

Jan 1926 FSTC Correspondence

AMERICAN FRUIT GROWER MAGAZINE

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500-501 THE ARCADE
42 OLD BROAD ST.

CHICAGO

January 12, 1926.

Mr. E. B. Gaston,
Editor,
Fairhope Courier,
Fairhope, Ala.

My dear Sir:

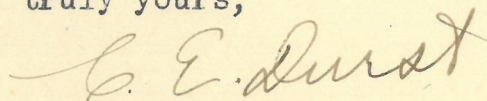
No doubt you will remember the visit I made to your office last August in company with Dr. Van Iderstine. I appreciated very much the opportunity to talk with you and to learn first hand about your interesting colony of single tax people at Fairhope.

As I advised you, I had already made visits to several fruit sections and the visit to your section was the last in the series. I wrote a story about each important fruit section that I visited and these have appeared in succession in the magazine during the last few months.

The story about Baldwin county appeared in our January issue, a copy of which is being sent to you herewith. I sincerely hope you will find time to read the story. I am glad that I was able to say some good things about Baldwin county and I hope the story will be of some assistance to you folks.

With best personal regards, I am

Very truly yours,



Managing Editor.

CED/EAK
Enc.

FAIRHOPE NURSERY

A. M. TROYER, PROPRIETOR

OWARI SATSUMAS, YOUNG DEWBERRIES, BLUEBERRIES
ORNAMENTALS, PECANS

FAIRHOPE, ALABAMA

January 18-1926

Mr E. B. Gaston,
Secy. F. S. T. C.,
Dear Mr Gaston:-

In accordance with the constitution of the Fairhope Single Tax corporation, in order to keep my name from appearing on the official ballot as a candidate for reelection, I hereby hand you my declaration in writing. I look upon the presidency as partly an honorary office, and consider that after two years of participation that the honor should be conferred on some one else.

Sincerely,

A. M. Troyer

Filed 1-18-26

E. B. Gaston Sec

Jan. 19, 1926.

Mayor and Council
Town of Fairhope,

Gentlemen:-

At a meeting of the Council of the Fairhope Single Tax Corporation last evening motions were passed as follows:

To respectfully urge the Town Administration to have some one specially charged with looking after the keeping of grates on streets having curb and gutter and storm sewers and have them clean of trash before rains as far as possible.

To request permission of the Town to put a shallow open drain or wash ~~xxxxxx Summitxxxxxx~~ on south side of Fairhope Ave., at Summit St., in line with gutter and with same slope, to prevent washing of street there and overflow of adjacent property.

Very Respectfully,

For Fairhope Single Tax Corporati

Secretary.



THE SURVEY
112 EAST 19TH STREET
NEW YORK

January 20, 1926.

Mr. E. B. Gaston, Editor
The Fairhope Courier,
Fairhope, Ala.

Dear Mr. Gaston:

Mr. McFarland of Detroit suggested that there may be a story for us in the crisis at Fairhope brought about by the danger of the envelopment of the colony by the Florida boom. We have talked this suggestion over at staff meeting and would like very much to hear about the situation. Could you write us quite informally about it so that we will know in general the outlines of the possible story?

Sincerely yours,

Leader Smith

Managing Editor

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Jan. 23, 1926.

Mr. C.E. Durst,
Managing Editor
American Fruit Grower,
53 West Jackson Blvd.,
Chicago, Ill.

Dear Mr. Durst:-

Thank you very much for the copy of your Valuable paper, with
your very interesting letter on Baldwin County and thank you also
for writing it.

I am enclosing a copy of a folder on Fairhope recently issued,
which I hope you will find interesting.

Yours very truly

Jan. 25, 1926

Geddes Smith, Mng. Ed.
The Survey,
112 East 19th St.
New York City.

Dear Sir:-

I was pleased to receive yours of 20th in regard to the alleged "crisis" at Fairhope, threatened by the approach of the Florida land boom, and am glad to lay the facts before you. This can best be done perhaps by documentary evidence, which I hope you will have time to go over to get the situation fairly in mind.

Your attention is called first to our constitution and especially Article VIII, relating to Land, appearing on page 11; to our lease form, as it has been in use practically without change from the beginning and to the application which persons applying for land, either still in the hands of the Corporation, or to be transferred to them from some individual, have been required to sign.

We thought it had been made perfectly clear that there was to be no profit to any one ~~under any plan~~ from the holding of our land, other than from the use of the same which has certainly all along been clearly implied in constitution, applications and leases.

However, we found a growing tendency with the approximate exhaustion of desirable lots in town and the approaching Florida boom, to speculate in lots by charging excessive prices for transfer of improved leaseholds and on Nov. 8th, just preceding a meeting of lessees to consider the appraisal of rents for the year 1926, I addressed a communication to the resident members of the Colony Corporation, which was later published in the Fairhope Courier, with introduction, as per clipping from Courier attached.

I brought the matter before the Colony Council at its next meeting following and secured the adoption of a

revision of the application of which I am enclosing a copy, marked (first revision). While the Council was unanimous in this action, it aroused a good deal of opposition, even from people who were sincerely desirous of stopping the abuse of the Colony policy, particularly for the provision giving the Colony a "right of action" for six months against a lessee charging an ~~excessive~~ excessive price for transfer of a leasehold and after several conferences the Council took the matter up again and adopted what I have made as "Second revision" where the matter stands. The only

change in the lease was in inserting the words, " and the representations and agreements of lessee in his application made for the land described, which are made a part of this lease contract as fully as if set forth therein."

The last revision seems to suit the members and land is being freely applied for on its conditions, while the change has led to a definite loosening of the hold on unused lots of people, who were holding them with a hope of getting "bonuses" for their transfer.

This is pretty much the story, which you may make use of to suit yourselves. It seem to me of considerable interest. I am also enclosing reprint of an article by David Holt, well-known newspaper man, shewing how it impressed him.

I am not getting the Survey now and would be glad to see a copy in which any reference is made to the matter.

Yours very truly

J. H. COMSTOCK
J. G. NEEDHAM
GLENN W. HERRICK
O. A. JOHANNSEN
C. R. CROSBY
J. C. BRADLEY
G. C. EMBODY
R. MATHESON
P. W. CLAASSEN

1904

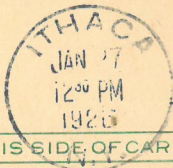
CORNELL UNIVERSITY—ENTOMOLOGICAL DEPARTMENT

Ithaca, N. Y., 26th Jan'y 1926

Dear Sir:

Please send me
lease form and other information
map etc. concerning the
Fairfax Smelter Corporation
and oblige yours truly

J. G. Needham



THIS SIDE OF CARD IS FOR ADDRESS



Mr. E. B. Gaston,
Fairhope,
Ala.

Jan. 26, 1926.

Thomas Adams,
130 East 22nd Street,
New York City.

Dear Sir:-

I am greatly mortified that your favors regarding the proposed Town Planning scheme for Fairhope and also for general information about the application of the Single Tax here has failed to receive attention. It was laid aside for the publication of a new folder regarding Fairhope, which would give the information desired or most of it and forgotten.

I am pleased to answer today. Am obliged to say that practically nothing has been done about the application of Mr. Montoliu's plans to the development of the Town. Our people have not particularly taken to the "zoning" idea, though I see our state's largest city Birmingham, is taking some action in the matter and, I believe, has secured some action by the legislature, authorizing zoning, but probably applying only to that city.

As to our Single Tax Colony, we consider it a distinct success, not in the way of being a "boom" town, which we care nothing about, but in keeping land open for use, encouraging improvements and maintaining a healthy, happy social condition.

I am enclosing a recently issued folder, which states quite clearly how we apply the Single Tax and what we claim for it. You will note that legally ours is purely a private land-holding corporation, with no authority whatever over taxation, but collecting the rental value of its land and using the same to pay the taxes of its lessees upon their improvements and personal property, expending the surplus for various public purposes. Alarmed by the possible evil effects of the boom apparently approaching from Florida, we have recently taken special measures to prevent speculation in leaseholds and they are having a salutary effect.

The Single Tax Corporation, holding about half the land within the Town limits of Fairhope pays the larger part of the Town taxes (for itself and its lessees) and practically all the business institutions of the town are on its land.

I am enclosing a copy of our form of lease and the application which applicants for land are required to sign and make a part of their lease contract.

I hope the matter will be of interest and possibly some service to you.
yours very truly,

Jan. 30, 1926.

J.G. Needham,
C/o. Cornell Univ.
Ithaca, N.Y.

Dear Sir:-

I am taking much pleasure in sending you matter regarding our Colony, in response to yours of 26th.

With the matter I am including --enclosing-- statement I made to members a little while back, which led to taking action along the line of the suggestions, as indicated by amending the application for ~~xxxx~~ land, copy of same as revised, also enclosed.

I am also mailing you two or three numbers of the Fairhope Courier, including one containing a report of our 31st anniversary.

I should be glad if you were sufficiently interested to wish to subscribe for the paper.

Yours very sincerely