

1930 - 1936

FSTC: ~~Correspondence~~ of E. B. Gaston, Inquiries: E, F

Fairhope

10517-b

70

will you please tell me some-
thing about the Fox Colony and
Fairhope. What are rents and
what advantages of living
there. Very truly.

Dorothy Ewell.

Please recommend a good place to
room or cottage to rent.

THIS SIDE OF CARD IS FOR ADDRESS



Chamber of Commerce.
Fairhope
Alabama.

September 12, 1933

Dorothy Earll,
Skanateles
Onondaga County, N.Y.

Dear Madam:-

Your card to Chamber of Commerce has been handed to us to send you some information about our Single Tax Colony, which we take pleasure in doing. We are sending you a copy of our lease, "History", copy of address by the writer at a Single Tax Congress, in Chicago, in 1928, etc. which we hope you will find of interest.

Land rents range in the country from \$3.50 an acre close to town down to \$1.00 about five miles out; and town lots all the way from \$10, (or even less) up to about \$75 for exceptionally desirable ones overlooking the bay. Usually about 66x132. These are annual rents and include taxes on land and improvements with nothing invested in the land.

Rooms and cottages are very low in rent now, but most of our renting here is of furnished cottages.

We have in our own home a three room suite upstairs occupying the entire second floor, with private bath and toilet, sink, etc, which we would rent for \$10 a month furnished, including water but not light, minimum light charge \$1.50 a month.

Shall hope to hear further from you.

Yours very truly,

FAIRHOPE SINGLE TAX CORPORATION,

By

Secretary.

CHARLES R. ECKERT
26TH DIST. PENNSYLVANIA

Congress of the United States
House of Representatives
Washington, D. C.

February 18, 1935

Mr. E. B. Gaston
Fairhope, Alabama

Dear Mr. Gaston:

Your letter of February 14th received. Thanks for your kind words and felicitations. As yet I have not had the pleasure of meeting Mr. Hill. I shall make an effort, however, to do so. Please remember me to our Fairhope friends, and with kindest regards, I am

Yours very sincerely,

CHARLES R. ECKERT

Charles R. Eckert

Feb. 1, 1935.

Chas. R. Eckert, M.C.
Washington, D.C.

Dear Mr. Eckert:-

Have just received yours of 18th and was delighted to hear from you. It is very gratifying to know that we have tried and true disciple of Henry George in Congress. I hope you will find that there are others; also hope you will get in touch with Mr. Lister Hill. While not pretending to be a ^{land} Single Taxer he is a fine and able young man; and I am sure he will interest things to tell you about Fairhope. You are at liberty to tell *him* that I wrote very highly of him.

You are serving in a time of great importance to our country, with opportunity for great usefulness; to which I am confident you will measure up.

With very best regards,

Feb. 14, 1935.

Charles R. Eckert, M.C.
Washington, D.C.

Dear Friend Eckert:-

I have had it in mind ever since I heard the news of your election to write and congratulate you on the same, and wish you success in such efforts as you may be able to put forth to to leaven your fellow congressman with what we know to be the only true economic gospel of Singletax.

I hope you may have made the acquaintance by now of Congressman Rister Hill, of the second Alabama district, in which Fairhope is located. I think he is a young man of great promise and and that he would give you a favorable report on Fairhope.

Would you like to have your copy of the Courier sent to you at Washington?

I hope to hear from you.

Yours most sincerely,

Aug. 4, 1935

Hon. Charles R. Eckert,
House Office Building,
Washington, D.C.

Dear Mr. Eckert:-

My attention being attracted by a newspaper article to a new plan of dealing with the land question, by a Congressman Hugh Peterson, of Georgia, who proposes an appropriation of ten billion dollars, to lift the mortgages from farm lands and thus make of them portions of the public domain and settle thereon, farmers who want farm homes; I wrote Mr. Peterson, and told him about proposals of yourself and Mr. Moritz, sending him copies of your bills.

I have not had time to hear from him, but suggest the advisability of you and Mr. Moritz cultivating his acquaintance and putting before him the Single Tax proposition, with which he gives no evidence of being acquainted.

Perhaps in time we can get the Single Tax into the prominence that the public utility question now has.

Fraternally yours,

CHARLES R. ECKERT
26TH DIST. PENNSYLVANIA

Congress of the United States
House of Representatives
Washington, D. C.

July 22, 1935

Mr. E. B. Gaston
Fairhope Single Tax Corporation
Fairhope, Alabama

Dear Mr. Gaston:

I have your letter of July 20th and in reply would say that I have copies of the speech and under separate cover I am mailing you 100 copies. I hope you will persuade Mr. Hill to read it.

With kindest regards, I am

Very sincerely yours,

CHARLES R. ECKERT

Charles R. Eckert

July 27, 1935.

Hon. Charles R. Eckert,
House Office Building,
Washington, D.C.

Dear Mr. Eckert:-

I have yours of July 22nd, advising that you were sending me 100 copies of your speech of July 3rd, but have to advise that so far the same has not been received. Please check up on whether shipment has been made or not. Will certainly appreciate them and try to make good use of same.

With best regards,

Yours sincerely,

CHARLES R. ECKERT
26TH DIST. PENNSYLVANIA

Congress of the United States
House of Representatives
Washington, D. C.

July 18, 1935

Mr. E. B. Gaston
c/o The Fairhope Courier
Fairhope, Alabama

Dear Mr. Gaston:

I have your letter of July 11th, for which
please accept my thanks.

If the Congress of the United States would
have a group of about 50 of the right type of Members,
I feel that great progress could be made along sound
economic lines. Let us hope that as time goes on that
situation will develop.

Very sincerely yours,

CHARLES R. ECKERT

Charles R. Eckert

July 11, 1935.

Hon. Charles R. Eckert, M.C.
House Office Building,
Washington, D.C.

My Dear Brother Eckert:-

I have just finished reading your wonderful address of the second which I have just read in the Congressional Record, and wish to express my thanks and congratulations on the same. Never was truth, economically more plainly put, nor at time more, opportune.

And hurrah for Pennsylvania!

The state of Henry George's birth, to have two such representatives as yourself and Mr. Moritz in the same congress.

Speed the day, when there will be more; the essential difference between public property and private property, be generally understood, and the way be opened general prosperity for the deserving rather than the special privileged.

I hope you will have your speech printed for circulation at an early day, because it is greatly needed.

Yours most sincerely,

July 20, 1935.

Hon. Charles R. Eckert,
House Office building,
Washington, D.C.

Dear Mr. Eckert:-

I appreciate your kind note of July 18th, just received, but was disappointed that you made no reply to my suggestion of having your speech printed for circulation.

I certainly hope you will have a quantity printed. We need them.

Hon. Lister Hill promised me that he would read it. Please do something about having a goodly quantity printed. If you do not feel like standing the expense, a fund should be raised for the purpose.

Faternally yours,

April 5, 1932.

Chas. R. Eckert,
Beaver, Pa.

Dear Friend Eckert:-

It seems that a certificate of the Fairhope Single Tax Corporation was never delivered to you, because of non-return of your original certificate in the Fairhope Industrial Association which was a condition thereto.

However, in 1926 you wrote of your inability to find the F.I.A? certificate after diligent search, and at last night's meeting of our Executive Council, a presented the letter of 1926 and had it accepted in lieu of the lost certificate and herewith enclose Certificate No. 62 of the Fairhope Single Tax Corporation, which as you will note was drawn by the then secretary, G. W. Wood, (one of our most faithful souls, who died some year ago)

F. L. Brown, then president, is again president and I am secretary, having served continuously throughout the years with exception of two separated terms of a year each, one served by Mr. Wood and one by Mr. Wm. Call.

I remember very well when you and Jos. C. Campbell, young men then as I was visited us and decided to help along the venture by taking membership putting in your \$100 each.

I note you are no longer on the Courier list, which is hardly as it should be. Would be glad to restore you to it.

With my very best regards,

Sincerely yours,

Secretary.

If you have a wife and she is interested in the Single Tax our constitution provides that she would be entitled to vote on "signing the constitution" and if so desired I will forward a constitution for signing, together with ballot for her. Yours I see, has been received.

H. M. ELDRIDGE,
609 - 22nd St., NIAGARA FALLS, N. Y.

Ans 1/11/32

JAN 3 1932

Recd
Staff

Fairhope Courier

Fairhope, Ala.

Gentlemen,

Enclosed find 10 cts in stamps for
which please send samples of Courier and
any available literature explaining the
Fairhope Single Tax colony.

Thanking you,

Yours etc. H. M. Eldridge

Hefort, Mich
July 28 - 1931

Mr E. B. Gaston

Tarboro, Ala

Dear Sir.

As I have always been interested in the south, and particularly the section around Mobile Bay, I would like to come down there and bring my family and a couple of friends, if there is any work there.

Could you tell me if it would be possible to get work on a farm there, either as a farm hand, or entirely taking over a farm and farm on shares with living quarters included

2

and could a painter with
Detroit Edison Co. reference
get work here.

Thanking you for the
information. I am

Yours Truly,

W. E. Clement.

487 W. Alexandrine

Detroit

Mich.

Aug. 12, 1931.

N. E lement.
487 West Alexandria St.,
Detroit, Mich.

Dear Sir: Replying to yours of recent date, we are pleased to learn of your interest in this section.

You say you would be glad to come down with your family and a couple of friends--if there was work here. That, dear sir, is the trouble here as well as in Detroit, and we understand there are scores of thousands out of employment there. While we fully believe our Single Tax plan for keeping all land open for use would strike at the root of unemployment problems, our Colony is on too small a scale, and people generally so interdependent that we cannot accomplish that result and there is a tendency ~~from~~ for people of less favored sections near by to flow in on us to our embarrassment.

Crops have been fairly good in this section this season but prices have been so poor, that very few farmers have been able to make anything.

Also there are painters here more than enough to do all of that kind of work which is being done; which is not much, for not much building is now being done.

We are sorry to give so little encouragement, but it would be of no advantage to you or to us, to misrepresent matters.

We are mailing you a late copy of our local paper and also an illustrated pamphlet entitled "The 'It' County of Alabama" which we trust will interest you.

Yours very sincerely

FAIRHOPE SINGLE TAX CORPORATION,

By _____
Secretary.

Chicago Illionas
February 5-1934

Mr. E. B. Gaston
Editor Fairhope courier
Fairhope Alabama

Dear Sir:

on the advice of our mutual
friend Mr. Clayton G. Ewing, I am taking
the liberty of asking a favor of you.

I am very desirous of obtaining
as much information as you can furnish
me in regard to The Single Tax Colony,
The chief crop raised, possible market,
capital required to start on, and how
one may get started,?

Thanking you in advance
I am sinc.

Sam E. Elliott
3438 West Potomac Ave.

Feb. 12, 1934

Lum Elliott,
3438 West Potomac Ave.
Chicago, Ills.

Dear Sir:-

Glad to hear from you and learn that our mutual friend Mr. Ewing has interested you in our Single Tax Colony.

I take pleasure in sending you printed matter, in which is included a pamphlet, a reprint gotten out by our Chamber of Commerce of an article on Baldwin County originally published in the Employes Magazine of the L. & N.R.R. for the general information it gives in regard to crops, etc. of this section.

This county is the leading agricultural county of Alabama, in number of farms owned by farmers; in value of crop per acre, and in total. A rough map on the front page, locates Fairhope in relation to other places in this section and the roads in the vicinity.

I hope you will find the matter sent interesting and that we may hear further from you.

I suggest you subscribe for the Fairhope Courier for the news of the community it carries from week to week.

Yours very sincerely,

Secretary.

Grandview Hotel
Mount Dora, Fla. Apr. 1st
1937

Dear Mr. Gailor -

I am afraid
I hurried - you name
correctly - it was re-
leased on the wrapper -
and I am asking Mr.
Brigley to forward this
note to you correctly -
for I do want to thank
you for your kindness
and every intending
see all these papers
and data about the

King's Tax Community
at Fair Hope —
As I have just written
Mrs. Kingday — when
earlier I first heard
of the King's tax it has
seemed to me by far
the simplest and easiest
tax arrangement that
we could have — and
I am very glad to
have an opportunity
to know about this
Fair Hope Community
where you seem to
be working it out so

happily and satisfactorily
and to have all these
papers —
Thank you very much —
Sincerely yours —
Mary G. Ely —

July 16, 1933.

W.M. Emerson,
913 E. 11th St.
Indianapolis, Ind.

Dear Mr. Emerson:-

You sure do ask a lot of questions in your letter of July 3rd. I will try to answer briefly the most important, but I would not advise you or any one to ^{not} come here without coming down and looking the situation over for yourself, for which this is an especially favorable time as the railroads are making very favorable rates. The L. & N. with northern ^{usual} terms at Cincinnati, and extending down through this county--with an important shipping branch, and to Mobile and New Orleans is offering special rates. If you have a car that is a fine way to come, and gives you your car to get around and look over the country wherever you might be interested.

In general I think this is the finest country there is to be found and our Colony proposition is a first-class ^{lax} thing for the man who wants use of land and neither wants to be a victim of the land sharks or to get any speculative advantage over any one else--and I think you have been interested enough in the Courier to read it for a number of years, to be such a man.

I am sending you a map of Wald in County, on which I have indicated our land in red shading. ^m Also sending a rough outline map of our land outside of the town limits. On which I have indicated some land open for lease and approximate rental running from \$3.50 an acre at the town limits, down to 90 cents for the farthest out. These rents are based on the land being suitable for tillage, if it is too rough, or too ~~has~~ wet deductions of 1/3 to 2/3 are made.

You can note Fish River on the county map. It is a short ^{rough} small stream with rather current at points nearest to our land, which would be about two miles distant but below becomes a deep tidal stream, having depths they claim up to 40 ft.; then widens out into "Weeks Bay" which is a shallow bay mostly 4 to 6 ft deep, only light draft vessels can get through it.

Now to your questions. Roads, dirt, kept up fairly well. Timber, pretty nearly negligible so far as our land is concerned. Mostly pine, but mostly cut off. There is a market for pine for pulp wood at 50 cents a cord, but a poor policy to cut it off for that unless you want to clear the land.

No. 2.

We have only one place where a dependable flowing stream is to be had. It is small, shallow, inclined to be swampy (narrow) along it. Will indicate it on map our land.

No land with well, You want a well where you want it. Costs about a dollar a foot to bore and tile, 8 inches, water about 60 to 80 ft.

We have a few places with some improvements --but no houses, (except one hardly worth the name) which we might rent without lessees buying the improvements, but it would be very much better to buy imp.

Electricity or telephone is available over a good share of the land. Town has an artesian well on the bay front, rises six or 8 ft above bay level, reached at depth of 250 ft. Yes, causeway across Mobile Bay is a toll bridge, dollar for ordinary car, with driver. No canneries, commercial, available but much being done by neighborhood groups, with pressure type canners, cooperatively.

Yes, we can plant and reap practically at all times of year. Sometimes gets cold enough to freeze practically everything, occasional drouth gives us trouble. I garden the year round and think the fall and winter garden on the whole most satisfactory.

Some of our lessees a number of them, have secured cro loans through governmental agencies, but I doubt if any long time loan could be negotiated on a leasehold.

A lessee moving to another piece of land, would be allowed to move any improvement that was physically movable--if not owing rent--and to sell the improvements to another lessee if they could agree on price.

Hope this will fill your present needs. Am duplicating -- except maps--to your friend Edwin Carter, 1208 North Street, Noblesville, Ind.

Am also sending you and him "The 'It' County of Alabama" and form of lease and application for land. Hope to see you down here.

Faternally yours,

Secretary.

913 E. 11th St.
Indianapolis, Ind.
July, 3, 1933.

Gray Fairhope Single Tax Corp.
Fairhope, Ala.

Dear Sir:

Please send me full particulars abt the farm lands you have for lease, 10, 20, 30 & 40 acre tracts. What is size of the smallest tract? Price per acre. How payable? Give location of lowest priced land. What is the rent of the land nearest to Fairhope? What kind of road alongside of these lands? What kind of timber, if any? Would there be any opportunity to get some revenue from the sale of timber? I have heard that there is some market in some parts of the south for pine timber for making paper. Have you any land with a small stream or spring on it? Any with just a well? Any that has been taken back, on which there are some small improvements, that you would lease without lessee buying the improvements outright? If so, please give price, terms, etc. How deep is it necessary to go for water? How are wells usually made, drilling, driving or digging? What is the cost of making a well? Are there any Artesian wells? Is Electricity available for all of your farm lands? Also telephone?

Is the bridge or causeway over Mobile Bay a toll bridge? I read about it once, but have forgotten? Are any of your lands close to Fish river? Any east of it? What is the size of Fish river at your latitude? at low water, and at high? If you can send me some printed matter abt Baldwin County, especially the southern part, I will appreciate it. Are there any canneries which buy farm produce, near by?

I understand that a person can plant something almost any time of the year, and raise a crop - if not a commercial crop, something that can be used at home. Is this true? If not, how near the truth is it? Would there be any opportunity of one of your lessees getting a loan from the Farm Loan Bank, or whatever it is called? Hoping to hear from you soon, I am

Yours truly
W. M. Emerson

P.S. If a lessee should want to move to another piece of land, would he be allowed to remove any improvements?

P.S. Please send information such as you send me, to Edwin Carter, 1208 North St. Noblesville, Ind.

Bay Minette, Alabama
February 19, 1930

Mr. C. B. Gaston.

Fairhope, Alabama

Dear Sir:

Will you please send me some
free information on the Single Tax
Colony. I will appreciate your help
very much.

Yours truly,
Elaine Ertzinger
Bay Minette, Ala.

Mar. 2, 1931

Miss Eloise Ertzinger,
Bay Minette, Ala. Bay Minette, Ala.

Dear Miss Ertzinger:-

I am sorry I have been so delayed in getting around to a reply to your request of the 19th for information about our Single Tax Colony, which I was very glad to receive.

Just now we do not have in any one piece of literature the information which you should really have, but I think I can furnish what will help you to a fair idea. So am enclosing you a copy of a "Quarter Centennial History" which I wrote on the occasion of the Colony's 25th anniversary, ~~and~~ which goes back to the very beginning, and which I think you will find quite readable; also a copy of our constitution, and one of our lease contract, giving the exact terms upon which land is held by individuals in the Colony; also a copy of an address which I gave in Chicgao, in September, 1928; a little story entitled "Whose Land" which ~~znzitzzconcludingzpzaz~~ after telling the story answers the inquiry of the title, and explains the Colony policy. I also send you a condensation of Henry George's great book "Progress and Poverty" which is the "Bible" of the Single Tax movement.

I think these will help you to an understanding of the fundamental policy underlying our Colony effort. As to whether it may be entitled to be considered a success or not I cite you to the fact that the Colony corporation owns less than half of the land in the Town of Fairhope, but that from three-fourths to four-fifths of the town's population and nearly all the business institutions are on its land, and that the town of Fairhope, advanced with the completion of the census enumeration of 1930, to the position of being the largest town in Baldwin County, (four more than Bay Minette) and made a larger rate of growth in the ten years between 1920 and 1930 than any ~~town~~ other town in the state with a population of between 800 and 1500 in 1920, save one.

Also the county treasurer's records show the area of Fairhope, to be assessed higher than any other are of like extent in the County.

I hope I am not too late with this information; that you get a good rating on your paper if you are to write one and would be very glad to have a copy of it.

Yours very truly

Secretary.

April 21, 1933.

C.J. Ewing,
4048 Ellis Ave.,
Chicago, Ill.

Dear Brother Ewing:-

Again I am tardy in reply to one of your valued communications--that regarding the place shown to you by Mr. Brown, when you were down here, which I readily identify as the "Ring Farm" so-called because developed by Henry F. Ring, one of the finest men and most ardent Singletaxers, who ever served the cause, dead these many years.

This property originally included 130 acres. 70 acres have been disposed of leaving 80 acres, all of which or any part might go with the improvements.

The improvements are still for sale. They consist of a large tile-roofed, cement-floored barn, with two reinforced concrete silos, a house of four or five rooms, frame, well, etc.

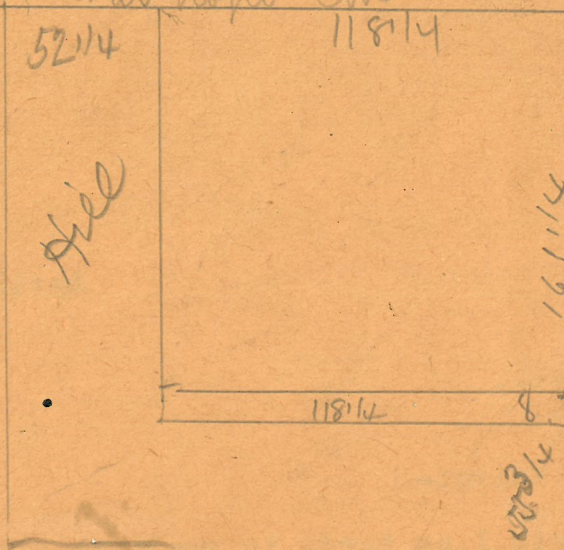
There are approximately 40 acres in cultivation, and all fenced.

The site is exceptionally nice for a home site, occupying the top of a gradual slope from the west, giving a nice view toward the Town, and affording good drainage.

At this point I got Ed. Wolcott to go out with me to look at this place and we picked up Mr. Dyeon and took him along. Like myself they were both impressed with the great value of the bargain offered--if a person is in position to make use of the property. The great tile roofed, cement floored barn, needs only a little repair, except for the boarding on the south side, which some worthless trash once on the place for a time burned up most of it for fuel, it appears. The silos, are concrete with steel reinforcing. Objection is made by some that the openings to handle the silage through are too small, but a few dollars would remedy this if it be a valid objection. There is an excellent well as to supply and quality, and it is piped around to house, barn, hog yard, etc. The connections may not all be intact, but could no doubt all be connected up at small expense. Used to have a gasoline engine to pump, but that is gone, but could be replaced at small expense.

A part of the house is two story, has a rather steep

Fairhope Am



16 1 1/4
52 3/4
8

225-

$$12 \text{ @ } 118 1/4 \text{ @ } 107 = 1284 \times 53 3/4 = 7.16 \times 26.6$$

$$12 \text{ @ } 118 1/4 \text{ @ } 107 = 1284 \times 8 = 103 \times 26.6$$

19.05-

274

Summit

19 1/2

$$3 \overline{) 118 1/2} \\ \underline{24}$$

$$\begin{array}{r} 394 \\ 316 \\ \hline \end{array}$$

roof, has been re-roofed with corrugated galvanized iron and occupants of the house say does not leak. The balance of the house one-story, has a quite flat roof, which leaks a good deal and is constantly taking damage therefrom. There is a porch 12x36 ft. on the west, facing toward town, which appears to be in good condition.

Beside the tile roofed barn, there are two small buildings one 10x12 and one 12 x 14, which have sidewalls of reinforced concrete and are in good condition, one was a milk room and the other I think, was used for the engine and storage batteries for electric light.

There are seven pecan trees, a plum thicket, but I believe no other fruit.

I have not followed your questions but will check back and try and give points omitted.

It is 3 3/4 miles from the Courier office (or the main corner just east) to the west gate of the place.

There are five rooms in the place. It is no part plastered, is weatherboarded, partly lined with beaver board, damaged considerably by dampness.

Corn, cotton, Irish and sweet potatoes, pecans, berries of various kinds, velvet beans, snap beans, cucumbers, pecans, persimmons, oranges, grapes of southern varieties, anything adapted to this country can be grown on it. With the growing range of soil enriching crops, to which are being constantly added, the soil can be built up. Latest of these and apparently most efficient is Crotalaria, a summer growing legume, the effect of which is amazing another summer legume, very valuable is velvet beans, of running and no-running varieties; Another winter growing legumes are crimson clover and Austrian peas. All of the legumes are valuable for stock feed, except the crotalaria, which is not at present thought to be good for feed, but may prove so.

The rent on the 80 acres at present rating is a little over \$130 a year.

If purchasing this ~~xanx~~ leasehold, you would have no accumulation of rent or taxes to meet, but only rent from the time the deal was agreed on.

I do not believe we are now carrying insurance on this property, but we should take some out at once.

We have an offer out on this property to an Iowa party, who was here and saw it, offering to take \$250 down and the balance in equal payments in 6 and 12 mos at 6%. This party has in mind to come practically at once.

Fraternally yours,

Chicago 4/1/1933

Mr. E. B. Gaston *Sec.*

Fairhope Single Tax Corporation

Dear Mr. Gaston:-

Mr. Brown, in his auto, whisked me past a farmstead, where I think I noticed a long shed with a tile roof. Very unusual.

Being curious I inquired.

If I recall rightly - he said the place had belonged to Attorney Ewing of Houston, since deceased - no relative of mine - so far as I know.

He said the colony owns the improvements and wishes to sell.

A young lady, whom I know, expects to get married in July - the groom to be is now in Wyoming. They have their nerve, thinking of getting married in these times. Neither knows what they will do after the marriage.

It is just about impossible for any one to get a job in these states up here where I know conditions - I mean a job on a payroll - where salary checks come regularly.

I might buy that place and let them live in it. - altho my cash resources are very low and I hate to tie them up in a way.

So I will ask a few questions

- ① Are the improvements still for sale and what is the lowest price?
- ② What comprise the improvements; i.e. frame house? how many rooms? Other buildings? Well or cistern? Fences? Orchard?

- ③ Would the house require much repair - to Foundation? to roof? Plastering? Painting? Or about how much would it cost to put the house in safe, livable condition, which would stop rapid deterioration?
- ④ About how far is the house from the Courier Office? about 2 miles or thereabouts?
- ⑤ Is the water supply in good healthful condition?
- ⑥ How many acres go with this lease?
- ⑦ Generally speaking - about what crops can be grown on that land?
- ⑧ What land rent is exacted per year - and when would this have to be paid - annually - semi- or quarterly?
- ⑨ If 250.⁰⁰ cash were paid as partial payment on the improvements, could the balance be financed by a note to the colony? or financed thru the bank? or would the entire amount be required in cash?
- ⑩ The price named to hold good till, say about June 15 - as I would not want to buy before that date. However, in the meantime, you could of course sell to another purchaser, if one appeared - and I would thereupon drop the matter from my mind.
- ⑪ Is the colony now carrying insurance on the house, fire, lightning, tornado?
- ⑫ By paying the stipulated rental, would I be required to pay any further sum - such as balance on taxes or such extra items?

If you will answer these questions, I can consider the matter and see what they think about it. - and in about two months would be able to decide.

We had a good Single Tax meeting yesterday eve - good meeting each week.

I hope you and other Fairhapers can attend the convention here in Chicago
Sep 18-19-20-

I am still hoping that the Senate will defeat the "commodity taxing" Farm Relief Bill.

Best wishes

C. J. Ewing

4046 Ellis Ave.

porch 12x15 36

from the road

Milk House

12x14

Cooling House

16x12

Feb. 23, 1931

C. J. Ewing,
4046 Ellis Ave.,
Chicago, Ill.

Dear Mr. Ewing:-

Yours of 19th at hand. Had understood that there was a prospect of your getting down to visit Fairhope this winter and sincerely hope you may yet find yourself able to do so.

You are certainly doing some fine work over Radio Station WCFL. I read your speech which you enclosed and certainly congratulate you on it. It is a fine clear statement and ought to enable one hearing or reading it to understand what it is that we Singletaxers would like to do and the results that might be expected from it.

I would like to publish it in the Courier, but fear that I will not be able to do this week, as have something else coming on which will take up considerable space. I shall take good care of the same and if I do not find myself able to use it soon will return it.

The other address you refer to which you would like to have ~~referred~~ published, about twice as long, as I think would be too long for us to use in the paper--would have to take two issues for it at least if we did so-- and my son says in the simplest form we could publish it, would come to about \$28, would make it say \$25. That would be for an 8 page, 6x9, pamphlet on book paper, eight pages stapled. That includes putting it in type. If we used it in the paper would not charge full cost of composition; but do not think we would care to give so much space, as we have been over-running with the matter we have had, for two or three weeks carried over about four galleys of type. Got most of it used up last week.

Hope you are going to get down for a visit before the winter is over. Mighty fine here now. We are having rather hard times, cannot be independent of the rest of the world and the conditions which affect us all; but local traveling men--of whom several live here say that unquestionably conditions are better in Fairhope than in any other town in this territory; which - attribute partly to our Single Tax policy and partly to our winter tourist "crop." They are quite a help.

With very best regards,

Chicago 2/19/31.

Mr. E. B. Gaston Editor

Fairhope Courier

Dear Mr. Gaston :-

Since last November it has been in my mind to visit Fairhope this winter for a few days - and thus see it during the winter season.

However, since early in January, conditions in the office here have been such that I could not get away for two weeks and I did not desire to make the trip on less time than that - as I also wanted to visit New Orleans & other points. If I can get away in March will try to do so - but may be delayed till much later.

I enclose a copy of a speech which I gave over radio station W.C.F.L. on Monday eve of this week. It was only a ten minute speech and I suppose it will be published in full in "Federation News" within the next 2 or 3 weeks. They always publish these speeches in full. - when they get around to it.

If you wish to use it in the Courier, in whole or in part, you may.

I enclose stamp for return as I would like to get this copy back - it being the only copy I have left - the other one being with the Federation News

over.

For quite a while I have had in
mind to get printed in full
a speech that I made some months
ago over W.C.F.L. - on
"Unemployment & Industrial Crises"
That speech is one of 20 minutes
and I really liked it.

I intended to take this up
with you on my projected visit
to Fairhope.

But if that visit gets delayed
much longer - I will send you
the M.S.S. and ask you to quote
on 200 - or 400 - copies of it.

Of course I haven't got 80⁰⁰ or 40⁰⁰
to spend for a fancy pamphlet of it -
but I can spare up to 10⁰⁰ I guess
to get it out in some form.

Best wishes

C. J. Ewing

4046

Ellis Ave

Hope Fairhope is prospering

.8891, v ysm

May 7, 1933.

Mr. G.S. Fairchild,
1014 East 7th St.,
Tucson, Ariz.

G.S. Fairchild,
1014 East 7th St.,

Dear Sir:-

Responding to your request of 1st inst I take pleasure in sending you some printed matter about Fairhope, including a late copy of the Fairhope Courier. Our population by the census of 1930 was 1549, the largest in the county and the Town grew more rapidly between 1920 and 1930 than any other town in the state of approximate size, except one in Jefferson county, a suburb of the State's largest city.

Houses are renting very cheaply now, whether furnished or unfurnished.

Will be glad to hear from you further.

Yours very truly,

Secretary.

May 7, 1933.

May 7, 1933.

G.S. Fairchild,
1010 East 7th St.,

Mr. G.S. Fairchild,
1010 East 7th St.,
Tucson, Ariz.

Dear Sir:-

Responding to your request of last night I take pleasure in sending you some printed matter about Fairhope, including a late copy of the Fairhope Courier. Our population by the census of 1930 was 1249, the largest in the county and the town grew more rapidly between 1920 and 1930 than any other town in the state of approximately size, except one in Jefferson county, a suburb of the State's largest city.

Houses are renting very cheaply now, whether furnished or unfurnished.

Will be glad to hear from you further.

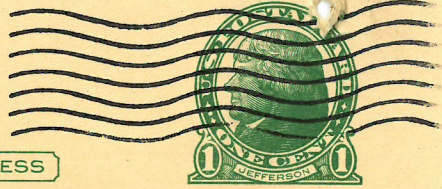
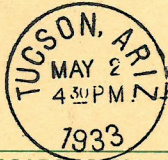
Yours very truly,

Secretary.

May 1st 23
Dear Mr. Gaston

Please send me information
regarding Fairbairn -
how are horses renting
if furnished - what
annuities you have
in lighting - Electricity
etc - What is the population
what churches are
and send me a copy of
your Fairbairn Currier.

Respectfully
J. J. Fairbairn
104 E. 7th St
New
York



THIS SIDE OF CARD IS FOR ADDRESS

Mr. E. J. Gaston
Flint
Ala

March 25, 1934.

Mrs. E.R. Farmer,
1307 Shepherd St.,
So. Boston, Va.

Dear Madam:-

Our mayor has handed me your card^{23rd} to him and I take pleasure in giving you the desired information.

I think the printed matter I send will give you a fair idea of the purpose, scope and results achieved.

Included in the matter sent are "The Single Tax, What it is and Why We Urge It", "Single Tax Colonies Or Enclaves" and "History of Single Tax Colony" which may well be read in their order of mention. I am also sending you a copy or so, of the local paper, of which I am editor.

If there is any further information desired not included in above, please call on me further.

Yours very truly,

Secretary.

G. P. ...

8236

THE MEDFORD NATIONAL BANK

MEDFORD, OREGON Sept 28-1931

To the City Recorder,

Fairhope, Ala.

Dear Sir: many years ago I read a magazine article conveying the impression that Fairhope was experimenting with Henry George's idea of the "Single Tax". For a long time I have not heard anything regarding its success or failure.

I am taking the liberty of writing you for any information you may see fit to give me regarding the experiment.

If you don't feel disposed to do this, will you please hand this letter to some one who might enlighten me on the subject?

Thanking you, I am Respy.

J. A. Fifer
106 Cottage St.
Medford, Ore.

Nov. 5, 1932.

T.A. Fifer,
106 Cottage St.,
Medford, Oregon.

Dear Sir:-

We are pleased to receive yours of Sept. 28, which has just reached us because it went first to the "City Recorder" and has just got to us.

We are taking pleasure in sending you some printed matter which we trust will make plain to you what it is we are doing. Included is a history of the Colony covering now nearly 37 years.

Our effort at application of the Single Tax is not a governmental affair, but simply a private land-owning corporation, collecting the rental value of land and ~~losing~~ the fund thus derived to pay not only the tax on the land owned by the Corporation, but upon the improvements of the lessees held thereon.

We are also sending you a copy of an address delivered by our secretary only last month at a Henry C. George Congress at Memphis, as published in the Fairhope Courier.

We would be glad to hear from you further and to have you keep in touch with us through correspondence or a subscription to the Courier.

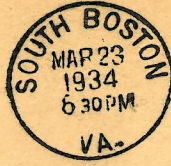
Very sincerely,

FAIRHOPE SINGLE TAX CORPORATION,

By _____

1307 Shepherd St.
Do. Boston Va.

Dear Sir: Will you have this
to the right party who can give
description material concerning
the single tax colony which,
I understand, is established
at Fair Hope. I should appreciate
any information that can be given
concerning it. Yours truly,
Mr. E. R. Farmer



THIS SIDE OF CARD IS FOR ADDRESS

The Mayor
Fair Hope
Alabama

Dec. 30, 1930

Mrs. H. Fitzpatrick,
Box. 51, Nachitoches, La.

Dear Madam:-

I am sorry not to have given earlier attention to your communication of Dec. 14th, which somehow escaped me.

Yes, Fairhope is a place where you can get a small piece of land without having to buy it, but with an equalizing annual rent all of which is used for the benefit of the rent-payers.

I am sending you a copy of our form of lease, and also a little folder telling an enlightening story, followed by a brief explanation of our Colony plan. Am also mailing you a copy of a pamphlet descriptive of the section and its advantages, entitled "The It Count of Alabama" and a copy of my paper.

Am glad to know you contemplate coming over in the spring. Better subscribe for the paper for awhile.

Yours very sincerely

Natchitoches.La.

Dec 14. 1930

Post Master
Fairhope.Ala

Sir I have been told that Fairhope was the place where one went and could get a small piece of land if you improved it but you could not take any thing off the premises onley what you had to sell I would appriciate it if you will give my note to some one that will send me some lititure on the subject as I want to come down in the spring

Thanking you for your Trouble

I Remain Respectfully

Mrs H Fitzpatrick

Box 51 Natchitoches, La



Jan. 29, 1936.

Mr. Frank Florea,
Route No. 3,
London, Ohio.

Dear Sir:-

Yours to Fairhope Courier has been referred to me and I take pleasure in sending you some printed matter in regard to town and country and also about our "Single Tax Colony"--including also of a copy of the local paper, of which I am editor and publisher. Hope the same will reach you and prove interesting; and would be glad to receive your subscription to the paper.

Yours very truly,

Secretary.

London, O.
1/27/36.

Fairhope Courier,
Fairhope, Ala.

Gentlemen:-

Since I am considering
locating near your place soon, I
would appreciate it very much if
you would send me a copy of your
paper at this time and any other
information which you might have
in helping me to become somewhat
acquainted with the county.

Anything that you may do I
can assure you will be highly
appreciated.
Thanks,

Sincerely,

Frank Glover
London, O.

Rt# 3.

Oct. 20, 1935

Mr. F. Folke,
General Delivery,
Seattle, Wash.

Dear Mr. Folke:-

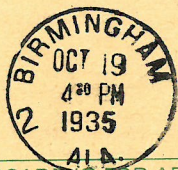
I am very much disappointed at card just received from or Mr. Emil Knips, whom you met at New York, asking that printed matter be sent you at Gen. Del. there, which indicates that we will not get to see you here, as we had been led to hope you would. I remember well meeting you at Copenhagen, and hoped to get you here on your way to or from the New York convention.

I am sending you some printed matter which by no means does our Colony" justice.

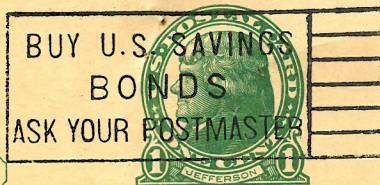
Most sincerely yours,

Secretary.

Dear - Mr Gaston = just got here from Wash D.C.
2³⁰ p.m. - Saturday Oct (what?) 1935 =
Mr F. Folke - will be glad to rec = "Courier" and some
colony literature = mailed to "Gen delivery"
at Seattle Wash = to be there Oct 25th = as near
as he could calculate - that he would be there
on that date = may by you could mail him the
Oct 3rd issue, and mark = "Sharps & Flats" and my
letter - since I had mentioned him.
I think it well to inscribe on end of wrapper
"If not del. in 10 da's to return to Box 646, my box
Fairhope Ala = Then we would know if rec or not.
Hope you can send right away, as it takes 15 da's to get them.
Yours - E. K.



THIS SIDE OF CARD IS FOR ADDRESS



E. B. Gaston
Editor "Courier"
Fairhope Ala

Jan. 23, 1933

Thomas A. Ford,
74 North Reed Ave.,
Mobile, Ala.

Dear Mr. Ford:-

I was delighted to receive yours of 19th, with news that the United Press Associations have requested a story about Fairhope nationwide distribution. I will be my pleasure to present to you all the information desired.

I am so busy just now with an annual meeting of our Corporation tonight, and an appearance by me before the Junior Chamber of Commerce at the Cawthon Wednesday noon to prepare for, that I can hardly find time for more now than to send you some printed matter, which you can look over and make a memorandum of what further information you wish, which I will then try to give you.

Will you want any pictures for illustrations?

Arthir joins me in return of your kind regards,

Most sincerely yours.

Mailed in sep. wrapper;

History
Chamber of Commerce booklet.
S.T. What It Is and Why
we Urge It.
Marked Couriers Dec. 8 and 15.

E. J. Hester
Secretary.

*Saw Ford at Jr Cg C 1/25
and gave him copy of my
speech there*

Mobile, Ala.,
Jan. 19, 1933.

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

Dear Mr. Gaston:

I have been requested by the United Press Associations to prepare a story for nationwide distribution upon the Fairhope Single Tax Colony. With this in view I am writing you to ascertain all possible data on Fairhope, its government and how it is faring during these lean years.

The data desired would include: when, where and with whom did the Single Tax idea originate; when first put in practice and where and by whom; what other such communities are in existence; the mode of determining the Single Tax phase and the mode of distribution and its cardinal principles and advantages; its operation. We would like to know how the community stands in regard to indebtedness and a comparison of its financial condition of the present fiscal period with those of the past and all possible data. Any literature you may have will be appreciated.

The Single Tax plan seems to be attracting a great deal of attention, more so than ever before, and we are desirous of giving the newspapers using U.P. service complete data. Your helping us with certainly be appreciated.

With best wishes for yourself, Arthur and
Jim, I am

Sincerely yours,

Thomas A. Ford
Thomas A. Ford,
74 N. Reed Ave.,
Mobile, Alabama.

Feb. 29, 1932.

Mr. J. R. Forden,
Hood River, Ore.

Dear Sir:-

Our Mrs. H. E. Wilmans, now in your city, has written us of your belief in the Single Tax as a general proposition and desire to know something more about our application of the principle here.

We are sorry to say that our supply of really comprehensive literature about our Colony is quite exhausted, but we are enclosing some fragmentary and quite inadequate matter which may be of service to you.

The idea is by ~~the~~ authority of ownership of land, (something to which as a general proposition we object) to collect as rent the full annual value of the land and use that for first, the payment of taxes upon the land and upon the improvements and personal property of lessees thereon, and second, for such other purposes of a public nature as might be agreed upon.

The Colony was founded in the winter of 1894-5 and is therefore in its 37th year. It was the founder of what is now the municipality of Fairhope, which followed years after the Colony was established, and owns less than half of the municipal area, (most of its land being outside the same), but practically all the business is on the Colony land and much the larger part of the population. The town is now the largest in the county, which has a little over a million acres, and grew more rapidly during the census period 1920 to 1930 than any other town of comparable size in the state, with one exception, which we think makes an excellent showing.

We are right on the bay front, (Mobile Bay) the location is a most beautiful and healthful one and the land adapted to a wide range of products.

If there is any other specific information desired would be glad to furnish it on request. Hope to hear from you.

Very sincerely yours,

Dear Mr. Sartan:

The registered

circular letter, with
fallat etc received
to-day. Since I am
not there to undo any
mistake I may make
I am writing to ask
for information as to
correct way to vote -
I mean which should
it be - yes or no?

It seems to me that yes should
be the proper thing - But so I
thought before and had to recall
my rate, if you remember.

So please tell me what is the
thing expected of me.

I sent letter to you yesterday,
regarding other matters. am sorry
to have to trouble you again,
but want to know if I'm right
before going ahead.

Sincerely,

Kelly R. Wilman

Head River, Ar.
Feb. 23, 1932.

Feb. 22, 1931

Claude Fossick,
185 Willow Road,
Elmhurst, Ill.

Dear Sir:-

Yes-sir. Still in existende and very glad to send you a copy of last issue or two of the local paper and some other rpinted matter. We staill have land available; plenty of lots in town and considerable farming land--that is when cleared and put in condition, in the country; country land renting per acre for year from about \$2000 down to below \$1.00

As everywhere else however, there are hard times here for farmers, poor markets and small pröces for most of their products. This is however, perhaps the greatest agricultural counties in Alabama, capable of producing a great variety of products.

We have no railroad, our nearest being 14 miles distant, at Robertsdale--and curtailing service because of bus and truck competition as well as hard times in feneral.

The railroad touched at Robertsdal is a branch line of the Louisville & Nashville and does a big business during the truck shipping season, which opens early here. I am sending you a reprint of an article on "The 'It' County of Alabama" from the Employes Magazine of this road, which gives a lot of information about this county, not omitting Fairhope.

Our town is the largest in the county and grew by a larger percentage than any other county in the state but one, between 1920 and 1930, 81%.

Shall hope to hear further from you.

Yours very truly

Secretary.

Elmhurst Ill
Feb 13-31

Tax Colony
Dear Sir-

If still in
existence, please
send me a copy of
your news paper
and what other
printed matter's you
may have relative
to the owning or
renting of land
in the Colony section
as I am greatly inter-
ested, and perhaps
would come down
if I could find out

the particular of
the thing, and
what chance's a
man would have
of getting something
to do, being a railroad
man I would much
prefer something
on the railroad.

Hoping to hear
from you as soon
as possible,
Thanking you in
advance

I am sincerely
Yours
Claude Fosdick
185 Willow Rd.
Elinhurst, Ill.

Hawthorne Calif Mar 27.50

(Hello Lang) 710 New ~~Lang~~

Gentlemen

Am reading a count of your
Experiment in Social progress.
Now a few of us Calif Quits are going to
try to get out of this protracted vacation
or leave of absence. Our idea is to try
Individual Ownership of Land but Coops
in production. Land clearing & buying
& selling. Something the ordinary Bright
Boy will not shy at: and yet will surely
take in the meaning of real cooperation.
Now we need teaching in Organization
How to manage Health. Education.
Recreation. Housing. Exchange of labor
Who owns your shop? & Warehouse?
& Church with a hospital. Do you have
Members of each trade & profession?
How far do you carry your children
What grade in school. Where do they go from there?
Does the County build your Roads
How do we get over Land.
Have you well planned Business. Health
& Recreation Centre: We must have
as much sense as a cow & pick the
grass that suits us & have the seeds of
an outgrown system for the goats

any land owned or farmed
as the Hook Co. Also at what price
can be cut over or burned over land
be obtained near your colony.

Do you have private property
where produce is being handled
by your agents? Do you have
people of all trades & professions
in your village? How do you agree
on church matters. Are people of
various denominations tolerant?
How do you manage juvenile
delinquency? Do you have a police
problem? A dependency?

At present we are looking to the cut
over areas in Southern Washington
but we must have the best location
available for our pioneer colony.
The State & County taxes are
high. While the single tax is about
the fairest proposition. Which can be
devised with men as he is today a good
many people. Who really want to be
fair & honest will shy at the name
& the idea. We must take people as
our present Capitalist system has
made them & trust to the future to
free their minds of prejudice.

now that we ought to do will do
if we can afford it is to go visit
your Colony. But this enforced Rest
has left a good many flies on our
hippers. But perhaps you have some
fellow who likes to putter with this
social problem: to whom you can
turn this matter over. Here in
this small city 6000 pop. there are
about 300 families. Being given
work. 3 Days in each 15 or 16 Days
per month. However properly
people say why go back to the Land
There is too much already produced
The answer is that the overproduction
is not doing us any good. & we are not
at doing enough to use up the surplus
So let's quit trying & go fishing
Now this is asking a good deal of you
people but if you can give us a life
out of this Great Hole. We will certainly
be grateful & try to pass it along to
the next fellow. If you are still
clearing out over that I may be able
to suggest some ideas that may help
a cooperating minded people to help
ours cheaply yours D. Francis

D. Francis
710 New Jersey,

to have had proper attention, which we regret. We trust a reply
will be appreciated.

Our organization, like that projected, according to your letter, by yourself and others, holds to individual possession of land but does not approve of individual ownership. In division of possession is necessary to let the individual apply his efforts upon it with security of reaping the reward of same, but ownership furnishes the means under present conditions, by which one individual may control the labors of others and in innumerable cases get rich without labor of his own.

Our Colony limits itself to control of the land, held in joint, not individual land ownership, and of public utilities.

We have nothing to do as an organization with churches, that being a private matter for each to decide for himself. We rely upon the vivial authorities, town, county, state, to attend to policing and everything of that sort.

We have a fine little town, population 1549 at last census, the largest in the county, own only part of the land in the town, but most of the people live on our land and nearly all the business is done upon it.

We have several hund red acres of land yet to rent out and would be glad to settle your folks with us, or help you to get a bargain in a tract which you could gandle on your own ideas--but it is a long jump from there here and we are feeling this "Hbover prosperity" to which you refer also.

I am sending you a copy of our constitution, of our form of application for land, which is a part of the lease contract -- sending lease too, a little folder entitled "~~xxxxxx~~" "Whose Land?" which tells a clever story, which is followed by our answer to the question and condensed information regarding our Colony. Am also sending under another wrapper a copy of the Courier, our local paper and "The 'It' County of Alabama" telling about this county. Hope this reaches you and to hear further from you.

Fraternally yours,

Fraternally yours,

Increases in Chevrolet Motor Company truck schedules by which output of some models has been doubled is made necessary by orders being received, H. J. Klingler, vice president and general sales manager announces.

"There has been a steady uptrend in our truck business since the first of the year", Mr. Klingler declared this week. "Both in January and February we were compelled to increase production beyond that planned. In March, output was moved up twice to take care of demand. April indications are for continuance of this activity.

"We interpret this large and increasing buying of trucks as economically significant. Increases in truck demand paint a better picture of improving business conditions than do similar increases in passenger car sales. Truck purchases are a capital investment by the business man and are made only when justified by profit possibilities or expanding business. Our records show these purchases are from all sections of the country, by a great variety of businesses and in numbers from individual units up to fleet quantities."

Chevrolet's truck manufacturing activities now are nationwide. The motor and chassis are built in the company's various plants. The bodies are produced in the main truck body plant at Indianapolis and shipped in sections to 52 branch plants in as many key cities across the country for assembling and mounting. This method, inaugurated last Fall, has added several thousand to Chevrolet's payrolls and has permitted the company to expand its commercial car division to the point where it now produces 19 models on three wheelbases.

Jan. 23, 1931

A. L. Franklin,
Canandaigua, N.Y.

Dear Sir :-

The postmaster has handed us your recent communication and we are pleased to furnish desired information.

We are glad to hear that you have received favorable word about our place and feel that it deserves all that might be said in its favor. We have a community of 1549 according to the last census, a delightful location right on Mobile Bay, good hotels, plenty of rooms to rent very reasonable and ~~tax~~ excellent restaurants furnishing good meals at very ~~common~~ low prices.

I am enclosing a copy of a pamphlet reprint of an article appearing in the February issue of the L. & N. R. R. Employees Magazine, dealing with this county, with items marked relating to Fairhope; about as good as I can do now in the way of literature.

Coming in from the east the favorite route is over the Pennsylvania, Southern and L. & N. Railroads, via Washington, Atlanta, Montgomery to Mobile. At Mobile you have choice of boat or bus to Fairhope, boat leaving as per schedule in marked copy of paper I am sending you, and busses leaving 8 A.M., 2 P.M. and 6 P.M. the trip takes an hour and a half by boat, about an hour and fifteen minutes by boat. You can get a railroad folder giving you train schedules at any railway ticket office.

di, Another all rail route from your section, which is quite correct would be to Cincinnati and thence south over the L. & N. to Mobile.

A route favored by some is from New York to Savannah, Ga. or Jacksonville, Fla., by boat and thence by rail. If you came to Jacksonville, your rail route would be by Pensacola, Fla., and you could either keep on to Mobile by rail, or take bus at Pensacola, which would be a little saving. The bus however, does not come to Fairhope.

Some take steamer New York to New Orleans, thence back to Mobile by rail or bus. You could ticket through by bus to Fairhope through Mobile.

Hope you will come down and spend some time with us.

Very sincerely yours,

FAIRHOPE SINGLE TAX CORPORATION,

Caneadea ny 1-19-36

Mr Post Master

As I am thinking of a trip
South and having read about
Fairhope I would like some
information about the place and how
to get there from the East
Thanking you

I Remain

A L Franklin

Caneadea ny

BELL TELEPHONE

WILLIAM D. FRASER
MECHANICAL EXPERT
11,004 ASHBURY AVENUE
CLEVELAND

WEST PALM BEACH, FLA. Jan 9th, 31/

Fairhope Courier.

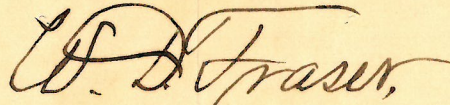
Fairhope, Ala.

Gentlemen:

Kindly send me information, relating to your town, I will appreciate same, and if there is any cost I will cheerfully remit. Do you have much fog during the Winter, I have been coming to Fla for some time, and left the West Coast on that account. I thank you for your attention.

Respectfully.

W.D. FRASER.
510--M--St
West Palm Beach, Fla.

A handwritten signature in dark ink, appearing to read "W.D. Fraser", written in a cursive style.

Jan 12, 1931

W.D. Fraser,
510 W. St.,
West Palm Beach, Fla.

Dear Sir:-

Yours of 9th at hand. Am sorry I do not have such material about our town as will do it justice. Am sending you a folder "The It County of Alabama" and a late copy or so of my paper.

We have a very nice friendly town here, which many people seem to appreciate very highly, coming back year after year. We do not think we have much fog here, but do have some which is hard to escape on the seacoast.

The central portion of the town however, is 128 ft above sea level, and is often in the sunshine while the immediate shore is still shrouded in fog. It is very rare for a fog to fail to clear up by the middle of the forenoon.

We should like very much to have you come up and try our town and climate.

Yours very sincerely

Ed. and Publisher.

Jan. 10, 1931

Rittenhouse Smith
Lawyer,

Dear Sir:-

I am enclosing herewith certificate of publication in Estate of V. McR. Schowalter, deceased, which I thought you might desire prior to the sale of the property Monday, together with bill for publication.

Am also enclosing bill for previous notice published in this estate.

Yours very truly,

July 26, 1931

Sister M. John Francis, C.S.C.
St. Mary of the Wahsatch,
Salt Lake City, Utah.

Dear Madam:-

Yours of recent date to Miss Helen Sabhrist; who is spending her summer vacation in Georgia, referred to me and I take pleasure in responding. I well remember Father J. Elliot Ross, who was several times a caller at my office, when visiting at the Colonial Inn, a very delightful gentleman.

I am sorry to say that we are very poorly supplied with literature regarding our Single Tax "Colony" for applying the Single Tax Principle in advance of legislation, but shall gather up what is available and send in this mail, also some on the Single Tax proposition in general. Your attention is particularly directed, to the condensation of Henry George's "The Land Question" in which is made clear the reasons why we differentiate between property in land and property in things which are produced by men. In fact we do not believe in the equity of property in land.

In its simplest statement the "Single Tax" is a proposition to take for public use (for the purposes for which levies are made on many kinds of property) only the value of land--exclusive of improvements--on the ground that the people give or create this value by their presence upon and demand for the land, and further, because, being children of a common father, they have equal right to enjoy his bounty, and if there is taken from each for the common benefit the value which the common demand has created justice will be secured between individuals and land be kept open for use without tribute from one to another.

Of course, this could generally be accomplished by legislation only. The "Single Tax Colony" idea is that a substantial measure of the reform can be secured without change in the law, by purchasing land and thereafter taking in rent under contract, the value of the land and using the same first to pay taxes both upon the land and the improvements placed upon it, and second for such other common purposes as may be desired.

Having been to Fairhope, you may be interested personally to know that the beautiful land upon which the Colonial Inn is located and thereabouts cost only about \$15 an acre when purchased for the Colony; that land in the business section was purchased for from \$6 an acre down to \$1.25.

Judge Allen J. Roulhac,
Sheffield, Ala.

You will also be interested to know that through the "Colony" owns only about half--less--of the land within the limits of the town, most of the population and practically all the business is on its land; also that Fairhope became by the 1930 census, the leading town of Baldwin County in population, outstripping the county seat, and that it grew more rapidly between 1920 and 1930 than any other town in the state, save one, of from 800 to 1500 population in 1920.

It could hardly be expected that an experiment on so small a scale could escape evil conditions which are world-wide, but it is a common assertion that we are less affected than anywhere else--largely because our policy has kept down land speculation which, from artificial and arbitrary enhancement of land values, has worked such havoc in many places, with the after boom reaction which inevitably comes.

I hope from the matter I send and this letter you will be able to present the matter understandingly to your classes. If you would write the "Robert Schalkenbach Foundation" 11 Park Place, New York City, stating your desire for literature to use in your classes, I am sure they would be glad to place at your command an assortment well worth while.

Most sincerely yours,

Sec. Fairhope Single Tax Corp.

July 26, 1931

Miss Helen Sacriste,
Dillard, Ga.

Dear Miss Sacriste:-

Yours of the 17th was duly received and I took pleasure in sending such printed matter as I had to Sister Francis. I personally remember with pleasure Father Ross when visiting here, a very delightful gentleman, and was interested in what you said of the unique work he has been doing. It was a pleasure also to learn from Sister Francis of his tribute to Fairhope.

You did not give any address, but I chance writing you at the postmark on the envelope hoping it will reach and returning the good wishes for the family expressed.

Arthur and family just got back yesterday from a five week's absence in Chicago, during which they made a 1200 mile trip up in to Canada and yesterday morning Mrs. Gaston left with Arthur Mershon and wife, and Mrs. Bertha Mershon and son C.L. for a trip to Iowa, to be gone about a month.

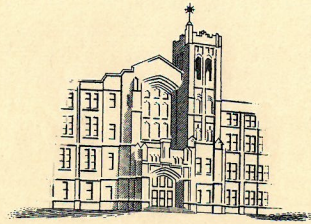
While we have had some hot weather and latterly a little too much rain, the summer has been quite pleasant in the main.

I hope you get all the benefit hoped for from your summer's rest. Note the concluding paragraph regarding the bath pier and the Inn open for the summer. I would have no difficulty in yes, if we were not that we cannot well make exceptions and I fear would have been pestered with requests for similar accommodations ~~xxxxxx~~ all of which could hardly be granted. Think we may be able to work out some plan which will meet your need.

I wrote you a couple of times regarding the proposed street improvements, which as planned, include Mobile Ave. from Fairhope to Gals, but have not had any reply. In fact the only lessee in your block who has signed up is Mrs. Curtis.

Am sending you another card and would be glad to get you in line.

Most sincerely yours,



COLLEGE OF ST. MARY-OF-THE-WASATCH
SALT LAKE CITY, UTAH

July 6, 1931

Miss Helen Sanchriste
Colonial Hotel
Fairhope, Alabama

My dear Miss Sanchriste:

Father J. Elliot Ross, visiting professor on our summer session faculty, has been enthusiastically telling me about your single tax system in Fairhope and has suggested that I ask you concerning available pamphlet literature about it, which I might use in my classes. Father Ross's account of his visit in 1926 but recalled my own visits in 1918 and 19, when a group of us teachers used to come over for week-ends from Chickasaw. So it is with a sort of double interest that I should like to obtain for our use here in Utah accounts of what you are accomplishing in your delightful little town.

Be assured that I shall be most grateful for your courtesy.

Very truly yours,

Sister M. John Francis, C.S.C.

Sister M. John Francis, C.S.C.

The Colonial Inn

on the
Bluff Overlooking Mobile Bay
Fairhope, Alabama

July 17-1931-

Dear Mr. Foster:

I am enclosing a letter
with stamped envelope for
reply and hope you have
something to send this
sister for her college work -
or can tell her what to get
that applies to our town -
Father Ross - an old
friend - visited us in 1926
and was very much
interested in Single Tax
and also visited the school -
I do not know whether you
recall him or not - He
subscribed for the Courier
for a year for him - and

should have kept it up for
him - but he moves around
so much - these visiting
professors - One year he had
Chair of Religion - at the
University of Iowa - with two
others - a non-Catholic and
a Jew - a new Department at
the University -

He did not have our copy of the
Courier this past week. We are
living very quietly. RESTING
that's all. He read in the
Register - which a friend had
sent to us - of the heat - then
the rain - and hope for
now on - so is so often the
case - the weather at Fairhope
will be wonderful -

All join in hearty greetings to
you and family -

Helen C. Sacriste

Don't you really think you should have let us
have a small pier - and kept the dock open
for the summers?

FREE ACRES ASSOCIATION

SCOTCH PLAINS, NEW JERSEY

R. F. D. ROUTE 1

August 9 th 1933

Mr. Ernest B Gaston,
Ed. & Publ. Fairhope Courier
FAIRHOPE , ALABAMA

Dear Mr. Gaston: -

You would greatly oblige me by giving me some information on the following:

The "Fairhope Courier" of January 26, 1933 carried a very interesting report of the Annual Pre-Election Meeting S.T. Colony.

Among other items a proposition was made to substitute for Art.) XIV the following:

Sec. 1. All taxes assessed against the ~~taxman~~ corporation shall be paid from the Corporation treasury.

Sec. 2. Receipts for taxes paid by any lessee to state, county, town or school district upon his improvement and personal property held upon any leasehold shall be applicable upon the rent of such leasehold for the year for which such taxes were paid; provided that the corporation shall not be bound to accept such tax receipts to a greater amount for any year than the rent for that year on the ground on which such improvements and personal property are held. --

send Has this proposal been adopted and can you me the copy of the Courier where the vote was reported?

What were the reasons for the proposed change?

I enclose ten cents for copy of Courier requested and shall be very thankful for any information you ~~propose~~ can give me.

Yours very truly

Max A. Schmitz
Town Clerk.

August 15, 1933

Max A. Schulze, Town Clerk,
Free Acres, Scotch Plains, N.J.

Dear Mr. Schulze:-

Replying to yours of 9th would say that the suggested amendment to the constitution as reported in the Courier of Jan 26th, was never formally put before the members, though there seemed to be a strong sentiment in its favor.

It will probably be brought up again and submitted to the members.

The purpose was to limit the taxes to be taken care of for any lessee to the amount of his rent.

Other Single Tax Colonies or "enclaves" have a provision about as follows: that all taxes shall be paid for lessees upon their improvements and personal property so far as the rents will suffice and if they do not suffice to pay fully to pay ratably.

In an address to members on Jan. 20, 1932, I said the following:

"In the conditions outlined, arising from circumstances as shown chiefly beyond our control, it may be well to give consideration as to whether or not we have undertaken more than is practicable in applying our principle so sound in itself, but so at variance with laws and customs beyond our control.

"In the Declaration of Incorporation approved Oct. 1, 1903, as the basis of reincorporation under the laws of Alabama, the purpose of the Corporation was thus stated:

"The purpose of said corporation is to demonstrate the beneficence, utility, and practicability of the Single Tax theory in the hope of its adoption by the governments of the future, in the meantime curing for ourselves and our children and associates the benefits to be enjoyed from its application as fully as existing laws will permit.

"From the beginning it was recognized that a complete application was not possible. At no time was consideration given to attempt to place upon the corporations land value tariff taxes, income taxes or internal revenue taxes; while taxes upon 'monies and credits' were specifically excluded. But it was believed that

there could be safely assumed direct taxes upon improvements and tangible personal property, held upon land of the Corporation.

"All Colonies following Fairhope, so far as I am aware, while some have undertaken to include income taxes have only provided for payment of ~~income~~ taxes of lessees so far as the rentals would suffice and if they would not suffice to pay all, to pay ratably.

"It is pertinent, it seems to me, especially in such difficult situation as we now find ourselves, to consider whether we were wise, in going beyond other Colonies which have followed, or ~~rather~~ whether they maynot be nearer than we to what is practical under existing laws.

"In such consideration it seems to me proper at the outset, to consider what are the purposes hoped to be realized by the taking of land values for public use and, if they vary in importance which is the most important. To my mind the two immediate and most important are (and I give them in the order of their importance as they seem to me.)

"1. To keep land open to use on equal terms to all; and to prevent what we call 'land speculation.'

"2. That individuals shall be entitled to the full enjoyment of what they produce and none have to contribute for public purposes on the basis of what he has himself created.

"Applied fully by law the Single Tax would fully accomplish both these purposes, but, under existing, land, improvements and personal property are taxed, and, as we have found over many years, the taxes upon improvements and personal property are three times the taxes upon the land.

"If it be held in the light of our experience of now more than 37 years in conducting a Single Tax Experiment Station, that we have undertaken more than was wise--always bearing in mind our problem of applying our principle as far as practical under existing laws, there is another plan for meeting the burden of unjust laws, by paying from ground rents such taxes, ~~there~~ than paying the same "so far as rents will suffice", which is that taxes upon the property of lessees be assumed only to the extent of rents paid by any given lessee. Every one at or above the average line of possessions would still be relieved of all his taxes upon improvements and personal property. Only those above the average would fail to do so. And this would include the class referred to who had enjoyed special privileges outside the Colony and been disproportionately enriched thereby.

"There would also be done away with the necessity of having to meet constantly the argument: "Suppose somebody puts up a million dollar hotel or residence, would not the taxes bankrupt you?" to which we are now obliged to fall back upon the law of averages and say: "But nobody will do so."

"At the request of a trustee the treasurer made up a

list of lessees whose taxes exceeded their rents, finding that there were 61 such, with taxes above rents aggregating \$2100 and these were taxes only upon the property owned by them. If to this had been added the taxes also upon the land they held the total would probably have been a third more, or \$2800.

"An advantage of this ~~will~~ change will appear in that lessees will have a direct personal interest in keeping their assessments down."

I presented substantially this same argument on my address at the Henry George Congress at Memphis last fall.

I think your Bolton Hall,--and ours too-- was one of our members responding favorably to the point that the first and most important thing was to prevent speculation in land.

Please call upon me for another information desired and I would be glad to be advised of action along this line taken at Free Acres.

I am sending you some other matter regarding Fairhope which may be of interest.

Sincerely and fraternally yours,

Secretary.

April 30, 1934.

Morris B. Friedman
Attorney,
403 East 138th St.,
Willis Theatre Building,
New York City.

Dear Sir.

Yours of 27th addressed to "G.A.R." reached the Dean of our G.A.R.'s few in number and was referred to me.

From my records I find that A.L. Thrall died here after a short illness (of dysentery) and after only about two years residence here, on Nov. 7, 1906, and was buried in the local cemetery. The paper conducted by the writer, the Fairhope Courier, of Nov. 9, 1906, gives quite an extended notice of his death and funeral, naming several old soldiers at the funeral to the number of ten, but all are dead and buried here except three of whom I can now recall nothing except that one went back to Iowa, from which state he came. I am able to recall none who would remember any details regarding him.

He lived alone here and there is no likelihood of any proceedings with respect to probating a will, but I am inquiring of the probate judge if he has any record of probating of such.

I would be glad to be of any assistance I might in the matter.

Yours very truly,

Secretary

EMILY FRINK
38 EAST ASH STREET
LOMBARD, ILLINOIS

January 22, 1934

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

Dear Sir-

I received all the material you sent about your Single Tax Enclave at Fairhope and I was very glad to get it. Many thanks for your courtesy and kindness.

I hope before the summer is over to be able to write you of how I utilized it. If I succeed in my venture I am sure you will be interested.

Sincerely yours,

Emily Frink

EMILY FRINK
38 EAST ASH STREET
LOMBARD, ILLINOIS

Jan. 8, 1934

The Postmaster,
Fairhope,
Alabama.

Dear Sir-

I belong to a group that is interested in Single Tax and naturally we are interested also in Fairhope. Have you people any printed matter, phamplets, etc that will give us an idea of how the community prospers under the system? I will gladly send postage for it if you have.

Thanking you in advance for the favor, I am,

Very truly,

Emily Frink

38 East Ash Street
Lombard, Ills.

AD
1/13/34

Jan. 16, 1934.

Emily Frink
38 East Ash St.,
Lombard, Ill.

Dear Madam:-

Yours of Jan. 8 to postmaster, has been handed me and I am pleased to send you some literature regarding our "Single Tax Colony--or Enclave," which I trust will make clear the underlying purpose and methods.

In cluded in the matter sent (under another wrapper) a reprint from the Fairhope Courier of July 13, 1933, making interesting comparisons between Fairhope and other Alabama towns.

Just yesterday I was talking about the same subject in the Telephone exchange and the operators pridefully declared that there was hardly a town in the state which had kept up its telephone connections and payments as well as Fairhope. We cannot, of course be expected to be free from the ill-effects of the general economic demoralization.

Will be glad to hear from you further.

Yours most sincerely,

Secretary.