

1930-1935

FSTC: ~~Correspondence~~ of E. B. Gaston, Inquiries: Bo-Bu

Fairhope

10517-b

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ENTERPRISE CITY SCHOOLS

I. L. BOLES, SUPERINTENDENT

ENTERPRISE, ALA.

March 3, 1932.

Mr. W. C. Mason,
Fairhope, Ala.,

Dear Mr. Mason:

I am making a study of the single tax movement in this state, and shall appreciate very much having any literature that your community may have for distribution.

Will you kindly send me such literature as will give the origin, history, and success of the movement in your community, or place this letter in the hands of someone who is in position to do so. I shall be glad to reimburse you for any expense attached to such mailing, and will return the literature if so desired.

I would have written Professor Tharp, but I am anxious to get this material as soon as possible. So I am writing you because you are on the ground, and I am sure are interested in school problems.

Thanking you in advance for your kindness, I am,

Yours very truly,

I. L. Boles.
I. L. Boles.

March 5, 1932.

I. L. Boles. Supt.
Enterprise City Schools,
Enterprise, Ala.

Dear Sir:-

Dr. W. C. Mason has referred to me your communication of 3/1 to him and I take pleasure in replying. I am sorry that our "Colony" is out of such comprehensive printed matter as it should have, I am sending you a reprint from the Congressional Record of 1917, with a short statement by Henry George himself (the great apostle of the Single Tax) on "The Single Tax, What It Is and Why We Urge It" which puts the general idea in as few words as could well be done. I am also sending a copy of "Significant Paragraphs From Progress & Poverty" compiled by Prof. Harry Gunnison Brown, of Missouri University, with foreward by Dr. Nicholas Murray Butler, President of Columbia University. These will put clearly before you the Single Tax idea in general--with which you are in all probability more or less familiar already.

The contribution of our corporation to the cause was the idea of applying the Single Tax "so far as possible under existing laws" by a non-stock non-profit corporation which would secure control of land by purchase in the usual way and thereafter lease it out to individuals desiring, on condition of collecting from them the full annual rental value of the land they held, paying out of the same upon not only the land but on the improvements and personal property held on it and applying any surplus to such other public ends as seemed most desirable.

This plan we have been successfully applying for 37 years. We have approximately 4,000 acres of land, most of that in the Town site having been purchased at from \$1.25 to \$6.00 and acre, some at tax sale for much less.

Though our Colony owns only about 1/3 of the land in the town limits,--most of it being outside, nearly all the business of the town and probably three-fourths of the population is on our land. And the Town of Fairhope is now the largest town in the county, having passed the county-seat, Bay Minette during the 1920-1930 census period and having made a greater rate of growth during that period than any other town in the state of approximate size, save one. These facts we think are strong evidence that our plan is a good one.

Boles, Page 2.

In 1939 we transferred taxes upon improvements and personal property to land values to amount of \$21,694 and our total rent collection was \$32,532.41.

The highest valued for rental lot in town, in the business section, embraces a little less than $3\frac{1}{2}$ acres, which cost 1895\$15 (at \$6 an acre.) The rent on the same is now more than \$3,00 a year.

Singletaxers (with very few exceptions) are ardent believers in public ownership and operation of public utilities. The Colony early established a water works system, which it operated for years before the town was incorporated and turned over to the town without any charge; to which has been an excellent municipal lighting plant by the Town.

Singletaxers are especially opposed to license taxes, and the Singletax sentiment has been so strong in the Town that it has never imposed any licenses of any sort upon business. It might be added, that having been included with something over forty other towns in the state, in which an amendment to the constitution was applicable providing for greater taxation on property in general than the half of one per cent which is the general rule, helped to make it possible to do this.

I am including with other material sent, a "Quarter Centennial History," covering the period from the beginning to 1920; also a copy of our constitution, form of lease, an address which I made at Chicago in September 1928, a reprint from the Fairhope Courier of March 25th, 1926, containing on one side a history of various booms which had risen and bursted from 1835 to 1926 and on the other side "A comparison of owning vs Leasing". And miscellaneous matter. Should you perhaps wish other copies of the Congressional Record reproduction for student use I would be glad to send any number desired.

If there is any special point you would like covered, please call further upon me.

Yours most sincerely,

Secretary.

March 4, 1932.

Prof. I. L. Boles,
Enterprise, Ala.

Dear Mr. Boles:--

Since writing you today, I have been unable to find a copy of the "Significant Paragraphs From Progress & Poverty" to which I referred, and am substituting instead an abridgment of said work by his daughter Anna George DeMille, with assistance of other friends of Mr. George, and several copies of an abridgement of "The Land Question" ~~xxxxxx~~ also by Mr. George,

Very sincerely

Secretary.

JESSE V. BOSWELL, D.D.S.

823 WOODRUFF BUILDING
SPRINGFIELD, MISSOURI

December 30, 1935.

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

Dear Mr. Gaston:

I wish to thank you for your courtesy and expression of good will shown in the sending to me of the marked copy of your Courier.

I am about the only "full fledged" singletaxer in this community, but have recently conducted one of the extension courses of the Henry George School of Social Science, and believe I have about ten or more converts, fledglings so to speak who will probably become matured after a while.

I often refer to your community as giving evidence of the workability of singletax, and one of my friends, Mr. L.S.Thompson who travels in the south some has been anxious to visit Fairhope to see something about it. Mr. Thompson is a former Frisco Railway conductor, now the managing executive of the conductors organization. He goes to Pennsacola, Fla. two or three times a year.

Several years ago I got Mr. Thompson interested in singletax, and he has since given copies of Progress and Poverty to friends in Oklahoma and Texas, besides believing in the principles himself.

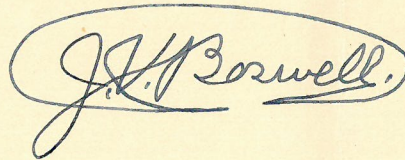
A year or two ago I had the pleasure of meeting Dr. Alva W. Taylor, and had several long conversations with him, when he was here giving some lectures. He told me that he was a brother-in-law, or had some other relationship to you. I found him inclined more to the idea of "Christian socialism" than singletax philosophy.

Just yesterday while at dinner, Mr. R.T.Wood our congressman from this district came over to my table and said to me that he believed that before we would get out of our economic mess we would have to adopt some of my doctrine. Mr. Wood is president of the Missouri Federation of Labor and is a friend of mine, although about the only things we agree upon is that labor is depressed.

He is a democrat, I a republican; he a politician, I a free thinker tied to no group or person. He condemns "capital" (as he thinks of capital), I exalt capital along with labor, and we have many other differences including my objection to his unionization ideas. He like the many others are unable to separate ownership of monopoly from capital, and to distinguish between the two, must fight to even destroy true capital advantages to the laborers whom he professes to uphold. We have had many discussions. His "new deal" is anathema to me.

I hope your community is prospering, and with the wish for you and yours a happy and altogether good New Year I am

very truly yours,

A handwritten signature in dark ink, enclosed within a hand-drawn oval. The signature appears to read "J. H. Corwell" in a cursive script.

Jan. 4, 1936,

Dr. Jesse V. Boswell,
Springfield, Mo.

Dear Sir:-

I was interested in reading your letter of recent date; which was brought out by the sending of a copy of the Courier to you by our Mr. Emil Knips, veteran Singletaxer who hardly lets an issue come off the press without sending some copies to ~~some~~ persons to whom his attention is attracted somehow.

I do not know what you know of our "Single Tax Colony," so send you some pieces of printed matter regarding it.

I note mention of your congressman friend, who seems to be growing toward singletax, which is fine. I wonder if he and you know that there are two Singletax congressmen, both of Pittsburgh, who made Singletax speeches in the last session. You should write Mr. Wood and urge him to get in touch with them.

They are: Charles R. Eckert, and Theodore L. Moritz. I know they would be glad to get in touch with Mr. Wood and with you. I hope also to become better acquainted with you.

Yours very truly,

JESSE V. BOSWELL, D.D.S.

823 WOODRUFF BUILDING
SPRINGFIELD, MISSOURI

May 10, 1933.

The Secretary,
Fairhope Single-tax Corporation,
Fairhope, Alabama.

Dear Sir:

It appears that the writer, who has been an ardent single-taxer for twentyfive years, will be asked to explain the philosophy or plan of single-tax very soon, in appearance before the members of ~~this city~~ *University Club*.

I would like to refer at some length to the success of your colony, and to be better prepared to do this, would be appreciative if you will send me copies of your lease blanks, application for land, membership application, etc., and any descriptive matter pertaining to the colony, which you think may be informing to me and aid in passing on to others. I wish to show that single-tax is a correct philosophy and workable plan, as your colony (and others) has shown.

Please find enclosed six cents in stamps, which I trust will cover postage.

Thanking you for the favor, I am

very truly yours,

J. V. Boswell

May 12, 1933.

Mr. J.V. Boswell, D.D.S.
823 Woolruff Bldg.
Springfield, Ill.

Dear Sir:-

I take great pleasure in complying with your request for information about our Single Tax Colony, hoping the same will be of interest to you and be passed on to inform others.

I can perhaps put you in possession of the salient facts with less effort to myself and greater effectiveness for you, by supplying you with printed matter such as you suggest.

I am therefore sending you a copy of our constitution, which is with very few amendments, as it was at the organization of our Corporation in 1894, at Des Moines, Iowa. We still have a superintendent of industries, as a member of our Executive Council, but we conduct no industries. With incorporation as a municipality the community which we founded we have turned over to the municipal corporation the conduct of public utilities and in 1931 we deeded to the Town our park lands and a year later our golf course. We thus escape taxation upon these and have their use just the same, while through the assumption of their care by the municipality, we get the whole community under tribute for the same, while as a private corporation we could not do so.

I am sending you a copy of our "History" issued first as a quater centennial history at the end of our first twenty-five years, later brought down to date of last September, also a copy of an address made by me before the Henry George Congress at Chicago, in 1928.

Referring to the History you will get a review of the whole proposition from the beginning with in the latter pages something of our claims for results. On the second page you will find a condensed statement of the method of the Colony for applying the Single Tax without change of the laws and more of the results claimed for the effort in the Chicago address.

I hope this will answer your purpose, but if anything is needed please do not hesitate to call upon me.

Yours very truly,

Secretary.

⁽¹⁰⁴⁾
Sumbury Nov 29-32

Single Tax Colony,
Fair Hope,
Alabama.

Dear Comrades: I am interested
in colony movements send me any
letter and you may have or advise on
organization work

Yours for Co-op.

H. K. Bottoms here.

Card to
Iowa
N. C.
Ohio
Penn

Dec. 2, 1932.

H.W. Bottomstone,
341 Tenth St.,
Sunbury, Penna.

Dear Sir:-

Yours 29th just at hand. We take pleasure in sending
a little printed matter about Fairhope Colony and trust you will
find the same interesting. Hope to hear from you further.

Yours very truly,

FAIRHOPE SINGLE TAX CORPORATION,

By _____
Secretary.

Sept. 9, 1932.

R.J. Bowen,
Box 19,
Gardenville, N.Y.

Dear Mr. Bowen:-

We are glad to receive your inquiry about our Colony and to give you desired information.

We are mailing you some printed matter, which should meet your need. Included is "The Single Tax, What It Is and Why We Urge It" by Henry George, (as reproduced years ago in the Congressional Record* a copy of "Quarter Centennial History" brought up to date; an address by the Writer, at Chicago, in Oct. 1928, and perhaps some other bit--not very full or connected, but the best we have at present.

We have a fine little town, an excellent country and our Colony is a success. We will be glad to hear from you further.

Yours very truly,

Secretary.

9/5/32

GENTLEMEN:

KINDLY SEND GENERAL INFORMATION ABOUT THE
SINGLE TAX COLONY.

CORDIALLY YOURS,

B. J. BOWEN,
BOX 19,
GARDENVILLE, N.Y.



THIS SIDE OF CARD IS FOR ADDRESS

SINGLE TAX COLONY,
FAIRHOPE, ALA.

Memphis Tenn. Aug. 10-32

Dear Sirs. I received your
literature some time ago
& was glad to get them
I am E. A. Hart & I am
going to come down there
before long & try and get
me a spot for a home.
I have a friend who asked
me to site you & ask you
to Pleas mail him some
of your information about
that country as he is after
a spot for a home too.
his name is E. R. Bowen

Shelby Co. Hosp.

Memphis Tenn.

Aug. 28, 1938.

E. E. Bowen,
Shelby County Hospital,
Memphis, Tenn.

Dear Sir:-

I learn from one of your friends that you are interested in Fairhope, without thought of coming here to live. You could not find a better place and we would be glad to have you come and investigate. I am sending you a copy of the last issue of our Town paper, of which the writer is editor and publisher and under another wrapper a booklet which may prove interesting.

Shall hope to hear from you,

Yours very truly,

Dec. 30, 1932.

Robert C. Bowers,
Baum Blvd & Craig St.,
Pittsburgh, Pa.

Dear Mr. Bowers:-

Your letter of 21st, with check for a years subscription and I am glad to have you on the Courier list, where I can talk to you from week to week, with other readers. I am glad too, that you have some friends interested.

I am taking pleasure in replying to the questions which you put in behalf of one friend. Instead of replying on the same sheet, presuming you have a carbon copy of the questions, I take another sheet and give them attention in serial order.

In regard to your observation regarding the Chamber of Commerce booklet, I wrote the page regarding the Colony myself. There are "many men of many minds" here, as elsewhere; the Chamber of Commerce is distinctly friendly in its attitude, but I did not think it proper to commit the organization to declarations which with which some of the members might not agree.

There are residents of the town who seem honestly to believe that the town would have grown more rapidly and prospered more without the Single Tax Colony. Even members--a few--have been known to so assert; Rent, like taxes, are always subject to protest; particularly, when an advance is under consideration. I have often said that we "put the Singletaxer to the acid test" of being willing as a member of the Corporation to put up the rent of land which he holds to what another not in possession--and who perhaps never contributed a dollar toward making it available for administration on Single Tax lines--would be willing to pay. The "gambling spirit" is very strong in mankind and very much more common than genuine concern for justice to prevail.

Returning your kind expressions,

Most sincerely yours,

Secretary.

I am sending you a couple of copies of interesting booklet:
"The 'It' County of Alabama."

boat to Mobile; 26 miles to Mobile by highway.

13. All rail rates are too high, but I think we get pretty fair comparative rates on our specialty truck crops.

14. I do not know of any favorable opportunity to buy an established business in Fairhope. There may be. Business is said by traveling men to be better in Fairhope than in any other community of this section.

5. I see I missed this in its order. Rent of Agricultural land; that is, Colony rent, runs from a dollar to \$3 an acre. Allowance is made for acres not up to standard quality.

REPLY TO QUESTIONS OF ROBERT C. BOWERS.

1. There quite a development in growing citrus fruits here, the one which has attracted most attention being the Satsuma orange, a Japanese variety. It will stand very much lower temperature than the ordinary oranges, ripens early and is of very superior quality. Its successful commercial growing will however, have to be attended by orchard heating in severe cold spells. New varieties with greater resistance to cold and earlier ripening are being developed. The Chief Plant Pathologist of the U.S. Department of Agriculture, (whose family are wintering here) is very enthusiastic over this as a Satsuma growing section.

2. We have many other fruits here, berries of various kind, a species of "Loganberry" being one of the fines in the world, dewberries, blackberries, grapes of many varieties, Japanese persimmons, figs, strawberries, etc. Some apples are grown, but generally this is not an apple country, nor do cherries do well here, (though the wild cherry grows). Pears of a number of varieties do well.

3. No, we can keep the land in almost constant production. For instance, we can raise a crop of Irish potatoes, planting in January to Feb. follow with sweet potatoes and make a full crop, or with corn, this corn would ripen in August or September and oats for winter pasture might be sowed in October and November. We have both summer and winter growing legume crops for soil improvement, so can the same year have a money crop and a soil-improving crop. Ordinarily we garden all through the winter.

4. 100 deg. temp. is very rare. We will sometimes run for years, without a temperature below around 20 to 25. The lowest ever recorded was zero, in 1899.

below
A fairly well located 66x132 lot, will run around 15 to \$50. residence

5. There is plenty of agricultural land available inside and outside the Colony. And 6. also "yes."

9. Plenty of houses for rent. Rents abnormally low now. Can rent house of 5 or 6 rooms for around \$25, even less, \$15.

10. Numbers of houses for sale.

11. Yes. Some great bargains in small holding agricultural land. Farming is in a slump, because prices do not yield cost.. If somebody is really interested, I will refer his communication to a local real estate man.

12. No. Our shipping facilities are not very good. We are without a rail road nearer than 14 miles, (less from the eastern limit of our limit land, east to a branch line and by

A. F. LINK, A. I. A.
R. C. BOWERS, A. I. A.

Link and Bowers
Registered Architects

Mayflower 6533

BAUM BLVD. AND CRAIG ST.
PITTSBURGH, PENNSYLVANIA

December 21, 1932

Mr. E. B. Gaston, Secretary,
Fairhope Single Tax Corp.,
Fairhope, Alabama.

Dear Mr. Gaston;

Please accept my sincere appreciation for the courtesy you have so promptly extended in your letter of December 11, 1932.

Of course, I shall be very frank and say that your letter was less optimistic than I had hoped. However after due reflection I realized that Single Tax principles, although they are correct in principle, cannot be a cure-all for a single community, especially when that community must certainly be affected through trade intercourse with its neighbors, who are doing business under other policies.

So I join with you in your hope, that normal times and business will slowly take the place of present conditions and allow each of us a better opportunity to earn a living under a better economic understanding.

I have been discussing Fairhope with several friends, one of them being much interested. For his information I am enclosing a list of questions. I would greatly appreciate your answers or if you care to do it, would be so kind to turn the list over to your Chamber of Commerce for the information. You will find a stamped and addressed envelope enclosed. Just write on the sheet enclosed.

The newspaper and booklets are very interesting. I am enclosing a check for a year's subscription to the paper. Send it to the address at the top of this letter. It seems to me as if the section in the C of C booklet devoted to the Single Tax Corporation on Page Eight is a bit terse and when first read gives one the reaction of admiration grudgingly given or perhaps "Damning with faint praise". The results of the Colony Principles are stated therein as claims of the members and not as bonafide facts. This gives the feeling that the writer was discussing a political group of which he was not a part.

Can you tell me if there is ever any discussion of abandoning the Single Tax Policy by Fairhope citizens? Do the townspeople seem satisfied to pay the economic rent or does the Corporation need to keep a watchful eye upon the ordinary run of people of the town to prevent them taking profit on land transfers by means of subterfuge?

I have been discovering in many discussions with average people, even those who have not fared well, that they defend land ownership more on the basis of a gambler's chance to make a happy profit (Hoping no doubt to be one of the lucky ones)

A. F. LINK, A. I. A.
R. C. BOWERS, A. I. A.

Link and Bowers
Registered Architects

BAUM BLVD. AND CRAIG ST.
PITTSBURGH, PENNSYLVANIA

Mayflower 6533

rather than as a sacred right of the individual to own property. It seems to be a warped sense of justice that has permeated the very fibre of the ordinary run of people.

Again I wish to thank you for past favors and wish you the compliments of the Season.

Sincerely yours,

Robert C Bowers

b/b

A. F. LINK, A. I. A.
R. C. BOWERS, A. I. A.

Link and Bowers
Registered Architects

Mayflower 6533

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PITTSBURGH, PENNSYLVANIA

- 1 Is the district good for citrus fruits?
- 2 Do other fruits grow in this section, such as northern fruits?
- 3 Do you have only one crop a year?
- 4 What have been your lowest and highest temperatures and in what years did they occur? Not average, actual
- 5 What is the present yearly rent for agriculture land per acre?
- 6 What is the present yearly rent for residential property per lot? Average lot size?
- 7 Is there any agriculture land available? Both in the Colony and without.
- 8 Is there any residential bare land available in the Colony.
- 9 Are there any houses for rent and about what is the yearly rent?
- 10 Are there any houses for sale on Colony land?
- 11 Is there any developed agriculture land available for transfer and approximate rental of such land?
- 12 Are your shipping facilities good?
- 13 Are your freight rates reasonable and how do they compare with Florida?
- 14 Are there any opportunities to buy any established businesses in Fairhope?

Dec. 11, 1932.

Mr. Robert C. Bowers,
Craig St. Opp. Baum Boul.
Pittsburgh, Pa.

Dear Sir:-

Yours of 1st at hand. I regret some delay in replying to same. I am glad to learn of your interest being aroused in Fairhope by reading Mr. Warren's interesting annual "Enclaves of the Single Tax."

I am sorry I do not feel justified in holding out encouragement to you of an opportunity in the architectural line or combining the same with the cultivation of a small amount of ground.

Just at the present time there is practically no building and in normal times, there is a very small proportion of building, which calls for architectural services. Then we have a young man, who has been taking an architectural course--I do not think he has graduated--who has come to it through his practical experience as a mechanic under his favor; who is not an architect at all, but seems to have developed to an unusual degree the ability for low cost production, so that he manages to make some money out of his contracts--which so many builders fail to do.

I regret to have to admit that we have fared rather badly during the last three depression years. Just before the depression came we suffered from the putting of a bridge across or series of bridges and causeways across the headwaters of Mobile Bay--the wide delta at the mouth of Mobile River, which took away from us the heavy tourist travel along the coast, which had hitherto, had to ferry across the bay, keeping two good big boats in service from Fairhope to Mobile, the boats paying good dividends to local people and our wharf Colony owned (extending out into the bay 1800 feet) bringing in during the year before the bridge was completed, a gross tolls of nearly a thousand dollars a month, the tourist travel also bringing many people who patronized our local restaurants, hotels, rooming houses, etc.; and more or less of whom became enamored of our beautiful location and fine climate--as well as our Single Tax Policy, and became permanent residents or regular summer or winter visitors--for we are both a summer and winter resort--Southerners in summer and Northerners in winter. ~~Andxxxxxxvxxbeend~~ As no throughway passed through our town enroute to the bridge, it meant not only the loss of the boat and

wharf revenue, we do not even get to see the tourists as they whiz through, let alone having them stop to spend a night or a few days with us..

Just now we are considering some changes in our policy, which to some of us seem necessary to meet changed conditions, quite interesting, but which I shall not now go into; anyway are matters for the membership.

We have got a wonderful location here, have undoubtedly received great as a community from the Single Tax Policy, in keeping our land free from selfish exploitation, and available for use without necessity of investment in it. have a fine lot of people and are going to make new records of growth when this terrible incubus lifts; in the meantime, I cannot in justice to any one be very enthusiastic in presentation present opportunities.

I am mailing you under another wrapper a copy of Colony History and also a copy of an illustrated booklet issued by our Chamber of Commerce. I am sending you also a copy of the last issue of my paper, the Fairhope Courier. Would be glad if you found it sufficiently interesting to subscribe.

Yours very sincerely

Secretary.

A. F. LINK, A. I. A.
R. C. BOWERS, A. I. A.

Link and Bowers
Registered Architects

Mayflower 6533

BAUM BLVD. AND CRAIG ST.
PITTSBURGH, PENNSYLVANIA

December 1, .932

Secretary,
Fairhope Single Tax Corporation,
Fairhope, Alabama.

Dear Sir;

Becoming interested in Single Tax theories, through reading, "Progress and Poverty", I discovered the, "Enclaves of Single Tax" and therein noted the progress of Fairhope.

I am impressed with this record, but wish to inquire more deeply into the matter with a view of ascertaining the possibilities of locating in such a community, other things being equal.

I would appreciate receiving from you all pertinent data, such as prospectus, plans, pictures, rentals, both land and house and any other statistics which you feel would be of aid in making such a decision.

If not presuming too much upon your time could you advise me of the possible future prospects in your locality for a professional man, such as an architect or do you feel that demands for such services are now well cared for by men living in this vicinity.

Would you advise a man with a small margin of capital to settle in the enclave, with the idea of augmenting a professional income with such small truck farming as would be possible on a small piece of land?

Can you advise if the individual inhabitants of Fairhope have withstood the terrible shock of the past three years in a fair manner?

As stated above, I do not desire this information just for the sake of idle curiosity, but wish to investigate thoroughly, rather than plunge into a position which would not develop in a fair manner because of other adverse circumstances now in existence.

No doubt you have gathered from the above that I have become converted to Single Tax principles and am desirous of making a change, if such a change should appear to an advantage. In an exchange of correspondence I will send further details of my own standing and character. Suffice to say that I have been in business in Pittsburgh for twelve years as a partner in the above firm which has built many of the city's largest schools and churches.

Thanking you in advance for any courtesy you may care to extend,
I remain,

Very truly yours,

Robert C. Bowers.

Robert C. Bowers

Manager
Fairhope Colony. Ala
Dear Sir: Saw brief mention of
Colony in the Stockton (Calif) Forum.
Am looking for a new location.
Please mail me information
printed & illustrated, as to health,
water (domestic) class of people,
products, opportunities &c
Do you have a newspaper, or
want one?

Stamps
enclosed

Yours truly
Fred J. Borman
Waterford, Calif

P.S. I have a \$12,500
newspaper outfit
here & no business
to pay expenses of
running paper.

I enclose last
issue.

Would your busi-
ness interests sup-
port such an en-
terprise?

Aug. 6, 1934.

Wm. M. Brenton,
Magnolia Springs, Ala.

Dear Sir:-

Pleased to receive your communication of 2nd. And to send you printed matter, which should put fairly before you the principle underlying our "Single Tax Colony" together with some claims for accomplishment.

If favorably impressed with same, we will be able to show you some small tracts, from which you could ~~be~~ probably be able to make a selection.

Yours very truly,

Secretary.

Magnolia Spgs, Ala, Aug 2/34

Mr. E. B. Gaston

Fairhope, Ala.

Dear Sir:- I am writing you for information about the Single Tax Colony, as I understand you have long been a leader in that enterprise.

If you have a prospectus of the Colony, showing its aims, methods, etc, kindly send me same.

In particular, I would like to know whether there are at present any Colony tracts of land, of 10 to 20 acres, within a mile or two of Fairhope, that are open for occupancy.

An early reply will be much appreciated.

Very Respy Yours

Wm M. Brenton

Aug. 25th 1933

Mr W. B. Gaston,

Dear Sir:-

Speaking with Mr Fred Schermerhorn about the possibility of foreclosure of my homestead on account of a mortgage placed thereon to pay TAXES only, he mentioned Fairhope Single Tax Col. and I was at once interested and am writing you for printed matter on the subject if it is available; I am A skilled mechanic in several lines but this is no asset in times like the last few years.

Thanking you in advance for any information,
I remain Yours Truly,

B. C. Briggs.

2701 Hickman Ave.,
Des Moines, Iowa.

Aug. 29, 1933.

Mr. C.C. Briggs,
2701 Hickman Ave.,
Des Moines, Iowa.

Dear Mr. Hickman:-

I am pleased to learn of the interest in Fairhope aroused in you by our Mr. Schermerhorn and am glad to supply information.

Des Moines was the birthplace of the Fairhope undertaking, which is now nearing its 39th year of work in this distant portion of the U.S.A.

I am mailing you a copy of "History" of the Colony, a copy of an address I made at Chicago, in 1928, at a Henry George Congress, copy of our form of lease with the application which is a part of the lease contract. Thinking you may be interested in the horticultural, agricultural, and other features of the country as a place to make a living from the soil or at least in good part, I am including a reprint of an article published some time ago in the Employees Magazine of the L. & N.R.R., one of our great southern systems.

We firmly believe that our Single Tax on Land Values plan embodies the only real, enduring remedy for the manifold economic ills from which the country suffers; and that our experiment on a small scale has gone a good ways toward demonstrating its virtues, but on too small a scale to relieve us from evils otherwise universal.

We eliminate the need of investment in land; the local land speculator, relieve our colonists of a large part of the unjust taxes levied on their industry and enterprise. But as to be able to tell you to come on and you will find a job at good pay awaiting you--we are, alas, unable to do so.

I hope our literature interests you and that we may hear from you further.

Regards to Friend Schemenour and his brilliant wife, as well as yourself,

Yours very truly,

FAIRHOPE S.T. Corp'n

7199 Washington
Saint Louis, Missouri
May 10, 1930.

Dear Mr. Sartan:

Please send some information
about the operation of the Single
Tax in the Fairhope Colony.
Thanking you very much, I am

Sincerely

Elizabeth Britton

May 12, 1930

Elizabeth Bristow,
7199 Washington
Saint Louis, Mo.

Dear Madam:-

Responsive to your recent inquiry I am taking pleasure in sending you some printed matter relative to our Single Tax Colony, though recent calls have exhausted out most somprehensive literature.

I hope you will get about what you need out of what I am sending. If there is any further information needed please call on us for it.

Yours very truly

Secretary.

September 22, 1932.

Mr. Ernest B. Gaston,

Editor & Publisher of The Fairhope Courier,

Fairhope, Baldwin Co., Alabama.

Dear Mr. Gaston:

Your name still sounds very familiar, having lately seen it in the 1930 Edition of The Newspaper Directory, and (when we lived in Deer Lodge, Tennessee, some thirty years ago), I believe that Father corresponded with you.

In fact, I think that some of the Stearns' family moved from Tennessee to Fairhope. There were the two brothers, Charles and Albert, and their father and mother. They were formerly from Michigan.

I have been living in California for the past twentythree (23) years; am at present on the unemployed list, but have the good fortune of not being a property owner, burdened with high, delinquent taxes, as so many are.

While I have a few relatives (cousins) on the West Coast, my nearer ones (brother and mother) are living back in Florida. I quite often have thoughts, or desires of being back there. But, for a person with my meager finances, values are too high (as here) for me to make any investment.

I am a bachelor, have no trade, but have got a strong leaning towards agricultural pursuits.

I have had some little experience along that line, out here.

What I am writing to you about, now, is to learn a little something about Fairhope, and whether it holds out any inducements for a poor man (with only a few hundred dollars). I am a man fiftytwo (52) years of age.

Does this sawmill, brick yard, pottery plant and creamery all belong to your Single Tax Colony ?

It certainly is pleasant to know that your colony has existed so long. I understand that the Llano (Socialist) Colony, in Louisiana, is still going, but is heavily in debt. Debt seems to agree with some people, but not with everybody. I believe that the entrance fee, to become a member of your colony, is one hundred dollars, is it not ?

What does this membership signify---entitle a person to ?

I understand that you have a temple. Is this for special religious service, or union of various sects ?

What are your yearly rates for tenancy of land ?

If I were to come there, I would not want over three (3) acres of land, and would want to do my own improvements.

Your town being a Tourist Resort, I presume that you have a Restricted District, as to cost of buildings erected.

Am I right ? I have understood that you had a sandy soil, with clay sub-soil. But, how about sewer connections: is that a requirement, for all newcomers to your colony; or would it be, ultimately ? I have no further thought of obtaining much (if any) of my livelihood (hereafter), working out for others. I am obliged to wrest it from the soil.

I feel that I will be able to do it, raising all of my own food, having only my clothing to buy, taxes or rents to pay, incidentals, etc. It is this gas, electricity, water, etc., added to the other expenses, that puts a poor man under.

Thanking you for any information along this line, I am,

Yours very sincerely,

4141 Lark St., San Diego, Calif. Edwin S. Brower.

Edwin S. Brower.

Sept. 26, 1932.

Edwin S. Brower,
4141 Lark St.,
San Diego, Cal.

Dear Mr. Brower:-

Was pleased to receive yours of 22nd and to assure you that I am still here and still secretary of the "Single Tax Colony" which is carrying on as will appear by a reading of the "History" of which I am sending you a copy and also of the paper. Yes, Albert Stears is still living here and has two sons here and a daughter, all married and with families of their own. Charles went west, I think to Washington, many years ago. I do not at the moment remember what became of the old folks.

I see that you have met the fate of multitudes in being able to hold on to mighty line probably of what you primarily because you did not get what you earned but were forced to contribute it to others.

You inquire if the saw mill, pottery, creamery, etc, belong to our Colony? No, under our plan the Colony does not interest itself in anything of the sort, but contents itself with administering the land and leaving these other activities to individuals.

According to my information the Llano Colony is as you say, heavily in debt, and there is a constant stream of people in and out, with those going out leaving all that they put in behind them.

The membership is still \$100 but one does not have to pay that in to lease land and get all the privileges of membership except holding office and helping to elect officers. We have no temple.

Land rents, for acreage run from say \$7 an acre in the edge of town, inside the corporation, down to as low as a dollar a few miles out in the country for just as good or better land.

In town and connected with the waterworks you would have to have a ~~sanitary~~ septic tank for a toilet, but if not connected the law would call for a "sanitary privy" costing about \$25 to build.

I am sending you copy of paper, etc.
Fraternally,

Feb. 227, 1934.

Bob Brown
Newllano, La.

Dear Sir:-

We take pleasure in mailing you printed matter regarding our Colony and a copy or so of our weekly paper, which is published by the writer as his individual affair, but devoted to the principles upon which the Colony was founded.

Ours is not a Socialistic Colony. It limits its functions to administering the land and public utilities--and these are now taken over by the Town of Fairhope, having publicly owned light and water plants.

I hope you find our matter interesting, and would be glad to hear further from you.

Yours very truly,

Secretary.

BROWN, JACKSON, BOETTCHER & DIENNER
ATTORNEYS AND COUNSELORS

PATENT LAW

1550 MONADNOCK BLOCK
53 W. JACKSON BLVD.

CHICAGO

TELEPHONE - HARRISON 0757

WASHINGTON OFFICE
513 OURAY BUILDING
8TH & G. STS. N.W.

CHARLES A. BROWN
JOHN L. JACKSON
ARTHUR H. BOETTCHER
JOHN A. DIENNER
CHARLES V. HILDEBRECHT
CAMERON A. WHITSETT

CHARLES F. CALHOUN, JR.
HENRY H. BABCOCK
WILLIAM A. FURNNER
MORRIS SPECTOR
EDWARD C. GRELLÉ

March 25, 1930.

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

Dear Mr. Gaston:

While I was in Fairhope recently I called at your office and had a short conversation with you, and had the pleasure of hearing your talk at the Colonial Inn.

As I believe I told you, I was an admirer of Henry George and his theory and I still believe it, as a matter of theory, but certainly, in our day, incapable of application.

I have expressed my opinion regarding the experiment now being carried out by the single tax colony in Fairhope, to several with whom I have talked, and think it is fair to repeat to you, briefly, what I have said to others.

I am convinced that the experiment, as it is being tried at Fairhope, will ultimately result in inevitable failure. There are many difficulties which are apparent to me and which, of course, must be more apparent to you, which are inherent in the plan as adopted at Fairhope but which would not be effective if the entire nation, or even an entire State had adopted the Simon-pure Henry George theory.

You can hardly be interested in an exposition of my views in this matter. I am interested because I was an early reader of "Progress of Poverty" and I heard Henry George at

- #2 - E. B. Gaston, Esq. -

March 25, 1930.

Chickering Hall, in New York, at one time when he was introduced by William Dean Howell. I also met Henry George on a train on which I was going to New York. He was brought to the train at Cleveland by Mr. Tom Johnson and on the train he met a Catholic Priest who had been a schoolmate of Mr. George. Each called the other by his first name, and the Priest introduced me to Mr. George, and I had the opportunity for considerable discussion with him.

There is no doubt in my mind that the Henry George theory is fundamentally right, and may possibly be adopted successfully, but the difficulties in changing from the present system to that of the single tax are too great, in my belief, to have it introduced in our day, or for many generations to come.

There is much opposition to the single tax plan in Fairhope and I foresee that this opposition will increase, as the rental values must necessarily increase and the vacant land, owned in fee by the single tax colony, which, in theory, must be taxed at the same rates as land with improvements upon it, must have the taxes paid by the single tax colony.

The story of the group of young idealists who founded the single tax colony has some of the attraction and romance of the establishment of Brook Farm by that other band of idealists, including Hawthorne, Emerson, Dana and others, but I fear it is equally lacking in practicability.

I hope you will pardon my intruding upon you with my views. My excuse is that I am interested in your enterprise and particularly in the George single tax theory.

Yours very truly,

Charles A. Brown

COPY

Brown, Jackson, Boettcher & Dienner,
Attorneys and Counselors
1550 Mondanock Block,
Chicago.

March 23, 1930

E.B. Gaston, Esq.
Fairhope Courier
Fairhope, Ala.

Dear Mr. Gaston:-

While I was in Fairhope recently I called at your office and had a short conversation with you, and had the pleasure of hearing your talk at the Colonial Inn.

As I believe I told you, I was an admirer of Henry George and his theory and I still believe it, as a matter of theory, but certainly, in our day, incapable of application.

I have expressed my opinion regarding the experiment now being carried out by the single tax colony in Fairhope, to several with whom I have talked, and think it is fair to repeat to you briefly, what I have said to others.

I am convinced that the experiment, as it is being tried at Fairhope will ultimately result in inevitable failure. There are many difficulties which are apparent to me and which, of course, must be more apparent to you, which are inherent in the plan as adopted at Fairhope but which would not be effective if the entire nation, or even an entire State had adopted the Simon-pure Henry George theory.

You can hardly be interested in an exposition of my views in this matter. I am interested because I was an early reader of Progress and Poverty and I heard Henry George at Chickering Hall, in New York, at one time when he introduced by William Dean Howell, I also met Henry George on a train at which I was going to New York. He was brought to the train at Cleveland by Mr. Tom Johnson and on the train he met a Catholic Priest who had been a schoolmate of Mr. George. Each called the other by his first name, and the Priest introduced me to Mr. George, and I had the opportunity for considerable discussion with him.

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There is much opposition to the single tax plan at Fairhope and I foresee that this opposition will increase, as the rental values must necessarily increase and the vacant land, owned in fee by the single tax colony which, in theory, must be taxed at the same rates as land with improvements upon it, must have the taxes paid by the single tax colony.

The story of the group of young idealists who founded the single tax colony has some of the attraction and romance of the establishment of Brook Farm by that other band of idealists, including Hawthorne, Emerson, Dana and others, but I fear it is equally lackin

in practicability.

I hope you will pardon my intruding upon you with my views. My excuse is that I am interested in your enterprise and particularly in the George single tax theory,

Yours very truly,

Charles A. Brown,

March 30, 1930

Mr. Charles A. Brown,
1550 Monadnock Building,
Chicago, Ill.

My Dear Mr. Brown:-

I am indebted to you for your interesting and frank statement of your views regarding our effort here, pessimistic though it be both regarding the same and the prospect of the realization by legislation of the reform advocated by Henry George, which you seem to theoretically approve as well as us.

I do not share quite such a degree of hopelessness as you present regarding the future for our reform in general, though obliged to admit that the weight of hostility and ignorance is exceedingly great.

However, none of us can tell what may happen which we do not now foresee to bring the issue to the front. The means for the dissemination of ideas have been tremendously improved within a short time. It is much less than the span of life of many now living since chattel slavery prevailed over a large part of this very country of ours. The recognition of the right of women to participate in the government under which they live is a quite recent accomplishment. A few years only, have seen the overthrow of some of the oldest and apparently most firmly established governments of the world.

The opposition which you sensed here and of which we are fully aware, arising as it does from the same ignorance and hostility which precludes in your opinion the possibility of securing the Single Tax generally for unnumbered generations, is no new thing here. It has been present during our 35 years and frequently much better organized and vociferous than it is now.

However, should we be eventually defeated in our purpose, to "show a better way" to meet the need for public revenue and to administer land, the first necessity for men's existence; and to "live like the truth we profess" we can have the satisfaction of knowing that we did what we could; that it is not our fault that men suffer from their ignorance of the truth; their unwillingness to deal justly with their fellow men.

I hope you will come our way again.

Yours very truly

ROLLINS COLLEGE

WINTER PARK, FLORIDA

HAMILTON HOLT, PRESIDENT

OFFICE OF THE TREASURER

May 10, 1933

Secretary Fairhope Single Tax Corporation
Fairhope, Alabama

My dear Sir :

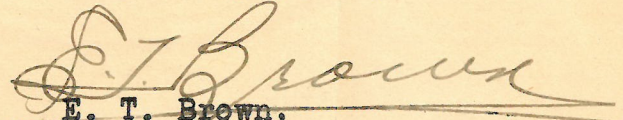
I chanced to receive a copy of the Fairhope Courier and from it I infer that the City of Fairhope is operated under the Single Tax plan.

If you have any literature or other publications explaining concretely how this plan operates I should be very happy to have such material as you distribute to the public.

I am especially interested in knowing how your City has faired during the recent years of financial distress.

Thanking you, I am

Very truly yours,


E. T. Brown,
Treasurer

ETB/m

May 12, 1933.

E.T. Brown, Treas.
Rollins College,
Winter Park, Fla.

Dear Sir:-

Yours of 10th at hand and I take pleasure in giving you information of the application of the Single Tax here.

Under another wrapper I am mailing you a "history" of our Single Tax Colony here and a copy of an address I made to to the Henry George Congress, at Chicago, in 1928.

Referring first to the latter you will find on page two, marked paragraphs explaining how our Colony Corporation, a non-profit, non-stock organization, intervenes between the holders under leasehold of land to which it holds title and the taxing authorities, collecting from the former in land rent taxes imposed upon their improvements and personal property as well as upon the land. On page 3 of the same you will find some of our claims for benefits arising from this policy and, in the latter pages of the history you will find more along the same line.

It would be quite too much to expect of a little community like ours, pursuing a policy so different from the usual that it could be immune to conditions otherwise universal, but I am sure it can be readily shown and indeed, it is generally conceded that we have been affected less than other communities where the usual policies have had free play.

The effects of the serious times through which we have been passing, has been apparent in unemployment, low wages, prices below cost of production for wealth of almost all kinds, decreased purchasing power, etc. which has made tenants unable to pay their rents.

Hoping this information will be such as you desire and expressing my pleasure to take up any further points on which you may desire information, I am,

Yours very sincerely,

Secretary.

P. O. Box 46
Warrenton
North Kansas
S. Africa.
Feb 24 31.

The Managers.
The Fairhope Settlement
Alabama.

Dear Sir,

I have read an account (very brief) of your settlement in M. Chas. Lydie's book "Les Colonies Communistes et Cooperatives".

I am interested in an endeavor to form co-operative settlements in this Country and I should be very grateful for any information on your own settlements & the progress you make.

As a slight recognition for the trouble I am asking you to take in my account, I venture to send you a copy of a S. & E. African Year Book of which I have been joint editor for nearly 40 years.

Believe me, Dear Sir,

With all good wishes

Sincerely yours

L. Gordon Brown.

March 20, 1931

G. Gordon Brown,
P.O. Box 46,
Warmbaths, North Transvaal,
South Africa.

My Dear Sir:-

We are pleased to receive yours of Feb. 14th and learn of your interest in our work here, about which we are pleased to give you further information, though recent many calls have exhausted our stock of comprehensive literature.

We are sending you copy of our constitution, our land lease with application which attaches to lease and becomes a part of the contract, a copy of our "Quarter Centennial History" telling of the inception of the undertaking and bringing it through the first 25 years; and a little folder entitled "Whose Land?" in the concluding pages of which is given the answer to the question and a brief statement of the Single Tax philosophy and our method of applying the same here in advance of legislation. Also included is a reprint of an article in the Employees Magazine of the Louisville and Nashville Railroad, for its information about our section here and as showing outsiders look upon our Colony.

Our Colony is now 36 years old. It has 4,000 acres of land, unincumbered and collected rentals of over \$32,000 dollars in 1930. Though the corporation owns less than half of the land within the boundaries of the Town of Fairhope, (incorporated long after the founding of the Colony) at least 4/5 of the population of the town is on the Colony land and practically all the business and the Town of Fairhope is the largest town in the county, and grew more rapidly between 1920 and 1930, than any other town in the state with from 800 to 1500 population in 1920, from 853 to 1549, except one, its rate of growth being 81%.

As the majority of people are not favorable to our policy in the abstract, it seems to be demonstrated that they found our proposition more favorable for them at the time of locating than offered by towns under ordinary conditions.

We think you will understand that our effort is not a governmental one in any respect. Taxes are levied within the limits of Fairhope--and the farm land adjacent held by us upon same basis as elsewhere in the state. Our Colony corporation is a private corporation, but without stock and strictly non-profit. We hope that matter sent will reach you safely and prove of

March 20, 1931

Sir
E.C. Palmer & Co. Ltd.
New Orleans, La.

Gentlemen:-

Did you not get an order from me within the last few days for a ream of 17x23 white Hammermill Bond, Linen Finish, 20# and also for Castilian blue covers, from your

interest. Any further information desired we will be glad to furnish upon request, as nothing would please us more than to be helpful to others seeking "a better way."

Out of our experience and observation we feel justified in warning you to be very careful of cooperative ventures. There have been a very great many cooperative ventures during the life of our Colony, which have died out after a few years and none of which have been what might have been called successes. And every cooperative venture which has been tried within our Colony has also failed, Labor Exchange, Cooperative Creamery and Cooperative store, all have failed, while the Colony has gone on. To undertake the conduct of a business, even one, gives opportunity for friction, for disagreement over details, and when this is multiplied and all or many of the activities of the community are undertaken to be made public business, the resultant friction usually gets so great as to tear up the organization itself.

We urge you to get the viewpoint of the Single Taxer, that the land is the foundation of everything, that given free access to land--natural opportunities--which is the fundamental purpose of the Single Tax and leaving men free to employ themselves, with the result of their efforts as the just and natural reward to individuals, involves the least opportunity for friction, and in the end works out best for all. Of course groups can frequently under circumstances which may arise, cooperate in specific undertakings, but every effort to cooperate in everything, of which I have ever heard, has ended in failure.

We do not know whether or not you are familiar with the writing of Henry George, the great apostle of the Single Tax, but we are taking the liberty of sending you abridged editions of his "Progress and Poverty" and the "The Land Question" which we are sure you can read with great profit.

We would be very glad indeed to be advised of any concrete effort you may decide to make.

Most sincerely yours,

FAIRHOPE SINGLE TAX CORPORATION,

By _____

Secretary.

Thawville Ill
Single Tax Association
Fairhope Ala.
Oct 19/1932

Dear Sir
Would you please
let me know the
price of cut over and
unimproved timber
land around Fairhope
on a good road
and about what
amount is required
for the first payment

Sincerely
John H. Brown
Thawville
Illinois

Oct. 22, 1932

John C. Brown,
Thawville, Ills.

Dear Sir:-

Replying to yours of 19th, would say we have no land for sale, only for lease, under our plan which is pretty well explained by enclosed form of application. Land which we have available for lease would be about three to six miles from the center of town and our rental rate would run about about a dollar and a half to two and a half per annum, at present rating, with only a half year's rent to be paid at time of application. It would be subject to a further charge for timber if there were timber of any value on it, which we treat as a "crop" on the land

Shall be glad to hear from you further

Yours very truly,

FAIRHOPE SINGLE TAX CORPORATION,

By _____

E. B. Austin Sec

485 Virginia Court,
Winter Park, Florida
Janurary 28, 1932

Mr. E.B. Gaston
Fairhope, Ala.

Dear Mr. Gaston;

In my economics class here at Rollins College, I have chosen the subject, "Single Tax", for my term paper. I would like very much to get some material from you or perhaps you could tell me where I might obtain some literature on this subject.

As it is very important that I find out about this as soon as possible I would appreciate an early reply.

Yours Sincerely

Winthrop Brubaker

Feb. 17, 1932.

Winthrop Brubaker,
485 Virginia Court,
Winter Park, Fla.

Dear Mr. Brubaker:-

I am very sorry to have overlooked replying promptly to your favor of January 28th. Am always glad to hear from people wanting to know about Single Tax. I hope I shall not be too late to be of service to you in the matter.

I am sending you a collection of writings upon the subject of Single Tax in general. An excellent short statement is that by Henry George, reproduced in the Congressional Record many years ago, "The Single Tax, What It is and Why We urge it." He was the great apostle of the Single Tax You know.

I am also sending you Henry George's Land Question, and Significant Paragraphs from Progress and Poverty, which was Mr. George's masterpiece, compiled by Harry Gunnison Brown, of University of Missouri. Please note statement on cover by John Dewey.

I think these will fairly present the subject from the general standpoint, applied by changing tax laws.

Something about our Single Tax Colony may be of service. This is a plan for applying the idea of taking land values for public use, without waiting for change in the law, by the simple expedient of acquiring land and using the power of ownership to secure by contract with individuals desiring portions of the same, to take it under long time lease, conditioned on the Colony corporation collecting in rent the full annual rental value and using the rent to pay taxes not only upon the land, but upon the improvements and personal property of individuals--any excess to be expended for the common benefit.

Applying this plan--which it has been doing now for more than 37 years--though owning considerably less than half the land of the Town, practically all the business and the larger part of the population are on the Colony's portion, while Fairhope has grown to be the largest town in the county in which it is, and grew more proportionately than any other town in the s

state of approximate size, during the census period 1920-30, *Carone*

The enclosed recent statement to members may be of service to you in this connection.

Sincerely hoping that this may be of service to you,

I am,

Most sincerely yours,

Secretary.

Ans-by
Leathville, Mich.
Mr. C. B. Gaston Mar. 17-85

Turkhope, Ala.

Dear sir: Yours of Mar 11
at hand thanks for the

information

I am veray sorry I can not
come at once & look things over
& get started this spring but
I havent money enough to finance
the ideal now & I havent any
idea how much I could ex-
pect to make out of the fruit
& nuts this year from the place
there, so I expect to farm all
possibly can here this summer
to save up enough so I can
come to Ala. this coming fall.
I have for some time been
wishing for a warm climate

where I could make a
living & pay for a home
& I am convinced Babylon
County offers that condition
about as near as could be
found in the south. at
least I am anxious to
give it a trial even as wife
if there is any profit made
in stock such as dairy cows,
hogs & poultry I would want
to engage in general farming
that of course would require
more acres of land.

Yours Respt.

J. E. Buckingham

r. J.E. Buckingham,
Scottsville, Mich.


Dear Sir:-

Our mutual friend, Mr. C.W. Guthrie asked me for some information for you regarding our Single Tax Colony here and I told him I would be glad to send you some.

Under another wrapper I am sending you a statement : "The Single Tax, What It Is and Why We Urge It" by Henry George the great apostle of the Single Tax. It of course contemplates its application by government through a change in the law, which is what all Singletaxers desire. Our Single Tax Colony, is an effort at partial application on a small scale of the idea under existing laws. For an understanding of the purpose, methods and somewhat of what we claim, will be found in another little folder I send, being a speech by me in Chicago, in 1928.

I also send you a "history" of the Colony brought down to quite a recent date, and other matter, which I hope you find interesting and would be glad to hear from you.

Yours very truly,


Secretary.

Scottsville, Mich.
Mr. P. B. Boston Mar. 7 - 35
Fairhope, Ala.

Dear Sir:

Received your
letter on the single tax
colony & have become interested
& would thank you for further
information. I am wondering
on what terms you lease the land
& if you still have land that you
would wish to lease to desirable new-
comers? would you have any
land with buildings on that you
could lease? how much per acre
do you charge for rental for the land?
We own a farm here but cannot
sell it. I have been wishing
for a long time for a mild climate
where I could make a living &
keep up expenses & after reading
the South Carol & corresponding

with Mr. Guthrie I about
made up my mind Baldern
county - came as near filling
the bill as could be found &
hope to be able to make the change
next fall.

Awaiting your valued reply
with full particulars &
beg to remain

Yours Truly.

J. E. Buckingham

March 11, 1935.

J.E. Buckingham,
Scottville, Mich.

Dear Sir:-

Yours of 7th received and I am pleased to note that you are interested in our Single Tax Colony.

I send you a copy of our form of lease of Colony land which perhaps you have not had with other matter sent.

Rent of land in the country runs from \$3.50 an acre adjacent to the town corporation to as low as a dollar about five or six miles farther out. This is annual rent, and is on an unimproved basis, the lessor being supposed to make his own improvements, or buy from some one else's improvements only, not the land, at a price they can agree on.

The tax on the land is paid by the Corporation, and the lessee pays taxes on his improvements and personal property and is entitled to turn his tax receipts in for credit on his rent for the land--up to the amount of his rent, not more.

I note you are "stuck" up there, with land you cannot sell. Occasionally we have a bargain in some improvements we have been obliged to take over for unpaid rent. There seems to me to be an especial opening, in marked offering on enclosed slip which we could sell for \$200 which looks to me to be a great bargain. If you had a little money and could come down soon, and if this met with your approval could buy, put you up a house big enough to house you, which could be done for a small amount, harvest the fruit and cultivate the land and perhaps sell there during the summer and be ready to move the family down in the fall.

Mr. Guthrie could inspect this for you, if desired. It is the Walter James leasehold. I enclose a list of the fruit trees etc. on the place as furnished me.

Hope to hear further from you. There would be no commission to me on this or to any one else, if you took it.

Yours very truly

Secretary.

FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

Fairhope Single Tax Colony

ESTABLISHED 1895

FAIRHOPE, ALABAMA

Dec. 30, 1933

H.S. Bullard,
Nokomis, Ala.

Dear Sir:

Your card in this morning's mail in regard to "Ring Farm."

We have a~~x~~ tenant on it and several parties biting on a purchase proposition, but lacking cash.

For \$500 If you mean business you can have it with 80 acres, less streets, not less than \$200 cash, balance in two instalments three months and six months, with interest.

Yours very truly,

FAIRHOPE SINGLE TAX CORPORATION,

E. B. Gaston
Secretary.

Mr Gaston

Dear Sir:-

I would prefer ^{the} original place of ~~c~~ 119 acres I would give this for it if I can get it all.
How soon could I get possession?

Yours truly

H.S. Bullard

I considered that 39 acres the best part of the place as there is so little in cultivation on the other

Dec. 3, 1934.

H.S. Bullard,
Nokomis, Ala.

Dear Sir:-

Yours received and we note that you want more than 80 acres with the Ring Farm improvement. We presume that the "39 acres" which you referred to as thinking the best part of the original Ring farm, was the west 40. We have leased ten acres in the northeast corner of that forty and enlarged a half acre holding in the northwest corner to two acres, but could let you have the rest of it, which ought to be 1 28 acres, less a little for streets. There is a "draw" down approximately through the center but ought to be approx. 25 acres of good, tillable land and most of it cleared.

Also there is the south half of southeast qr. of SE. $\frac{1}{2}$, in our hands, most of which is cleared. This is very sandy and would be discounted on rent on that account. These two pieces ought to give you the acreage needed, but I cannot guarantee that they would be included at the price named, though we would like to have enough acreage with the barn and silos, to justify developing a good stock farm on the place.

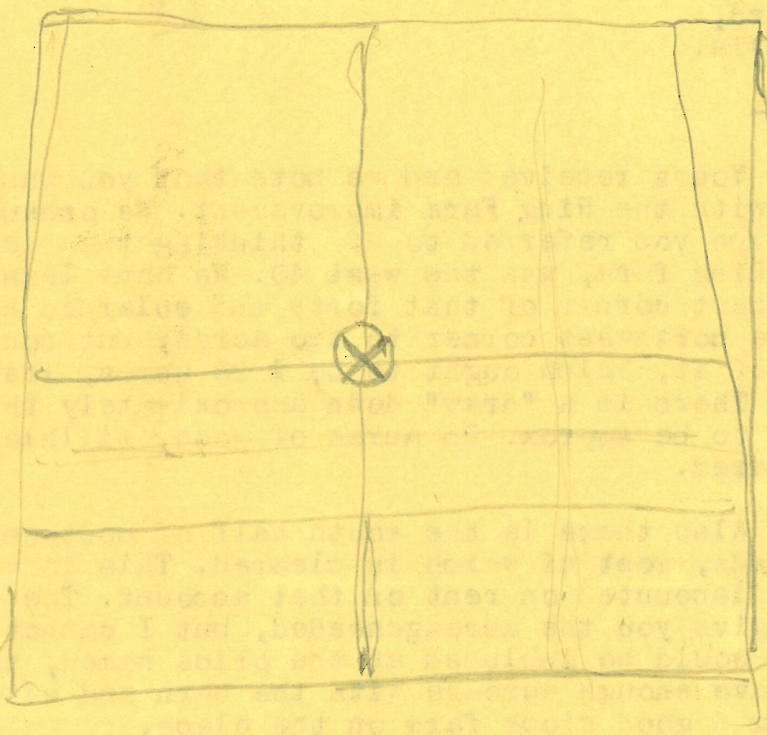
Had you not better come down and look the place over?

We took under advisement an offer on the place two 20's end on, with a check for \$50 today.

Yours very truly,

Secretary.

Enclose map



And you not better come down the place early
We took under a lighted oil on the kitchen table
and on, also a small box and a key.

Yours very truly,

Secretary

Handwritten signature or note in red ink.

Dec. 30, 1933

H.S. Bullard,
Nokomis, Ala.

Dear Sir:

Your card in this morning's mail in regard to "Ring Farm."

We have a tenant on it and several parties biting on a purchase proposition, but lacking cash.

but \$500 If you mean business you can have it with 80 acres, less streets, not less than \$200 cash, balance in two instalments, three months and six months, with interest.

Yours very truly,

FAIRHOPE SINGLE TAX CORPORATION,

E. B. Gustm

Secretary.

Notomis Ala

12-29-33

Dear Sir:

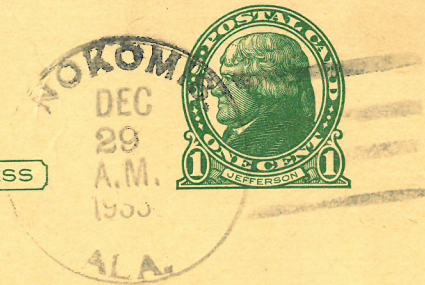
Have you still
got the Ring farm. &
if you have what
is the least you
will take for it?

I will trade with
you if you
will make your
price right.

A. S. Ballard

Please advise me
by return mail.

THIS SIDE OF CARD IS FOR ADDRESS



Single Tax Corp.
Fairhope
ALA.

Walter Bullard

Bay Minette Ala

Aug. 27, 1932

Single Tax Corp.

Fairhope Ala

Dear Sir:-

I wrote you
some time back in regard
to the Ring farm and
time are so hard and
property so cheap I want
to know if you would
consider \$500.00 cash for
the ring farm it is
run down and needs
a lot of repair and
tell me what work you
ask for it now?

please let me know
by return mail.

Yours Truly,
Hatcher Bullard.

August 30, 1932

Mr. Hatcher Bullard,
Bay Minette, Ala.

Dear Sir:-

Yours of 27th was received last evening. I am unable to make you a definite reply in this, the nextmail, but this is to advise that the same will be given consideration of our Executive Council this evening, of the result of which I will advise you.

Yours very truly,

Secretary.

97.57
2

19 5.14

Bay Minette Ala

June 22-1932

Simple Inc Corp.

Idaho Falls Ala

Dear Sirs:-

Who owns the
Ring farm now?

If it is owned
by you what is the
least cash that will
buy it.

Yours Truly.
Hatcher Byellard

June 24, 1932.

Hatcher Bullard,
Bay Minette, Ala.

Dear Sir:-

Replying to yours of 22nd inst. this Corporation owns the Ring Farm property. We have had to take it over for delinquent rent, under the terms of our leases. It is a place on which many thousands of dollars have been spent in making permanent improvements, but our chief interest is to get out of it what we have in it and have the property in possession of some one who can make good use of it.

That you may be advised of the conditions governing leasing from our Corporation a copy of the application for land required (which attaches to the lease and becomes a part of the lease contract) is enclosed.

We would be glad to have you come down and look the property and situation over, unless you are already familiar and would consider a cash offer of \$1,000. *with owner*

Hoping to hear further from you,

Yours very truly,

THE FAIRHOPE SINGLE TAX CORPORATION,

By _____

Sept. 2, 1932.

Hatcher Bullard,
Bay Minette, Ala.

Dear Sir:-

Replying further to your letter of 27th August, relative to Ring Farm, I had the matter before the Executive Council of the Corporation and was instructed to advise you that your offer of \$500 cannot be accepted, but Corporation will make you a counter offer of \$750, which is the best it feels that it can do and will not let it out on what it has in it.

Some money has recently been spent on repairing fence- in fact rebuilding it on the east side and the north side.

Other parties are now considering this property seriously and you should act promptly if you wish to secure it at the price stated, which is only a fraction of its value.

The annual rent on the land at present rating is \$195.14 which is payable in semi-annual instalments. This you understand, includes taxes upon land, improvements and personal property, the taxes upon the land being paid directly by the Colony Corporation.

If you took the place your rent would begin when the property was put in your possession. The rent is based upon possession of 120 acres, three forties, less streets, but you could take 80 acres which lies together if you only wished that much, and thus reduce the rent, or can have more, at additional rent. There is a 20 in the same quarter section, which can be had if desired. It is quite sandy and a reduction in rent on that account would no doubt be made. A former holder of it, used to make good crops on it, but it has been allowed to run down by lack of manuring or legume planting on it.

Of course, if you decide to accept our proposition, you will come down and conclude the deal here.

Yours very truly

FAIRHOPE SINGLE TAX CORPORATION,

By

P. B. Gaston Sec

(P.S. There will be 2 1/2 acres off of one of the original
40's - inside streets

Fairhope, Ala.,

192

M

H. L. Connolly Estate - Ring farm

TO Fairhope Single Tax Corporation DR.

Address: MR. R. E. L. CONNOLLY, Treasurer
Post Office Box 323

Please Remember to Send or Bring Assessment With Tax Receipts

<i>Ring farm to 12-31-31</i>	<i>587 58</i>	
<i>" 1 1/2 yr 1932</i>	<i>97 57</i>	
<i>Penalty</i>	<i>52 74</i>	
<i>Adv sale of property</i>	<i>1 72</i>	
<i>less by tax</i>	<i>232 89</i>	<i>63 00</i>
<i>Balance due</i>		
<i>Bal due</i>	<i>676 61</i>	

FAIRHOPE, ALA., April 25, 1932 192

Misses A. M. and W. Ollinger 1916 Government St., Mobile, Ala.

to Fairhope Single Tax Corporation DR.

 ADDRESS: MRS. M. H. BROWN, TREASURER
POST OFFICE BOX 323

PLEASE REMEMBER TO SEND OR BRING ASSESSMENT WITH TAX RECEIPTS

1932

April 25

to 1931 balance due
" penalty to 6-1-33

yr 98.88
83.90 ~~83.88~~
83 8.88
84.73

~~107.77~~

84.73

Please give this your attention and oblige

FAIRHOPE, ALA., May 27, 1938.....192.....

M. L. M. & A. L. Brydich, room 800 Pullman Bldg. Chicago, Ill.

TO Fairhope Single Tax Corporation DR.

R. E. L. Connolly

 ADDRESS: MRS. M. H. BROWN, TREASURER
POST OFFICE BOX 323

PLEASE REMEMBER TO SEND OR BRING ASSESSMENT WITH TAX RECEIPTS

1932	1930 balance due	84.12	
	penalty to 5-1-32	10.93	95.05
	1931 rent	168.24	
	penalty to 5-1-32	11.77	180.01
	1932 first 2 rent	84.12	
	penalty to 5-1-32	84	64.96
	total		360.02
			2.35
			357.67

I am instructed to inform you that unless this bill is paid on or before June 3, 1932 the Corporation will proceed, according to your lease, to collect the same. Please give this your immediate attention.

Treasurer.

Fairhope, Ala., June 13 1922

1923

M Erick Brown

Lot 10-3 Bl 30 Win

TO Fairhope Single Tax Corporation DR.

Address: MR. R. E. L. CONNOLLY, Treasurer
Post Office Box 323

Please Remember to Send or Bring Assessment With Tax Receipts

1932	1931 balance	12.13	
	pen	97	13.10
1932 pt 1/2		13.82	
	pen	27	14.09
	Total		27.19

	11.29
	5.60
	<u>16.89</u>
int.	65.00
Prin	<u>325.00</u>
	406.89
	<u>27.19</u>
Total	8434.08

300 7.00

~~Road~~

1175
201
1175
2350
236175

77.5
2
1550

Less 2 2/3
"

Road

Road 2 1/2 a

Road

120 a - 2 1/2 inch 201
2 1/2
117 1/2 @ 201

80 a
2.5
77.5 a

3 a = 2/3
6
2
2 2/3

2.67
200
53400

77.5
2
15500
534
149.66
406
15864
448
15416

149.66

44898

Notkins Ala
Jan'y 11th 34

Mr E. B. Gustin
Fairhope Ala
Dear Sir:—

You failed to tell
me how soon I could get
possession—and what rent
do you get for the King
farm now?

Yours truly
H. S. Bullard

Jan. 13, 1934

H.S. Bullard,
Nokomis, Ala.

Dear Sir:

Replying to yours of 11th, the rent on the Ring Farm property- as described, the northeast quarter of Southeast $\frac{1}{4}$ and no. $\frac{1}{2}$ of so. $\frac{1}{2}$ of SE. $\frac{1}{4}$ of Sec. 15, 6 S. 2 E 80 acres less streets, amount to approx. $2\frac{1}{2}$ two and one-half acres, less two acres deducted one-third and 3 acres deducted $\frac{2}{3}$ is \$154.16.

We can give you immediate possession on execution of contract., and making of first payment.

Hope you come down and take it.

Of course you understand that this is inclusive of the taxes on land and improvements, live stock, tools etc.

Yours Very Truly
E. B. Gaston

Jan. 17, 1934

Mr. H.S. Bullard,
Nokomis, Ala.

Dear Mr. Bullard:-

Lest you may be giving though still to the purchase of "Ring Farm" this is to notify you that not hearing from you promptly in reply to last advice and having another party, on the ground, we have closed with him, so that this property is no longer in the open list.

We would be glad to locate here and will be glad at any time to give consideration to any other proposals from you.

Yours very sincerely,

FAIRHOPE SINGLE TAX CORPORATION.

By _____

Secretary.

My dear Mr. Gaston:

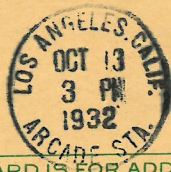
A small group
of persons here in Los
Angeles, knowing that
I come from Fairhope,
have asked me to tell
them about the Fairhope
Single Tax project.

I feel a burden of
responsibility to accuracy
of course and am in
consequence writing
to you for literature. Are
there not some pamphlets
that can be mailed to me?

My regards to Fairhope, es-
pecially your family.

Sincerely,

Elizabeth W. Burbank
910 Grand View Ave. So.
Los Angeles, Calif.



THIS SIDE OF CARD IS FOR ADDRESS



Mr. E. B. Gaston
Fairhope
Alabama

Fairhope, Ala., Oct. 24, 1932.

Elizabeth W. Burbank,
910 Grand View Ave., So.
Los Angeles, Cal.

Dear Miss Burbank:-

Your card received and I am delighted to learn that you find some people there enough interested in Fairhope, that they want to learn more and you are disposed to help them out.

Am glad to say, that while were about out of literature, we have recently acquired some which I think will be found interesting and instructive; and am sending you the following:

Illustrated pamphlet just issued by the Chamber of Commerce, for general information and scenes.

Copy of "Quarter Centennial History" first part covering important features down to 1920, and latter bringing story down to the present year.

Copy of address I made at Henry George Congress at Memphis, Tenn., the 13th of this month.

I also send a copy of the constitution; copy of form of application for land; which pretty fully indicates the form of lease--of which we are a little short.

Included, also is copy of address I made at the Henry George Congress at Chicago, in 1928, and perhaps some odds and ends that will occur to me before sealing this letter.

Thanks for your kind remembrance to the family. You will be sorry, I know, to learn that Dr. Atkinson died on the 16th.

I hope you have a pleasant time with those of inquiring mind about Fairhope and would be glad to advised of the result of your presentation of the subject.

Most sincerely yours,

Secretary.

2/21/34.

Please give this card to the
person that can give me the
most information about your
town of Fair Hope.

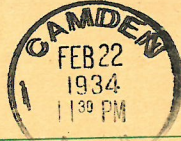
and oblige yours truly

E Burrough

~~at Fair Hope~~

422 Trenton Ave

Camden, N. J.



THIS SIDE OF CARD IS FOR ADDRESS

Postmaster
Fair Hope
Alabama

Feb. 25, 1934.

E. Burrough
422 Trenton Ave.,
Camden, N.J.

Dear Sir:-

The Postmaster has--quite properly--handed me your card of 2-21 to him and it gives me pleasure to reply. I think I can best do this by sending you some printed matter.

First in this line is "Single Tax Colonies or Enclaves"
Second a copy of our application for land and form of lease,
(of which the application is a part.)

I do not know whether or not you are familiar with the Single Tax proposition; if not I should, perhaps have invited your attention first to "The Single Tax, What It Is and why We Urge It" a statement by Henry George, the great apostle of the movement, reprinted in the Congressional Record, by a then member of Congress, which I include.

I also send you a history of the Colony, which you may find interesting.

If you are interested, I shall hope to hear further from you.

Yours most sincerely,

Secretary.

July 18, 1935.

Mr. W.H. Burton,
Kingston, Ark.

Dear Mr. Burton:-

Our Mr. Knips kindly let me read your extened letter to him, which I greatly enjoyed. I do not have the time to write letters that Mr. Knips has, but I am moved to send you some printed matter regarding the Single Tax and our effort here in the Single Tax Colony, to apply the idea as far as possible without waiting for the law to be changed; in the hope of ~~getting better~~ giving you a better understanding of the Single Tax as proposed by our great leader, Henry George, to be effected by changing the taxation laws--and also, of our Colony, as something which might be valuable as an object lesson.

Under another cover I am sening yo, the following in numbered order (which I hope you will follow; though of course you exercise your own choice in that matter.)

- No. 1, "The Single Tax, What it is and Why We urge it"
By Henry George,
- No. 2. "Single Tax Colonies, or Enclaves" an address
by Myself at Chicago, in 1928.
- No. 3, "History of Fairhope, also by myself' ~~going~~ back
to the beginning of the Colony venture.
- No. 4, "Interesting comparisons of Fairhope and other
towns.
- No. 5. Copy of our form of lease, including application
for land.

I also enclose a speech just recently made in Congress
by Theodore L. Moritz, Singletaxer of Pennsylv-
vania.

This will make a pretty good course of reading; more,
perhaps than you have time and inclination for.

Yours most sincerely,

Secretary.