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Sept. 7, 1934.

Mrs. Charlotte Wagner, White House, Fla., P.O. Box 55.

Dear Mrs. Wagner:-

I am sorry not to have reached sooner your interesting communication of Aug. 17th sooner.

You raise a vital question, as to what can be done to get Mr. George's ideas before the people in convincing manner?

Different people can use different methods. We started our Colony forty years ago, to bring George's ideals before the people in the most effective manner which occurred to us. I do not know whather what knowwledge you have of our work. Take pleasure in supplying you with some printed matter, including copy or so of the FairhoperCourier, for along with our effort at demonstration of the superior methods proposed by Mr. George, we wanted a vehicle to carry the results of the same, to the many who might never come into personal contact with us at Fairhope. The Courier is, so far as my observation goes, the oldest paper on the continent, consistently supporting the George doctrines.

one of the best and cheapest methods of propaganda for such. Circulation of tracts and papers is another good cheap method.

If an entertating speaker opportunities may be found frequently to address gatherings of people.

Your suggested plan of sending people out to spread the word, along the highways and in homes and elsewhere, is interesting; but our civilization has so far broken down, that there is a very serious hazard on the highways, not only from being run down by reckless, perhaps drunken drivers, but of being murdered in process of being robbed.

way would be a good place for a filling station on the main highdrinks, etc., with opportunity or distribution of literature?

more might appeal to you.

You do not intimate how much land you have on the highway. Maybe you would have enough to subdivide and lease on the Fairhope plan.

ier. which is published as my individual undertaking.

In the last issue which I am mailing, is notice of the Ninth Annual Henry George Congress, to be held at Chicago, the 8th, 9th and 10th, of next wank month. There you could get in touch with a lot of rare souls, some one or more of whom might joing you in such a venture as you suggest—or show you something more practical.

I shall hope to hear further from you.

Yours very truly,

Secretary.

White House, Florida, P. O. Box 55

August 17th, 1934

Someone in charge Single Tax Colony Fairhope, Alabama.

Friend - may I say so@:

Only a few days ago I completed reading Henry George's "Progress and Poverty". Reading it, one cannot well help agreeing with what he says.

Another thing is to find a way to do something about it. Things are certainly getting from bad to worke; and compared to conditions here, the graft and waste, Russia is far better off. At least, there is hope for better things to come.

Still - the dominance of bureaucracy is bad - any such control through fear of consequences is bad. I am not at all sure that I would want to change my present lot with either a Russian, German, or Italian subject.

But what can be done to put Mr. George's idea of the one tax on land, and doing away with the army of tax computers and collectors and avoiders or evaders before the people in such a way that they will use their only power short of violence - the vote - to the support of one or several real servers of the nation?

Before any other step can be taken, it seems to me, must come the cessation of present divisions of land, creating false valued around seats of local government. Rather than states and counties, there should be cities surrounded by districts, the city providing government and control for the district, with the central government once more representative chiefly, in relation of to other countries, and enforcing general laws such as pertain to divorce, health, etc.

No use going on. There might be as much chance for graft and injustice, were there such districts. The only thing that can be done, now and henceforth until conditions change, is to teach and broadcast ideas like those expressed in P. and P., so that public feeling may be aroused.

that public feeling may be aroused.

To that end I would gladly shape my plans, which provide for sending members of a co-operative group out to sell worthy merchandise and render any and every form of service that they can give: fit eye glasses, repair shoes, tools, etc., trim hair and corns.

By sending out a gound of three or four, in a car and a trailer containing camping equipment, supplies can be taken in partial payment, hotel expense avoided, mutual help given.

2

More - that which for the man or woman on the road alone is at worst a lonely and tedical and sometimes dangerous or discouraging journey, can at best be an outing enjoyed with comrades. And such a group can easily carry entertainment and information in form of talks and lectures to places that are away from the larger centers.

In this way - by lectures and talks in connection with service and the selling of things that people will buy but cannot always get without trouble if at all - the way can be prepared for putting into the field candidates that will stand for reforms - if such can be found --

For five years, since I have been left alone with property that would provide a home and base of activity for a small group, I have tried to make a beginning, and will do so when I find a really sincere, really capable associate. That is, a man who has the business ability, qualities of leadership, energy and perseverance needed.

You will perhaps think and say that I am trying to gain my own ends, but I am really and sincerely interested in the cause of co-operation, and have long had the idea of sending people on the road to broadcast the ideals of brotherhood and co-operation. Now I would add the propagandizing of Henry George's ideals.

I have been in Fairhope twice, coming from Llano Co-operative Colony both times. But of course no one would remember me.

Another question that would be raised is the financial backing. With the right person at the head, members could be added one by one who would produce more than they would consume. There is enough on the premises, in buildings and equipment, to justify a start. A business (filling station and general store) has not been out of operation since it was started nine years ago, and with the right spirit and consequent effort would provide a foundation upon which other forms of service and means of income could be built.

At this time, with right representation, government aid in form of loan or outright grant could very probably be secured, although I am not sure that it would be best in the end.

If you know someone who you think would be interested, and suitable, will you refer him to me, for the purpose outlined? I should greatly appreciate it. Advertising is not likely to bring the desired results - has not done it so far.

Please help me to realize my ideal, if you can, so that I might then be able to co-operate with other groups and movements.

Very truly yours

(Mrs.) Charlotte Wagner

Jan. 25, 1935

Abe D. Waldauer, phis, Tenn.

Dear Dr. Waldauer:-

I expected to have written you long before this in reply to yours of Jan. 14th, but also expected to have a copy of the booklet I quoted from in my Memo to you, about which I wrote Department of Labor, office of the secretary, asking if I could get some copies of same, and how, and have not had a scratch in reply. I intended to have the pleasure of sending you a copy. I am expecing every day a reply.

Suppose you will have received by this thro the Courier that Melville's tongue has been silenced by death. It would be hypocritical to refuse any degree of sorrow. We buried him yesterday-and today bury John Emery McLean, quite a different character but alike yielding to the final summons.

See you are having terrible flood and cold disasters up Wonder if Roosevelt wont be wanting to retire this land from use, so that what is happening may not happen again.

It has been very uncomfortable here at 26 and much damage done.

Fraternally yours,

ackned Subscription - 2 gr 300

LAW OFFICE ABE D. WALDAUER COMMERCE TITLE BUILDING ABE D. WALDAUER MEMPHIS, TENNESSEE WM C BATEMAN Janauary 14, 1935. Mr. E. B. Gaston, Fairhope, Ala. Dear E. B. Gaston: Your two letters of January 11th and 12th - duly to hand. That quotation in your memorandum is fascinating. I am leaving today for Gncinnati; and regret that I cannot write you at greater length. I am likewise sorry that the clipping was not attached. There was a lot of publicity in the papers about my going back to the city but am only sending you the editorial from the Press Scimitar. This was the editorial referred to in my previous letter. By all means send me a copy of that booklet. It is one of the most fascinating things I have heard of lately. While in Cincinnati I hope to confer with authorities of the Municipal Research Bureau on the operation of municipal enclaves of economic rent. If anything develops I will let you know. With best wikhes, Fraternally, ADW: G

ato

January 14, 1935.

Dr. S. Solis-Cohen, 1906 Walnut Street, Philadelphia, Pa.

Dear Dr. Cohen:

Your two letters of January 10th and 11th at hnad.

The language you quote does not give authority to operate enclaves of economic rent; but other language in the Act does give authority to acquire lands, and that is all we need to proceed with. The acquiring and holding of lands carries with it incidental powers, and it is sufficient to say that the Authority would have the legal right to operate enclaves, should the Authority see fit to do so.

So far as submitting a definite plan is concerned, my own idea is that we have already done that when we sent them Fiske Warren's book on enclaves.

The plan involves merely the collection of annual encomonic ground rent and the use of the rent thus collected to give the lessee freedome from texation.

As Assistant City Attorney of Memphis I just approved a state wide act which creates a City Planning Commission to plan orderly land development and use.

This is to work in conjunction with the Tennessee Valley Authority.

It may take two years of constant pounding to get this over and we should not be discouraged because immediate prospects may not be good. I see no reason to submit any further specific plan as the volume of "Enclaves of Economic Rent" embodies all the plans I know of.

However, I am sending copy of this letter to Messrs. Warren and Gaston, and I would appreciate their views on these observations.

I will be glad to be guided by the wishes of you gentlemen in the matter.

Sincerely yours,

ADW:0

Dr. S. Solis-Cohen 1906 Walnut St., Philadelphia, Pa.

Jan. 10, 1935.

Abe D. Waldauer, Esq., Memphis, Tenn.

Dear Mr. Waldauer:

Mr. Fiske Warren has sent me a copy of your letter to him, in which you say that you have been in communication with the Authority on the matter of operating enclaves, but fear that the Administration is not now ready to tackle the fundemental question involving the right to the use of the earth.

I think you are right; but at the same time, since we have started the discussion, I should like it to be continued to a definitive result, positive or negative. I am also quite anxious that we should not contradict one another.

In reply to my letter responding to the invitation to submit suggestions, Mr. Sturdevant said he would send me a copy of the Act creating the Authority. I wrote him the other day that it had not been received, and consequently I could not shape a definite plan, and at the same time referred him to Mr. Warren, Mr. Gaston and yourself - - copy of which letter I think you have received from me.

Today I received the copy of the Act. I am not a lawyer, and consequently I am writing subject to correction. I find no provision that would empower the Authority to establish enclaves, except perhaps Section 22, page 12, of publication 17, under the terms:

"such adjoining territory as may be related to or materially affected by the development consequent to this Act. .... to make such surveys of and general plans for said general basin and adjoining territory as may be useful to the Congress and to the several States in guiding and controlling the extent, sequence and nature of development that may be equitably and economically advanced through the expenditure of public funds, or through the guidance or control of public authority, all for the general purpose of fostering an orderly and proper physical, economic and social development of said areas -.... to cooperate with the states affected thereby, or subdivisions or agencies of such states, or with cooperative or other organizations, and to make such studies, experiments, or demonstrations as may be necessary and suitable to that end."

You will know better than I whether this can be so interpreted as to permit a survey and recorded assessments for taxation of lands "related to or materially affected by the development consequent to this Act, "and an appraisal of the present market values of such lands, said survey, record and appraisal being for the purpose of establishing a normal rental upon which the enclave principles may be developed.

Before writing this to Mr. Sturdevant, however, I would like your criticism, and also your direction or intimation of the region that would be covered by such a survey. It would be well, too, to include in the survey any change in assessments or market values of the lands affected, that might clearly be attributed to the public works program.

I shall be glad to hear from you.

Sincerely yours,

Solomon Solis Cohen.

Dr. S. Solis-Cohen 1906 Walnut St., Philadelphia, Pa.

Abe D. Waldauer, Memphis, Tenn.

Dear Mr. Waldauer:

Since writing the enclosed letter, I have received your favor of January 9th.

I understand therefrom that you have no objection to my mentioning your name to Mr. Sturdevant, but that you will not volunteer to communicate with him --you prefer that the request should come from him.

But what I am anxious about is that I should be made acquainted with your view as to the possibility of establishing the enclave method in connection with the Authority, independent of their attitude toward it; in other words, to submit a plan which will probably be rejected, but which we ourselves should not reject in advance. It must therefore be a workable plan, and that is wherein Mr. Haston's experience, Mr. Fiske Warren's experience and your own experience would be helpful; - having "marched up the hill" we do wish, like the King of France, to "march right donw again" without having attempted to do something worth while.

Sincerely yours,

SSC

Solomon Solis-Cohen.

and

LAW OFFICE ABE D. WALDAUER COMMERCE TITLE BUILDING ABE D. WALDAUER MEMPHIS, TENNESSEE WM. C. BATEMAN December 26, 1934. Mr. E. B. Gaston, Fairhope, Ala. Dear Brother Gaston: Thanks for yours of December 21 - and for the picture, which has arrived. I read your editorial regarding the Jeffersonian Democrat. I wrote Mr. Myers a letter calling his attention to the fact that water power is a monopoly; that the single tax platform written by George himself at Chicago called for governmental ownership and operation of natural monopolies. I notified him and Dr. Copeland to get on the single tax I share your feeling that Rusby's comment is haywire. Best wishes to you and the Colony for the New Year. I enjoyed the trip more than I can tell you; and I wish it were possible for me to come back in the near future. Yours very truly, ADW: G

LAW OFFICE

ABE D. WALDAUER

COMMERCE TITLE BUILDING

ABE D. WALDAUER

Memphis, Tennessee

January 12, 1935.

Mr. Ernest Gaston, Fairhope, Ala.

Dear Ernest Gaston:

I am enclosing Will Atkinson's address for delivery before the Henry George Congress.

If you should wish to publish it, you are at liberty to do so.

With all good wishes, I am

ADW:G

Yours very truly,

Makrial

Almost eight score years ago, to an amazed world, where kings and dictators reigned supreme; there flamed forth from the City of Brotherly Love the defiant declaration that all men are created equal and have inalienable rights to life, liberty and the pursuit of happiness. This welded thirteen scattered colonies into one nation which has as a result of this declaration grown to be the mightiest on earth. And if we remain true to these principles it will attain a moral grandeur equal to thephysical heights we have already attained.

But as the greatest of American Philosophers, the greatest of all philosophers, Henry George, has said "Civilization knits men more and more closely together, and constantly tends to subordinate the individual to

the whole and makes more and more important social conditions".

"We have made and are making enormous progress on material lines;

it is necessary that we commensurately advance on moral lines."

"Civilization as it advances requires a higher conscience a keener sense of justice, a wider, loftier truer public spirit; failing these civilization must pass into destruction, it cannot be maintained on the ethics of savagery."

What has the author of the immortal Declaration of Independence to

say to us, here and now ?

From Paris on January 30, 1787, Thomas Jefferson wrote to James Madison "Government of force is a government of wolves over sheep." And on August 28. 1739 "The want of bread for some days past has greatly endangered the peace of the city. Notwithstanding this distress and the palpable impotence of the city administration to furnish bread to the city, it was not until yesterday that general leave was given to the bakers to go into the country and buy flour. xxx Never was there a country where the practice of governing too much had taken deeper root or done more mischief."

Were Jefferson in America today who can doubt his vigorous denunciation of those, who have taken the name of Jeffersonian Democrats to govern too much, to create more taxes and more bureaucrats, to destroy food while many

hunger, and plow under cotton while many lack clothes.

They use taxpayers money to reward waste and idleness while they

continue to punish thrift and industry and so delay recovery.

To Madison, September sixth, 1789, Jefferson wrote "I set out on this ground which I suppose to be self evident, that the earth belongs in usufruct to the living; that the dead have neither power nor rights over Each generation derives its rights to the soil, not from a preceding generation but from Nature: and "Whenever there is in any country uncultivated lands and unemployed poor, it is clear that the laws of property have been so extended as to violate natural right. The earth is given as a common stock for man to labor and live on."

But Jefferson has an even greater message for us. It is the slogan on which he won 140 years ago against greater odds than we face today.

"Equal rights for all, special privileges for none". By that slogan we can conquer.

If we abolish all privilege we can abolish all taxes. "Unless business divorces itself promptly from privilege, they will go

down in ruin together.

Both capital and labor have been and are being plundered by privilege. The annual value created, not by any individuals effort, but by the community are greater than the entire amount of taxes, national, state and local.

These enormous values are being taken, through privilege, by

individuals who do nothing to create them.

It is privilege which gives to our Insulls, Mellons, Rockefellers and Astors, fortunes beyond imagining, which rightfully should go to increase the earnings of both capital and labor.

(Sheet One.)

Sheet 2.

To take these enormous funds for public uses in the future; and abolish all taxes would lift the whole enormous weight of taxation from productive industry. It would open new opportunities, for no one would care to hold land idle and land new withheld from use would everywhere be thrown open to improvement. The selling price of all land would fall. Thebonus that wherever labor is most productive must now be paid as rent before labor can be exerted would disappear. Competition in the labor market would no longer be one-sided. Rent, instead of causing inequality, would promote equality. Labor and capital would receive the whole produce, minus only that portion taken by the state in the taxation of land values, which being applied to public purposes, would be equally distributed in public benefits. The equalization in the distribution of wealth would react upon production, everywhere preventing waste, everywhere increasing power.

Simplicity in the legislative and executive functions of government would become possible. It would at the same time and in the same degree become possible for it to realize socialist dreams, not through governmental repression, but because government would become the administration of a great co-operative society; merely the agency by which the common property will be administered for the common benefit. Give labor a free field and its full earnings, take for the benefit of the whole gommunity that fund which the growth of the community greates, and want, and the fear of want, would be gone.

This is the only way to restore prosperity and insure the perpetuity of

our institutions.

"I do not youch this tale is true As told to me I tell't to you."

The hero is a professor at a big university.

He evolved the theory that the sense of hearing in a grasshoppwr was in his legs, as they have no ears.

But he said, "Before promulgating this theory I will prove it

scientifically."

So he took a grasshopper, put it on a table, rapped with a ruler on

the table and the grasshopper jumped.

Then he took the same grasshopper, broke offits legs and put it on the same table and rapped with the same ruler and the grasshopper did not jump.

"Now", the professor said, "it is scientifically proven that the sense

of hearing in a grasshopper is in its legs."

For the moral to this ask any professor who is puzzled by the fact that business fails to jump, after its legs are broken by burdensome taxes and unwise experiments.

"Knowledge comes, but wisdom lingers."

Before those dim and distant days when wise motorists still took a team of horses along to tow their cars back if they planned so long a run as ten miles; a man took a girl for a buggy ride. He asked her "What makes you look so sad?" She said "Nobody loves me and my hands are cold." "He said "God loves youband your mother loves you and you can sit on your hands."

That was very long ago.

But today the New Dealers give the same sort of cold comfort to men who starve and freeze and ask, not for charity, but for an opportunity to work.

Through some magic, difficult for us to understand, they plan to satisfy our hunger by destroying food and to clothe nakedness by

plowing ootton under.

Use taxation wisely to abolish the barriers which privilege, monopoly and land speculation have built up between idle men and idle lands; stop taxing men for industry and thrift, stop punishing men by idiotic taxes for planting orchards and building homes and factories, and men will employ themselves.

Sheet 3. We are of the same blood as our pioneer forefathers and if allowed free access to the God given opportunitues to labor, we will need nothing more to feed and clothe our families without super men putting

food in our mouths for us.

"In what bookworm's dusty dell tapestried by by the cobwebs of ages, where the light of real life and reason never forced its way, in what dull pedant's school where deaf ears listen to dumb lips and bling followers are led by blind guides" did the Brainless Trust learn that faulty distribution can be cured by planned production; that destroying wealth increases it; that hunger . . can be satisfied by preventing the growth of food; that nakedness can be clothed by destroying cotton; that increased taxes will revive industry staggering under its present load of taxes, that to destroy our freedom will increase ourliberties that the "planned production" of slavery is a goal that free Americans will aim at ?

If all men were oxen or asses "planned production" might work, for the wants of these are definite and fixed but men is the unsatisfied animal. his

wants grow with the means to satisfy them.

Apparently there are Hitlers among the "Brainless Trust" who aim at regulating our appetites, our clothes, our politics, our reading, even our religion, and our thoughts.
They are blind as Samson was when he shook the pillars of the temple.

. If these puny Samsons would destroy only themselves we might look on with sorrew or amusement; but they aim to destroy us and our liberties.

Like Lamb's Chinamen they think it is necessary to burn down the house

whenever they want roast pork.

No more ignorant fanatics ever were elevated by a coident to high position. To revive prosperity we should abolish all taxes which obstruct industry or punish thrift and tax only privilege.

Here, briefly, is the cause and cure of unemployment.

Labor on land creates all wealth. This goes to labor as wages, land as rent. capital as profit. If one of these gets too much, the others must get too little. Where land is free and no capital is used, the entire product goes to labor. Where capital is used, it gets interest or profits. where land is owned, rent arises and wages are fixed by what labor can produce on the best land open to its use without paying rent. Where accessible land is all owned, advancing rentsbtake a constantly increasing share of the product. This reduces both wages and interest. Where land values are highest, as in New York, Chicago and London, a few are surfeited, the many pitiably destitute. There gun men lurk in the shadow of churches, famine stalks amid full granaries, and men and women, facing starvation for their families, become outlaws or seek refuge in death. Rising rents devour wages and profits, factories and stores are forced to close, and men beg for work as a boon.

All increases in population, and improvements in morals, government, transportation and pooduction spell higher rent. The cure - and the only cure - for hard times and the moral and physical starvation of women and children, is to take in taxation these increasing land rents which are created by all of the people, and to abolish all other taxes. All other taxes punish thrift, industry and enterprise, prevent production

Why punish men worse, as our tax laws do, for planting orchards and and retard recovery.

building chicken houses than for robbing them.

Given to the nominal owners, who do not create them, these increasing land values reward vice, promote misery and drive our children to prison, brothel or seaffold. Taken in taxation by the community which does create them, these values tend to improve conditions, to promote equality and to prevent hard times. Today, our increasing land values are a curse and through misuse of them are the cause of hard times. Injustice is the root of every social ill - the only remedy is JUSTICE. To the Henry George men here and everywhere is given the proud privilege of leading the world's advance.

We can say to the theorists at Washington what Paul said on Mars Hill.

"He whom you ignorantly worship. Him I reveal unto you."

To President Reosevelt we say "your hopes and aspirations are ours. We too yearn for the day when poverty will have vanished as utterly from America as the welves have fled from our forests; when in the humblest home there shall be peace, prosperity and plenty.

But the only way to attain these things is to abolish all privilege and

abolish all taxes."

As Sidney Lanier sang sixty years ago.

"Long as thine art shall love true art,
Long as thy law by law shall grow.
Long as thine eagle harms no dove.
Long as thy God is God above.
Thy brother every man below.
So long, dear land of all our love
Thy name shall shine, thy fame shall grow."

Will Atkinson, Boler, Virginia.

LAW OFFICES
BROWN & WALDAUER
BANK OF COMMERCE BUILDING BANK OF COMMERCE BUILDING R.G.BROWN ABE D. WALDAUER CHARLES L.GLASCOCK HUGH N. CLAYTON March 24, 1932. Mr. E. B. Gaston. Fairhope, Ala. Dear Mr. Gaston: I have yours of March 21st, which crossed my letter of the same date. I have added the additional information you enclosed to my file on the subject of this law suit. I await your reaction as to whether or not it would be advisable to communicate with Schalkenbach. I have the correspondence mentioned in your letter of the 21st, which indicates that there is really some hope of an amicable adjustment of the case. It seems to me that matters of personal dignity and self esteem should not be permitted to become involved in a movement of this character; and I am sure if you have unwittingly made some remarks concerning Mr. Schalkenback, you would gladly withdraw any unintentional statement made, and make appropriate amends. Let me know if you wish me to write Mr. Schalkenbach and the other plaintiffs in the case. I think that having contributed some land to the Colony I could present it from a viewpoint different from your own. With all good wishes, I am Truly your friend, ADW: G abrustaeda

March 18, 1932.

Abe D. Waldauer, Bank of Commerce Building, Memphis, Tenn.

Dear Brother Waldauer:

Your letter of 16th at hand and is most satisfactory in its assurance that you are with us in the suit filed by Call, Cohen and Schalkenbach, and not alone in interest but that your services are available to us in the matter. We certainly appreciate this generous offer, which is in line with previous action by the fine group of Memphis Singletaxers when they gave us most valuable assistance in the case of Alex, J. Melville vs The Frirhope Single Tax Corporation in 1914.

I am sending you as requested, a copy of the complaint, also other information which should be of aid to you, inconsiderating the matter.

Included is some "Significant Facts from Records of the Fairhope Single Tax Corporation" attention to some of the most significant of which is called by read marks on the margin.

It is of particular interest and significantce it seems to me that the constitution as originally adopted, provided that "Each member not in arrears to the Association shall have one vote and one only at all elections, but that it was almost at once recognized when it came to actually putting the plans into execution, that the "local administration" must be in the hands of those on thr ground cognizant of situations arising and the constitution was amended to that effect.

It will be seen that beginning in 1902, thirty years ago, consideration was given to the matter of donating land for public purposes, approval being given to a deeding of land for school house site.

Segewhat interesting is the declaration in 1908, when the matter of municipalization of the water-works was under consideration, and trastees, suggested that the constitution should be revised to "facilitate harmonious action on public affairs between the Fairhope Single Tax Corporation and the Municipality)—see page 3—it was decided "that the constitution as it stood gave full authority for the course of action in the interest of

which the amendments were proposed and their submission would be an unnecessary trouble and expense.

Within less than a year thereafter Mr. Bellangee participating, he being a charter member, and constitution framer, it
was considered to "municipalize the school" and to "donate a site up
to two acres, and shortly thereafter, a referendum, to petition for
which Mr. Bellangee and his daughter Mrs. Call were signers, was
held, which approved holding open the proposition to give two acres
for school-house site, was approved 41 to 1.

The fact is that the resident members to deed land for public purposes was so far as I recall or can find in the records was never raised until this matter of transfer of parks, seemed about to be carried into execution.

At the foot of page 5 of my memorandum, there was a declaration that it is the sense of the meeting that resident members se are without power to make the deed asked for by 15 to 6; but this was a transfer to a private organization.

Witin ten days approval was given to an exchange of land, (which would not reduce the holding of the Corporation) in order to let Mr. Coleman give the site desired by the Am. Woman's League, by a vote of 26 to 2; and very shortly followed approval of municipalization of the water-works, carrying with it conveyance of land to the Town,

Our attorney, Mr. Webb, of Mobile, who drew the law under which we incorporated and has advised us throughout the years since and before, in a rote received yesterday asked me to give him the date of applications for membership of complainants, and I give you this information also.

Call was accepted as a member of the Fairhope Industrial Association (preceding the F.S.T.C.) March 14, 1903, and came into the F.S.T.C. on its organization, simply by exchanging his certificate in the original corporation for one of the new, not having to make any new application.

Chhen came into the F.S.T.C Feb.22, 1921, and Schalkenbach, Markx June 1, 1925, both signing application copy of which I enclose, (though I just discover that Schalkenback ran a pencil throthe two lines referring to transfer.)

You have a copy of the certificate such as they have.

You will note the significanace of their statement in the application: "I understand and agree that the certificate of membership I will receive, if accepted, will not entitle me to any dividends or profits from the operations of the Corporation" in connection with Sec. 15 of the complaint, that "your complaintants equitable interest in said lands above described, therefore, is a very valuable property right."

No doubt you have in your reports the decision of the Supreme Court of this state, in the Meville-vs Single Tax Corporation case and I presume you have a copy of the very able brief foled as Friends of the Court, by A.B.Pittman, Alex Y.Scott, Bolton Smith, and Robert S. Keebler, in which are many points no doubt of value in the present case.

Included in enclosures is a copy of "Reports of Secretary and Trustees at Annual Meeting, January 26, 1931.

Again expressing my appreciation of your offer of help and with best regards to you and Mrs. Waldauer, I am,

Most sincerely yours,

Secretary.

• Law Offices

## BROWN & WALDAUER

R G.BROWN ABE D.WALDAUER CHARLES L.GLASCOCK BANK OF COMMERCE BUILDING

Jack ...

MEMPHIS, TENNESSEE

August 11, 1930.

00

Hon. E. B. Gaston, Fairhope, Ala.

Dear Mr. Gaston:

I regret to advise you that Mr. A. Y. Scott died in Colorado last week.

He was a leading single taxer of this community, as you know, and was one of those who signed the brief as counsel in your Fairhope case.

I feel that the practice of sending flowers to a funeral is one of the most wasteful things I know. I am therefore enclosing my check for \$10.00, which I wish to give to Fairhope in the name of Mr. R. G. Brown and myself, something in the nature of a memorial contribution for Mr. Scott.

If possible, apply this money along with other moneys to the purchase of additional land for Fairhope.

If it is not asking too much, would appreciate it if you would write Mrs. A. Y. Scott, c/o Parkview Hotel, Memphis, Tenn., advising her that a contribution has been made to Fairhope in memory of her husband by Mr. Brown and myself.

I would like to hear from you from time to time as to the progress which is being made at Fairhope.

We are trying to work out something for Tennessee; and hope to be able to promote the Single Tax cause in this state. It is rather difficult because of impossible constitutional limitations.

11

I had the pleasure of attending a meeting of the Chicago Single Tax Club before they adjourned for the summer. It was their last meeting of the year, and I heard several out of town speakers. In addition, I had the pleasure of saying a few things myself.

Let me know how Fairhope is getting along. I have never lost interest in Fairhope, but it seems difficult, if not impossible for me to get back there.

You might be interested in knowing that my partner, one of the pioneer Single Taxers, of this locality, had three heart attacks in rapid succession. For awhile he was not expected to live. However, he is now at Cedar Gap, Mo., recuperating, and I am hopeful that it will not be long before he is entirely restored to health and activity.

With best personal wishes, I am

Truly your friend,

ADW: G

abribbaldans

Anna

Aug. 13, 1930.

Abe D. Waldauer, C/o. Brown and Waldauer, Bank of Commerce Building, Memphis, Tenn.

Dear Mr. Waldauer:-

Yours of 11th just received. I had already noted in the daily Mobile paper, notice of the death of Mr. Scott, and was greatly grieved thereat. I certainly appreciate and I know our members will, the spitit of yourself and Mr. Brown, which prompted the sending of the Ten Dollar check, as both a morial of Mr. Scott and a help to the Colony. I shall certainly write to Mrs. Scott at the address given advising her of the same and we will be only too glad to make use of it in the manner suggested.

I certainly hope you can work out something practical for the Single Tax in Memphis,

I would like to write you at length about the Colony, but shall have to consent myself today, with so many other things pressing, in sending you marked copies of some issues of a few weeks back, showing how Fairhope has been growing—and also something of the penalty of growth—plus some busboying—an increase in our assessment.

The latter and the prospect of sewers and street improvements to be assessed against the former land, have led to a proposition-I am making it myself-which will be considered tonight, toturn the parks over to the town, with safeguarding reservations. Nine years ago a member's meeting voted to do this but it had never been carried out.

Mould be delighted to see you down this way again. My very highest regards to you and Mr. Brown and also to Mrs. Waldauer. I hope everything is well with you.

Sincerely and fraternally

Sept. 5, 1930.

Mr. Abe D. Waldauer Bank of Commerce Building, Memphis, Tenn.

Dear Mr. Waldauer:-

I overlooked your communication regarding the death of our mutual friend, Mr. Alex Y.Scott, and enclosing check for \$10 to be added to our land fund, at one meeting of the Colony Council, but preented same last Tuesday night and enclose resolutions adopted relative thereto, a copy for yourself and one for Mr. Brown.

I have also forwarded a copy to Mrs. Scott, with appropriate accompanying message,

I am sending you a couple of late copies of the Courier. You will note we are in a muncipal campaign, about which I have considerable to say.

Do hope you and Mr. Brown can get down to see us one of these days. You will be delighted to see what a place pairhope has grown to be. We are only a day is drive from Mamphis.

Fraternally yours,

LAW OFFIGES

BROWN & WALDAUER

BANK OF COMMERCE BUILDING

R.G.BROWN ABE D.WALDAUER CHARLES L.GLASCOCK

MEMPHIS, TENNESSEE

Sept. 8, 1930.

Hon. E. B. Gaston, Fairhope, Ala.

My dear Mr. Gaston:

I appreciate greatly your courtesy of Sept. 5th, and likewise copy of resolution you were good enough to enclose.

I appreciate the resulution more than I can tell you.

I do not know whether you heard it, but Mr. Brown has been rather dangerously ill. The Judge had a heart attack early in July, and for awhile was not expected to live. He rallied, however, and is now recuperating at Cedar Gap, Mo.

One of the things that is contributing greatly to his recovery, so the doctors tell me, is the interest which his friends manifest in him at this time. The Judge, as you probably know, is around 74 years old; and the thing I am anxious to do is to have as many of his friends as possible, write him and assure him of their interest in his recovery. If therefore, it is not asking to much, I would appreciate it greatly if you could write him a letter wishing him a speedy recovery, etc.

In view of Judge Brown's illness, I do not know when I will be able to get to Fairhope as the burden which I am carrying is naturally increased somewhat because of Mr. Brown's absence from the office. But I want you to know that I am vitally interested in your colony; and at the very first opportunity I propose to come down and pay you a real visit.

With assurances of my kindest regards, and with best wishes for Fairhope, I am

Fraternally yours,

ADW: G

abribhaldans

ATETOUR!

May 28. 1932.

Mr. Alex J. Melville, Fairhope, Ala.

Dear Sir:

I acknowledge your multigraphed letter respecting conditions at Fairhope. I am interested.

I view with suspicion any suggestion you might make regarding the operation of Fairhope, if you are the same Melville who once filed a suit to dissolve the corporation.

Assuming you want non-resident members accurately informed, will you please advise:

- l. Specific instances of ground rents fixed in excess of true value of the land. Please present them in detail, indicating what the proper rent is; and what you think should be the proper rent.
- 2. Wherein would your plan, if adopted, improve the present situation existing at Fairhope?

As I interpret the plan you submit, it is merely an effort, by an appeal to the membership, to accomplish the dissolution of the Colony you failed to win in court.

You say: you are: "opposed to the continuence, however modified, of an experiment which has caused a financial loss to some of the lessees, and is bound to cause a similar loss to others." Yet you would embrace a private ownership of land plan that has caused much greater loss.

From this distance, I venture the assertion that the loss caused by colony operation is much less than the loss resulting from sales of equities in lands and improvements in cities like Mobile, New Orleans, and other towns.

You say you oppose members profiting from their memberships. Yet you propose to have lessees purchase the lands, and derived a profit therefrom. It seems to me that your objection is not to the profit, but merely the source of the profit.

Fairhope may not be perfect; and neither you nor I claim perfection for it or its leaders.

If I follow your logic, we should abolish the Federal government because of a two billion dollar deficit, and the loss and suffering it will entail. I am frank to say I cannot follow your logic.

I think Fairhope, on the whole, has done a good job.

I would not have the plan abandoned to embrace the greater evil of private ownership of land, with its attendant speculation, inflation, fictitious profits, its drain on industry, and its attendant loss and misery, which, I believe, far exceeds whatever fancied damage you imagine Fairhope has done.

I await your reply; and I trust you will write me with equal candor.

Very truly yours -

Abe D. Weldauer.

ADN/G.

Dear Bro Gaston 
Sthought this might

intresh your If you wish, and

if local conditions warrant,

you are at liberty to probable

it Traternally

Learning now for hall Hill,

Fuithofor, ale May 34/32

Fellow Member:

Do you realize the condition of your Corporation (The Fairhope Single Tax Corporation and its effect on the lesees of the same?

Lessees have lost their improvements by reason of their inability to pay the excessive rentals; and also their failure to pay taxes. The little fellows have been the first to go, and those who are left are suffering from depreciation on their improvements from the same cause — excessive rentals. Unimproved leaseholds bearing high rents (in dollars) are being surrendered, some of which have been held, not for speculation, but in the hope that conditions would warrant the improvements contemplated. This loss of income by the corporation can be met only by a further increase in the rentals on the land of the present lessees — if rents are raised beyond those now in excess of the true value, more lessees will lose their improvements.

If the Courts hold that the Corporation can fix rents at will, regardless of true value, the result will be the ultimate sale of all lessee improvements for non-payments of rents; ("the power to tax is the power to destroy") and as the sale of improvements carries with it the loss of the leasehold, both land and improvements will become the unincumbered property of the Corporation. I do not believe any member wants to profit by the financial ruin of the lessees who have come to us in good faith.

The Corporation's leases provide that they are binding upon its successors or assigns; and also that upon the dissolution of the Corporation, voluntarily or otherwise, the lessee may buy (not shall buy) the land leased at its then value (Capital site value.) As the lease does not terminate with the dissolution of the Corporation, but only at the will of the lessee, the value of the land leased is at that time, Nothing. Any sale by the Corporation of its land held under present leaseholds, must be made subject to the lease. The leases provide that all rent collected by the owner of the land (The Corporation, its successors or assigns) shall be wholly spent for the benefit of the lessee. Hence, a buyer would purchase nothing but trouble.

-2-

The writer offers the following solution of the problem confronting the Corporation, which, in his opinion, does substantial justice to both members and lessees:

Substitute for the present leases, one for the term of (99) ninety-nine years upon the following terms and conditions: Rent to be computed at the legal rate of interest on the Capital site value of the land; tenant to pay taxes on the land leased; land to be revalued every ten years of the term for new rental basis; tenant to have the option of purchasing the land at any time during any ten year period at the value fixed for said period; leases to be transferrable at the will of the tenant, except to negroes or Asiatics; values in every case to be site values only, exclusive of all improvements, such as lawns, trees, shrubbery, etc.; values to be determined by some unbiased body, such as the appraisers of the Building and Loan Associations of Mobile, Alabama; such appraisals to be final and binding on both parties, and the cost of same to be borne by both parties share and share alike.

The value of the lands of the Corporation could still be used to promote the cause of the Single Tax, and should be so used if we are to uphold our declaration that the Corporation was not organized for profit. There are many forms of propoganda to which the above rents, or the proceeds of invested capital derived from the sale of land might be devoted.

The writer is opposed to any one profiting from an investment in a membership in the corporation, and is also opposed to the continuance, however modified, of an experiment which has caused a financial loss to some of the lessees and is bound to cause a similar loss to others.

The good faith of those who have upheld the Corporation's plan up to the present is unquestionable; but further efforts to continue it, however modified, will be undertaken only to satisfy the pride of opinion of those who are now in control.

Yours for a prosperous Fairhope.

AJM: AC

Alex J. Melville.

Law Offices BROWN & WALDAUER BANK OF COMMERCE BUILDING R.G.BROWN ABE D.WALDAUER MEMPHIS, TENNESSEE CHARLES L.GLASCOCK June 19, 1931. Mr. E. B. Gaston, Fairhope, Ala. Dear Mr. Gaston: Thanks to you for your letter enclosing correspondence with Mr. Schalkenbach. I appreciate your courtesy in keeping me advised of this situation. Should there be further developments, let me know. Incidently, it strikes me as rather odd to hear Single Taxers asserting their claims to property rights in a Single Tax Corporation. Fraternally yours, ADW: G alrhothaldan

June 21, 1931.

Abe D. Waldauer, Bank of Commerce Bldg., Memphis, Tenn.

Dear Brother Waldauer:-

Yours of June 19th at hand. Shall have something else to forward to you soon along the line of the controversy over the park transfer. In fact enclose you copy of opinion by Lawyer Johnson, of Mobile, in form of letter to Mrs. Call.

Regarding this Mr. Webb, our attorney for so many years; says: in letter to me:

"As stated in your letter to Schalkenbach, I think you are pretty well acquainted with the purposes of the Fairhope Single Tax Corporation and its constitution. Mr. Johnston says it is a duty of the corporation to creat parks - it has done so and in any transfer of the title to the municipality would make such provision as to guarantee their continuance as such, even though the Corporation was wrecked by those placing property interest above principle.

"Mr. Johnston is a fine lawyer and while I do not agree with him in his conclusions, if it is practical to adopt a constitutional amendment, it would be much better than even a successful lawsuit."

In repying I said it was not practical to amend the constitution and gave him the history of the last effort to do so, which was as follows:

This was a "gateway amendment" to make easier the amending of the constition, and was agreed upon by all wanting to do something in that direction.

It ran as follows:

"Amend Add as Sec. 6 of ART. #III(3) relating to membership the following:

"The secretary shall each year make a revision of the list of non-resident members, writing on or before the 15th of January by registered mail to the last given address of each non-resident member who has not been heard from officially since the begin-

Waldauer 2.

ning of the preceding year, requesting a verification of his address and any members from whom no reply is received before Dec, 31st of such year shall be dropped from the list, pro vided that any member who has been so dropped shall be reinstated upon his application therefore, reported by the secretary to the Executive Council.

This was voted on at annual election Feb. 4,1926 After being initiated in May, with provision that the question should be prsented to the members by June 15, that ballots should be sent out Oct 15th with request that they filled out and returned at once and that trustees notify secretary at the beginning of each what members had sent in ballots, that those no sending in should be communicated with and urged to do so

The result was as follows as reported by trustees:

This result shows that 39 failed to vote and that these 39 with addition of 5 of sevem of those who lost their votes thro some non-compliance with the rules were enough to defeat the measure if every other voter had supported it.

I have some interesting news regarding land acquisition. We picked up the ten acres to complete the forty, of which thirty was acquired through you, for \$50, which we took from \$300 that one of our good friends and members, Thos, P. Craig, of San Diego, Cal. made available. Now the 40 acres adjoining it on the east with some other land close by is to be sold for taxes on July 8th, (if not paid before.) We shall look out for it.

Fraternally and sincerely,

Secretary.

P.S. Your wife would be entitled to vote on signing the constitution, I enclose a copy thinking you may have mislaid yours. If she wishes to be "considered a member" in the language of the constitution, have her sign at the bottom of last page and return to me. E.B.G.

Law Offices BROWN & WALDAUER BANK OF COMMERCE BUILDING R.G.BROWN ABE D.WALDAUER MEMPHIS, TENNESSEE CHARLES L.GLASCOCK July 27, 1931. Hon. E. B. Gaston, Fairhope, Ala. De ar Mr. Gaston: Greatly do I regret to advise you it will be impossible for me to come to Fairhope this summer as I had planned. Judge Pittman cannot make the trip for the reason that he is suffering from a cataract on his left eye, and his doctor is requiring that he stay here. Mrs. Waldauer will not make the trip with me, and I prefer to postpone the trip until such time as I can have company on it. It is rather lone some being down there by one is self, and I am satisfied if Judge Pittman improves, I will be able to induce him to make the trip with me during the Xmas holidays, this winter. I look forward to seeing you at that time. Fraternally yours, ADW: G abra Hardon

July 31, 1931

Abe D. Waldauer, Bank of Commerce Blig., Memphis, Tenn.

Dear Brother Waldauer:-

So sorry to hear that the anticipated of yourself Judge Pitam, published his daughter and your wife, is off for the present Sincerely hope you can arrange to comed down with a party later, perhaps during the Christmas holidays.

Sincerely and Fraternally Yours,

EAW OFFICES

BROWN & WALDAUER

BANK OF COMMERCE BUILDING

MEMPHIS, TENNESSEE

May 25, 1931.

Hon. E. B. Gaston,
Fairhope, Ala.

Dear Brother Gaston:

Thanks for yours of the 22d emolosing certificate of membership in the Fairhope Single Tax Corporation.

Apparently, however, you intended to enclose the opinion of Mr. Webb, instead of my own application, which I return herewith.

Should I be able to attend the Henry George Congress at Baltimore in October, I certainly want to do it. However that is a busy time when the courts are grinding out the fall calendar. In addition we will have a municipal election on about that time, and I doubt very seriously if I will be able to attend the Congress this year.

With all good wishes I am

Cordially and fraternally,

ADW: G

Ahhhaedmy

LAW OFFICES

BROWN & WALDAUER

BANK OF COMMERCE BUILDING

R.G.BROWN ABE D.WALDAUER CHARLES L.GLASCOCK

MEMPHIS, TENNESSEE

April 25, 1931.

Mr. Ernest B. Gaston, c/o Fairhope Courier, Fairhope, Ala.

Dear Mr. Gaston:

I have your two letters.

I think the Colony is undoubtedly right in surrendering the Park land to the City of Fairhope, thereby securing tax exemptions on this property.

I am really sorry that I did not buy a membership with the \$100.00 I donated to the purchase of the Scott Memorial tract, and let you purchase that land with it. Then I would have had a hold on your question.

It all shows that I will have to join a little later.

I thank you for calling the item in the Colony proceedings, published in the Courier, to my attention. I have fallen behind with reading, and have been out of town trying cases at Jackson, Tennessee - and it had escaped me.

As I have heretofore written you, it is my desire to purchase another tract of land and give to the Colony as a memorial to my former partner, an ardent Single Taxer, Judge R. G. Brown. I would like to be able to give about 70 acres, so as to make the total contribution of mine to the Colony an even 100 acres. I wish you would be on the lookout for such a tract of land. Of course, it does not have to be an even 70 acres — if it is a little smaller or larger that will be satisfactory.

Further if the payments can be arranged over a period, that will be helpful because a lawyer's income is somewhat uncertain as to time when fees roll in. There are occasions even

in these days of "Hoover prosperity", when I have a few dollars on hand; then there are others, when fees are few and far between.

Please look into the matter and let me hear from you with a report as to land you want to buy, its location, accessibility to Colony lands, etc., and terms of purchase. If you are pressed for time, wire me collect and I will reply immediately if you find a suitable tract.

In a former letter, I made the suggestion that any surplus derived by the Colony from lands which I may give it, after payment of taxes, on both the lands and improvements thereon, should be segregated and devoted to the purchase of additional lands. After reading your report on the park issue and seeing an occasional deficit, I am inclined to the belief that it might be well to use half of such surplus toward purchase of other lands and to build up a cash reserve for unexpected contingencies and emergencies such as now seem to confront the colony. I would be glad to have your suggestions as to this.

It is my hope that I may live long enough, over a period of years, to contribute at least 500 acres to your Colony. The rapidity with which I will be able to do this will, of course, depend upon earning power and other obligations. But I want you to know that no money I have spent recently has given me as much pleasure as has the thought that I have actually liberated 30 acres of land and dedicated it to a friend who, by his life, has courageously exemplified the teachings of the property of San Francisco.

With best wishes to you and other friends at Fairhppe,

I am

Fraternally yours,

ADW: G

May 10, 1931

Abe D. Waldauer, Bank of Commerce Building, Memphis, Tenn.

Dear Mr. Waldauer:-

I think I made some acknowledgement of your splendid letter of April 25th, but know I did not reply some of the suggestions therein. I hope you will pardon me, knowing how overbusy I always am.

First and foremest was the regret expressed that you had not bought a membership with the \$100 donated to the purchase of the Scott Memorial tract. There is no reason why should not have a membership for this fine donation, for the constitution says: "Any person over the age of eighteen years whose application shall be approved and who shall contribute to the corporation one hundred dollars, shall be a member of the Corporation." The fact that you have montributed to the Corporation is not vitiated at all I hold by the fact that you designated the same as "a memorial to Mr. Scott It went into land for the corporation and membership fees have for many years been sacredly devoted to the extension of the domain of the Colony.

I am therefore taking pleasure in enclosing a mebership application which 7 trust you will sign and return promptly.

I have noted and with great appreciation your purpose to give additional land in memory of the late R.G. Brown, and that you even want to do more. I shall be on the lookout for goodxxxxxxxx "buys" in realtor's parlance.

We are having quite an interesting situation just now. A quite ambitious street improvement program projected, to be charged to the abutting property, the charges against land of our corporation for which would have run on proposed park conveyances alone about \$5,000 with more in the offing for sewer system, etc., emphasizing the folly of insisting on holding title to this land, when we could have exactly the same benefit from it and even more, by turning it over to the municipality. There is another interesting phase of it however. That is that the mayor, the only holdover (with exception of my son James, from the previous administration, was very actively pushing their and quite indifferent to the Colony's position with regard to same,

if not pleased with the prospect that the Corporation might be embarassed thereby, and after presentation of the Colony's position, as presented in statement of which I enclose copy and statements of two of our citizens, who had just returned from trips to Chicago kuma their former home, which greatly to my surprise, as I think to his, declared that while they wanted the improvement and were prosonally willing and quite able to pay, it "was no time for putting any unnecessary burdens upon anybody and there were persons who would be affected who would find themselves unable to pay, "son James made a motion that the Town Council appoint a committee to work with a committee wix of the Colony Council and see what program would be agreed upon, which was carried unanimously.

Hoping you are quite well straightened out physically by this time and with sincerest regards,

Fraternally yours,

LAW OFFICES BROWN & WALDAUER BANK OF COMMERCE BUILDING R.G.BROWN ABE D.WALDAUER MEMPHIS, TENNESSEE CHARLES L.GLASCOCK Feb. 20, 1931. Mr. E. B. Gaston, Fairhope Single Tax Corporation, Fairhope, Ala. Dear Mr. Gaston: I have yours of the 17th. I am enclosing you herewith check for \$50.00 to apply on payment of the land. I expect to collect some fees in a week or two and will then send you check for the balance. I hope this method of payment is satisfactory to the purchaser of the land. If it is not, let me know and

I will send the other \$50.00 immediately.

I have been very busy since my return from Fairhope. A new daughter has been added to the family and I have been looking around for a site for a Single Tax Colony near here. Last Sunday I went down in Northern Mississippi and looked at a tract of land which is ideal in every respect except that it is too far from the railroad. I will write you more later on.

Kindly acknowledge receipt and let me know if this method of payment has the approval of the owner of the land. If not, as stated, I will send check immediately, although I prefer to collect the fees above mentioned.

With best personal wishes, I am

Truly your friend,

ADW: G

abribhaedane

Feb. 21, 1931

Abe D. Waldauer, Bank of Commerce Building, Memphis, Tenn.

Dear Mr. Waldauer:-

Yours with check for \$60 to be applied on land under consideration just received. I am receiv satisfied that it will suit the party negotiated with, Mr. W.H. Mabee, Regina Saskatchewan, Can., to with a wouple of weeks, if necessary for the other \$50 and have forwarded your check with my endorsement to him. Appreciate your propost attention to my request.

And my hearty congratulations to you and Mrs. Waldauer on the new daughter. You did not give me any hint of this when here, as I remember. I hope she and her mother are doing well.

Tast

Interested to know that you have still got the Colony bug in your hand and are moving in the matter. Hope you find just the place.

Send along the other \$50 as you get it.

Sincerely and fraternally yours,

March 13 - 31

Dea M. Gaston -

as it does n't seem litely

that see get back to the office for several days yet, saw enclosing my check for \$50°0 - being balance of the payment for the aly of scote Nemorial Tract. Now that the lands paid for, give me your suggestions as to use of income from the land, - above the sums needed to pay, state and country taxes. Personally, I like the idea of acquiring more land, - as the larger the stration, But your ideas will outveigh ming have to larger experience and closer contact with the Fairhope problems.

Jane feeling better today.

They let me get up for a while this morning, I feel very weak.

There is a whole town near

here is a whole town near here, - formerly owned by a million aire who went broke, - culled Hauson hurst. Twenty one miles from Menephio - It is at the site of Botton College; has two swim ming pools, play-grounds,

open-ais dance pavillion, ice factory, Creamery, etc. etc. I believe it Can be Bought at a bargain, with perhaps, about Eighty acres of worn-out cotton land. It is fine meles from a railroad; but on a paved pike, connecting with two arterial highways leading into Memphis What do you think of the idea of pur-Chasing it for the local Singletan Colory? Wish I could give you a fuller description au too tired to write more.

Best to you, always.

Your friend abroHaldanes ABE D. WALDAUER 1866 SNOWDEN AVE. MEMPHIS, TENN.

10 th March 31.

Dia M. Gaston: -

Saene sick in the - flu. I'll send check for the talance of that land when I return to office.

Regret to advise you of the death of my partner, Judge R. G. Brown, on March 1st. He was a contrue parary of Henry Grorge - are artent sugletances. He was one of the first officers of the Memphis Lit. Club - and for years Edited a S.T. column in the ready frint papers Through The South -He was rotten-egged for preaching singletax with John I. White and Judge l'ittiman in Missouri, When drecover Jaean wite see article on his life for publication in the Courier - if you want it. Also, later ou, I shall wish to purchase some acreage ar a memorial to him. Keep your eyes open for a suitable tract, or advise nee as to price, trues, Etc.

This responsed illness of my

bartner, has further delayed very Enclare plans, Also aufortenally, The Siegreme Court has handed down a decision which seems to change the Law respecting Exempliaces fu Educational institutions. to die in a fleck for the present. But Jouce day soon, - say within a year - I propose to have that Colorey. Law reading the Courses hecekly - glad of subscribed while there. Judge Pittinam and of are talking about a trip to Fairhote after downts adjourne in July of, and where - that hip veateréalige, - des wrete goes. Let me know when yours found another tract to purchase; or, if you therek hest to were the money del have to speed to weake source purchases at tax sales let mug know, wile we what you there best but write. Its here to be sick, & quarantined, - + very little mail. facer as ever abil Haldan

March 16, 1931

Abe D. Waldauer, 1866 Snowden Ave., Memphis, Tenn.

Dear Friend Waldauer:-

Replying to yours of 10th-does not seem possible several days have been elapsed since its receipt; but they have a way of slipping. Sorry to note that you have been home ill, Hope you are out by this time, if not, that you are much improved. Will be glad to get the check for the remaining fifty and complete the land transaction.

I am sure you will be interested in the enclosed letter from Mr. Mabee, acknowledging the receipt of the \$50 which I wrote you I had sent him. (which please return) would like to catch him with the other before he goes on the long jounney.

I was very sorry to learn of the death of your partner, Judge Brown. By all means write me a fitting article regarding him. Will be glad to give it space in the Courier. Glad you are enjoying the paper. Think you will agree with us that very few towns of the size of Fairhope, have so good a paper. Be sure I will bear in mind some bargain in land or keep inxtract an eye out for the bargains near us offered at the coming tax sales,

Have just been advised of one 2080 acre tract, which corners right into our land, joining us for a mile on one side and a half a mile on the other, which it is said sold for \$40,000 during the boom with \$25,000 paid and which the seller is expecting to get pack for the mortgage retained on it and is talking of pricing at something over \$17,000, abjout eight and one-third doll is an acre. That would be more than you would be able to free as a memorial to Judge Brown, but what an opportunity to a Singletaxer with the wherewithal to make an investment for the cause, which would under Singletax Colony administration make a more and more forcible demonstration of the virtue of Singletax as the years rolled on.

An item: All our several traveling men, working out of Fairhope agree that Fairhope is in better condition than any other town in South Alabama, They do not all know, but it is ours to show them that a very important factor in this condition is that people were not tempted here as elsewhere, to invest their savings in mak-

ing purchase price payments on vacant lots in the hope of passing them on in a short time to others at a big advance, but finding themselves instead confronted with necessity of making additional patments, together with taxes, interest, etc. to save what they put in. Also that under the Colony plan, the advance in value of lots because of increased population and better facilities of all sorts is being taken for the benefit of the whole community instead of enriching a few.

cincerely and fraternally yours,

P.S. Regards also to the madam.

P.S. No. 2. I open this to announce the receipt of the \$50 mailed 13th and to say that I am sending it on in this mail as directed by Mr. Mabee, in letter which I am sending for your reading. Good. E.B.G.

BROWN & WALDAUER

R.G. BROWN
ABE D. WALDAUER
CHARLES L.GLASCOCK

MEMPHIS, TENNESSEE

March 23, 1931.

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

Dear Mr. Gaston:

It was good to read your letter of March 16th, and it is good to be in harness again.

As you request I return herewith Mr. Mabee's letter, with the hope that the check reached him beforehe answered the final call.

. When I read a letter such as yours, I wish that I were a millionaire. You may be sure that I would not hesitate to buy that tract of land for \$17,000.00, and give it to the Colony if I had the money. As it is the best I can do is to offer to be one of the thirty four who will contribute \$500.00 to the purchase of the tract.

Incidently, It might be a good idea to find out how much cash money this man wants for the land and what terms can be arranged. Certainly there ought to be enough Single Taxers in the United States who can pool enough of their resources to enable you to buy it.

I am still working on a proposed site for a colony here, although everything has intervened to delay it. If we get it started by next year, I will be very happy.

Mr. Bolton Smith, a member of the Fairhope Colony - made a splendid suggestion. I was discussing the matter of an enclave with him at lunch and his associate suggested that Federal Joint Stock Land Bank bonds were now being quoted on the market at around 38 - 62 below par - that these bonds would be accepted by the bank in payment for land on which they had a mortgage that was about to be defaulted.

I do not know whether the same rule prevails in Alabama, but I suggest that you investigate it and find out whether or not it is so; and also whether or not there is any distressed mortgaged land in the vicinity of Fairhope. We might add to enclave considerably in that way.

Please keep an eye open for a suitable tract that I can purchase for Judge Brown. I have not yet had a chance to write a story for you, but I shall write something at the first opportunity, and send it to you. Naturally, I am very much behind now because of my illness.

With best personal wishes, I am

Truly your friend,

ADW: G

Who standary,

1954 Robinsons Bigina Sark. Feb 26-31 Dear Im Jashn yours with chargue rereised, and many Months. Hon the next one comer yought it Earhood, and send a draft-to the Dominin Bank Pragina credit- H. IV. maber. I am erry sich, and may and be living at that him. It will be payable to the Dominion Bank, and They will place it to any credit. By Amin-law in doing my bisinest. It eandraw chrques on ony across. I used to take the tourier when I hued in lehicago, and I always had inplicit confidence in you, and I don't think I war anisplaced. I am and bying to flatter you. History you a long happy and prosperce left I remain a ever bufieted in green intrarety # 14 maber

April 13, 1931

Abe D. Waldauer, Memphis, Tenn.

Dear Brother Waldauer:-

You may not have noted by minutes lof Council meeting published in last week's Courier, that a check for \$300 had been received from Thos. P. Craig, for use in purchasing such land as the Corporation might think it avisable to bid on at tax sale, soon to be held and I was instructed to send a suitable letter of thanks to him and to you.

It gives me great pleasure to express the thanks to you of the members of the Executive Council and other officers of the Corporation, and indeed, all loyal members for your generous assitance in securing the land on which Mr. Mabee of Regina, Sask. Can, made so liberal an officer, which land has been duly transferred to the ownership of the Corporation.

As Singletaxers, you as well as we, appreciate the fact that land is the foundation of our economic structure, as well as of the rights of men to existence upon the earth, and that it is the first requisite also for a Single Tax Colony, endeavoring to demonstrate the benefits of taking land values for public use, instead of going to the enrichment of private owners.

I sincerely hope you are fully recovered by this time. In your last you mentioned the possibility of acquiring the town of "Hansonhurst" 21 miles from Memphis, which looks quite attractive to me. It looks to me like that might be a fine place for the start. Its administration on Single Tax lines, will not tend to boom land adjacent and when you get to going you will attract aid of others as we have done.

With all good wishes

Fraternally yours,

LAW OFFICES BROWN & WALDAUER BANK OF COMMERCE BUILDING R.G.BROWN ABE D. WALDAUER MEMPHIS, TENNESSEE CHARLES L.GLASCOCK May 15, 1931. Mr. E. B. Gaston, Fairhope, Ala. Dear Mr. Gaston: Your letter of the 10th came during my absence in Nashville, and while there, among other things, I had an extensive conference with Dr. Bruce Payne, president of He is concerned over the fact that school Peabody College. teachers in several states are not receiving their pay in money. The states are broke and are issuing warrants. He is thinking of calling a south wide conference this summer to discuss the matter of taxation and economical school facilities. I called his attention to the Snowden Proposal in England - and we spent some time, along with his professor of economics, in having a say on the Single Tax. I suggested that he invite Professor Brown, of the University of Missouri to his conference. If - and when - he calls this conference, I am wondering if you could come up to tell them about Fairhope. In all probability the college might not be able to pay anything beyond traveling expenses. I return the application for membership. Let me know whan you see some land that you wish to buy as a memorial to Mr. Brown, and then write me the particulars on that. I am much behind by reason of a four day absence, hence brewity. Fraternally yours, ADW: G abrithaldanie

May 22, 1931

Abe D. Waldauer, Bank of Commerce Building, Memphis, Tenn.

Pear Brother Waldauer:-

I take great pleasure in enclosing you certificate of membership in the Fairhope Single Tax Corporation, No. 160, (numerically) but representing only the 11th outstanding, your application having been accepted by the Executive Council, on the 19th of this month.

Referring to the report of Colony Council proceedings on page 6 of this issue, you will note opinion of Mr. J.H.Webb, attorney for the Corporation during its entire existence, fully sustaining my position with regard to the transfer of the parks to the Town, being a matter of local administration of affairs which required no amendment of the constitution, but simply action of the Executive Council—subject if a petition were filed by the requisite number of members to a referendem to local members.

In regard to entering a conference which Dr. Payne might call, I think you good Singletaxers of Memphis, with Professor brown, of Missouri, could take care of the situation so well, that it would not be necessary for me to come up. I am in receipt of an invitation to attend the Henry George Congress at Baltimore in October and appear on the programme and very much desire to do so.

the family,
Hoping you are fully recovered and all is well with

Sincerely and fraternally Yours,

Secretary.

Law Offices

#### BROWN & WALDAUER

BANK OF COMMERCE BUILDING

R.G.BROWN ABE D.WALDAUER CHARLES L.GLASCOCK HUGH N.CLAYTON

MEMPHIS, TENNESSEE

March 28, 1932.

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

Dear Mr. Gaston:

I am writing you hurriedly.

I return herewith the ballot, rushing it off so that it will be certain to be counted in the election.

I will write a letter with reference to the Schalkenbach and other matters soon.

Yours very truly,

ADW: G

Mudany

## THE MEMPHIS SINGLE-TAX CLUB

MEMPHIS, TENNESSEE

JUDGE A. B. PITTMAN, PRESIDENT A. G. RILEY, VICE-PRESIDENT P. M. BIRMINGHAM, SECRETARY

eso

OFFICE OF THE SECRETARY
CHISCA HOTEL

ADVISORY COMMITTEE

L. D. BEJACH
W. D. GAITHER
BOLTON SMITH
ABE D. WALDAUER

March 16, 1932.

Mr. E. B. Gaston, Fairhope, Ark.

Dear Mr. Gaston:

Let me thank you for your letter.

My wife has signed the Constitution and I return it herewith.

I think she signed the ballot, which she should not have dore. If her signing the ballot makes any difference, kindly write me and send me another.

I am very much interested in the Park law suit and you may be sure that the Colony can command my services in the trial of the case without charge for such services, provided I can arrange to attend the trial so as not to conflict with existing engagements.

will you please send me copy of the petition at your earliest convenience?

With all good wishes, I am

ADW:G

Fraternally yours,

abrioslandamy

March 8, 1930.

Abe D. Waldauer, Bank of Commerce Building, Memphis, Tenn.

Dear Friend Waldauer;\*

Yours of Saturday just received. I am horrified to learn of your narrow escape in automobile accident. "In the midts of diffe they say, Debbil's waitin by the way" but this would not of course be the case with a good Singletaxer. Certainly hope you have an early and complete recovery.

I enclose the constitution, and another ballot and set of envelopes to forward same.

The threatened suit over the conveyance of parks to the town is at last materializing. Have not yet see a copy of complaint. Expept to have one tomorrow. Plaintiffs are A.E. Schalkenbach, E.Y. Cohen and W.R.F. Call, (late president) Will see that you get a copy of complaint. Hope you can help us out some.

In regard to your lot purchased in pairhope, State and come ty taxes are due first of October. If your purchase was made when you were here in the winter, last year's taxes ought to be paid by the seller. The town taxes were due the first of December. The property not yet showing up in your name on the tax lists, I would be unable to look it up for you.

Take care of yourself.

With fraternal regard,

## THE ROOSEVELT



FRANKLIN MOORE AND SEYMOUR WEISS
MANAGING DIRECTORS

# NEW ORLEANS LOUISIANA



CABLE ADDRESS
"HOROSEVELT" NEW ORLEANS

Laten Day.

Den Bo. Gaston -

THE PRIDE

ballot, which was forwarded to me here. Only one ballot was enclosed; and apparently no constitution. If you will kindly send another, ballot and constitution to me at stemphis, I will see. What we can do with Mrs. W.

coming more introstrat in the sun; letter.

The way be willing to sign the constitution,

Igat as far cast as trashing ton

when business called me home. So

I did not get to see the Enclass.

Then Igat in automobile accident,—

my car turning over a twelve foot

Embandment,— and how almost killed—

to come around in good thape.

Had I not been out of my

OF THE SOUTH

one, and see you, - best have two back.

When so you have to pay state County & town taxes; and so they send notices to non-residents? When dget reaty to retire from action practice of law, and toke up the singletax as a profession that live in Fairhops.

Frater wally abribbaedancy, LAW OFFICES

### BROWN & WALDAUER

BANK OF COMMERCE BUILDING

R.G.BROWN
ABE D.WALDAUER
CHARLES L.GLASCOCK
HUGH N.CLAYTON

MEMPHIS, TENNESSEE

March 23, 1932.

Hon. E. B. Gaston, c/o Fairhope Courier, Fairhope, Ala.

Dear Mr. Gaston:

I enclose a clipping from yesterday's Press Scimitar, which I hope is worthy of re-production in the Courier.

I have read the complaint with interest, and I should like to see a copy of the answer which counsel for the corporation propose filing.

It may be that I may have some suggestions which I should like to make after seeing that answer. Will you please ask your counsel to send it to me; and let him know that I am available to help in any way that I can, the only limitations imposed being those of my own court engagements?

The following idea occurred to me:

I am wondering whether or not an outside member, such as myself, could not write to Mr. Schalkenbach and others who are plaintiffs in this case, and see what could be done towards getting them to withdraw their suit, using, of course, amicable and persuasive means to accomplish this end. I have no pride in my own ability as a peace maker; but it occurs to me that perhaps an outsider might present it in a way somewhat different from your method of presentation. This is not intended as any aspersions upon what has already been done to accomplish this end, nor upon your ability as a peace maker; but it occurs to me that you are a dedidedly interested party, and that perhaps I, being somewhat dissociated from the corporation, might present a slightly different view.

If you think this is worth trying, I will be glad to

undertake it; and I suggest that until efforts to amicably adjust the matter have failed, a public announcement of my intention to join you in the defense of the suit, be temporarily withheld.

I enclose the application which I hope is satisfactory; and another ballot is being sent under separate cover.

With best personal wishes, I am

Truly your friend,

ADW: G

abrhostaldan

March 25, 1932.

Abe D. Waldauer, Bank of Commerce Building, Memphis, Tenn.

Dear Mr. Waldausr:-

Provide a copy of his reply or "answer"in legal phraseology, to the compliant in the Schalkenbach-Cohen-Call suit and will advise him of your desire to help. I am sorry I did not get you and him tagether when you were in these parts. Will see that you meet him next time.

I think your suggestion that you, as a member, but not actively connected with the administration is the matter of the disputed point, might write Schalkenbach and the others, and suggest their withdrawing their suit is excellent. There is no question but what the great majority of the local members favor the action which has been taken, and further action along the same line, in tendering the wharf property to the Town, which will be done today, and it is as we contend, a matter of "local administration of affairs" which the constitution places in the hands of those "who are in person on the Corporation grounds" and if they win, they will only saddle on the corporation constant expense for taxes axa on and maintenance of the park lands, without in any respect whatever contributing to the major purpose of the Corporation, to demonstrate as far as may be under the existing laws, the Single Tax Policy.

I know of two mambage who have written Mr. Scalkenback along this line, Mr. Knips a member, and John Emery McLean, author of "Spiritual Economics" but not a member.

I note you enclose application of Mrs. Waldauer for memorship. Under the present constitution there is no need for this, for it makes the husband or wife of a member "considered a member" by simply signing the constitution. That is one of the first things we would endeavor to change if the pending "esteway amendment carries; so as to make require the husband or wife to make application and be accepted the same as members in whose names certificates certificates of membership are held. It is quite illogical that a member has to make application, submit to esamination and run the gauntlet of acceptance or rejection,

while the husband of wife, should only have to sign the constitution.

The only occasion for Mrs. Waldauer making an application under the present status would be if she proposed paying a member-ship fee and becoming a member in full right inseatd of being "considered a member" only.

I find the clipping from the Press-Scimitar very interesting and will use it in next issue of the Courier.

With best regards to yoth you and Mrs. Waldauer; also to Judge Pitmann, and to the officers of the Memphis Single Tax Club,

Fraternally yours,

Secretary.

# THE MEMPHIS SINGLE-TAX CLUB

MEMPHIS, TENNESSEE

JUDGE A. B. PITTMAN, PRESIDENT A. G. RILEY, VICE-PRESIDENT P. M. BIRMINGHAM, SECRETARY

eso

OFFICE OF THE SECRETARY
CHISCA HOTEL

ADVISORY COMMITTEE

L. D. BEJACH
W. D. GAITHER
BOLTON SMITH
ABE D. WALDAUER

March 31, 1932.

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

Dear Mr. Gaston:

The selection of Memphis as a place of next meeting has given us all more pleasure than I can tell you.

We should use this opportunity to put the South in the fore front of Single Tax activity.

I feel that the result was largely contributed to by your splendid aid personally, and by the indorsement of the Fairhope Corporation - for all of which I am personally deeply grateful.

With best personal wishes, I am

ADW: G

Fraternally yours,

abroshaedane / 6

LAW OFFICES

#### BROWN & WALDAUER

BANK OF COMMERCE BUILDING

R.G.BROWN
ABE D.WALDAUER
CHARLES L.GLASCOCK
HUGH N.CLAYTON

MEMPHIS, TENNESSEE

April 8th, 1932.

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

Dear Mr. Gaston: -

I dictate hurridly as I am leaving for Nashville.

I inclose copy from Schalkenbach which is self explanatory.

May I have your suggestions, if any, as to the form my acknowledgement should take.

ack \$10/32

Sincerely,

Alro Hae

ADW/C.

# A. E. SCHALKENBACH Fairhope, Ala.

4/6/32.

Mr. Abe D. Waldauer, Bank of Commerce Bldg., Memphis, Tenn.

Dear Mr. Waldauer: -

Your letter of April 1st, and copy of April 4th, was received this A. M.

In response thereto permit me to say I have read the contents thereof carefully and given serious thought thereto.

Like you I know the officers referred to only much longer than two years.

I wish to assure you the demonstration of the George philosophy is paramount over everything else. The complainants all feel theassumption of powers, never granted, is a full justification for submission thereof to a judical decision, that such a decision is most desirable for the cause that has been so dear to our hearts during these past forty-eight years. We also believe that only through such judicial decision can the userpers be deterred from further abuses thereof.

We cannot accept your expressed opinion that the actions complained of were wise on the contrary we believe it to be most unwise.

Yours sincerely,

(Signed) A. E. Schalkenbach,

LAW OFFICES

### BROWN & WALDAUER

BANK OF COMMERCE BUILDING

R.G.BROWN ABE D.WALDAUER CHARLES L.GLASCOCK HUGH N.CLAYTON

MEMPHIS, TENNESSEE

April 25, 1932.

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

Dear Mr. Gaston:

You will be interested in the enclosed copies of letters from Call and Schalkenbach; together with copies of my replies.

I hope I have met the issues fairly and courageously.

I am more interested than ever before in the law suit, and certainly want to be with you.

We move seven colonists down to the new enclave at Wall Hill. If you want a story about it, for publication in the Courier, I will be glad to write it, if you will indicate how much space is available.

With best personal wishes, I am

Fraternally yours, Came in my absence

ADW: G

abrothacdany.

PJ: Instreturned from Wall Hill the new inclave. Two families - severe
people, are on volving land on the have
all our land under lease now, - and fine
families who have filed applications a story for publication is coming -

April 22, 1932.

Mr. Abe D. Waldauer, Memphis, Tenn.

Dear Sir:

I have your letter of the 18th instant before me but find myself at a loss for a suitable reply.

I am at a loss because I can not understand, or conceive, of the arbitration of a principle. We are not now discussing a theory, or its application, but the validity and sanctity of a contract, or agreement, already existing, and to the support of which all parties have pledged themselves.

To me the words and meaning of our constitution are perfectly clear but if there is a difference of opinion regarding its interpretation thereewas ample opportunity for discussion before action was begun. Now that the act is consumated the only recourse is to the courts for clarification. How can an accomplished act be arbitrated?

Again, your view point is so much at variance with mine that I can see no need, or use, of further discussion. Your third paragraph, if I understand your phraseology, indicated that you think it deplorable that people should differ, even in a matter of principle. To me it is much more deplorable that one should be asked to abandon principle for the sake of harmony.

The last paragraph of my letter of April llth is, I think, a sufficient statement of my position. It would be wearisome and useless to review details covering years of work here to carry out our plans only to see that work made useless just when we have a real opportunity to demonstrate them.

Very truly,

William R. F. Call.

April 25, 1932.

Mr. wm. R. T. Call, Fairhope, Ala.

Dear Sir:

I have your letter, which if you will pardon me for saying it, I believe is unwarranted in tone and content.

Since you say there is no need for discussion, I assume that your question as to how an accomplished matter can be arbitrated, is purely rhetorical.

I shall volunteer my services as counsel to the Fairhope Corporation; and will welcome the opportunity, if the offer is accepted, of elucidating my ideas before the court.

Sincerely yours,

ADW: G

Mr. Abe D. Waldauer,
Bank of Commerce Building,
Memphis, Tenn.

Responding to your favor of April 18th, permit me to say that when conveyance of the Park lands was first suggested, I submitted the corporation's constitution to three prominent lawyers long identified with the George movement, each without knowing of the other confirmed one another's opinion. I then submitted to my personal attorney in New York, who in turn confirmed the opinion of the other three.

This was made known to the colony council at the time. I also made known in advance that if the lands were conveyed, as they were, I would contest the matter before a competent court.

As matters now stand I fail to realize what there is to arbitrate, that stage has surely passed, the lands, in my judgment, has been alienated from the membership, the supreme powers, of all the membership, was steam rollered by methods only known to politicians there can be only one course to pursue, i. e. invoke the strong arm of the law to make restitution thereof.

In the face of the emthods employed, in carrying out the plan, to wrest these lands I feel justified in appealing to the court of highest resort before submitting to the outrageous treatment that was accorded to men that spent their lives in fighting the cause of economic justice, a more brutal treatment of their rights could not have been consumated.

I have grave doubts about the loyalty of those that are responsible for the present situation.

Sincerely yours,

(Signed) A. E. Schalkenbach.

April 26, 1932.

Abe D. Waldauer, Memphis, Tenn.

Dear Brother Waldauer:-

Your two letters-one for the Courier just received Hurrah, for the new Enclave of "Wall Hill" and deep appreciation, of your effort to get Schalkenbach, et al, to withdraw their ill-advised suit. I am glad that I encouraged you to make the effort, and refrained from advising you that failure would result. Just read over again your letter of March 23rd, suggesting such an effort and my reply to same and am pleased at the positions taken by both of us.

I hope and believe the result of thes suit will vindicate us. It is too bad is to have the expense and uncertainty of such a suit at a time when the Colony and the country are in such condition as we find ourselves at the present time.

We have another setback, in the final—or such as it seems at this time, decision of the Reconstruction Finance Corporation, not to accept a considerable numbers of loans secured by mortgages on Colony leaseholds, which seemed just ready to bassed favorably by the Birmingham branch and make available to the bank some thousands of dollars from this corporation, if needed. What this may eventually mean to the bank I do not know. And of course the general situation is very bad. All of the promised favorable reactions to the policies adopted under the leadership of the bipartisan plutocracy have failed is of realization and the future strikes me as exceedingly dark.

That those who are tring to demonstrate to the world a better way, should be quarreling among themselves is most unfortunate.

I certainly feel very grateful to you for your stand and hope for the best.

Sincerely and fraternally yours,

Er. A. E. Schalkenbach, Fairhope, Ala.

Dear Mr. Schalkenbach:

Let me thank you for yours of the 21st. It is particularly welcome because it is in direct contrast with a letter I received from Mr. Call.

h a general way I am familiar with the legal questions involved, and candor compels me to state that I feel the Colony has the legal right to alienate the lands in question.

I am further of the opinion that the correctness of the action taken will be windicated by the court.

I mean no reflection on the counsel you have consulted. Lawyers differ.

For your information there is enclosed a cppy of letter I received from Mr. Call, and copy of my reply.

As I view the matter, it is never to late to arbitrate.

A good settlement of any controversy is better than a bad law suit.

If I have any reputation at all as a lawyer, it is due to the fact that I generally try to compose differences rather than to promote them. I do not mean to suggest that you gentlemen are needlessly contentious by the foregoing observation; but I do state that it is advisable, wherever possible, to settle these matters by adjustment.

Under the circumstances, if it is impossible to adjust the controversy, I suppose it will have to be litigated. Believing, as I do, that the Colony is exercising a valid legal right, in a valid legal way, as a member of the Colony, I shall offer my servises to it in the lawsuit pending in the court.

I assure you I appreciate the spirit in which you write, and trust you understand my position. I would not ask you to surrender your views on this question, and I know you will accord me the same privilege of entertaining my own ideas on the subject; and, if necessary, of fighting for them.

But I repeat that this is a regrettable difference of opinion between men who should be united in this cause, and on that is greatly to be deplored.

I cannot close this letter without an expression of regret that you should be called upon to doubt the loyalty of those responsible for the present situation. This is distressing. I have never found myself in a position where I was compelled to call into question the loyalty or integrity of a fellow single taxer, particularly of the type that have done so such for Fair-hope.

You will be interested in knowing that there are now seven colonists on my new enclave at Wall Hall, Miss. It bids fair to grow and prosper; and although we are starting with only 35 acres, already there is a prospect of expansion.

with best personal wishes, I am

Sincerely yours,

ADW: G

May 13, 1932

Abe D. Walda uer, Bank of Commerce Bldg., Memphis, Tenn.

Dear Brother Waldauer:-

The Courier eof yesterday will advise you that our amendment ment went through with a comfortable margin; opening the way to some other needed amendments which we may want to try for. However, probably we had better try to win our suit before raising any other very controversial question.

I was in Mobile today to see Mr. Webb regarding the wharf transfer proposition. And we talked a little about the suit over the park transfer. This, as I undertand is a matter at present for rulings on points of law by the judge, and Mr. Webb feels it is advisable for you to file your brief—I believe that is it—with the judge as soon as may be, as if an ruling can be had from him soon the case might come before the Suprem Court without much delay.

Hope you will be able to do this.

I find Mr. Webb relying quite strongly on the point that t this is not really a conveyance away of the property, as the Corporation will have the same enjoyment of it as before and be free from the expenses of taxes and maintenance.

If you wish any other information from me beside what have furnished you, please call upon me for it.

Most sincerely Yours,

Sept. 19, 1932.

Abe D. Waldauer, Chamber of Commerce Bldg. Mamphia, Tenn.

Dear Friend: -

Hurrah for the way the Leggionaires, through Mess It Kit and at meetings have warmed up to your Colony proposition. Certainly do hope that it will go through and that the financing can be done through the R.F.C. I opine however, that it may be hard to get the controllers to warm up to any proposition which is so benealent.

It now looks as if we will heave at least a ss delegation of 8 or 10 from Fairhope. Times are awful hard, but
the prospect is good for getting a couple of parties with
cars who want to come to put in their cars against the
expense of oil and gas, etc., to be put up by others riding
with bom, which will make the expense for each owite light.

Will advise you just as soon as I know when I will arrive, which will probably not be until Monday morning, some time.

Best regards to you and Mrs Waldauer, to Judgo Pit-

Fraternally.

April 23, 1933

Abe D. Waldauer, Memphis, Tenn.

Dear Waldauer:-

I know you will be glad to hear that we secured reductions in assessment of Colony property, when before the County Board of Review yester ay, which will save us over a thousand dollars a year.

the transfer of the park lands and indirectly additional. And the highly grizzs valued bayfrontage, included in the park system, is forever removed from the tax rolls. The wisdom of this action is fully vindicated.

I am sending you copy of the statement filed with the Board of Review. The facts given of comparative values of Colony and non-Colony land in Fair ope, and of Fairhope with other towns in the state of approximate population are instructive of several things; for one the difficulty of working out the Single Tax idea under a hostile systems of administration; but for another the demonstration made of what the Singletax will do to make land accessible and stimulate improvement.

I am expecting a reply from Senator Bankhead very soon with regard to the amendment he secured to the "Recovery" bill.

With very best regards,

Fraternally yours,

## ABE D. WALDAUER

ABE D. WALDAUER
HUGH N. CLAYTON

MEMPHIS, TENNESSEE

Feb. 21, 1934

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

Dear Brother Gaston:

Thanks for yours of the 18th inst.

I am up and out again.

Sorry to hear of your wife's illness. I hope she speedily recovers.

I appreciate the invitation to come to Fairhope and rest. The trouble with me I have been resting in bed too much now due to fever and other conditions. In fact, I am dictating this in the presence of my doctor; and Dr. King says that later he proposes to see that both Judge Pittman and I come to Fairhope.

I should like to see Mr. Webb's opinion.

I am very much interested in it.

What progress, if any, has been made to acquire lands adjacent to Fairhope which have reverted to the state for non-payment of taxes? I have been expecting to hear from you on this subject.

I am very happy today! A client of mine gave me two letters that were written to his father and signed by Henry George. One was written on a type-writer, while the other was entirely in the prophet's handwriting.

With best wishes to you and yours, I am

Cordially and sincerely,

ADW: G

ile D'Waldanser

Feb. 24, 1934.

Abe D. Waldauer, Bank of Commerce Building Memphis, Tenn.

Dear Friend Waldauer:-

Yours 21st at hand and was delighted to hear from you though regretting that your condition of health is not more satisfactory. Am glad to say that I a feeling very well.

I hope that Dr. King sees to it that you and Judge Pitman come to Fairhope--and comes along himself.

I forward to you the opinions of Mr. Webb, district counsel; Mr. Beebe Baldwin County attorny and Mr. J. Chandler Burton, State Counsel, for the Home Owners Home Loan Corporation, of date of Feb. 9, -- and the latest, Feb. 23, which please return for my file.

We are not nearly so eager for having this source of getting the Colony leases more in debt than they are, but have done what we could on their account.

A gratifying feature to us has been that all of those near enough to know what the Colony stands for and what it has accomplished, have done everything they could to have leaseholds held adequate for loars.

I have to admit that I have not taken up the matter of ascertaing what land is available for purchase for delinquent taxes in this vicinity, but will get after it.

What do you know about Dr. Copedand, Singletaxer, as a possible candidate for governor of Mississippi, as mentioned in last Land and Freedom.

With my very best regards,

Yours in the Faith,

LAW OFFICE
ABE D. WALDAUER

BANK OF COMMERCE BUILDING

ABE D. WALDAUER

MEMPHIS, TENNESSEE

October 13, 1933.

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

Dear E. B. Gaston:

will you please procure a list of all the lands within the corporate limits of Zairhope that have reverted for the non payment of taxes; a statement of what it would cost to acquire these lands for the Fairhope single tax corporation?

Also outline briefly the method to be pursued in acquiring them.

For some time I have felt that your demonstration would be better if the corporation owned all of the land within the corporate area. Now that there is an opportunity to acquire tax lands in the corporate area, we should not overlook it.

Since you did not accept the invitation to be my guest at Chicago, I know you will not object to my putting at least that much in tax reverted lands in Fairhope - perhaps more.

A bill is to be introduced in the Missouri Legislature modeled along the lines of the Collierville Act to give Kansas City, Missouri, the legal right to operate an enclave of economic ground rent. I enclose copy of letter I have just written on the subject. This is not for publication

got-

"The world do movet "

ADW: G

Yours very truly,

fratewally & Eclavielly
Whatewally & aldany

October 13, 1933.

Er. James C. Fuller, 1440 Admiral Building, Kansas City, No.

My dear Mr. Faller:

For enswer to yours of the 10th, I emclose three copies of the Collierville Enclave Act.

so far as I know.

A State wide enclave act sould require special consideration. There should be an arrangement made for dividing the economic rent between thems, counties and the state, where there are taking districts within the area affected such as school districts, read districts, level districts or sever districts provisions about be made whereby each of these taking entities should receive a portion of the economic gramed rent. Unless this is done, the county government or cities or towns may oppose a state wide angless, because the operation of the englave by tend to reduce their revenues. Furtherwore, if any of the state government subdivisions have issued bonds on the faith of land values or other values within the area they embrace, the enclave law which failed to make provisions for proportionate divisions of the economic ground rent might raise opposition from the bond holders.

I have no fear of the outcome of the legal test of the encieve statute, if carefully drafted; but I do not think that we should invite opposition needlessly.

I am delighted that you think your city manager, Mr. H. F. McSlroy, may become a booster for the enclave plan. I suggest that you put in his hands a copy of the "Enclaves of Mconomic Rent", which is published by Fiske Warren, at Tahanto, Harvard, Mass.

You may say to Mr. McElroy that if I can be of any service to him in connection with the drafting of this act or otherwise, I will be glad to do what I can - even to the point of coming to Manaas City, if he does not mind working on Sunday.

Careful study should be made to determine whether the municipality has the right to buy the less for its taxes. The Supreme Court of Tennessee held that no such right existed inherently in any city or incorporated took, and it was necessary for us to pass a general law giving such town that specific right.

If you wish a copy of this law I will be glad to forward it to you.

I regrot sincerely that you were unable to attend the Chicago meeting. I hope you will not miss any further meetings of the Henry George Congress. I found that meeting atimulating and inaptring.

Please be assured that I can help solve your Kaneas Gity problem in any way you have only to command me.

Enclavially yours,

ADW: G

abrioHaldan

Oct. 18, 1933.

Abe D. Waldauer, Memphis, Tenn.

Dear Brother Waldauer: -

Yours relative to the Enclave getting land sold for delinquent taxes in the municipality received. I would be willing for you to go to any extent desired in that direction; and will get what information is available as soon as I can. Just now the Assessor and Tax Colle tor are making their rounds throughout the county assessing and collecting and are not spending much time in the office.

Much interested in the effort to do something for Missouri.

Fraternally,

WM. C. BATEMAN

MEMPHIS, TENNESSEE

January 9, 1935.

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

Dear E. B. Gaston:

I enclose some correspondence which I am asking you to treat in confidence.

I was re-appointed Assistant City Attorney, and the enclosed editorial from the Press-Scimitar, will probably interest you.

In my new capacity I will be in direct touch with the Tennesee Valley Authority. The citizens of Memphis voted overwhelmingly for a Nine Million Dollar bond issue to bring the TVA power here. In my new capacity I will help work out details to bring it here.

The Mayor has made an announcement to this effect in the newspapers, and much of my work in the future will be devoted to problems growing out of Public Utilities.

All good wishes to you and the crowd at Fairhope, I

ADW : G

Fraternally,

. Ala

PS Please return the attached correspondence when you have read it. Would mail you copies but my secretary is swamped for the next few days.

If you think my re-appointment is newsyou may use that — but please bout publish aughing of our Enclavial designs on the Fira.

Jan. 11, 1935.

Abe D. Waldauer, Bank of Commerce Bldg. Memphis, Tenn:-

Dear Waldauer:-

Yours of Jan. 9th, with enclosures duly received and read with much interest. I was particularly pleased to learnn that you had been reappointed Assistant Attorney, of your city, because of the opportunities it gives you to further our cause and because I feel it must/é be nice to have additional assured revenue coming in regularly. But I was disappointed that the clipping from the Press Scimitar referred to as being enclosed was not enclosed. Please see that I do get a copy. It may be interesting to quote in connection with announcement of your reappointment.

Since receipt of yours, my attention has been directed to something of great importance it seems to me in this connectified which I will advise you of perhaps tomorrow.

The correspondence will be early returned. Sorry your secretary is swamped I have to be my own and it goes slowly.

Regards to Mrs. Waldauer.

Yours most since ely,

Jan. 12, 1935

Abe D. Waldauer, Ne phis, Tenn.

Dear Aba:-

Writing you yesterd. I referred to something of great importance, as it seemed to me, of which I promised to further advise.

It is presented herewith, in quotation from "Employment and Natural Resources."

It seems to me from the source from which it comes and its sound logic, it affords an excellent opening to put before the Tennessee Valley Authority, the leasing system of land administration for its settlements; and if they cannot be persuaded to go that far; perhaps there might be cooperation with a private corporation, an "enclave" for which the land might be provided.

But, of course, every possible effort should be made to get the TVA itself to adopt the leading system.

I have written to the Department of Labor trying to get other copies of the book from which I have quoted, and if I get other copies will send you one at once.

I cannot write more today.

yours Enclavially,

P.S. I am returning your correspondence with Dr. Colen.

Dr. Cohen's address: Dr. S. Solis Cohen, 1906 Walnut St., Philadelphia, Pa.

January 28, 1935. Mr. E. B. Gaston, Fairhope, Ala. Dear E. B. Gaston: Thanks for yours of the 25th. I read of Melville's death in the Courier. I am indeed sorry to hear of Mr. McLean's death. Although Wall Hill is near the flood area, none of our land has gone under. The flood has imposed additional burdens on us, however; but our little single tax colony is still free land and dry land! I am glad to send the check for that subscription. You need have no hesitancy in accepting it. There is no reason on earth why even a reform paper should carry a person like me on their subscription list unless I pay the prive. This is not for publication: I am drafting an enclave bill for the City of Memphis! I do not know whether the Mayor or Commissioners will approve and advocate its passage. I am also suggesting that the bill be drawn so that slum clearance and housing projects undertaken by the city will be paid for out of increased land values resultant from these projects. It is for particular services such as these that I appreciate the job of assistant city attorney. With best wishes, I am Truly your friend,

Will Waldane ADW: G

LAW OFFICE

ABE D. WALDAUER

COMMERCE TITLE BUILDING

MEMPHIS, TENNESSEE

ABE D. WALDAUER

WM. C. BATEMAN

April 14, 1935.

Abe D. Waldauer, Bank of Commerce Bldg. Memphis, Tenn.

Dear Brother Waldauer:

In a late letter from youyou said you were drafting an Enclave bill for the city of Memphis; did not know whether o not the Mayor or Commissionaers would approve of it. Also Wall Hill Enclave had map so far escaped serious damage by the river floods. Hope that condition was maintained also that the Mayor and Commissioners are sympathetic to your enclave plans. Would be glad to hear from you.

We are spending a lot of PWA money on sewers and water works improvements and have a lot of street surfacing to follow, as soon as streets settle thoroughly; the latter to be assessed against abutting property, which will raise a question as to collecting it. We have got it coming to us, but collections are very slow, have sold under lease provisions a few places and got quite a little help from the Home Owners Loan Corporation loans.

Roosevelt appears not to know anything about the collecting the rental value of land for public purposes, but is willing to spend millions on purchase of "marginal" lands which will have to be utilized at public expense as well as purcased.

Hope you and the Madam are well. Let me hear from yo

Fraternally yours,

Have you been approached by Hon. Theodore L. Moritz, M.C. from 32nd Pennsylvania district relative to writing Congressman Robert L. Doughton, chairma of Committee on Ways and Means, urging a hearing for the bill drafted by Moritz, providing for an excise tax of 1% on the privilege of holding land in excess of t%3,000 exclusive of improvements?

Dec. 11, 1932.

Abe D. Waldauer, Memphis, Tenn.

Dear Waldauer:-

Regarding the deed to lot in Central Park. Have been to considerable trouble on account of it. Harry Parker reported that the records showed title in Mrs. Allen, later West. He prepared a correction deed for her to sign and she declared she never signed any such deed, which is apparant on somutiny, for both her signature and that of her husband, are obviously in the same handwriting.

She has since however, agreed to sign t a new deed, which Parker drew up and which I delivered to her husband last evening.

Fraternally

LAW OFFICES

## BROWN & WALDAUER

BANK OF COMMERCE BUILDING

R.G.BROWN ABE D.WALDAUER CHARLES L.GLASCOCK HUGH N.CLAYTON

MEMPHIS, TENNESSEE

October 13, 1932.

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

Dear Mr. Gaston:

Observing that there is an error in the spelling in the deed to me giving us title to the lot in Fairhope, which I have given you, I enclose herewith for your information the original deed, so you may have it for the purpose of checking.

Yours very truly,

ADW: G

abrustaceany,

first rec'd your letter. The hotel care't find the envelope, but will mail it to you if it shows up.

Have been offered 300 acres in Tippah County, miss, for an enclave x Is there a good princer in Fairhope who would Con.

sides taxing charge? loute me x

Jam leaving for Jacanore, to

Nov. 7, 1939.

Abe D. Waldauer, Bank of Commerce Bldg. Memphis, Tenn.

Dear Brother Waldauer:-

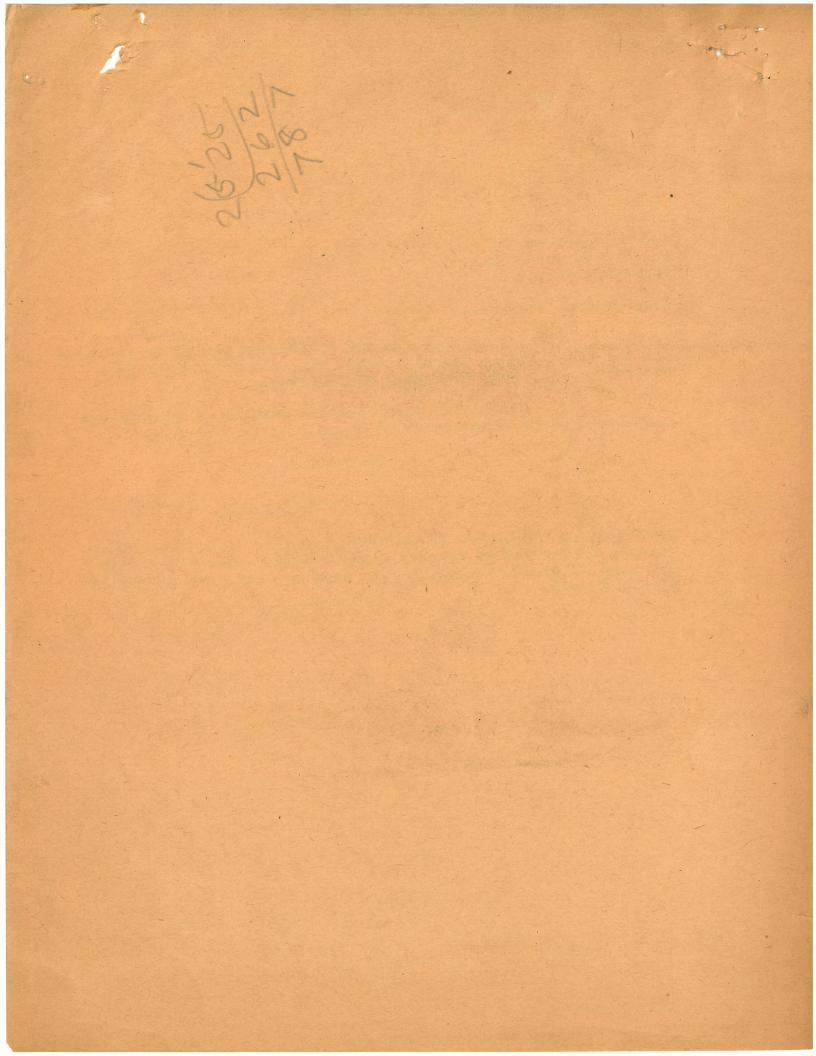
What is the best way to correct the error in deeds for the Allen lot in Central Park? The deed to you has been recorded I see, with your name as Waldower.

Arthur has just finished setting up your speech and thinks it is fine--which of course, it is.

Fraternally

Secretary.

P.S. Sending the papers he of ered to Burger I tol his if he wanted a reprints in pamplet form we could make him a very low rate if done white we had the type up, but have not heard from kim yet.



July 15, 1933.

H.C. Walker, 5419 Owasco St., Madisonville, Cinci' O.

Dear Mr. Walker:-

Your latter of July 4th was duly received. Thought I might have seen you here by this time. I do not understand your reference to \$15 or even \$10 yearly rent, as high. We do not charge anything like that for country land. The maximum at the city 1 mit is \$3.50, a year-not by month, and you have nothing invested in the land and taxes on land and improvements are paid for the lessee out of the rent.

My main purpose in writing is to say that you will do yourself an injustice if you make a southern trip and do not come to Fairhope. If and when you do be sure and get in touch with me.

Fraternally yours,

5419 ovas costi muclismoille - 0. - July 4-1933 victim up Mr. E. B. Gasten. Fain hope-Hea. the Veteria the hone Dear de ser de sus Co - Pardar sencil; I may be gone-soon after you get this, I very much like to ge to La. - via your location. water - Cut - seems - if 95 or even 10. an acre - yearly an single teex bases; is high - when - land in say me - or the (some et it is 0.12) - con be gettenberg cheep - and tayes on unimproved land in mo is only 49. may be the I dent understand zen. - 9 feel tempted te go to stea- frust. - but few - os have a hory with me - be too much - going via con (if it beens running,) to blown - and look over at ceast - if they are time Co- operatives - and I am, - and they need help, (well as cash) - hype cen stay and look them over; tho not for good- Things are budin country and in Eugestoutie part of even Fairhyse would hopse for no mercy (for husinen is huserein) - many tuths " the' to talks

at Llane (too much I guess) - I am a victim of Bossevelle duty clear to Veteran, - and guen I le find the hand classing everywhereod leibe to hit salt water and get a boat a parelner and fish. a sea farm; around gulf. Isappere tukes - as much homestrading. I could gotten 20 and in oranhe house. + stock for 135 ans, - still may are your - out here; takes much more - them, may be he markets
once one get a thing to sell!

There showing my rente - + 90

there Ala - O'ch eise te. - the Section seems attractive - if 9 could bit a place where getsome win un hile outside of Hanos for the - we get nothing, even either to East. Then I swent the they got an R. T. C. Han-the may lose their new duck ranchinh. M. - I see get faist-hand details at wast. - I thank you for literature and advising on fater. Hesp H. c. walker

- Mi E. B. Gasten See.

Freezishype. See. June 12,1935 Dean Seine all Es operative or Socialisti
- Seine all Es operative or Socialisti
- segmentire with Single Tax- The fact is
its Land - I want - the to want a huven
for some "Prace" and the squarrees at Have - or any se-called le-op colony.
There - has
there - has
yoully found out - 9 cettach his name here. wants - Land for use - and hus spoken well Euritablist the of ne party connection -as 3 and the disates field 9 a climit. - I've had some seisht - Land - ownership? try to sile it - and a love all around -and were if foreclosed, before paid for - hover - 9 can from the new Englest "Southern" atmosphere - migui fe is a Hentuckian -, so I Imour what Southern Conservation is; but I crown Sult wir The "hew Deal" handled some of is Organtender-hearted Rusident-her herben up my have and formily or

- I may save asemethen, an a government allewance - Se much be cut town to beep a herric here: site is a strict up in a hanh there that get a graft from whom is have adjust with the wind hand be posed or it 9 get it again. may take
out the loan. I have the t of soins
to ozarhs where landis yet the oper
get some for home steads. out call
enough assite I do guerr; I feel
your location as good for me as an
water. I am somewhat deaf also of age-cleudeines - and each opportunity. now. - sive me all info : gon canis of the gentlers of the stand it is of the get grand to shap their of their deemp mens or en bely want prove of much clarifies to Fair hope institutions are grant in Prace the a Henre denied me, by Eapiterle which there is tempered try Single Taxtork.

I have conditions at I want the first tate to go there the eight to see place fine.

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order meeting such persible. The rental to pay in land-does this in clude the taxes - 95 there carry change for a man to Exit-outside of any land rented to 1 to 9 may have the loss of 3 gothere - is there any chance to loss if work it out i - as in I land to them. my friend - went have mency - out Led be good material to testienther.

The is a sermen Printer-Singletoner 352.

Twants to find a cottering - net religious.

What chance to Exist their herres. - How about Bouting-frishing the in conde from farming - them in marketing land preducts is there any - Hus a por men a chance their also the membership it self-?
What is, the Chimate - het would't
surpais Llane I not two, het as 3 get hay fever every spring, - a war as ment. constitute comments drudgery or live in nothing. I have it much cash. - hovete Sind on old em- and have - maybe comple hunched then

Dysewbing of Lland Colony for zon in so see their debters we clesied deren authur, - Tibely willers they get 4,000. - thewhore colony Smash - Pickett has wen't so long he has received it. I wish some way mystiens there can use some Land. Be sweg on send him Esterahore +9, ve we cell cuipo I ash Su t war It cursely

June 16, 1933.

Mr. H.C. Walker, 5419 Owasco St., Madisonville, Cinci-Ohio.

Dear Sir:-

Yours of 12th received; but I find it very difficult to read your handwriting. The first was bad enough but this was w worse. Wish you had a typewriter or would take a little more time to your writing. Excuse me - don't like to complain, but am busy man.

I do not know what more I Can says in explanation of the Single Tax. Do not remember just what I sen you. Am mailing you a mammistar reprint from Congressional Record, "The Single Tax, What It Is and Why We Urge It" and a little circular, "Whose Land" which may help you. We have our troubles, but not like the Socialists. That is one of the great weaknesses of Socialism, that everything being public business there is opportunity to furs over everything. With Single Tax we only try to administer the land properly, and other things are left to individual initiative and enterprise.

Of course there are other reforms, which are necessary, such as the money question, the Corporation question, the public utilities, which we as well as the socialist would have publicly conducted for the publically; then very important, is what I call "Improving the Tools of Domocracy", initiative and referdum and recall, proportional representations, etc.

It will be a serious matter for one situated as you are from your statement to make a change to a new location and endeavor to make a new start under strange conditions, with so small an amount of money. I would not venture to advise under such circumstances. Andwe are having very dry weather now, making it very hard for the farmers. There are other things to do, but there are plenty looking for jobs, and hundreds inxinexemplation working at half or quarter wages from the relief funds; and no place likes to take much chance of encouraging one who is likely to get stranded soon.

I am going to send some printed matter to your friend at Llano. We have several people here who came from Llano. I fear it is about at its finish.

Yours very truly

madisenville, Ohio ovascost. May. 22, 1933 To whan it may enam-taihppe, Alu. I am interested in the various ferms of ee- operative or socialist evenier. Jours, as an agracian - and suppore it zet alive, - se like to find out on it. The outside says the memtestip fee is 102. - I understand - it is not; ev-operative as is. Lland. - where I have a friend, - so learn the risks of going there, as relieve it is at lest going to prices. -9 - am , - a so civerst, but, - also - I am - eventry mincled, - and a gardener-this year with out and in city. - I am a victim of the "how Deal" - and - if I am to leave here, - must figure where te ge. - I may have, - the membership Lee - also may have one of my begg, - My home is to be troben up. I understand - you have land rented on 99 yr. Lease - that is - common owning of land, but not cognitore - and each must de for self.

- It prosi been the Exist there: or glad
to fluore debails. Secrally glad

H. C. Walker

June 10, 1933.

Mr. H.C. Walker, 5419 Owasco St., Madisonville, Cinci-Ohio.

Dear Sir:-

I have an apology to make for delay in replying to your communication of May 22nd. The same was temporarily mislaid. I am glad to supply you with desired information our Single Tax Colony.

It is not, as you have been informed, cooperative, except in the administration of the land, which is on the Single Tax idea, as our printed matter enclosed will explain. But we feel that that is the thing of most importance. We did have local public utilities under the Colony management, but with the incorporation of the town as a municipality, with power to take charge of such things and administer them without prodit to individuals and non-taxable, they were turned over to the municipality.

You refer to the Llano Colony, in La., I do not like to cast any aspersions on their management or principles, but not only has there been a more or less failure to meet obligations, endangering the existence of the Colony, but in spite of a constant stream of money coming in from ouside in form of payments on membership account and contributions to speacial funds with people moving out all the time and nothing of what the y brought with them but that they have failed to provide advantages of living commonly enjoyed outside, by those employed, at least,

You refer to a membership fee. We do have a membership fee of \$100, but one does not have to pay this fee in order to get exactly the same economic treatment that a member has. The only advantage to a member over a non-member is authoritative participation in the government of the Colony.

I am sending you some literature, which may help you to understand our plan, including a couple of copies of the Fair hope Courier, and will be glad to hear from you further.

Yours very truly,

-2. B. Gusten-Secs. July 22 1933 Dean Dei: - 9 receive zous - while "loafing - here; - you certainly - used there high figure this. eest to make most direct soute here to Cook. and see cerentry serve. the 3 our sult water must be brest. = 3 suppose - be too much on my finances there : way to "look it over! here I cerh all I care to; and every one including even Pickett and others are extra "nice" - the te, my personal proven is hard to iron have, - two dogs; here, - 9 am in hot water; - tho - circly only stry with with a - See a check come in , and other earth up si matter of suct. 9 arrived - in another small crisis or jam - and D. - called fer sgo. more - to prevent seiners - he set it - 330 of one new conjual - plas 15 donation from me for free Services - 9 of not Cecure and be a pine - stus a 45. - 10 cen until 9 de ceave - 9 feen will lose - Cont that 840. had to come to day - Fisare this out - Did 9 ce - specite & wise this out - Did 9 ce - specite & wise they on my reculius family responsi-Eilities?"- 9 feel no. - Ent for

all that the country is 0.12. not some of all that people the - as the two rever a selden go to gether - are always further of the work - se furchames for Secral Centacter - if this is cacking, the a sad Cendition - 9'd not work to cleath were under Socialism - or Co-experience that is but here. I find no prejudices, that is sent thing. - In Freinhope - Cibely of semething. - In Freinhope - Cibely of Secrations as a Gad person. - Is it so? -- Hener its no home life, - and rough living at aust; A hard rain last night; and at act of hard rain last visht, and the building was in new, leaded frera. So - guess few others much better. I don't have to stay - the thought so when get - the there my home was evenen up by Mr. Horse welts meray-evenen up by Mr. Horse welts meray-and new Deals. He is a hot shot few and new Deals. He is a hot shot few a Ries dent. He is a hot shot few do nothing for the masses, em account. - I will do so, - I wanted to panthen - I will do so, - I wanted to panthen or and that springs - and lake to get own to Texas - to include state. In save to Texas - to include state. your location sont me on sultwater.
and tempted to go there. - But few for fundaments on Extra trip and a lay over. -as Be no Cooperation there. - Sare. to Batun Bonge Hochwing a Gvil wan frame around there. - years to crailly Be here weeka two- H. E. Walter

June 20 -5419 Owascost Mr. E. B. Gasten, Secs. Freeingse teu. Deen dui: Sorry-my writing se conrecedable, se try a pencil for greater smoothness, - I too desire a type-center. But unable to have at present. - Im glad-you are so busy - as the tendences has been the other way fer many, for years. I am very glad to get pamphleti. I am sympathetic with Single Tax, But I believe in taxing lange inheritances and unearned in ceres - as well. - for after all - not every me wants the use of land, that I do do. - Seigle Tax- is as possible andle of do. - Seigle Tax- is as possible andle. Docialism, - I believe, it want be obteened; unless seme group uses the Callet : far it - It will never come while the old parties are supported : especially by Single Taxers - Private initiative or enterprise to day - means nothing - a - operation - and ecenom-ie planning - is the scientific way, - as - charatic methode - get as nowhere. -Respece will fuss - us you put it, uncles any system. - but under Socialism it seems be less from workers - as they get their cone fits of Security, - décent wages and all - have 8organizations working for tas sism

the present regime, and Fascism regole support these organizations, only the small Secialit Party opposes Foscism- owing the only have a small, but active communist party - a gueinst us. - Locks eine avery - the real Social Cests can save this country for Democracy - the old parties are against it; apparently. done for - I await cle tui es of their latest erisis - that was a frame-up against the idea of Exception, the their-internal clique that Pickett
supports for his own interestiseen
to be a factor to, - for all 9 hear
of Pickett - he is not a time ee-opera time - he is eine a feadul land there, - and the senfs or slaves at Llovo are, as real as any thing read in history; - 3 et . being sixued to find a "peaceful" haven, 9 cl intended to vivestigate reporting, - Jean- 21 ano- is far fran Praceful. - Too Ead. - Some Co-operation did - Az. to Fairhope: you did not tell me on -, what land is

available or what rents come to an average parcels, -- Dryness here to, - a dry part of Eventy in Ohio- -- I am from Cape end- conagine mysult water hunger-scrice 1927, - se a stranger anywhere in country:

and the I hape retern some of a small in come now in jeopardy, - not save get: in Sort- the once - had visions of puserus saceers, - 89 stem frustrated. farms? - Ove must have a voof; - Hove you available land now?
- au market save there +- prosifubli?
- or market save there +- prosifubli?
a men eite your Sais er tax fairer you are hury-pass this in to such a me; I can read any writing mysulf. - 9 sappose a man on the land can - tell me straight - I can hardly ony land here; and - seems no places for rent are easy to find.

now. - weed steels there's to so part
ite a problem. Thanking you for part
forces.

Perp. H. c Walker

July 1, 1933.

H.C. Walker, 5419 Owasco St., Madisonville, Cinci. Ohio.

Dear Mr. Walker:-

Yours of late date received and enclosed statement of the Socialist Party of Onio read with interest. A sad state of affairs certainly existed as I was written-and continues, with great reason to doubt whether or not anything worth while happen from the pr sent stir-up.

In regard to land. We have plenty of it and can let you have what you want from a lot up to acres, 40, or more, if wanted. Within a mile and a half of the town limits we could give you choice of several good small tracts. On some we could provide some cleared land for immediate use, would probably want 415 acres, perhaps as low as \$10 for the clearing; and on some would be pine timber from which you could build a log house if you wanted to-though I do not recommend it. For the stumpage there would be a small charge.

Why do you not come down and look the situation over for

Yours very truly,

Secretary:

Feb. 25, 1935

Miss Julia K. Walker, 3618 York Ave., Clarendon, Va.

Dear Madam: -

Yours of 23nd received and with pleasure we furnish you desired information about our Single Tax Colony, being advised that you think of it making it your future home, in which we are sure you would make no mistake.

With printed matter accompaning this (under another wrapper) lone of the simplest plainest statements regarding the Single Tax, made by Henry George himself, but assuming it to put in force by law. Next Awe send an address made by the writer at Chicago, ing 1928, entitled "Single Tax Colonies or Enclaves" which pro ably presents the whole idea of the "Colony" its purposes, and what it has accomplished.

We also send single sheet showing "Interesting Comparisons between Fairhope and Other Alabama Towns" which we hope may prove interesting and a parphlet on Colony History.

Beacause of its general information about Baldwin county, Alabama, in which Fairhope Is, the largest county in the State, we include a reprint by the local Chamber of Commerce, of an article in the Louisville and Nashville Railway Employes Magazine, entitle "The It County of Alabama."

We feel that these exhibits will give you a prestygood idea of Fairhope, but if you wish any other details we shall be glad to furnish them on request.

Yours wost Sincerely,
FAIRHOPE SINGLE TAX CORP'N

A American

36/8- yark are. Clarendon, Va. Jeb., 22 nd, '35. The Single Tax Colony, fairhope, alaband. Dear Sur; - Dauld you be no favid an to gove de infarmation on guer "clory" I know something of the Snigle Jax", but at I am therefore of fairhofe and a fortile future have I am anxious to learn vare q it, ea -

pecially as it concerns? Jairhole -Thanking gim, ver sincerely junes, (pread) filia k. Balker -

Wm. M. Walker Muscle Shoals, Ala.

October 18 193 2

Dear Mr. Gaston:

My interest in the Fairhope colony impels me to trade upon your acquaintance with my father -- R.H. Walker of Athens -- to obtain some additional information about the Single Tax city.

Following the recent publication in Liberty of an editorial on the single tax, I queried the magazine's editor on the subject of a story built upon the Fairhope experiment. After Liberty expressed some interest in the idea I discussed it with my father and it was he who suggested that I get in touch with you (whom I find in an encyclopedia to be a charter member of the colony).

What I should like to ascertain is this: is Fairhope the only single tax colony in the U.S. or world? And, has its story recent-ly been written for any large magazine?

I note with much interest that the Fifth Avenue Library of New York---where I have spent the past seven years in newspaper and magazine work---keeps a complete file of your very excellent Fairhope Courier.

E.B.Gaston, Esq. Fairhope Courier Fairhope, Alabama Yours faithfully,

W.M. Walker

Oct. 21, 1932.

Wm. M. Walker, Muscle Sheals, Ala.

Dear Mr. Walker:-

Replying to your esteemed favor of 18th inst, I am very glad to learn of your interest in our Single Tax proposition here.

You refer to the recent editorial in Liberty. I call your attention to the fact that, according to an advance copy received by me from the editor, Mr. Bernarr L Macfadden, Liberty for Oct. 29th will contain even a stronger one.

While there have been many stories throughout the years in papers of large circulation, I do not recall any for some time. Perhaps the last in the Birmingham News in early in 1928 when M.W. Howard was writing his "Vagabond" letters to the News and wrote two or three on Fairhope. One, dealing more with me than with the Colony the News let me have the mat of and I reproduced it for my paper and am sending you a copy.

No, Fairhope is not the winter only Single Tax Colony, but the oldest and by far the largest. Mr. Fiske Warren, of Harvard, Mass., publishes an annual volume, or an annually revised volume called "Enclaves of the Single Tax" of which he would be glad to send you a copy on receipt of 25 cents as I understand. If writing about the Colony or "Enclavial" as Mr. Warren prefers to call it, movement in general Mx maxMx you should by all means have a copy of Mr. Warrn's book, but it would not be necessary for writing up Fairhope only.

I am also sending you an illustrated booklet recently issued by our Chamber of Commerce, a "History" of the Colony brought down to date, copy of address I delivered at Chicago in 1928, and copy of last issue of Courier, with address made in Memphis, last week, all of which I trust you will find of interest. I will be glad to give you any assistance I can, if you get a commission to write an article.

I pass on to you a "tip" that Modlands, Magazine, wrote the Mayor of our city some time ago, inviting an article about Fairhope, which he turned over to me and I promised to write an article but have never been able to get to it. I feel that I am too close to and to prominent in it to write the article. You are

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development of leadership and in the technique of land valuation and administration.

Such communities may well become "cities of refuge" when there come the highly probable if not indeed certain, times which Edwin Markham forecast in his wonderful poem, "The Man With the Hoe," when "Whirlwinds of Rebellion shake the world." The disinherited and despoiled, the "forgotten men" will find in such an hour in such communities, no camaaxaar hate maddening contrasts between the privileged and under-privileged, no cause for hate or wreaking vengeance there, but rather seek sane and practical leadership from thos whose competency and loyalty to their convictions has been demonstrated and who may be depended upon to sincerely and unselfishly work out plans for application on a larger scale of principles for which they were willing to sacrifice time and means on the scale to which individual resources had limited them.

Before concluding this orief presentation of the claim of Singletaxing Colonia or enclaves, with their palitax purpose of propaganda by demonstration—as well as preachment—upon the favorable consideration of their brethren of the faith, to again express my appreciation of the broad, catholic spirit in which the Henry George Foundation was conceived and has so far been conducted. There is room and welcome within for all who believe in the land for the people and are striving toward its realization by whatever methods most appeal to them.

And finally, I want to take advantage of this opportunity to to extend all of you, in behalf of the Fairhope Single Tax Corporation and the Fairhope Chamber of Commerce, a most cordial inviation to come to Fairhope and see for yourselves. You who spend the winters elsewhere in the South stop off and visit Fairhope going or coming. Rail, bus, and wrainly lines run into Mobile, from which we are only

at liberty, so far as I am concerned, to take the matter of writing such an article up with Hollands, referring to what I have told you.

Glad you found the Courier in the New York Public Library interesting. They always write for a copy if they miss one.

Hoping to hear from you further,

C.

Yours most sincerely,

a few miles distant and we are only 11 miles south of the main highway between the Caital of Alabama and Mobile, the only seaport city of the state. At present we have a good big steamer plying between Mobile and Fairhope, (owned at Fairhope) with fare only 40 cents each way, and have regular bus service, by the Teche system.

We have excellent hotels, plenty of cottages and apartments, chamber plenumeres and apartments, golf, tennis, roxque and other sports, an active Tourist Club; a splendid library, Playhouse, with pictures nightly, churches, fraternal orders and more intellectual and social activity to the square inch than can be found elsewhere.

Fairhope literature may be found at the literature stand.



### J. EDGAR WALL

Postmaster

TAMPA « FLORIDA

January 17,1936

Honorable Ernest V. Gaston, Editor, The Fairhope Courier, Fairhope, Ala.

My dear Sir:

My friend Dr. J. W. Hirst of Durham, N. C., has written me of your wonderful city and its performance, past, present and future prospects under your able management. I am very much interested and will appreciate information outlining your various activities.

Dr. Hirst writes me that you have been operating under your system for many years with a happy, prosperous and pleased population. In these stremuous times it is especially gratifying to receive such a report and I assure you that I will welcome an opportunity to investigate your plan.

Thanking you in advance and inviting you to visit Florida, more especially in February, at which time we hold our Florida Fair at Tampa, I remain

Sincerely yours,

J. E. Wall

P.S. Booklet of views of last Fair is being mailed under separate cover.

JEW: RB

Feb. 1, 1936.

Mr. J.E. Wall, Mayor? Tampa, Fia.,

Dear Mr. Wall:-

I was much pleased to receive yours of Jan. 17; to 21 nd therefy that your friend Dr Hirst, had formed so favorable an opinin regarding our "Single Tax Colony" and also that he had passed on a share of the same to you.

We are not as well supplied with printed matter regarding the Colony as we should be, but I take pleasure in sending
you the following, which I hope will meet your desire:

Speech by Henry George, reprinted in Comressional Record "The Single Tax, What it is and Why We rge It"

History of Single Tax Colony.

Copy of form of lease by Colony Corporation under which it applies the Single Tax principle as far as can be done by a non stock nonprofit corporation under the lass as now existing.

If you wish further information on ant specific point I will be pleased to give it.

Yours very truly

Oct. 4 , 1930.

Chas. J. Walsh, 4416 N. bawndals Ave., Chicago, Ill.

Dear Sir:-

have by way of literature about the Colony, but am sending named we have, consisting of a copy of our lease contract, with application which is a part of the contract; copy of "Quarter Ce tennial History" which tells of the early history; copy of little folder "Whose Land" which in concluding paragraphs give a synopsis of method of application of Single Tax principle; and page reprint from the Birmingham News. Also sending a late copy of our local paper. Hope for these you will get the information you desire, and that we may hear from you further.

Yours very truly

Olicago de 4116 N. Canondale ave. Oct. 124 30 Mr. Saston. Faishope, ala. Dea Ci, I would appreciate it if you would send me some printed matter in reference to the colony of Faishape. Thanking you for you trouble in loing so. I seman Very true yours. Clas. & loalen

Oct. 17, 1931

R.V. Warner, 220 Bedford St. S.E. Minneapolis, Minna

Dear Sir:-

Replying to yours of Sept. 20th, pardon delay, we are sorry we do not now have any comprehensive bit of literature to send you explaining fully our plans and the success attenting same, but we are mailing you some bits which will perhaps give you a fair idea.

Included is a reprint of a ststement by Henry George, "The Single Tax, What it is and Why We Urge Its which presents briefly, the Single Tax as a general proposition.

Our particular work is to apply the idea under existing laws, which we do by means of a non-stock, non-profit corporation, which holds title to land, leases it out to those desiring collect-the annual rental value and using that to pay the taxes, not only upon the land but upon the improvements and personal property held thereon.

The little folder enclosed entitled "Whose Land?" not only tells a clever story, but explains briefly the Colony plan. Another little pamphlet "Quareter Centennial History" brings the story of the Colony from the beginning down to the close of 25 years. A sheet enclosed gives statement presented to the Henry George Congress, meeting at Baltimore, Md., the first three days of this week.

Think you will find interesting, for its general information about this wonder ful county, as well as its references to Fairhope, a reprint of an article appearing the L.& N.R.R. Employes Magazine, entitled the IT! County of Alabama."

Any person may become an enjoyer of all the benefits of the Colony by becoming a resident lessee- making application for land on form enclosed. To become an actual participating member of the Corporation, one must establish to the satisfaction of our Executive Council his understanding of and sympathy with our purposes, and pay one hundred dollars--all mebership fees being used for the extension of our domain.

Yours very truly

Fairhope Single Tax Community, Fairhope, Alabama

Gentlemen:

Will you kindly send me literature descriptive of your colony, and the requirements for membership therein

Yours very truly,

R. V. Warner,

220 Bedford St S. E., Minneapolis, Minn.

M

June 24, 1935.

Ernest K. Warren, 2151 Madison Ave., Memphis, Tenn.

My Dear Mr. Warren:-

It is with deepest regret that I am obliged to write you in reply to yours of 21st, that our corporation cannot under its rules do nothing more for you than offer yo land, according to the terms of its leases, which ordinarily calls for si months payment in advance of rated rent. This would include land as low as less than a dollar an acre in the country, and in town well-located lots 66x133, as low as below \$10--in both cases rents mentioned annual. But these would be without buildings or fences and uncleared, which would have to be provided by the labor tasseatesseex of lessee; or bought of the holder of improved property.

With this situation universal there would arise an immediate tendency for those with some means, though small to remove themselves from the line of unemployed and in a little while cause a demand for the services of those who had nothing but their labor to offer, with rising wages.

But alas, this sytem is confined to the meagre limits of Fairhope and the other Single Tax Colonies, but dots upon the are of land held for the profit of private owners which cannot neutralize the evils everywhere else existing.

So, I am obliged with deep regret to report to you, that without you have capital in hand to improve, plant and await the harvest, I can hold out no encouragement to you to come to Fair-hope now.

Just at present we have a large force at work on public improvements, but the provosion of labor is in the hands of the relief organization, and no one will be empoyed but residents of the town, so long asthey are available. And this special work will be over in about sixty days, I understand.

Please understand that not only on your account, but on account of Messrs Pitman and Waldauer, and their helpfulness to our Colony do I regret to report as I do.

Most sincerely yours,

2151 Madison Ave., Memphis, Tenn. June 21st 1935.

Mr. Ernest B. Gaston,

Fairhope, Alabama.

Dear Mr. Gaston:-

In seeking employment, my desire to become connected with the Single Tax Movement is father to the hope that you may be able to use my services in connection with The Fairhope Courier and The Single Tax Corporation.

I have studied carefully each of the books written by Henry George, and doubt the existence of a more enthusiastic advocate of his philosophy.

I am forty-one years old, married and have three children dependant upon me for support. I have had a wide experience in accounting and general office work, and have done public accounting, although I am not a C. P. A. I understand taking trial balances, preparing cost and financial statements, opening and closing the books at the end of fiscal periods, and my experience has been with merchants, manufacturers and banks books. I have also installed systems.

I am now in desperate need of immediate employment, and would welcome anything that will afford existence for my family.

It is impossible to conceive of a greater happiness than the opportunity to provide the simple necessities for my family in promotion of the things for which Henry George stood, unless it were to be in a position to freely contribute my time and financial aid to the Movement.

You may write my uncle, A. B. Pittman Sr., or my dear friend Abe D. Waldauer, both leading Single Taxers of this city, for personal references. Should my application meet with approval I will be glad to refer you to past employers.

Sincerely hoping that you are enjoying the best of health, and that you may continue long in the work to which you have been so loyal.

Faithfully yours,

Crnes M. Marrin

P. S. In the event that you cannot use my services, it is possible that you may know of an opening for which I am suited. If so, such information will be gratefully received.

August 2, 1935.

Fiske Warren, Tahanto, Harvard, Mass.

Dear Mr. Warren: -

I have just noted in the Baldwin Times, carrying notice of sale of malingum real estate for delinquents taxes, the foldwing:

"Warren, Fiske, Lots 8, 9, & 10, Ettel's sudiv. of subd. 5, Sec. 17, t6s R2e taxes, fees and costs, \$13.20.

The sale is set to begin, at the Court-house, in Bay Minette, August 15, 1935, at 10 A.M.

Am sorry I did not notice this sooner, but you have ample time to get a check to Tax Collector, Jesse Smith.

I hope that Colony and other matters are going as well as could be expected in such confused and difficult times.

My very best regards to you and family,

December 22, 1931

Mr. Bolton Hall 2 Bast 83rd Street New York, New York

Dear Bolton:

In my letter of the 15th, I wrote to you as follows:

"I like your postcards much but I like something of my own oven better. The thing of my own which I like better is the statement which I make to the effect when persons ask for money for one charitable object or another that no such charity is needed in Tahanto, and that the reason is that the area is under ha land-emancipation. This I have not elected to print because I vary what I say to each particular kind of charity, my statement being much more effective than if I made a general one."

You replied as follows:

"But is that quite true? Isn't it really because Tahanto is a rural district and has wise land-holders who choose the tenants and don't make the rents too high?"

I do not quite know what you mean by the word "land-holders". If you mean the trustees of Tahanto, it is not a case of indulgence. They are bound to take the economical rent. If you mean the lessees sublet, still less is it a case of making rents "not too high", as a general practice, for there is no such general practice. Indeed I know of only two instances, at this moment, where there is subletting.

You say further:

"Arden land is all used, still they have need of charity now. F. A. is not all used; but we had no paupers; even in Berkeley Heights till about 1924."

Does this mean that you did have no paupers in Free Acres, but you do have them now?

December 22, 1981

002 000

Mr. Bolton Hall How York, New York

Tahanto has no uncomployment. This is not because of its geographical position, any more than its freedom from paupers. Hinety-five per cent of the area of the township of Harvard not occupied by Camp Dovens is outside the enclave of Tahanto, five per cent inside. On account of the ninety-five per cent, cut of a total budget of \$71,068.52, Harvard in 1929 spent from taxes for poor relief \$1034.67; on account of the five per cent, nothing.

Has it everybeen called to your attention how much the enclavians receive from Tahanto in addition to the freedom from taxes on the real estate? In the year ending March 31, 1980, tsee pages 128-129 of Enclaves of Economic Ment for 1930), they received \$1936.03 from the trustees and \$18.00 from the Council or \$1954.05 in all. Does not this fact better account for Tahanto's immunity from trouble than the considerations you suggest? The corresponding figure for Arden appears to be \$264.88, and, for Free Acres, nothing.

Enclavially yours,

FW:RH

Mr. Elnest Br Gaslers, Dec. 27/31

Dear Efricat;

Dear Efricat;

Dear Efricat;

Decer Efricat;

Desterday I telegraphed

Allen decision of the Corelat) about

Allen land "Henricht and has not

yet come to hand.

Jenclose a copy of my letter

of the 22nd to Bolton Hall.

Enclainally yenes,

Said my offer would be Feskellarren

Bubmitted to conveil at

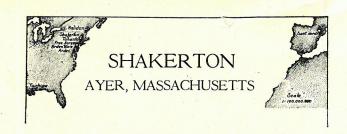
Teskellarren

The meeting"

Elps of Dec 12 Dec 15-Den 3. I don't know how it is with Our cent has been estate is emif for our needs as a S. J. Col. We certainly collect the full rent value - our bease-holders always want the allesiments revised saying Wer want the many on Anne wads ex. However the assessors go very light on us. - this is a secret; not for fool lips - they alless our improvements haraly at cell the land at say 1/5 . We always taught the B. Hight people that it was stuped of the houses, wh. we wanted of brila - that was long before 4. a was worth notice. Nearly all our plots are in use und even part of the Devampy ones Im as wer of

If you really took the full rent would you still have difficulty Could not for get an act this Cerula not for get an act this the legislature sequiring separation of the legislature sequiring separation of land came or improvements by the land shores and that we land shores are ling value of and that was and only in its selling value. I selling value is sport land we have no selling value) Hush!

3053



Reply to letter of the 14th

December 17, 1931

Mr. Ernest B. Gaston Fairhope, Alabama

Dear Ernest:

In the enclaves of which I am trustee, Tahanto, Shakerton, Halidon and Sant Jordi, we have always been able to pay the taxes that we were supposed to pay except that in the case of income taxes where the trustees have an option we have never paid the full amount, usually only half and occasionally less than half when we did not have a full supply of money.

I think this situation has come about partly from luck and not altogether from good management for rents have been rising in general in all these enclaves, and we have probably, on that account, almost always had a substantial margin in everyone.

Enclavially yours,

Feskellavren

FW:EH

Dec. 26, 1931

Fiske Warren, Ayer, Mass.

Dear Mr. Warren:-

Mo further a ction taken by Council since that communicated to you by letter of Dec. 2. The matter was brought to attention of Council, but not desiring to take affirmative action, negative action not thought necessary. We waldauer advises me of new enclave Pittmantown, in Arkansas. More later.

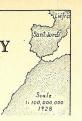
Gaston.







# ROCHDALE SOCIETY OF TAHANTO Harvard, Massachusetts







TELEPHONE AYER 391

TELEPHONE HARVARD 24-11

December 29, 1931

Mr. Ernest B. Gaston, Secretary Fairhope Single Tax Corporation Fairhope, Alabama

Dear Ernest:

I hope that I shall hear soon from the council as requested in the enclosed letter. You must know how it stands with Laurie Allen. She is living from hand to mouth from day to day wondering whether this is going to come off or not.

I much appreciate your telling me about the new enclave in Arkansas about which, however, I happened to have previously heard from Mr. Waldauer. I suppose, however, that you have much more information than I have in regard to it and that what you have will duly appear in the Courier.

It is very satisfactory to have a new enclave this year because otherwise I should have to report the number of enclaves as only thirteen as before. It is true that I propose to include the island of Labuan but I am obliged to drop out Robin Hill which is disintegrating into private land-ownership except for a parcel held in common by the owners of the lots which have buildings on them.

Enclavially yours,

Fiskellarren

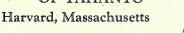
FW:EH

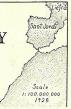






## ROCHDALE SOCIETY OF TAHANTO









TELEPHONE AYER 391

TELEPHONE HARVARD 24-11

December 29, 1931

Mr.Ernest B. Gaston Secretary of the Fairhope Single Tax Corp. Fairhope, Alabama

Dear Mr. Gaston:

Referring to your letter of the 12th in which you say that my offer would be submitted to the council at its next meeting I beg to say that on Saturday I sent you a telegram asking you about the decision of the council and yesterday I received your reply saying that the council thought that there was no necessity for action inasmuch as they didn't wish to accept.

I, therefore, telegraphed to you last night saying "I request that the council take formal action on my offer in order that I may be able to report its decision to Mrs. West."

I hope it is not asking too much to request a definite answer because I think that the council appreciates that this is a matter of great importance to Mrs. West. It is a sort of turning point with her and I do not feel entitled to tell her that the council does not yet come to the point of giving an affirmative answer but does not give a negative. It seems to me that I should be in a position to tell her just what the answer is.

Enclavially yours,

FrakeWarren

FW:EH

Dec. 39, 1931

Fiske Warren, Ayer, Mass.

Dear Brother Warren:-

I have just sent off a wire, which should be delivered in the morning. Our financial situation will have to clear up some before the Council will make any commitments, it appears. Mr. The "psychological" factor has large weight.

Mr. Abe D. Waldauer, of Memphis, who is keen on establishing another enclave and has plans practically perfected for one in Arkansa, about thirty miles from Hot Springs, in the Ozark Mountains, is here today, was invited to "sit in" and at the Council meeting and said impulsively "I will pay \$50 a year of the purchase price of that land."

He later hedged on this; but perhaps because of the feeling of the Council; but something may be done with him later. You probably have his address; Abe D. Waldauer, Bank of Commerce Building, Memphis, Tenn.

With best wishes for a happy new year and hoping you may find some satisfactory way of helping out Mrs. West,

Fraternally

ERNSST.

## FAIRHOPE SINGLE TAX CORPORATION

# Fairhope Single Tax Colony

ESTABLISHED 1895

FAIRHOPE, ALABAMA

Fiske Warren, Ayer, Mass.

12/29/31 8:40 P.M. J. trustees Stimpson and C.A. Gaston, also Council had special session today, at Full correspondence with you relative to AlkanCentral Park land. Its Following motion unanimously approved: That Council appreciates offers, but does not deem it advisable to enter into proposed agreement at this time.

Dec. 2, 1931.

Fiske Warren, Tahanto, Harvard, Mass.

Dear Mr. Warren:-

The matter of your proposal as to acquirement of a portion of the Allen land, was before the Colony Council at a meeting last, at which was also in attendance and participating the newly elected trustees and the decision was unanimously against contracting at the present time any new obligations for landacquirement, even on such favorable terms of payment as you indly proposed.

The following may be mentioned as among the deciding factors:

We have ample land now available to meet all likely demands for some years; land more desirable than the Allen land.

This land would be entirely surrounded by privately owned land.

We are having great difficulty in making collections of rentals now, and it is doubtful if we will be able to make payment of our town taxes before the close of the year. (we have paid the state and county tax) and under such circstances we feel that we would be subject to injurious criticism for obligating ourselves for more land, on which taxes would have to be paid even if purchase was made very easy.

We hreatly appreciate your psotion in the matter.

Sincerely and fraternally yours,

KNOW ALL MEN BY THESE PRESENTS that the Fairhope Single Tax Corporation, a corporation duly established by law in Fairhope, in Baldwin County, and State of Alabama, in consideration of two thousand dollars (\$2000.00), the receipt of which is hereby acknowledged, hereby grant unto Fiske Warren of Harvard, in the County of Worcester and Commonwalth of Massachusetts, a yearly rent-charge of one hundred dollars (\$100.00), to be issuing cut of and chargeable upon all land situated in said County the record title to which is now vested in said corporation.

TO HAVE AND TO HOLD and receive the same unto the said Fiske Warren and his heirs and assigns for the term of twenty (20) years from April 20, 1932, such rent-charge to be payable by equal annual payments of one hundred dollars (\$100.00) each on the twentieth day of April in each year, the first payment to be due and payable on April 20, 1933.

It is understood and agreed that parts of the land herein charged have been leased by the corporation to tenants and that the corporation may from time to time give other leases of parts of said land to tenants pursuant to the terms of its charger and constitution, and that every lease now in force and every lease that may be given of any part of said land hereafter and before there is any default in payment of this rent-charge continued for sixty (60) days after demand in writing shall remain in full force and effect notwithstanding this rent-charge, the rights of the holder of this rent-charge being limited as to land so leased to perception of the rents reserved in such leases.

In case of default in the payment of any installment of this rent-charge continued for sixty (60) days after demand in writing, the owner of this rent-charge shall be entitled to enter on the land charged and, subject to the rights of tenants of said land or any part thereof, to take and receive the rents and profits thereof until all default in payment of this rent-charge is made good.

IN WITNESS WHEREOF the above-named Fairhope Single Tax Corporation has caused its corporate seal to be affixed to these presents, and the same to be signed by its

A. D., 1931.

STATE OF ALABAMA

Baldwin County, ss.

1931.

Then personally appeared the above-named and acknowledged the foregoing instrument to be his free act and deed, before me,

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TO HAVE AND TO HOLD and receive the same unto the said Fiske Warren and his heirs and assigns for the term of twenty (20) years from April 20, 1932, such rent-charge to be payable by equal annual payments of one hundred dollars (\$100.00) each on the twentieth day of April in each year, the first payment to be due and payable on April 20, 1933.

It is understood and agreed that parts of the land herein charged have been leased by the corporation to tenants and that the corporation may from time to time give other leases of parts of said land to tenants pursuant to the terms of its charter and constitution, and that every lease now in force and every lease that may be given of any part of said land hereafter and before there is any default in payment of this rent-charge continued for sixty (60) days after demand in writing shall remain in full force and effect notwithstanding this rent-charge, the rights of the holder of this rent-charge being limited as to land so leased to perception of the rents reserved in such leases.

In case of default in the payment of any installment of this rent-charge continued for sixty (60) days after demand in writing, the owner of this rent-charge shall be entitled to enter on the land charged and, subject to the rights of tenants of said land or any part thereof, to take and receive the rents and profits thereof until all default in payment of this rent-charge is made good.

IN WITHESS WHEREOF the above-named Fairhope Single Tax Corporation has caused its corporate seal to be affixed to these presents, and the same to be signed by its

y of A. D. 1931.

STATE OF ALABAMA

saldwin County, as.

1981.

Then personally appeared the above-named in and and colored me, and and deed, before me,

Boston, Mass.,
December 7, 1931.

Mr. Ernest B. Gaston, Fairhope, Alabama.

Dear Mr. Gaston:

In reply to letter of 2nd, I had supposed that the incident was closed, an offer having been made at 2000 and Mrs. West having accepted it.

Since, however, the Council does not deem it to have been closed, then I, I suppose, may properly deem it not to be closed by this letter of yours, and, inasmuch as you say one of the deciding factors was that the Allen land was entirely surrounded by privately owned land, I write to remove this factor of difficulty by offering my lots which lie between her land and the enclave.

I offer them at the same average price per unit of area, with the same terms as on the Allen land.

Enclavially yours,

Reskellarren

Dec. 14, 1931

Dec. 12. 1931

Fiske Warren, Tahanto, Harvard, Mass.

Dear Fiske Warren:-

Replying to yours of

Dear Fisks Warren:-

Yours of 7, relative the the land purchase matter and offering your lots in Central Park, on the same terms of price and payment as the Allen offer will be submitted to Council at its next meeting.

I do not mind saying that slow collections, from inability to pay, high assessments on improvements and carrying of a large amount of unused land are giving us serious problems, which will discourage taking on any more no matter how favorable the terms.

Fraternally yours,

Dec. 14, 1931

Dec. 12. 1931

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Fraternally yours,

Jan. 17m 1933.

Fiske Warren, Tahanton Harvard, Mass.

Dear Fiske:-

Thanks for sending me interesting item about Amana
Society. I spent a day or two there before the founding of Fairhope.
Too bad we could not have persuaded them to have a Singletaxing enclave.

I am sending you copies of a couple of statem into partly prepared, for presenting to members meeting Wednesday night,
calling attention particularly to number two. You will note that I
have quoted from a letter from you to Jim, not mentioning name. of
course. Had been running this matter over in my mind for some time.
You are right that we should push again the gateway amendment. I shall
bring that up at the annual meeting. Am wondering if there will be
some strong opposition from the Calls. Cohen seems in quite good
humor again. Hear nothing more personantly from Schalkenbach.

Not altogether pleased with my phrasing when reading over my statements again, but think you will have no difficulty in getting what I want to put across.

Fraternally yours,