

5

Homes on Miami Beach

to Harry regarding Geo. K. [unclear]

\$109,000

Jan. 18th, 1919.

Fisher:-

Attached you will find revised copy for the folder on "The Shadows."

Fred.

See'd by C&J 500 Bonds at \$90.
" " JAA " " \$110

Situated on the shore of the Atlantic ocean, amid a natural grove of coconut palms, "The Shadows," at Miami Beach, Fla., is one of the most attractive winter homes on the American continent.

The dimensions of the property are 300 x 400 feet. On the ocean side it is fronted by a private park and roadway, and an ocean walk. To the left is a park boulevard, terminating in a private observation pier extending 300 feet into the ocean, and to the rear is a second boulevard. The estates adjoining "The Shadows" are of highest class, and building restrictions in the vicinity are such as to guarantee constantly increasing values.

Entirely surrounding the house is a massive enclosure of concrete, surmounted by an iron picket fence. Access is provided by a series of winding driveways through artistic concrete and wrought iron portals, crowned with palms and overgrown with purple Bougainvilleas. Along the sides of the enclosure are planted tall rows of Australian pines, underneath which appear tropical shrubs and flowers in brilliant profusion. A similar planting scheme is in evidence along the driveways.

To the rear of the house there is a sunken garden, bordered with a dense hedge of Australian pine, and filled with Bougainvilleas, in the center of which there appears a large screw palm.

The architecture of the house is of Grecian order, with a lofty, dignified facade upheld by flat, Doric columns, and a semi-circular veranda supported by circular columns of the same character. The construction is of concrete throughout, finished in cream gray stucco, with heavy metal cornices and eaves. The roof is of half-round tile, with deep shades of purple and red predominating.

At each end of the house is a terrace, access to which is had through French doors from the lower floor, and the main facade is provided with low terraces also, against which are planted hedges of Australian pine giving an effective bordering to the quiet tints of the stucco above.

Passing through the main entrance of the house from the
circular veranda, on which are several fine specimens of potted palms,
is the drawing room, which is directly connected to the library on
the left and the dining room on the right to form virtually one extensive room
occupying the entire forward portion of the lower floor. The dimensions of
these rooms are unusually large, yet their aspect is intimate and homelike,
heavy, beamed ceilings contributing largely to this effect. The walls of the
rooms are in an attractive sand finish, and the woodwork is cream enameled.

Directly opposite the entrance to the drawing room is a
double stair case leading to the upper floors that is finished in cream and
mahogany. Between the branches of this staircase is a mahogany pipe organ,
operated electrically from a mahogany instrument board situated in a niche ad-
joining the dining room to the right. To the left is a grand piano, occupying
a position similar to that of the organ manual.

The furnishings of the drawing room, library, and dining room
are of a character befitting a residence of this class. Overstuffed tapestry
divans are combined with art pieces of carved woods in a rich and attractive
ensemble. The dining room furniture is Chinese Chippendale. Fire places are
provided in both the dining room and library, and large French windows through-
out the lower floor admit a maximum of sunlight and ventilation.

On either side of the fire place in the library are French
doors leading to a Japanese sun porch, the floor of which is laid with large
black and white tiles. The furnishings of this room are of a charming oriental
character, with hangings and draperies to correspond. A large fire place is
also provided.

Adjoining the dining room to the right of the fire place is a
distinctive breakfast room with a floor of white tile set with black, square
inserts, and walls finished in cream. The furniture is of cream enameled wicker,
giving a light and cheerful impression.

Passing through the main entrance of the house from the circular veranda, on which are several fine specimens of potted palms, is the drawing room, which is directly connected to the library on the left and the dining room on the right to form virtually one extensive room occupying the entire forward portion of the lower floor. The dimensions of these rooms are unusually large, yet their aspect is intimate and homelike, heavy, beamed ceilings contributing largely to this effect. The walls of the rooms are in an attractive sand finish, and the woodwork is cream enameled.

Directly opposite the entrance to the drawing room is a double stair case leading to the upper floors that is finished in cream and mahogany. Between the branches of this staircase is a mahogany pipe organ, operated electrically from a mahogany instrument board situated in a niche adjoining the dining room to the right. To the left is a grand piano, occupying a position similar to that of the organ manual.

The furnishings of the drawing room, library, and dining room are of a character befitting a residence of this class. Overstuffed tapestry divans are combined with art pieces of carved woods in a rich and attractive ensemble. The dining room furniture is Chinese Chippendale. Fire places are provided in both the dining room and library, and large French windows throughout the lower floor admit a maximum of sunlight and ventilation.

On either side of the fire place in the library are French doors leading to a Japanese sun porch, the floor of which is laid with large black and white tiles. The furnishings of this room are of a charming oriental character, with hangings and draperies to correspond. A large fire place is also provided.

Adjoining the dining room to the right of the fire place is a distinctive breakfast room with a floor of white tile set with black, square inserts, and walls finished in cream. The furniture is of cream enameled wicker, giving a light and cheerful impression.

MEMO

Sales



Connected with both breakfast and dining room,-- the latter on the second floor at the left of the dining room,-- is the butler's pantry with white tiled floor, and large white enameled closets.

In back of the butler's pantry is the kitchen, also white tiled, with insets of black tile, and completely equipped with white-enameled sinks, gas and electric ranges, and built-in cupboards.

Adjoining the kitchen at the rear is a white tiled ice room, with a white enameled electric refrigerator of large capacity. To the left of the kitchen is a servants' dining room, which, together with the ice room, is adjoined to a rear screened porch concealed behind a lattice work overgrown with Bougainvilleas. The woodwork of the entire service portion of the downstairs floor is white enameled, and every feature of the service quarters is spotlessly clean and sanitary.

In back of the main stair case on the lower floor, and lying between the service wing and the sun porch is a service hallway, connected with the drawing room through doors on either side of the main staircase, and giving separate access to the upper floors. Adjoining this hallway to the left are two white tiled lavatories that are accessible from the drawing room.

The central portion of the second floor is occupied by a large stair hall in which terminate both the front and rear stair cases and from which corridors lead to the various bed room suites.

The owner's suite is in the left wing, consisting of an unusually commodious bed room and lavatory, a private corridor in which are displayed glass doored wardrobe cabinets, and a boudoir of large size. A fire place is provided in the bed room, with large french doors on either side through which access is had to the roof of the sun porch. The boudoir is similarly connected with the roof of the forward veranda.

In the right wing of the upper floor there are three large bed rooms, each with a private bath, also an extra dressing room. Ample closet

vided for all bed rooms, and in addition there are large linen closets off of the main corridors.

The furnishings throughout the upper floor are in excellent taste, each room with a distinctive color scheme, carried out by a master interior decorator, with cream enameled furniture predominating.

On the third floor there is a ball room at the head of the staircase, and connected with the latter by corridors are large trunk closets and three commodious servants' rooms with bath.

The architecture of the garage is of the same general style as the house, with a massive facade of stucco on concrete and an open portico supported by heavy concrete pillars, and a tile roof. Built into the garage is a large tower for soft water that is connected with a filtering plant at the rear of the building. The system is operated through a motor driven compressor and pressure tank in the base of the water tower.

The main room of the garage has a capacity for four cars, and is completely furnished with work benches and other garage equipment. An underground gasoline storage system is provided, with pumps of latest type for handling gasoline and oil.

In the right wing of the garage is a laundry, with three large white enameled tubs and a heating apparatus. Also there are two toilets, and storage closets for garden tools on the lower floor.

On the upper floor there are four bed rooms, all of them with ample closets, and a bath. In the rear of the garage there is a laundry yard and a small nursery.

Miscellaneous improvements on the grounds include an underground electric lighting system for all walks, drives, and gateways, and informal garden furniture. Not an item has been overlooked to make this one of the most livable and attractive places on the American continent, and the price at which it is offered makes it a genuine bargain to the individual seeking a winter home of highest class.

Homes

August 11th, 1919.

The Chicago Real Estate Board,
26 North Dearborn Street,
Chicago, Illinois.

Gentlemen :

Being unfamiliar with the names of any of the real estate concerns in Chicago, I should like to have the following described piece of property listed on the Bulletin Board of the Chicago Real Estate Board :

"FOR SALE : At Edgewater Beach, St. Joseph, Michigan, a handsome fifteen room Summer cottage, right on the Beach, in first class residence section; six master bedrooms and three baths on the second floor; garage for three cars, with servants' quarters and bath above; about 400-foot frontage on the Lake; tennis court; some good ornamental trees ; brick street to the property. This property cost \$25,000 about six years ago, is in good condition; want to sell quickly. Price - \$15,000.

Carl G. Fisher,
434 North Capitol Avenue,
Indianapolis, Indiana."

Yours very truly,

CGF:R

November 11th, 1940.

Mr. F. H. Wheeler,
Wheeler Schebler Carburetor Co.,
Indianapolis, Indiana.

Dear Frank :

I have your telegram of the 9th : I don't know just what you mean. Either you or Van Camp - probably both of you - were drunk.

Ray has a lot down here - I don't remember how big it is, probably worth \$15,000 or \$20,000 : I have a place in Indianapolis worth \$300,000.00. If Ray wants to trade this lot in and pay the balance in cash, I would be glad to talk business with him - but if either you or Ray are talking about trading this lot even up for my place in Indianapolis - then I would advise both of you to go see some Doctor and get your heads examined for softening of the brain.

I will be glad to receive your reply and see just what you have in mind. I want to sell my place in Indianapolis if I can get a fair price for it - and I will sell it for considerably less than it cost and considerably less than it is worth.

Yours very truly,

CGF:R

Wheeler & Schebler *names*

INDIANAPOLIS

OFFICE OF
F. H. WHEELER

November
Fifteenth
1920.

Mr. Carl G. Fisher,
Miami Beach, Fla.

My dear Carl:

Your letter of Thursday ~~is~~ to hand.

Ray Van Camp saw me at the Club and said that he heard you wanted to sell your place here in Indianapolis. He told me that he had a place in Miami, south of Snowden, that was worth \$55,000.00 and wanted me to wire you as to whether you would be interested.

I doubt very much if Ray would be willing to give you a check for \$285,000.00 to boot, between the two places, although I will ask him and see what he says in the matter.

I think he has an exaggerated idea of the value of his property in Miami and I think you have an exaggerated idea of the value of your property here in Indianapolis. Indianapolis prices are not Miami prices. You can sell three or four million dollars worth of stuff quicker down there than you can sell three or four million dollars worth of stuff here. However, if you want to put a price on your property and I get an inquiry, will be glad to let you know.

Today is cold and looks like snow.

I suppose you are in the ocean as usual and us poor suckers up here have nothing to do but work.

If Avery was not sick in bed, I suppose I would be down there now, but he has been down completely for three months and is in a very serious condition. However, I hope you will keep a little room in that ocean reserved for me in December, as I would like to get a few feet of that blue water.

Give my regards to Mrs. Fisher and tell her I am anxious to talk to her about that trip around the world.

Kindest regards to all my friends in Miami.

Yours very truly,

A handwritten signature in dark ink, appearing to read "J. H. Wheeler". The signature is written in a cursive style with a large, sweeping initial "J" and "H".

FHW:MM

THE INDIANAPOLIS STAR

CHARLES E. COFFIN, Treasurer.

Homes

October 7, 1921.

Mr. Carl G. Fisher,

C i t y.

My dear Mr. Fisher:

I have your favor of the 5th inst. and note you desire to sell your home place on Riverside Drive. We are certainly sorry to lose you, but wish you success and happiness wherever you may locate.

Wish I were able to buy your property, but as I am not I shall be glad to have it in mind, and recommend it to any one who may be interested.

I may see you in Miami in the coming Winter.

Sincerely yours,

Charles E. Coffin

CEC/LEM

THE INDIANAPOLIS STAR

October 8th, 1921.

October 7, 1921

Mr. Charles E. Coffin,
c/o Indianapolis Star,
Indianapolis, Indiana.

Dear Mr. Coffin :

Thanks for your kind letter of October 7th.
I have several good inquiries on my home property and
suppose that I will be able to dispose of it within the
coming year.

I note that you expect to be in Miami this
year. I am sending over a couple more booklets for
your house - you may like to have them. When you
come down, don't fail to drop around and see me, and
if there is anything I can do for you to help locate
you or to help you after you arrive at Miami, I will
be very glad to do so.

Yours very truly,

CGF:R



DR. O. G. PEAFF
KEMPTON CLAYPOOL BLDG.
INDIANAPOLIS

Oct. 14th, 1921.

Mr. Carl G. Fisher,
434 N. Capitol Ave.,
City.

My dear Carl:-

I appreciate your thinking of me in relation to the sale of your home and am mighty sorry that I am not situated so as to consider the purchase of such a beautiful place.

I am also truly sorry that you find it advisable to give up your residence in Indianapolis for in my opinion you have done more for the upbuilding and welfare of this city than any other individual who ever made his home amongst us, and so you may be sure that the regret at your departure will be genuine and widespread.

Thanking you for your courtesy in writing me, I am,

Very sincerely,



OGP-CB

The Aeolian Company

PIPE-ORGAN DEPARTMENT

Aeolian Hall New York

John W. Heins Managing Director

Frank Taft Art Director

*Builders of
Aeolian Pipe-Organs
for
Residences*

LONDON PARIS

WORKS AEOLIAN NEW JERSEY

29 WEST FORTY-SECOND STREET

April 2nd, 1923.

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

My dear Mr. Fisher:-

To recapitulate our telephone conversation of yesterday morning, concerning the Organ for your residence at Sands Point, New York, and with which you kindly asked us to proceed, would state that the amount in question of \$15,000., was arrived at as follows. The Organ we installed in your Miami Beach residence, as per contract 8 years ago, was for \$10,000. Subsequently an addition was made of the Harp instrument at an extra cost of \$1,500. Owing to increases in the cost of both labor and material at the present time over 8 years ago, our regular price now for an Organ of similar size would be an advance of 50% , or \$15,000. The cost of the Harp instrument we have kept at the former figure of \$1,500., which would make the price of the installation you have in Miami Beach of the Organ and the Harp a total of \$16,500. In view of the many courtesies extended and the valued assistance your Miami installation has been in furthering the sale of other Organs, I suggested to Mrs. Fisher that in appreciation therefor we would gladly make her a concession of a 10% discount. However, Mrs. Fisher further

Mr. Carl G. Fisher.

e2-

4/2/23.

desired the installation of an additional Echo Organ of three speaking stops, plus necessary mechanism for operation from the Console. An Echo Organ of this size would cost \$3,750., which added to above price of \$16,500. would total up to \$20,250. Mrs. Fisher then suggested if we could not consider including the whole outfit for a flat sum of \$15,000., and that if we consented to do this she would favor the proposition, subject to your confirmation. For this purpose Mrs. Fisher asked me to telephone you yesterday, with the result of your valued order to proceed with the installation in accordance with the terms mentioned. You can well realize that this cut of over 25% from our regular prices is a very liberal concession, but we cheerfully make the same and feel that it is more than warranted in partial return for your many courtesies and assistance in the past. We will use every endeavor to make this installation as thoroughly satisfying as is the Miami Beach installation.

We accordingly enclose copies of contract herewith, one copy of which you can sign and return to us at your convenience. We also enclose for your comparison copy of the sheet from your contract of 1915, concerning the General Details of Construction and Contract with terms of payment. You will observe that we have followed the same terms of General Details of Construction in the new proposition herewith, altered only slightly to suit the local conditions, and hope everything will meet with your approval.

Although normally it takes a matter of four to six months time to build a special Organ, we have also anticipated your wish to have it completed as speedily as possible, and have already proceeded with the construction of the same, hoping to have this installation concluded toward the end of May.

Mr. Carl G. Fisher.

-3-

4/2/23.

Mrs. Fisher also asked us whether we would care to figure upon an Organ for the new Nautilus Hotel, Miami Beach, and we advised her that we would be only too delighted to do so, and without knowing the exact space details at this time, which we understand from the architect may be subject to a slight further revision, we would suggest an Organ of practically the same specification at least, as this Sands Point Organ, for the Lounge Room of the Hotel. Will be pleased to hear from you further upon this subject at your convenience.

Appreciating your further advice, and sincerely thanking you for your valued order, and assuring you that we will do everything to further merit your esteem with the installation in question, we remain,

Yours sincerely,

THE AEOLIAN COMPANY,



General Manager, Pipe-Organ Dept.

JWH-F.

August 6, 1925.

Make card

Mr. Harvey S. Firestone,
The Firestone Tire & Rubber Co.,
Akron, Ohio.

My dear Mr. Firestone,

I have yours of the 29th, forwarded to me here.

We haven't a good sized house on our listings that I know of but I have referred your letter to Mr. Roney who might be able to let you have my old home or the Daniels' home. Either one of these places would be very good for Mr. Hertz.

I am delighted to hear about the success of the boys playing polo.

I wish you would invite Mr. Spitzer and Mr. Knight to come down this winter.

Am having Roney communicate with Mr. Hertz direct instead of bothering you with the correspondence.

Yours,

GGF:JJC.

August 1, 1926.

Personal

Mr Harvey B. Firestone,
The Firestone Tire & Rubber Co.,
Akron, Ohio.

My dear Mr Firestone:

Your letter of the 29th, addressed to Mr Fisher enclosing copy of letter from Mr John Hertz of Chicago, has been forwarded to Mr Fisher at his New York office, Fort Washington, Long Island.

Having noted the contents of Mr Hertz's letter I am having our Sales Department prepare a list of the desirable houses for rent next season and forward a list of some direct to Mr Hertz, directing copy to your attention and also to Mr Fisher. This will facilitate matters as Mr Fisher would have to refer the matter to this office for detailed information.

Yours very truly,

THE CARL G. FISHER COMPANY,

W. A. KOHLBERG,
Vice President.

WAK:2

CC TO Mr Fisher:

Please note attached:

WAK;

THE Firestone

Tire & Rubber Company

HARVEY S. FIRESTONE
PRESIDENT

Akron, Ohio

July 29,
1925

"AMERICANS SHOULD PRODUCE THEIR OWN RUBBER"

RECEIVED
Carl G. Fisher Properties

AUG 1 1925

Referred to _____

Ans. _____

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

Dear Carl:

I enclose copy of letter from Mr. John Hertz. Mr. Hertz was at Miami Beach last year on a house boat and fell in love with the place. He is a good friend of mine, being at the head of the Yellow Coach Manufacturing Company, Yellow Taxicab Company and a number of bus lines, including the Fifth Avenue Coach Company and the Chicago Coach Company. He just recently sold out the Yellow Coach Manufacturing Company to the General Motors Company for, I understand, sixteen million. He is a great operator in transportation and has a fine stable of horses. I don't know what Mr. Hertz wants but if you will have someone get in touch with him, I would appreciate it.

I hope that you are having a fine summer and are continuing to play polo. I now have twelve polo ponies; some of them are very good. My boys, Russell, Leonard and Raymond haven't much time for anything else. They play at the Hunt Club in Cleveland three times a week. They were taken on the team that went to Toledo to play the Carranor Club. They tied the team on Saturday 8 to 8 in the eighth period and played the ninth period. The Carranor Club won 9 to 8. On Sunday the boys beat them 10 to 1.

Mr. Sidney Spitzer and family want to come to Miami Beach this winter and bring their ponies. I think there will be one or two other gentlemen that will want to come to Miami Beach and bring their ponies, if they do, and I suggest that you get in touch with these gentlemen:

Sidney Spitzer, Nicholas Building, Toledo, Ohio

W. W. Knight, Perrysburg Road, Toledo, Ohio.

The following week the boys were taken on the team to Grosse Point. They beat the Grosse Point Club the first day 10 to 4 and the second day 14 to 9. So you will see from this that the boys are playing good polo -- that is especially true of Raymond, the youngest boy.

Mr. Carl G. Fisher

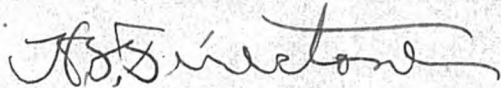
- 2 -

July 29, 1925.

Polo is growing in popularity so fast that I am afraid you will not have fields enough to take care of the players in a very short time.

With personal regards and best wishes, I remain

Yours very truly,

A handwritten signature in cursive script, appearing to read "H. S. Fisher". The signature is written in dark ink and is positioned to the right of the typed name "H. S. Fisher".

HSF/K

*Final Invoice
Electronic Instrument
can get on Standard
Purdy has plans - no alterations
Reverting -*



James

Purchase Agreement

.. for ..

Welte Reproducing Pipe Organ

between

Mr. CARL G. FISHER _____

_____ MIAMI BEACH, FLORIDA. _____

and

Welte-Mignon Corporation

Studios : 665 Fifth Avenue · New York

Factory: 297 East 133rd Street, New York

WELTE-MIGNON CORPORATION

Builders of the World Famous

WELTE PHILHARMONIC REPRODUCING ORGAN

Residence, Church, Concert, Lodge, Hotel & Theatre Organs

Organists Personally Recorded Music Records

STUDIO
665 FIFTH AVENUE
NEW YORK
TELEPHONE
PLAZA 8761

FACTORIES
297-307 EAST 133RD ST.
NEW YORK
TELEPHONE
MOTT HAVEN 5200

NEW YORK

ADDRESS REPLY TO

Factory

December 22, 1925.

Mr. C. G. Fisher,

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

Dear Sir:

We are writing at the suggestion of Mr. Knoblock and enclose a specification of a typical Welte Philharmonic Reproducing Organ, designed for a large residence and incorporating our patented Multi-control which Mr. Knoblock has described to you.

This organ would be built with the fastest and most reliable action in the world and ideally voiced for whatever position it might occupy.

The specification, of course, is tentative and we would expect to study plans or the building before saying whether it was suited to your needs. We consider that our service begins with design and does not end even with the careful finishing but includes responsibility for everything entering in to the organ, even though the owner pays for the tuning and regulation after the first year.

The largest library of Artist Played Organ Rolls in existence is available for the Welte Organ alone. To this library we are adding, at a rate equal to that of any other maker and we are including the increasing proportion of music from the current light operas and musical comedies and the seasons dance successes.

If you will send us information regarding your requirements in any instance, we shall be pleased to design a special organ or to say whether the enclosed specification is suitable. We can build three manual Welte Reproducing organs, including the Multi-control, for less than \$25000.00 and two manual organs including that feature from that on down. A four manual organ with an Echo on the third manual and with Multi-control can be built for about \$26000.00 and with an actual Solo organ on the fourth manual from about \$30,000.00 up, with or without Echo organ and with a varying number of percussion instruments, including not only Harp and Chimes, but Marimba, Xylophone,

WELTE-MIGNON CORPORATION

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MOTT HAVEN 5200

Page 2

ADDRESS REPLY TO

NEW YORK

December 22, 1925.

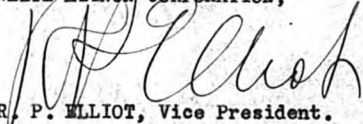
Mr. C. G. Fisher.

Grand Piano, Glockenspiel and even drums and traps, if required. We are building an instrument for John R. Evans, of Los Angeles, at the present time which is essentially an orchestral unit, and another for the Casa Del Mar Club of Santa Monica, which has many orchestra features including drums and traps and for which they have engaged annationally known organist at \$250.00 a week on a long term contract.

Doubtless Mr. Knoblock has left with you some of our literature and we add our assurance to his, that we will be glad to serve you in any way possible.

Very truly yours,

WELTE-MIGNON CORPORATION,


R. P. ELLIOT, Vice President.

RPE/CI

Welte-Mignon Corporation hereby agrees to build and install in the

CARL G. FISHER

MIAMI BEACH, FLORIDA.

One Welte Pipe Organ

Ready for use and in accordance with the following specifications, viz:

MANUALS, **Three** compass CC to C⁴.....61 Notes
 PEDALS, compass, CCC to G.....32 Notes

The wind chests of manuals affected by octave couplers to be extended one octave above the compass of keyboards, to 73 notes.

Electro-pneumatic action throughout.

Philharmonic pitch, A 440, C 523.3.

Console:

Standard Welte design console, **English or open** type, with bench.
 Stop control, **Stop knobs and tilting tablets or stop keys.**

Manual keyboards inclined and all keyboards hinged for convenient access to contacts. Pedals A. G. O. pattern, corrected scale, concave and radiating. Combinations adjustable at console, visibly affecting the registers.

The Welte Reproducing Action is combined in the Manual console.

Case:

No case or screen is embraced in this contract, except the console case and bench, of **hard wood, suitable** finish.
REPRODUCING ACTION:

The Organ to be equipped with the Welte Philharmonic Reproducing Action (exclusive basic patents), which automatically controls the manual and pedal actions, stop registrations, expressions and tempos and faithfully re-performs the personal keyboard playing of the Master Artists by means of the Welte full 150 scale organ rolls, requiring no personal manipulation while playing.

The same Welte Artists' Recorded Rolls permit the music to be re-performed as recorded by the Artists, while one's own ideas of stop registration expression and tempo may be applied, without the necessity of maintaining a separate library of organ rolls for this purpose.

MULTI-CONTROL:

Patented Multi-Control operation of Welte Reproducing mechanism having ten rolls capacity and one or more remote control portable panels from which any one of the ten rolls placed in the mechanism, or several or all of the rolls, may be played singly or in any desired order or repeated, by operating the corresponding push buttons in control panel.

Motor and Blower: Electric motor and blower of standard make to furnish ample and steady supply of wind, and direct current generator to furnish ample current for organ action.

WELTE-MIGNON CORPORATION.

No. 251222

Page 2

P E D A L

<u>STOPS</u>			
	Acoustic Bass	32'	Resultant
	Principal Diapason	16	Wood and special metal
	Bourdon	16	Wood
	Violone	16	Metal
	Lieblich Gedeckt	16	Wood
	Octave	8	Metal
	Cellos II	8	Metal
	Flute	8	Wood
	Gedeckt	8	Wood
	Trombone	16	Reed
	Contra Fagotto	16	Reed
	Chimes	8	Tubular Bells

COUPLERS

Choir 8'	Swell 8'
Great 8	Swell 4

C H O I R

Manual I

STOPS

Contra Viole	16'	Metal
English Diapason	8	Metal
Tibia Minor	8	Wood
Concert Flute	8	Wood
Viole d'Orchestre	8	Metal
Viole Celeste	8	Metal
Dulciana	8	Metal
Flute d'Amour	4	Wood and metal
Viole	4	Metal
Piccolo	2	Metal
French Horn	8	Reed
Clarinet	8	Reed
Harp	8)	Metal bars with resonators.
Celesta	4)	

COUPLERS

Choir 16'	Swell 16'
Choir 8' off	Swell 8'
Choir 4'	Swell 4'

G R E A T

Manual II

STOPS

Double Open Diapason	16'	Metal (leathered lips)
Principal Diapason	8	Special metal and wood,
English Diapason	8	Metal
Tibia Minor	8	Wood
Concert Flute	8	Wood
Viola da Gamba	8	Metal
Viole d'Orchestra	8	Metal
Octave	4	Metal
Traverse Flute	4	Wood
Tuba Horn	8	Reed
Chimes	8	Tubular Bells
Harp	8)	Metal bars with resonators.
Celesta	4)	

WELTE-MIGNON CORPORATION.

No. 251222

Page 3

G R E A T continued.

<u>COUPLERS</u>	Choir 16'	Great 16'	Swell 16'
	Choir 8	Great 8 off	Swell 8
	Choir 4	Great 4	Swell 4

S W E L L

Manual III

<u>STOPS</u>	Lieblich Gedeckt	16'	Wood (lips.)
	Diapason Phanon	8	Special metal, leathered
	Philomela	8	Wood
	Gedeckt	8	Wood
	Flute Celeste	8	Wood
	Violin I	8	Pure tin
	Violin II	8	Pure tin
	Echo Salicional	8	Metal
	Vox Angelica	8	Metal
	Chimney Flute	4	Metal and wood
	Nazard	2 $\frac{2}{3}$	Metal
	Flautino	2	Metal
	Tierce	1 $\frac{5}{8}$	Metal
	Contra F gotte	16	Reed
	Trumpet "	8	Reed
	Oboe Horn	8	Reed
	English Horn	8	Reed
	Orchestral Oboe	8	Synthetic
	Vox Humana with vibrato	8	Reed
	Octave Oboe	4	Reed
	Harp	8)	Metal bars with
	Celesta	4)	resonators.

COUPLERS

Choir 8'	Swell 8' off
Swell 16'	Swell 4'

ADJUSTABLE COMBINATIONS

- Four toe pistons affecting stops and couplers of Pedal organ.
- Seven pistons affecting stops and couplers of Choir and Pedal organs.
- Seven pistons affecting stops and couplers of Great and Pedal organs.
- Seven pistons affecting stops and couplers of Swell and Pedal organs.
- Six universal pistons affecting stops and couplers of entire organ.
- Three cancel pistons affecting respective manual groups.
- General cancel piston affecting entire organ.

A C C E S S O R I E S

Balanced expression pedal for Great, Choir and Pedal organs.
 Balanced expression pedal for Swell and Pedal organs.
 Balanced crescendo pedal affecting stops and unison couplers of entire organ, not moving registers.
 Full organ pedal (reversible) affecting stops and all, or selected, couplers of entire organ, not moving registers.
 Great to Pedal reversible.
 Tremolo for Choir and Great.
 Tremolo for Swell.
 Vibrato for Vox Humana.
 Locking pedal coupling both Swells to right (master) pedal.
 Chimes sustaining pedal.
 Chimes soft pedal.
 Harp sustaining pedal.
 Indicators for crescendo and other blind movements.
 Indicators for action current.
 Organ bench.

R E P R O D U C T I O N C O N T R O L S .

Starter
 Tempo

Re-Roll
 Repeat

Automatic combinations.

WELTE-MIGNON CORPORATION.

No. 251222

Page 5.

A N A L Y S I S

<u>Name</u>	<u>Pitch</u>	<u>Pipes</u>	<u>Pedal</u>	<u>Choir</u>	<u>Great</u>	<u>Swell</u>
Principal Diapason	16	85	16		8	
English Diapason	8	85	8	8	16-8-4	
Tibia Minor	16	97	32R-16	8-4	8	
Concert Flute	8	85	8	8-2	8-2	
Viola da Gamba	16	85	16-8)		8	
Vicle d'Orchestre	8	85	8)	16-8-4	8	
Viole Celeste	8	73		8		
Dulciana	8	73		8		
Tuba Horn	16	85	16		8	
French Horn	8	73		8		
Clarinet	8	73		8	(16)	
Diapason Phonor	8	73				8
Philomela	8	73				8
Gedeckt	16	101	16-8			16-8-4-2 $\frac{3}{8}$ -2-1 $\frac{3}{8}$
Flute Celeste	8	61				8
Violin I	8	73				8
Violin II	8	146				8
Echo Salicional	8	73				8
Vox Angelica	8	61				8
Trumpet	8	73				8
Oboe Horn	16	97	16			16-8-4
English Horn	8	73				8
Orchestral Oboe	8	Synthetic				8
Vox Humana	8	61				8
Chimes A	8	20	8	(4)	8	
Harp-Celesta	8	49		8-4	8-4	8-4

Time of Completion: Ready for use about _____ months after acceptance of this contract by WELTE-MIGNON CORPORATION.
(Subject to strikes, fires, acts of Providence, freight embargoes and delays in transportation.)

Guarantee: WELTE-MIGNON CORPORATION agrees to remedy any defect in material or workmanship of which written notice is duly given to it within one year from date of completion of Organ, provided that only employees of said corporation are permitted access to interior of Organ and/or Console without consent of said Corporation.

agrees timely to furnish accurate drawings and information necessary for the proper construction of the Organ; to provide suitable chamber or chambers of ample dimensions, properly finished and sound-proof, with suitable openings and all necessary tone conduits, clean and thoroughly dried out, before the organ parts are delivered; to do all necessary cutting and restoration of floors, partitions or other parts of the building; to construct proper foundation and inclosure and provide remote control starter for motor and blower if required and do all wiring connected therewith; properly to furnish and install air tight wind ducts from blower to all sections of the Organ and Console; electric lights, electrical conduits (if required by local authorities)* and all other special equipment; to provide adequate ventilation and means of keeping the atmosphere in all parts of the organ, console and blower-room at a proper temperature and to keep the same free from dampness, dust or other detrimental conditions; all subject to approval of WELTE-MIGNON CORPORATION.

And said

agrees to provide suitable opportunity and conveniences for the proper erection of said Organ and to allow WELTE-MIGNON CORPORATION uninterrupted use of installation premises for the necessary time immediately preceding its completion for the tuning and regulation of the Organ; and to provide necessary light, heat and power during the erection and finishing thereof; and to examine said Organ immediately upon completion, in the presence of a representative of WELTE-MIGNON CORPORATION, and if found in accordance with the specifications, to accept the same in accordance with the provisions of this contract; and further agrees to assume all risks of damage to the Organ and all parts thereof while contained in the installation premises and while there adequately to insure the same and keep the same insured, until fully paid for, in responsible Insurance Companies, against every and all loss or damage by fire, water, lightning, earthquake or tornado, in favor of WELTE-MIGNON CORPORATION, as its interest may appear, and promptly to deliver the policies of such insurance as and when called upon to do so by said Corporation.

And said

agrees to pay all freight (or express) and cartage charges and all charges for such hoisting as may be required.

And said

further agrees that title to said Organ shall not pass but the same shall remain the property of WELTE-MIGNON CORPORATION until the purchase price and all other sums due and to grow due thereupon and on account thereof whether represented by original notes, renewal notes, judgments or otherwise have been paid in cash; and in the event of any default in such payment of purchase price, interest, notes, renewal notes, and/or judgments, according to the terms of this contract, WELTE-MIGNON CORPORATION may take possession of said Organ and of all and every part thereof and remove the same at any time after five days from such default and without demand.

WELTE-MIGNON CORPORATION, upon acceptance of this contract, is ordered and authorized to build and install the Organ in accordance with the foregoing conditions and specifications,

All for the Sum of:

(\$ _____)

(In gold coin of the United States of America of the present standard of weight and fineness)

which

agrees to pay as follows:

Terms of Payment:

On acceptance of this contract.....	(\$ _____)
On presentation of Bill of Lading or other evidence of shipment of principal parts of Organ	(\$ _____)
On completed installation	(\$ _____)

*NOTE: — *Welte organ installations comply with the Code of the National Board of Underwriters which specifies: "The outside covering of organ cables not run in conduit must be either flame-proof or covered with a closely wound fire-proof tape.....Conduits may be used, but shall not be required." Welte cables are flame proof and damp proof.*

It is mutually acknowledged and agreed that there are no agreements or understandings between the parties hereto except as stated herein, and that this contract shall be binding upon WELTE-MIGNON CORPORATION only when countersigned in its behalf by its President, Vice-President, Secretary or Treasurer.

.....
Representing WELTE-MIGNON CORPORATION.

By

.....
(Official Title)

Acceptance must be signed in the correct legal name, for a business corporation by its duly authorized officers and for a religious or fraternal body by its duly authorized representatives, their titles to be stated.

ACCEPTED at _____ on
the _____ day of _____ 19 _____

..... (L.S.)

By

COUNTERSIGNED at the
City of New York this
day of _____ 19 _____

WELTE-MIGNON CORPORATION

(Seal)

By

.....
President, Vice-President, Secretary, Treasurer.

houses

THE SHADOWS

House and grounds	81,616	32
Organ	11,500	00
Furniture	16,748	95
Lots, appraised value		
\$300 a ft corner		
\$250 a ft in	77,500	00
	<u>\$187,365</u>	27

RIVERSIDE

Cost \$181,657 75

This account includes all costs as the separate costs were not kept back in 1915 and 1916. Included in above is "Blossom Heath" \$9,710.65 and furnishings \$2,310.23

James

September
Eleventh
1928

Mr. John Orr
c/o Carl G. Fisher Prop.
Miami Beach, Florida

My dear Jack:

I hope you will get your men out of the new building as soon as possible. I have waited long enough for this house and I don't want to attempt to move in until you move out the painters and plumbers and plasterers. Make it a point to get them out.

I will be satisfied with what ever you turn over to me so long as the men are out of the house.

Yours,

CGF:JD

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

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.

NEWCOMB CARLTON, PRESIDENT

GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

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 158 MAIN ST., PORT WASHINGTON N. Y.

16N K 51 BLUE

MA MIAMIBEACH FLO 1112A OCT 19 1926

CARL G FISHER

PORTWASHINGTON NY

ORRS MEN ARE OUT OF YOUR HOUSE ORGAN MAN WILL BE

THERE SEVERAL DAYS YET STOP DOWNSTAIRS AND YOUR BED-ROOM
WILL BE READY IN TWO OR THREE DAYS HOUSE CAN BE LIVED IN AT THAT
TIME STOP IT WILL PROBABLY BE A WEEK BEFORE ALL DETAILS IN THE HOUSE
ARE COMPLETED

C W CHASE JR

1257P

Telephone No. *PW 94 P*
 Telephoned to *Deegan*
 Time Delivered *1257P*
hr
 Deliver *Mail*

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
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.

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 158 MAIN ST., PORT WASHINGTON, N. Y.

44 N AKJ29

MA MIAMI BEACH FLO OCT 1926

CARL G FISHER

PORTWASHINGTON NY

HAVE POSSIBLE SALE YOUR NEW OCEAN FRONT HOME TWO HUNDRED THOUSAND
DOLLARS HOUSE COST APPROXIMATELY NINETY FIVE THOUSAND PROCEEDING THE
SALE IF POSSIBLE UNLESS YOU WIRE TO THE CONTRARY

W A KOHLHEPP

1155P

*0 ~ 94P
Ocherson
840a*

NR

Mail

James

Charge to the account of _____

\$ _____

CLASS OF SERVICE DESIRED	
TELEGRAM	<input type="checkbox"/>
DAY LETTER	<input type="checkbox"/>
NIGHT MESSAGE	<input type="checkbox"/>
NIGHT LETTER	<input type="checkbox"/>
Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM	

WESTERN UNION TELEGRAM



NEWCOMB CARLTON, PRESIDENT

GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

NO.	CASH OR CHG
CHECK	
TIME FILED	

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

Miami Beach, Florida
October 19, 1926

Homer

Have possible sale your new Ocean Front Home
\$200,000.00 House cost approximately \$95,000.00
Proceeding with the sale if possible unless you
wire to the contrary.

W. A. K.

Charge to the account of _____ \$ _____

CLASS OF SERVICE DESIRED	
TELEGRAM	<input type="checkbox"/>
DAY LETTER	<input type="checkbox"/>
NIGHT MESSAGE	<input type="checkbox"/>
NIGHT LETTER	<input type="checkbox"/>
Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM	

WESTERN UNION TELEGRAM



NEWCOMB CARLTON, PRESIDENT

GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

NO.	CASH OR CHG
CHECK	
TIME FILED	

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

Port Wash.
October 19, 1926

Mr. Walter Kohlhepp
Miami Beach, Florida

At a general meeting decided to sell Ocean Front
House Yes Yes Yes

C. G. Fisher

THE Firestone

Tire & Rubber Company

HARVEY S. FIRESTONE
PRESIDENT

FACTORY AND GENERAL OFFICES
FIRESTONE PARK
AKRON, OHIO

"AMERICANS SHOULD PRODUCE THEIR OWN RUBBER"

Akron, Ohio

February 5
1927

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

Dear Mr. Fisher:

I received your letter of the 1st on my return from Chicago. I wish that I might be associated with you in your wonderful development work at Miami Beach and at Montauk, but I have always confined my energies and finances to the Firestone Company, and now more than ever since I have undertaken the development of rubber plantations in Liberia. This will take more money than I am able to raise and will probably find it necessary to go out into the market to raise finances for that purpose. Therefore, I could not join you in your Montauk development.

I have been delayed in coming to Miami Beach this year but am now planning to leave on the 15th. We sent some servants down to open the house for Russell and his wife who are leaving tomorrow. I wired Raymond at Tucson, Arizona, that he could leave there Sunday or Monday for Miami Beach and take up his studies there, as he is anxious to get there and play polo. You know how I enjoy seeing the boys play polo and was delighted when I found I could have two of the boys there to watch in polo games. I was afraid for a time that they would not be able to come down early enough to get into the games.

Mayor Walker, as you probably know, is in Cuba and will probably return to Miami next week or the week following. Mr. McClintock, our New York Manager, is a friend of Mr. Egan who is with the Mayor. Mr. McClintock was at the depot to see them off the day they left New York and arranged to have them come to my house to meet me, and I expected to entertain them. Confidentially, the Mayor is receiving a great deal of attention from bus manufacturers and operators. In fact, he is on this trip in Mr. Wooden's private car. Mr. Wooden is President of the American Car & Foundry Company and built the Fageol bus. Fageol bus interests have put in a bid for the franchise for bus operations in New York. Mr. John Hertz will also be in Miami next week and, as you may know, is one of the principal owners of the Fifth Avenue bus and some of the surface lines in New York. He has also applied for a bus franchise in New York. We furnish the Hertz interests with all of their tires and,

of course, are anxious to see them get the New York franchise. However, as we sell all bus companies tires we must be careful and this, of course, is confidential. What I want to ask of you is, that if I am not in Miami, will you give Russell and Mr. McClintock some assistance in arranging a party to entertain the Mayor and his party and include Mr. Hertz. I thought possibly a day at Cocolobo Cay Club might be interesting. If you have not met Mr. Hertz I want you to meet him as you will find him a fine man, and he certainly is a wonder when it comes to transportation.

With personal regards, I remain

Yours very truly,

HSF:K

A handwritten signature in cursive script, appearing to read "Harvey S. Director". The signature is written in dark ink and is positioned to the right of the typed name "HSF:K".

February 16, 1927.

Mr. Harvey S. Firestone,
Akron, Ohio.

My dear Mr. Firestone:

I have yours of the fifth. Had a talk with Raymond and also met Mr. Hertz. Raymond and Jess Andrews were to get in touch with Mayor Walker but this they were unable to do as far as I know at this time. Mayor Walker is very closely guarded and kept at the Biltmore Hotel. A lot of people came down here from New York after the Mayor with one request after another. I know of three who were in my office and all came here to see Mayor Walker on business. I doubt if we can accomplish anything with him here.

Yours,

CGF:T

Montauk

Homes

July, 1929

DETAIL OF "EXTRAS" ON MR. CARL G. FISHER'S RESIDENCE.

	LABOR	MATERIALS	10% Profit	TOTALS.
<u>GARAGE</u>	188.60	405.46	59.40	653.46
<u>HOUSE</u>	200.70			
Compensation	10.50		21.10	232.10
Mason Work on Chimney	561.52		56.15	897.72
Excess in cost of linoleum		109.00		109.00
Installing Gas	66.40) (
Garbage Burner) (218.00	28.44	512.84
Hardware		1,119.73	111.97	1,231.70
Shoe Racks, Etc.		24.29	2.42	26.71
Sand, Gravel & Cement -		60.20		60.20
<u>BEAR CAGE, STABLES ETC.</u>	541.76	523.78	106.50	1,172.04
<u>SEPTIC TANK</u> (In excess of) (\$600.00 allowance) (in contract for this item).	427.20	85.05	51.22	563.47
				\$ 4,759.24

"EXTRAS" CONTAINED IN CONTRACT - AS FOLLOWS:-

Insulite behind panelling (Celotex used for insulation)	390.00
Beam Ceilings @ 50¢ per lineal foot.	1,675.00
Toilet in Cellar	125.00
Painting Walls (Jamestown Products used thruout).	1,300.00
3 Fairfax Electric Heaters @ \$65.00 each	195.00
	<u>\$ 3,685.00</u>

HVL. 7.17.29.

		CREDITS	TOTALS.
Architect's Fees			472. 26
Cornell Brothers.			
Contract	69,971.00		
Contract Extras	3,685.00		
Extra Work, Including			
Stable, Bear Cage,			
Chimney, Hardware, etc.	4,776.24		
Credits		1,624.50	76,807. 74
Charles Appleyard			
(Oil Burner)	1,650.00		
Duro Company			
(Pumping Equipment)	850.48		
Bevis & Newman			
(Underground service,			
Telephone conduit, etc.			
Bath Heaters, Kelvinator,	1,635.35		
L. Faber Jr. Painting Garage	183.15		
L.I.R.R. Co.-Amer. Express, &			
Miscellaneous cartage	56.54		
F. W. Winn Co. Insurance	789.42		
Union Carbide & Carbon Co.			
(Pyrofax)	82.50		
Miscellaneous Hardware &			
Linoleum	101.34		
M.B.D.C.* Hauling - Landscaping			
Driveways, Gutters, etc.	6,861.50		
TOTAL COST			\$ 93,730.28
Estimated cost of Garage #2			6,000.00
Bills Paid to Date	2,467.50		

NOTE. A good deal of extra work was caused by omission of necessary work from Architect's plans and specifications, part of which were purposely omitted to allow the purchasing of material and equipment by our Purchasing Department and get the benefit of discounts in this way.

Substitution of cheaper material accounts for the credits. Extra work, where possible, was let direct to sub-contractors and paid for to avoid the payment of the 10% General Contractor's fee on these items. M.B.D. Corp. charges include - labor, equipment and material involved in landscaping, driveways, gutters, etc. In the case of hardware, electrical fixtures, sewage disposal, etc., arbitrary figures were inserted in the specifications by the Architect. In some cases, these amounts were exceeded and carried as "extras"; in other cases, there were credits deducted from the contract on account of these allowances.

T. C. RAYWOOD

MONTAUK BEACH DEVELOPMENT CORPORATION

MEMO. TO Mr. Fisher

DATE July 23, 1929.

FROM Mr. Ringwood.

SUBJECT South Chimney on Residence.

Referring to your memo of July 22nd on the subject of the south chimney on your house, there is, as you say, no question but what the architect made a mistake in not designing the chimney higher. We also should have caught this error. As to the additional cost, the contractor usually figures this at so much a square foot, or cubic foot of volume and even if the chimney had been correctly designed on the plans, it would have added the equivalent of this stone work and cost to the contract if the contract was properly figured, which it presumably was, so it would involve the question of paying for it either in the first place or later.

The addition was somewhat more expensive on account of the fact that scaffolding had to be built the second time and working conditions a little more difficult than they would have been in the first place. No Architect's fees are to be paid on additions of this kind. If the architect had made a mistake which would necessitate tearing out work that had been put in, I believe the cost should be deducted from his fees, but in this case, I do not believe we would be justified in charging his account with the cost.

[Handwritten signature]
[Handwritten signature: T. E. Ringwood]
T. E. RINGWOOD.

TER.HVL:

November 12, 1930

Home

Mr. Roy Chapin,
Detroit, Michigan

My dear Roy:

It has occurred to me that you might be interested in the outright purchase of my house instead of building one. I have not a lot of children and can get along with a much smaller place, and right now I need the money.

The house, as you know, is equipped with a pipe organ and I have just recently added a 72' tower with an elevator. This tower is made of concrete, and has a beautiful lounging room on top, and the view from the top of this tower is perfectly marvelous. You can see all over Miami Beach, City of Miami, and the Atlantic Ocean for fifty miles in every direction. The evening view from this tower is most unusual.

I have about one half million dollars invested in the place, but I will make a price on it that will be at least \$100,000 less than the place could be duplicated for. I have 900' of water front which alone should be worth, without any improvements over \$30,000, and I will be willing to make a price of this entire property, confidentially to you, of \$400,000.

I have some very choice shrubbery and trees including some thirty different varieties, and this year they are looking better than ever. Think it over and if you are not interested, perhaps Edsel Ford or some of your friends might be.

Yours,

GGF:A

April 12th 1932. *hines*

Mr. Arthur Brisbane,
20 South Street,
New York City.

My dear Mr. Brisbane:

Glad to hear from you, and of course am sorry that your general opinion confirms what we have felt all along regarding general conditions.

Hope you will continue to think a lot of this country, and enough possibly to live here part of the year.

It is just a thought that you might want a house such as mine. We have a mortgage on the house of \$125,000, the place cost over \$400,000. We have a very beautiful swimming pool that cost about \$40,000, a fine pipe organ that cost \$30,000; 900 feet of water front.

The house was built on a cost plus basis so it was as well built as it possibly could be, and if you want to make an investment, this might attract you.

There is a four car garage, and a concrete boat house with quarters above for the captain and crew, and I will throw in the boat.

Of course I don't know why you would even consider such an investment at this time, but still you never can tell, and the only way I have been able to sell things in the past was to let a lot of people know what I had for sale.

Its strange to think how rapidly these values are changed when I had half a dozen opportunities to sell my place three years ago at some figure around half a million dollars.

I am continuing with my small manufactured house idea, and as soon as I get north, I will have definite figures with me that may be interesting to you.

Yours,

C. G. FISHER

CGF-HM

house

June 16th 1932.

Mr. C. M. Keys,
39 Broadway,
New York City.

Dear Clem:

I have yours of the 10th. I have executed the paper which goes out today by mail.

We have practically moved out of the house on the hill, and I am now having my man repaint the floor of the garage, and put the house in such shape that it looks practically brand new.

There may be a sale for this house this year, and I would like to have the Bankers Trust Company agree on a fixed starting price for a sale of say \$75,000.

Naturally I want to help dispose of this house, and I have two or three friends now who have their eye out for prospects. I think a general impression that the house might be purchased for \$75,000 is much better than God knows what price it could be purchased for, and have people speculating. Already there has been some speculation in the air, as to what the sale price is, or will be, and I think this matter should be straightened out, stating that the house is for sale at \$75,000. When and as an offer is received for the house, then it will be time to settle on a reduction. The house on terms would be a very eplendid bargain at this figure.

When you see the Bankers Trust Company, give them the information that we will start at least at this figure, and get the impression started among the receivers that the price is \$75,000. This gives me a chance to work on the sale, and any others that are interested.

Yours,

December 15th 1932.

General Robert H. Tyndall,
c/o Fletcher American Bank,
Indianapolis, Ind.

Dear Bob:

I have yours regarding Jack Trimble. I am submitting the house today to a man from St. Louis, at a sale price of \$165,000, and perhaps a rental of \$10,000 for the year.

As this man is not well, he may wish to stay here throughout the year, with the exception of a short time during the hotter months of the summer.

If this doesnot go through I want to be in a position to show the house to anybody who is a prospect. It may be that something of this kind can be worked out with Jack.

Of course I cannot move into a hotel proper without paying a rental to the hotel, and Margaret's house is for sale, and it is imperative that she make a sale if possible.

The only place I could move into now would be the house in connection with the Lincoln Hotel. You remember we purchased this house from Ben Shepherd for \$33,000, principally because it has 100 feet on Washington Avenue, and about 200 feet deep, and I thought some time it would be very necessary to have this property with the Lincoln property for the reason that I want to put small stores on Washington Avenue, as well as Lincoln Road corners, to both east and west.

This would give us a very large income for the proportionate small investment. There is a shortage of small stores on Lincoln Road at reasonable figures. The rents here in the past have been very high as you probably know, and Washington Avenue corner is easily the best corner on Lincoln Road for small shops. The average gown shop and jewelry store only needs a room 15 feet by 40 feet at the most, and these can be constructed at less than \$1500.00 each, and should be in a rental of \$75.00 to \$100.00 a month for five months.

Genl. Robert H. Tyndall - #2

However, I cannot consider moving into the cottage at this time, as there is a suit of foreclosure pending. There is a \$12,000 balance due on this mortgage, and we are just not in a position to protect it.

Wish you would speak to Jack, and see if he wants to consider advancing the \$12,000 to clean up this cottage, and add it onto the Lincoln mortgage. The 100 feet frontage on this corner located as it is, should be ample for future needs, and I wanted to show Jack the place when he came down.

This would give me a chance to move, and at the same time protect this cottage for the future of the Lincoln. I would not want to move into the hotel proper, on account of expense, and at the same time I want to take advantage of every possible chance to sell my own home.

We have the grounds and everything in beautiful condition for a sale, and of course I want to cooperate with Jack. Margaret's house is now leased, but with an attempt to sell, and the price is put down so low that it looks like she should be able to make a sale.

Show Jack this letter, and talk it over with him, and get his reaction.

Yours,

CARL G. FISHER

CGF-HM

6

Notes

December 29th 1932.

Mr. J. H. Trimble,
Circle Tower Building,
Indianapolis, Ind.

Dear Jack:

I forgot to mention to you in my previous letter that our house is in very good shape. All the lighting equipment, Frigidaires, etc. are O.K. The swimming pool and plumbing are in splendid condition.

The pipe organ, however, was not overhauled last year on account of expense, nor this year on account of expense. It was always our habit in the past to have one of the travelling mechanics of the Aeolian Company stop in every year and tune up the organ, and fix some of the little leaks which always showed up in the small rubber tubes that form part of the connections to the bellows. They always charged a rather stiff price for this work, amounting to about \$200.00.

We discontinued their service several years ago, and I had my engineer do the job. As he had experience in this work he could do a very good job for me for about \$50.00 expense. Last year I did not have the engineer, and I haven't him now, so I have let the pipe organ go, and decided to let it stand until someone purchased the house, and actually wanted to buy the organ. Instead I have an Orchestrope instrument, which you probably remember, connected to the tower, and it can play as good music as the pipe organ can anyway.

I thought I would explain this to you so you would not want me to dig up a couple of hundred dollars to fix this organ up.

Hope to see you soon.

Yours,

CARL G. FISHER

CGF-HM

homes
December 31, 1932.

Mr. Chas. E. Sorensen,
c/o Ford Motor Company,
Detroit, Mich.

My dear Mr. Sorensen:

I am going to cut my property on the Bay front into three parcels, offering for sale the center section with my house; the southern section with the swimming pool, garage and boat house; and the northern section, which constitutes only a Bay front lot.

Before you actually decide to build, it might be worth while for you to drop in and look over my plan, because I can easily save you a lot of money, and at the same time give you a better location than you have at present.

The southern part of my property has at this time the finest and most elaborate swimming pool on the Beach, with dressing rooms, water filter, also a four car garage with apartments above and a laundry, also a splendid concrete boat house, and I can give you this entire location with improvements for \$65,000, which would be approximately 500 feet of water front, and making it only necessary for you to spend \$10,000 on a house.

I thought this new plan of mine to divide my property up into three parcels might be interesting to you.

I am enclosing you herewith a circular showing you the type of house that could be built on this property for \$8500.00 net.

Would be glad to talk to you about this plan at any time if you are interested; otherwise don't let this letter annoy you, and I wish you a Happy New Year.

Yours very truly,

CARL G. FISHER

CGF-HM

Homes

December 31st 1932.

Mr. Elmer Stout,
Fletcher American Bank,
Indianapolis, Ind.

My dear Elmer:

I have been thinking for some time of a plan to put up to you, which might help us sell my home place here. The property seems too big to appeal to anybody nowadays at even \$135,000 or \$140,000. The property is just too big.

There are 900 feet of water front. If we can divide the property into three pieces, as per rough sketch which I am enclosing you herewith, erect a new house on the space marked "Q" to cost not more than \$10,000, then I can sell, I think without trouble, the house marked "A" for \$75,000.

The space to the south should easily sell for \$60,000 or \$65,000; and the space marked "H" should easily bring \$15,00 to \$20,000.

The space to the south, which would be Lot No. 1, already has a \$40,000 swimming pool, a splendid four car garage with laundry, and an apartment above, with bath and shower, and it has a splendid boat house of concrete, with an apartment and crews' quarters above, with bath and showers, so that the only thing necessary to make this an ideal estate would be the investment of \$10,000 in a house marked "G". Even the wall and the gate are all built; the wiring and cesspool connections are all on the ground, so it would only be necessary to build the house. No landscaping of any kind would be necessary.

With Lot No. 2, the purchaser could build a splendid two car garage, with two rooms above for not over \$4,000, and have no landscaping to figure on, and a magnificent house that cost \$150,000.

Lot No. 3 would have the advantage of a wall, both on the north and east. This wall cost around \$4,000, and the ground is beautifully planted.

The dividing walls between the two estates can be temporarily made of hedge, or as fast as one estate is moved, the hedge can be put in, or if the buyer wishes, he can build a wall to correspond

Mr. Elmer Stout - #2

with the other walls that are now up.

I presented this plan this morning to a prospective building of a home who only wanted to put about \$30,000 in his home, but he has only \$4,500 in his lot. I stopped him cold for further consideration of this plan to buy the southern part of the property at \$65,000. If he falls down on his plan, I propose that the bank advance me an additional \$10,000 so I may build immediately house "G" and divide the property as outlined in this rough sketch.

I am quite sure that the southern property would be very quickly sold at this figure, as it would be a big offering for \$65,000. The land alone, without improvements, should be worth that much money. On account of the size of House "A" it might take some time to move it, but it certainly would be a remarkable offering for anyone at a price of \$75,000. This would leave us the rugs to dispose of, and it would save me the annual interest and upkeep, which is bound to be a burden until I can find a buyer for this property.

Many people I have talked with and written to, would have snapped up this property in five minutes at \$175,000, three or four years ago, but today I cannot interest them at all. There is a steady bunch of buyers here for big bargains. You will note by the enclosed card that Miami area stands 17th among the 552 largest cities in the United States, and that this area in building during November was ahead of 35 complete States in the United States.

I think this would be a good plan, and as quickly as possible. I have one prospective buyer right now for either the lot on the north or southern part of the property, but I don't want to go ahead until I hear from you. Of course the lot on the north can be sold without any additional investment, but it would be much better to make the additional investment for a house on the property to the south, and have the property ready for sale before Spring.

Please let me hear from you quickly.

Yours,

GGF-HM

CARL G. FISHER

April 6th 1933.

Mr. J. H. Trimble,
615 Circle Tower Building,
Indianapolis, Ind.

homes

Dear Jack:

We are back in the house again, and I personally want to thank you for the condition of the place; it probably never has been as well polished up and shined up from top to bottom as it is now. I am sorry Mrs. Trimble went to so much trouble to have this work done, because with only one servant in the house, it will be impossible to keep up to the standard which she left.

Another prospect was in the house yesterday, but the general size of the place frightened them off. We have a trade in prospect which might give us enough money to help out on the mortgage right quick. We also have one more prospect, but these prospects as you know, are scarce right now, and hard to find.

The Lincoln is ahead of last year, 36 people against 30 last year.

The Flamingo wound up with approximately \$60,000 which is about \$40,000 better than last year.

Yours,

CARL G. FISHER

CCF-HM

names

April 17th 1933.

Mr. Arthur Brisbane,
Brickell Avenue,
Miami, Fla.

My dear Mr. Brisbane:

The other day when I had lunch with you, you said you had commenced to like the Beach, and you might like a house over here. Judging from the size of your family it seems to me that you need a house about the size of mine.

I have \$120,000 mortgage, and \$10,000 worth of taxes, and interest, due on the house, and if you want the place for \$150,000, so I can clean up on this bill, you can have it.

In addition to this I have some \$50,000 worth of furniture that you can have for \$25,000; I have three rugs on the ground floor that I think cost something like \$30,000. As you remember, there is a pipe organ that cost about \$30,000, and there is a new tower that cost \$25,000. The swimming pool and purifier outfit cost some \$40,000, and there are nine hundred feet of water front. I have roughly, over \$400,000 invested,

I believe I could have sold the property this year for \$175,000 cash, if it had not been for the banking situation. I had two splendid prospects when this trouble came up.

As an investment I believe this is all right, especially if you are going to spend a lot of time here with your family during the coming winter.

However, if you are not interested, do not waste time in even answering this letter. You are the first person that has ever had a price on the house of less than \$175,000.

Yours,

CARL G. FISHER

CGF-HM

Copy to:
New York office.

May 2nd 1933.

James

Mr. John S. Baber,
6190 Pine Tree Drive,
Miami Beach, Fla.

My dear Mr. Baber:

Your letter of the 30th.

It looks like you are going right after business,
and I hope you get it.

Mrs. Fisher is completing some alterations in a
little house on Alton Road, where we will undoubtedly
live next season, as we are making an attempt to get
the old home in good shape for sale, and we cannot
keep it up to the minute if we continue to use it.
We will have a caretaker in the boat house apartment
this summer, and perhaps a man living in the garage
on the Alton Road place, next to Mr. Kiser, however,
will let you know before we leave, further about
our plans.

Wish you success.

Yours,

CARL G. FISHER

CGF-HM



Gateway to a Home

Home:—

*“The father’s kingdom;
the child’s paradise;
the mother’s world.”*



Driveway to Main House

AN artistic iron gate swinging open from vine-clad stone gate posts, canopied with cedars and rhododendrons, offers admittance to one of Long Island's most attractive sea-side country homes, and situated in the Sands Point section, famed for its delightful country places.

A pebbly drive, bordered with flowering shrubs, winds gracefully to the main house which nestles in the midst of a growth of fine old trees on a bluff overlooking the lower terrace of the estate and a wide expanse of the blue-green water of Long Island Sound.

The main residence, situated as it is, seventy-five feet above Long Island Sound, offers the most attractive panoramic view of the surrounding waters and country homes to be found on Long Island, and surrounded as



View of First Terrace

it is with a great variety of trees and shrubbery presents a picture of exceptional beauty and refinement and presents a strong appeal to one seeking recreation and relaxation in an atmosphere of peace and quietude.

The entire estate embraces $17\frac{1}{4}$ acres, about equally divided between what is termed "upland", where the residence is situated, and the "Lower Terrace", or water-front plot. The boundary line dimensions of the property are as follows: Waterfront, 576 feet; north side, 1151 feet; east side, 686 feet; south side 1207 feet.

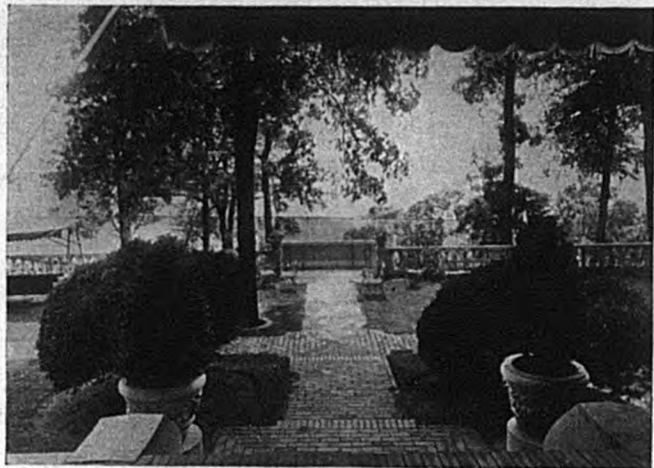
As noted, the upland is heavily timbered with full-grown trees and shrubbery. In the front of the residence a green lawn gently rolls away from the house on three sides to be bordered at the outer edge with a semi-circle of flowering shrubs. On the opposite side



View Main House from Sound

of the residence, the lawns are retained in the form of two terraces, the first embraced by a concrete wall and the second by a thick hedge. From the latter terrace the property pitches downward to the extreme lower terrace, 75 feet below the "upland", a vast expanse of billowing green lawn bordered with cedar, willow, hedge and other light plantings. The entire property, with the exception of the waterfront, is surrounded with a concrete and stone wall topped with an artistic black-iron fence.

Excellent hard surfaced roads extend throughout the upland and lower terrace. The entire front of the property is marked off from the private roadway by rhododendrons of the native and imported varieties, juniper, evergreen and other hardy plantings. Califor-



Main House View of Sound

nia hedges border many of the roads and extend across the entire waterfront. The trees on the upland main lawns include Linden, Dogwood, Mulberry, Pin Oak, Red Oak, Locust and other varieties. English Ivy is used profusely about the main house and throughout the grounds on the concrete walls, and in addition many other hardy plantings are used throughout the grounds.

The main house is a stucco structure and from the basement to the attic embraces thirty-two rooms of all purposes. Entrance to the house is gained over a wide porch with latticed roof to the vestibule, off which to the left is a lavatory and wash room. From the vestibule one passes into the main hall entrance which extends entirely across the building and from which an



Main Living Room

exit takes one out on the west side to a porch, lattice-covered, to the wonderful view overlooking the lower terrace and out over Long Island Sound. The entrance hall divides the main living quarters from the dining rooms and culinary department.

The living room, softly lighted and having a mammoth fire place at the extreme north end with the pipe organ console at the right of the entrance from the main hall, is artistically panelled with circassian walnut.

An ell at the left of the north end of the room is designated as the Music Room, the floor at the side of the room holding the attractive wood grille through which the melodies of the sweet-toned Aeolian pipe organ emanate to the farthest recesses of the house. The echo-room for the organ is on the top floor and



Console for Pipe Organ, Living Room

reaches the lower room down the main stair-well. The organ proper is situated in a sound, dust and moisture-proof room in the basement.

Passing through the Music Room, one enters a Sun Parlor forty feet by forty feet in dimension. Through a total of twenty-three windows, one can get a view of the Sound and surrounding property on three sides. This room was built especially for comfort, and comfort it possesses in abundance. This room has a large brick fireplace from which an atmosphere of cheer and comfort is radiated by the blazing log fire to mingle with the cheeriness of the delightful big lounge. This



Dining Room

room with its exceptional size and cheerful accompaniments is where the family and friends can be brought together of an evening without fear or thought of congestion. It is truly a man-sized room in every respect.

As already indicated, the main dining room is situated to the left, off the main entrance. This room is spacious and is finished in panelled oak. This room has built-in closets for china, silverware and linen. Adjoining this room on the west and overlooking the lower terrace and Long Island Sound, is a delightful breakfast room with full length French windows on three sides.

The butler's pantry, kitchen, help's dining room and vegetable room are at the rear of the two dining rooms. These rooms are high ceiled, well appointed and well lighted and open out upon the laundry court about



Breakfast Room

which extends a seven foot stucco wall largely hidden by climbing vines, with adequate service gates.

Retracing our steps to the entrance hall, we ascend a broad winding stairway to the second floor. On the second floor is situated a delightful sleeping porch overlooking the Sound with a perfectly equipped private tiled bath and glass-enclosed shower bath. Connecting with the bath and sleeping porch is a roomy dressing room with adequate clothes closet. One of the attractive features of the sleeping porch is a new brick fire place.

Three other master bedrooms are situated on this floor, one of which includes a fire place. Two of these rooms have a connecting bath and a third has a private bath.



Main House Stairway

At the south end of this floor there are two servant rooms and one bath.

Continuing up the stairway to the third floor, one finds four master bedrooms with two connecting baths. One room has a fire place.

At the south end of this floor there are three servant rooms and one bath.

On the fourth floor there are two cedar closets for storage purposes, a pressing room, a storage bedroom and a large trunk storage room.

Descending again to the main entrance hall, one may enter a wide stairway to the basement where are situated, among other features, a most artistic billiard room, special spray, shower and needle bath, lavatories, com-



Corner in Sun Room

plete laundry with drying ovens, laundry tubs and washing machine, electric mangle, ironing board equipment, etc. The basement also houses a large tubular Spencer boiler which is heated by an electric "Kleen Heat" oil burner fed from a 5000 gallon storage tank situated outside of the building. Other rooms in the basement are the dry grocery store-room, equipment for high pressure spray baths, milk room and two general storage rooms.

Leaving the main house, one views a large garden plot hidden behind stone walls and shrubbery. Adjoining the garden plot is a model green house for vegetable and flower growing. This plant has a separate heating unit independent of all other buildings. Attached to the potting room of the green house is an office



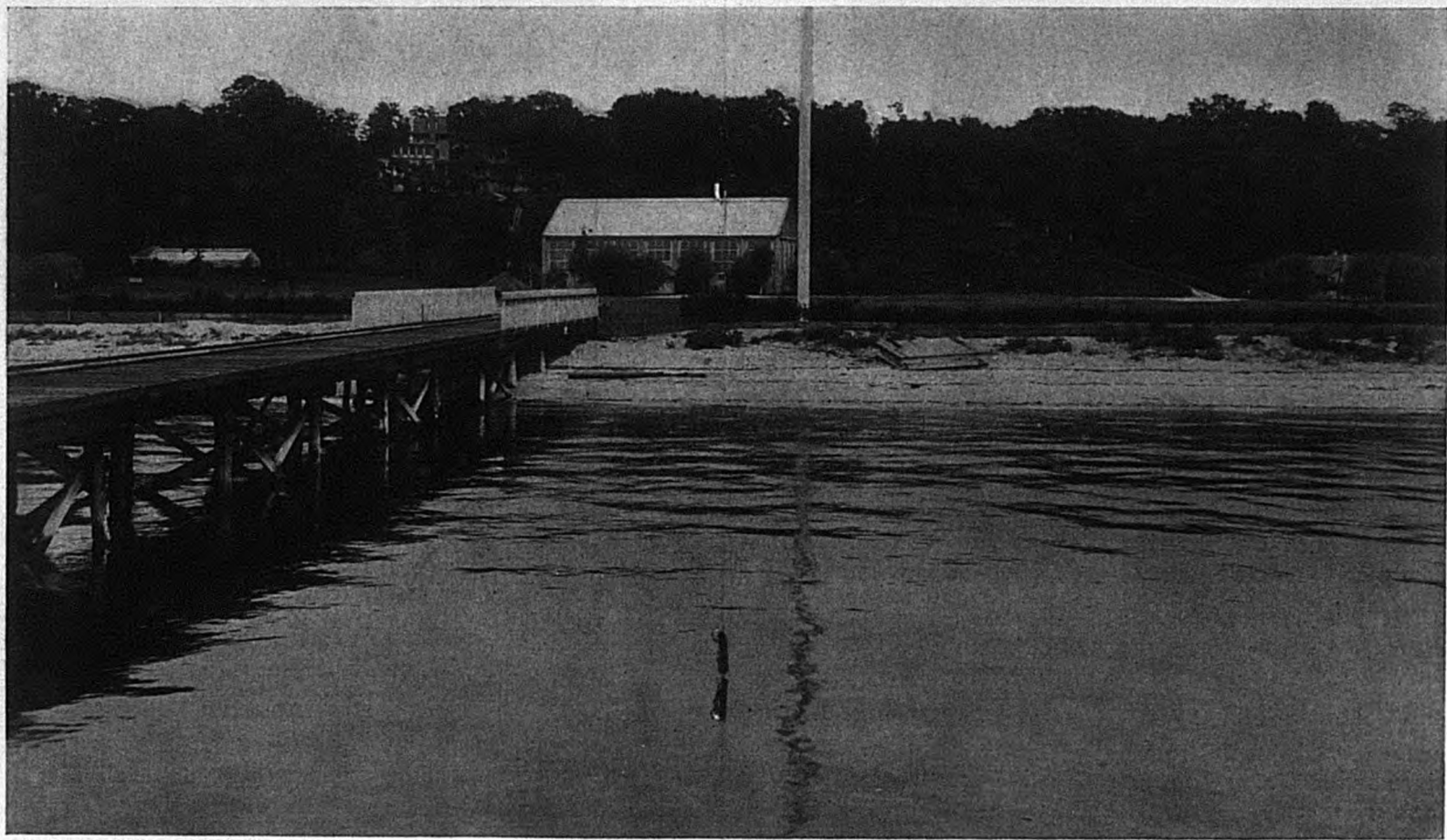
Sleeping Porch

suitable for the superintendent's headquarters or a private office for the owner on the premises.

Passing the green house via a hard surfaced road, one enters the garage court. The garage, caretaker's home and other apartments are as one building and built about three sides of the garage court. This building is of hollow tile, stuccoed with brick trim and red tile roof. The garage is built to accommodate five cars with room for another car in the pit room. In addition to the main garage, there is a separate truck garage.

Above the garage are four rooms for chauffeurs and other help. These rooms have one bath.

In the center angle of the building is the apartment for the caretaker. This apartment embraces two bed-



View from Sound



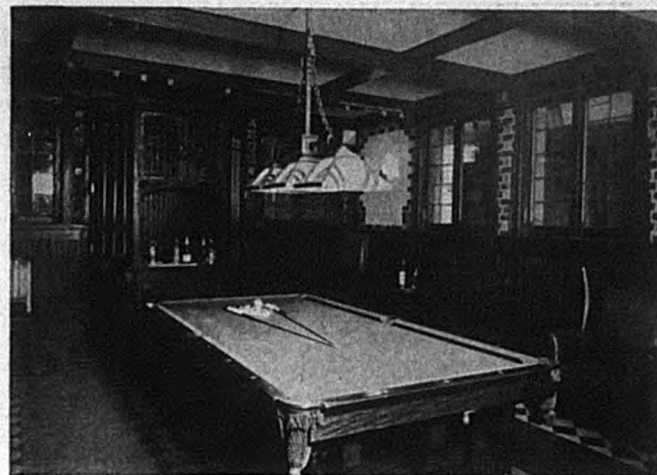
Interior of a Typical Bedroom, with Twin Beds

rooms with bath, a living room with a fire place, dining room and kitchen. Over the caretaker's apartment is a second apartment with two bedrooms with one bath, combination dining room and living room and kitchen.

The third angle to the building embraces an apartment on the ground floor composed of two bedrooms with bath, large living room and a kitchen.

Adjoining this apartment on the ground floor is a commodious help's club room with bath. Above this club room and adjoining the apartment is a storage loft for farm tools, etc.

Leaving the garage court, one passes under an arch down a hard surfaced road, which is lined with heavy privet hedge, to the lower terrace. Enroute to the



Billiard Room

terrace, one passes a three stall stable with ample room for stable equipment and a new bungalow cottage suitable for the butler's home. There is an independent water system, not in use now as the entire property is served with city water from Port Washington Water District.

At the foot of the drive, one enters upon a four-hole Golf Course covering approximately eight acres. On the extreme east side of the course is a new enclosed stucco and glass Tennis Court. An addition attached to the court contains a lounge room with a large fire place, a shower room, a wash room, two dressing rooms and a rest room. This enclosed Tennis Court is ready for use any day of the year regardless of outside weather.

Just north of the Tennis Court and situated on a



Garage and Service Quarters

grassy knoll is a glass topped Enclosed Swimming Pool, equipped for use of either fresh or salt water. This pool includes four dressing rooms, shower room and lavatory.

On the west or water-front side of the Golf Course is situated a 250 foot pier extending out into satisfactory water depth. This pier is fifteen feet wide and has a lattice shelter near the outer end. On the outer end is an ell forty-five feet by fifteen feet from which a landing stage extends to a float for use by small craft. This dock was built in 1923, has withstood the weather and ice for four years and has not required repairs during that time.

In addition to the enclosed Tennis Court, this property embraces an excellent outdoor clay court situated on the side hill overlooking the golf course and Sound;



Butler's Cottage

a grass croquet court and a practice putting green on the lawn of the main house.

This attractive country place is situated three miles from Port Washington from where hourly electric train service to New York is offered on a 40-minute running schedule. Commuting between New York by automobile is possible at a safe speed in 45 minutes.

All in all, this Sands Point Estate is ideally situated, is inexpensive to maintain and provides for the necessary recreations that go to make both health and happiness. The beach across the front of the property is unexcelled on Long Island. The easy gradual taper of the sandy beach to deep water makes it both safe and delightful for surf bathing and throughout the summer months is the scene of daily water sports.



Croquet Court

RECAPITULATION

Water frontage (Long Island Sound), 576 feet.
North Side, 1151 feet.
East Side (Entrance from Private Road), 686 feet.
South Side, 1207 feet.

Main House: Total 32 rooms, all purposes.

BASEMENT:

Billiard Room.
Shower Rooms.
Furnace Room.
Milk Room.
Laundry.
Dry Grocery Room.

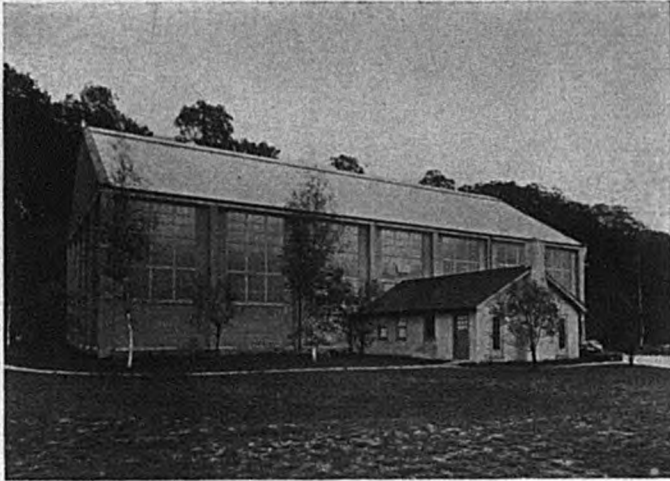


Outdoor Tennis Court

RECAPITULATION (Continued)

FIRST FLOOR:

Living Rooms with Fire Place.
Music Room.
Sun Parlor with Fire Place.
Dining Room with Fire Place.
Breakfast Room.
Butler's Pantry.
Kitchen.
Servants' Dining Room.
Vegetable Room.



*Exterior Enclosed Tennis Court**

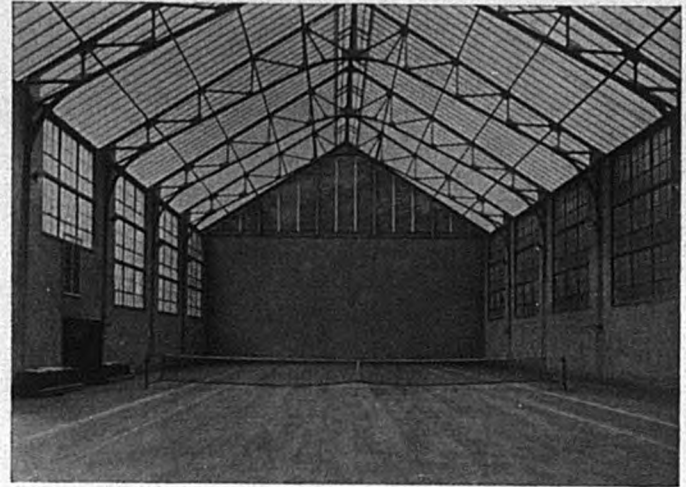
RECAPITULATION (Continued)

SECOND FLOOR:

Sleeping Porch with Fire Place and Bath.
Dressing Room.
Three Master Bedrooms with one Fire Place and
two Baths.
Two Servants' Rooms with one Bath.

THIRD FLOOR:

Four Master Bedrooms with one Fire Place and
two Baths.
Three Servants' Rooms with one Bath.



Interior of Enclosed Tennis Court

RECAPITULATION (Continued)

FOURTH FLOOR:

One Servant's Room.
Pressing Room.
Trunk Storage.
Two Cedar Storage Rooms.

GARAGE:

Space for five cars.
One Repair Pit.
Four Chauffeurs' Rooms, one Bath.



Glass Enclosed Swimming Pool

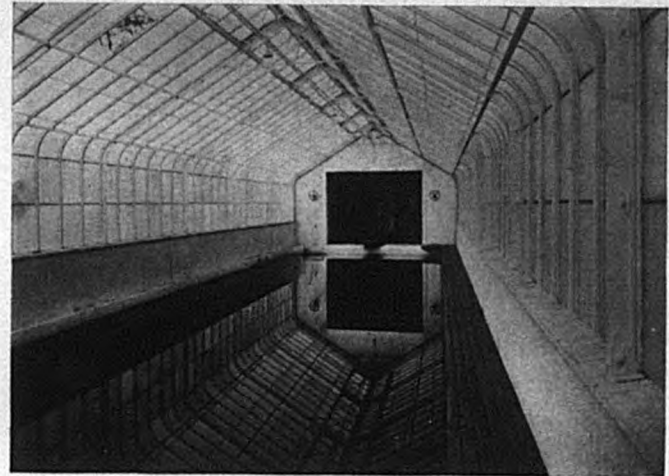
RECAPITULATION (Continued)

CARETAKER'S APARTMENT:

Two Bed Rooms with Bath, one Fire Place.
 Living Room with Fire Place.
 Dining Room.
 Kitchen.
 Laundry in basement.

GARAGE APARTMENT:

Two Bed Rooms, one Bath.
 Living Room.
 Kitchen.
 Additional Apartment.
 Two Bed Rooms, one Bath.
 Living Room.
 Kitchen.
 Servants' Club Room.



Interior View of the Enclosed Pool

RECAPITULATION (Continued)

BUTLER'S COTTAGE:

Two Bed Rooms, one Bath.
 Living Room.
 Dining Room.
 Kitchen.

TENNIS COURT (Enclosed):

Lounge Room with Fire Place.
 Shower Rooms.
 Rest Rooms.
 Two Dressing Rooms.

ENCLOSED SWIMMING POOL:

Four Dressing Rooms.
 Shower Room.
 Toilet Room.



View of a Golf Green

RECAPITULATION (Continued)

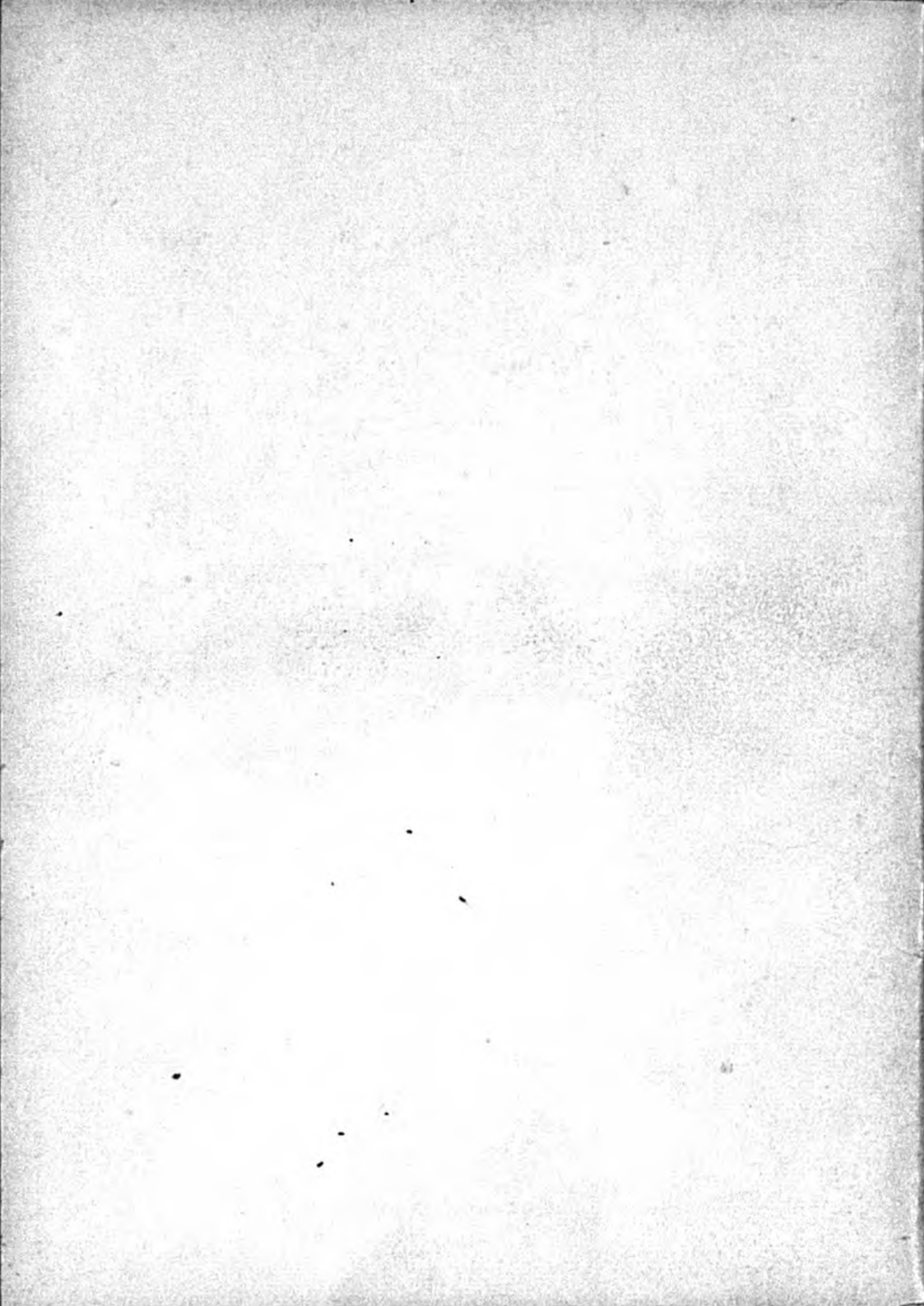
OTHER FEATURES:

Large Garden Plot.
Green House.
4-hole Golf Course.
250-foot Pier.
Outdoor Tennis Court.
Croquet Court.
Stable.
Pumping Plant.
Truck Garage.
Property Office Building.



**This property will only be shown by appointment.
Address Arthur B. Reed, Port Washington, L. I., or
telephone Port Washington 948 or 999.**

Appointment for inspection may also be arranged
through your own broker.





Gateway to a Home

Home:—

*“The father’s kingdom;
the child’s paradise;
the mother’s world.”*



Driveway to Main House

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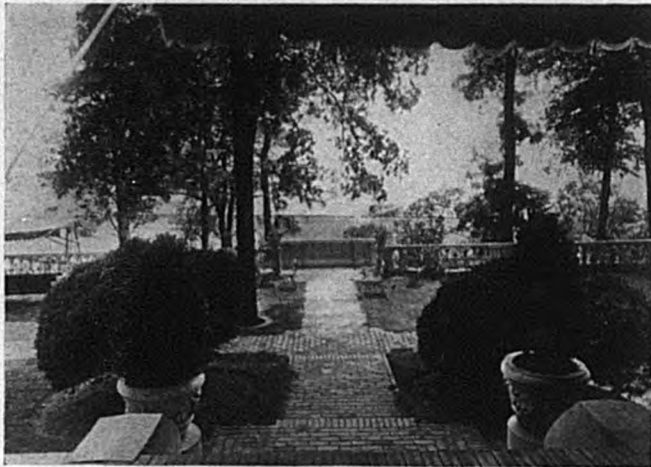
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View Main House from Sound

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Breakfast Room

which extends a seven foot stucco wall largely hidden by climbing vines, with adequate service gates.

Retracing our steps to the entrance hall, we ascend a broad winding stairway to the second floor. On the second floor is situated a delightful sleeping porch overlooking the Sound with a perfectly equipped private tiled bath and glass-enclosed shower bath. Connecting with the bath and sleeping porch is a roomy dressing room with adequate clothes closet. One of the attractive features of the sleeping porch is a new brick fire place.

Three other master bedrooms are situated on this floor, one of which includes a fire place. Two of these rooms have a connecting bath and a third has a private bath.



Main House Stairway

At the south end of this floor there are two servant rooms and one bath.

Continuing up the stairway to the third floor, one finds four master bedrooms with two connecting baths. One room has a fire place.

At the south end of this floor there are three servant rooms and one bath.

On the fourth floor there are two cedar closets for storage purposes, a pressing room, a storage bedroom and a large trunk storage room.

Descending again to the main entrance hall, one may enter a wide stairway to the basement where are situated, among other features, a most artistic billiard room, special spray, shower and needle bath, lavatories, com-



Corner in Sun Room

plete laundry with drying ovens, laundry tubs and washing machine, electric mangle, ironing board equipment, etc. The basement also houses a large tubular Spencer boiler which is heated by an electric "Kleen Heat" oil burner fed from a 5000 gallon storage tank situated outside of the building. Other rooms in the basement are the dry grocery store-room, equipment for high pressure spray baths, milk room and two general storage rooms.

Leaving the main house, one views a large garden plot hidden behind stone walls and shrubbery. Adjoining the garden plot is a model green house for vegetable and flower growing. This plant has a separate heating unit independent of all other buildings. Attached to the potting room of the green house is an office



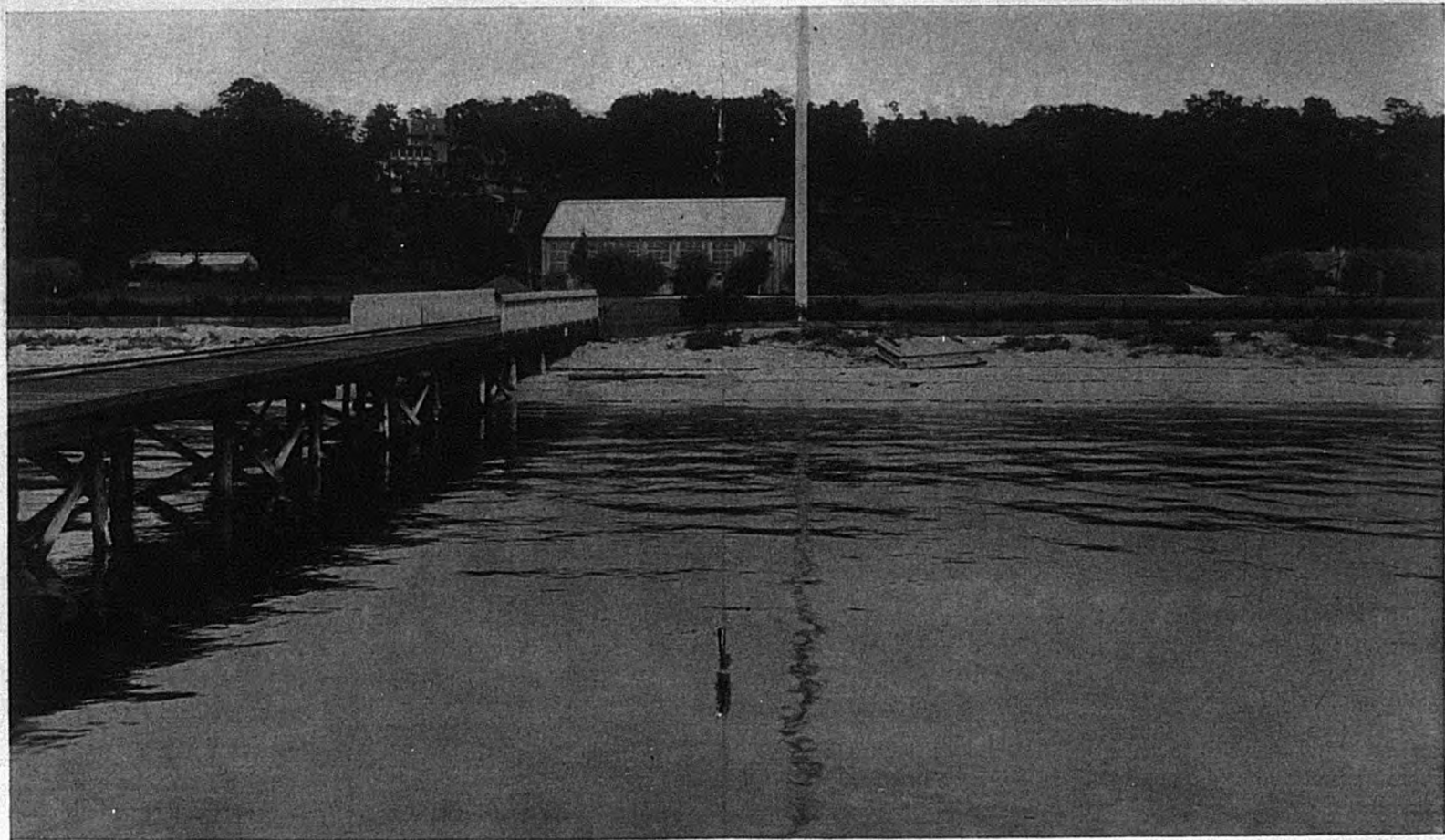
Sleeping Porch

suitable for the superintendent's headquarters or a private office for the owner on the premises.

Passing the green house via a hard surfaced road, one enters the garage court. The garage, caretaker's home and other apartments are as one building and built about three sides of the garage court. This building is of hollow tile, stuccoed with brick trim and red tile roof. The garage is built to accommodate five cars with room for another car in the pit room. In addition to the main garage, there is a separate truck garage.

Above the garage are four rooms for chauffeurs and other help. These rooms have one bath.

In the center angle of the building is the apartment for the caretaker. This apartment embraces two bed-



View from Sound



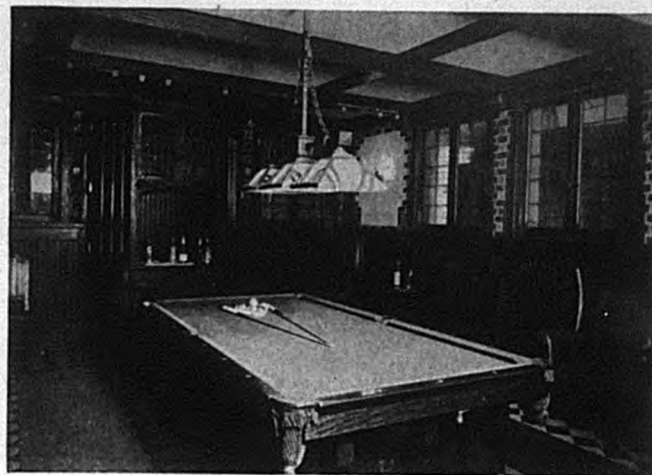
Interior of a Typical Bedroom, with Twin Beds

rooms with bath, a living room with a fire place, dining room and kitchen. Over the caretaker's apartment is a second apartment with two bedrooms with one bath, combination dining room and living room and kitchen.

The third angle to the building embraces an apartment on the ground floor composed of two bedrooms with bath, large living room and a kitchen.

Adjoining this apartment on the ground floor is a commodious help's club room with bath. Above this club room and adjoining the apartment is a storage loft for farm tools, etc.

Leaving the garage court, one passes under an arch down a hard surfaced road, which is lined with heavy privet hedge, to the lower terrace. Enroute to the

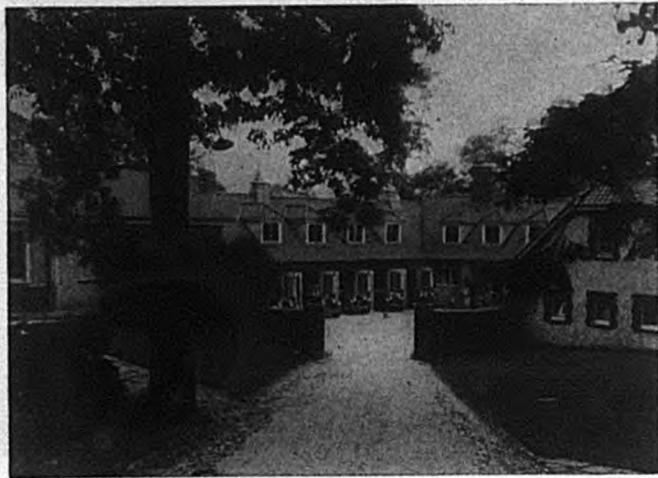


Billiard Room

terrace, one passes a three stall stable with ample room for stable equipment and a new bungalow cottage suitable for the butler's home. There is an independent water system, not in use now as the entire property is served with city water from Port Washington Water District.

At the foot of the drive, one enters upon a four-hole Golf Course covering approximately eight acres. On the extreme east side of the course is a new enclosed stucco and glass Tennis Court. An addition attached to the court contains a lounge room with a large fire place, a shower room, a wash room, two dressing rooms and a rest room. This enclosed Tennis Court is ready for use any day of the year regardless of outside weather.

Just north of the Tennis Court and situated on a



Garage and Service Quarters

grassy knoll is a glass topped Enclosed Swimming Pool, equipped for use of either fresh or salt water. This pool includes four dressing rooms, shower room and lavatory.

On the west or water-front side of the Golf Course is situated a 250 foot pier extending out into satisfactory water depth. This pier is fifteen feet wide and has a lattice shelter near the outer end. On the outer end is an ell forty-five feet by fifteen feet from which a landing stage extends to a float for use by small craft. This dock was built in 1923, has withstood the weather and ice for four years and has not required repairs during that time.

In addition to the enclosed Tennis Court, this property embraces an excellent outdoor clay court situated on the side hill overlooking the golf course and Sound;



Butler's Cottage

a grass croquet court and a practice putting green on the lawn of the main house.

This attractive country place is situated three miles from Port Washington from where hourly electric train service to New York is offered on a 40-minute running schedule. Commuting between New York by automobile is possible at a safe speed in 45 minutes.

All in all, this Sands Point Estate is ideally situated, is inexpensive to maintain and provides for the necessary recreations that go to make both health and happiness. The beach across the front of the property is unexcelled on Long Island. The easy gradual taper of the sandy beach to deep water makes it both safe and delightful for surf bathing and throughout the summer months is the scene of daily water sports.



Croquet Court

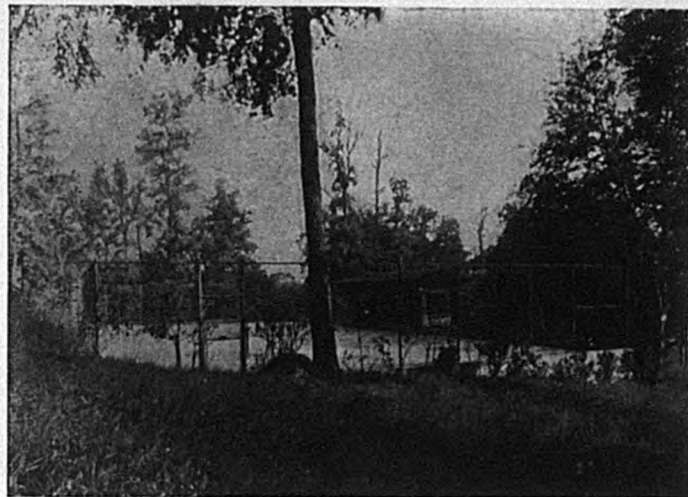
RECAPITULATION

Water frontage (Long Island Sound), 576 feet.
North Side, 1151 feet.
East Side (Entrance from Private Road), 686 feet.
South Side, 1207 feet.

Main House: Total 32 rooms, all purposes.

BASEMENT:

Billiard Room.
Shower Rooms.
Furnace Room.
Milk Room.
Laundry.
Dry Grocery Room.

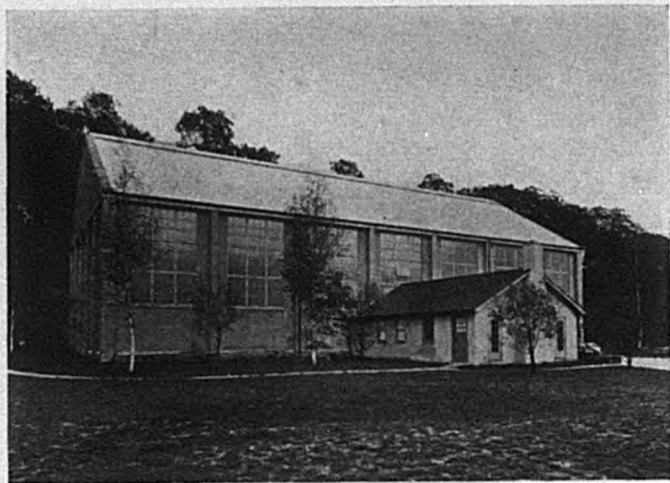


Outdoor Tennis Court

RECAPITULATION (Continued)

FIRST FLOOR:

Living Rooms with Fire Place.
Music Room.
Sun Parlor with Fire Place.
Dining Room with Fire Place.
Breakfast Room.
Butler's Pantry.
Kitchen.
Servants' Dining Room.
Vegetable Room.



Exterior Enclosed Tennis Court

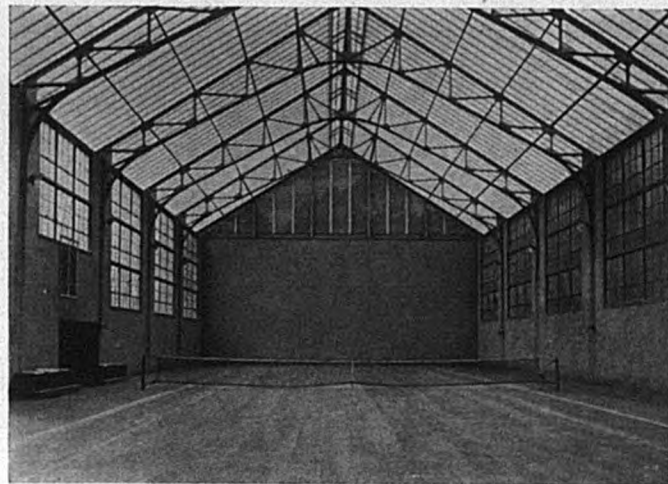
RECAPITULATION (Continued)

SECOND FLOOR:

Sleeping Porch with Fire Place and Bath.
Dressing Room.
Three Master Bedrooms with one Fire Place and
two Baths.
Two Servants' Rooms with one Bath.

THIRD FLOOR:

Four Master Bedrooms with one Fire Place and
two Baths.
Three Servants' Rooms with one Bath.



Interior of Enclosed Tennis Court

RECAPITULATION (Continued)

FOURTH FLOOR:

One Servant's Room.
Pressing Room.
Trunk Storage.
Two Cedar Storage Rooms.

GARAGE:

Space for five cars.
One Repair Pit.
Four Chauffeurs' Rooms, one Bath.



Glass Enclosed Swimming Pool

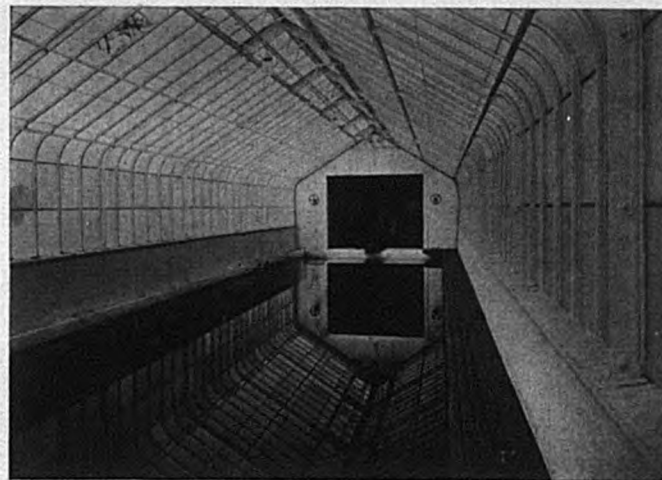
RECAPITULATION (Continued)

CARETAKER'S APARTMENT:

Two Bed Rooms with Bath, one Fire Place.
 Living Room with Fire Place.
 Dining Room.
 Kitchen.
 Laundry in basement.

GARAGE APARTMENT:

Two Bed Rooms, one Bath.
 Living Room.
 Kitchen.
 Additional Apartment.
 Two Bed Rooms, one Bath.
 Living Room.
 Kitchen.
 Servants' Club Room.



Interior View of the Enclosed Pool

RECAPITULATION (Continued)

BUTLER'S COTTAGE:

Two Bed Rooms, one Bath.
 Living Room.
 Dining Room.
 Kitchen.

TENNIS COURT (Enclosed):

Lounge Room with Fire Place.
 Shower Rooms.
 Rest Rooms.
 Two Dressing Rooms.

ENCLOSED SWIMMING POOL:

Four Dressing Rooms.
 Shower Room.
 Toilet Room.



View of a Golf Green

RECAPITULATION (Continued)

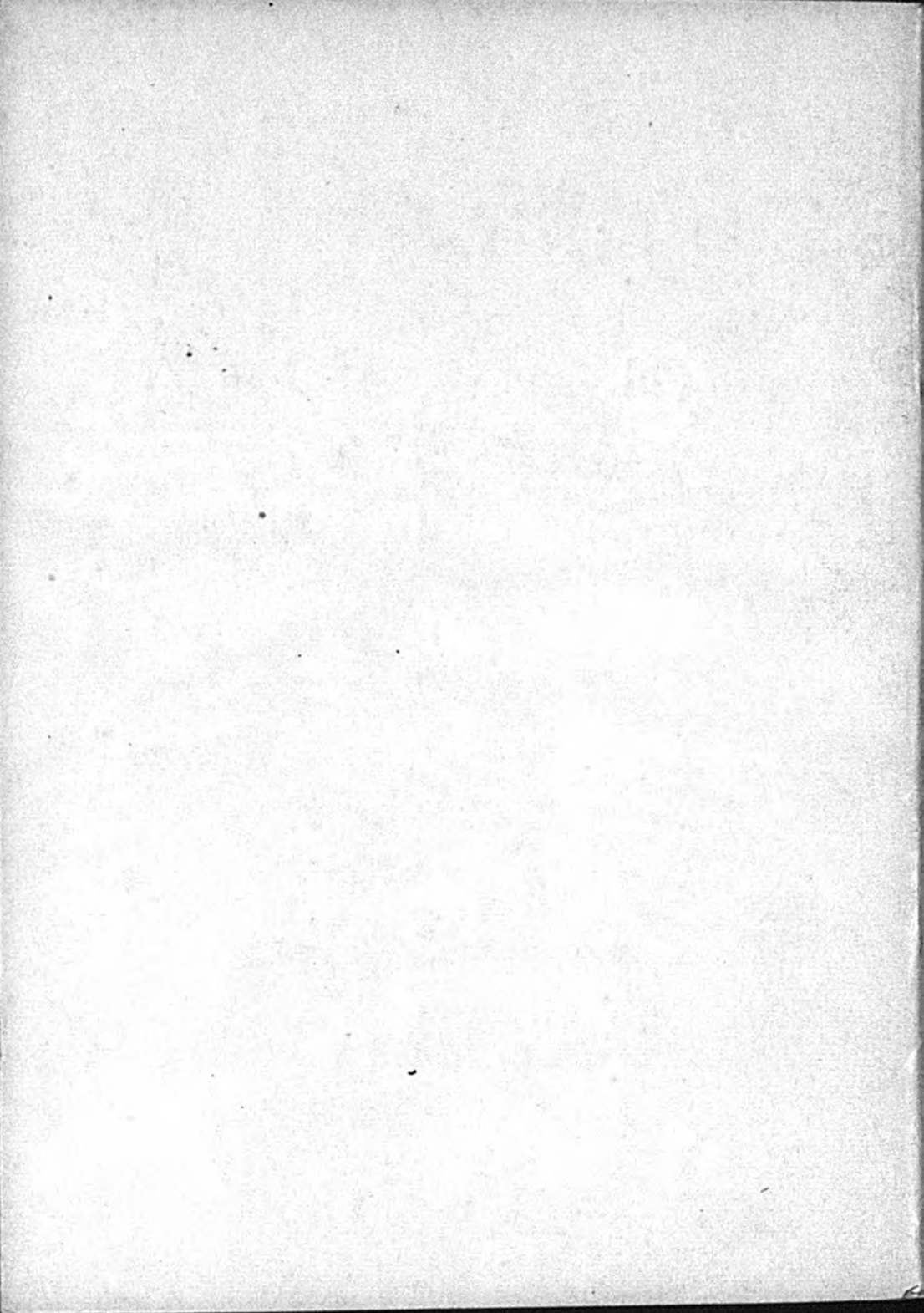
OTHER FEATURES:

Large Garden Plot.
Green House.
4-hole Golf Course.
250-foot Pier.
Outdoor Tennis Court.
Croquet Court.
Stable.
Pumping Plant.
Truck Garage.
Property Office Building.



**This property will only be shown by appointment.
Address Arthur B. Reed, Port Washington, L. I., or
telephone Port Washington 948 or 999.**

Appointment for inspection may also be arranged
through your own broker.





A CONCEPTION OF THIS EXTENSIVE PROPERTY, DIVIDED INTO THREE MAGNIFICENT ESTATES .

Sold in 1933

The Carl G. Fisher

Bayfront Estate

at MIAMI BEACH

WILL BE SOLD
in 3 areas

(930 feet of water frontage)



*An unusual opportunity to secure
an unequalled location*

CARL G. FISHER CO.

Lincoln Road and Jefferson Ave. » » Miami Beach



THE MAIN RESIDENCE, LOCATED IN AREA "B"

"THE SHADOWS", Mr. Carl G. Fisher's bay front estate at Miami Beach, consists of Lots 35, 36, 37, 38, 39, 40, 41 and 42, all in Block 14, La Gorce Golf Sub-division. This property is the largest and most outstanding bay front estate here, having 903 feet of water frontage, 767 feet of street frontage, and an average depth of approximately 271 feet. Its location is on one of the few bay front "points", where a waterway enters the bay.

The buildings comprising this estate are so situated that the property can be divided into three areas and sold in three separate parts. We will call these areas "A", "B" and "C". They are described more fully as follows:

Area "A"

This property comprises the large open landscaped space north of the present paved driveway adjacent to the porte cochere of the main house. Area "A" has a frontage on Biscayne Bay of approximately 140 feet, a frontage on Bay Road of approximately 100 feet, and an average depth of approximately 280 feet.

If area "A" is sold separately, a wall will be built along the dividing line between areas "A" and "B". Area "A" will then be walled in on the north, east and south sides and will have the bay front bulkhead on its western side.

This is truly an extraordinarily well-located property, overlooking a wide expanse of Biscayne Bay, with a marvelous view of the Miami skyline. It is ideal in size for the building of a bay front residence.

The price on this property is \$25,000; terms one-third cash, balance in equal payments in one and two years, with interest at 7% payable semi-annually. There is a discount of 5% for all cash.

Area "B"

This area of Mr. Carl G. Fisher's bay front estate comprises the central section of the property, situated just south of area "A". There are approximately 330 feet of bay frontage, 235 feet of street frontage, and an average depth of about 285 feet.

In area "B" is located the main residence, one of the largest and one of the most magnificent on Miami Beach.

The first floor contains a 25'x63' living room with Aeolian concert pipe organ, large fireplace and beautifully ornamented plastered ceiling, also double stairway leading to second floor; library with fireplace and colored tile floor; main dining room 25'x35' with large fireplace; two dressing rooms with tile floors, each having toilet and lavatory; breakfast room with tile floor; large butler's pantry with frigidaire; servants' dining room; large kitchen with frigidaire and large Edison electric range; service porch with toilet and lavatory. There is also a spacious stone terrace overlooking the bay and a porte cochere. Ceiling heights are 13'.

On the second floor is a master's bedroom 25'x35' with dressing room, glass-enclosed cedar wardrobes, fireplace, frigidaire, large tinted tile bathroom with two lavatories, glass-enclosed needle shower, tub and two linen closets. There are three more bedrooms on this floor, each with tinted tile bathroom containing electric wall heaters. Showers are over the tubs.

An electric dumb waiter runs directly from the kitchen to this floor. There are linen and storage closets leading from the hallway. Ceiling heights are 10'.

One of the outstanding features is an observation tower at the northwest corner of the main residence. This tower rises to a height of 65' and in size is 16'x16'. There is an automatic elevator with stops at the living room and second floor and that leads to a glass-enclosed lounge room near the top of the tower. This room contains telephone, fireplace, toilet, lavatory, additional room for serving refreshments and also a stairway leading to the upper open observation deck. From this deck a magnificent panorama of Miami Beach, and the vari-colored waters of Biscayne Bay, Indian Creek, and the Atlantic Ocean, unfolds for miles in all directions.

The third floor contains six servants' bedrooms, three baths and a glass-enclosed porch.

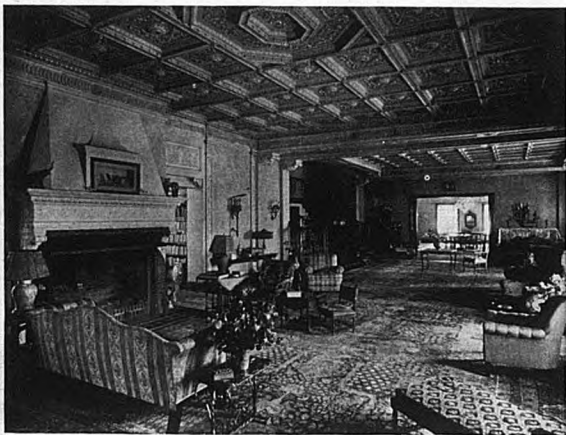
This residence is one of the most substantially built on Miami Beach, being of hollow tile construction with reinforced concrete foundation supported by seventy-five piles.

Also in area "B" is a very beautiful concrete dock, having a covered shelter at each end, one of which contains two toilets and two lavatories.

The beautifully landscaped grounds contain a large rose garden and a number of Royal Palm and coconut trees in addition to other tropical shrubbery.

A three-car garage containing two servants' rooms, one bath and one shower will be built in the northeast corner of the grounds. A wall will be constructed along the south line of area "B" running from the bay to the street, following a straight line through the center of the present rose garden. This property will then be inclosed by walls on three sides; the fourth side being along the bay front.

The price on this property unfurnished is \$125,000; terms one-third cash, balance in equal payments in one and two years, with interest at 7% payable semi-annually. There is a discount of 5% for all cash.



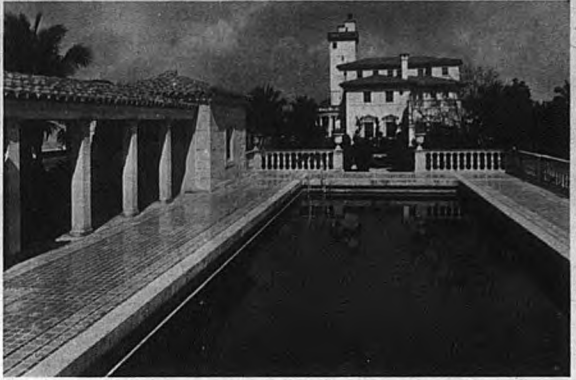
LIVING ROOM



DINING ROOM



TERRACE OVERLOOKING BISCAYNE BAY



OUTDOOR SWIMMING POOL AND DRESSING ROOMS

Area "C"

This property comprises the southerly section of Mr. Carl G. Fisher's bay front estate. It commences at the southerly half of the present large rose garden south of the main house, running to the intersection of Alton Road and Surprise Waterway. Area "C" has approximately 433 feet of water frontage, 432 of street frontage and 250 feet of depth.

Area "C" contains one of the most magnificent outdoor swimming pools on Miami Beach, being 20'x60' in size, built on 39 concrete piles. A tiled walk and cast stone balustrade surrounds the pool. There are two accommodations for dressing, each having three rooms, shower, toilet and lavatory. The pool is serviced for either fresh or salt water.

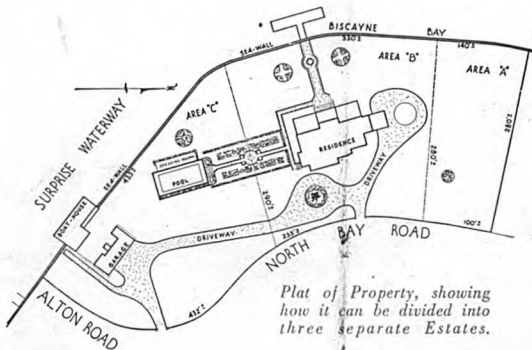
The four-car garage also contains laundry, toilet and lavatory, work shop and tool house. Overhead are three servants' rooms and one bath.

The boathouse is 42'x75' with a fifteen-foot clearance at high tide. On the ground floor is a living room, dining room, kitchen and toilet, while upstairs there are three servants' bedrooms and one bath.

There is ample room in this area for the erection of a very spacious residence that can be built with the pool directly in front of it, making it one of the most unique and attractive homes on Miami Beach. We have an elevation sketch of such a residence showing how nicely it can be located.

The grounds are attractively landscaped with a profusion of tropic plants. A wall will be built between areas "C" and "B" upon the purchase of either property, thereby making area "C" entirely walled in except for the property fronting on the water.

The price on area "C", including pool, boathouse, garage, etc., is \$65,000; terms one-third cash, balance in equal payments in one and two years, with interest at 7% payable semi-annually. There is a discount of 5% for all cash.



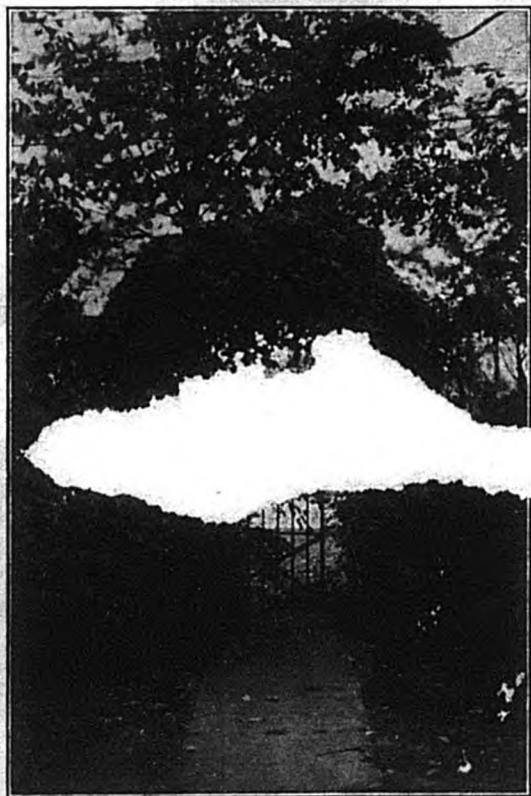
Plat of Property, showing how it can be divided into three separate Estates.

For Information, Address

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COMPANY**

MIAMI BEACH, FLORIDA

**BOYS
PREPARATORY
SCHOOL**



**INDIANAPOLIS
COLD SPRING ROAD
1922-1923**

Boys Preparatory School

OF INDIANAPOLIS

LOWER SCHOOL

GRADES 5-6-7-8

COLLEGE PREPARATORY

FORMS I-II-III-IV-V

AN INCORPORATED DAY AND BOARDING SCHOOL
FOR BOYS

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HEAD MASTER

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Residence—Main School Building

AN IDEAL PLACE FOR BOYS

The boy of today is the man of tomorrow. In him lies the opportunity to succeed to the cherished hopes which the parent has failed to realize, together with those ideals of good citizenship which will bring into being the greater renown of his home city, state and nation.

We cannot live another generation except by proxy; the family name can only be enhanced through our boys.

What can we do to put these boys, our boys and our neighbors, boys in possession of the talent which they will require to keep pace with advancing civilization whose demands are greater with every decade of progress?

The answer is simple and plain.

We must train them physically, mentally and morally into a strong manhood that accepts nothing but accomplishment.

The Public School system in this country has attained the highest standard of the world—yet the analytical parent must realize that through numbers alone the boy is restricted in his opportunities for individual instruction and that painstaking personal touch which means more rapid development.

A boy's greatest chance of becoming all that he has the potential power to achieve lies in the full development of his own individuality.

While all boys are alike in general specifications (two legs, two arms, etc.) every boy is possessed of special equipment which does not often appear on the surface, and which may never be discovered except by close, individual observation.

We have the equation solved in a manner which cannot fail to appeal to the thinking parent and the lover of boys. THE BOYS PREPARATORY SCHOOL OF INDIANAPOLIS.

The opportunity which has come to the citizenship of Indiana in acquiring the estate of Mr. Carl G. Fisher, one of the show places of the metropolis, cannot be fully estimated in dollars.

Here is a twenty-one acre tract as fully developed for the purpose as though it had been the single thought of its owner to provide an ideal Boys School site.

Located on the Cold Spring Road, a finished boulevard, it looks down upon one of the most restful and picturesque expanses of foliage and waterway to be found in the entire country.

The grounds abound in shrubbery and beautiful lawns through which run macadam driveways.

The layout of the improvements is ideal for the purposes of the school. The main residence can easily be converted into a modern school building with ample facilities for class and study rooms, together with the housing of a number of boarding students and the faculty, in bed rooms fully equipped in every appointment for health and comfort. Sun parlors and a roof garden are added factors.



Main Entrance

“An Ideal Place for Boys”



Luxuriant Foliage

For his physical development we have, perhaps the largest and best equipped indoor tennis court in the country (which will be converted into a gymnasium and basket ball courts) with ample shower bath and locker room facilities.

A "college campus" made to order lends materially to the beauty of the landscape with two out-of-door tennis courts, a running track and adequate space for a foot ball field and base ball diamond. Last but not least, in the way of athletic opportunity, is the swimming pool (second in size in the State) enclosed in glass, scientifically heated and provided with dressing rooms and shower baths.

Important as it is to the boys present and future we do not mean to dwell too strongly on the physical side of his training.

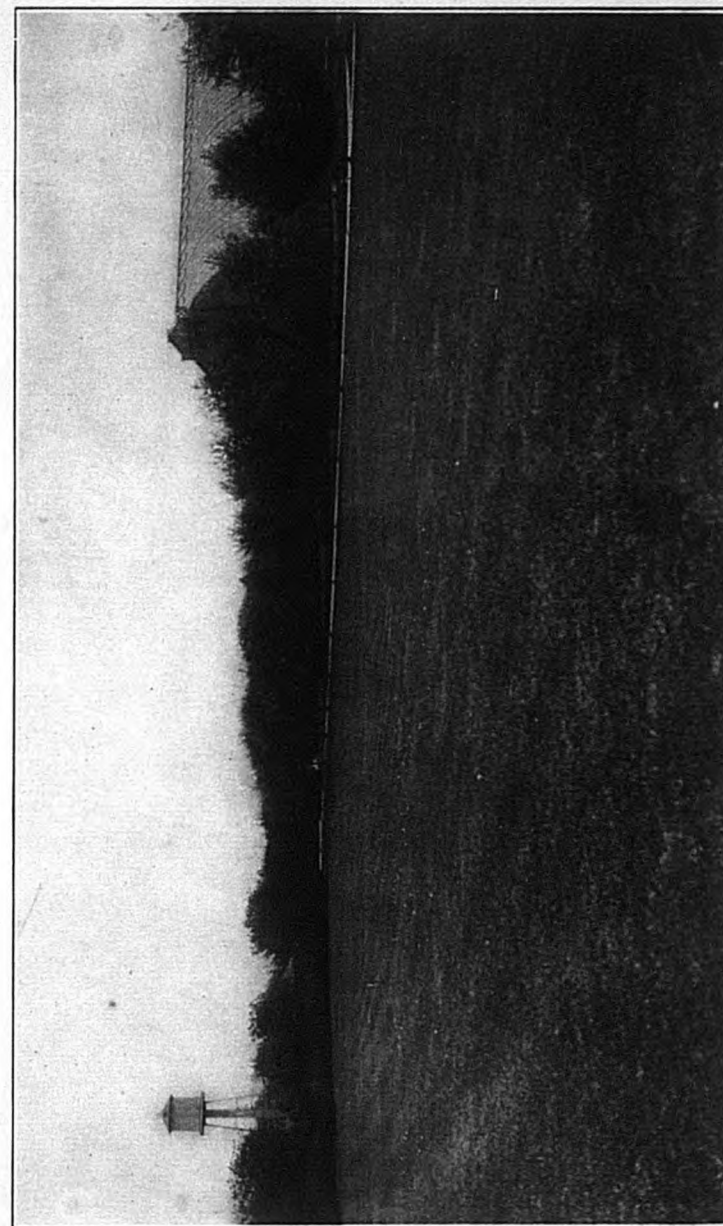
We are fully equipped to train his mind and his morals in a manner which will fit him for the highest standards of entrance requirements which any of the Universities of America demand.

Our Head Master, Mr. James T. Barrett, whose entire business life has been given to the promotion of boys' education, having come to us after eleven years' association with the faculty of the Lawrenceville School, Lawrenceville, New Jersey, has provided a corps of assistants who have had similarly advantageous training. This Faculty has served this School for two years and its record has proven its efficiency to the full satisfaction of both parents and students.

With the co-operation of those hundreds of Loyal Business Men of Indiana who believe in the development of boys educationally, in a quiet, personal, yet thoroughly democratic environment—together with the faith and personal influence of the parents, as expressed by the enrollment of their sons, who appreciate the *financial economy* along with the many other advantages of University preparation "at home" the Boys Preparatory School will grow to be one of the conspicuous institutions of its kind in this country.

We ask you to consider well the logic and business phases of this brief sketch and to *Volunteer your support.*

THE TRUSTEES, FACULTY AND ORGANIZATION COMMITTEE
FOR THE (GREATER) BOYS PREPARATORY SCHOOL
OF INDIANAPOLIS



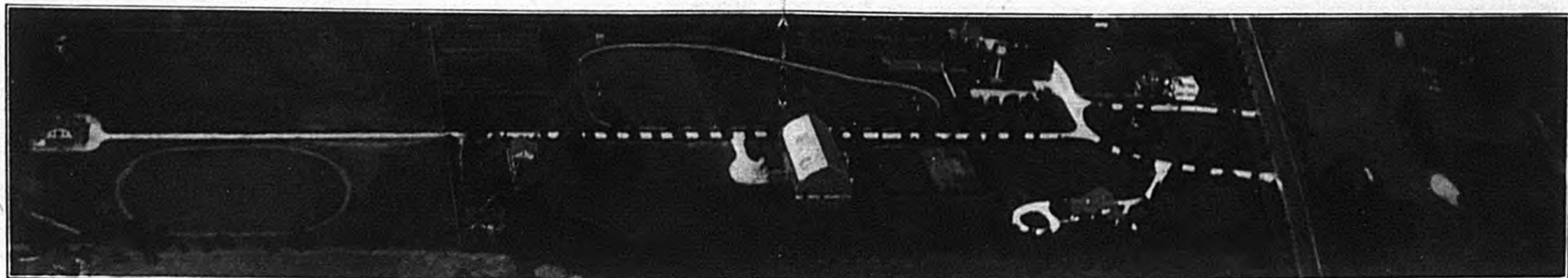
CAMPUS



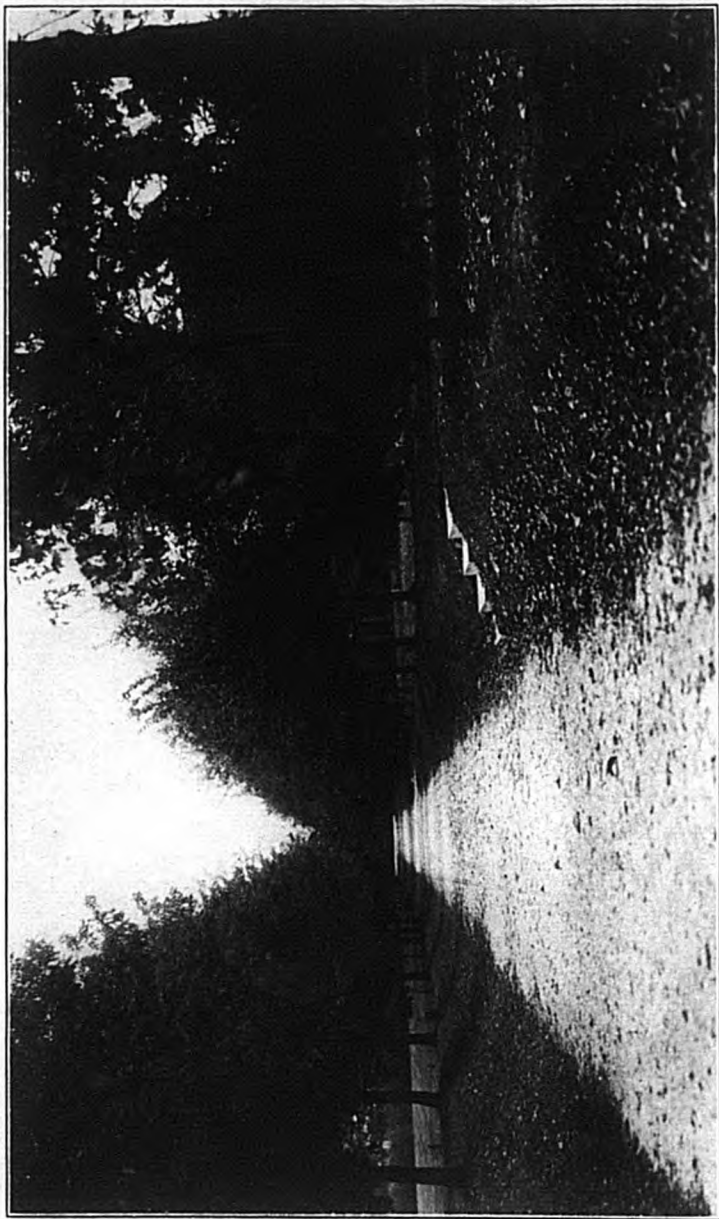
A GROUP OF STUDENTS

With your co-operation we will double
the size of this group in 1923—

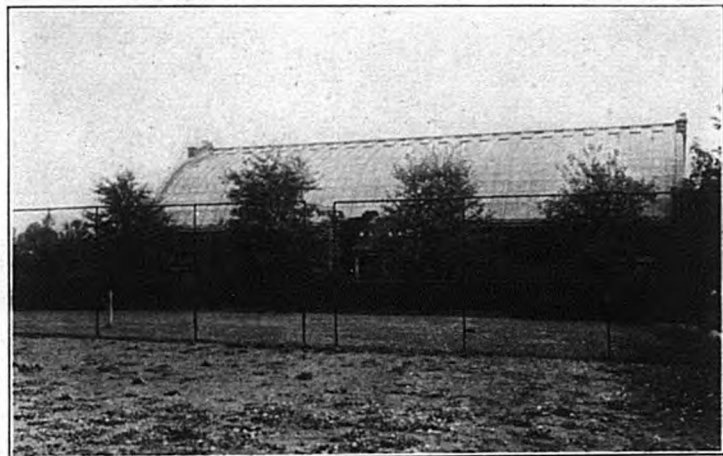
—with the flower of
Indiana's young manhood.



AIRPLANE VIEW — FROM 4000 FEET

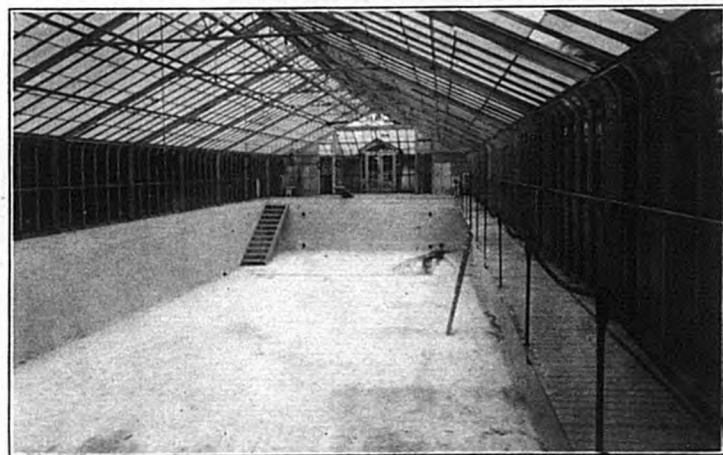


BOULEVARD
(Within the Grounds)

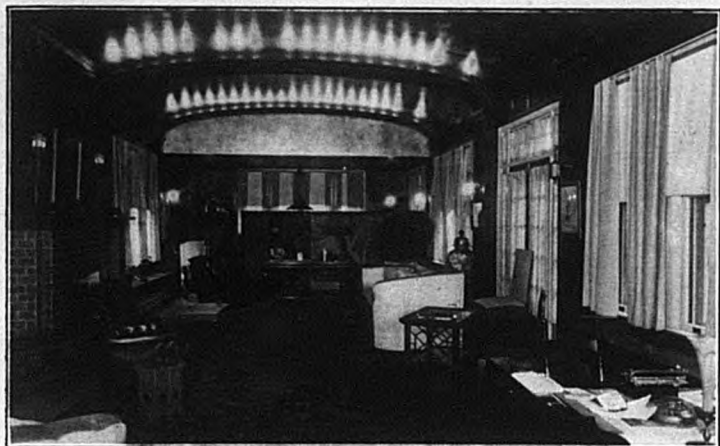


Tennis Courts and Gymnasium

“An Ideal Place for Boys”

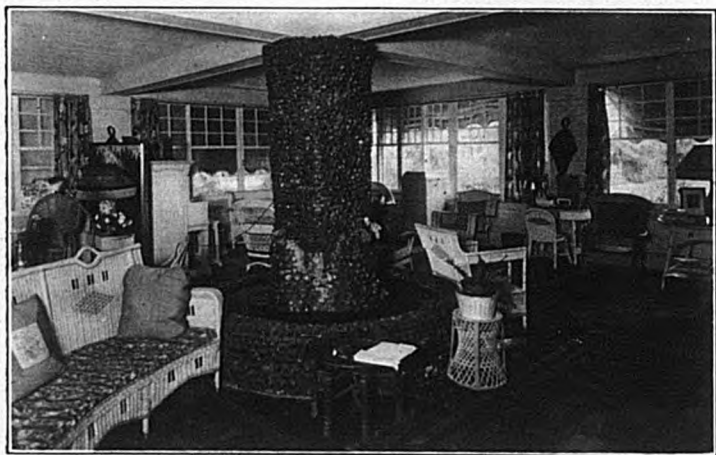


Swimming Pool



Living Room - Chapel

“An Ideal Place for Boys”



Sun Parlor

—FACTS—

EFFICIENT INSTRUCTORS

PERSONAL SUPERVISION

HEALTHFUL ENVIRONMENT

SPLENDID CURRICULUM

CONGENIAL ASSOCIATES

SCIENTIFIC TRAINING OF
MIND AND BODY

OUR FACULTY

ITS TRAINING AND EXPERIENCE

- Name: James T. Barrett. Subject: Science.
- Training: A. B. Wooster, 3 years graduate work in Science at Johns Hopkins University.
- Experience: Head of Science Department Peekskill Military Academy; 3 years head of Science Department Lawrenceville School, Lawrenceville, N. J., 11 years, also Fifth Form Officer and Master of Upper House.
- Name: Charles E. Hall. Subject: Mathematics.
- Training: University of Vermont, A.B.
Columbia University, A.M. in Mathematics.
- Experience: West Jersey Academy, Brighton, N. J.
Rutgers Preparatory School, New Brunswick, N. J.
Bellefonte Academy, Bellefonte, Pa.
Lawrenceville School, Lawrenceville, N. J., 8 years.
U. S. Army; A. E. F., Captain promoted to Major; Citation.
Boys Preparatory School to date.
- Name: George H. Copeland, Sandwich, Mass. Subject: History.
- Training: Graduate Montclair High School, Montclair, N. J.
(Specialized History and Politics.)
A.B., Princeton University, 1915.
Summer Sessions, New York University, Columbia University.
- Experience: 1916 Coach and Instructor, Masee School, Bronxville, N. Y.
1920 Coach, Commandant and Instructor, Roosevelt Military Academy, West Englewood, N. J.
1921 Instructor, Boys Preparatory School.
2d Lieutenant, U. S. Air Service.
3 years business experience.
- Name: Howard Dwight Miner. Subject: Latin.
- Training: Williams College, B.A., Postgraduate work in Classic Literature and Archaeology under Williams College Supervision, 9 years.
Archaeological work in connection with Greek and Roman ruins in Italy, Southern France, Switzerland and England, including studies in the Roman Forum, etc.
- Experience: Instructor in Latin and Greek, German and Physical Training at Delaware Academy; Instructor in Latin and Greek at Short Hills (N. J.) School; Principal of the Graham School, New York City; Associate Principal of St. Bernard's School, Mt. Kisco, N. Y.; Master in Latin and English at St. Mark's School.

Name: M. Whitford Willsey. Subject: French and Spanish.

Training: Cornell College, A.B.
Teaching Fellow The University of Minnesota.
Diplome de l'University de Nancy.
Two years residence and study in France.

Experience: Instructor of French, The University of Minnesota.
Liaison Officer and Flight Commander in the American Air Service.
Awarded French Official Brevet for services in French and American Armies.
In charge of French instruction in the 2nd Army Air Service A. E. F. France.

Name: Joseph T. Davison. Subject: English.

Training: Dartmouth College, A.B.
Howard University, graduate work in English.
University of Chicago, graduate work in English.

Experience: Instructor in English, South Bend High School, South Bend, Ind.
Instructor in English, Louisville High School, Louisville, Ky. Instructor in English, New Haven High School, New Haven, Conn.
Instructor in English, Technical High School, Springfield, Mass.
Infantry, Camp Devens, Mass.
Machine Gun, Officers' Training School, Camp Hancock, Ga.

