

**Seiberling, F.**

**A.**

# The Goodyear Tire & Rubber Co.

OFFICE OF  
PRESIDENT

Akron, Ohio, November 27, 1918.

Mr. Carl G. Fisher,  
Miami, Florida

Dear Mr. Fisher:

I am beginning to feel age creepinn on apace, and take notice of the fact that as time runs I am slipping a little from year to year. This naturally turns my thought to a haven where the declining years may be spent in surroundings conducive to the greatest peace and comfort. Naturally, after reading your literature, Miami looms up as the winter place.

I am wondering if this may not be the time to commence improvement on my Key to the extent of making the land on the north side with a sea wall to protect it, clearing the island of the jungle growth, leaving all trees that are worth preserving, and planting at once a wind-break *on the East* of palms, etc. that shall be growing and have some size when I am ready to build a home. My main thought is that it may take all of one season to make the new ground, put in the sea wall, clear out the underbrush and get the soil in shape for planting, and it occurred to me that if the cost would not be too great in these post-war times, I would start it at once.

Will you give me your ideas in the matter and your rough judgment as to the expense of doing the work outlined above, and information as to whether or not a dredge

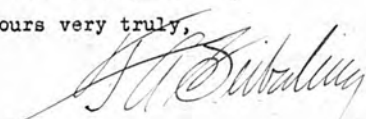
Mr. Carl G. Fisher ---- Page 2

would be available this winter to start the work, or had it better be postponed until summer.

I have called a meeting of the Lincoln Highway Association for Monday, December 30, at one P.M., D.A.C. Club, and certainly hope that you may be North at that time and able to attend. We have made great progress this year and have the road situation in hand better, I think, than ever before, with good prospects of realizing the results of your dream within the next eighteen months. We have some "dead wood" on the Board that ought to be put adrift, and I need the support of your presence to furnish the necessary spirit and inspiration to do some things that ought to be undertaken.

Please let me hear from you.

Yours very truly,



FAS:J

# The Goodyear Tire & Rubber Co.

OFFICE OF  
PRESIDENT.

Akron, Ohio, December 20, 1918

30  
100  
1800

Brown Contract

Mr. Carl G. Fisher,  
Miami,  
Florida

My dear Mr. Fisher:

I was pleased to have your letter of the 13th, and I authorize you to go ahead and clear my Island Key at an expenditure not exceeding \$2000.00. I should, however, like to leave undisturbed a few of the native trees - mangroves, buttonwoods and coconuts, even tho they are of little consequence, and if they later interfere with whatever scheme of planting or building I may have, they can easily be removed.

Before determining the matter of a location of a home I am going to run down to Miami, and shall hope to do so some time in January, but I cannot accept your suggestion that building a home on Ragged Key is a mistake, except from the standpoint that it would not be worth its money in a resale.

The kind of a home I want in the Southern waters is such as I have in Les Cheneaux Islands, Lake Huron. There I own an island sixty acres in extent, two miles from mainland, three miles and a half from the Les Cheneaux Club, inaccessible except by boat, where I can get away from people instead of getting among them. If I shall ever build a home in Florida, I will want it as a place for rest and seclusion, away from

the stream of tourists, and where I can take my friends and enjoy their company without undue intrusion. You with your pep and energy can get enjoyment out of the whirl of the crowd, but remember - I am pretty nearly sixty years of age and cannot stand the pace any more.

I am visualizing at the moment the Ragged Key cleared and planted with tropical foliage sufficient to break the wind; surface lifted sufficiently to prevent any sea wash; with ample playground for tennis courts, roquet, etc.; some garden space if garden truck will grow; a plaster-covered house facing the south so as to get the sunshine and the open water view; with a boat-house on the lee side of the island; the place to be made free from mosquitoes. I assume that this will not be possible unless the adjoining islands are cleared and made so that mosquitoes cannot breed, but a home in the South with mosquitoes would be a torture, not a place for rest and comfort.

Possibly you will be good enough to advise me when the ground will be cleared, so that I can run down and see it and then plan for such further improvements as it seems desirable to make at once.

The Peninsula property that you refer to would be an exceedingly interesting development but I do not want to become interested in anything that contemplated a business, as the purchase of such a property would. You are

*memo  
Car #5*

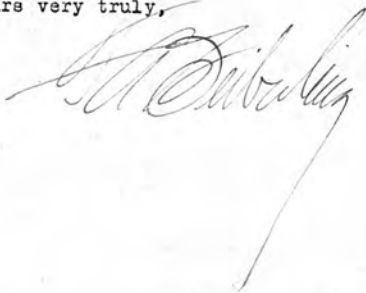
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next*

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Mr. Carl G. Fisher ----- Page 3

doing wonders in the direction of developing the land contiguous to Miami for winter homes, and taking up the Peninsula tract would doubtless dove-tail with your other plans in time. If I go to Miami for a winter home, I shall want to go for the purpose of spending money and not to make any. I thank you, however, for presenting the matter to me and shall hope that you will be able to annex it to your other possessions in that section and give it some day the same treatment that you have given the Alton Beach property that you have developed.

Yours very truly,

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

FAS:J

$$\begin{array}{r} 30 \\ 60 \\ \hline 1800 \end{array}$$

December 31st, 1918.

Mr. F. A. Seiberling,  
c/o Goodyear Tire and Rubber Company,  
Akron, Ohio.

Dear Mr. Seiberling :

We have a man at work now with some negroes on your Key. We are going to leave quite a number of clumps of the best trees and then if you decide, after looking them over, to keep them, I think the fill can be so made that a part of them will live. We will have things in such shape that you can see over the property very well in two weeks from today.

I am satisfied that I can make arrangements with DeGarmo, who owns Key Number Five, to clean it up or allow us to do it at your expense, which would really be a very nominal sum. I think it could be cleaned up well for \$150 - possibly a hundred would do the job, which would eliminate a large part of the mosquitos - and from now on until the first of April, at least, there will be very few mosquitos after the ground is cleared and your island filled.

If you will arrange to come down in two weeks from today I will be able to show you the property to very good advantage; and then if you want to go ahead and finish the improvements I have a first class man who can look after it for you and carry out any plans you have. This is our Mr. Brown, who has been with me for the past four years and has now gone into the engineering business for himself. I have had him draw up a memorandum of agreement as to his charges - copy of which I herewith enclose. These charges are very reasonable. I paid Mr. Brown ten dollars a day while he was with me and furnished him with an automobile. I have explained to him that it is necessary for him to handle this job at a reasonable figure. It may be that after you start it would be better for you to hire Mr. Brown at a flat rate of, say, \$350 a month, to look after your interests until the job is completed.

Yours very truly,

CGF:R

Note : Copy of agreement will be forwarded in a day or so. We find that it hasn't been returned to this office yet.



*Magnum sent 1/11*

# The Goodyear Tire & Rubber Co.

OFFICE OF  
PRESIDENT.

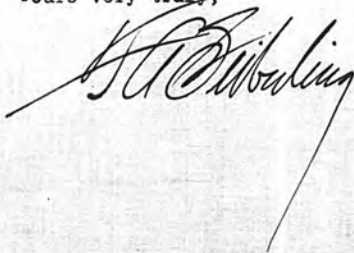
**Akron, Ohio,** January 8, 1919

Mr. Carl G. Fisher,  
Miami,  
Florida

Dear Mr. Fisher:

I am planning to leave New York at midnight on the sixteenth, reaching Miami midnight on the eighteenth, and hope to be with you on the nineteenth. If it is entirely convenient for you, I should like to have you run me down to the Key to look it over, as I may not stay in Miami more than a day or two. I am going to try and have Mr. C. J. Butler, President of Morgan & Wright, with me, who is looking for a home in the South, and he wants to look over a piece of property that I have at Winter Haven, but I think you can convince him that Alton Beach is the right place, which will be entirely agreeable to me.

Yours very truly,



FAS:J

C O P Y.

COOK & WALDECK

Miami Beach, Fla., June 17, 1919.

Mr. W. E. Brown, C. E.,  
Miami Beach, Miami, Fla.

Dear Sir:-

Confirming conversation of to-day I hereby make you  
the following proposition for filling at Ragged Keys:-

For making fill ..... 25¢ per cubic yard

For building proposed earth  
embankments along shore ..... 30¢ " " "

Measurements to be taken in bay, or cut, before and after dredging  
and estimates to be made accordingly, payments to be made about the  
10th of each month for work done during the previous month.

Due to the character of the work which requires an  
undulating fill as well as the conservation of the tropical growth we  
propose to build a special dredge, for this character of work, which  
we expect to have in operation in about sixty working days after  
receipt of contract if awarded us. The dredge for erecting levee can  
be placed on the work in 30 days, and possibly sooner, and we figure  
it will require approximately 120 working days to complete the fill.

Thanking you for the opportunity to bid and awaiting your  
further advices, I am,

Yours very truly,

(Signed) Geo. C. Waldeck.

June 18, 1919.

Mr. F. A. Seiberling,  
Goodyear Tire & Rubber Co.,  
Akron, Ohio.

Dear Sir:-

A short time since I reported the bid received for the work of erecting the bulkhead at Ragged Key and advised that I would soon have a more satisfactory price upon the dredging work.

Practically all the dredging work in this vicinity is done by the Bowers Southern Dredging Co., and owing to the large amount of construction now being carried on, they have plenty of work for all of their dredges. After two or three efforts, the best price I could obtain from them was 45¢ per cubic yard for making the fill and necessary earth embankments along the shore. They would not agree to begin the work within three months and this condition and the price prevented the development of the island, as we had planned.

On the condition that they received the work and necessary time, another concern has agreed to build a dredge suited for this type of work and has offered to do this at a fair and reasonable price. A copy of the definite proposition from them is enclosed, and as this bid was received before Mr. Fisher left yesterday for Indianapolis, he was advised of the situation and approved the letting of the job to Cook & Waldeck, when your O. K. has been received.

I believe it is Mr. Fisher's intention to write you direct regarding the situation at Ragged Key and this dredging work in particular.

Yours very truly,

Engineer.

WES:GA



MB dev

October 27th, 1919.

Mr. F. A. Seiberling,  
Goodyear Tire & Rubber Company,  
Akron - Ohio.

My dear Mr. Seiberling :

I have yours of the 25th and I am delighted to know that there is a chance of having you down South this Winter.

Our Company have been very active in building some houses on the Beach all last year, and we now have about eight or ten very nice houses completed. Our Company does not make a business of renting, but in your case things are different. We have one house furnished, on the Ocean front, in a very beautiful location, just a block and a half north of my own home. This house has downstairs, a living-room and small sun parlor, dining-room, kitchen, maid's room and bath. Upstairs there are three bedrooms and two baths. The house has a good sized porch - screened. The property runs from the Ocean to the Boulevard to the west, about 500 feet deep by 100 feet in width. There is a garage with two rooms and bath on the second floor, a small laundry on the first floor and room for two automobiles. The place is new and was furnished last year with three thousand dollars worth of furniture. We fitted the house up with furniture for just such an emergency as you are presenting now - and will be very glad to have you have this place if it is large enough. The location could not be better on the Beach.

If this house is too small, we have several other new houses - as per booklet I am sending you under separate cover, which will show the houses we have just completed. You could have any of these new houses but it would be necessary for you to supply the furniture. Even with the Beach house, would suggest that you bring your own linen, silver and bedding. The Ocean front house rents for \$4000 for the season : any of the new houses we have would rent for between four and five thousand dollars, which is roughly 10% of their value - but I think the little Beach house would suit you as well as anything we have. It is only two blocks from the Golf Course, two blocks from the Bathing Casino-and bus line to the city goes right by the west gate of the place.

I have a large house over in the City of Miami, located on Brickell Avenue in the most fashionable part of the city. This house has large grounds - 200 x 975,- a boat-house, two garages, twelve or fourteen rooms, and a caretaker on the property. The house is furnished, with about seven thousand dollars worth of furniture. The rent on this larger house is \$7500 for the season. Mr. Harvey S. Firestone had this

Mr. F. A. Seiberling. #2. October 27th, 1919.

place two years ago and the Schoonmakers of Pittsburg had it last year. The grounds of this larger place in Miami are covered with very beautiful trees and considerable shrubbery - and over the boat-house, which is on the Bay, we have just finished an observatory, which makes a very nice addition to the boat-house and a very fine place for afternoon or evening - little home entertainments, card parties or little affairs for twelve or fifteen people.

For a good rest, probably the Beach place would be better - but if your son is going to have very much company, the town house might suit you better.

I am leaving for Miami this coming Saturday. If you do not make up your mind before Saturday, you can wire me direct at Miami and I will have either place you want put in shape for you.

If neither one of these houses should suit, I will be very glad to hurry around and get you something else. I am sure nothing will be available, however, after the first of December.

I am sending you a booklet describing "The Pines" - which is the Miami home referred to. I am also sending you a small scale drawing of the Beach house as I do not have a photograph available. Most all of our office equipment has already been shipped South.

I am also sending you a set of our booklets of Miami for your son, who may not have seen these booklets.

Yours very truly,

OGF:R

Later - after reading Miami paper :

This Florida villa advertised in the Miami papers is on the Ocean front, one block south of my residence. It is a much larger house than the house our company has submitted to you on the Ocean front and might suit your requirements better than the one we are submitting in this letter. Our real estate department can probably lease this house for you and save you possibly half of the commission which Mr. Chas. B. Wheeler would charge. I presume that Mr. Wheeler's commission is 5%.

G.C.F.

# The Goodyear Tire & Rubber Co.

OFFICE OF  
PRESIDENT.

Akron, Ohio, Sept. 13, 1930

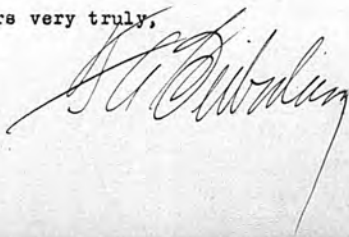
Mr. Carl G. Fisher,  
Miami Beach,  
Florida

Dear Mr. Fisher:

I now own two properties in Miami that you know about,- the Hanan home and the Key. I have decided that I will not build on the Key as my family seem disinclined to make that development. It will therefore be on the market for sale. Naturally I would not expect to get anything like the amount out of it that it has cost me, but will be glad to get all that I can. If you feel that you can handle this property to better advantage than anyone else, I will be glad to have you take it; otherwise perhaps you can recommend some good real estate men in Miami to whom I may pass it for handling. The work of reclamation is completed, grass has been sown and tree planting is next in order. Shall be pleased to hear from you at your convenience.

Yours very truly,

FAS:J



September 29th, 1920.

Mr. F. A. Seiberling,  
Goodyear Tire & Rubber Company,  
Akron - Ohio.

Dear Mr. Seiberling :

I have yours of the 12th and I believe you are making a very wise decision. It would take at least two years for you to build such a house as the Haman house during these times - and the cost would be in proportion. If you leave the little island without a caretaker it will look very ragged and bad in a short time, and the sponge fishermen will steal everything on it that is worth carrying away. If you will appropriate about \$2500 a year for a caretaker - a man and his wife and possibly a family - with their own boat, I believe you can get a man for this sum - and then allow this man \$1000 a year for fertilizer and planting.

In other words - \$3500 a year will keep the island in good shape and some day somebody will come along and buy it. It is only a question of probably two or three years. You could have some fine pine trees and some good fruit trees growing on the island in the next couple of years and the weeds could be kept down and the place kept presentable.

Nothing can be done now but on the first of November when I go to Miami, I will pass the word around among the real estate men that the island is available. I don't know just how much you have in the island but it is worth considerable money to a man who wants it as you did - and there may be, out of a hundred and ten million population, one or two other men in America who want an island like this and who want to preserve those mangrove trees.

Hope you won't work too hard these days. Figure on getting down to Miami early and getting a rest.

My new glass bottom boat is finished and it is going to be the source of a lot of fun.

Yours very truly,

CGF:R

Seiboly

November 9th, 1920.

Mr. F. A. Seiberling,  
Goodyear Tire & Rubber Company,  
Akron, Ohio.

Dear Mr. Seiberling :

I have no doubt that we can sell your place this year. It is going to be a big season and your place looks perfectly beautiful - in fact, I am confident that if you could see it you wouldn't want to sell it. If we do sell it for you, it will cost you at least \$300,000.00 to replace it.

Of course I am very sorry that you are not going to be down. I am in hopes things will brighten up and that you will have a good season - but be careful of your health, whatever you do.

I am letting two or three good real estate men know on the side that the place is for sale - and will keep you advised.

Yoursvery truly,

CGP:R



November 9th, 1920.

Seiberling

J. H. McDuffee :

... M e m o ...

We can let two or three good real estate men know that Seiberling's place is available for \$150,000.00 - \$60,000.00 cash, the balance in one and two years. Seiberling has had hard dragging recently and he wants to sell some of his places.

His Island is also available.

Carl G. Fisher.

CGF:R

# The Goodyear Tire & Rubber Co.

OFFICE OF  
PRESIDENT.

Akron, Ohio, November 16, 1920

Mr. Carl G. Fisher,  
Miami Beach,  
Florida

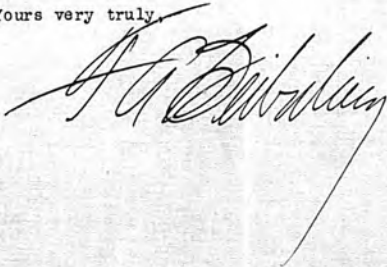
My dear Mr. Fisher:

I have a telegram from D. Elwood, Miami, Florida, asking me to name a price on my home. I have referred him to you.

If I had telegraphed him price I would have named \$200,000, payable \$80,000 cash, the assumption of payment due the Hanan Estate January 12, 1922 - \$60,000, and an additional payment of \$60,000 due January, 1923; interest on the latter at the rate of 7%, payable annually; out of which brokerage would have to be paid, which I understand would be the usual rate of 3%. If Elwood calls on you, you may quote him these terms, unless you feel that the property can be sold for a better figure.

Yours very truly,

PAS:J



November 22nd, 1930.

Mr. F. A. Seiberling,  
Goodyear Tire & Rubber Company,  
Akron - Ohio.

Dear Mr. Seiberling :

I have yours of the 18th : I intended to write you a few days ago about your property here. It is in such beautiful condition that I believe it will bring \$200,000.00 - and even at \$200,000.00 it is a splendid purchase. We should have a number of very wealthy people here this year and I have no doubt that we can sell the place, unless something unusual happens in the financial situation. Already business has gone far ahead of any previous year.

We are acquainted with Mr. Elwood as he is operating out of this office. With your permission we will advance the price on our books from \$150,000.00 to \$200,000.00 - and we are not quoting this price to the real estate dealers generally. We come in contact with practically with every prospective purchaser who wants a place of this kind, and we believe that we can handle the sale better than the average real estate dealer who has his interests miscellaneously scattered over the county. You can depend upon us to look out for a purchaser for you.

Yours very truly,

GEF:R

# The Goodyear Tire & Rubber Co.

OFFICE OF  
PRESIDENT.

Akron, Ohio, Dec. 13, 1920

Mr. Carl G. Fisher,  
Miami Beach,  
Florida

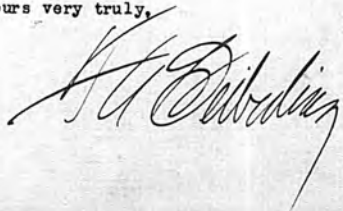
Dear Mr. Fisher:-

I received a telegram from Mr. F. O. Van Duen of Miami asking if I would lease house for season at \$7500.00 and give option to purchase good until January 31st, to which I replied in accordance with the telegram that I sent you. Not knowing Van-Duen, I assume that he is a real estate man in Miami.

I have been expecting to send part of my family down to the place about the middle of January, but as it is very doubtful that I shall be able to get down this year, except for a day or two, I am disposed to rent the place if favorable opportunity offers, provided it cannot be sold. I felt that the rental offered by Van Duen was too low, but will authorize you to make better terms than I quoted in my telegram if you feel that I have put the figure of rental too high.

Will you be kind enough to let me hear from you in the matter as to prospects of either selling or leasing, and very much oblige -

Yours very truly,



December 16th, 1920.

Mr. F. A. Seiberling,  
Goodyear Tire & Rubber Company,  
Akron, Ohio.

Dear Mr. Seiberling:

Certainly I would not advise leasing your house at \$7500.00. Mr. Van Deraan is in our office here but not very well posted on lease values and he thought he was doing a big thing in getting some man to offer \$7500.00 for the season. However, I will straighten him out on this matter.

The addition to the Lincoln is now finished also the new Flaming Hotel so that if you should sell the place or lease it we can take care of you at the hotels or at my own home. You ought to run down if you can and get some swimming and fresh air.

The place looks beautiful and I am quite sure that somebody with funds, if such a thing is possible nowadays, will step up this winter to buy it.

Yours very truly,

CGF:W

December 14th, 1920.

Mr. F. A. Seiberling,  
Goodyear Tire & Rubber Company,  
Akron, Ohio.

Dear Mr. Seiberling:

We have had two very strong inquiries this week for the rental of your property but I advised strongly against renting it. My experience in the past has been that a short time after you have the property rented somebody shows up as a purchaser. Then another thing: if you do have people in the house and a prospective purchaser attempts to go thru the property, the people who are renting it always have a dozen different objections to it that tend to hurt the sale.

The place is very beautiful this year and I really feel that unless times get worse we can sell this property for about \$200,000.00. The place is certainly worth this much money and it is only a question of time until it will sell for this much. If it doesn't sell this winter, it will sell for \$200,000.00 next year and possibly more.

I am in hopes that you will find time enough to run down for a few weeks.

CCF:R

Yours very truly,

STANDARD LETTER HEADINGS 4

# The Goodyear Tire & Rubber Co.

OFFICE OF  
PRESIDENT

Akron, Ohio, Dec. 20, 1920

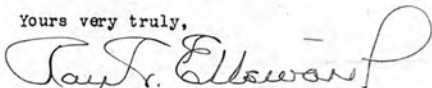
Mr. Carl G. Fisher,  
Miami Beach,  
Florida

Dear Sir:-

Your letter of December fourteenth unfortunately finds Mr. Seiberling absent from his office, but in reply thereto I can advise you that I am sure that Mr. Seiberling would much prefer to make a direct sale of his Miami property rather than to rent it for the season.

If, therefore, you can find it possible to find a purchaser therefor, I know that it would meet with Mr. Seiberling's approval.

Yours very truly,



Ray C. Ellsworth  
Secretary to Mr. Seiberling

RCE:J

THE GOODYEAR TIRE & RUBBER CO.

OFFICE OF  
PRESIDENT.

Akron, Ohio, Feb. 26, 1921

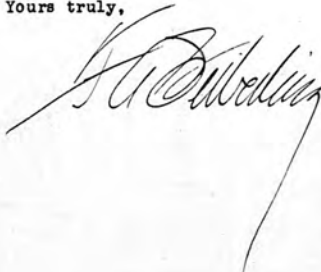
Mr. Carl G. Fisher,  
Miami Beach,  
Florida

Dear Mr. Fisher:

I have referred all inquiries from Miami to you, but I have one from Eustis, Florida, to which I have responded in accordance with enclosed copy.

I have been hoping all along that I would be able to get down to Miami, if for only a few days' stay, but am kept so busy on the "firing line" at the moment that it is doubtful if I will be able to get away this season. Mrs. Seiberling left last night and will doubtless see you while she is there.

Yours truly,



FAS:J



COPY

Feb. 23, 1921

Mrs. John H. Carey,  
c/o Ocklawaha Hotel,  
Eustis, Fla.

Dear Madam:

I will sell my home frontong on Alton Beach for \$150,000. There is a mortgage upon the property of \$65,000 maturing January next. The balance of \$85,000 I would prefer to have in cash, but if not convenient to make such payment I would make the payments \$35,000 cash, \$25,000 due January 1, 1923 and \$25,000 due January 1, 1924, with interest at 7%.

Yours truly,

FAS:J

(Signed) F. A. Seiberling

March 1st, 1921.

Mr. F. A. Seiberling,  
Goodyear Tire & Rubber Co.,  
Akron, Ohio.

Dear Mr. Seiberling:

I have yours of the 26th ultimo.  
Evidently the \$150,000.00 price to Carey has  
trickled through here in some way or other.  
We will do nothing further in the matter except  
to lay low until we see definitely.

The people we have in mind will  
pay \$200,000.00 for this property as quickly as  
they will pay \$150,000. and I believe that if it  
is not sold this year for \$200,000. that next  
year it will surely sell for that amount.

Yours very truly,

CCF:W

SEIBERLING RUBBER COMPANY

AKRON, OHIO

December 5, 1921

Mr. Carl G. Fisher,  
Miami Beach,  
Florida

Dear Mr. Fisher:

I want to write you in confidence concerning my property in Miami, on the theory that perhaps you can be instrumental in helping me handle it as I desire.

As you doubtless know, I have organized the Prudential Securities and Realty Company, which has taken over all my properties and all of my liabilities, with the intent of disposing of the properties at the first favorable opportunity until all liabilities are fully liquidated.

In the list of properties was included the Miami home at \$125,000.00, subject to a \$60,000.00 payment due the Hanans next month; the Key property being placed at \$4,500.00, the amount that I paid for it. I put a selling value on the Beach property of \$250,000.00 as you suggested and have answered all inquiries on that basis, but recently the Cleveland office of the Company, thru a real estate agent, received an offer of \$150,000.00, and they are evidently inclined to take it. I had rather hoped to find a customer for the Key property for a substantial price, that would help me make payment to the Prudential for the equity that they have in the Beach home, anticipating that I might extend the mortgage with the Hanan Estate and thus tide over until I could handle the property and clear it.

Mr. Carl G. Fisher ----- Page 2

I am just embarking in a new business, having incorporated the SEIBERLING RUBBER COMPANY and gathered together the finest organization to conduct a rubber business that in my judgment can be found in the United States. We are going to have some new things coming along that in the course of time are bound to be big winners. For the year 1922, or until some of my properties are sold and dividends commence flowing in my new enterprise, I am going to be lean in cash. If in your fertile brain there is an idea that will help me work out the problem so that I can retain the Beach home, I will be very grateful if you will jot it down on paper and forward to me. I would have to work entirely thru you, as tho you were a purchaser of the property, and am quite sure that I could work thru a proposition from you of \$150,000.00 for all of my Florida interests, possibly some lower; in fact, I would like to make them an offer of \$65,000, assuming the mortgage now on the home, provided the extension can be obtained and I can raise the \$65,000.00, which I think can be done within the next thirty days.

I hope you are facing a good season for handling your properties, but I fear that you will find it somewhat difficult to maintain the values that were in existence a year ago, notwithstanding Miami will continue for all time to be the best winter place in America.

A reply at your earliest convenience will be appreciated.

Yours very truly,



December 9th, 1921.

Mr. F. A. Seiberling,  
c/o Seiberling Rubber Company,  
Akron, Ohio.

Dear Mr. Seiberling :

I have yours of the 5th and I will break both harness tags to help all I can.

We made one good sale yesterday of \$100,000.00 cash for the property across the street from yours. This is vacant property, if you will remember, on which four large houses are going to be put up. The man who purchased the property was alighty interested in your house but preferred to build a different type of house for himself, where he could have a large roof garden. He even considered remodeling. I felt him out on your house at \$185,000.00, for which I told him I thot I could secure it for him, and if he hadn't had the idea of this roof garden so strong, I believe I could have sold him your place.

We now have Mr. Dickinson of the Cement Trust here. He is figuring on a place but he isn't interested in anything as large as yours.

We have had a very strenuous Summer ourselves and are having a lot of trouble to pull thru without any big sacrifices - in fact we have made some sacrifices but we are pulling thru now, and we will make sure probably just before the gas gives out.

The Island down the Bay will some of these days sell for probably \$40,000 or \$50,000. If you can keep the Island down there in your possession at \$4500, do so by all means, as it is only a question of time until we sell it to somebody for a cafe of fishing club.

If we have some time and are not pushed, I am sure some buyer will show up for the property at better than \$150,000.00. The property looks beautiful : your gardener has done wonders with the place. It is really very handsome and when the right man comes along, it will not be much trouble to sell it. I understand that Henry Ford is coming down here this year and young Harriman, and several others of this same class who have very large funds at their disposal and might purchase quickly.

I have no doubt that the Hanans will give an extension, particularly if a small payment on the \$60,000.00 is made. I don't believe we will have a chance to get \$250,000.00 for the property this year - but somewhere around \$200,000.00 is what it should bring, and it would be a shame to accept the \$150,000.00 offer you have for it unless you just feel you can do more with the money and don't want to take a risk of further loss on the property/

Yours very truly,

CGF:R

FRANK A. SEIBERLING  
AKRON, OHIO

December 19, 1921

Mr. Carl G. Fisher,  
Miami Beach,  
Florida

My dear Mr. Fisher:

Thank you for your good letter, and I hope the gas won't run out until you have landed high and dry on solid ground and made a great success of your very wonderful development.

If matters so shape themselves that I can hold the Hanan home, I am going to do it; otherwise I will some day buy one of your lots, for I am bound to have a home in Miami even tho it must start with a tent on the Beach.

With warmest regards, I am -

Very truly yours,

*F. A. Seiberling*

*S,* I have stated to the Prudential Co that you will pay 5000<sup>2</sup> for the Key. If they accept, I will furnish the money!

FAS:J  
*(Handwritten initials)*

December 26th, 1921.

Mr. F. A. Seiberling,  
Seiberling Rubber Co.,  
Akron, Ohio.

Dear Mr. Seiberling:

I have yours of the 19th. If you will tell me just what to say to the Prudential Company, or outline a letter, I will be glad to send it in and offer them \$5,000 for the Key. I am quite sure that some of these days you will live on it and enjoy it and I will help all I can.

Yours -

GGF:M

FRANK A. SEIBERLING  
AKRON, OHIO

January 3, 1922

Mr. Carl G. Fisher,  
Miami Beach,  
Florida

My dear Mr. Fisher:

Please write George P. Steele, President of the Prudential Securities and Realty Company, c/o The Union Trust Company, Cleveland, Ohio, stating that I had advised you that the Board was willing to accept your offer of \$5000.00 for the Key and that upon receipt of deed covering the property, deposited with some bank that you name, you will take it up, or it would be better if you could obtain a description of the property and make out a deed for them to execute and forward to the bank. I will have a party repurchase this property from you, name to be given later, and will send you \$6000.00 within a few days. So much of the sum above \$5000.00 as you desire to use in planting, etc., you will be at liberty to spend, the planting to be mainly coconuts on the ocean front according to the plan that Brown has. I expect to go to Florida some time this winter, when I will hope to see you and can discuss the matter of further development.

I appreciate very much your friendly interest in this matter and should like to have the property remain in your name until I give you the name of the party to whom deed is to be transferred at some future day.





January 6th, 1922.

Dear Mr. Seiberling :

Enclosed find copy of a letter to Mr. Steele  
which went forward immediately upon receipt of your  
letter this morning.

Yours very truly,

CGF:R

January 6th, 1931.

Mr. George P. Steele, President,  
Prudential Securities & Realty Company,  
c/o The Union Trust Company,  
Cleveland, Ohio.

Dear Sir :

I have been advised by Mr. Frank A. Seibering  
that your Board is willing to accept my offer of Five (\$5000)  
Thousand Dollars for the Seibering Key.

Upon receipt of Deed covering the property,  
attached to draft, deposited with the Miami Beach First  
National Bank, Miami Beach, Florida - we will accept draft.

Yours very truly,

GGP:R

Memo:

Apr. 4th, 1923.

Seiberling.

Mr. Elsener:

Regarding the Seiberling property. I have had for some time an understanding with Mr. Seiberling that we would try to sell the property here in this office without any commission. He is an old friend of mine, and he bought the property at a time when it helped wonderfully with the sales, and I am anxious to help him get a good price for the property and a profit.

I have been talking with one prospect who looks very good; he is Mr. Horlick. If you should sell to Mr. Luden, I will arrange with Mr. Seiberling to give you at least \$2500. for this sale, or pay it myself.

O.G.Fisher.

# SEIBERLING RUBBER COMPANY



AKRON, OHIO

July 2, 1929

Mr Carl G Fisher  
Port Washington, N Y

My dear Carl:

As you probably know, I bought the piece of property on Fifth Street at Miami Beach between Euclid Avenue and Washington Boulevard, intending to erect a first-class service station that would be outstanding and a credit to Miami Beach.

The moment my plans were announced, the hotel property adjoining served notice on me that they would not permit the erection of such a building, claiming that the property carried restrictions limiting it practically to use for residential purposes.

I find that nearly all the property in that section has such restrictions but in spite of it, it was subsequently developed for business purposes. I have no doubt that in a law suit to settle the question - which I have now started - the way will be cleared so that I can go ahead on my plans, but it may involve a year's delay in the courts.

As a substitute for the plan I had, I am considering building a hotel or an apartment building, utilizing the ground floor for business purposes, hotel on second floor and above. The ground cost me about \$70,000.00,- a rather high value for use as a service station.

May I ask you - what is your judgment as to the best use to make of the property for the purpose of getting the maximum revenue, or rather - what is your idea of the development that I ought to make to get the best return on the investment?

My general thought is that the only place for a hotel site is facing the ocean and that a hotel built on inside property would necessarily be second-grade and would not appeal to high-class patrons willing to pay for high-class service.

When you can find time to drop me a note on the subject, I will appreciate hearing from you very much.

Am building a service station in Miami at the corner of First Street and First Avenue that will take care of our business in the city.

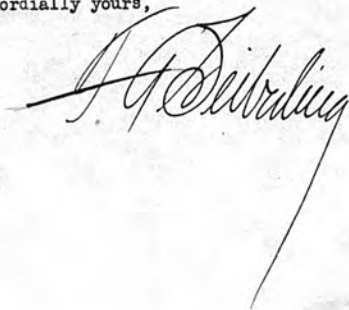
Mr Carl G Fisher ----- Page 2

July 2, 1929

I presume by this time your Montauk business is under way, and I hope it is developing in line with your plans. I don't know whether you will live long enough to see the complete fulfillment of your dreams, but I am certain that some day the super rich in New York will be anxious to plant their money at Montauk.

With warmest regards to Mrs Fisher and yourself -

Cordially yours,

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

FAS:J

Montauk

July 10, 1929.

Mr. F. A. Seiberling,  
Akron, Ohio.

My dear Mr. Seiberling:

I have yours of the second. I cannot at this office know anything about the Fifth Street and Euclid Avenue property, for the reason this property was all disposed of in the early days and went out of our control a long time ago. I can look up the records and give you complete particulars if you wish to have them.

There are half a dozen different arguments about filling stations at various places on the Beach and I understand they are going to zone the property. We want to keep out of these arguments as we have not a leg to stand on. In our own sales we sold property for business purposes.

We have, as you know, two classes of customers at the Beach; those wishing an ocean front view, and some who prefer the bay front. Necessarily, all the apartment houses and hotels around Fifth Street are not as well made or kept as select as our other property north, and I think this condition will run just about as it is. Apartments around Fifth Street are renting earlier and running later than apartment houses farther north. I would imagine an apartment house with show rooms on the first floor would be quite profitable -- at least, after this coming year.

I am sending this letter on to John Levi who is well posted in that neighborhood and asking him to give me his best thoughts on the subject.

We are getting along much better

-----  
Mr. F. A. Seiberling,  
July 10, 1929,  
Page 2.

than last year at Montauk. A good many of the super-rich are coming out here now in droves. They are not buying a great deal of property for mansions but they are spending a lot of money at our golf courses and at the hotel and at the Beach and a few are buying, so that I think I am going to live long enough to see Montauk just as big a place as Miami Beach and just as successful.

We have had a fire in the grate every day since we came here in / April. The climate is quite invigorating and wonderful. I hope you and Mrs. Seiberling will get out this way this summer and see the improvements we have made. We have the third fastest train in the world running between New York and Montauk.

Very truly yours,

VGF:T



August 6th, 1929.

Mr. F. A. Sieberling,  
Akron, Ohio

Dear Mr. Sieberling:

Am wiring you today as follow : "Can you see one of our engineers who has some sketches to show you or some general estimates and suggestions?"

I have made application for patents on construction of these life saving devices as will be explained to you. I think there will be considerable sale, gradually, for these devices and, it is possible, that largely might comply with the use of these devices on both airplanes and steamship lines. It may be possible that my patent attorney would find infringements or similar ideas, and that my application would be an infringement; however, there is still a possibility of my patents being good or at least worth enough to protect the manufacturer to some extent.

If you are interested and will build a small baloon and furnish a small sample boat, I will give you a one-eighth interest in the patents. I am already committed to another one-eighth interest in the patents.

If your engineer can think of additional claims to make, have him do so quickly and I will send them on to Washington to my Patent Engineer and add them to my claims. Wire after you look over these plans as I want to act quickly.

There is a large order soon to be let by the Navy and I want to have our Washington friend try and include an order of this equipment.

Experience has shown that hundreds of lives have been lost where ships have constantly passed within sight of boats adrift and airplanes adrift.

My highly experienced engineer with the Purdy Boat Company can make the frame work for the sample boat and pontoon and flare.

If for any reason you do not wish to go ahead on the equipment, wire me so that I can make other arrangements.

Yours,

Mr. F. A. Sieberling  
Page 2.

P.S. Have call in for you and think best to have your engineer come here and consult with my engineer on best of several plans of fastening rubber skin to frame work.

My engineer will work on the best and most suitable gas to be carried in the small tube for inflating the small baloon. We made in the Prest-O-Lite business over a million small tubes filled with CO-2, used to inflate automobile tires. These tubes can be had at a very low cost and can inflate baloon when necessary in a very short time.

I am sure there is going to be enough demand for these boats, signals and pontoons to make it worth while to you in the rubber business to get in it with me. It will practically take no money to start it. However, if you see anything to the proposition, it will be entirely agreeable and a pleasure to me if you will be a part of the Company, which would consist of you and myself, Mr. Purdy and Mr. Treiber. Mr. Purdy, as you know, is the most practical and scientific engineer on construction of light racing hulls in America; and Mr. Treiber is associated with me in building Diesel engines and, also, of great assistance in working out these various engineering schemes that come up very often.

This would give us a small company, easy to handle, without any stock jobbing propositions to sell out, only take orders as we can get them. Being the first in the business, we naturally should have quite a good stock if our patents hold or not. The very fact that we have made application for patents, and the fact that the Company is strong financially will get out some competition, and if other and better patents should come up, we might sell ours or sell royalty on same.

I am sorry I could not talk with you over the phone, just now. I wish you would have a talk with the young man I send out who is going to call on your engineer

It might be that we could dispose of these patents under royalty, the same as we did with the Aerocar patents, if you are not prepared to manufacture these articles yourself.

I know there will be a ready sale for the flare. I told an aviator, last summer, of this plan and told him he could work it our and I would give him one-half interest in the patent, but I have never heard from him. He didn't seem to think much of the idea. He told me that they had plenty of rockets, but I have had experience with rockets and they are no good whatever as compared with this signal for reliability.

Mr. F. A. Sieberling  
Page 3.

Please consider this confidential between yourself and your engineer until you get samples of the balloon made and, whether you wish to be interested or not, I would like to have you give me a price on three small, light balloons, about three or four feet in diameter, that can be folded into a neat package without deterioration or leakage and kept in the package ready for use for several months.

Am going to Montauk tonight, will be there tomorrow, possibly the following day and am at my office at twelve o'clock each day, if you want to call me on the phone.

Yours,

CGF:L

# SEIBERLING RUBBER COMPANY



AKRON, OHIO

August 8, 1929

Mr Carl G Fisher  
Port Washington, N Y

Dear Carl:

I am just in receipt of your letter of the 6th. The description of what you have is rather too meager for me to pass proper judgment on it, and my suggestion is that the matter be left as is until next Tuesday when I am to be in New York, headquarters at the Belmont Hotel, where it would perhaps be convenient for you or your engineer to meet me and go into the subject thoroly.

I do not know whether we would be able to serve you or not. Can determine that when I understand exactly what you have, but you can count on me to help you in the development of the article, securing your patents, or anything I can do to promote your cause, even tho it may be no more than advice as to where you ought to go to have the ideas developed.

Between my own plant and that of the Seiberling Latex Company who are manufacturing rubber specialties, we can do a good many things. If it is anything outside of our equipment, I can probably place you with Goodyear, who have a broad balloon experience, having made sphericals and dirigibles. I understand, however, that yours is a much smaller article.

I would ask you to send your engineer on here but I am leaving the city tomorrow not to return until Wednesday morning.

Yours very truly,

FAS:J

August 19, 1929.

Mr. F. A. Seiberling,  
Akron, Ohio.

Dear Mr. Seiberling:

I have yours of the eighth. I was sure when I wrote you the letter that I did not go into the subject as thoroughly as I should have done to tell you just what I am trying to do. I took out these patent applications, not for any particular amount of money they would get me but really because I wanted to jump into the inventive field in a small way. I have set up three or four inventions in my life that have meant millions to promoters where no invention was necessary, also it meant no difference to me between no royalty and a large royalty because I wanted these inventions to be a success.

It is too late now for me to submit drawings and a model for the orders which I was interested in. I wanted to secure some orders from the government in order to have a successful mention of these inventions. I will see my engineer in the next few days at the boat works and as soon as he can conveniently do so will make up a small model of both the boat and an aerolon for an aeroplane. These models I will send to you and I would like to have you build a flexible rubber material hide or skin so that the boat and the aerolon on it will be air tight and at the same time stand a lot of abuse in bumps and knocks. Of course, these bumps may disfigure and put out of shape both the boat and the aerolon on it, but the main thing is to demonstrate if the boat and the aerolon can take these shocks without splitting or causing leaks. I will have the small balloons made of linen by the man who made balloons for me fifteen years ago.

This is really a small side line I am just dipping into for amusement. I think the idea is good and it is going to mean a tremendous amount of business and I will soon find a smart young man to whom I can turn the whole thing over and forget it, as I am already tremendously interested in Diesel engines and Diesel driven rail cars with Treiber's Diesels and Glenn Curtiss's patents. I think this is

Mr. F. A. Seiberling,  
August 19, 1939,  
Page 2.

going to be a remarkably big job and will keep me busy for a long time.

Margaret would like to have you and Mrs. Seiberling stop out here the next time you are in New York, and see what we are doing. I can send an Aero-car to New York to meet you there at the Montauk Yacht Club landing at Fifty-second and East River and you can be at Montauk in three hours fifteen minutes with the most comfortable trip over the road you have had in your life.

Very truly yours,

GGF:T

October 15, 1929.

Mr. F. A. Seiberling,  
Akron, Ohio.

Dear Mr. Seiberling:

I have a copy of the Akron Sunday Times, and I, too, wish to congratulate you on your 70th birthday.

I am not sure whether it is wise to tell people that you are 70 years old; you certainly don't look it.

Best regards to you and Mrs. Seiberling. Hope to see you soon at Miami Beach. Everything is going wonderfully there. I suppose you get the Miami papers.

Sincerely yours,

CGF:T

October 15, 1929.

Mr. F. A. Seiberling,  
Akron, Ohio.

Dear Mr. Seiberling:

I have a copy of the Akron  
Sunday Times, and I, too, wish  
to congratulate you on your  
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Best regards to you and  
Mrs. Seiberling. Hope to see  
you soon at Miami Beach.  
Everything is going wonderfully  
there. I suppose you get the  
Miami papers.

Sincerely yours,

CCF:T