

1930 - 1935

FSTC: ~~Correspondence~~ of E. B. Gaston, Inquiries: T, U, V

Fairhope

10517.6

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Nov. 18, 1935.

Miss J.L. Texier, Box 100  
Bostman's Bldg.,  
St. Louis, Mo.

Dear Madam:-

Yours of Nov. 16th at hand and am pleased to note your interest in our "one tax plan" and its working and take pleasure in sending such printed matter as we have available.

Included is a history of the enterprise from its inception at Des Moines, Iowa, early in 1894, to August 1932, copy of application for land and lease form, and lest you may not be acquainted with the single tax proposition in general, to be achieved through amendment of the tax laws--which the name applies, an address by Henry George, the great apostle of the movement, reproduced in the Congressional record by a friendly congressman, entitled ~~tax~~ "The Single Tax, What It is and Why We Urge It" which is especially clear and concise.

Sample copy of the Courier is being mailed you and we would be very glad to have your subscription.

Yours very sincerely,

---

Secretary.

P.S. I shall be interested in seeing, should you send in your subscription, in seeing how near I came to getting your name correctly. E.B.C.



November 16, 1935.  
961 Boatmen's Bk. Bldg.  
St. Louis, Mo.

Editor,  
The Courier  
Fairhope, Alabama.

Dear Sir:

I am interested in  
subscribing to your  
newspaper, and would  
like sample copy and  
rates.

I am especially  
interested in your  
one-tax plan and how  
it is working out, so  
if you could furnish  
me information about  
the plan, I should be  
most grateful. Of course,  
I shall want to watch  
its progress thru the  
eyes of your paper & am  
truly interested.

Miss Greer  
961 Boatmen's Bk. Bldg. St. Louis  
Mo.



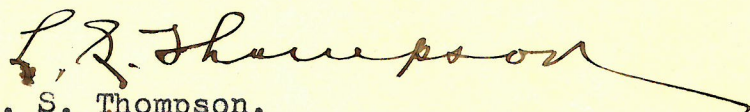
212 Wilhoit Building,  
Springfield, Missouri,  
November 3, 1933.

Mr. E. B. Gaston, Secretary,  
Single Tax Colony,  
Fair Hope, Alabama.

Dear Mr. Gaston:

I would appreciate having any information that you may be  
in a position to impart with reference to your colony plan.  
Have read some pamphlets on the subject and am interested in  
knowing more about it.

Very truly yours,

  
L. S. Thompson.

LST:E-W



Nov. 3, 1934,

L.S. Thompson.  
212 Wilhoit Building,  
Springfield, Mo.

Dear Sir:-

Cleaning up and run across a request from you of just a year ago to the day--disgraceful. Do not find whether any other word from you has had attention. Hope this with enclosures reaches you.

Yours very truly

---



J.H. Titus, Manager  
Fairhope Base Ball Team,  
City.

Dear Mr. Titus:-

By action of the Executive Council of this corporation on Aug. 25th, I was instructed to call to attention of your team, or club, the fact that you are carrying on your grandstand a statement which is not according to the facts in the case, as no lease has been given you for the ball park, and that while your right to charge admission to the grandstand constructed by you is recognized, right to enforce payment for access to the park is not recognized.

You are requested therefore to remove or alter the sign on grandstand referred to and refrain from endeavoring to collect other than voluntary payments for access to the grounds.

For your information the resolution of May 12, 1930, relative to beach ball ground is reproduced as follows:

"That the use of the ground on the Beach south of Stack's Gully, be allowed for amateur playing amateur base ball and other amateur athletics, if put in shape for such use by those desiring to participate in such sports and others willing to subscribe toward the expense of same; that the committee appointed at last meeting, (F.L. Brown, Jesse Stimpson and M. Dyson) have authority to designate trees ~~tax~~absolutely necessary to be taken out to make the ground suitable for such use; that the approval of such committee shall also be necessary to the building of structures of any sort on the ground, placing of back-stops, etc. and method of construction of same; that the ground shall be available for playing ball or other athletics to the schools of Fairhope and other organized clubs, but the Fairhope Athletic Club, or other organization sponsoring the town base ball team, shall have priority of use in case of conflicting dates; that the sale of refreshments on the grounds shall be subject to approval of the committee referred to, or like committees from time to time appointed by the Executive Council; that the Single Tax Corporation while having in mind only the proper development of sports for the development of its young people and the entertainment of the public, reserves the right to alter its arrangements with regard to the grounds as seems best in its judgment to accomplish the purposes stated, but in view of the undertaking by the local ball club to raise and expend funds to make the ground usable, agrees that the foregoing conditions shall stand for the years of 1930 and 1931."

Yours very sincerely,

Sec.  
Fairhope S.T. Corporation



March 21, 1931.

Mrs. Oscar A. Toepfer,  
1755 East McMillan St.,  
Walnut Hills,  
Cincinnati, Ohio.

Dear Madam:-

Yours of 17th at hand and am much pleased at the interest aroused by receipt of one of our sample copies of the Fairhope Courier. Replying to your questions will try to make clear to you the situation with regard to taxation and the operations of our Colony corporation.

The latter is a private corporation, but without stock and strictly non-profit in its operation. The idea is to collect the full annual rental value of the land and pay for the lessees the taxes upon the land and upon their personal property held thereon, not inclusive however of "moneys and credits" which we interpret to include evidences of ownership of every sort, stocks, bonds, mortgages, etc.

The combined, state, county and school district taxation is 21 mills on a 60% assessed valuation. The town tax is 10 mills, making a combined total of 31 mills.

As our leases are entitled under our leases to remove their improvements--if rent is paid-- it is held that the improvements are not a part of the real estate, but are personal property, and the taxes upon same are assessed directly to the owner. The lessee therefore pays his taxes on improvements and personalty which he is entitled to offset against the rental value of the land, directly to the county and the town and presents the same to our treasurer, who accepts them the same as cash on rent, adjusting the difference, by payment of in cash by lessee if the tax receipts are less than the rent, and refund by the treasurer, if the receipts are greater than the rent.

No attempt is made to take care of federal taxes of any sort, as they are levied directly against ~~property~~ tangible property. The state has no income tax. No do we attempt to take care of license or privilege taxes of any sort.

Naturally -- in line with the contention of Single Taxers everywhere--that everything which is done to make business more profitable or residence more desirable is reflected in the value of land, the fact that the lessee is relieved of taxes upon which



he would but for the Colony have to pay, is a large factor in the value of land as between him and the corporation, and the rent in the aggregate must be equal to the combined taxes, and cost of administration.

When the rental was being adjusted recently for another year, I said to our Executive Council, which makes the appraisal:

"It may well be admitted that the determining of the rental value of land has not been found to be so easy a matter as some purely theoretical Singletaxers imagine. It is complicated by the fact that the Colony contracts to take off of lessees the taxes both on the land they hold and on the improvements and personal property held thereon; also by the fact that demand for land for speculative ends outside the Colony makes difficult a comparison with land in the Colony where land speculation is, or should be done away with.

"There is a practical way however, of determining at least minimum rentals, for it seems that all should be able to see that lessees should and must pay on the average, at least what the Colony pays out for them which they would have to pay if they were owners; also that the Colony must get in the aggregate enough to meet its obligations, for when it cannot do so it loses its reason for existence and power to exist and will have to discontinue."

Over a long period of years--now 36--we have had no difficulty in getting rental sufficient to meet these necessary obligations, but it must be admitted that a situation such as exists throughout the whole country today, of unemployment, decreased earnings of those employed, etc. which no sane person would expect us with our different plan, on such a limited territory, would to wholly counteract, complicates the situation greatly;

We claim however, that the virtue of our policy has been demonstrated by the fact that starting in the wildest spot along the shore, fenced in as a cow pasture, our town, of which the Colony is the larger part, in population and taxable values, (though not in area) has come to be the largest town in the county, outstripping even the county seat and having grown more rapidly during the census period 1920 to 1930, than any other town in the state save one--of anything like the same population in 1920. And, as I am sure you and your husband will well appreciate, knowing how small a proportion of the people are Singletaxers anywhere, a very large part of this increase must have been won from non-Singletaxers who on investigation found that our plan offered them more for their money than purchasing land outside the Colony.

Hoping that the information given will meet the points raised and



if not to be given opportunity to give any further information  
desired, I am,

Very sincerely yours,

---

Secretary.

*Enc.  
Constitution  
Lease  
Constitution*



1755 East Mc Millan Street

Cincinnati O  
March 17-1931

Secretary  
Fairhope Single Tax Corp'n.  
Fairhope Alabama

Dear Sir:

We are in receipt of copy February 26-1931  
"The Fairhope Courier" and enjoyed it.

My husband and I understand and therefore believe  
in the doctrine of "Single Tax" and we would much  
appreciate your reply to a few questions which follow:

Here in Cincinnati Ohio we have in business } to pay-  
and in home }

Federal Government Tax

State Corporation Tax (if incorporated)

County Tax on Real Estate (about \$22<sup>00</sup> per thousand)

County Tax on Personal Property (House furnishings and Automobiles)  
on which the rate is the same as Real Estate \$22 per \$1000

County Tax on Intangibles Stock Bonds etc same rate \$22 per \$1000

City Tax (called Occupation Tax) based on number of employees.

We realize of course that Fairhope has the  
Federal Government Tax and we presume some  
State Tax for Incorporated firms. Does Alabama  
have - what some states have -  
State Income Tax?

How about County Tax on Real Estate - Personal & Intangibles?

We presume the city of Fairhope collects the  
ground rent as its revenue. We shall appreciate  
some detailed information - as we often  
(over)



cite Fairhope as an example, when speaking  
of "The Single Tax" theory and shall be glad  
of some facts.

Here the County Tax is levied on the  
Appraisal value - not on buying or selling values.

Thanking you in advance I am

Very truly

Laura E Toepfers

Mrs Oscar A. Toepfers

1755 East McMullan St.

Walnut Hills

Cincinnati O

Stamped envelope is enclosed.



LAW OFFICES OF  
EDWARD P. TOTTEN  
OVER BANK OF FAIRHOPE  
FAIRHOPE, ALABAMA

August 4, 1931

The Executive Council,  
Fairhope Single Tax Corp.,  
Fairhope, Alabama.

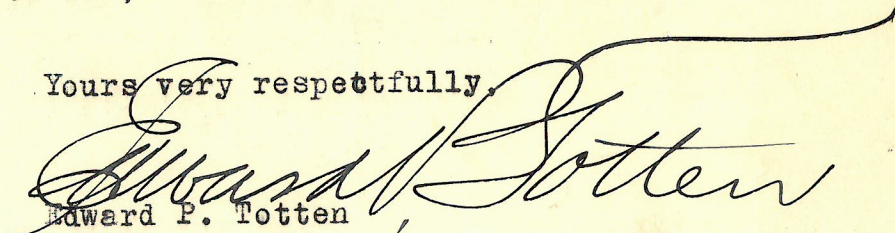
Gentlemen and Ladies of the Council:

You will please be advised that I hereby protest the granting by your honorable body of a lease of certain lands in Lots 14 and 15, Block 13, Division 4, to Arabella F. Armstrong, upon her application filed therefor, on the ground and for the reason that I claim an equity of an undivided one-half interest in the improvements now upon said tract under and by virtue of a contract entered into with the said Arabella F. Armstrong on the 15th day of July, 1931, and of which said equity the person above named is now endeavoring to defraud me.

You will please take notice that I propose to enforce my right, claim and equity to the aforesaid improvements and property and this notification is accordingly given you at this time that you be fully advised in the premises before taking action on the aforementioned application.

Believe me to be ,

Yours very respectfully,

  
Edward P. Totten

EPT:MG



LAW OFFICES OF  
**EDWARD P. TOTTEN**  
OVER BANK OF FAIRHOPE  
FAIRHOPE, ALABAMA

July 21, 1931

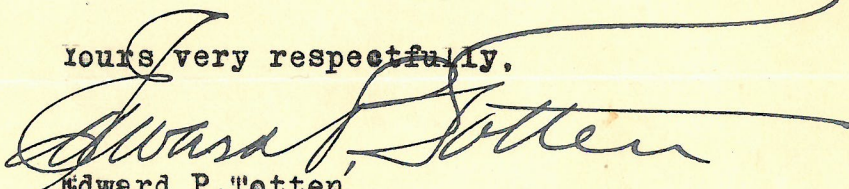
The Executive Council,  
Fairhope Single Tax Corporation,  
Fairhope, Alabama

Gentlemen and Ladies of the Council:

I would respectfully request that you defer action at your meeting on the 21st instant upon the application of Arabella F. Armstrong for lease of lands in Lots 14 & 15, Block 13, Division 4, to permit of the filing of charges with your Honorable Body that said Arabella F. Armstrong is not a qualified and satisfactory person to receive a lease from your Corporation.

Trusting that, in the exercise of a sound discretion, you will grant this request for deferring of action <sup>UPON</sup> such application, I am,

Yours very respectfully,

  
Edward P. Totten

EPT:MG  
C. Copy to:  
Arabella F. Armstrong



May 23, 1935.

Mr. and Mrs. Troyer,  
Sukhum, Abkhazia,  
U.S.S.R Subtropical Institute,

Dear Friends:

I trust that Mrs. Troyer arrived, according to schedule and that she is as well pleased with Russia as her husband appeared to be at last writing.

If the Courier still reaches you, going regularly as it does to above address, you have probably noted that the Colony Council, deemed it necessary on account of the way in which your affairs here were left, ~~to~~ with everything mortgaged to the Bank of Fairhope, to put up your leaseholds for sale to realize what was due us and to have some one to go on with rent payments. The Courier this week in Council proceedings reports this action,

I was very sorry indeed to be a party to such transaction, but there seemed nothing else to do.

Sincerely hope in that new field, you may find abundant opportunity for helpful and fairly remunerated activity and shall also hope to hear from you occasionally.

You made a strenuous effort here to help put the Satsuma industry on a successful footing; but it appears that it has practically bankrupted all those who stuck to it. Fear such is the case with our friend Dr. Winberg. Some one told me that there were hardly any Satsuma orchards left in the county; told of one which bore an exceptionally fine crop last year, but in spite of same the owner had ~~sent~~ cut out all the trees.

Reading over the notice of foreclosure by the bank against your properties outside the Colony I am impressed with the idea that these landed investments, must have had a good deal to do with financial condition finally reached, *by you.*

Assuring you both of my high personal regards and hope of better days for you, I remain,

Most sincerely,

*E. B. [unclear]*



Feb. 4, 1931

A.M. Troyer,  
Addressed.

Dear Troyer:-

I looked over the asparagus contract which you sent in to me, before the last meeting of the Council, Jan. 29, and presented the following statement to them, which led to no action being taken.

"After looking over the contract offered by the Gulf Coast Growers, Inc., to persons desiring to cooperate with them in the production of asparagus, I am inclined to think that it is not advisable for the corporation to make any special arrangements to secure the said company, should it enter into any contracts with lessees of the corporation for reason of the long the long time lease called for such purpose, 20 years; because such contracts would cover only portions of land leaseholds and might interfere with disposition of entire leaseholds; because of difficulties in which the corporation might be involved over alleged breaches of contract by lessees, etc."

Since talking with Mr. Sanford this morning I find a sort of "saving Clause" in that at the top of page three of the agreement, by which if the agreement does not prove mutually satisfactory, with to a reasonable degree, it may be terminated by either party after three years, and have suggested to Mr. Sanford that he see you and, if practicable, Marion Smith. The council does not meet again regularly before the 17th of this month but a special meeting might be held, if approved by you and Mr. Smith.

Faternally yours,

Secretary.



Jan. 28, 1933.

Irwin St. John Tucker,  
3533 North Albany Ave.,  
Chicago 1 Illinois.

Dear Mr. Tucker:-

Is it possible that I have had your letter about ten days I certainly regret to have been so tardy in replying, but have had an extraordinary combination of matters demanding my attention.

I am interested in the plans reported for establishing communities in various parts of the country on a "technocratic" basis, as you say, qualified by the explanation "of community mutual service." I have been trying to find out just what the "Technocrats" did propose to do--and suppose there are different "slants" among technocrats, as I must admit there among Single-taxers.

The idea of yourself and associates in your congregation is admirable in purpose but I cannot but think from my experience that there will be many disappointments in performance of "skilled technicians" in starting a development from the ground up, under almost any circumstances which can be hoped for at the present time. However, the prevailing land system has worked out one of its collapses, necessary result of one of its wild real estate booms and now land can be had for low prices in many directions. Quite naturally having been raised about Mobile Bay, you will look in this direction and generally speaking could not find a better location; climate, soil, variety of productions, products of the water as well as of the land.

As to the State Farm, it is running with very reduced funds, but I do not think there is the slightest chance of its being given up. And it is of great value to settlers in this section in the advice obtainable, with results of many experiments painstakingly made and recorded by its experts.

Land prices are down here and I think a lot of suitable land could be secured around ten to fifteen dollars an acre. To get a large tract of land in a body would require a location, not the most desirable or to a chance of being held up by owners of parcels who demanded more than the average.

~~xxxxxxnatxxxxxxwhxxxxxxthxxxxxxriakxxxx~~

The brickyard site is owned by two parties, each of whose holdings come down to the bay on either side of Rock Creek, and would be held at a fancy price. but east of both Rock and Fly Creek, there might be some land acquired at reasonable price.



I would be glad to ~~be of~~ any assistance I might.  
by

Am sending you a few copies of a reprint ~~from~~ our Chamber  
of Commerce of an article on Baldwin County, printed originally  
in the magazine of the employees of the L. & N.R.R., ~~and~~ our  
Colony History, etc.

With my very best regards,

Most sincerely yours,

---



# The Order of the Sangreal

ST. STEPHEN'S CHURCH

*The Little Church at  
The End of the Road*

OFFICE OF THE GRAND MASTER  
3533 NORTH ALBANY AVENUE  
CHICAGO, ILLINOIS

Jan. 14 1933

Mr. E.B. Gaston  
Fairhope, Ala.

My dear Mr. Gaston;-

I want to ask you for certain information about conditions in Baldwin County. We have a project here for establishing communities in various parts of the country on a technocratic basis, that is of community mutual service. There is sufficient financial backing to make a start, and if there is any show of success of continuing that support. Your experience in guiding Fairhope for these forty years or thereabouts ought to give us greatly needed guidance.

We are forming groups of men in sevens and multiples thereof, consisting of carpenters, mechanics, electricians, etc. The home parish or community backs these men for a year, during which time they will either make a success of find out that they cannot, in which case they will come back home.

My mother tells me that the state experimental agricultural farm in Baldwin County is being discontinued. I understand also that the houses at Seacliff are in grave need of repair, and I know the fish still swim in Mobile Bay and in the gulf and rivers thereby.

What I want to know is; could we obtain the agricultural station and if so on what terms? How much land, and how cheap, could be obtained in Baldwin county? What crops are raised at the experiment station, and in what quantity? Who now owns the brick-kiln at Rock Creek? Is the Organic School still conducting its pottery department? What industries has Fairhope?

I know a few of the answers in a general way; but I want the latest possible information. We are not planning to get rid of undesirables, but to send the finest kind of skilled technicians to build this community on a scientific basis. We have no theory; single tax, socialism, communism, democracy or republicanism; all we want is land cheap enough and fertile enough to give us a chance to work out a system of existence.

We have invitations from Arkansas and also from Louisiana, but as a native of Mobile I would like to try to establish at least one community there.

Please keep this confidential. I do not want any speculator to try and run prices up on us.

Sincerely yours

*David A. John Mueller*



May 29, 1935,

Rev. Irwin St. John Tucker,  
3533 North Albany Ave.,  
Chicago, Ill.

Dear Mr. Tucker:

I certainly owe you an apology for failure for so long to reply to your interesting letter of April 16, about six months weeks. Here it is: I have for that time and longer been below par and only able to partially attend to the matters pressing from day to day. So your letter and the magazine got left in the background, whence they have come into line of vision again.

It is pleasing to know that your thoughts have been turning to Fairhope--which is deserved, from climatic, and economic conditions, as well as for the interesting experiment which we have carried on for now more than 40 years. I think we are able to say that our efforts have been justified by results and that we have to a considerable degree demonstrated the soundness of our proposition that economically of first importance is the equal right of men to the use of the earth--the equal right.

I wish you could see your way to become a citizen of our community. Of course we need publicity and more publicity, but alas! adequate compensation for it is a difficult proposition.

I shall be interested to know what response you got from Bishop McDowell. Your father made a little call at the Courier office the other day, and tells me Gardener L. will be here in the near future. It is good to know of the sympathetic attitude of the Tucker family in Fairhope and the Eastern Shore.

With my very best regards to you,

Sincerely,

*E. J. Gardner*



May 29, 1935

Rev. Irwin St. John Tucker, 3533 North Albany Ave.,  
Chicago, Ill.

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Tucker family in Fairhope and the Eastern Shore.

With my very best regards to you,

Sincerely,



# St. Stephen's Episcopal Church

*The Little Church at the End of the Road*

THE REV. IRWIN ST. JOHN TUCKER  
PASTOR

April 16 1935

3533 NORTH ALBANY AVE.  
CHICAGO, ILL.  
PHONE JUNIPER 8762

Mr. Ernest Gaston

Fairhope, Ala.

My dear Mr. Gaston;

I am sending you under another cover a copy of The Christian Herald for April, containing an article that may interest you. It is in regard to the church here, and tells some of the ideas we have been trying to work out. It interests a good many people, because we are trying to prove that the current craze for money is senseless, and that the small country church really is the secret of the salvation of the nation. In many ways St. James church, Fairhope, has done just what this article is written about, and perhaps done it better.

My thoughts have been turning to Fairhope a good deal this winter, for two reasons; first the extraordinarily disagreeable winter, here, and secondly because of the obvious fact that the south is going to be the salvation, economically, of the rest of the country. At any rate, whatever happens elsewhere, there can hardly be a drought in Baldwin county. Your experiment has stood the strain of enough years to stamp it as a success; and perhaps it will point the way to the rest of us. My attempt at a colony would have had a much better chance if we had been able to link up with you. I wish I was there now. In fact I have written Bishop McDowell asking what the possibilities are. Do you need a good publicity man in Fairhope? I can do that work, in fact it is my trade. My church job is entirely on the side and has been for a good many years.

Tell my good friends in Fairhope howdy for me.

Sincerely yours  
*Irwin St. John Tucker*



Mr. John Tully,  
3229 Joliet St.,  
New Orleans, La.

Dear Sir)-

Your inquiry regarding our "Colon" addressed to Postmaster, has been handed to us and we take pleasure in replying.

We regret that our edition of an illustrated folder giving a comprehensive view of the Colony's policy and accomplishments has been exhausted, so are able to send only fragmentary pieces. We include copy of our constitution, copy of our application for land, copy of reprint of address made by the writer in Chicago in 1928, copy of a small folder entitled "Whose Land" telling an interesting story, answering the query of the title and explaining briefly the Colony policy. For a general statement of the principles upon which the Single Tax is based, ~~exam~~ we are including a condensation of Henry George's famous "Progress and Poverty."

We hope this matter will be found interesting and that if further information is desired you will feel free to call for it.

By way of evidence of the success of our Colony we cite the fact that although the Colony owns less than half of the land within the incorporated town of Fairhope, much the larger portion of the population and practically all the business is on its land.

Also that the Town of Fairhope, (population according to 1930 census, 1549) is the largest town in Baldwin County, and that its rate of growth during the period between 1920 and 1930, from 853 to 1549, was greater than any other town in Alabama, with a 1920 population of from 800 to 1500, save one; also that the assessed valuation of Fairhope is greater than that of any equal area in the county.

We are taking pleasure in sending you also a copy of local paper.

Very sincerely yours,

FAIRHOPE SINGLE TAX CORPORATION,

By \_\_\_\_\_  
Secretary.



Mar. 2, 1931.

Mr. John 3229 Joliet St.,

Mr. John 3229 Joliet St.,  
Chicago, Ill.

Dear Sir:

Your letter regarding the Chicago Police Department is received. The Chicago Police Department is a large and efficient organization.

The Chicago Police Department is a large and efficient organization. It is one of the largest and most efficient police departments in the United States. It has a long and distinguished history and has been a model for other police departments. The Chicago Police Department is a large and efficient organization. It is one of the largest and most efficient police departments in the United States. It has a long and distinguished history and has been a model for other police departments.

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3229 Golier St

New Orleans Feby 23 '31

Postmaster,

Fairhope, Ala.,

Dear Sir:

I desire information regarding the colony at Fair-  
hope and will thank you to hand this to some one  
who would be likely to send it to me.

Thanking you in advance, I am

Yours truly

John Tully.

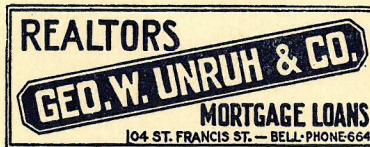
John Tully

3229 Golier St.

N. O.



SPECIALIZE IN  
BUYING, SELLING AND TRADING  
---AND---  
MONEY TO LOAN  
---ON---  
MOBILE AND SUBURBAN  
REAL ESTATE



MEMBERS  
NATIONAL ASSOCIATION  
OF REAL ESTATE BOARDS  
ALABAMA REALTORS  
ASSOCIATION  
MOBILE REALTY ASSOCIATION  
MOBILE CHAMBER  
OF COMMERCE

33 YEARS EFFICIENT SERVICE  
MOBILE, ALABAMA

January 4, 1930

Mr. E. B. Gaston  
Fairhope, Alabama

Dear friend:

Our Mobile Realty Association received an inquiry from  
the Real Estate Board of Los Angeles, California for in-  
formation about Fairhope as follows:

LOS ANGELES REALTY BOARD  
Incorporated  
1137 South Grand Avenue

December 10th, 1929

Albert S. Towle, Jr.  
Mobile Real Estate Assn.  
59 St. Francis St.  
Mobile, Ala.

My dear Secretary:

There is a group of men in California,  
advocates of the Henry George single tax theory that  
is very active, and they constantly refer to Utopia  
Fairhope, Alabama, stating that the single tax ex-  
periment is a great success in this city.

Our understanding is that Fairhope is a  
small community, and our Committee on taxation will  
appreciate your courtesy in giving us any information  
you can about that experiment. With kindest regards,  
I am,

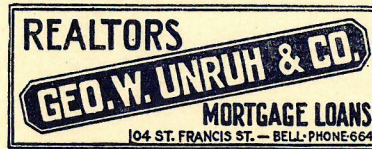
Cordially yours,

Tom Ingersoll

Secretary



**SPECIALIZE IN**  
**BUYING, SELLING AND TRADING**  
----AND----  
**MONEY TO LOAN**  
----ON----  
**MOBILE AND SUBURBAN**  
**REAL ESTATE**



**MEMBERS**  
**NATIONAL ASSOCIATION**  
**OF REAL ESTATE BOARDS**  
**ALABAMA REALTORS**  
**ASSOCIATION**  
**MOBILE REALTY ASSOCIATION**  
**MOBILE CHAMBER**  
**OF COMMERCE**

**33 YEARS EFFICIENT SERVICE**

**MOBILE, ALABAMA**

We regret that the write up in this mornings Register of our meeting yesterday at the Cawthon Hotel, that Fairhope was criticized by one of our officers, and to the best of my ability, I expressed myself regarding Fairhope, the business like way that it is managed, and the pleasant relations existing for the past ten years with the people of Fairhope. I would appreciate your furnishing us with full information, literature, and so forth, so that we can advertise Fairhope to that group of men out in Los Angeles.

With regards and best wishes for a prosperous New Year.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Geo W Unruh".

GEORGE W. UNRUH

GWU:MG



Jan 6, 1930.

Mr . W.C.Unruh,  
104 St. Francis St.,  
Mobile, Ala.

Dear Mr. Unruh:-

Thank you very much for the opportunity afforded to make a statement regarding our Single Tax Colony principle, methods, and results, called for by an inquiry from Los Angeles.

I take pleasure in enclosing an illustrated folder, which states our claims for Fairhope in about as brief a way as we know how; outlining the principle, the relations of our "Colony" to the Town, County and State, and the claims we make for the limited application of our ideas possible under existing laws.

The conception is so foreign to the customary one of investments in land as a source of profit therefrom entirely apart from its use that it is hard for the average "Realtor" or real estate dealer of whatever classification to appreciate it.

I think your self and my friend Norville may well be taken as typical illustrations of the working out of <sup>our</sup> policy and the way in which it affects individuals. You hold a lot nott "owned" but leased, which you acquired with a small improvement upon it for the purpose primarily of use not for sale, immediately improving it further. You paid nothing for the land and now pay an annual rental which I find to be, for 1929, \$29.33. On this you turn in the same as cash your state, county and town taxes combined 31 mills on an assessed value of \$1,000, or \$31, being ~~31~~ \$1.87 less than your rent, with the Colony paying the taxes on the land. I think you will agree with me that the lot 66x132 ft. with wide street in front and so favorably situated, with access to the bay front would be worth under ordinary rules at least \$1,000, 6% on which would be \$60, and taxes at 60% valuation, \$600 would be \$18.60.

I state the account with you as follows:

	Dr.	Cr.
To rent.	29.33	
By tax receipt		31.00
By int. on inv.		
in lot saved,		60.00
By taxes on lot		
saved		18.60
	<u>29.33</u>	<u>109.60</u>
Saving	<u>80.27</u>	
	109.60	



As to Mr. Norville, he acquired under, as I understand, the solicitation of a fellow real estate operator, who made him believe the acquisition of a desirable piece of Colony land would afford a good opportunity to profit from its increasing value, which is entirely contrary to the Colony policy. He holds 189 ft. of frontage on our main street, Fairhope Ave., beginning only one block from the chief business corner, including a corner and 133 ft. on a side street. On this he has three disreputable buildings from which he gets practically no revenue and which are steadily depreciating, but we charge him \$132.84 rent, against which he can offset the taxes only on an assessment of \$1400 (which is too high) or \$43.40.

Our idea is that the taxes should be based on the value of the privilege of using the land, rather than on the use which is made of it. And we further contend that the value of use is in direct relation to the demand of the people for land, so that it is fair to base the tax upon the value of the land, to be spent for the benefit of the people who by their presence and demand make the value.

To return to Mr. Norville's case; I present the following statement of how he is affected:

Peyton Norville,	Dr.	Cr.
Rent, . . . . .	\$132.84	
By tax receipts, - . . . .		43.40
Interest on inv. in lot saved at least		120.00
By taxes on lot saved,		37.00
	132.84	200.40

This still shows Mr. Norville ahead over what he would be if he had had to pay for the land what he would have had to pay for it, but for the Colony policy, but to realize on the advantage he would have had to properly use the land, for the Colony policy will not permit him to pass on to some one else the increasing value of the land. But as to his actual payment to the corporation, he pays us \$79.44 more than the taxes we allow him to turn in in lieu of cash, while your rent is less than the taxes you actually pay on your own improvements.

I trust this will help you to understand our plan. It is a plan designed to benefit the holder of land as user only. The Single Tax Corporation contracts to make no profit for its members or others out of the administration of its land, but it does not contemplate that the lessee shall profit from the mere holding; but does want him to benefit from his use of it even to being free from his taxes on his improvements, stock of goods, factory, etc. using the rent to relieve him of same.

Most sincerely yours,

Secretary.



Jan. 6, 1930

Geo. V. Unruh,  
Mobile Ala.

Dear Mr. Unruh:-

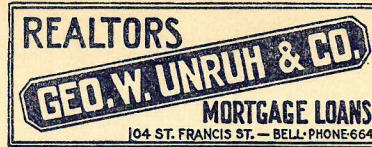
I open enveloped enclosing my earlier letter of this date to add that while our policy interferes with vacant land promotional schemes, it does not at all interfere with the handling of improved properties, but the prices would be governed by the value of improvements, not the land.

Very sincerely

E.B.CASTON.



SPECIALIZE IN  
BUYING, SELLING AND TRADING  
---AND---  
MONEY TO LOAN  
---ON---  
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NATIONAL ASSOCIATION  
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MOBILE REALTY ASSOCIATION  
MOBILE CHAMBER  
OF COMMERCE

33 YEARS EFFICIENT SERVICE

MOBILE, ALABAMA

January 13, 1930

Mr. E. B. Gaston  
Fairhope, Alabama

Dear Sir:

We read your editorial in the Fairhope Courier of January 9th, headline "Single Tax Gives Realty Man Pain in the Neck". The committee of the real estate board at their weekly luncheon last Friday asked for further time to report.

I am inclosing herein a list of the Mobile realtors, and would like for you to send each one a copy of the Courier of January 9th with the article mentioned above marked for their attention. Do this at once, and let me know the amount for the papers and I will promptly remit.

The writer and many others consider Fairhope a success, and again we feel that Fairhope is a valuable asset to Mobile. If we can get the northern people to come down and live with us in Baldwin County or in Mobile, we are doing something worth while. With regards,

Yours very truly,

GEORGE W. UNRUH & CO.

BY

GWU:MG



Jan. 15, 1930

Mr. G.W. Unruh,  
Mobile, Ala.

Dear Mr. Unruh:-

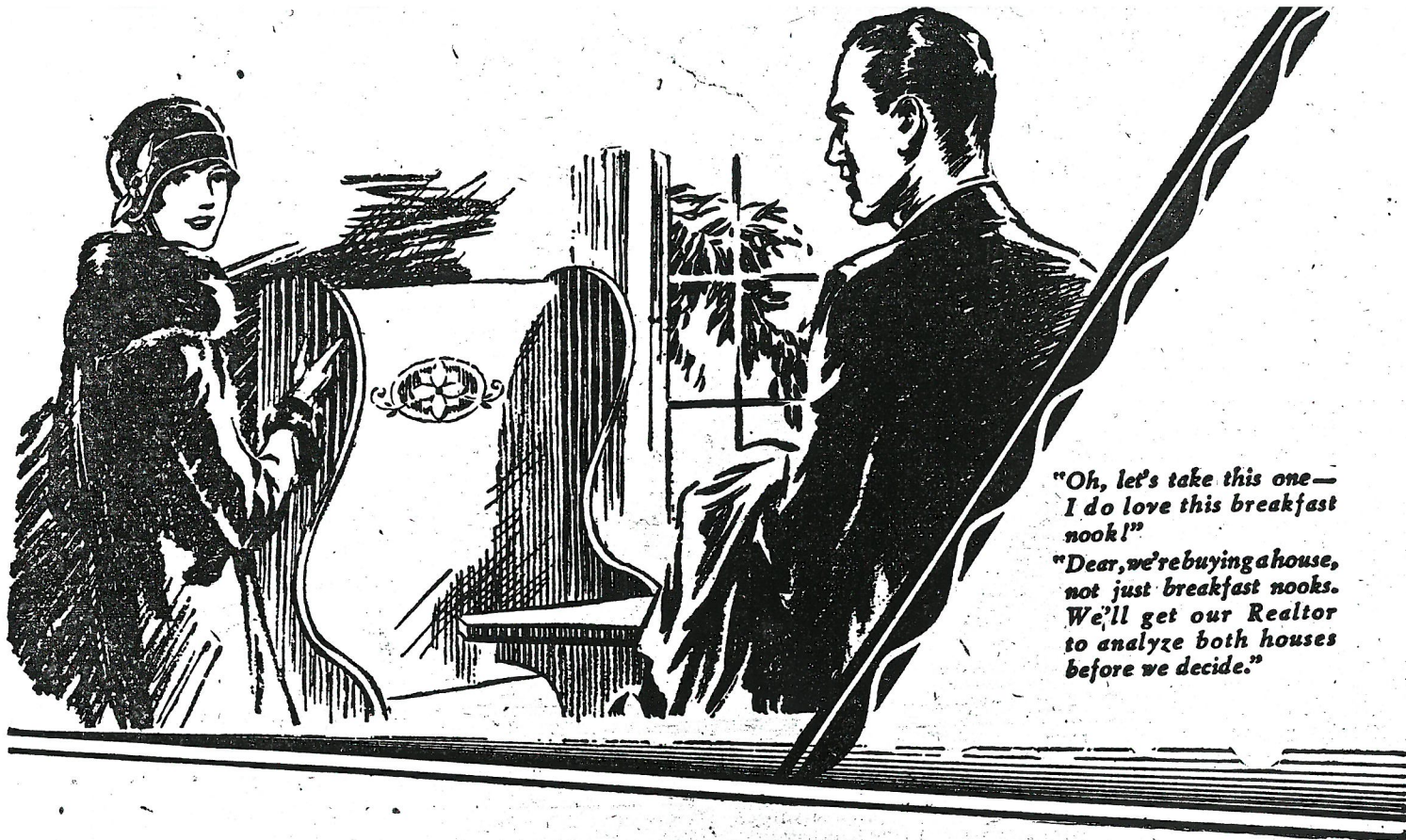
In response to yours of 13th, I took pleasure in mailing yesterday to your list of Mobile Realtors, excluding yourself, Miss Sacriste, of Fairhope, and Norville Brothers, (having already sent a copy to Mr. Peyton Norville) copies of last week's Courier, with editorial marked to which you referred.

I want to assure you of my deep appreciation of your own friendly attitude and am taking pleasure in quoting in this week's issue the concluding paragraph of your letter.

Most sincerely yours,

P.S. Bill enclosed.





# *Your* **REALTOR** *weighs the Facts!*

*The public has come to realize that the name Realtor stands for certain ideals and standards of efficiency.*

**B**UYERS of real estate are often unduly influenced by incidental features with a purely personal appeal. In their enthusiasm over these minor features they fail to take all the home-factors into account.

So many factors enter into the value of a property that an unbiased analysis by an experienced mind is always desirable. The canny buyer appreciates that the Realtor has access to a vast fund of information not available to the layman.

The Realtor is trained and equipped to uncover, sift out and weigh all the facts which should influence the decision.

It will pay you to consult your Realtor.

## Consult one of the following Realtor Members of the Mobile Real Estate Board

Alabama - Baldwin Investment Co.

Croom & Tonsmeire

Cruitt Realty Co.,  
Atmore, Ala.

Dodson-Boyles, Inc.  
Duggan-Taylor Realty

Co.

Geo. Fearn & Son, Inc.

Foreman & Meador

T. C. Gaston & Co.

Thos. J. Gear  
Jas. K. Glennon & Co.,  
Inc.

F. L. Giblin & Co., Inc.

Jay H. Green

Hermann & Hynde

Home Realty & Ins.

Agey.

L. C. Irvine

Robt. L. Marshall & Co.

J. F. Maury & Co.

Morrill-Doyle Realty

and Ins. Agey.

H. H. Maschmeyer

McHugh, Hamilton &  
Horn

Norville Bros.

W. A. Roberts & Co.

J. E. Rolston & Co.,  
Inc.

Sage & Burgett

S. L. Schwarz

A. S. Towle & Son

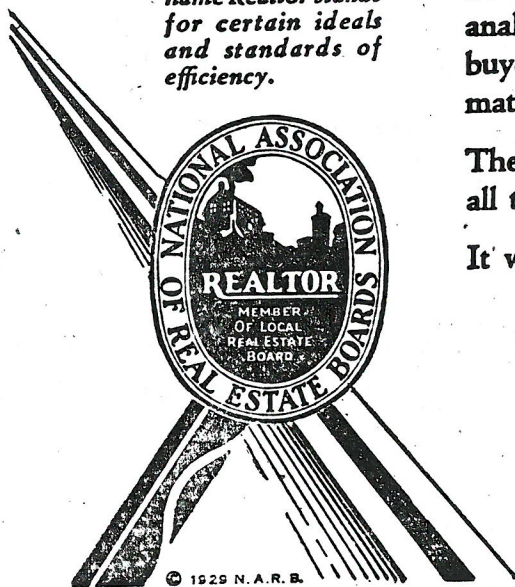
Geo. W. Unruh

F. J. Washichek & Co.

Yeend Bros. Realty Co.

Miss Helen C. Sacriste

Fairhope, Ala.





July 26, 1930.

S.P.Vail,  
256 West 21st St.,  
New York, N.Y.

Dear Sir:-

Yours of 2nd at hand. Our Single Tax Corporation is a "holding company" which will lease you from one acre to 100.

The rent would be according to its nearness to town and the relative quality of the land; say from \$1.75 an acre down to about a dollar.

Under our plan you would make an initial payment of a half year's rent at prevailing rate, plus whatever the timber if any, on the land might be held to be worth, which would then be your property to be allowed to grow for your benefit, used or disposed of.

We are enclosing our form of application and lease, which will give the exact terms of our lease contracts; also a little folder entitled "Whose Land" which tells a little story and in the latter part of which is given a simple explanation of Colony principles and practices. Also a copy of reprint of Magazine article "The 'It' County of Alabama" giving a lot of information about this section, including some about Fairhope.

We would be glad to hear from you further.

Yours very truly

THE FAIRHOPE SINGLE TAX CORP'N

By \_\_\_\_\_  
Secretary.



Mr. E. B. Gaston,  
Fairhope.  
Alabama.

Dear Sir:

I have your address from the  
Manhattan Single Tax Club office.

I write to ask if there is a  
holding company in Fairhope that will  
rent an acre of land or any number of  
acres up to one hundred. And if so,  
what is the rental per acre per annum.

I have an experiment in  
farming that I want to try out on one  
acre of land. If it is successful, I  
will want some more acreage.

Yours respectfully,

S. P. Vail.

*S. P. Vail*

256 West 21st St.,

New York, N. Y.

July 22nd.



928 Park Av Hoboken N.J.

Dear friend:

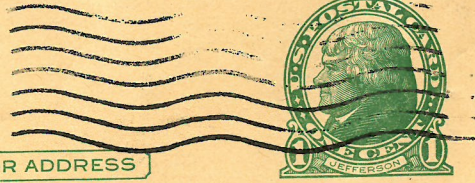
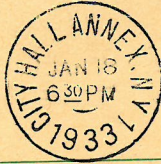
Jan 17/33

I wrote you several  
weeks ago & enclosed a stamped  
addressed envelope for a reply

Will you not please be  
courteous enough to make some  
kind of a reply or send me some  
literature?

Martha Van Ausdall





THIS SIDE OF CARD IS FOR ADDRESS

Fairhope Cooperative Colony  
Fairhope  
Alabama  
A Single Tax  
Colony.



Jan. 20, 1933.

Martha Van Ausdall,  
928 Park Ave.,  
Hoboken, N.J.

Dear Madam:-

Your card of 1th just at hand. I am sorry if a previous communication from you failed to receive proper attention, but hasten to send some printed matter regarding our Single Tax Colony here, which I hope will reach you and give the information you desire. We shall be very glad to furnish any further information desired.

Yours most sincerely,

FAIRHOPE SINGLE TAX

By

\_\_\_\_\_  
Secretary.



A May 2, 1933.

Martha Van Ausdall,  
928 Park Ave.,  
Hoboken, N.J.

Dear Madam:-

I am very much chagrined to find that your letter of inquiry of Jan. 3, has failed to get due attention and hasten to supply the information desired, hoping the information will not be too late to be of interest.

I am glad to send you some printed matter about Fairhope. I am sure two women could live here as cheaply as almost anywhere else which could be found; and also that the conditions of living in the way of climate, attractiveness --including the presence of a most unusually kindly and considerate lot of people cannot be surpassed elsewhere; but in the present industrial conditions, cannot give much encouragement as to gainful employment from others. While we believe that conditions are much better here than they are generally, they are still bad, a number being practically without employment except what is given by the R.F.C

A small house could be rented very cheaply, and land can be rented as low as \$1 an acre, but would be some miles out of town in the farming section.

After you have scanned the printed matter sent, if you have any further questions to put I shall endeavor to give them more prompt attention.

Yours very truly,

---

Secretary.



928 Park av.

Hoboken NJ Jan 3/33

Secretary the Fairhope Cooperative Colony  
Fairhope Ala

Dear friend: Please send me any literature  
you may have about your Colony.

Also tell me if two women could board  
there very cheaply - paying in money &  
service - I can do almost any kind of  
work as far as my strength carries me  
& my friend can make herself useful  
along several lines. We both think we  
want to work & live out doors - also to look  
around for a home or permanent head-  
quarters. We have a plan for travelling  
around between crop seasons with a small  
covered wagon & burro to sell small  
literature. Please oblige promptly if

You can and  
tell lowest rate.  
We can live rather  
roughly

Yours very truly  
Martha Van Ausdall



Feb. 14, 1930.

Mr. Frank Vesely,  
2513 East South East Ave.,  
Berwyn, Ill.

Dear Sir:-

Replying to yours of 10th take pleasure in enclosing you a rough map showing the land of the Corporation and approximate rentals in various sections, highest near town, lowest farthest out.

There is no land with improvements upon it in the Corporation, s hands for disposal, as improvements will be owned by individuals, from whom in some cases they can be purchased.

The land in general lays very nicely generally rolling, in a few cases small portions wet, (but subject readily to drainage) in a fewer number of cases, so rolling as to be not so suitable for cultivation. Rents quoted are on the basis of well laying land, suitable for cultivation; if wet or too rolling deductions are made.

These rents include taxes on the land and on the improvements and personal property of lessees.

Most of this land is lightly timbered and where land is applied for, the timber must be paid for at its appraised value when it becomes the property of the lessee and can be sold, used or left to grow and thereafter will be at his disposition

I do not know whether or not you have had a copy of our form of lease and am enclosing same.

In applying for land an advance payment of a half years rent at current rate is required.

Yours very truly

FAIRHOPE SINGLE TAX CORP'N,

By

\_\_\_\_\_  
Sec.



February 10 - 30.  
2513 So. East Ave;  
Berwyn, Illinois

Dear Sir:

We kindly ask you  
to give us information  
in regards to the rental  
of land in Fairhope. Has  
this land been cultivated  
by other people or are there  
any buildings of any  
kind on the land?

Will you also give an idea  
of the surroundings and  
the lay of the land, the  
price of rent on an acre &  
are all of the taxes and other  
things included, we  
thank you.

Yours Truly  
Mr Frank Vesely  
2513 South East Avenue, Berwyn, Ill.



June 20, 1934

F.K.Vladish,  
3048 Soth Avers Ave.,

Chicago, Ill.

Dear Sir:-

In reply to yours of 16th, would say that this corporation holds title to the place you refer to, both land and improvements. Very favorable terms would be made for a sale of the improvements, but the land is not for sale, but for lease under its plan, which is explained in the lease copy of which I am enclosing herewith.

Some reduction was made in all rents for this year and I am sure there will be a substantial deduction from the rent on this piece of ground below the general reduction; on account of appreciation that the system used for figuring rents did not make sufficient allowance for the excessive street frontage to area. The rent I figure would be made around \$165 per year, which includes assessment for curb and gutter already in, but there would be an added charge for paving, if paved which it is expected will be done this summer. This will not however, be an expensive type of paving, only expected about a dollar a front foot on either side of the street-half to be paid by the Corporation and half to be paid by the lessee (in four annual payments.

A very low price will be made on the building, \$1200 possibly shaded.

We have other properties on the same general terms and many lots available unimproved, of which selection can be made with no purchase price, but simply rent beginning when application is accepted.

Will be glad to hear from you further.

Yours very truly,

---

Secretary.



Chicago Ill 15 June  
3048 So. overs ave;

Dear Sir,

I was in Fairhope 16 June  
I see you have Property for sale  
it is 1 Block from Casino on  
top of Hill I want to settle in  
Fairhope I want the Price of  
hte Property you ar add. for sale  
for Tax

yours Truly  
Frank L. Vladish



May 13, 1931

Wm. T. Vlymen.  
Vredenburg  
Panama City, Fla.

Dear Sir:-

Mr. F.B. Stevens has referred to us your card of recent date to him. We greatly regret that we do not have under one cover, the comprehensive statement of what the Single Tax is and particulars of its application here, which you should have, but will try to place same before you, in manner we hope will be sufficient.

As to the Single Tax proposition in general, we are mailing you "An Outline of Henry George's Progress and Poverty" his great work which might be called the foundation of the "Single Tax" effort in this country. We are also including a shorter statement from him entitled "The Single Tax, What It Is and Why We Urge It" as printed in the Congressional Record, in 1917.

Our "Single Tax Colony" is an essay in the practical application of Mr. George's idea that the value which people give to land by their presence and demand for it, should be taken for public purposes, without changing the existing laws regarding taxation, (which, of course, was beyond our power) by means of a corporation--non-stock and strictly non-profit--which should hold title to the land, lease it to those desiring<sup>it</sup> and use the rent to pay the taxes, not only upon the land but upon the improvements and personal property of lessees, held on it.

The Colony had its inception at Des Moines, Iowa, in 1893-94 and the initial party of Colonists, landed in Baldwin County Nov. 15, 1894. This was then about the wildest spot along this Eastern Shore of Mobile Bay, but the community founded by the Colony pioneers, not incorporated until 1908, is now the largest town in this county and made a greater rate of growth in the census period between 1920 and 1930, than any other town in Alabama, of between 800 and 1500 population in 1920 with one exception.

Our Corporation owns 4,000 acres of land, unencumbered assessed exclusive of improvements at \$218,740, which on the legal basis of 60% of real value, would represent a value of nearly \$400,000 and last year we paid for taxes upon lessees property



nearly \$22,000. Our corporation owns only about 40% of the land within the Town limits--the most in area being outside, *but* about four-fifths <sup>of</sup> the white population and practically all the business is on our land; which we take to be a pretty good recommendation of our policy.

We enclose a copy of our application for land, and a copy of a paper read by our secretary, the writer, at a Henry George Congress in Chicago, September, 1928; also a little folder, ~~telling~~ entitled "Whose Land" telling a clever story and giving an answer to the query.

We hope this information will give you a fair idea of our purpose and of our accomplishments and will be very glad to hear further from you.

While your friend--and ours--Mr. Stevens-- does not admit full agreement with us <sup>he</sup> has been pleased to compliment we think not without reason, the character of our citizenship, which we cite as additional evidence of the success of our effort.

Most sincerely yours,

THE FAIRHOPE SINGLE TAX CORPORATION,

By \_\_\_\_\_  
Secretary.



WILLIAM TAYLOR VLYMEN  
VREDEBURG  
PANAMA CITY, FLORIDA  
P. O. BOX 511

May 3, 1931.

My dear Stevens:

Is there any available literature in F. about the Single Tax and its working in F.? Kindly ask the C. of C. to send me what it has.

May your journey North be pleasant! Drive slowly, enjoy the road, get there safely and well, and come back in the Fall in perfect health.

Cordially yours,  
W. T. Vlymen



WILLIAM TAYLOR VLYMEN  
VREDEBURG  
PANAMA CITY, FLORIDA  
P. O. BOX 511

Mr. E. B. Gaston  
Fairhope, Ala.

Apr. 15, 1931.

Dear Sir:

Thank you for the courtesy of your letter of May 12 and of the Single Tax literature accompanying.

Years ago, when I was a young man, I read Henry George's Progress and Poverty, and I was, and am, unable to see why he was not right. I am glad to know that nearly there is a colony carrying out his views as far as may be.

In the fall I hope to visit my friend, Mr. F. B. Stearns, in Fairhope, while there I trust that you will give me an opportunity to learn the working details of your plan.

Respectfully,

W. T. Vlymen

Act  
5/23/31