

Undated (ca 1926-36)

FSTC Correspondence

# LEASE

*This Lease,* MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, BY AND BETWEEN  
FAIRHOPE SINGLE TAX CORPORATION, OF FAIRHOPE, BALDWIN COUNTY, ALABAMA, AND \_\_\_\_\_  
\_\_\_\_\_  
OF \_\_\_\_\_, HEREINAFTER DESIGNATED AS THE LESSEE.

WITNESSETH: THAT THE SAID FAIRHOPE SINGLE TAX CORPORATION; FOR AND IN CONSIDER-  
ATION OF THE ANNUAL RENTALS AND COVENANTS HEREINAFTER MENTIONED, HAS THIS DAY LEAS-  
ED TO AND SAID LESSEE TAKEN POSSESSION OF THE FOLLOWING DESCRIBED PORTION OF LAND  
TO WIT

SECTION \_\_\_\_\_, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY ALABAMA, FOR THE  
TERM OF NINETY-NINE YEARS FROM THIS DATE SUBJECT TO THE CONDITIONS HEREIN STATED AND  
THE REPRESENTATIONS AND AGREEMENTS OF THE LESSEE IN HIS APPLICATION FOR SAID LAND  
HERETO ATTACHED AND A PART OF THIS LEASE CONTRACT AS FULLY AS IF PRINTED HEREIN.

- (1) The said lessee, his heirs, or successors, shall pay to the said Fairhope Single Tax Corporation, its successors or assigns, in equal payments, on the first days of January and July of each year, the annual rental value of said land, exclusive of his improvements thereon, to be determined by the said Corporation through its Executive Council or Board of Directors, under its avowed principle of so fixing the rentals of its lands as to equalize the varying advantage of location and natural qualities of different tracts and convert into the treasury of the Corporation for the common benefit of its lessees, all values attaching to such lands, exclusive of improvements thereon. And the said lessee, for himself and his heirs, hereby expressly agrees that the said annual rent shall be determined by the said Corporation upon the principle just stated, and shall be expended by said Corporation, subject to the conditions hereinafter stated.
- (2) The land herein leased shall be used for such purposes only as may not be physically or morally offensive to a majority of the resident members of the Fairhope Single Tax Corporation, and the lessee shall be subject to such reasonable sanitary regulations as may be imposed by the Executive Council or Superintendent of Public Health of said Corporation.
- (3) In consideration of the payment of the rents herein provided for, the Fairhope Single Tax Corporation agrees with the said lessee to pay all taxes levied by county and state upon the land herein described and on receipt of the County Treasurer's receipt for taxes paid by him upon the improvements and other personal property held upon such lands—moneys and



Telegram from Senator Black, phone from Mobile,  
5 P.M.

Just received following telegram from Wm. H. Walker,  
principal attorney HOLC, Washington: "Have instructed Alabama Agency  
to send Fairhope applications to loan review division in Washing-  
ton and will obtain immediate action upon receipt thereof."

*P* State Attorney Burton states pending application Ralph H. Young,  
as sample to Washington today.

*H*  
*Get to Wash*  
*same day*

LEASE





## PEOPLES COOPERATIVE STORE, INC.

*The Happy Feed Store*  
DISTRIBUTORS  
**OLD BECK and HAPPY FEEDS**

Pay Cash - Save The Difference

FAIRHOPE, ALA.



To the executive council of the Single Tax  
colony - Be it Known - That I do not wish  
my name to appear as a candidate for the  
Office of Trustee

Respectfully

C A Darrow



Mrs. W. B. Corsette  
17 Perry St.  
Cambridge, Mass.  
February Fast <sup>just</sup> Ask.

Dear Mr. Easton,

Herewith is one dollar to  
keep my subscription going. I  
enjoy Mr. Bishop's column very  
much, and should have spoken  
favorably of it long ago.

If the Fairhope Chamber of Commerce  
can send me a quantity of their folder  
on Fairhope I shall undertake to  
place them where good returns  
may result.

Sincerely yours,

Winifred B. Corsette

{ No receipt necessary -  
{ The wrapper served.



Points for Forum Discussion of Colony land and lease policy.

Constitution.

Purpose : To establish and conduct a model community or Colony, <sup>free</sup> from all forms of private monopoly, and to secure to ~~its~~ its members therein, equality of opportunity, the full reward of individual efforts and the benefit of cooperation in matters of general concern.

Authority: Art. IV. Supreme authority shall be vested equally in the membership, to be exercised through the initiative and referendum. Less than 10 members necessary to ~~submit~~ call for a referendum. Majority would govern, except in matter where constitution was concerned.

Land; Art. VIII, no individual ownership- annual rental which shall equalize varying advantages and convert into treasury, for common benefit all values attaching to such lands, not arising from the efforts and expenditures of lessees .

Sec. 3, same Art. provides full right to ownership and disposition of "all improvements made and products produced thereon" but this section says nothing about transfers of leases, which is provided for in next section. There is reasonable inference that the inclusion of right to dispose of improvements as well as products, was to differentiate from ordinary lease conditions, which make improvements added by lessee during tenancy revert to landlord at expiration. It cannot without violence ~~be~~ to the whole purpose of the Colony, be made to cover the right to transfer improvements and leasehold, at prices obviously far above the value of the improvements.

Sec. 6, same article further expresses the determination of the Corporation that there should be no profit from its land, by provision for immediately increasing the rental where any one sought to charge more for the use of land exclusive of improvements than the rent paid. A clumsy method but eloquent of purpose.

Right to Rules.

Sec. 10 of Art. 4, gives executive council authority <sup>to</sup> "make such rules and regulations not inconsistent with its laws as they may deem necessary" which gives them right to adopt a form of application for land which will effectively bind the lessee to comply with the corporation principles and give it definite remedy for his failure to do so. Applications for land in force for more than 20 years have required the applicant to say: "I have read your constitution and pledge myself that while I hold lease of your land I will not oppose the full application of the principles set forth therein." but gave no way of enforcing the agreement.



Corporation Bound      How the lessee is in honor bound by the  
Lessee must be:      whole purpose of the Corporation as stated  
by <sup>the</sup> constitution and his acceptance thereof  
has been shown. The lease provides in clause 4 "and the said  
corporation still further agrees in consideration of the coven-  
ants of the lessee herewith evidenced, that no part of the rents  
paid by him on the land herewith leased, shall be appropriated  
as dividends to its members or any other persons, but ~~all~~ that  
all shall be administered as a trust fund for the equal benefit  
of those leasing its lands."

The corporation is the owner of the land, entitled as  
owner to all the benefits accruing to ownership generally. It~~s~~  
has voluntarily for the purpose of exemplifying what it believes  
to be a principle of supreme importance, waived all right to  
profit from its land. It is not to be imagined that having  
~~itself~~ bound itself not to profit from its land, it will stand  
by and permit by any subterfuge its lessees to do so.



housekeeping can be rented for \$15 a month and upward. There is almost no boarding in private families or boarding houses, so-called, but our restaurants two or three of them furnish complete meals for 40 cents, of good quality. Shields Cafe --a good place I understand furnishes boom and board by the week at \$7.

Yes, you can sell your improvements and transfer your lease, it is being done constantly, but the Company undertakes to prevent your speculating in the land under the guise of sale of improvements by the following application for land, which every applicant is required to sign. 8/18/2

Rev. M.L. Alspach,  
Coal Grove, Ohio  
26 Memorial Ave.  
this information will enable you to get  
a clear idea of conditions, we are,

Yours very truly

Dear Sir:-

FAIRHOPE SINGLE TAX CORP.

Replying to your recent communication we are taking pleasure in mailing you herewith an illustrated folder, giving condensed information about our policy and location, etc.; which we think will answer most of your queries. Water is soft, and, of course, much warmer as it comes from the ground than the water in your part of the country, though refreshing. I suggest you write the Department of Agriculture and Immigration, at Montgomery for more detailed information of the products of this section, than we have in shape available for distribution and am writing the Land Department of the L.&N. Railroad to send you some of their printed matter on this section.

Men work for a living at all the ordinary occupations of a community without any considerable manufacturing development. We have a small local sawmill, a wood-working plant, nearby a considerable brick and tile plant, and there is always a considerable amount of building going on.

Being a resort rents of cottages and apartments are comparatively high for a small community. A suite of three or four rooms furnished for light housekeeping can be rented for \$15 a month and upward. There is almost no boarding in private families or boarding houses, so-called, but our restaurants two or three of them furnish complete meals for 40 cents, of good quality. Shields Cafe --a good place I understand furnishes boom and board by the week at \$7.

Yes, you can sell your improvements and transfer your lease, it is being done constantly, but the Company undertakes to prevent your speculating in the land under the guise of sale of improvements by the following application for land, which every applicant is required to sign.

Hoping this information will enable you to get a clear idea of conditions, we are,

Yours very truly

FAIRHOPE SINGLE TAX CORP.



**Officers**

GEORGE E. COLE, *Honorary President*  
AUGUSTUS S. PEABODY, *President*  
FREDERICK W. BURLINGHAM, *Vice-President*  
MOSES E. GREENEBAUM, *Chm'n Adv'y Com.*  
CHARLES L. HUTCHINSON, *Treasurer*  
SHELBY M. SINGLETON, *Sec'y and Att'y.*

**Board of Directors**

Frederick W. Burlingham	Charles R. Holden
Francis E. Broomell	George R. Jenkins
Albert R. Brunker	Leroy D. Kellogg
George R. Carr	Frederick Z. Marx
Henry P. Chandler	Roy C. Osgood
George E. Cole	Augustus S. Peabody
Joseph Donnersberger	Fred L. Rossback
Leslie F. Gates	Wilford C. Shurtleff
Moses E. Greenebaum	Julius Stern
Henry S. Henschen	Lewis C. Walker

# CITIZENS' ASSOCIATION

OF CHICAGO

ESTABLISHED 1874  
INCORPORATED 1913

ROOM ~~1417~~ LUMBER EXCHANGE BUILDING

~~11~~ South La Salle Street

Telephone—State 7488

1603--77 W. Washington St.

Mr F.B. Gaston  
Fairhope, Ala.

Dear Mr Gaston:

I regret inability to accept your price offer for my improvements on Morphy Ave. These are my reasons:

Your investigation as to the value of the trees and of the fencing have confessedly been indirect. Moreover they bear little relation to market cost, or cost of production, or even to the price customers are willing to pay for them in the open market.

As to the fence, my fairly thorough personal inspection of it a few weeks ago convinced me that whereas the top wires were pretty far gone the more expensive woven wire below them were still in pretty good shape though rusted. Furthermore lots of the posts are still usable. Its impossible, of course, that any standing fence surviving the hurricane and still holding out cattle could be worthless and valueless. Your inspector's report on this fence needs revision.

As to the trees I wish revaluation on them on a shade tree basis. They were not, in your pre-summer investigation, looked upon as shade trees. They were thought of as pecan trees of a variety that had just shown a tendency to blight, and as a blighting variety were summarily stated to be practically worthless.

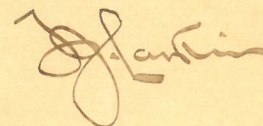
Last June I discussed the values of these trees on a shade tree basis with several prominent men of your town and none of them placed a value of less than \$5. per tree on them. Some of them were of a mind to call \$10. per tree much nearer their value.

In my opinion a shade tree basis is the one fair basis for valuation; first because the tract on which they are is in town where shade trees are needed; and second because shade trees that are now standing are more important than they were before the hurricane swept over you.

Kindly give me the courtesy of a fair hearing in this matter, and also justice. Your fencing report was not just; and your tree value decision was not, I think, on a reasonable basis.

With best wishes to you and yours,

Sincerely,



What's the matter with Denmark these days?  
Late press reports indicate possible political revolution.



In regard to the pictures, I will be very glad to send them to you for use before you leave and am forwarding them in this mail, for which there will be no charge at all. If you were fixed there for use of stereopticon slides I would be glad to send you them. Have about 25 or 30 good ones.

I am also sending you a couple of dozen of our recent folders, which I hope you can use to advantage; and two or three copies of the razzanhistory I wrote for the occasion of our 25th anniversary; also a few copies of lease.

Dear Friend Voris:-  
Yours of 22nd received. By no means you have received the Courier and word from Mr. Grassfield, who tells me that he has written you fully and that you had almost no damage by the wind and rain at your nice little property.

With very best regards to you and Mrs. Voris, Fairhope it seems, fared comparatively well, as authentic reports come in about the destruction elsewhere. Mr. Grassfield told me this morning that he and Mrs. Grassfield and their daughter and her husband went over to sacola yesterday and there was certainly a tremendous amount of damage there to public and private property. Others went say that it hardly seems possible that so much destruction could have been inflicted on property without any lives lost or serious injury to individuals.

You will note by the Courier that the roof of my new building went off. We got it replaced the day after the storm and have been having windows open and fire in to dry things out the building out, but the damage to walls and floor seems to grow more apparent from day to day. Damage to contents was not so great, because fortunately the shop was on a dry place was provided there for storage of stock from the front room.

In regard to the pictures referred to, I will be very glad to send them to you for use before you leave and am forwarding them in this mail, for which there will be no charge at all. If you were fixed there for use of stereopticon slides I would be glad to send you them. Have about 25 or 30 good ones.

I am also sending you a couple of dozen of our recent folders, which I hope you can use to advantage; and two or three copies of the razzanhistory I wrote for the occasion of our 25th anniversary; also a few copies of lease.

Appreciate your disposition to let your friends know about our Colony.

With very best regards to you and Mrs. Voris,

Most sincerely yours,



FUNNY SIDE OF WAR  
Reported by Cyrus Gaston  
Civil War Veteran  
Member Mobile Occupation Force  
1865

An ad in the Selma Sentinal 1865--The ladies of Selma Ala., are requested to save the chamber lye collected about their premises for the purpose of making niter. Wagons with barrels will be sent around the town to gather up this lotion. (Signed) John Harbison, Agent Niter Manufacturing Co.

Cyrus states that here is what the Confederate soldier thought of it:

John Harbison, John Harbison  
You are a funny creature.  
You have given to this cruel war  
A new and charming feature.

You would have us think  
The ladies haven't work enough  
In making shirts and kissing  
And now you put the pretty dears  
To patriotic pissing.

The thing so very queer you know  
Gun powder like and cranky  
That every time a lady lifts her skirt  
She shoots a bloody Yankee.



430 Battell St  
Easton.  
Penn.

Now Easton.

Dear Sir.

I wrote you several weeks ago asking if you would give me some information regarding the outlook in Fairhope for me going into business again. I have a longing to come back and my niece would like to come with me. Please let me know at your earliest convenience how things are and you will greatly oblige me. Hope the great storm did not do you much damage. With kind wishes to you and everybody, and hoping for an early reply.

Sincerely Yours,

Geo. W. Shifton.  
430 Battell St.  
Easton.  
Pa.

Kind stamp inclosed



Former  
By ~~xxx~~ Senator H. H. Timby

## TAXATION TYRANNY and BUREAUCRATIC BURDENS

MENACE INDUSTRY, DESTROY DEMOCRACY.

-----

Taxation, double, triple, multiple and myriad, is the one penetrating, political thorn in the side and body of business enterprise. The economic nemesis of progressive democracy and civilization. It is the satanic javelin of political savagery and incompetence. The enslaving demon of unnecessary and useless political control of governmental departmental functioning.

Taxation, is a political ~~xxxx~~ noise from a demagogic political horn, and up to now, no one has suggested ~~xxx~~ burying the horn and adjust the CAUSE. That horn has become so aggressively blatant, and so conspicuously fraudulent, it now toots a new, unfair, unamerican, and absolutely unnecessary dogma, - "soak the rich". In Ohio, it emphatically blats, - "soak everybody". create more Bureau's, pile up more fantastic schemes, add more and more statutory privilege to loot and plunder. There is neither thought, nor regard for fundamental authority or precedent.

*passed* \* The time is overdue, and it is essentially imperative, in the interest of technical truth, and any degree of comprehensible justice, for a genuine 'new Deal' and a new plan that is free from pecuniary or political corruption, for all taxpayers. Strange and incredible as it may appear, such a plan is now available, has been available since the day and date the constitution of each State was signed. Such a plan was definitely in that immortal document, signed on August, 2nd, 1776. Such a plan was originally and definitely given the human race, including Ohio, and North America, in the seventh Commandment, and particularly emphasized in the eighth. Such a plan will uphold the maxims of justice and the kindly nature of mankind. Simple in technique, honest in result. Yet, universally evaded, neglected, ignored. Until behind each and every front footage of land, and behind each doorstep, there may be found a false, fictitious, incorrect property value appraisal, for Lien, ~~xx~~ tax levy, or other legal requirement. The approximate number of such appraisals exceed forty million. The fictions of values range from 85% extreme low, to 55% extreme high.

'Believe it or not' upon this uncertain, indefinite base - a statutory mixture of conjecture and 'opinion', rests a nation's credit and financial structure. Unfortunately to this unbelievable situation, the exceptions are few and far between. Our observation and research covers every state in the union, and reaches every nation. there is but one, ~~an~~ eternally safe foundation for VALUE LEVELS, - ~~xxxxxx~~ ~~xxxxxx~~ and that is, FACTS. On such a value base, a value level, as is, of date and place, and under adjustability, is as secure as eternal natural law. Up to now, there has been no known Appraisal System, or plan, that definitely, and completely reveals, discloses, or approximates conclusive factors of value Levels. on which a 90% lien, or 100% tax levy - could be safely placed.

A 'safe', 'sound' 90% Lien, or 100% Tax levy is now definitely and scientifically possible, and is, fundamentally imperative if the responsible governments of the world, desire or intend to remove forever, the curse and fatal blight of 'inflation', and 'deflation', those ingenious and artful twins of speculations spawning. So artistically pictured in the funny-graphs and behind the shadows of each peak and depth is concealed the skeleton of unfair and undue Statutory restriction of trade and finance, the result of which are blandly labelled 'Cyclical upswings', ~~xx~~ 'Boom', or "depression" and "Panic", in the sequel.



Because of the lack of a stabilizing unit of value-measure and a scientific method or system of determining VALUE LEVELS, and the subsequent uncertainty and actual guess work, Bank liens are by custom and practice limited to 50% of the GUESSED and ALLEGED value. Such a 50% Lien backed by uncertain fictions, are far more hazardous than a 90% Lien, on a true, sound value level, that is never static, and MUST be periodically adjusted, automatically ballancing the individual, or national ledger, to a new level as recorded and as simply as the mercury level in your barometer. Such recorded level is as true as eternal natural law, is based on natural law of average levels, mathematically exact, Depression proof, plunder and raid proof. Because of the universal guesswork in Appraisals, Billions were LOST, that NEVER EXISTED, while the State and Government lost billions in revenue that was never guessed.

Taxpayers have been looted and defrauded, coming and going, in the coming by false Appraisals, in the going, by unnecessary, ridiculous and politically fantastic COSTS, for the GUESSING. Admitting an occasional alleged competent supervision, politically provided, and admitting the existence of a vast accumulation of 'manuals' packed with useless photographs and absolutely NON-ESSENTIALS, perpetualized pettiness, politicalized processes of plundering, which bulges from every page, the net finals are an inglorious exhibition rivalling Sam Lloyd celebrated, and amusing book. The difference being, one is packed with wholesome humor, the other with financial fatalities and economic tragedy.

Any one, with complete knowlege of fundamental requirement, can write a tax law, in three paragraphs. So plain the wisest can not evade, and so honest and simple, the dullest can under stand. Such a law, will be first statutory example in history that will definately measure, - "ABILITY TO PAY". Will definitely provide CONSTITUTIONAL- EQUALITY, that saving ray of light and comfort and hope for taxpayers. Will definately demobilize the gigantic, fantastic, COSTLY tax machinery of State and nation, saving more than fifty millions in Taxpayers money, and more than twenty five million ~~of~~ MISTAKES. A "Tax Commission of three or four members is an economic nuisance, A Tax Commissioner, who can qualify for the simple, scientific, mathematically exact demands of the office, and FORGET his past experience with political pretense, is, an official administrative necessity. A competent Appraisal is the "first aid" to an empty treasury. Business should be profitable, but, not Profiteerable, to be taxable.

In all Appraisal and subsequent tax matters, the present staggering Cumulating, absolutely UNNECESSARY COSTS can be cut 75%. Is not such a statement worth a demonstration? Taxes, is a result. 'Tax problems' so called, is a misnomer. the Tax Levy, is a 2nd act. after the first, Act. Appraisal. Appraisal problems and Appraisal Jokes have always been a real problem, an expensive one.

State and Nation must be reappraised. It may now be accomplished at less than 20% of usual cost. But, no one seems to worry about the costs. what is urgently important is, how done, how well done. The Re-appraisal suggested here, under a Scientific, mathematically exact system, would be the FIRST CORRECT appraisal, in history, and the LAST appraisal ever required. Such an appraisal will provide and use a Scientific, uniform, stabilized unit of VALUE measurement. Safeguard against fraud, or Loss. Such appraisal will be PERPETUAL, automatically adjustable, to ever changing and recurring value levels. Periodically adjustable, providing for an essential periodic ballancing of the Individual and Nations Ledger. A matter of vital interest at a time, when the financial ability and, STABILITY of every responsible nation in the world is being studied. The gross Federal debt has increased Twelve Billion in six years. while the ~~the~~ total expenses of the last FOUR years exceeds twenty five Billion. No one doubts the resourcefulness of American interests. But, correct and adequate bookkeeping is a subject of concern, at a time when two dollars is being spent for every one taken in.



Since taxation is the main source of income, and taxes is a functional sequel to appraisals, it would be more satisfying and more sensible if equality of burden was insured. A well known writer recently stated "Business in America has become criminal". Unless there is more concern and effort toward equity of essential tax burden, general justice and mutual interest is a subject ~~of~~ for profound consideration. Current Appraisal methods are proven inadequate and unreliable. What is urgently needed and can be had, is an appraisal that will correct the unavoidable errors and fictions incident to the use of the so called, "Reconstruction" and "replacement" methods which have ~~been~~ wrought more loss, and wreckage than war, while current appraisals for Tax levy, has become an unbearable political hoax, under obsolete methods. It is now possible to appraise property values insuring constitutional uniformity, and for the first time in history, measure ABILITY TO PAY.

In comparison to such scientific, improved appraisal method, I wish to offer a few recent "horrible examples" of current appraisals. In a recent Court test, involving value of colateral back of a three million dollar loan. Two well known experts, ~~xxx~~ using the best known system, in vogue, and under oath, testified to amounts of \$900,000.00 and \$2,240,000.00, respectively. ~~x~~ A sixty percent guess, by 100% guesswork. Another instance of HOLC Appraisals, by 'chief' county Appraiser. A small loan, under \$1000. was desired. The property was insured at \$3,500. Income Value normal \$3,400. Temporariially \$2640.00. Tax Value \$2200. Loan refused, Appraiser guessed too low. In one City in Ohio, the total Valuation of more than 100 Corporation, was ninety six Million. as published in Leading paper. The amount was so rediculous, low the writer examined the sworn records of FOUR of those Corporation, and discovered, Tangible, visible property, in excess of 150,000,000. We examined the records of FIVE SMALL COUNTIES, having a total duplicate of \$300,000,000. It was so fishy, we looked up the Mortgages of record, and found Mortggges in excess of the Entire Duplicate Value. Or at usual Lien margins, at least \$600,000,000. of Property was under under Mortgage Liens. We stumbled onto a Farm Property, with a fake tax valuation of \$17,500. Our interest, caused a reduction of \$7000. saving that farmer, \$140.00 Annually. On a Main Highway out of Cleveland, A home owner erected a large sign. "This Property For -Sale at Half its Tax Value" (before the 'Depression') Another example of HOLC Appraisal, in which the 'Fee Appraiser' returned a Value of \$17,000. Apparantly so rediculous, the 'Chief County Appraiser,' was delegated to investigate. He cut the Appraisal 45%. On another highway, we noted a For Sale' Inquiry showed the property had ~~been~~ a Lien (HOLC) of \$3600. in Arrears Tax Value rediculously high. Income value Approximately \$2400.

One must be quick in the movement and infinitely alert to discover a single exception to such 'horrible examples'. Exceptions may sometimes occur, but one can hardly impute omnipotence because of isolated cases of apparent efficient supervision. Secretary Ickes, recently, pointedly inquired, - "WHITHER ARE WE HEADED?" In all matters of property values determined under present obsolete methods, and without a standardized unit of value measurement, - We, and every one else, is headed straight, with some posible accomidating economic detours, into BANKRUPTCY and CHAOS. Nero did his own fiddleing, but most of us will have to pay our share of the economic orchestral Blundering. Why not provide NOW, for a new, precise definition for 'Democracy' so called? Why, trek backward, reverting to the lost and abandoned habits of antiquity, which so zealously pressed and legalized the wrong?



# Fairhope, Alabama

## ON MOBILE BAY

*"Long the Line of the Old Spanish Trail"*

NOT only a place through which the motoring tourists must pass, but one to which thousands come by choice. Free camp sites.

HIGHEST point on tide-water south of New York—Always a breeze.

*Home of the famous*  
"SINGLE TAX COLONY"

### HOMES FOR THOSE AWAY FROM HOME

THE COLONIAL INN - American Plan, \$4.00 & \$6.50  
*On the Bluff Overlooking Mobile Bay*

### GARAGE and SERVICE STATION

GASTON MOTOR CO. Call us if in trouble on the road

### MOBILE—FAIRHOPE STEAMERS

(Daily 1½ hours each way)	Capacity	Lv. Fairhope	Lv. Mobile
Steamer BAY QUEEN	25 Cars	7:00 a. m.	9:00 a. m.
		12:00 noon	3:00 p. m.
Steamer EASTERN SHORE	22 Cars	5:30 p. m.	6:30 p. m.
Sundays -	-	10:30 a. m.	9:00 a. m.
		5:30 p. m.	7:30 p. m.

One way fares: Autos \$3.50 to \$6 including driver, each additional passenger \$0.40

### BANKING ACCOMMODATIONS

The Bank of Fairhope Is at Your Service

(NOTE—accommodations listed alphabetically)



Regulations of the Tennis Court.

In consideration of the fact that a certain number of Fairhope tennis players gave the money for the making of this court. who will be referred to hereafter as the Members,

It is ordered that on Sundays, legal holidays ~~and~~ on Thursday afternoons and on other days after 4 o'clock p.m. the said members shall have the exclusive use of the court. Provided, that if no members are using the court it shall be open for the public.

Except as above provided, the court shall be for the use of the public.

When players are waiting to play and the game goes to deuce the second advantage wins the game and when set goes to deuce the second advantage wins the <sup>set</sup>~~game~~ and no players shall play more than one set before ~~losing~~ yielding the court to waiting players. Players shall be entitled to the court in order of their arrival at the court.

No party or group shall at any time use the court for an extended period, or for more than one set when there are players, adults or youth, waiting to play.

If a Member is present at the court he shall have full authority to control and regulate the plays and players as he may deem best.

Rockwell

for the Colony Council.



132) 236, 22 (



Executive Council  
Fairhope Single Tax Corporation

*ask*  
The undersigned, respectfully for the making of an  
alley 15 ft. wide through the center of Block twelve, Div. 4,  
west from Section street, to connect with the alley provided for  
across the Gaston, Lowell and Melville holdings in said block;  
and agree to give the land from our leaseholds for the purpose.

*Eddie Leavins,*

*John Lawrence.*

*Bank of Fairhope,  
Fairhope, Ala.*

*George F. Martin  
Cashier.*



**FAIRHOPE SINGLE TAX CORPORATION**

ADMINISTERING

**Fairhope Single Tax Colony**

ESTABLISHED 1895

FAIRHOPE, ALABAMA March 29/

Executive Council  
Fairhope Single Tax Corporation,

The undersigned committee appointed by the president following last night's meeting, to appraise the value of improvements on the Nye ~~lots~~ property in blk. 26, the Ethelle Olmstead property, in blk. 23, and Capt. Robert's lot 5, blk. 4, div. 2, report as follows:

While we think the valuation liberal in both cases to the seller, we think the ~~xxxxxxx~~ transfers at consideration of \$1500 on the Nye property and \$2350 on the Olmstead property should be approved. The properties in both cases are in good condition, comparatively new, have modern bathrooms equipment, electric lights, septic tanks, and in both cases furniture is included. In the case of the Olmstead property, there is a lot of built-in cabinet work, front and rear porches of good size, well screened in. Foundation on both are of concrete blocks.

As to the Roberts lot, there are no improvements, except a few fence posts and a fine live oak tree, well to the south end of the lot.

*refusing*  
We understand that the consideration named of \$175 represents a loss to Capt. Roberts, over what he was required to pay for the lot, before the Colony adopted the policy of approving transfers ~~xxxx~~ where it thought the consideration was ~~executive~~ and that he was not intending to speculate in the lot when he acquired it. However we do not think the transfer should be approved at a consideration of over even under the circumstances stated.

Respectfully,

*J. G. Lorenzen*  
*E. B. Gaston*  
*E. B. Gaston*

*Mr. Gaston was  
called in and  
approved the  
action*

*75.*



© Application for Membership. ©

To the Executive Council of Fairhope Industrial Association;

Having carefully read your constitution, heartily approving thereof, and desiring to participate in the work you are doing, I hereby make application for membership in your Association.

I particularly state that I understand and approve of your policy of collecting from holders of your land the full annual rental value of their holdings, and, in consideration thereof, assuming the payment of all taxes assessed upon their improvements and personal property thereon, (moneys and credits excepted); and,

That I understand and agree, that the certificate of membership I shall receive, if accepted, will not entitle me to any dividends or profits, from the operations of the Association and will be transferable only with the consent of the Association and to persons acceptable to it as members.

Memoranda.

Member of what trade or reform organization?

Single Tax Club. Socialist Party

Read Henry George's works? Which?

Progress & Poverty, Social questions & others

References to my standing as a man and Single Taxer;

J. Bellamy or  
E. B. Gaston, Fairhope Ala

Have paid J. Bellamy \$10.00 Post Cert 20.00  
How with find for \$ for full payment, to be returned

if my application is not accepted.

Name,

C. J. Nesbitt

Street and No.

1408 N. Y. Ave. NW

City,

Washington DC.

State



## RULES REGARDING PAYMENTS ON MEMBERSHIP, ETC.

1. Memberships may be paid for in monthly instalments of not less than five dollars, the same to be due on the first of each month and become delinquent on the fifteenth.
2. A penalty of ten cents per month shall be charged on all instalments due and unpaid after the fifteenth day of each month until such delinquent payments are paid with all penalties accrued.
3. When the penalties charged against a member for delinquent instalments, shall equal the amount paid on his membership, the Executive Council may declare the membership forfeited and apply the amount received to the satisfaction of the penalties.
4. Any member may withdraw at any time by filing with the Secretary written notice of his desire to do so and paying all installments and penalties due, and shall be entitled to receive a certificate for the amount paid, (exclusive of penalties) which certificate shall be transferable to any one acceptable to the Association as a member.
5. Subscriptions for membership shall not, in any event, be held to make the subscriber liable for any more than the amount paid thereon.

No. ....

Application for Membership.

Filed

Approved by Ex. Council,

Secretary.



FRANCIS H. SMITH, PRESIDENT.  
CHARLES F. NESBIT, 1<sup>st</sup> V. PRES. & TREAS.  
E. QUINCY SMITH, 2<sup>d</sup> VICE PRESIDENT.  
LEE DUNCAN LATIMER, SECRETARY.  
PAUL E. SLEMAN, ASST. SECRETARY.

**The F. H. Smith Company**  
SUCCESSOR TO F. H. SMITH & SONS AND LATIMER & NESBIT.  
**REAL ESTATE, INSURANCE AND LOANS.**  
"BOND BUILDING."

Washington, D.C.

May 22

My dear Mr. Gaston:-

I return my "application" & shall be glad to be a member of your Association.

It is my firm intention to visit Fairhope some time, but I can't see my way to do so before 1904 now. I shall try to do so when I go to St Louis early in 1904. March or April perhaps.

I enjoy the Carrier & shall get some subscribers later. Your Colony is growing rapidly in fame & I hope is growing equally in prosperity & solidity.

The country is daily coming to a truer realization of the great fact that the question given us in the 20<sup>th</sup> Century to solve is the Social & economic question.

It will take work, self denial, patience & sacrifice. But I believe America will solve it.

Yours very truly

C. F. Nesbit



Carl D. Thompson  
Sec. Pub. Own. League  
of Am. G. W. Norris  
Washington D.C.

Fairhope, Ala. Jan. 16, 19

Resolved by Executive Council, Fairhope Single Tax Corporation, that we heartily approve the efforts of the Public Ownership League of America and others to prevent the great water-power resources of the country from passing into the hands of private corporations and particularly to secure such legislation as will ~~secure~~ secure to the people the full benefits, both as to irrigation and power development, ~~of~~ from the proposed dam at Boulder Canyon; and to have the government retain control and operate the ~~great~~ plants at Muscle Shoals, created with money drawn from ~~taxation~~ the people by taxation; using so much of the power as may be necessary for nitrogen production and distributing any surplus, preferably through local public distributive agencies. And we hereby appoint the committee organized by the Public Ownership League to represent us in this matter before the committees of the national congress.

William Ball Pres.  
E. B. Gaston Sec.  
E. C. Moleatt V. Pres.  
J. A. Patterson  
W. H. Brown.

P. L. Rockwell  
Margaret Dyson.  
23/



TO THE HONORABLE COLONY COUNCIL:-

The undersigned, who have been privileged to visit Fairhope for a few weeks of each year, for a number of years and have been advised that application has been made for a permit to place a tennis court on the public park, west and adjacent to the present court, respectfully petition your Honorable Body to not grant the permit as we understand that, to so place the court, would necessitate the cutting of the very attractive pine grove bordering the bluff.

We disclaim any intention of seeming to interfere in the administration of your civic affairs:

Our only desire is to call to your attention a feature of the landscape which makes an appeal to us. We would appreciate action by your Honorable Body preserving the pine trees. -

NAME

ADDRESS

James G. Weart	Oconomowoc, Wis.
Ella C. Hill.	St. Louis. Missouri.
Lucy W. Peck	Cincinnati Ohio
Rodney H. Marks	Chicago, Ill
Lucy C. Diven	Chicago, Ill
Alma Kraus	St Louis Mo.
Evva L. Weart	Oconomowoc Wis
Elizabeth S. Attee	Cincinnati Ohio
Mrs. Edward H. Haggins	Columbus. Ohio,
Mrs. Jennie L. Hodgkins	Chicago
Mrs. George H. Crosby.	Chicago
Mrs. John Zachary,	St. Louis, Mo.
W. G. Fisher	Chicago
Mary E. White	Ann Arbor Mich.
Elena Earle.	New York. N.Y.
Almena S. Munger	Chicago, Ills
Benjamin S. Terry	Chicago Ill
Selma Nachman	Chicago, Ill.
Edith E. Crosby	Chicago Ill.



Jabergarden - East Chicago Indiana  
Mrs. Paul H. Seymour Chicago - Ill.

Elizabeth W. Hill Chicago

J. H. Putensclom Forest Park Ill.

Mrs. F. E. Curtis Fairhope dinner

Charles Stromberg Fairhope Alabama.