Guide to the Samuel F. B. (Samuel Finley Brown) Morse Papers JL016

Processed by PW.
Department of Special Collections and University Archives
2002
Green Library
557 Escondido Mall
Stanford 94305-6064
specialcollections@stanford.edu
URL: http://library.stanford.edu/spc
Language of Material: English
Contributing Institution: Department of Special Collections and University Archives
Title: Samuel F. B. (Samuel Finley Brown) Morse Papers
creator: Morse, Samuel F. B. (Samuel Finley Brown)
Identifier/Call Number: JL016
Physical Description: 42.5 Linear Feet(4 cartons + 12 volumes)
Date (inclusive): 1911-1969
Abstract: Contains personal correspondence of Samuel Morse, correspondence of the Pacific Improvement Company relating to liquidation of the company, and a report (12 v.) prepared for the Pacific Improvement Company in 1916, titled, "Iron, Steel, Coal & Coke on the Pacific Coast." Also includes annual reports of the Pacific Improvement Company.

1885 July 18
Born in Newton, Mass.
1903
Graduated from Phillips Andover Academy.
1907
Graduated from Yale University.
1907 - 1910
Manager of a land development project for John Nays Haanonci in California.
1910 - 1915
1915 - 1919
Secretary and General Manager of Pacific Improvement Company, liquidation proceedings dragged on and S.F.B. Morse retained this position until 1967.
1919 - 1969
Organizer, President, part owner (with Herbert Fleishacker) and later Chairman of the Board of Del Monte Properties Co.
1916 - 1956
Senior Director of Crocker 1st National Bank.
1916 - 1956
Other Positions : Advisory Council of Crocker-Anglo National Bank, U. S. Loaning Corp., As5ociate Fellow of Morse College, Yale University.
1916 - 1966
Clubs : Links, Racquet and Tennis (New York), Pacific-Union, Burlingame Country, Cypress Point (Calif.).
1966
Awarded LL.D by University of California.
1969, May
Died in Pebble Beach, Calif.

Scope and Contents
The collection (JL 16) itself consists of four large boxes of correspondence and twelve bound volumes of a report that Morse had made for the Pacific Improvement Company just after his appointment (1915-1916). The report is entitled: "Iron, Steel, Coal and Coke on the Pacific Coast." The first two boxes of correspondence are Morse's own personal files for the years 1923 (Box #1) and 1927 (Box #2). The last box contains Morse's copies of Pacific Improvement Company correspondence (1930-1969) relating to the final liquidation of the Company, of which Stanford University became a quarter-owner by inheritance. Other owners were the University of California at Berkeley (50%) and the Crocker Estate (25%).

Biographical / Historical
S.F.B. Morse (1886-1969) was the great grandson and namesake of the inventor of the telegraph. Though his family was from Boston, he moved out to San Francisco, almost immediately after his graduation from Yale (where he was captain of the football team) in 1907. He became associated with the Crockers and after making a success of the Crocker-Hoffman Land and Water Company, which he managed, he was subsequently offered a position managing the Pacific Improvement Company in 1915. Since the heirs of the original owners of Southern Pacific (Stanford, Crocker, Hopkins, Huntington) had sold out the Railroad they were also interested in liquidating the Pacific Improvement Co., which had originally been the construction company for the railroad and had since become a holding company for many various concerns. The liquidation became Morse's job and he expedited about 90 percent of that task in his first five years on the job. However, the remainder of the job dragged on until 1967, almost fifty years later. Morse's most triumphant personal deal was buying Pacific Improvement Co. land on the Monterey Peninsula himself. The company that he formed of it in 1919, Del Monte Properties, became his pet and very profitable project because he developed that land into tremendously valuable resort and private real estate (i.e. Pebble Beach, Cypress Point, etc.).

Immediate Source of Acquisition

Preferred Citation

Conditions Governing Use
While Special Collections is the owner of the physical and digital items, permission to examine collection materials is not an authorization to publish. These materials are made available for use in research, teaching, and private study. Any transmission or reproduction beyond that allowed by fair use requires permission from the owners of rights, heir(s) or assigns.

**Conditions Governing Access**

Open for research. Note that material must be requested at least 36 hours in advance of intended use. Portions of accession 1999-019 are closed until processed.

**Subjects and Indexing Terms**

Reports.
Holding Companies -- California.
Hotel management -- California.
Real estate development -- California.
Monterey Peninsula (Calif.)
Business records.
Del Monte Properties Co.
University of California, Berkeley.
Stanford University
Tresidder, Donald Bertrand
Pacific Improvement Company
Sterling, J. E. Wallace (John Ewart Wallace)
Shoup, Paul
Morse, Samuel F. B. (Samuel Finley Brown)
Wilbur, Ray L. (Ray Lyman)
Morse, Samuel F. B. (Samuel Finley Brown)

---

**Series 1. Personal Papers**

- **box 1, folder 1**
  - [S.F.B. Morse - Andover Fund Drive, 1919 - Correspondence 10/5/19 - 11/7/19](#)
  - **Scope and Contents note**
  - (promotional material) - Personal Correspondence (chronological by year, alpha within each year)

- **box 1, folder 2**
  - [S.F.B. Morse - Andover Fund Drive, 1919, 1920 - correspondence 11/8/19 - 1/7/20](#)
  - **Scope and Contents note**
  - Andover Fund Drive 1919

- **box 1, folder 3**
  - [Ga - Gi 1922](#)
  - **Scope and Contents note**
  - Correspondents include: Horace Ghiselin, William Garlick, Gen. Petrol Co.

- **box 1, folder 4**
  - [Go-Gy 1922](#)
  - **Scope and Contents note**

- **box 1, folder 5**
  - [A-I 1923](#)
  - **Scope and Contents note**

---
box 1, folder 8  Bi - Bri 1923
Scope and Contents note
William McCormick Blair of Lee, Higginson Co. related to correspondence, Invitation to opening of L.A. Biltmore Hotel Prospectus from Bowman of Biltmore Hotel (Beau-Site Co.) to all stockholders. Miss ~Elizabeth Boit, Warafield, Mass. (Miss Aunt Lizzie), The Bohemian Club, Rolden Lee Borden of L.A. Income Properties Inc. with Prospectus ~ Article of concern.

box 1, folder 9  Bro - By 1923
Scope and Contents note
Burlingame Country Club, Matthew G. Brush N.Y.C. (Kopper Co. & Columbia Steel).

box 1, folder 10  Ca - Ci 1923
Scope and Contents note
William F. Glow Jr. of James B. Glow & Sons (cast iron pipe, water rights). Form letters from S.F. Chamber of Commerce; correspondence and reports on Californians Inc.; letter and information on newly-formed Calif. Historical Society; Harold S. Chase (Realtor) from Santa Barbara.

box 1, folder 11  Co - Cy 1923
Scope and Contents note
William H. Crocker; C. Templeton Crocker (in N.Y.C.); W. Crocker - Crocker Bank.

box 1, folder 12  D 1923
Scope and Contents note
letter of appeal from M.H. de Young on Chronicle stationery; brochure of Mooreheart School.

box 1, folder 13  E 1923
Scope and Contents note

box 1, folder 26  Me - Mi 1923
Scope and Contents note
Asked to be Director of Co. "exploiting the Hope Ranch" - refuses.

box 1, folder 27  Mo - My 1923
Scope and Contents note
Letters to son, Sammy and other members of his family, 2nd wife Relda; Aunt Augusta, Athens, Ohio; son Jack; Daughter Nancy Morse - living with mother Mrs. Richardson, Lake Forest, Ill.; LB. Morse Bakersfield; Philip C. Morse, N.Y. Broker; William U. Morse Fortuna; Secretary V. McDonald.

box 1, folder 28  N 1923
Scope and Contents note
Mr. & Mrs. (Rosa - Morse's sister) Arthur L. Notman - Hollywood

box 1, folder 29  O 1923
Scope and Contents note
Scope and Contents note
Description and blue prints of 'proposed' lot at Pebble Beach; J. Murray Page, Chicago re: automobile; Philips Andover Academy, Pacific Union Club.

Scope and Contents note
About Crock era going into newspaper business to Samuel Pierce, Santa Barbara.

Scope and Contents note
Richardsons (George, his wife Anne, and Harriet) concerning the children - 12/6/23 - letter to Harriet (very critical) about Senator Hiram Johnson - references to "Southern Pacific Political Machine" (Anne Richardson was Morse's first wife and mother of his children, she and George lived in Lake Forest and he worked for the Marshall Field Estate. Harriet comes from Neutonville, Boston)

Scope and Contents note
Foster Rockwell, Banker's Trust Co. N.Y.C. re: stocks, bonds - oil - "Market Street Railway Co."; from Leo. H. Roose - Roose Bros. S.F.

Scope and Contents note
San Francisco Opera Season (23-24) Literature.

Scope and Contents note
To Hon. Samuel Shortridge (no signature) (U.S. senator against Soldier Bonus); Paul Shoup, Pres. Assoc. Oil Co. San Francisco.

Scope and Contents note
"Chain letter" against Soldier Bonus, George Sterling, poet S.F., Alfred E. Stearns, Principal - Phillips Andover.

Scope and Contents note
C.B. "Buck" Stuart; Henry H. Storey, V.P. Standard Oil.

Scope and Contents note
Ernest B. Tracy - prospectus on Louisiana Shooting Club, L.I.C.; Mr. & Mrs. Urban T. (Marie) Thompson.
<table>
<thead>
<tr>
<th>Box, Folder</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1, 42</td>
<td>Scope and Contents note</td>
<td>1923</td>
</tr>
<tr>
<td></td>
<td>Frederic N. Watriss re: fishing trip in Mexico; letter to Sec. of War John W. Weeks asking his recommendation to President of Samuel Knight for Federal Judge; J. Watson Webb - more correspondence on Touhy case.</td>
<td></td>
</tr>
<tr>
<td>1, 43</td>
<td>Scope and Contents note</td>
<td>1923</td>
</tr>
<tr>
<td></td>
<td>Jack A. Williams; Mrs. Malcolm (Jennie) D. Whitman</td>
<td></td>
</tr>
<tr>
<td>1, 44</td>
<td>Scope and Contents note</td>
<td>1923</td>
</tr>
<tr>
<td></td>
<td>Yale (Alumni Fund, Univ. Press etc.).</td>
<td></td>
</tr>
<tr>
<td>1, 45</td>
<td>S.F.B. Morse Bills A-E 1923</td>
<td></td>
</tr>
<tr>
<td>1, 46</td>
<td>S.F.B. Morse Bills F-J 1923</td>
<td></td>
</tr>
<tr>
<td>1, 47</td>
<td>S.F.B. Morse Bills P-Z 1923</td>
<td></td>
</tr>
<tr>
<td>1, 48</td>
<td>S.F.B. Morse Bills (not alphabetical) 1924</td>
<td></td>
</tr>
<tr>
<td>1, 49</td>
<td>S.F.B. Morse Bills (not alphabetical) 1924</td>
<td></td>
</tr>
<tr>
<td>1, 50</td>
<td>S.F.B. Morse Bills (not alphabetical) 1924</td>
<td></td>
</tr>
<tr>
<td>1, 51</td>
<td>S.F.B. Morse Bills (not alphabetical) 1924</td>
<td></td>
</tr>
<tr>
<td>1, 52</td>
<td>S.F.B. Morse Bills (not alphabetical) 1924</td>
<td></td>
</tr>
<tr>
<td>2, 1</td>
<td>S.F.B. Morse Correspondence, boats 1926</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scope and Contents note</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Letters, pictures, blue prints, bill of sales concerning buying and selling of boats - mostly yachts.</td>
<td></td>
</tr>
<tr>
<td>2, 2</td>
<td>S.F.B. Morse Correspondence, boats 1927</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scope and Contents note</td>
<td></td>
</tr>
<tr>
<td></td>
<td>more of the above - most business done through Stephens Bros., Stockton, Calif.</td>
<td></td>
</tr>
<tr>
<td>2, 3</td>
<td>Al 1927</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scope and Contents note</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Gordon Abbot mostly on Ivy League football tickets and cruise vacations; brochure for Associated Sportsmen's Clubs of Calif. of which S.F.B. Morse became life member - Conservation Group. Raymond Armsby bought Morse's land in Pebble Beach, letter to pep up Andover Football Team 1926.</td>
<td></td>
</tr>
<tr>
<td>2, 4</td>
<td>Ba - Be 1927</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scope and Contents note</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Charles Baad, Manager of Biltmore Hotel, L.A.; Cart. John Barneson - Gen. Petroleum Co. re: S.F.B.M. subdividing and selling his land in Hillsborough. They were neighbors.</td>
<td></td>
</tr>
<tr>
<td>2, 5</td>
<td>Bi - Bri 1927</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scope and Contents note</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Aunt Lizzie) Elizabeth Boit, Boston; William McCormick Blair - Lee, Higginson, Chicago; William Born S.F.B.M. finally exchanged his land in Hillsborough for Born's land in Del Monte (copies of contract)</td>
<td></td>
</tr>
<tr>
<td>2, 6</td>
<td>Bro-By 1927</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scope and Contents note</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Harold Chase, Santa Barbara, Fund Raising Brochure for Walter Carp Memorial in New Haven</td>
<td></td>
</tr>
</tbody>
</table>
Co - Cy 1921
Scope and Contents note
Crocker First National Bank of San Francisco; John W. Considine, Jr., Hollywood, Cypress Point Golf Club, Templeton Crocker; Thomas Coleman re: S.F.B.M. Science Bldg. at Andover Academy

S.F.B. Morse 1927
Scope and Contents note
Correspondence "B" - Joseph P. Day Management Corporation, Real Estate 932 Eighth Ave, New York City re: a transaction where S.F.B.M, would trade Crocker Farm and $3 million for General Motor Bldg. in N.Y.C. - outcome? Correspondence through an agent: George F. Montgomery - only his letters are in the file - no copies of Morse's are there. Articles concerning General Motors building. Morse also interested in Delmonica Bldg. and some Jackson Heights Property also Park Central Hotel (floor plan, brochure, economic history included) in all possible transactions he hoped to trade Crocker Ranch, Merced, Calif.; letter of introduction to Cecil B. DeMille for J. Lawrence Poole - newsman.

E 1921
Scope and Contents note
Letter from Don Tresidder, President, Yosemite Park's Curry Co. re: Morse's trip to Yosemite in October.

F 1927
Scope and Contents note

Ga - Gl 1927
Scope and Contents note
Gladding, McBean & Co. Retorts to Stockholders.

Go - Gy 1927
Scope and Contents note
Gale Griswold Stanford University student, temporarily contracted to tutor S.F.B. Morse, Jr. so that he might enter Stanford University, plan fails.

Ha 1927
Scope and Contents note
Letter of introduction for same Mr. Toole to Howard Hawks - for Studio; Mr. Genevieve Hay (his sister) in Reno mostly concerning familial problems with another sister - Rosa.

He 1927
Scope and Contents note
Bayard Henry of Real Estate Co. of same name, San Francisco re: the sale of Templeton Crocker's Hillsborough property to be used for a golf course; Henry's letters to Morse and copies of letters to Crocker. Morse involved because he connives to receive half of Henry's 5 % commission (map of proposed golf course). Also some correspondence with Henry concerning the sale of his own (S.F.B.M.) Hillsborough property, which he wanted subdivided or made into a school - finally traded to S. Borne. Robert Henderson - Burlingame, Ca.
<table>
<thead>
<tr>
<th>Folder</th>
<th>Date</th>
<th>Scope and Contents Note</th>
</tr>
</thead>
</table>
| box 2, folder 16 | Ho - Hy 1927 | Scope and Contents note  
| box 2, folder 17 | I 1927 | Scope and Contents note  
T.A.D. Jones - supervisor of Yale football, New Haven; St. Francis Yacht Club, S.F.B. Morse joins, Hiram Johnson Chairman. |
| box 2, folder 18 | J 1927 | Scope and Contents note  
Mr. & Mrs. Norman Kerry, Beverly Hills; Thomas Kenney, Boston. |
| box 2, folder 19 | K 1927 | Scope and Contents note  
Mr. & Mrs. Norman Kerry, Beverly Hills; Thomas Kenney, Boston. |
| box 2, folder 20 | La - La 1927 | Scope and Contents note  
| box 2, folder 21 | Li - Ly 1927 | Scope and Contents note  
Elihu G. Loomis, Attny., Boston (cousin of Morse), concerning familial business affairs in Boston. |
| box 2, folder 22 | Ma - Me 1927 | Scope and Contents note  
Classic "Prohibition" Note from Cassol of Paul Masson Champagne Co. 3.1/23, information of economic value (assets and liabilities) of Mark Hopkins Hotel, G.W. McNear, S.F. re: letters of introduction for S.F.B.M. Jr. in New Zealand and Australia |
| box 2, folder 23 | Me - Mi 1927 | Scope and Contents note  
Edwin Evans Mentzner "Economic Letters" (27 in all) on all sorts of international investment prospects, Evans was stocks and bonds Consultant in S.F.; Hamilton G. (Mike) Merrill, Paso Robles, Ca. re: possibilities of Morse buying land to develop on Morro Bay; A.R. Williams of Metcalf & Ryan, realtors in L.A., re: values of different L.A. hotels i.e. Huntington, Gaylord, Ambassador which S.F.B.M. thinks of investing in, but finally decides against, letter of recommendation of Gale Griswold as tutor to S.F.B.M. Jr. from J. Mitchell, Registrar of Stanford University |
| box 2, folder 24 | Mo - My 1927 | Scope and Contents note  
George Montgomery, N.Y.C., concerning the proposition whereby the Crocker Ranch would be traded for some N.Y. C. real estate, members of his family: Sam Jr. at sea then working in Chicago; Jack at St. Paul's in N.H.; Nancy in Chicago; Harry (his brother in L.A.); Augusta (his Aunt in Athens, Ohio). |
| box 2, folder 25 | N 1927 | Scope and Contents note  
Mr. & Mrs. Arthur Notman, L.A., (his older sister Rosa and her husband). |
<table>
<thead>
<tr>
<th>Box, Folder</th>
<th>Date</th>
<th>Scope and Contents Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>box 2, folder 27</td>
<td>Pa - Pe 1927</td>
<td>Letter to and from Grantland Rice re: U.S.C. football star Morley Drury, Harriet Richardson (sister), Mr. and Mrs. George Richardson (Anne - his ex-wife) re: S.F.B.M. Jr.</td>
</tr>
<tr>
<td>box 2, folder 28</td>
<td>Pi-Py 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 29</td>
<td>Q 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 30</td>
<td>Ra - Ri 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 31</td>
<td>Ro - Ry 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 32</td>
<td>Sa - Sc 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 33</td>
<td>Sc - Sm 1927</td>
<td>Paul Shoup, Grant Selfridge MD - (S.F.B.M's doctor).</td>
</tr>
<tr>
<td>box 2, folder 34</td>
<td>Sn - Ste 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 35</td>
<td>Sti - Sy 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 36</td>
<td>T 1927</td>
<td>Ernest Tracy, N.Y.C.; Mrs. Urban T. (Marie) Thompson; S.L. Poole, newspaperman of S.F., out of work asking for help; Joe Toplitzky, real estate, L.A.; article 1/20/27 - commemorating 89th anniversary of 1st telegraph message. The inventor was S.F.B. Morse's great-grandfather.</td>
</tr>
<tr>
<td>box 2, folder 37</td>
<td>U 1921</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 38</td>
<td>V 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 39</td>
<td>Wa - We 1927</td>
<td></td>
</tr>
<tr>
<td>box 2, folder 40</td>
<td>Wh - Wy 1927</td>
<td></td>
</tr>
</tbody>
</table>

Dr. Ray Lyman Wilbur, President of Stanford University re: the plan of S.F.B. Morse, Jr. to be tutored to enter S.U. also re: tutor Gale Griswold.
box 2, folder 41  
**X - Z 1927**

**Scope and Contents note**
Yale University, 20th Reunion, Annual giving etc; C. C. Young, Governor of Calif., S.F.B. Morse recommends a certain Lida C. Reed as Notary Public on behalf of friend, Willima C. Matthews (Special Asst. to the Attorney General).

box 2, folder 42  
**Z 1927**

**Scope and Contents note**
Joseph Zemansky re: possible purchase by S.F.B. Morse of the Hotel del Coronado - San Diego, sketch map included.

box 2, folder 43  
A - B Bills 1927
box 2, folder 44  
Ba - Be Bills 1927
box 2, folder 45  
Bi - Bri Bills 1927
box 2, folder 46  
Bro - By Bills 1927
box 2, folder 47  
Ca - Ci Bills 1927
box 2, folder 48  
Co - Cy Bills 1927
box 2, folder 49  
D Bills 1927
box 2, folder 50  
E Bills 1927
box 2, folder 51  
F Bills 1927
box 2, folder 52  
Ga - Gi Bills 1927
box 2, folder 53  
Go - Gy Bills 1927
box 2, folder 54  
Ha Bills 1927
box 2, folder 55  
He - Hi Bills 1927
box 2, folder 56  
Ho - Hy Bills 1927
box 2, folder 57  
I Bills 1927
box 2, folder 58  
J Bills 1927
box 2, folder 59  
K Bills 1927
box 2, folder 60  
La Bills 1927
box 2, folder 61  
Li - Ly Bills 1927
box 2, folder 62  
Ma - Mc Bills 1927
box 2, folder 63  
Me - Mi Bills 1927
box 2, folder 64  
Morse, John B. Bills from train St. Paul's School 1927
box 2, folder 65  
Mo - My Bills 1927
box 2, folder 66  
N Bills 1927
box 2, folder 67  
O Bills 1927
box 2, folder 68  
Pa - Pe Bills 1927
box 2, folder 69  
Pt - Py Bills 1927
box 2, folder 70  
Q Bills 1927
box 2, folder 71  
Ra - Ri Bills 1927
box 2, folder 72  
Ro - Ry Bills 1927
box 2, folder 73  
Sa - Sc Bills 1927
box 2, folder 74  
Sc - Sm Bills 1927
box 2, folder 75  
Sn - Ste Bills 1927
box 2, folder 76  
Sti - Sy Bills 1927
box 2, folder 77  
T Bills 1927
box 2, folder 78  
U Bills 1927
box 2, folder 79  
V Bills 1927
box 2, folder 80  
Wa - We Bills 1927
box 2, folder 81  
Wh - Wy Bills 1927
box 2, folder 82  
X - Z Bills 1927

Series 2. Pacific Improvement Co. files
Pacific Improvement Co. 1930 - 1932
Scope and Contents note
Cover note to the effect that "All correspondence received in connection with Pacific Improvement Co. sent to Miss MacDonald."; mostly inter-organizational memos and directives - some correspondence with their lawyers Thomas W. Dahlquist in S.F. (re: Carbon Hills Co., Carbondale, Wash.) and Welks V. Moot in Buffalo, N.Y.

Pacific Improvement Co. 1935
Scope and Contents note

Pacific Improvement Co. 1936 - 1937
Scope and Contents note
Inter-organizational memos and directive, S.F.B.M. - J. Beaumont (Asst. Sec'y. re: La land), S.F.B.M. - Richard J. Wulzen (Manager of Carbon Mill re: the same and its relations with Pacific Coast Co.): Pacific Improvement Co. - statement of Commission Payable Nathaniel D. Moore, V.P., Pacific Coast Coal Co., Judge Charles Cline in Louisiana, special report to Directors of Pacific Improvement Co., regarding Carbon Hill Coal Co., Oct. 1936 - proposing liquidation of that concern, also some of the correspondence done in the accumulation of the report; C.O.G. Miller of S.F. - representing Stanford Univ. on Pacific Improvement Co. Board?

Pacific Improvement Company 1938 - 1939
Scope and Contents note
J. Beaumont re: Louisiana and Carbon Hill/Pacific Coast Coal; Louisiana Land and Exploration Company, Annual Report 1938; Welles J. Moot re: "Weidenfeld Appeal" (case against Pacific Improvement Co. dragging on for years); Nathaniel Moore same subject; letter to Robert Underhill, Sec. and Treas. U.C. Berkeley explaining Weidenfeld vs. Pacific Improvement Co. case. Memorandums to the Board of Directors.

Pacific Improvement Company 1940
Scope and Contents note
Ernest B. Tracy, 1 Wall St., N.Y.C., president La. Land and Exploration Co., with interesting business "news" rumors from Germany, May 28th, 1940. Trying to sell Carbenado - Carbon Hill - Moore, Wulzen etc.

Pacific Improvement Company 1942
Scope and Contents note
Louisiana Land and Exploration Company Annual Reports 1941 and 1942; George Watkins Evans, Consulting Mining Engineer, Seattle, Washington; Charles S. Elms, Industrial Engineer with Ferrous Metal Producer Co., Sacramento, Ca., wants lease on Carbenado mine; summary of operation for Pittsburg, Shawmut & Northern R.R. - 1st 3 months of 19142 compared to same months 1941; William Tudor Gardiner (Governor?) re: Carbenado coal output.
Pacific Improvement Co. 1944
Scope and Contents note
Judge Cline; Welles V. Moot; balance sheet of Pacific Improvement Co. as of Oct. 1944; H.H. Kuester, Standard Oil Co. of Calif. re: Louisiana land; S.F.B.M. tries to get Henry F. Du Pont to buy old Carbon Hill site - refused, not interested; C.O.G. Miller steps down as Director of Pacific Improvement Co. so that Frank E. Walker, Financial Vice President of Stanford University might take his place; Balance sheet for Pacific Improvement Co. Dec. 31, 1943 and cover letter from S.F.B.M. explaining general situation: Only 3 concerns left. Carbon Hill Coal no longer working. Pittsburg, Shawmut & Northern R.R. and Mines, breaking even because Mines gains balance Railroad losses. Land in Louisiana - promising as land may be leased or sold to oil company. Directors listed - William Crocker, C.O.G. Miller, D.J. Murphy, J.K. Moffett, Sidney N. Ehrman, Robert N. Underhill, S.F.B.M.

Pacific Improvement Co. 1945
Scope and Contents note
C.R. English Vice President and General Manager of Pacific Coast Coal Co. re: the sale of surface land belonging to "1945" Carbon Hill Coal Co.; cover letter for Annual Statement of Pacific Improvement Co.. (but no statement) dated Jan. 3., 1945 - Pacific Improvement Co. - very little if any profit.

Pacific Improvement Co. 1946
Scope and Contents note

Pacific Improvement Co. 1947
Scope and Contents note
Keystone Exploration requesting permission to perform seismographic survey on La. land - granted; C.R. English; Charles S. Elms, George Hopkins (new consulting engineer), James Ash, George Watkins Evans - all concerning the sale of the mine in Carbondale; letter to Robert H. Underhill, U.C. Berkeley explaining the claim prepared under Section 77 (of 3-9) which was denied; Shell Oil asks permission to take gravity survey for oil indications on La. land - granted; English; contract between P.I. Co. and Pac. Coal Co. terminated as well as Power of Attorney which P.C.Co. held for Carbon Hill Co. as of Oct. 1, 1947 - these special considerations shift to George Hopkins; some Quitclaim Deed Agreements for land once owned by Pacific Improvement Co. subsidiaries; many memos between S.F.B. Morse and his secretary Margaret Skehen (he is always at Pebble Beach and she held things down in S.F.); G.M. Plain, Assistant Cashier, Trust Dept., Hudson County National Bank, Jersey City, New Jersey - bank bills P.I. Co. for keeping certain worthless bonds in trust for years. copy of 1919 agreement between Pacific Improvement Co. and Bank included). Bill $700, settle for $175; Annual Statement of 1946 prepared by Beanwald & Renz; clipping of article in Journal of Commerce 2/21/147 - war assets administrat.ion trying to sell or rent Coke & Coal Plant in Wikeson, Washington; Statement of Assets in Memo (1/4) from Margaret Skehen to S.F.B. Morse $17,760.62 in Crocker Bank, $20,000 invested in U.S. Certificates of Indebtedness - also held in Crocker Bank; statement of accounts due S.F.B. Morse for 1946; map showing acre tracts in Carbenado, Washington.
Pacific Improvement Co. 1948
Scope and Contents note
Again mostly Inter-organizational memos and directives between S.F.B. Morse and Margaret Skehen in S.F. and Constance Lamb (S.F.B.M.’s secretary at Pebble Beach); Maurice Mouton, Attny., Lafayette, Louisiana, interested in buying Evageline Parish land S.F. B. Morse refuses because of land’s “oil bearing possibilities”, listing of cash returns (royalties to P.I. Co. on two successful wells on La. land - reported in letter from M. Skehen to Chas. Cline 10/7/48; Charles Elms still trying to make big deals for them: 1. Carbondale Coal 2. Santa Cruz Portland Cement Co. belong 51 % to Crocker’s, cycle of correspondence between Elms, George Hopkins and S.F.B.M. re: selling Carbondale Mine or just 117 acres of surface (timber), also some discussion and exploration of Wilkeson Coke & Coal Plant War Assets Administration leased land which might be sold together with Carbondale and mined by one company; Clifford C. Redell, Sec.-Treas., Baton Rouge National Farm Loan Assoc., claiming that some of the oil being drawn by Pacific Improvement Co. well is coming from another tract of land and the rightful owners are not being compensated; resolve by directors of Pacific Improvement Co. empowering S.F.B.M. to lease oil, gas and mineral rights to some of the La. land (which Stanolind Oil Co. had abandoned) to Charles B. Ghetson, also copy of the lease and much correspondence leading up to agreement and lease.

Pacific Improvement Co. 1949
Scope and Contents note
Inter-organization memos again Skehen-Lamb-S.F.B.M. Daniel J. Murphy -announcement of Director’s Meeting, record of Louisiana land owned by Pacific Improvement Co. by parcel (total: 2,383.25 acres) part of effort to complete informational files on La. holdings per orders, more quitclaim proceedings, copy or lease (1944) by P.I. Co. to Continental Oil Co. of 200 acres of Louisiana land; Judge Cline severs relations as representative for Pacific Improvement Co. due to health, Mr. S.W. Plauche, Attny. of Plauche and Plauche, takes over; correspondence between Pacific Improvement Co. - A.B. House -Humble Oil leading to a lease agreement for oil rights and another tract of La. land; Mr. M.C. Davis of Sun Oil Co. requests and is granted permission to locate gravity meter. Survey stations on Pacific Improvement Co. land for 6 months, telegram from J.F. Fontenot at the end of the year offering to lease some Pacific Improvement Co. land; almost entire file re: Louisiana land with a few letters in early December from Hopkins and Elms.

Pacific Improvement Co. 1950
Scope and Contents note
L.O. Fusier bargaining through Plauche. Plauche tries to buy or lease (long term) surface rights of part of the Evangeline Parish land for a hunting site; Percy F.J. Fontenot also interested in buying or leasing land in order make a duck lake (for hunting); S.F.B.M. not interested in selling; contract through Plauche & Plauche to have timber cruiser go over La. land; two copies of a “thumbnail history” of the Pacific Improvement Co. and more specifically on its relation to certain parcels of land in Pacific Grove and Del Monte. written to Mrs. Lacy McLean of Pacific Grove, Julius Young, Mamou, Louisiana wants to buy 1435 acres of the Evangeline Parish land; Shell Oil requests permission to conduct seismographic operations on P.I. Co. La. land through one J.D. Hunnicutt; John F. Forbes & Co., Accountants, re: licensing fee for Carbon Hill mine; I.J. Goode re: acquiring Mineral, Gas Oil rights lease on certain Pacific Improvement Co. land; financial statement of Carbon Hill Coal Co. for 3rd quarter ending Sept. 30th from George Hopkins; 3 copies of letter to George D. Hughes of the John F. Forbes Co. accompanying and explaining a "conservative" estimate of the market value of stock owned by P.I. Co. in March 1913, since the records are lost S.F.B. Morse estimates from memory; George Hopkins trying to convince investors to work C.H.C.C. again rather than dam a river 100 miles from Tacoma for power.
box 3, folder 14  Pacific Improvement Co. 1951
Scope and Contents note
S.F.B. Morse wants to sell C.H.C.C. if possible for $250,000; 1950 Annual Report prepared by John F. Forbes & Co.; letter to Corydon Wagner, V.P. St. Paul & Tacoma Lumber Co., giving some history and pertinent facts on Carbon Hill Coal Co. 5/16; Hopkins 2nd quarter report on C.H.C.C. 8/16 - Hopkins sells remaining 180 acres of surface land (timber) to Cascade Piling Co. for $5,000 also asks for quit- in favor of town of Carbonado so that town might make improvements on land being used as cemetery, copies of both deed for timber land and quitclaim deed included; S.F.B. Morse wants to sell as much of the timber on the Louisiana land as possible correspondence with H.D. Foote Lumber Co. and Joseph Saucier, Mamou, La.; finally leases timber rights on 1435 acres to saucier for 10 years 11/20 - copy of deed included, lease checked without objection by W.K. Rambolt of Sun Oil Co. since they have lease to gas, mineral and oil rights on same land.

box 3, folder 15  Pacific Improvement Co. 1952
Scope and Contents note

box 3, folder 16  Pacific Improvement Co. 1953
Scope and Contents note

box 3, folder 17  Pacific Improvement Company 1954
Scope and Contents note
Correspondence between J.F. Forbes & Co., Plauche, S.F.B. Morse and M.E. Bird, Chief of Corporation Franchise Tax Section re: P.I. Co. legal protest against increased taxes; Schweitzer of Eximprot Co. once again shows interest in C.H.C.C. mine and talks of prospective buyer; copy of Summary and Conclusion of George WatkIn's Evan's 1942 Report on Coal Deposits at Carbonado sent to Hopkins 3/18, small, rough map of land in Acadia Parish, Louisiana; Humble Oil lease expires on La. land; Sun Oil does not renew lease and part of that 200 acre package is leased (mineral, oil and gas) to Vincent Welch Co. in Louisiana immediately; protest against tax increase not granted taxes on property in ward 2 of Evangeline Parish go from $250 to $1,123.60 for one year, S.F.B. Morse thinks about contesting in court and local press but finally pays reluctantly, correspondence between Plauche, J. Nilas Young, of Clanton & Young, Eunice, La., S.F.B. Morse and Jesse Johnson, Assessor of Evangeline Parish.
box 3, folder 18  Pacific Improvement Company 1955
Scope and Contents note
Plauche re: further griping and action on the huge tax increase and Fontenot leases agricultural rights on some of the land; George Hopkins sends a proposal to use the C.H.C.C. Mine as a Steam Power Generating Plant for Carbonado, explaining the advantages over the approved state plan for two dams on Cowlitz River, cover letter explaining that the proposal would never be accepted but if S.F.B. Morse might O.K. it he could submit it anyway - for publicity sake - S.F.B.M. does O.K. it, another letter from Hopkins recounting his history; more correspondence Plauche - S.F.B. Morse - J. Nilas Young (Fontenot's representative re: buying or long term leasing the land. Fontenot already has leased, all of the many offers to buy La. land is refused because it presupposes fortitude of mineral, gas and oil rights.

box 3, folder 19  Pacific Improvement Company 1956
Scope and Contents note
Very anxious to sell C.H.C.C. mine and mineral rights, writes C.R. English and sends Richard Osborne (son-in-law of S.F.B. Morse to Seattle after that purpose, also needs new representative for P.I. Co. interests since Hopkins is so very old and sick and moved to Seattle, clipping of editorial in the Tacoma Sunday News Tribune 11/18/56 re: feasibility of using Carbonado and Wilkeson Coal Mines as steam power plants, sent; Sheridan Hopkins, son of George and new representative of Pacific Improvement Co. interests, along with a letter announcing the death of his father.

box 3, folder 20  Pacific Improvement Company 1957
Scope and Contents note
Inter-organization memos per usual, to Colonel George Shimmel outlining some of his financial exploits on behalf of P.I. Co. through the years and asking if the Crocker Estate has any record of the amount it had received in dividends from Pacific Improvement Co. since 1915 (when S.F.B. Morse took over management); possible buyer or leasee for C.H.C.C. is Northern Pacific Railway Co., correspondence between Sheridan Hopkins, S.F.B. Morse and Earl McMillan, manager of mines for the above company (no definite results though all parties seem willing); Sheridan Hopkins trying to expedite the sale of some land in Carbondale that belongs to an elderly couple but Pacific Improvement Co. has a re-purchase clause in their deed; also a letter to Directo of Pacific Improvement Co. written by S.F.B.M. but signed by Carol Toschi (new secretary) outlining grand totals of profits and expenditures of La. lands since 1936, also the summary itself year by year.

box 3, folder 21  Pacific Improvement Company 1958
Scope and Contents note
Pacific Improvement Co. Annual Report for 1957; article clipping on the reopening of a Wingate Coal Mine neighboring on C.H.C.C. land by Pacific Coast Company; correspondence concerning quit-claim deeds that Pacific Improvement Co. is granting in California and Washington; Irving S. Olds, Wall Street, N.Y.C. old Yale friend who was at one time connected with U.S. Steel trying to get Steel Cos. interested in C.H.C.C., R. M. Lloyd, V.P., U.S. Steel writes asking for information and a meeting re: C.H.C.C., 2 copies of a 5-page report titled Coal. Prospects of Carbon Hill Co., Plauche & Plauche, state of Louisiana plans to put a road through Pacific Improvement Co. land, so a "right-of-way deed" is drawn up, report 10/17 bringing the figures on income and expenditures for La. land up-to-date; Sheridan Hopkins re: alteration in contract, reducing the royalties, with Tony Basselli, who is working part of C.H.C.C. mine (very small part).

box 3, folder 22  Pacific Improvement Company 1959
Scope and Contents note
Possibility of U.S. Steel buying or leasing C.H.C.C. falls through; another nibble from McMillan of the Northern Pacific Railway Co. pricing and inquiring as to the status of C.H.C.C.
Pacific Improvement Company 1960

Scope and Contents note

Pacific Improvement Company 1961

Scope and Contents note
Copy of Prospector's Lease for Basselli and his partners drawn up by Hopkins, slightly modified by lawyer then signed and executed; Pacific Improvement Co. Annual Report 1960; William A. Harding, Pacific Coast Company, trying to get him interested in buying C.H.C.C. since it seems he has an inside track to Japanese interests that have bought neighboring coal mines; copy of "The Real Estate Bulletin of Louisiana, March 1961"; Ralph J. Tucker, Attorney for Triple X, Inc., Reno, Nevada, re: quit-claim deed deal whereby Pacific Improvement Co. would receive $1,000 for 15 acres and have option to buy into the interest; 4/14/61 letter to William A. Harding, of Pacific Coast Co. giving sketchy history and content of 11 volumes containing all the data available on the coal, coke, iron and alloy resources available on the Pacific Coast. 5 copies of "Notes on: Study of iron, steel and Coke Industry of the Pacific Coast 1916, 17, 18" one page long dictated entirely from memory by S.F.B. Morse; copy of a Pacific Improvement Co. quitclaim favor of a Merwyn H. Brown giving him possession of various Winnemucca, Nevada land; the Louisiana land and Exploration Company, Report to Stockholders, Jan - June 1961; Inter-organizational Memorandums re: a certain Harker quitclaim that might overlap property previously quitclaimed to Tucker and the Triple X; quitclaim charge upped by S.F.B. Morse from $10 to $100.

Pacific Improvement Company 1962

Scope and Contents note
Pacific Improvement Co. Annual Report for 1961, letter to Plauche considering selling all of La. lands? to Stanley Jones, Sec. & Treas. Of Northwestern Glass Co. trying to find buyer for C.H.C.C., Louisiana Oil Exploration Co. asks permission to make a seismic control exploration of some land in Evangeline Parish; re: sale of La. lands W.R. Farley, geologist contracted by Plauche submits evaluation of all Pacific Improvement Co. lands divided into 4 tracts, (2 copies of evaluation report) one map for each tract of land, also a letter from Farley including written agreement giving him exclusive rights for 2 year to sell land, Timber Cruise summary submitted by Maxwell Chesson, forester and a cover letter for both summaries from Plauche, copy of signed agreement between Farley and Pacific Improvement Co.; summary of Revenue of Expenses on La. land for previous 10 years August 1967, to be used to convince Pacific Improvement Co. Directors to sell land; copy of agreement between Pacific Improvement Co. and a certain tenant, Murphy Fuselier permitting him to erect a fence around the property he is leasing to protect his cows; newspaper clipping re: Hydraulic Coal mining at Wilkeson Mine by Northern Pacific sent by Hopkins.
Pacific Improvement Company 1963

Scope and Contents note
Annual report 1962; correspondence re: proposed Reddell Field units for extraction of gas, original proposal for a hearing on this proposal made to James H. Gill, Louisiana Commissioner of Conservation, by J.B. Mil1ers, Attny. for concerned parties A.B. Crutcher and J.D. Tufts. (map of proposed field included.), correspondence ensues S.F.B. Morse - Plauche - William Farley because Pacific Improvement Co. land included in the proposals, also some announcements of hearing by Commissioner Gill, more problem re: McFadden, deed and property in Carbondale, McFaddens want assurance that C.H.C.C. will reimburse them for damage to their land from mining and they want it written into the deed, Utah Construction & Mining Co., S.F. researching possibility of working coal mines In Carbondale area, Methodist Church of Washington wants to buy some land on C.H.C.C. mine for a campsite, but dislike mining rights clause that C.H.C.C. reserves so they want mineral rights as well - S.F.B. Morse repeatedly refuses, National Bank of Washington notifies Pacific Improvement Co. that they will no longer grant 1st mortgages for people to buy surface rights to Carbondale land because of C.H.C.C. restrictions which strictly applied could make deeds null and void if buyer excavated for a basement; two connected news clippings re: C.H.C.C. 1.) "U.S. report gives History of Local Coal Mines" 2.) "Report Outlines Coal Renewal Problem", from the Buckley Banner sent by Sheridan Hopkins; S.F.B. Morse responds to R.B. Wallace, Manager of the National Bank of Washington, very explicitly stating that sub-surface rights referred to in the deeds refers only to mineral rights; further correspondence ensues on restating restrictions so that loans might be extended again.

Pacific Improvement Co. 1964, Jul-Dec

Scope and Contents note
Through Pauley comes an offer from Hosea Deshotel for 280 acres at $125 per and the remainder of the land at $40 per. First part of deal accepted, latter part rejected; letter to Wallace Sterling, President Stanford University, suggesting that Stanford should have a director at the Pacific Improvement Co. board perhaps Jacobson; reply 9/15: W.W. Crocker dies, vacancies on Board of Directors, Margaret Cordellos to be made Asst. Sec. and perhaps Director of Pacific Improvement Co.; Sterling suggests Jacobson and Almon F. Manspeaker as Stanford's Directors on Pacific Improvement Co. Board, S.F.B. Morse refuses to compromise further on Carbondale deeds, Wallace threatens with possible legal action; P.I. Co. Cash statement (10/1), Directors agree to allow 50 under residence in Carbondale for loan purposes but with understanding that mining might start up again sometime, copy of deed of land sold to Deshotel; Plauche re: leasing mineral oil and gas rights on 435 acres to a Wilson Ellison, re: sale of lumber to D.W. Moorehead, V.P. Kellog - Graves - Moorehead Lumber Co., Inc.; Pauley Agency Inc. re: offer for the rest of the La. land from Roy O. Martin Lumber Co., Plauche suggests upping the price, money from Deshotel deal received, dividend paid to owner, bonus to Mrs. Cordellos; Wallace not satisfied with Director's resolve, wants protection for landowners against cave-ins; sticks to original demands.
Pacific Improvement Co. 1964, Jan-Jun

Scope and Contents note
Annual statement 1963; correspondence re: deed restrictions continues with Wallace, copy of letter that Wallace writes to his Congressman, Thor Tolefson (1/29), Tolefson writes President Kerr U.C. Berkeley, who refers it to Owsley Hammond, Treasurer to take it up with S.F.B. Morse and Pacific Improvement Co.; two copies of land valuation made of Pacific Improvement Co. land by Pauley Agency inc. (realtors) Lake Charles, La. and a realtor's Sales Agency Contract made between Pacific Improvement Co. and above, more pressure to waive surface restrictions on Carbondale land deeds, S.F.B. Morse acquiesces to a point; updating of report on Revenue and Expenses of Louisiana lands (1954-1963); R.B. Wallace appeals directly to Hammond at Berkeley and David S. Jacobson at Stanford includes an article clipping entitled "Carbonado folks on Land, but... Will Stanford Let them Dig Holes"; also includes copy of six Covenants running with the land which he feels constitute an economic stranglehold on all the land owners; concerning some subject S.F.B. Morse recounts short history of C.H.C.C. and summation the deed restriction controversy to Robert Underhiil (6/10; Jacobson of Stanford takes evasionist standpoint; S.F.B. Morse decides to give individual permission to lay underground foundation etc. upon request, Wallace replies that loans will still not be made.

Pacific Improvement Co. 1965, Jan-Jun

Scope and Contents note
Plauche - Pauley (Realtor) - S.F.B. Morse re: different offers to buy remaining La. land in parts or all together; "Resolution (by Town Council of Carbonado) for Removal of Restrictive and Suppressive Covenants to Deeds to Property" wording almost identical to Wallace's constant demands, response from Berkeley and Stanford Administrators; Annual Report of Pacific Improvement Co. for 1965 whenever a piece of land is sold in La there is a copy of the Deed - smaller parcel of land sold to Kellog & Graves - Moorehead Lumber Co. and Roy O. Martin Lumber Co.; Pacific Improvement Co. Summary of Retained Earnings as of Dec. 31, 1964; resolution drawn up by Plauche to be ratified by Pacific Improvement Co. directors which conveys full authority to sell remaining La. land to S.F.B.M. and Emmet Solomon (Pres., Board of Directors Pacific Improvement Co. and Crocker Bank), Cash statement for Pacific Improvement Co. up to May 1; Minute of Directors Meeting 5/12; Plauche's resolution approved with amendment that each sale must be resolved through the mail by the Directors; quitclaim deed for land in Bakersfield.
Pacific Improvement Co. 1965, Jul-Dec

Scope and Contents note
Overall report by John R. Kibbutz, V.P. of Pauley Petroleum Inc. on the value of remaining Pacific Improvement Co. lands in La., includes reports by Alvin White, Consulting Petroleum engineer, and T.A. Freund Consulting Geologist, both from Louisiana. Report made for the Regents of U.C. at the direction of Edwin Pauley (oil) they recommend sale at Pauley Inc. prices; P.N. Brownstein, Commissioner of the Federal Housing Administration in a letter to Congressman Floyd V. Hicks, states that the F.H.A. will insure mortgages on properties in Carbonado with Pacific Improvement Co. provision for use of land to 50 ft., and if C.H.C.C. agrees to pay for damage caused by mining, S.F.B. Morse refuses second stipulation, Senator Warren Magnuson of Washington writes to Senator Thomas Kuchel of Calif., who in turn corresponds with S.F.B. Morse, nothing is resolved; deed for parcel of farmlands and sold to Delino Fontenot; Pacific Improvement Co. Assets (11/10); clipping of article from Seattle Paper entitled "By It's Deeds Carbondale is Doomed", very critical of deed covenants, sent to U.C. Berkeley forwarded to Pacific Improvement Co. by Hammond; correspondence straightening out some confusion about taxes on recently sold land; correspondence S.F.B. Morse - Wallace - Senator Kuchel re: same "economic stranglehold issue" (see esp. Wallace's letter 11/27); letters from Gene Emry who "can't sell his land because of the covenants" and an article about him entitled "Enumclaw Man Joins Fight to Relax Land restrictions" another clipping of an editorial in the Enumclaw courier-Herald entitled "The Carbonado Controversy", ensuing correspondence between S.F.B. Morse, Wallace and Robert Olson, editor of the Enumclaw Courier-Herald, S.F.B. Morse writes Sheridan Popkins about offering sale to Wilkeson very anxious to unload; S.F.B. Morse to Emmett Solomon re: terminating his (S.F.B.M.) connections with Pacific Improvement Co.

Pacific Improvement Co. 1966, Jan-Feb

Scope and Contents note
Andrew Orricle, P.I. Co. Attny., suggests that they meet some of the Carbonado demands i.e. - compensation for damage to land due to mining, Dwight Barrett of Enumclaw expresses interest in buying C.H.C.C. Mine; Directors resolve to sell remaining La. lands (1717.94 acres) for no less than $103,074.40; minutes of Jan. 5th Directors Meeting, some important resolves: 1. that they take all necessary action to liquidate within one year. Much correspondence re: selling both C.H.C.C. (best prospect is Garrett) and La. lands - many different offers through Plauche and Pauley; some maps and old reports on C.H.C.C.; Basselli Prospector's lease is up will be renewed annually rather than every 5 years; another right-of-way deed sought by Louisiana Dept. of Highways through Pacific Improvement Co. land; copy of a detailed report made on C.H.C.C. by Bailey Willis (Stanford Prof.) and R.J. Walzen in Sept. 1923, also Summary and Conclusion of report by George Watkins Evans made in 1954, Annual report for Pacific Improvement Co. 1965.

Pacific Improvement Co. 1966, March - June

Scope and Contents note
Correspondence Andrew Orricle, Attny - S.F.B. Morse - Wallace form of agreement between C.H.C.C. and residents of Carbonado; all remaining land in La. is sold to Thibodeaux, Aucoin, Fontenot et al. for $107,371.25, copies of many legal papers re: deed, titles, future royalties to P.I. Co. prepared for the buyers by their attny. Guillory; most of remaining correspondence re: C.H.C.C. on one hand trying to find a purchaser and on the other trying to settle some differences with towns people of Carbonado through compromise. Emmett Solomon has taken over most of the responsibilities for the former task and Attny. Andrew Orrick is doing most of the work in the latter case. but copies of most of the correspondence still reaches S.F.B. Morse's file; copy of 25 page report; "Memorandum report on Current Condition at Carbon Hill Washington" by Bailey Willis Oct. 1920; memorandum from S.F.B. Morse re: report with little sketch of Willis; Margaret Cordellos - S.F.B. Morse - Attny. Andrew Orrick clearing up method of procedure for quitclaim requests on old Pacific Improvement Co. land.
box 3, folder 33  Pacific Improvement Co. I966, Jul-Dec
Scope and Contents note
Pierce County Board of Equalization reassesses C.H.C.C.; quadrupling assessed value and therefore quadrupling taxes - Wallace suspected; new concessions made by C.H.C.C. to surface landowners not sufficient to secure them mortgage - letters to this effect from several Washington state banking and loan institutions and the Federal Housing Administration forwarded by Wallace; listing of Pacific Improvement Co. securities and values 8/1.; agenda and minutes of Board meeting 8/5; Solomon suggests transferring C.H.C.C. stock to inhabitants of (1/3) Carbondale as a gift, S.F.B. Morse reacts with 4 page letter with more reflection of the history of Pacific Improvement Co.; minutes of 10/12 Board meeting and copy of deed transferring all rights on C.H.C.C. land to towns people; controversy over 25 acres of La. Land that Pacific Improvement Co. sold but due to legal pt. did not own, reimbursements, Plauche submits final bill and is paid; C.H.C.C. rights transferred to town; final dividends paid to owners dividing all the rest of P.I. Co. assets.

box 3, folder 34  Pacific Improvement Co. 1967
Scope and Contents note
Reports on tax refund for C.H.C.C. from John Forbes Inc.; minutes of the final Board of Directors meetings; letter to a Charles A. Sargent where S.F.B.M. records history in the West Coast Magnesite business with Bart Thane and Roy Bishop; correspondence between H. Cordellos - Plauche - Fototentot re: Pacific Improvement Co. royalties from La. land; clipping of an article "Biographies of Roy N. Bishop, Samuel Morse" by Charles Sargent, Continental Oil Co. and Andrew Orrick also became involved in dispute over Mineral and Oil Royalties in Louisiana, finally Continental Oil Co. transfers interest in mineral, oil and gas leases away from Pacific Improvement Co. to new owners, J. Forbes last bill.

box 3, folder 35  Pacific Improvement Co. 1968 - 1969
Scope and Contents note
To Gov. Allen Griffin with a more complete history of Pacific Improvement Co. and S.F.B. Morse's relationship to it.

Series 3. Del Monte Properties, 1927

box 4  Monterey Peninsula Country Club
Scope and Contents note
Advertising and publicity brochure

box 4, folder 1  Pebble Beach Club Jan-Dec 1927
Scope and Contents note
Correspondence concerning: 1. the construction of a saltwater pool, 2. construction of a breakwater, 3. the purchase of a yacht - all for the beach club members.

box 4, folder 2  Pebble Beach Real Estate Jan-Dec 1927
Scope and Contents note
(9a) Personal and business correspondence between Del Monte Properties (Morse, Ford & Beaumont etc.) and owners or prospective owners. Concerning buying selling or building on Del Monte plots of land.

box 4, folder 3  Marion Hollins Jan-Dec 1927
Scope and Contents note
Mostly correspondence from M. Hollins, who was a Special Representative for Del Monte Properties Co., to Morse concerning sales of Pebble Beach land
box 4, folder 4  **Architect and Engineer Article**  
Scope and Contents note  
Fred Punier of Del Monte sent out offers of a reprint of an article in Architect and Engineer on homes constructed by members of the Monterey Peninsula L.C. sent to most Calif. residents (prospective land buyers), and folder contains returned offers requesting article.

box 4, folder 5  **Business Correspondence & Inter-organizational Memoranda**  
Scope and Contents note  
Correspondence with Attorney Goodfellow and some Pebble Beach landowners or prospective landowners, but predominantly memos between S.F.B. Morse, Beauford, J. Beaumont, H. Tiedeman, F. Punier, V. MacDonald and the salesmen. Also reports on sales in 1927, analyzed different ways (re: by area, by salesperson etc.).

box 4, folder 6  **Will Jacks Property**  
Scope and Contents note  
Concerning sale, letter from George Gould, real estate appraiser, and memo S.F.B. Morse to Beaumont.

box 4, folder 7  **Insurance**  
Scope and Contents note  
Correspondence with insurance companies, especially Alexander Field of Johnson Higgins of Calif. - S.F.

box 4, folder 8  **Chidester, Orrick & Roth**  
Scope and Contents note  
Three stockholders in Del Monte Properties who did not receive dividends for 1923 because of address change or mistake. Straightened out by H. Tiedeman and V. MacDonald. Orrick is a Pacific Improvement Co. lawyer and a partner in the same firm as Goodfellow (Goodfellow, Sells and Orrick - S.F.).

box 4, folder 9  **Memorandum of Taxes 11/28/27**  
Scope and Contents note  
From Beaumont to Morse, gives total, breakdown and increases.

box 4, folder 10  **Stocks & Bonds and Loan**  
Scope and Contents note  
Correspondence and memoranda concerning the sale of company stock and bonds and the payment of dividends. Correspondence at the end of the year with Herbert Fleishhacker of the Anglo and London Paris National Bank, S.F. and A.F.B.M's 50 % partner in Del Monte. They make and personally secure a large loan ($1.5 million) in order to redeem their outstanding bonds. (9/21/27 - W.L. Comyn mentioned, Del Monte Stock that he owned is transferred to a Kenneth Kingsbury, Pres. of Standard Oil of Calif. (of JL 23 Item #1).

box 4, folder 11  **Reimbursements, Subscriptions & Donations**  
Scope and Contents note  
Inter-organization memos: 1. requesting reimbursements, 2. attached to letters asking for donations and subscriptions, all. channeled through H. Tiedeman, in charge of finances. 11/23/27 letter to Morse from Roy N. Bishop (Auditorium).

box 4, folder 12  **Account Payable**  
Scope and Contents note  
Various bills to Del Monte Co. and records of payment of same.
box 4, folder 13 **Assets**  
Scope and Contents note  
Different reports on assets, earnings and inventory.

box 4, folder 14 **Car Prices**  
Scope and Contents note  
Carl Stanley, Manager of Del Monte Lodge, prices new (1928) Cadillac, Lincoln & Lasalle and reports to S.F.B. Morse.

box 4, folder 15 **Rancho Del Monte**  
Scope and Contents note  
Correspondence and memos re: sale and/or development of ranch land. Latter to & from Gordon Armsby 12/16/27.

box 4, folder 16 **C.S. Olmsted**  
Scope and Contents note  
Memos and tasks given to Olmsted by S.F.B. Morse.

box 4, folder 17 **Carl Stanley**  
Scope and Contents note  
Two memos to Stanley, manager of the hotel, from S.F.B. Morse.

box 4, folder 18 **Construction and Contractors**  
Scope and Contents note  
Letters to contractors and architects and inter-organizational memos re: construction of private homes or club facilities on Del Monte Property.

box 4, folder 19 **Board of Directors**  
Scope and Contents note  
Correspondence to and from. Minutes of meeting. Directors: Include: H. Fleishhacker, Morse, Beaumont, D.J. Murphy, Humphrey, K. Kingsbury, Goodfallow, R. Bishop.

box 4, folder 20 **Prospective Private Schools on Del Monte Property**  
Scope and Contents note  
Correspondence with Grace Parsons Douglas and D.L. Roscol. Former has girl's summer camp in Pebble Beach and school in Los Angeles. Latter wants to open boy's military school.

box 4, folder 21 **Carmel Woods**  
Scope and Contents note  
Memoranda re: the projected sale of lots in the Carmel Woods area of Del Monte Properties.

box 4, folder 22 **Law suits**  
Scope and Contents note  
Legal actions taken by or against Del Monte Properties Co.

box 4, folder 23 **National Guard Presidio**  
Scope and Contents note  
S.F.B. Morse corresponds with Congressman A.M. Free and General R.E. Mittelstaedt, in an attempt to move the camp off of the Monterey land it is renting from Del Monte Properties Co. to Gigling Reservation nearby.
box 4, folder 24  Sand Business  
Scope and Contents note  
Part of Del Monte Properties is a business selling san run by A.J. Gunnel. Folder contains some correspondence relevant to this business.

box 4, folder 25  Introductions and Job requests  
Scope and Contents note  
Various personal and handwritten notes to S.F.B. Morse and other people in his organization asking for favors for themselves and their friends. Jobs, job referrals, recommendations, introductions, etc.

box 4, folder 26  Correspondence 1927, Sep 1st-Dec 31st  
Scope and Contents note  
Correspondence and memoranda concerning sales, salesmen, club membership. Del Monte Properties Co. general correspondence.

box 4, folder 27  Correspondence 1927, May 1st to April 31st  
Scope and Contents note  
Correspondence and memoranda concerning sales, salesmen, club membership. Del Monte Properties Co. general correspondence.

box 4, folder 28  Correspondence 1927, March 1st to April 30th  
Scope and Contents note  
Correspondence and memoranda concerning sales, salesmen, club membership. Del Monte Properties Co. general correspondence.

box 4, folder 29  Correspondence 1927 Jan 1st-Feb 28th  
Scope and Contents note  
Correspondence and memoranda concerning sales, salesmen, club membership. Del Monte Properties Co. general correspondence.

box 4, folder 30  Mason, Cole and Co. 1/14/27 - 3/31/27  
Scope and Contents note  
Correspondence with R.C. Mason, head partner of Mason, Cole and Co. realtors who were the Southern California agents for Del Monte Properties Co.

box 4, folder 31  Monterey Peninsula Country Club 1/3/27 - 12/2b/27  
Scope and Contents note  
Correspondence with members, memos concerning club activities and improvements.

box 4, folder 32  Sales Commissions  
Scope and Contents note  
Inter-organization memos re: payment of commissions to sales people.

box 4, folder 33  Daily reports, Scofield (Purnar)  
Scope and Contents note  
Salesman's Daily Report Form submitted by Purner in the San Francisco and Oakland Area (Jan.-March) and then S.C. Scofield in the Palo Alto, Stanford Area (Sept.- Nov.). Gives name of new and old prospects and a statement of prospect's attitude towards buying Peninsula land, some times addresses are included.
Detailed descriptions of various folders within Series 3. Del Monte Properties, 1927:

**Daily Reports, P.M. Wand**
- Scope and Contents note
  - Forms dated Jan.-June submitted by Phil M. Wand in San Francisco. Gives name of new and old prospects and a statement of prospect’s attitude towards buying Peninsula land, some times addresses are included.

**Daily Reports, Mr. Schoch Oct. 1927**
- Scope and Contents note
  - One form (10/2/27). Gives name of new and old prospects and a statement of prospect’s attitude towards buying Peninsula land.

**Daily reports, F.L. Jackson. Forms 12-1-26-12-23-27**
- Scope and Contents note
  - Gives name of new and old prospects and a statement of prospect’s attitude towards buying Peninsula land, some times addresses are included.

**Daily Reports, J.J. Henry. Forms 12/3/26 -12/214/27**
- Scope and Contents note
  - Gives name of new and old prospects and a statement of prospect’s attitude towards buying Peninsula land, some times addresses are included.

**D.M.P.C. Documents, Reports and Literature**
- Scope and Contents note
  - Includes D.M.P.C. Bulletin (12/1/21); salemen's licenses for 1926 and 1927; press release for Golf Tournament; April, 1927 copy of Monterey Peninsula Country Club News, reprint from Oct. 1926, Architect and Engineer with article, “Monterey Enchantment”; brochure o: the S.A. Born Building Co. called Home and Garden samples of form letters to be used to boost sales; Block Book for Pacific Grove Beach, Block Book for Monterey Peninsula C.C.

**Resale Notices 1927**
- Scope and Contents note
  - Predominantly memos from sales Manager Ford to his salesmen notifying them as to which lots are up for resale.

**Resale Lot 1, Block 56”**
- Scope and Contents note
  - Two memos from Purner to Ford re: resale of this lot.

**Merced to Pacific Grove Stage Line**
- Scope and Contents note
  - Memo from Miss MacDonald to Tiedeman (5/25/27) which accompanied all the files re: this stage line; correspondence in March 1927 between S.F.B. Morse and W.E. Travis of California Transit Co. re: the discontinuation of the line.

**Roger Laphan - Marion Hollins**
- Scope and Contents note
  - Trade cross-country (New York to San Francisco) telegrams in early July, 1927 concerning the incorporation of Cypress Point Golf Club.

**Cypress Point Golf Club**
- Scope and Contents note
  - Includes correspondence regarding the organization, incorporation and construction of Cypress Point U.C., membership list, blueprint of golf course and residential subdivision surrounding it. Contract of sale between D.M.P.C. and Cypress Point Golf Club.
Sale of Land for Cypress Point Golf Club
Scope and Contents note
Marion Hollins secured an option to buy a certain amount of land from D.M.P.C. to be made into Cypress Point U.C. also includes her proposal of the Club and a tentative contract.

Series 4. Reports

volume 4
Scope and Contents note
Physical Description: 26pp.
cover letter to B.L. Thane, in back andL map - "Location of Raw Materials for the Manufacture of Steel on the Pacific Coast from Alaska to Baja. (Table of Contents).

volume 5
Iron, Steel, Coal & Coke on the Pacific Coast, vol. II, Coal Coke Industry / Mr. S.F.B. Morse circa May 1917
Scope and Contents note
inside cover a note dictated "from memory" by S.F.B.Morse in May 5, 1961. Explaining a bit of the history of the Report, also summarizing conclusions contained in vol. I which, like some other volumes, is missing; full title of vol. II "Reports and Data on the ~oa1 and Coke Industry of the Pacific Coast"

volume 6
Iron, Steel, Coal & Coke on the Pacific Coast, vol. III. Preliminary Reports and Data on Iron Ore Deposits / S.F.B. Morse
Scope and Contents note
very extensive report from all over the world, complete, 7 page index of contents, abstracts of every chapter, reports, figures, maps.

volume 7
Iron, Steel, Coal & Coke on the Pacific Coast, vol. IX, Miscellaneous Data and s.eports on the Iron and steel Industry / S.F.B. Morse
Scope and Contents note
limited to United States, Index of Contents.

volume 8
Scope and Contents note
B.L. Thane, Exploration Dept., F.B. Hyder, E.M. Engineer of Mines, divided into reports on 5 different locations: Alaska, Baja, Lower California, Providence Mts. in Calif. and one other Calif. place, each report has own complete index.

volume 9
Iron, Steel, Coal & Coke on the Pacific Coast, vol. VI, Reports by Staff on Iron Ore Deposits / S.F. Morse
Scope and Contents note
Progress Report, summary and reports on almost 100 places, (Index).

volume 10
Scope and Contents note
Index - reports on deposits in British Columbia, Washington, Oregon, California, Montana, Idaho, Nevada, Arizona, Mexico, Philippine Islands.
<table>
<thead>
<tr>
<th>Volume</th>
<th>Description</th>
<th>Scope and Contents Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>volume 11</td>
<td>Iron, Steel, Coal &amp; Coke on the Pacific Coast, vol. VIII, &quot;Data and Reports on Coal and Coke Collected Since June 6, 1917 / S.F.B. Morse</td>
<td>Index - marker at the beginning of the report on C.H.C.C. There is a typographical error on the binding of this volume where VIII appears as &quot;III&quot;, correction cover.</td>
</tr>
<tr>
<td>volume 12</td>
<td>Iron, Steel, Coal &amp; Coke on the Pacific Coast, vol. VIII again - same as item #7, but no imprint (blank) on binding.</td>
<td></td>
</tr>
<tr>
<td>volume 13</td>
<td>Iron, Steel, Coal &amp; Coke on the Pacific Coast, vol. XV, Reports of Checking Engineers and Additional Data</td>
<td>Index - different reports on different places by different engineers.</td>
</tr>
</tbody>
</table>