here she asked me about this deed and I told her that it was in the Recorder's office, and by her request to us, and

# THE CARL G. FISHER PROPERTIES

MEMO TO Mr. Fisher

DATE May 2, 1927.

FROM Mr. Chase

SUBJECT Mrs. Johnson's Deed

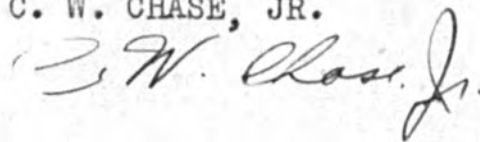
that as soon as it was returned it would be sent her.

Mrs. Johnson did not pay for this house seven months ago. Her check was received just a little over two months ago.

Just as soon as the Recorder returns the deed to us we will forward it on to her.

CWC:VD

C. W. CHASE, JR.



Done

To: Mr. A. B. Reed.

April 28, 1927.

Give Mrs. Johnson copy of our contracts of Sale at the Colony, and how it is written up so it is a colony. She is thinking of dividing up her property and putting in streets, water, gas, sewers, electricity.

Send her a map of the cut-up of this property.

CGF:T

MONTAUK BEACH DEVELOPMENT CORPORATION

MEMO TO Mr. Carl G. Fisher

DATE August 23, 1927

FROM P.G. Haynes

SUBJECT \_\_\_\_\_

Since Mr. Caffrey and I talked to you on Sunday relative to Mrs. Johnson's request for exchange of her Golf Course lot for a hilltop tract on the East side of Lake Montauk, we have gone over the matter again and thought you might like to have it submitted to you in writing.

When Mrs. Johnson was here last week she asked Mr. Caffrey to show her the lot which was deeded to her. She did not seem to care for this lot, stating that the selection was made without her knowledge, and requested that we make some sort of exchange. Mr. Caffrey tried to get her to accept another lot at the same price in another section of the subdivided area, but she was unable to find anything that suited her. A little later on she went with Mr. Caffrey to look at the tract of ground on the East side of Lake Montauk which Mr. Caffrey was endeavoring to sell to Mr. Dent, and while there, found a hilltop site that seemed to meet her desires exactly. She requested that we stake off an acre on top of this hill, but as explained to you on Sunday, this came out of the center of a platted building site, and the sale of such a tract would have been somewhat costly.

If you care to meet Mrs. Johnson's desires in this matter we could lay off the Easterly half of the tract and run a small roadway to the Westerly half at a slight cost. This would give Mrs. Johnson a building site of 2-1/3 acres and would leave in the platted parcel another site of approximately 2 acres.

The lot originally deeded to Mrs. Johnson was charged to your account at a cost of \$5,000. The purchase of the 2.3 acre tract which she now desires under exercise of stockholder's rights would amount to \$9,095.07.

This memorandum is submitted to you with the thought that we did not have an opportunity to explain it to you thoroughly on Sunday, and that you might want to consider it further without recommendation from either Mr. Caffrey or myself.

Park Haynes

*Park Haynes*  
*Mr. Carl G. Fisher*

RHOADES & COMPANY  
MEMBERS NEW YORK STOCK EXCHANGE  
27 WILLIAM STREET NEW YORK

Jane

August 24th, 1927.

Carl G. Fisher, Esq.,  
Port Washington, L.I.

Dear Carl:

Am writing to thank you for the exceptionally fine time I had last week end at Montauk. The decided change which has taken place since last October is absolutely astounding. The hotel was as comfortable as anything that could possibly be found here in the City and the food (I stuck to fish most of the time) was fine.

Played a lot of golf and think the course the most interesting one I have ever played. With a year or so more of seasoning of the fareways and greens it will undoubtedly rank as the first on the Island, and I predict that the National Open will be played there within 5 years.

It was indeed nice of you to send us all down for the week end and since it is the only vacation I have had this summer I doubly appreciated it because everything was so attractive.

RGJ:H

Sincerely yours,

Bob Johnson

Mr. Bob Johnson,  
27 William Street,  
New York City.

Dear Bob:

I am glad you like the Golf Course at Montauk and had a good time. We know we have a tremendous golf course. It is a little too tough for me.

I went out the other day with Secretary of Labor Davis and two or three other friends and we started with seventeen balls; we came home at the last hole with one we found on the golf course. This will give you an idea of the kind of golf player I am.

We are going to build a new course right away which will have no traps at all. We will use the natural lay of the land for hazards and I believe it is going to be very good. It certainly will be agreeable to some of the big heavy fellows we have from out west who like to play golf but don't like to climb mountains.

Yours,

CGF:T

ORCHARD MEADOWS  
EAST WILLISTON  
LONG ISLAND

September 28-'27.

Mr. Carl G. Fisher,  
Port Washington, L.I.

My dear Carl;-

I have your dictated letter of the 20th in regard to the ferry boats: Mr. William Prime a friend of Jim Snowden's is the man who asked me about them. He has recently bought several ferry boats and as we were boarding Jim's yacht the other day he noticed your ferry lying at the dock and asked me if I knew anything about the size of it and whether it was for sale or not. I told him of the ferrys in Miami when he suggested the one at the dock seemed to be a little too small for his needs and thinking that you might be interested in selling the ferrys in Miami I told him of them. Also told him I would find out for him if you wished to sell. He too is not interested in a trade. He was leaving that night for Buffalo and asked me if I would ask you about the boats. I think he will be back in town this week- his business address I am not sure of- but I think it is in the telephone book- he is in the Mercantile Insurance business and he is now living at the Plaza Hotel where I am sure a letter addressed to him would reach him, that is if you are interested and wish to follow this lead.

I hope you are well. I am feeling much better now.

Yours,

Law



September 29th, 1927.

Mrs. Robt. G. Johnson,  
East Williston, D.I.

Dear Jans:

I have yours of the 28th; thanks.

We have the two boats at Miami Beach which we are considering selling to the Monroe County Board who wish to operate ~~them~~ in connection with the completed road through to Key West. If they purchase these two boats, this boat is not for sale and we will immediately send this boat down to take up the work at Miami Beach. We have a total of three ferries, practically alike as per the one at the dock here. However, we do not care to follow up Mr. Prime. If he wants the boat he will undoubtedly look after it and take the matter up with us. Thanks just the same for your interest in the matter.

Am glad to hear you are feeling well. I have been at Montauk a great deal of the time. Am having a lot of trouble with the "Shadow K" recently but I think I have the trouble all whipped within the next five days. Am loaning the "Shadow K" to LeBoutillier and a party of his friends. It leaves at midnight tonight to go to Southampton and up to Martha's Vineyard and up the New England coast. Don't know just when it will be back so my plans in the near future are much in the air.

Guba is making a great hit at Montauk. We had a chance to sell him the other day but Bob thought the horse was too much for the average horseman or horsewoman to handle. Unless you give him a lot of work every day he does some very funny stunts. I don't mean he is wicked but

Mrs. Robt. G Johnson,  
September 29th, 1927.  
Page 2.

just full of pep. It is nothing at all for him to jump sideways across a fifteen foot road in two whips of a second and a lot of people cannot sit on him long enough to stay with him across the road. He is perfectly beautiful going over the hills and Bob is very much in love with him. We, of course, could not think of selling this horse but what we might do is give it to Bob Bullock and I will give you a riding mare in place of Cuba any time you want to go out to ride.

I got from Fred Post the other day a very beautiful little sorrell mare who is as quiet as a dog and I think you might be able to enjoy this horse if you decide you want to ride. She is small, very sure footed and very quiet.

Best regards to you and Bob and little Jack.

Yours,

P.S. I am going to try to pick up two or three donkeys this next winter for Montauk. You can tell Jack he can ride a donkey next year.

CGF:T

1927

Law [Saturday.

Dear Carl: - - -

Please forgive my tardiness in thanking you for our wonderful time in Montauk last week - we all enjoyed every moment but I ap- preciated, more than the rest, the work and thought and time you have personally put in

to that development to  
make it the ideal spot  
all ready is. To my  
mind nothing - no place  
I have seen has the charm  
and restful beauty of  
these beautiful hills and  
dunes surrounded by  
ocean and dotted with  
lakes. It should ~~be~~ and  
will. I have no doubt ~~the~~  
day surpasses Miami Beach.  
The hotel was the biggest  
surprise to me; for I  
never dreamed the service  
and food would be so  
excellent or could be got running

ap. Do you see in the paper the  
account of the death of Louis Fuertes?  
killed by a train near Albany?

Lave

So smoothly in such a  
short time. Lundberg cer-  
tainly is more than a hotel  
manager - he is a fine host!

Yesterday I received a letter  
from Mr. Caffrey - telling  
me of my "knob" - it made  
me so happy and I do  
so appreciate and thank  
you for your generosity  
I all ready have a sketch  
of the house I hope to build  
on that "knob" the most perfect

Sit for a house I've enclosed  
I do think you would  
drop in when you can  
dear as I want to show  
you this sketch and talk  
to you about it.

I've been miserable all  
this week. that's the reason  
I've not written you sooner.  
The pain has been excruciating  
but yesterday I had a wisdom  
tooth extracted and today  
I am feeling much better

Again dear I want to say  
"Thank's" and for Mr. and Mrs.  
Jen also - Mr. Jen is a fine  
man & I want you to meet him  
some day. Did you like her?  
Hoping to see you real soon  
Love this much as always  
Love

Oct 21-27

ORCHARD MEADOWS  
EAST WILLISTON  
LONG ISLAND

Dear Carl:-

Thanks for your note  
from Chase - I appreciate  
your saving me fifty dollars.  
I also received the deed to  
my Montauk plot - See I  
am proud of that - Thanks  
loads I am delighted to have  
a place where some day  
I hope to build a sweet  
little home on that gorgeous spot.

I am very much  
interested in the literature  
and letters you are send-  
ing out and read every  
word of them. The letter

I received today about  
Miami Beach and the  
proposed building is  
most reassuring. Nothing  
can be told that please don't  
I am very anxious to get  
done again - especially  
since the bad weather we  
have been having.

Well do I remember a  
certain rainy Saturday  
morning, in this month,  
seventeen years ago this  
coming Sunday. My  
partings dear on that  
day - never - to be forgotten  
memory always dearly  
cherished.

Love and all good wishes

It was S. A. Lynch of Atlanta who was <sup>very</sup> interested in the <sup>same</sup> <sup>thing</sup>



October 25th, 1927.

Dear Jane:

I am thinking of going South about the eighth or tenth; am not sure at this time. Hope you will be able to come down before it gets bad weather. All reports seem to indicate we are going to have a very severe winter -- in fact, the worst winter we have had since 1846.

I know S. A. Lynch of Atlanta but I don't think he is interested in our property at anything like a fair value. He is a very hard man to deal with. I have made two or three trades with him and it is difficult to get him down to a point where he will pay what an object is worth.

Hope to see you before I get South. Best regards.

Yours,

Mrs. Robt. G. Johnson,  
East Williston,  
Long Island.

CGF:T

ORCHARD MEADOWS  
EAST WILLISTON  
LONG ISLAND

November 22-1927.

Dear Carl;-

I am enclosing a newspaper clipping which I thought might be of interest to you though perhaps you know all about it yourself. It sounds like a wonderful invention.

It was a real dissapointment to me that I did not get to see you and say "Goodbye" before you left for the south the other day but I hope when you come to Washington on December first that you will run on over here and spend the week-end with us-I think Jack and Ethel LaGorce are coming over for that week-end and it would be so nice if we could all be together-please try and arrange to dear-can't you? Any way I will expect to have a phone call from Washington, from you. Wire me before when you will call then I will be sure to be at home.

I sent over and got the phonograph that I had last year as you said I could use it again this winter-we do so enjoy it and thank you dear for letting us use it-I will take the best of care of it.

It is cold and damp and dreary here to-day I think it is going to snow and I wish I could get on a train to-night and go straight to Miami Beach but guess I had better stick it out until after Xmas now.

I hope you had a pleasant trip and that you found things in good shape down there.

Now dear, be sure to wear warm clothes when you come north so you won't take a cold. I do hope you are feeling well, and that you will have a nice Thanksgiving day-wish you were going to be here to eat Turkey with us.

Much love dear,

---

Jane

November 25th, 1927

Dear Jane:

I have yours regarding the furnishings. We purchase so much furniture that we recently put in our own buyer. We buy direct from the manufacturers; have no connection whatever with any middleman or decorators. So am sorry we have not a thing to offer your friend at this time; and perhaps never will have.

I was up past your house yesterday and stopped to look the place over. It looks fine, and the general improvements at the Beach are wonderful. The new Bath Club is wonderful and the new Golf Club house just above your house is a beauty. You will be surprised when you see it and how that locality has improved.

Lee Applegate built new houses on both the old foundations and they are quite a credit to the north end. The clean-up at Miami Beach has been perfect and Miami Beach never looked as good before the storm as it does right now. We are having beautiful weather.

Yours,

Mrs. Robert J. Johnson,  
Orchard Meadows,  
East Williston,  
Long Island.

November 28th, 1927.

Dear Jane:

I told Walter the other day to have little Jack's lot transferred direct to you and cut out this trust company. They charge us two hundred dollars a year for looking after it; and if this much money was put on interest it would amount to quite a sum and would probably do more good.

Yours,

Mrs. Robert G. Johnson,  
Orchard Meadows,  
East Williston,  
Long Island.

December 6, 1927.

Dear Jane:

I have yours of the third. I was not called to Washington as I expected to be on the first, as the tax case was postponed indefinitely. Don't know at this time just whether it will come up before spring or not -- certainly hope not.

We have had some very good weather here. Your house looks fine and the new golf club right above your house is a beauty. The new Bath Club looks great -- in fact, the whole Beach is wonderful.

Hope you will get down soon and enjoy our weather.

Yours

Mrs. Robt. G. Johnson,  
"Orchard Meadows",  
East Williston,  
Long Island.

CGF:T

December 24, 1927

My dear Jane:

We now find that we are in quite a jam on the deed for Jack. It is tied up so tight we cannot bust it. We are trying, however, to get the Trust Company to reduce the fee to a nominal one. We should have had a contract before we went into this deal.  
Moral: Stay out of trust companies' hands.

I have turned Cuba over to Bob Bullock to ride exclusively and not to let anybody else have it. He is making a perfectly beautiful polo pony, and Bob certainly knows how to ride him. He looks wonderful on the field and can run like a scared cat -- nothing on the field can outrun him. He is a big handful to handle and he is positively dangerous except to a good rider like Bullock. As he gets older and stronger he is even more to be feared than when you rode him.

Hope you get down soon as the weather is delightful and your house looks fine. New houses around your place set it off in fine shape. Saw your mother and George Welsh yesterday. He is back on the job timing polo this afternoon.

Love and best wishes.

Yours,

Mrs. Robt. G. Johnson,  
Orchard Meadows,  
East Williston,  
Long Island.

CGF:T

XU

**THE SENDER  
OF THIS  
MESSAGE**

authorizes us  
to say that a  
**TELEGRAPHIC reply**  
is desired

via  
**WESTERN UNION**

# WESTERN UNION

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

### SYMBOLS

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| NITE | Night Message   |
| NL   | Night Letter    |
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| CLT  | Cable Letter    |
| WLT  | Week End Letter |

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MZAR148 26 1 EXTRA RUSH XU

1927 DEC 24 PM 4 04

GARDENCITY NY 24 257P

CARL G FISHER

MIAMI BEACH FLO

THANKS YOUR WIRE WHAT TIME TONIGHT CAN YOU BE AT  
LINCOLN HOTEL AS I WILL TELEPHONE MOTHER AND WOULD LIKE  
TALK TO YOU TOO ANSWER

JANE.



NOV 4 4 04





|                     |                    |               |                       |          |  |
|---------------------|--------------------|---------------|-----------------------|----------|--|
| RECEIVER'S NO.      |                    | TIME FILED    |                       | CHECK 13 |  |
| TELEGRAM            | DAY LETTER         | NIGHT MESSAGE | NIGHT LETTER          |          |  |
| FULL RATE CABLEGRAM | DEFERRED CABLEGRAM | CABLE LETTER  | WEEK END CABLE LETTER |          |  |

SEND the following message, subject to the terms  
on back hereof, which are hereby agreed to

December 24, 1927. 19

To MRS. ROBT. G. JOHNSON. ORCHARD MEADOWS.

EAST WILLISTON. NEW YORK.

~~CHRISTMAS GREETINGS WEATHER IS FINE HERE~~

BEST WISHES TO BOB AND LITTLE JACK

CARL

CARL V. FISHER ACCT.

May 5, 1930.

Mrs. Robt. G. Johnson,  
North Alton Road,  
Miami Beach.

My dear Jane:

I enclose you copy of memo we have received from the office, also a copy of my reply.

You can readily note the amount of trouble and time it has taken to check up this complaint of yours. Our entire effort in both cases was to do you a favor. The cost of checking these various accounts is as much, probably, as the Frigidaire is worth.

I wish you would cooperate and not get us into any more jams than possible.

Very truly yours,

CGP:T

Copy to Mr. Kunschik.

ORCHARD MEADOWS  
EAST WILLISTON  
LONG ISLAND

My dear Carl:-

Yours of May 5<sup>th</sup>  
received. I regret ex-  
ceedingly this ado over  
such a small matter and  
I assure you it was  
not my intention to in  
any way upset you or  
your organization. I  
greatly appreciate the  
favours you and your  
organization have done  
for me, and in the future  
I shall endeavor next to

ORCHARD MEADOWS  
EAST WILLISTON  
LONG ISLAND

ask any more. Some  
one has made <sup>an error</sup>  
about the furniture, <sup>you got it -</sup> - it  
is of no moment. I have  
always paid every account  
against me and of course  
charge the refrigerator for  
my check. It is not my in-  
tention to get out of paying for it.  
It does seem impossible  
for me to keep out of  
getting in some kind  
of a jam where you  
are concerned no matter  
how hard I try - everything  
is magnified and mis-

ORCHARD MEADOWS

EAST WILLISTON

LONG ISLAND

construed and is so distorted  
before reaching you that  
you get all upset and  
think I am not co-oper-  
ating and everything else  
that is mean and bad;

I assure you I shall  
be careful never to ask  
any more favors.

Very truly yours

Jane Johnson

May 10<sup>th</sup> 1930

May 15, 1930.

Mrs. Robt. G. Johnson,  
Orchard Meadows,  
East Williston,  
Long Island, N.Y.

Dear Jane:

I have yours of the 5th. If after this you have anything you want our organization to do for you, and you will make a memo and send it to me, it will probably be straightened out without a lot of backhashing.

I am glad you are north. I expect to get up there in a few days, as soon as I get through with some testimony which I must give in connection with the Capone case.

Yours,

GGF:T

June 23, 1930.

Mrs. Robt. G. Johnson,  
East Williston,  
Long Island.

Dear Jane:

I have been so busy I have not had a chance to answer your last letter regarding your horse. I am glad you are having such splendid luck with her.

There is a very fine Country Club race at Southampton for amateurs on July 12th, a distance of three quarters of a mile for horses 15 hands and under. You might get an amateur to ride this horse for you in this race and she might surprise not only you but a lot of other people on her speed. You can either ship down or truck down. The horse is credited around here with a lot of speed. "s may be mistaken but she looks like she has the speed.

This is only a thought as they are presenting some very handsome cups. I would not for an instant imagine you want to ride, but you can easily pick up some good rider in the neighborhood and you can undoubtedly find a very good rider right on the grounds who would be very glad to put the horse through this three-quarter mile race, provided she is not over 15 hands as nobody here remembers her height.

Very truly yours,

GGF:T



August 2, 1930.

Mrs. Robt. G. Johnson,  
East Williston,  
Long Island.

My dear Jane:

I am glad to have a card which I think was mailed from Quebec. I remember the country very well and, if you remember, I once went through the country in a canoe.

I am sorry to hear that the mare dropped you, but if you will remember I told you that she was very tricky; but certainly after a certain length of time she should get over this bunch of shying which really is nothing more than high spirits because there is not a thing wicked about the mare. She is just full of hell, ginger ale, pepper and paprika.

If you get in the habit of riding this mare and going to sleep or day dreaming, she will certainly spill you. You must keep your knees tight on her and always let her know that you are riding her; otherwise she will play with you just as she would with a horse fly or some other insect that annoyed her. Of course, she is a great horse but only possible to handle with one person. In our barn, she was dangerous.

I am riding a great deal now a days at 8.30 in the morning. Have just finished several days' riding with Fred Britten and Mrs. Britten and we have had a lot of fun. I am still riding Sally. She is so good I can go to sleep on her -- but at the same time Sally almost kare down the barn about a week

Mrs. Robt. C Johnson,  
August 2, 1930  
Page 2.

ago when somebody put a strange bridle on her with a curb bit that she did not like and she raced me all around the property for several minutes until I could get off her. As soon as we took this bit off her, she was perfect and has been ever since.

Very best regards, and I hope you have a great trip and get back safe and sound. The center of Long Island is hotter than a Ford; Montauk is as cool as a Frigidaire.

Love and regards.

Yours,

GGF:T

This is the Alfred Sloan's  
yacht and what a yacht,  
Beyond description! Sunday



ON BOARD RENE

Dear Carl:-  
Someone told me  
recently that you were not well  
I do hope you are. We came  
on this cruise a week ago last  
Friday and will be home next  
Sunday - mine had a marvellous  
cruise and are now in

the Saguenay River which has the  
most impressive scenery I've ever looked  
upon. Great high mountains covered  
with fir trees come right down to the  
water's edge. We were in Quebec & Montreal  
Do you remember when we were there? Do  
you remember our landing in Quebec in 1914?  
Diamond threw me the day we left - she  
skied while we were galloping full speed  
& I got a bad bump on my back & head - knocked  
me unconscious for a few minutes - I was  
pretty stiff & sore for a few days but I'm almost  
O.K. now. She's a great horse & I adore her  
now so she does still see all over the place -  
I hope you are O.K. Love  
Jane

Thursday



Dear Carl: -

Thanks dear for  
your very nice letter  
which I did so enjoy.  
I heard recently that  
you were not well and  
I was worried about you  
but now that you are  
riding every day am  
sure you must be feel-  
ing very fit.

When I was thrown my  
knees were still sticking  
to the saddle and after  
I was picked up and  
the horse was caught  
my knees were wryed  
loose & returned to me!

Anyway - all joking  
aside I want you to  
know that it was not  
Diamond's fault - we  
were galloping thru  
the woods and around  
a bend - a post painted

white had been put in the  
middle of the road - she saw it  
first and was frightened - she  
stopped dead still wheeled - reared  
and ran and the next thing I  
knew people were working me  
me to bring me back to consciousness  
But I landed in my head & (you  
knew how hard that is) and on  
my back - I am O.K. now and  
have ridden twice since we got  
back Sunday. Friday night we

landed in Hampton and  
Sat. P.M. the N.Y. Yacht Club  
Cruise came in and out of  
all these yachts the Shadm,  
K. anchored along side of us.  
Is it that strange! I saw  
Claude thru the glasses - do not  
think he saw me.

I want you to see my lovely  
mare - I adore her and she is  
a regular pet. How is Cuba?  
Please don't let him forget me.  
I am going next week and the  
16<sup>th</sup> to Southampton to be with  
Beulah Sunday - wasn't it too  
bad old Jim had to die? It was  
such a shock when we got on  
wireless on board the Rene. I'd  
love to see you dear. I send you my  
love  
Love  
Jane





Tuesday

Dear Carl:-

Here I am again -  
back in the old Fifth Ave  
Hospital where they brought  
me yesterday for X Rays  
and observation. They  
took a picture of my chest  
this a.m. and found that  
the tip end of my left  
lung has an acute infection.  
Isn't that discouraging?  
I've a bad cough too, but

the specialist says as the  
condition of the lung is  
acute he thinks it can be  
cleared up with proper  
care and treatment.

of all times to be sick -  
depression and low cash  
of course I would have  
to have to have hospital  
nurses & doctor's bills right  
now - oh well I can't  
help it and am trying  
my best to get well quickly  
I just wanted you to

Run about me. I'm awful tired really  
laid up but guess I'm better off that  
lots of other poor souls.

To write me and tell me how  
things are in Fla and what kind  
of trip you had and how you are  
and about everything. If you  
want to visit me send it to the  
5<sup>th</sup> Ave Hospital - if you write send  
it to East Williston!

Guess who just called me on the  
phone old Maco Stuart from Texas

Surp he's been married for  
2 1/2 years & wants to bring  
his wife up here for me  
to see. Isn't that funny?  
I haven't seen or heard  
from him since he visited  
us in Surp's.

I must stop now. The nurse  
tells me I must lie down & rest.  
Guess I was lots sicker than  
I realized they now say I  
had flu & bronchial pneumonia  
well anyway. How I send my love  
to you & hope you are O.K.  
How is Sam making?  
"Gooby"  
— Jane

August 13, 1930.

Mrs. Robt. G. Johnson,  
East Williston,  
Long Island.

My dear Jans:

I was indeed shocked to hear of Jim's death. But the way he has been dragged around from pillar to post, I don't see how in hell he did not die long ago. In fact, he must have had a giant's constitution to last as long as he did.

I am glad you still have confidence in your mare. I guess the mare and Cuba are a good deal alike. Cuba stepped out from under Murdo Morrison and left him sitting right in the middle of an oiled road. Outside of being good looking, he is not worth a damn. Your mare and another mare we have here can run right by him.

Yours,

CGF:T

August 29, 1930.

Mrs. Robt. G. Johnson,  
East Williston,  
Long Island.

My dear Jane:

We are rapidly nearing the end of the season here and have had very little business this year in new sales. I have practically been forced to carry on Montauk without any assistance from the outside and it has been very difficult and will be increasingly difficult until our season gets in the swing at Miami Beach and we can expect some revenues from sales at Miami Beach.

I would like to arrange with you to take half of your remittance in property at the Beach. You can apply this half to one of our bayfront lots and I think you can figure on a very good profit either this coming winter or the following winter.

You may not keep up with Miami Beach improvements, but several more very important homes are being built on the bayfront near your property and they were started after you left.

I have made a lot of sacrifices for you and you will help me considerable by cooperating now for the next six or eight months.

The Treiber Diesel Engine Corporation, in which you know I am interested, went into the hands of a Receiver last week, just after I had scraped up as much loose money as I could to help them get some engines finished up that had boats waiting for them. It is possible the Treiber Company will be sold to a large engine company in a short time which will help things out generally.

Mrs. Robt. O. Johnson,  
August 29, 1930,  
Page 2.

Ready cash is the very thing now that  
is quite difficult to obtain.

If you would prefer to have some Miami  
Beach bonds, I can let you have some of  
these bonds from the sale of the Golf Course  
which draw 5 $\frac{1}{2}$ % interest. You can have them  
at \$95. We have found no market for these  
bonds unless we cut the price, and practically  
all of my bonds are pledged anyway for  
security.

Please let me hear from you by return  
mail.

Yours,

CMF:T

MEMORANDUM

FROM MR. FISHER

DATE September 8, 1930

TO Mr. Paul Kunschik.

SUBJECT Mrs. Robt. Johnson  
Payments.

I have made arrangements with Mrs. Johnson to pay half her installments for the next eight months and give notes for the balance, commencing with the September payment.

*Jame*

CGF:T

RECEIVED  
SEP 10 1930  
U.S. DEPARTMENT OF JUSTICE  
WASHINGTON, D.C.



September 8, 1930.

Mrs. Robt. G. Johnson,  
East Williston,  
Long Island.

Dear Jane:

I have yours of the 5th.  
Thanks a lot. I will send you along  
a note for the balance and, incidental-  
ly, when I get down south I will pick  
out some collateral for you.

Yours,

GGF:T

Note: Mr. Fisher destroyed Mrs. Johnson's letter.

THE CARL G. FISHER PROPERTIES

*Jame*

MEMO TO Mr. Carl G. Fisher

DATE September 13, 1930

FROM Paul Kunschik

SUBJECT Mrs. Robert G. Johnson

I have your memo of the 8th in which you advise that you have made arrangements with Mrs. Johnson to pay half her installments for the next eight months and give notes for the balance, commencing with the September payment. Prior to receipt of your memo Mrs. Johnson had forwarded to me statement of her Federal income taxes, which are due Monday, with request that we pay them and deduct same from her monthly allowance as we have been doing for the past several years. Since the payment of this income tax exceeds half of her September allowance, I presume that you will desire to begin the partial payment of her allowance with the October payment instead of September. The payment for the month of September would be \$2,676.67 and the amount of her tax is \$2,039.64, leaving only a little over \$600.00 difference. Unless I hear from you to the contrary I will make payment to her next week for the \$600.00 difference.

PK:MKH

*Paul Kunschik*

PAUL KUNSCHIK

ORCHARD MEADOWS  
EAST WILLISTON  
LONG ISLAND

Sept 6-1930

Dear Carol:

In yesterday's  
letter I told you my  
income tax was \$17.06  
I made a mistake it  
is \$2029.65 to be paid  
in September and in  
December. I did not  
want to misinform  
you about the figures.

Yours

P.S. I always  
send my income tax  
slip to Kunschick to pay. He deducts it  
for my check

September 22, 1930.

Mrs. Robt. G. Johnson,  
East Williston,  
Long Island.

Dear Jane:

I just have a memo from Kunschik  
and have written him to pay your Income  
Tax. Next month you can split the amount  
between cash and a note.

Yours,

CGF:T

October 16, 1930

Mrs. Jane Johnson,  
East Williston,  
Long Island

My dear Jane:

I am very very sorry to hear of your latest trouble. I tried to get in touch with you before leaving Port Washington, but the "K" came down and there were so many telephone calls and other things, I just climbed on the "K" and beat it, expecting to send you word from Charleston.

We had a rough trip and left the boat at Charleston and came down on the train. We found everything lovely here of course - better than ever before. The City has made many improvements and the foliage has done wonderfully.

I am sure that you will come out of your present trouble OK and can get down here within another month. This weather will do you a lot of good. Dan Mahoney is OK, looks well and operation complete success. Your place looks lovely and the Golf Course right in front is looking much better than ever before. I was driving out to the East Williston place when I stopped the other day.

Best regards, and drop me a note once in awhile.

Yours,

CGW:IA

November 1, 1930

Mrs. Robert G. Johnson,  
East Williston, Long Island  
New York

My dear Jane:

I hope you are getting along well.  
Mr. Welch was up yesterday and he looks fine,  
and I understand your mother is quite well.

I hope you are making progress.

Yours,

CGF:A

November 3, 1930

Mrs. Robert G. Johnson,  
East Williston,  
Long Island,

My dear Jane:

I have yours of the 24th.

I am returning you a check in-  
stead of your note. Enough said on this  
subject.

Hope you are making a rapid im-  
provement. The weather is fine here and  
just had a beautiful rain. I am getting  
in some tennis every day now and have lost  
eleven pounds in the last thirty days, so  
that I am feeling quite slick again.

I am somewhat worried about your  
investments that you speak of. I don't know  
just what you refer to, but if your invest-  
ments are originally proper, the yield should  
be O.K. regardless of the shrinkage in market  
quotations. I hope you have'nt had too much  
bad luck.

Yours,

A

GGF:A

ORCHARD MEADOWS  
EAST WILLISTON  
LONG ISLAND

Monday Morning.

Dear Carl:-

Yours of the third received. Thanks loads. I am home again and feeling quite well again but still have to take it rather slow. It is nice weather here now and that helps my trouble. I hope you are well. I heard the other day that your wife was in a hospital in New York. There is a great deal of sickness in New York now. I will be glad to get down to Miami Beach and the sunshine, and expect to go early in December or as soon as John gets out of school for his Christmas vacation. He has three weeks.

I am glad to hear you have lost some of that excess fat you were carrying around. Be careful tho and do not play too strenuous tennis-it's a dangerous game for people to play when they are over forty

When you were here you said you were going to send your big aero car back and that I could send my servants down in it. Have you changed your mind or can I count on using it? I think now that I will send the servants about Dec. 17th and I will go on the 20th. How long does it take for the aero car to go down? The weather here is spring like to-day but I know that it can not last very long. Carolyn, my sister-in-law is in my house-my brother Roy had to go to Europe on business so she went down to open up my little house for me. I am so anxious to get down and see that little place I can hardly wait. I just love that tiny spot. I hear you are building an addition to your house. What are you doing to it?

I hope you will have a big season this year. Carl I would like to do something this year-would you let me have the privileges to teach backgammon and bridge in your hotels? I have a friend who is a marvelous bridge teacher and I am pretty good at backgammon and every one is playing it in New York and paying good prices to learn the game. I would love to have the privileges if you would let me and I would make some arrangements with the different managers if you wish. I feel like I want to have some work to do. I could arrange tournaments and keep the guests amused and I think make something rather interesting for the guests and at the same time



Have you read a book  
called "Al Capone" if not I  
will send it to you.

keep myself interested and make something too.  
let me hear from you as soon as possible about

My love to you dear and I hope these depressive  
times will soon blow away. Like every one else we have  
lost-but there is no use crying about it. I have often  
heard you say, "It is not so difficult to make money  
it is to hold on to it after you get it". and I am sure  
you are right. Please don't worry about me dear, I'll  
come out all right but I just hated to go back on my  
word after I had given it to you. You are always so  
good and kind to me and understanding and helpful.

So long, dear,

Lovingly,

Tam

Please answer  
right away

November 24, 1930

Mrs. Robert G. Johnson,  
Orchard Meadows,  
East Williston  
Long Island,

Dear Jane:

I have yours of recent date.

Yes, I have read "Al Capone"  
and it is a great book. Thanks a lot  
for thinking of me.

I decided it best not to send  
the Aerocar back, and I have it here,  
and I have't a chauffeur at the present  
time capable of handling the car over the  
road the way it should be.

Yours,

CGF:A

JANE

Dec. 21, 1931

Parke G. Haynes

Dear Parke:

Hugh Davis is down here now and is going north tonight. He is going to try to make an adjustment with Jane Johnson on two lots here at Miami Beach, in lieu of the next six months' payments, also he will try to make an adjustment of the alimony for the balance of the year 1932, which will be quite a help in our cash account.

Hugh's regular salary for work of this kind, where it is over a short period of time is \$100.00 per day. We have arranged with him for his expenses, and to give him an acre lot in Hither Hills in lieu of any attorney fees on this job, and for any other work that may be in connection with the job, up until and after February 1st. Please get out a deed for this acre and forward it for my signature.

In the meantime give Clem Keys every cooperation you can. If a Receivership after January 1st is necessary and desirable, it may steady the market both here and at Montauk for the Spring, rather than have the same delayed until May 1st.

I have sent you a copy of a letter I have just written to Clem Keys regarding transfer of property at Montauk.

C. G. FISHER

CGF-HM

THE CARL G. FISHER PROPERTIES

DATE December 29, 1931

SUBJECT LA GORCE GOLF COURSE

Mr. Collins telephoned me last night on some company matters and incidentally mentioned the opening of the La Gorce Golf Course. Because of the small number of players on Bay Shore course it has seemed advisable that the La Gorce opening be postponed, but in view of the fact that season privilege cards have already been sold for the La Gorce course, and in view of the fact that the opening date has been advertised (I refer you particularly to the attached clipping from the Miami Daily News, which appeared in the Sunday paper) it would seem advisable to open the course on schedule time. Mr. Collins wanted me to convey to you his conclusion as outlined above. He feels that to postpone the opening at the present time would cause much unfavorable comment. The golf course is in shape ready to open and would have to be kept in that shape even though we wanted to postpone opening for ten days. So far as the maintenance payroll is concerned we would, therefore, save nothing. Mr. Collins has written Glen Adams his idea as to cutting down the expenses of the club and Glen should be given instructions to carry out Mr. Collins' wishes in every respect. Instead of having two employees in the office of the club one should be able to handle the situation until playing gets more active. Glen Adams has in mind one man as door keeper and janitor to keep the place clean. It would seem reasonable that until playing gets more active that one person could take care of the position of caddy master and starter. None of these positions pay a wage of any consequence. The dining room and locker room have been let out under concession as heretofore to Mr. Marqua and he is ready to do his part in the opening of the course.

PK:MKH

*Paul Kunschik*  
PAUL KUNSCHIK

Jane

January 5th 1932

Mrs. Robert Johnson,  
East Williston, L.I.

My dear Jane:

I have just received word from your attorney Judge Smathers this morning, that the land offered as a guarantee was not sufficient. Judge Smathers asked for one hundred feet on Lincoln Road, which it is not possible for us to give to you. We have other certain commitments on Lincoln Road property that it would be very serious at this time to upset.

However, it is practical, since the market on real estate may remain idle for some time to advance these values another additional \$10,000 on these lots that are now available, and this we are willing to do if we hear from you immediately.

In the event this is not done, I am going to advise you now that it is impossible for us to make your payment, and any action your attorney may take for your protection will necessarily cause serious trouble, and this should be avoided, not only for the effect it will have this season, but for your future interests in Flamingo securities. The hotel is opening to less than 50% of last years bookings, and in fact all of our hotels are running 50% and more than last years bookings, golf is also 50% less than last year, and I don't know what the next few months will bring forth.

Any action against the Flamingo at this time I am advised will bring a foreclosure on the bonds, and this would be unavoidable if any action is taken. As I advised you Hugh Davis I think it is as much for your own good as for ours to cooperate at this time, however, if you prefer not to do so, it is entirely up to you.

If you should decide to take an additional ten thousand dollars worth of security in lots, or if you would care to have an extra ten thousand dollars worth of Ocean View stock, I can provide either one, and this is the best I can do and is final.

Yours,

C. C. FISHER

THIS AGREEMENT, Made this 25<sup>th</sup> day of April, 1932, by and between CARL G. FISHER, of Dade County, Florida, party of the first part, and JANE JOHNSON, an unmarried woman, of Dade County, Florida, party of the second part,

W I T N E S S E T H :

In consideration of the mutual covenants and agreements herein contained and the sum of Ten Dollars (\$10.00) by each of the parties to the other duly in hand paid, the receipt of which is hereby severally acknowledged, the parties hereto mutually covenant and agree with each other, as follows:

CARL G. FISHER covenants and agrees:

(a) That he is the lawful owner of the following described property situated in Dade County, Florida:

Let numbered Six (6), and the West five and one-half feet (W. 5 $\frac{1}{2}$ ) of Lot numbered Five (5) of Block numbered Thirty-One (31) of FISHER'S FIRST SUBDIVISION of ALTON BEACH, as the same are shown, marked and designated on a plat of said subdivision recorded in Plat Book No. 2 at page 77, of the office of the Clerk of the Circuit Court in and for Dade County, Florida;

Together with the structure thereon and such fixtures, furnishings, furniture, and equipment situated in said structure as does not belong to the tenants therein;

(b) That he will convey said property to JANE JOHNSON within 30 days from the date hereof by good and sufficient warranty deed of conveyance, free and clear of all liens, charges and encumbrances, excepting municipal zoning ordinances affecting said premises, if any; and that certain lease dated November 7, 1931, between The Alton Beach Realty

Company and D. Ward White, covering certain space in the building on said premises, the term of which lease expires on October 31, 1932, which lease he will cause to be assigned to JANE JOHNSON upon the day of the delivery of said warranty deeds.

(c) That he will, at his own expense, have prepared and deliver to JANE JOHNSON, or her attorney, within twenty (20) days from the date hereof, an abstract of title covering said real estate, and JANE JOHNSON shall have 10 \_\_\_\_\_ ( ) days after delivery of said abstract within which to examine the same.

JANE JOHNSON covenants and agrees that upon the tender of said warranty deed and providing said abstract shows title to said premises in CARL G. FISHER, free and clear of all liens, charges and encumbrances, excepting municipal zoning ordinances affecting said premises, if any, and that certain Lease dated November 7, 1931, between The Alton Beach Realty Company and D. Ward White, covering certain space in the building on said premise; she will forthwith:

(a) Declare the trust agreement between the parties hereto and First Trust & Savings Bank as Trustee, dated November 24, 1924, a copy of which is attached, null and void and of no further force or effect, and will release and discharge CARL G. FISHER from any and all existing and future debts, obligations, engagements, charges and liabilities whatsoever thereunder and under that certain other agreement between the parties hereto dated October 24, 1924, a copy of which is attached, and will direct the Trustee under said trust agreement dated November 24, 1924, to release to CARL G. FISHER all

securities held by it thereunder including five hundred (500) shares of the capital stock of The Flamingo Company, evidenced by Certificate No. 17.

(b) Release and discharge CARL G. FISHER from any and all manner of action, causes of action, suits, debts, sums of money, dues, claims and demands of any nature whatsoever, in law or equity, which she has had or now has, from the beginning of the world to the date of said release, including all claims arising out of or in connection with said agreements dated October 24, 1924, and November 24, 1924, copies of which are attached.

(c) Execute and deliver to CARL G. FISHER all such ~~assignments~~ <sup>Releasees</sup> and other instruments in due form of law and perform such other acts of assurance which may be necessary to carry out and make effectual the provisions of this agreement.

IT IS FURTHER MUTUALLY AGREED that taxes against said premises for the year 1932 shall be apportioned between said parties hereto as of the date of the transfer of title, but all other municipal liens and assessments shall be paid by CARL G. FISHER before or at the time deed is delivered by CARL G. FISHER to JANE JOHNSON.

This agreement shall be binding upon the respective heirs, executors, administrators and assigns of the parties hereto.

IT IS AGREED between the parties hereto that the deed from CARL G. FISHER to JANE JOHNSON shall contain the commercial restrictions contained in the form of deed attached hereto and made a part hereof.

IT IS FURTHER AGREED between the parties hereto that the party of the first part hereby gives and grants to party of



*Less the west (6) feet of Lot 4*

the second part an option to buy Lots 1, 2, 3, 4, of Block 51, of said FISHER'S FIRST SUBDIVISION of Alton Beach, aforesaid, within five (5) months from the date hereof, in consideration of the complete satisfaction or assignment, whichever party of the first part may prefer, of the following mortgages:

Four certain mortgages, made by The Alton Beach Realty Company in favor of JANE JOHNSON, now securing the principal sum of Thirty Eight Thousand Eight Hundred Dollars (\$38,800.00) and encumbering the following described premises:

Lot numbered One (1) of Block Eleven (11) of ISLAND VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 6, at page 115, of the Public Records of Dade County, Florida;

Lot numbered One (1) of Block Ten (10) of PALM VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 6, page 29, of the Public Records of Dade County, Florida;

West One-Half (W. 1/2) of Lot numbered Eight (8) of Block numbered Sixteen (16) of ISLAND VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 6, at page 115, of the Public Records of Dade County, Florida;

Beginning at a point 30 ft. South and 315 ft. East from the Northwest (NW) corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 22, Township 28 South, Range 42 East, thence East along a line parallel to and 30 ft. South of the North line of said Section, 315 ft., thence South 128.3 ft., thence West 315 ft., thence North 128.3 ft., to the point or place of beginning, containing 0.98 acres more or less, said premises being also known as Lot number One (1) of Block one (1) of the OSBORNE TRACT, as shown by the unrecorded plat of that subdivision;

And upon the exercise of said option by party of the second part, Said party of the first part is to give party of the second part a warranty deed for the lots aforesaid, in consideration of the satisfaction of said mortgages, which warranty deed, however, shall be subject to the restrictions, if any,

IT IS FURTHER AGREED that at the time of the settlement or exchange aforesaid, the taxes shall be prorated as of the day of settlement, and that all liens and other assessments shall be paid by the party of the first part.

Party of the first part is also to furnish to party of the second part, or her attorney, an abstract of title, at his own expense, within fifteen (15) days after demand, covering the foregoing lots, which abstract will show the clear, marketable title in party of the first part, subject, however, to the restrictions aforesaid.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

James A. Collins  
Atty. J. T. Tinsell  
As to said CARL G. FISHER

Carl G. Fisher (SEAL)

G. E. Dr. Brock  
W. G. T. Miller  
As to said JANE JOHNSON

Jane Johnson (SEAL)

Margaret Collier Fisher  
As to MARGARET COLLIER FISHER

Margaret Collier Fisher (SEAL)

James A. Collins

STATE OF FLORIDA)  
COUNTY OF <sup>New York</sup> ~~DADE~~ ) ss:

Before me, the undersigned authority, this day personally appeared CARL G. FISHER, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he duly acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal at Port Washington said County and State, this 29th day of April, A.D. 1932.

James F. DeBell  
NOTARY PUBLIC  
State of Florida at Large  
State of New York.

My commission expires:  
March, 1933

STATE OF FLORIDA)  
COUNTY OF ~~DADE~~ ) ss:

Before me, the undersigned authority, this day personally appeared JANE JOHNSON, an unmarried woman, to me known and known to me to be the individual described in and who executed the foregoing instrument, and she duly acknowledged before me that she executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal at Miami said County and State, this 25 day of April, 1932.

G. E. Port Bush  
NOTARY PUBLIC  
State of Florida at Large

My commission expires:  
April 9, 1934

*Jane*

February 14th 1933.

Mrs. Jane Johnson,  
North Alton Road,  
Miami Beach, Fla.

Dear Jane:

I understand you leased the apartments this year for \$2,000. As conditions are now, on a fifty-fifty basis which I offered you, you would have net for your share somewhere between \$5,000 and \$6,000.

Before you do anything for next year, I think you had better consider carefully having Mr. Bennett run these apartments on a split basis. Of course the Lincoln Hotel is in a position to get a larger amount for your rooms than could be had separately, and it may be that next year's season will not be so good.

Yours,

CARL G. FISHER

CGF-HH

Jane

February 25th 1933.

Mrs. Jane Johnson,  
6005 North Alton Road,  
Miami Beach, Fla.

My dear Jane:

The reason Mr. Bennett was afraid to lease the building was we were all afraid of the season, and naturally this applies to next season.

I would not care to go into a lease of more than \$2,000 but I would think it would be all right for Mr. Bennett to make such a lease and give you 10% of the profits, after the \$2,000 had been deducted from the profit. On a percentage basis you would probably do better than you are doing now, or than you could do under an advance lease.

If there isn't a good crowd here next year, no matter who you rent to, you will not fill it up. I also think if the crowd comes as unprepared as they did this year, they will be forced to pay big prices at the last minute.

It is too late to do anything about a club for the tennis court this year, but it should be started next year. I got tired of water bills and expense bills of different kinds, and most of the people that are using the court expect to use it for nothing. However, we can take this matter up later.

Yours,

CARL G. FISHER

CGF-HM

LAW OFFICES

**A. FRANK KATZENTINE**  
**W. SANDERS GRAMLING**

CONGRESS BUILDING

PHONE 24995

MIAMI, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, That, whereas CARL G. FISHER, joined by his wife, MARGARET COLLIER FISHER, has heretofore on, to-wit, the 21st day of May, A. D., 1932, given and granted unto JANE JOHNSON, an unmarried woman, a certain option agreement bearing the said date, and

WHEREAS, Pursuant to the said agreement, satisfactory settlement has been made, and

WHEREAS, A certain warranty deed bearing date the 20 day of March, A. D., 1933, has been delivered to the said Jane Johnson, an unmarried woman, conveying to her from The Alton Beach Realty Company, a Florida corporation, property described as follows, viz.:

Lot Six (6) in Block Nine (9) of PALM VIEW SUBDIVISION, according to the plat thereof recorded in Plat Book 6 at page 29, of the current Public Records of Dade County, Florida,

and

WHEREAS, It appears of record that there are certain possible clouds upon the title of the grantee named in the warranty deed aforesaid, as follows:

1. An instrument denominated "Receipt", wherein M. F. Griffin is named as broker, Jacob Goodman is shown to be the purchaser and J. L. Wooten and Berta E. Wooten appear as vendors, the same being dated the 28th day of July, 1925, filed August 10th, 1925, Clerk's file number A-102931, which instrument is recorded in Miscellaneous Book 68 at page 145, of the Public Records of Dade County, Florida.

2. Warranty deed wherein Jacob Goodman and Mollie Goodman, his wife, are grantees and Harry J. Halperin is named as grantor, same being dated the 28th day of August, 1925, filed the same date in Clerk's file number A-113211, and recorded in Deed Book 619 at page 151, of the Public Records of Dade

County, Florida.

3. Instrument denominated "Agreement", between The Alton Beach Realty Company, a Florida corporation, and Flagler Land Company, a Florida corporation, dated April 25th, 1925, filed April 15th, 1927 in Clerk's file number C-26749, the same being recorded in Deed Book 1088 at page 168, of the Public Records of Bada County, Florida.

AND, WHEREAS, It is mutually desired by the parties hereto, Carl G. Fisher, joined by his wife, Margaret Collier Fisher, and Jane Johnson, an unmarried woman, that the said title be clear and quieted,

W I T N E S S E T H:

That Jane Johnson, an unmarried woman, does hereby agree to accept the title to the said property in its present condition, upon the execution and delivery hereof, and

That the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, for and in consideration of the acceptance by the said Jane Johnson, an unmarried woman, of the title to the hereinabove described property in its present condition, do covenant and agree to, within the period of one year from the date hereof, remove the clouds upon the title to the said property, which clouds are hereinabove set forth and enumerated, provided, however, that in the event the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, shall not, within the period of one year, as aforesaid, remove the said clouds upon the title to the property hereinabove described, then and in that event the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, agree to transfer, assign, set over and deliver unto the said Jane Johnson real property of a valuation of Two Thousand Five Hundred and No/100 Dollars (\$2,500.00), which valuation shall be set by real estate appraisers and which property the said Carl G. Fisher, joined by his wife,



Margaret Collier Fisher, agree to deliver upon demand after the expiration of one year from the date hereof, such delivery to be accompanied by good and sufficient instruments of assignment and transfer, provided further that in the event the clouds upon the title aforesaid be, within one year from the date hereof, removed and the title to the said property be quieted in the said Jane Johnson, and/or The Alton Beach Realty Company, to the extent of the clouds upon the title herein set forth, then and in that event this instrument shall be and become inoperative and of non-effect.

That the real property of a value of Two Thousand Five Hundred and No/100 Dollars (\$2,500.00) is agreed upon by and between the parties hereto as liquidated damages in full accord and satisfaction of all claims, debts and demands whatsoever that the said Jane Johnson, an unmarried woman, may at any time have or have had by reason of any matters or things arising or growing out of the option agreement hereinabove mentioned, and/or by reason of the transfer of the real property aforesaid by the warranty deed hereinabove mentioned, or by virtue of the covenants contained in the warranty deed aforesaid.

IT IS FURTHER UNDERSTOOD AND AGREED by and between the parties hereto that the said Jane Johnson, an unmarried woman, shall forthwith, upon the execution and delivery of this instrument, assign, transfer, set over and release unto the said Carl G. Fisher instruments now in her possession, as follows:

Four certain mortgages, made by The Alton Beach Realty Company in favor of Jane Johnson, now securing the principal sum of Thirty-eight Thousand Eight Hundred and No/100 Dollars (\$38,800.00) and encumbering the following described premises:

Lot numbered One (1) of Block Eleven (11) of ISLAND VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 8, at page 115, of the Public Records of Dade County, Florida;

Lot numbered One (1) of Block Ten (10) of PALM VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 6, at page 29, of the Public Records of Dade County, Florida;

West One-half (W.1/2) of Lot numbered Eight (8) of Block numbered Sixteen (16) of ISLAND VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 6, at page 115, of the Public Records of Dade County, Florida;

Beginning at a point 30 ft. South and 315 ft. East from the Northwest (NW) corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 22, Township 53 South, Range 42 East, thence East along a line parallel to and 30 ft. South of the North line of said Section, 315 ft., thence South 128.3 ft., thence West 315 ft., thence North 128.3 ft., to the point of place of beginning, containing 0.93 acres more or less, said premises being also known as Lot number One (1) of Block One (1) of the OSBORN TRACT, as shown by the unrecorded plat of that subdivision,

together with any and all other securities she may have by reason of the option agreement hereinabove mentioned, and

The said Jane Johnson, an unmarried woman, does, for herself, her personal representatives and assigns, for and in consideration of the covenants herein contained, remise, release and forever discharge the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, of and from the covenants, conditions, agreements and stipulations set forth and contained in that certain option agreement herein described as dated the 21st day of May, A. D., 1932.

IN WITNESS WHEREOF, the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, and Jane Johnson, an unmarried woman, have hereunto set their hands and affixed their seals this 20 day of March, A. D., 1933.

Signed, sealed and delivered  
in the presence of:

[Signature]  
[Signature]

[Signature] (SEAL)

W. B. Bush

F. R. Simpson

\_\_\_\_\_

\_\_\_\_\_

Margaret Collier Fisher (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF FLORIDA |  
COUNTY OF DADE | SS:

Before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CARL G. FISHER, and MARGARET FISHER, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged before me, each for himself and not one for the other, that they executed the same freely and voluntarily, for the purposes therein expressed.

AND I FURTHER CERTIFY that the said MARGARET COLLIER FISHER, known to me to be the wife of the said Carl G. Fisher, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to the foregoing instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether dower, homestead or of separate property, statutory or equitable, as the same may be and become necessary under and by virtue of the terms of the said instrument, and that she did execute the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami Beach, in the County of Dade and State of Florida, this 20 day of March, A. D., 1933.

G. E. Paul Bush  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE  
My Commission expires: Apr. 9, 1934

STATE OF FLORIDA  
COUNTY OF DADE

SS:

Before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JANE JOHNSON, an unmarried woman, to me well known and known to me to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at \_\_\_\_\_, in the County of \_\_\_\_\_ and State of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 1935.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

My Commission expires: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, That, whereas  
CARL G. FISHER, joined by his wife, MARGARET COLLIER FISHER, has  
heretofore on, to-wit, the 21st day of May, A. D., 1932, given  
and granted unto JANE JOHNSON, an unmarried woman, a certain op-  
tion agreement bearing the said date, and

7  
1  
WHEREAS, Pursuant to the said agreement, satis-  
factory settlement has been made, and

WHEREAS, A certain warranty deed bearing date  
the 20 day of March, A. D., 1933, has been delivered to the  
said Jane Johnson, an unmarried woman, conveying to her from The  
Alton Beach Realty Company, a Florida corporation, property des-  
cribed as follows, viz.:

Lot Six (6) in Block Nine (9) of PALM  
VIEW SUBDIVISION, according to the  
plat thereof recorded in Plat Book 6  
at page 29, of the current Public Records  
of Dade County, Florida,

and

WHEREAS, It appears of record that there are  
certain possible clouds upon the title of the grantee named in  
the warranty deed aforesaid, as follows:

1. An instrument denominated "Receipt", wherein  
M. F. Griffin is named as broker, Jacob Goodman is shown to be  
the purchaser and J. L. Wooten and Berta E. Wooten appear as  
vendors, the same being dated the 28th day of July, 1925, filed  
August 10th, 1925, Clerk's file number A-102931, which instrument  
is recorded in Miscellaneous Book 68 at page 145, of the Public  
Records of Dade County, Florida.

2. Warranty deed wherein Jacob Goodman and  
Mollie Goodman, his wife, are grantees and Harry J. Halperin is  
named as grantor, same being dated the 28th day of August, 1925,  
filed the same date in Clerk's file number A-113211, and recorded  
in Deed Book 619 at page 151, of the Public Records of Dade

County, Florida.

3. Instrument denominated "Agreement", between The Alton Beach Realty Company, a Florida corporation, and Flagler Land Company, a Florida corporation, dated April 25th, 1925, filed April 15th, 1927 in Clerk's file number C-26749, the same being recorded in Deed Book 1088 at page 168, of the Public Records of Dade County, Florida.

AND, WHEREAS, It is mutually desired by the parties hereto, Carl G. Fisher, joined by his wife, Margaret Collier Fisher, and Jane Johnson, an unmarried woman, that the said title be clear and quieted,

W I T N E S S E T H:

That Jane Johnson, an unmarried woman, does hereby agree to accept the title to the said property in its present condition, upon the execution and delivery hereof, and

That the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, for and in consideration of the acceptance by the said Jane Johnson, an unmarried woman, of the title to the hereinabove described property in its present condition, do covenant and agree to, within the period of one year from the date hereof, remove the clouds upon the title to the said property, which clouds are hereinabove set forth and enumerated, provided, however, that in the event the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, shall not, within the period of one year, as aforesaid, remove the said clouds upon the title to the property hereinabove described, then and in that event the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, agree to transfer, assign, set over and deliver unto the said Jane Johnson real property of a valuation of Two Thousand Five Hundred and No/100 Dollars (\$2,500.00), which valuation shall be set by real estate appraisers and which property the said Carl G. Fisher, joined by his wife,

Margaret Collier Fisher, agree to deliver upon demand after the expiration of one year from the date hereof, such delivery to be accompanied by good and sufficient instruments of assignment and transfer, provided further that in the event the clouds upon the title aforesaid be, within one year from the date hereof, removed and the title to the said property be quieted in the said Jane Johnson, and/or The Alton Beach Realty Company, to the extent of the clouds upon the title herein set forth, then and in that event this instrument shall be and become inoperative and of non-effect.

That the real property of a value of Two Thousand Five Hundred and No/100 Dollars (\$2,500.00) is agreed upon by and between the parties hereto as liquidated damages in full accord and satisfaction of all claims, debts and demands whatsoever that the said Jane Johnson, an unmarried woman, may at any time have or have had by reason of any matters or things arising or growing out of the option agreement hereinabove mentioned, and/or by reason of the transfer of the real property aforesaid by the warranty deed hereinabove mentioned, or by virtue of the covenants contained in the warranty deed aforesaid.

IT IS FURTHER UNDERSTOOD AND AGREED by and between the parties hereto that the said Jane Johnson, an unmarried woman, shall forthwith, upon the execution and delivery of this instrument, assign, transfer, set over and release unto the said Carl G. Fisher instruments now in her possession, as follows:

Four certain mortgages, made by The Alton Beach Realty Company in favor of Jane Johnson, now securing the principal sum of Thirty-eight Thousand Eight Hundred and No/100 Dollars (\$38,800.00) and encumbering the following described premises:

Lot numbered One (1) of Block Eleven (11) of ISLAND VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 6, at page 115, of the Public Records of Dade County, Florida;



Lot numbered One (1) of Block Ten (10) of PALM VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 6, at page 29, of the Public Records of Dade County, Florida;

West One-half (W.1/2) of Lot numbered Eight (8) of Block numbered Sixteen (16) of ISLAND VIEW SUBDIVISION of THE ALTON BEACH REALTY COMPANY, as per Plat Book 6, at page 115, of the Public Records of Dade County, Florida;

Beginning at a point 30 ft. South and 315 ft. East from the Northwest (NW) corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 22, Township 53 South, Range 42 East, thence East along a line parallel to and 30 ft. South of the North line of said Section, 315 ft., thence South 128.3 ft., thence West 315 ft., thence North 128.3 ft., to the point of place of beginning, containing 0.93 acres more or less, said premises being also known as Lot number One (1) of Block One (1) of the OSBORN TRACT, as shown by the unrecorded plat of that subdivision,

together with any and all other securities she may have by reason of the option agreement hereinabove mentioned, and

The said Jane Johnson, an unmarried woman, does, for herself, her personal representatives and assigns, for and in consideration of the covenants herein contained, remise, release and forever discharge the said <sup>U</sup>Carl G. Fisher, joined by his wife, Margaret Collier Fisher, of and from the covenants, conditions, agreements and stipulations set forth and contained in that certain option agreement herein described as dated the 21st day of May, A. D., 1932.

IN WITNESS WHEREOF, the said Carl G. Fisher, joined by his wife, Margaret Collier Fisher, and Jane Johnson, an unmarried woman, have hereunto set their hands and affixed their seals this 20 day of March, A. D., 1933.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
*[Signature]*

*Carl G. Fisher* (SEAL)

*W. H. Bush*

*J. H. Thompson*

*Margaret Collier Fisher* (SEAL)


\_\_\_\_\_ (SEAL)

STATE OF FLORIDA     |  
                          |     SS:  
COUNTY OF DADE     |

Before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CARL G. FISHER, and MARGARET FISHER, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged before me, each for himself and not one for the other, that they executed the same freely and voluntarily, for the purposes therein expressed.

AND I FURTHER CERTIFY that the said MARGARET COLLIER FISHER, known to me to be the wife of the said Carl G. Fisher, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to the foregoing instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether dower, homestead or of separate property, statutory or equitable, as the same may be and become necessary under and by virtue of the terms of the said instrument, and that she did execute the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami Beach, in the County of Dade and State of Florida, this 20 day of March, A. D., 1933.

  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE  
My Commission expires: Apr. 9, 1934

STATE OF FLORIDA |  
                  | SS:  
COUNTY OF DADE |

Before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JANE JOHNSON, an unmarried woman, to me well known and known to me to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at \_\_\_\_\_, in the County of \_\_\_\_\_ and State of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 1933.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE  
My Commission expires: \_\_\_\_\_

LAW OFFICES

**A. FRANK KATZENTINE**  
**W. SANDERS GRAMLING**

CONGRESS BUILDING

PHONE 24905

MIAMI, FLORIDA

Jane

April 18th 1933.

Hon. A. Frank Katzentine,  
Congress Building,  
Miami, Fla.

My dear Mr. Katzentine:

Enclosed herewith please find original and duplicate copies of an agreement dated April 13th 1933, between Carl G. Fisher and Margaret Collier Fisher (his wife) parties of the First Part, and Jane Johnson, an unmarried woman of Miami Beach, Florida, party of the Second Part.

This agreement provides for the payment of taxes on Lots 1, 2, 3 and 4, less the west six feet of said Lot 4, Block 31, by the Party of the Second part, up to \$4,000, and the liens on Lot 6, Block 9, of Palm View subdivision, up to \$150.00, and the conveyance, by Deed, by the parties of the First Part to the party of the Second Part, on Lot 6, Block 9, of Palm View sub-division, free and clear of all other encumbrances in excess of \$150.00.

Furthermore, the abstract of titles brought down to date, are to be furnished by the party of the First Part, showing all property hereinbefore described, being clear, with the exception of such encumbrances as have already been provided for, and as above stated. Further provision is to the effect that if the abstract on Lot 6, Block 9, Palm View subdivision, shows any clouds or encumbrances on said title, except as above provided for, that the party of the First Part, agree by proper legal proceedings to remove same one year from date on their own proper costs and expense, and if one years time is not sufficient and said title shall be found defective, and cannot be cleared within the said year, that the parties of the First Part shall have a further period of six months in which to clear said title.

There are further provisions in connection with this particular lot, all of which is sufficiently set forth in the enclosed agreement dated April 13th.

The intent and purpose of this agreement, which has not as yet been executed by the party of the Second Part, i.e. Jane Johnson, is that when and as this agreement is signed and executed that immediately thereafter, the party of the Second Part will simultaneously, with delivery of said deeds to lots 1, 2, 3 and 4, less the west 6 feet of lot 4, of Block 9 of Palm View sub-division, deliver to the party of the First Part the mortgages specified or signed as particularly

Hon. A. Frank Katsentine - #2

provided in option agreement previously executed and at present in effect.

In accordance with the writer's conversation with you, I have discussed with Judge Smathers the question of making some changes in the amount of taxes which have accrued against lots 1, 2, 3, and 4, etc. of Block 31, and the amount of liens which the party of the second part is to assume in connection with Lot 6 of Block 9 of Palm View Sub-division, and have been informed by Judge Smathers that Jane Johnson (his client) is not amenable to any change in these figures, and he is not willing to recommend any such changes to his client.

Considering all circumstances, and matters involved, it appeared to the writer to be unwise to press the matter of these changes, and provided the writer's conclusions have your complete approval, I submit the enclosed with a request that you be good enough to carry through to a conclusion the balance of the negotiations, closing this transaction at the earliest possible moment.

Thanking you for your assistance and attention, and with the writer's personal regards, we are,

Yours very truly,

THE CARL G. FISHER COMPANY

F. R. Humpage  
Vice President.

P.S. Judge Smathers has informed me that the deeds to the property to be conveyed to Jane Johnson, i.e. lots 1, 2, 3, and 4, etc. Block 31, and Lot 6 of Block 9, Palm View subdivision are to be made in the name of Jason Inc. a Florida corporation, instead of Jane Johnson. I have requested Judge Smathers to have prepared and executed, assignment from Jane Johnson to Jason Inc. of her rights, etc. under the option agreement, so that the chain may be complete. I mention this so that you may be in possession of all the facts, and have full knowledge of what has taken place. We are preparing new deeds in the name of Jason, Inc., and has informed you by telephone this morning, will appreciate your having returned to us, the previously executed deeds made out to Jane Johnson when delivery of the new deeds is made to you.

F.R.H.

"I REMEMBER WHEN . . ."

A RADIO BROADCAST

By

JANE FISHER

MARCH 10th, 1946

Radio Station WKAT

MIAMI BEACH, FLORIDA



I remember when I first met Justin Havee and he told me of the Historical Association of South Florida, a group diligently searching for history. A non-profit society it lists among its members authors whose names are well-known. Dr. John C. Gifford, noted Forestry authority, and staff member of Miami University being one of the earliest and most ardent members. Marjorie Stoneman Douglas who has written many articles for the Association recently wrote in their publication *Tequesta*, in reviewing, Fontenada the first book published by the University and the Historical Society I quote "This slender, red-bound and charmingly printed booklet is without a doubt the most important and significant source of material ever to have been printed about Florida, in Florida. . ." Fontenada was the first white man to ever see the Everglades. . a spanish sailor shipwrecked on the cays he was captured by the prehistoric Caloosas Indians. When Fontenada wrote of them in 1575 it was the first and only record of the Caloosas, a tribe that completely disappeared leaving little or no trace. His manuscript was found in the archives of Spain over three centuries later by Buckingham Smith. The copy he made and the translations of it have been widely printed but the inaccuracies of this translation sorely troubled students of history and now The Historical Association has in this little book "Fontenada", printed the original Spanish, with Smith's translation together with a new and carefully edited manuscript clearing up all discrepancies. . Under the careful management of David O. True the book was completed with the corrected text. Generously George A. Zabriskie had a free copy of Fontenada placed in every high school in Florida that has a library . . The Historical Association of South Florida was organized in 1939 largely through the tireless efforts of Helen Freedland, Gaines R. Wilson, George Merrick and James M. Carsons and others. Incorporated in 1949 their objective has always been to collect, arrange and preserve anything pertaining to the history of this area. . . Documents, pamphlets, newspapers, books, diaries, notes, speeches, maps, surveys, plates, portraits or photographs of prominent men and women . . pictorial illustrations of the

scenery of southern Florida, or relics and products. . . all are sought. Books, articles, sketches and biographies, pamphlets and documents descriptive or illustrative are prepared and edited of southern Florida. . . They wish to stimulate public interest not only in the history of our state but of the Cays, Bahamas, Yucatan, Cuba and the West Indies. . . They publish an annual journal and a quarterly program of Historical papers. . . They strive to preserve and perpetuate historical spots and to further in every way the memory of South Florida's historic past. . . At the March quarterly meeting on next Thursday evening at eight o'clock in the Y. W. C. A. auditorium your commentator will give the program on the pioneers of Miami Beach. . . and you my listeners are all cordially invited. Justin Havee, recording secretary of the Society devotes all of his spare time gathering data and information, and arranging programs. He is intensely interested in discovering the facts concerning the history of this area. . . membership is sought and everyone interested in this splendid work should join in and help this altruistic and non-profit association to perpetuate our history. . . George Merrick, the developer of Coral Gables and the first President of the Historical Association of South Florida and one of the founders of the Miami University devoted most of his life to unearthing historical data. When the Spanish occupied southern Florida they made little use of their lands. George Merrick once said, "It was the home owners, the home finders and home builders who actually made our first history. They were the Conch colonization, west Indians who came to the lower East Coast of Florida in the early eighties to make homes. . . long before Henry Flagler even thought of his railroad. Their colonization reached from Key West as far north as Lake Worth. They were decendants of the American-British Torries who when they left the thirteen colonies late in the 1700's went to the Bahamas. Grants of land were given them by King George the third. Essentially sea-going, sea-loving people, they lived on the sea and by the sea and from the sea, came their very subsistence as well. It has been the tireless historians who have discovered the information known to so few and which would have been lost but for their efforts. Our Florida

Cays and "Upalong" as was their quaint expression, the shores of Biscayne Bay as far north as Lake Worth. It is a singular fact that these sea-faring people had no back country. They lived entirely on the edges of the Beach. The nearest Bahaman Island to our Shores is Andros and if one wishes to see and know how this coast of Florida looked in the eighties go there, as it is much the same today as when the Conchs settled our Keys. Little villages squat along the Beach, with only paths through the bush. Their early influence brought from the West Indies to Florida can still be seen and felt. Their native fruits and vegetables thrived and even now can be found growing here in Miami. The much-used Yam, one of their staple vegetables, was imported by them. Their homes were invariably pink or blue and their old Spanish walls and wells can still be found today. Oddly enough there now exists a strange mixture of Spanish and English in the speech of the Conchs' descendants on the Keys. In the earlier settlements the villages looked much as to-days' Bahama towns. It was the Conchs who settled Tavernier, Key Largo and Planter, Upper Matecumbe, and at that time, Indian Key was a Port of entry. I wonder hoy many of my listeners today know that originally Coconut Grove was spelled with an "a" and Lemon City was on Biscayne Bay that was way back in 1880. Houses of refuge were built by the government before light-houses all along the coast as far north as St. Augustine. They were twenty and thirty miles apart and named by the Conchs and later were made into light-houses. Key West was the capital of all the island towns. All commercial life centered round the island capital. Regular sailing boats connected the outer key towns and villages. One packet called "The Island Home" brought news as well as supplies to those outlying pioneer coastal settlements. At that time their main industry was wrecking which was then looked upon as an accepted business. Wrecks all along the coast of Florida supplied most of the materials home-makers needed, from sewing-machines to baby cribs. everything came from the sea, from boats either intentionally or accidentally wrecked. This was all before the establishing of light-houses in the late sixties and seventies. The old Florida

light-house still standing though unused was long called the Spanish light-house and was built of English brick filched from the sea. It is the only light-house known that dates back to the Spanish occupation. The early Conch settlers planted coconuts in the Cays some of which still stand over a hundred years old. West Indian life extended to Lake Worth. Only jungle trails and beach front paths were along Biscayne Bay past Lemon City and Coconut Grove to old Cutler which then was called "Indian Hunting Grounds," and was so marked on an old map shown me recently. It was about this time that the English began coming into the Biscayne Country, first landing in the West Indies and thence to different English colonies in the Caribbean. Others drifted to Florida and many came directly from England. Two brothers Jack and Charley Peacock came in 1870 from the mother country. It was Jack Peacock and his sons who first began any commercial planting of fruits and vegetables in the Biscayne Bay country, marketing their produce in barrels via packet to Key West and thence to northern markets on Mallory steamers. Charley Peacock started the first hotel, "Peacock Inn" and the first store south of the Indian river civilization. The English influence of the Peacocks was the guiding spirit of the social life of the time. They established the first church and Mrs. Peacock formed, The Housekeepers Club, the first activity of any kind for the women in south Florida. It is said the Peacocks were directly responsible for a higher type of life than otherwise would have been possible in this isolated pioneer community. It was Henry Flagler who later called Mrs. Peacock "The Mother of Coconut Grove." Many influences were creeping into this Biscayne Bay country at that time . . . The Bahamian negro who naturally migrated to Florida was a strong and important influence for he knew the secrets of building walls and houses without cement using a mixture of native lime mortar. A few houses still stand in Coconut Grove built in this fashion that have better withstood the fury of countless hurricanes than structures of cement. Dr. Gifford's house is one of them and was built entirely from the very land on which it stands to-day. Native rock, native lime stone, native wood and has stood

throughout the years as sturdy and as solid at it was when built, so many many years ago. With the same construction used more than one hundred and fifty years in the Bahamas, those early negro settlers built their homes and walls in their villages near Coconut Grove. Originally called Monravia, it was the first negro settlement on Biscayne Bay. They constructed their Bahama Island homes of Coral Rock and brought to south Florida masonry secrets and skill never to be excelled. If you are interested in procuring any of the publications I have mentioned earlier in this program published by the Historical Society won't you phone or write me W K A T. If you care to come into the studio any Sunday. . I would so like to have you. I do hope you will be listening next Sunday when I will tell you the amazing story of a Spanish Shawl as told me by Mrs. E. B. Douglas of Miami . . "As I remember when." . . . .

# MEMORIES OF CARL FISHER



A story of the early days of Miami Beach . . . with anecdotes from the life of the man who was largely responsible for its development . . . broadcast each Sunday at 12:45 P. M. by Jane Fisher.

Station W K A T - - - 1360 On Your Dial

Sponsored by

**THE MIAMI BEACH FIRST NATIONAL BANK**

The Oldest and Largest Bank in Miami Beach

I remember when Lincoln Road was hacked and cut through the tough roots of tangled mangrove trees. It was in 1913. Sweating negroes smacked and hit at mosquitos as they swung their axes to a chanted rythm.

I remember when Lincoln Road was paved and I remember the discussions Carl Fisher had with his engineer John Levi, who afterwards became oft-time Mayor of Miami Beach. John contended there was no use to spend the extra money to make Lincoln Road 100 feet wide. Carl argued, "John we've got to cut her wide---some day Lincoln Road will be the finest and most beautiful street in the world." I remember Carl saying, "Why John, Lincoln Road will be the Rue de La Paix of America. You'll see shops from Paris, London and New York blazing with lights in their windows to display the cream of the world's merchandise!" He paused a moment, then said, "We'll need a wide street to accommodate the crowd of people who will come to Lincoln Road."

I must confess, as I stood there watching the darkies swinging their axes on trees that forty years before natives were stripping of bark for the tannic acid the mangrove trees contained, I too felt Carl Fisher was having impossible dreams.

I remember when the sidewalks were laid and when the ground was broken for Carl's office at Washington, where my new sponsor Henry Cobbs will soon build a fine new structure. It will hurt to see the old landmark demolished--there are so few left.

I remember when we moved into our new home, "The Shadows", which still stands at the head of Lincoln Road imposingly facing the ocean. I remember the Lincoln Hotel, the first on the Beach, and when it was torn down to make way for the Beach Theatre block.

I remember when great clumps of oleanders lined the Road and when they bloomed the perfume from their rose-like blossoms spread over the tropical moonlight air of an empty street---our street---our Lincoln Road, where grass grew down its middle for so long.

I remember when the first Lincoln Road lot was sold and how each time a new building went up, we all talked and Carl carried that, "I told you so", look with a sly twinkle in his eye even though he said little.

I remember when the first golf course was built. It stretched along the North side of Lincoln Road, then to Collins Canal and from Washington to Meridian.

A thirty foot bridle path ran along Meridian beginning right where Saks Fifth Avenue smart shop is now.

I remember when President Harding golfed crowds discreetly followed while "Rosie" my elephant lumbered along carrying his clubs. A strange caddy--"Rosie" would curl her trunk around the President's golf bag as though she knew just what she was doing and felt the proud responsibility of his pleasure and entertainment.

I remember when James Whitcomb Riley beloved Hoosier poet planted a big ficus tree in the center of Lincoln Road and Collins Avenue in April, 1915. Later the little fenced in island with its rustic seat for a weary shopper became a traffic menace and was removed at the request of the property owners.

I remember Riley reciting these few lines which he had written for the occasion and which hung on a plaque attached to the bench:

I plant this tree  
Beside the sea  
In trust that in the years to be  
It yet may wave  
Thru shine and showers  
For other eyes as glad as ours.

It seems incredible that even in 1917 Lincoln Road could only boast of one office building, a small hotel, a very small school, the Community Church and a grocery store. Then in 1921 the Miami Beach bank was built at the corner of Alton Road and F. Lowry Wall became its first president--the bank has never had another. Then came the grocery store next to the bank.

Today I have a guest who like me saw Lincoln Road cut thru the tangled mangroves and who became one of the most important parts of the actual building of Miami Beach, for it was he, August Geiger, who was Carl Fisher's architect.

Hello Gus Geiger, my friend during many years.

Geiger: Yes Jane, lots of sand has been pumped over the seawall since then.

Fisher: Gus, tell us what Miami Beach was like when you first saw it.

Geiger: Early in 1906 I took the ferry from the Old Fair Bldg. located at the foot of Flagler Street and landed near where the Dog Track now stands. The Beach was a very narrow strip of sand at that point. There was a small bath house, with a dance floor on the second floor. This was built of palmetto logs.

We walked up the Beach to what is now Lincoln Road, which was the widest part of the natural soil, the Bay and mangrove trees came about to Meridian Avenue. This land was covered with palmettos.

The Collins farm was in the 41st Street area - the pine trees on Pinetree Drive werved as a wind break.

The U. S. Life Guard Station was at Bakers Haulover.

Fisher: I believe you came to this area in 1905. How did you happen to come here?

Geiger: My father, who had spent several winters here, retired in 1905 and built a home and planted a grove at the corner of Flagler and LeJeune Road. This is now part of the Cardiac Hospital. Miami had about 2500 people at that time. It was 5½ miles from town----I remember because I rode a bicycle back and forth daily.



Fisher: Gus, do you remember when Carl Fisher wanted you to build a garage on Lincoln Road where the new Chase Federal Bank is now? The fill, I remember was new--tell us about it?

Geiger: C. G. - that's Mr. Fisher - called me and explained he had ordered tractors and special equipment for cutting down palmettos, grading and building roads, to be delivered in 60 days - also 12 operators - and wanted a building ready for them when they arrived.

The fill had just been completed a short time and there was still water on it in spots. I hesitated and said the land was too soft to get the pile driven on the site. He snapped back, "So you aren't good enough to do it?" I replied it would be ready on time.

The building was erected on a reinforced concrete slab foundation. When it was demolished last year to build the New Chase Federal Bank, I wished I had put in less steel - it was a tough job.

Fisher: Won't you tell us about the first theatre on Lincoln Road?

Geiger: The Community Theatre was built on Lincoln Road by property owners who wanted amusement at night. You, Jane, donated the Pipe Organ. The Polo Field was directly across the Street. The matinee started at 2 P.M. and so did the Polo games, so, of course, no one went to the show.

They started the reel on time, but to save money, didn't turn on the lights back of the film. The ticket seller and doorman sat on the curb, and the operator, who was also the manager and janitor, watched the game from the flat roof ---when and if a customer arrived, they turned on the lights and all was on schedule.

Fisher: Thank you so much Gus Geiger --- goodbye.

Geiger: Goodbye Jane, it was nice talking about old times.

Fisher: On the three of the four corners of the head of Lincoln Road stood the finest residences built in that time. The Shadows, our home, the first. Show tycoon John Haanan opposite on the ocean and Fred Ossius' home on the Collins corner. Opposite his place the corner zoned for only a residence stood vacant for years ----until about 15 years ago the zoning was changed to permit business to build.

Lincoln Road can boast of having had tennis courts, polo fields, a golf course and, yes, even a swimming pool.

Lincoln Road has run the gamut of sports as well as business of all kinds, from hotels to banks, from grocery and drug stores to fine florists, from fine linens to milady's hats and dresses, from men's wearing apparel to fruit stores, from barber shops to beauty parlors----everything in fact--- everything for sale has at one time been represented on Lincoln Road--yes, even a church stands benignly protecting our Lincoln Road---our fabulous street---the only street in the world which begins in an ocean and ends in a Bay!

"At the end of our street is sunrise  
At the end of our street are spars  
At the end of our street is sunset  
At the end of our street are stars"

I do hope you will be listening next Sunday when I will tell you about the first telescope and Gar Wood, the man who built his house around it, and the beginning of interest in the study of stars in this area.

Goodbye