

**Talbott,
Harold E.**

Talbot

February 1st, 1918.

Mr. H. H. Talbot,
Lawton Cliff,
Miami, Florida.

Dear Mr. Talbot :

Some remarks you made the other day regarding investments in land, lead me to suggest that possibly the ten lots marked "B.S." (map enclosed) and right at the mouth of the Government Cut, might appeal to you as an investment. These lots are owned by Mr. Luzzini, who is a stockholder in the Miami Ocean View company. Mr. Luzzini wishes to sell these lots; two years ago he asked \$25,000 for them; last year he asked \$35,000 for them and this year he is asking \$50,000 - but I am inclined to believe that \$30,000 or \$37,500 cash would buy them, or probably half cash and the balance in one year would close the transaction.

The Miami Ocean View company own all the property marked "O.V.C.". I am a stockholder in the Ocean View company and am anxious to see those ten lots fall into the hands of somebody friendly to our two companies. Lots #1 and #2, just south of these ten lots, were sold to the Texas Oil company; these lots would only be useful for commercial purposes, in my estimation, and might have to be held two or three years, but at \$10,000 per lot, they would be cheap for commercial purposes.

I offered a short time since to purchase these lots with Union Carbide stock, giving stock on a basis of sixty dollars a share, when the stock was selling in the United States market at fifty-one. This offer was refused. I dislike to sacrifice carbide stock at present prices to purchase these lots, as I already have more than 500 shares of my own property and about a quarter interest in all of the Miami Ocean View property.

This may or may not interest you: the Ocean View Company has about fifty thousand dollars worth of stock left which we would be quite willing to sell to you or some of your friends. We have purchased all the Ocean View property on the peninsula at a very low figure and we built the 60-acre island at a low cost as we paid ten cents a yard for the fill, and were fortunate enough to receive a large amount of rock that had to be dumped some place, at no extra charge. At the present time we figure, that we have about \$200,000.00 in this island. Within three years it will be perfectly easy to sell at least half of the water front at \$100 per foot; there is 7400 feet of water front. The average cost of the lots on the peninsula marked "O.V.C." was a little less than \$300; the improvements put on the property, however, have made the average cost probably \$500, up to the present time. The Company is without debt and

Mr. H. H. Walbot. Page 02. February 1st, 1918.

has about \$30,000 cash in the bank - and I think that this is an exceptionally good investment, and if you care to look into it further, we would be very glad to get you further details, and if you don't care anything about this investment it is not even necessary to answer this letter.

Yours very truly,

W.H.H.

Make
card

hotels

February 11, 1928.

Mr. H. E. Talbot, Jr.,
52 Vanderbilt Avenue,
New York City.

Dear Hal:

Glad to hear that you at least have good weather. We are having the same here, also the biggest crowd we ever had at the Beach. The big hotels are showing a general advance of fifty percent over last year; in fact, four out of five of our hotels are at capacity. Jess could not take the Gardner boys and Heade from Middletown; also the Swedish Ambassador could not get in the King Cole.

Will Rogers is expected soon and I am going to put a cot in my room for him.

L. A. Young had a run-in with the boys the other day on the polo field and I don't know exactly what happened there but he is sticking and bawling and bawling.

Hope you have a lot of fun. Don't shoot yourself in the foot when you go after lions. Jess suggests you bring home a "Polly Lou" bird. We will build a special cage for it here on the Polo Field.

Yours,

CGF:T

P.S. We sold one of your pictures the other day for \$250. We are keeping all the money.

Talbott

May 15, 1936.

Mr. H. S. Talbott,
Callahan Bank Building,
Dayton, Ohio.

Dear Bud:

Thanks for yours of the eighth. I thoroughly agree with you in what you say regarding our organization. Of course, according to Kohlhepp and the troubles we are having, it is most difficult, but at the same time it seems to me that our organization should be able to notify some; for instance, you and your mother, of the conditions regarding taxes and to cooperate with you in taking care of these taxes. You and your mother and your family represents more to Miami Beach than probably fifty other buyers. Now then, is it not reason that we should look after your affairs as much as we do our own, for the reason that you are part and parcel of our general development?

I do not believe you will have any more troubles from this time on through any department of our development cooperation. If you should feel at any time that you have a kick, "Bud, I wish you would take the matter up with me direct so that we may get quick action.

Yours,

CCF:T

This Charming Miami Beach



—Fred Irice

Entrance to Fieldstone, showing artistic coral rock in home designed and built by Mrs. Talbott.

Mrs. Talbott of Fieldstone

PASSERSBY along Alton Road are always intrigued by the low, rambling coral rock residence, which with its towers and surrounding coral rock wall resembles a Mediaeval castle. This estate at Tenth Street and the Bay is known as Fieldstone House, the home of Mrs. H. E. Talbott of Dayton, Ohio, and Miami Beach.

Mrs. Talbott built this domain ten years ago, during one of her early visits to Miami Beach. She designed the home and planned its furnishings. While its exterior appeals to the imagination, the interior is marked by an air of simplicity and serenity. Probably no queen has received truer homage from her subjects than Mrs. Talbott from her seven daughters, two sons and twenty-seven grandchildren, known in the financial and social world as "the Talbott Family." Her prime interest is in her children, their children, their friends. She considers them her greatest accomplishment. She is the wife of the late H. E. Talbott, financier and president of the City National Bank of Dayton.

Upon her first visit to Miami Beach, Mrs. Talbott was so delighted with the climate that she was eager to have a home where she could entertain her children and their friends—that they, too, might come to this "garden spot of the world, incomparable in climate." It was with this plan in view that she built Fieldstone House.

Its furnishings are cheerful and altogether delightful, reflecting the charm of a personality which asks first for the sim-

ple things, unburdened by the many non-essentials which often detract from a home and give it a crowded effect. The living room with its gay, colorful prints on light tan walls, large windows, large brightly colored divans, cut flowers in crystal vases is typical of other rooms of the home, as is the patio, with its fountain and bit of shrubbery giving a pleasant effect—and not overdone. Western windows looking out over a well-kept lawn, a few coconut palms, and at one side a neat, well-tended garden. These seem to reveal the character of the woman who believes that the great things of life are the simple things; that such words as love, duty, honor, joy, and work, are fundamental ones, encompassing the whole of life.

While most of her time in Miami Beach is spent with her children, who visit her from the north during the winter, she has taken an active interest in the development of local garden clubs. She is the organizer of the first garden club in Greater Miami, which club today has seventeen branches and an aggregate membership of more than a thousand. She is also an honorary president of the garden clubs of Dayton. The Dayton Westminster Choir, which she founded in 1924 and which organization she continues to sponsor, she took on a three months' tour of Europe last summer, during which time they gave thirty-two concerts.

Mrs. Talbott's interest in this locality has been much more than her liking for the climate. She believes that this area is destined for big things from a business standpoint. Other than Fieldstone House she owns four houses and fourteen lots in the LaGorce subdivision. She bases her business predictions upon three points: Climate, accessibility to all main centers of business and population east of the Mississippi, and an incomparable playground, "hundreds of miles south in point of latitude to the Riviera, and there is no place where people have the variety of entertainment that they find at Miami Beach," she concludes.

Mrs. Talbott is the mother of five daughters, Mrs. George S. Greene, Mrs. Albert Brown Hilton and Mrs. Charles Allen Thomas of Dayton; Mrs. George H. Meade of Dayton and Aiken, South Carolina; Mrs. T. J. Hilliard of Pittsburgh, who is spending the winter at Miami Beach; Mrs. F. M. Thayer of Philadelphia, and Mrs. Alfred W. Jones of Sea Island Beach, Georgia; and two sons, H. E. Talbott, jr., of New York City, and Nelson S. Talbott of Dayton, both of whom are noted polo players and vacationing at Miami Beach this winter.



Mrs. Harold E. Talbott of Dayton, and Fieldstone House, Miami Beach

Breakfast Parties

Mrs. Charles W. Hills entertained recently with the first of a series of breakfast parties which she is giving this season at her home on 2400 Prairie Avenue. This last party was for her niece and nephew, Mr. and Mrs. L. R. Crandall, and for Mr. and Mrs. J. R. Kirkpatrick, all of New York City. Mr. Crandall is president and Mr. Kirkpatrick is vice-president of the Fuller Construction Company of New York.

At The Deauville

AN interesting dinner group at the Deauville the other night was that of Mr. and Mrs. David Beatty, jr., of New York. Their guests were Mr. and Mrs. W. J. Tenner, Mr. and Mrs. W. L. Sweet, jr., and other Gothamites.

During the past week, several interesting groups were glimpsed dining at the Deauville including B. E. Smith and a party of six, Joseph B. Andrews and seven guests, George Uihlein of Milwaukee and five guests, and Harold A. Clark with a party of six guests.

Fisher Party

AN INTERESTING party included in the week's reservation list at Sunset Inn was that of Mr. and Mrs. W. A. Fisher, of the Fisher Body Corporation in Detroit. Included in the party were: Mr. and Mrs. A. J. Arumbull, Mr. and Mrs. G. F. Trumbull, Mr. and Mrs. W. A. Smith, Mr. and Mrs. William Kirn, Mr. and Mrs. Jack Reeves, and W. R. Elliot, all of Detroit.

Cracker Chorus

When the Beach's last tourist has vanished,

And the racketeers thither have hied,
When ev'ry dear lady has left us
(Tho' promised to love till she died—)
We shall rest and faith we shall need it—
Lie down for an neon or two,
Till the next crop of tourists, next season,
Shall put us to work anew.

We that have made dough will be happy;
We shall sit in a lovely beach chair,
We shall splash in the surf that awaits us,
With sun's rays caressing our hair.
We shall find room to sprawl, sit, or
resting,

Be quite unafraid of a call
From Tom, Dick or Harry arriving—
"Please meet you? No trouble at all."

And only our conscience shall praise us,
And only our conscience shall blame—
And no one shall work, nor have money,
And no one will care about fame—
But each for the joy just of sleeping as
late—

Oh, quite later by far
Than ever permitted "in season"—
My gosh, but how happy we are!

From Connecticut

Thoroughly enjoying the warm sunshine and
balmy breezes of Miami Beach are
♦ the recently arrived Mr. and Mrs.
Francis L. Marshall of Rockville,
Connecticut. They are staying at the King
Cole.

Recently arrived at the Roy Keehns' cot-
tage of the King Cole colony, are Mr. and
Mrs. K. L. Ames of Chicago.

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Located in the elite section of Miami.

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28 N. Biscayne Blvd.
McAllister Hotel Bldg.

Talbot

January 29th 1932.

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

Dear Clem:

Answering yours of the 26th.
First, McGee, representing Harold Talbot will
be here on Monday, with Mr. Redfield.

I will be able to send you
by Wednesday or Thursday at the latest, copies
of the Brief submitted to the Government for
our request here of three million dollars from
the Government for deepening this harbor, and
at the same time creating a twelve hundred acre
airport, half of which we wish to offer to the
Government, the other half will belong to the
City of Miami.

We have the strong endorsement
of all the manufacturers with ten miles of the
City of Miami for the proposed plan, which creates
thirty-five feet of water and a turning basin
between our two properties, using the Peninsula
Terminal docks for Steamship purposes, and using
the Causeway Electric Railway for connection with
the City of Miami. This is an endorsement
that we really didnot expect to get when we started
on the present plan.

A representative of the Pan-
American has just left my office, and expects to
give us their hearty endorsement of our plan, so
we may incorporate it in our Brief.

We know that the Government is
more than usually interested in both the deep
water here, and in additional seaplane base.
The water in the lower Bay, in fact in the entire
Bay were so shallow and cut up with sand bars,
that it will be necessary to do a large amount
of dredging at some spot in the Bay for any base
located here, other than the Pan American, and
at the present time the Pan American are more
than using their facilities and they are asking
for an appropriation to assist them immediately.

For the first time in my experience with Government appropriations we are being urged by the Government Engineers to get our Brief completed as quickly as possible. The Government Engineers for this section have been wired to cooperate as quickly as possible.

I am giving you these facts so you may take some heart in the fact that if we only have time, the Penn Terminal property will be of enormous assistance in helping us out of our present troubles. Even if the general depression on real estate continues for some time we should have a breathing spell from twelve to eighteen months, and we will be able to make some deals as soon as a definite project of thirty-five feet of water is endorsed by the Government.

I want to help you in any way I possibly can, but right now with a bank account of \$1,000 or less to go on, and with \$75,000 worth of obligations past due, and with practically no further funds in sight, except as we may be able to dispose of properties, you can see the position we are in.

Regarding Harold Talbott, Harold was of a great deal of assistance to us here in our original promotion, and as part payment of only a moral obligation, I gave him \$100,000 worth of stock in the Peninsula Terminal Company, which was purchased by Irv Collins for \$100,000 in cash, at a time when the general conditions here were such that the jealousies of our several executives irritated Harold, and he thought he wanted to branch out in something else for himself.

As far as I know there is no enmity between us, in fact he called on me last Spring and put in a part of the afternoon with me at Montauk. His Mother has been of great assistance socially, to this community, and I am sure there is not any disagreeable feeling between us that I know of, and Harold can expect to have entire cooperation from me.

C. M. Keys - #2

It happens that Harold understands that his Father, who was a splendid engineer, endorsed the Peninsula Terminal plan when it was just in its infancy, and I was preparing a statement and maps of my plan to submit to Harold's Father, on the strength that Harold's Father told me he would invest a million dollars in the plant. I expected to present these maps and my general scheme in writing to Mr. Talbot at six o'clock on the evening on which he dropped dead, almost in front of my door, on the golf links, and Harold is fully acquainted with these facts of course. This is ancient history, but it is interesting, and may interest you.

I will write you further after we have had a talk with Redfield and McGee.

Yours,

C. G. FISHER

CGF-HH

Talbot

March 17, 1932.

Mr. Harold E. Talbot, Jr.
230 Park Avenue,
New York City.

Dear Hal:

Any one of half a dozen different plans that we have had to re-finance Montauk seem to be impossible at this time to put over, and more than a million dollars worth of negotiations here that should be completed are dragging.

Here's just a thought. I will divide with you three million dollars worth of my common stock in Montauk, and this stock cost, as you know, dollar for dollar, if you can figure out a plan to save the property. All the figures you need to look over will be given you quickly by Parke Haynes.

We see no chance to offer any assistance from funds here for at least one year and perhaps two or three years may elapse before we can get a market to absorb our assets. Of course any disturbance that happens will not benefit this present market.

Yours,

CGF:EM

G. G. FISHER

Talbot

April 10, 1933

Mrs. Catherine Talbott,
Miami Beach, Fla.

My dear Mrs. Talbott:

It just occurred to me in the promotion of your Club, that if you had a season membership ticket at a nominal figure you could depend upon a very large number of memberships from our various hotels, particularly the Lincoln Hotel.

Our experience in Club memberships is such that we find a great many people after they join a club will pay annual dues even though they never see the Club again. I have today memberships in many Clubs, that I have had for years, and have never seen, and for this reason I think you should consider some nominal initiation membership fee for hundreds of winter visitors, and nominal dues, figuring that you would eventually have one thousand members.

This is just a suggestion, as I want to help you all I can, and I know the location of your project would be of benefit to the Lincoln. We have, as you know, many older people at the Lincoln who would enjoy an objective point, if it is only two blocks away, and would pay dues indefinitely.

Mr. Huggage will send you a memorandum of the lot layout today. Again please consider that the price quoted to you on his three lots is confidential, and his property cannot be optioned, and his price is cash.

Yours,

CARL G. FISHER

CGF-HM

Talbott

April 17th 1933.

Mrs. Catherine Talbott,
c/o N. S. Talbott,
Callahan Bank Building,
Dayton, Ohio.

My dear Mrs. Talbott:

We certainly would not consider selling the courts now if you have a chance to put your plans through. The whole neighborhood would be benefitted by your plan more than with a night club. The only possible sale that might come up, would be the two lots on the north for a residence, and a private tennis tennis court to some wealthy tennis enthusiast, and I don't know whether there are any such animals left.

My experience has been that 99.99% tennis players are poor, and they all get their bats restrung, and I am one of the latter. I am even down now to playing tennis with a bat with only four strings, and I have got to kill a cat to string up the balance of them.

With best regards,

Yours,

CARL G. FISHER

CGF-FHM