

1924 - 1936

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

Fairhope

10518-b

72

Big Suamico Wis

Jan 19-1932

Mr. Gaston

Dear Sir I wish you
would let me know
at once if I can lease
them 20 acres again
I had when I was there
or if you leased them
to someone else I am
coming back to Ala
in a few months I
want to know if I
hasto pay any extra

fore the Improvement
on it I should think
not because I made
the Improvements my
self It is very Cold
here now and about
4 inch of snow the
weather is of al Disagreea-
ble so I will be back
where it is warmer
Yours Truly

W. A. Habeck
Big Suamico Wis
answer right of R 1

Jan. 25, 1932.

W.A.Habeck,
R.1, Big Suamico,
Wisconsin,

Dear Sir:-

Yours of recent date at hand. Glad to hear that you would like to come back to this country, but hope you are better prepared to take hold than when here before. We have been having a lot of people coming in here without means to do for themselves and our people are not inclined to take on more, much as we like to help people, but times are bad with all of us.

The land you had has not been taken by anybody else and I presume you could have it again on the same terms. I see that we refunded you \$5.00 paid for timber which it was said was not removed, and if the timber is there you would be expected to repay it I presume, but not for the clearing you had on the land. Fine weather down here, warmest winter we have ever had. I think, no ice yet, banana plants not even killed.

Yours very truly

Secretary,

BOLTON HALL
20 EAST 83RD STREET
NEW YORK CITY

Fairhope Single Tax Corporation

Dear Sirs I do not remember what
I did in regard to a proxy or vote
on the question to be used at any
meeting or decision as to deeding
the Park lands to the Township of
Fairhope.

I do not feel that I know enough
about it to help decide; and I therefore
withdraw any proxy or vote now
outstanding of mine, if there be any such,
concerning the affairs of the Corporation.

July 19. '31

Yours Bolton Hall.
Attest - Elinor Lehman, secy. c.

July 31, 1931

Bolton Hall,
20 East 83rd St.,
New York City.

Dear Bolton:-

Yours of 19th relative to voting on deeding park lands to the Fairhope municipality was duly received. Am sorry you do not feel that you are well enough posted to vote on the project. Of course it seems to me so clear that the same should be done and I am reminded of a statement made by Louis F. Post to A.J. Wolf, back in 1914, when the Colony had just passed through an effort to destroy ~~it~~ it, which was happily frustrated by the State Supreme Court, and Wolf had written Post criticising the Colony and the Court. ~~It~~ (I thought I could lay my hand on a copy of his letter at once but have failed to locate it.) However, the idea was that "if the Fairhope Colony was not what it purported to be--which it appeared to him it was-- a Singletaxer should have been able to determine the facts from the documents of the corporation--its constitution, etc. anywhere. So, it appears to me anyone, anywhere, should be able to pass judgment on the matter of turning over the parks to the municipality, from the statements made regarding same.

Under our constitution there is no proxy voting, so you have committed yourself in no way; and if the matter were one requiring to be submitted to the whole membership as an amendment to the constitution the affirmative votes of three-fourths would be required. This our attorney holds, as do , is not necessary, that it is a matter of "local administration of affairs."

With very kindest regards and hoping everything is going well at Free Acres, I Am,

Yours most sincerely

BOLTON HALL
COUNSELLOR AT LAW
17 WEST 28TH STREET
COR. BROADWAY
NEW YORK
PHONE: ASHLAND 4-0828

August 14, 1933

Mr. E. B. Gaston
Fairhope, Alabama

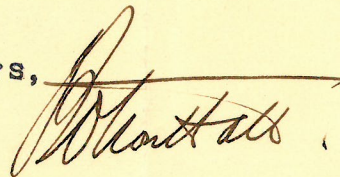
Dear Mr. Gaston:

I enclose you a letter from Northrop.

If you can make any comments on this
giving me particulars, it would be useful at Free
Acres.

With kind regards,

Yours,

A handwritten signature in dark ink, appearing to read "Bolton Hall", written over a horizontal line.

BH:MDV

August 18, 1933.

Bolton Hall,
Bolton Hall,
17 West 28th St.,
New York City.

Dear Mr. Hall:-

I have yours of August 14th, but no letter from Mr. Northrop enclosed. Would be interested to see it. He inquired of me who you were, when he received your letter. I shall read it carefully and comment on it if received.

However, I would not be surprised if a letter I wrote in reply to one from Max A. Schulze, Town Clerk, Free Acres Association, Scotch Plains, N.J. covers some of the information you desire.

If this is not what you want to know call on me further.

Are you going to the Chicago Congress?

Fraternally,

His letter returned at his request

June 18, 1932.

Bolton Hall,
2 East 23rd St.,
New York City:-

Dear Bolton Hall:-

Thanks for copy of the reply you made to Melville
which was excellent.

Replying to yours with clipping from the Courier attached,
the man in town is N.D. Burnham. The man in the country, (to be ad-
dressed Rural Route, Fairhope) is John S. Lane. I spoke to
Burnham on the street and have written Lane, asking him to give
heed to any "questionnaire" you might put to him. I think
it might be well also to write to P.A. Parker, Montrose, and to Ralph
Keller, Fairhope; also to Mrs. Emily Laraway, Fairhope.

In better times there would be more to give favorable re-
ports.

Fraternally yours,

P

Dear Sir,
I note duplicate
Melville with nearly
the same comment

Butter Hall they will have
to continue to pay
more taxes under your
proposed arrangement

Fairhope, Ala
May 24/32

as many as outside the Colony
monopolies

Fellow Member:

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

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

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

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

2
A provision with
will be illegal in any of
the states in Alabama
Wh you estimate
in H. L.

-2-

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

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

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

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

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

Yours for a prosperous Fairhope.

AJM:AC

Alex J. Melville.

Alex J. Melville
Edwin Hall

Aug. 25, 1931

Mr. Chas. R. Hall,
1323 Dauphin St.,
Mobile, Ala.

Dear Mr. Hall:-

I hand you herewith a couple of copies of the lease of our corporation, in exact form of those issued to E.P. Tottem and also two of the form now in use, to the latter is attached, by pasting, the form of application now required, which is referred to in the body of the lease as being a part of the lease contract.

I am sorry I left last evening, without seeing that you had these copies.

Yours very sincerely

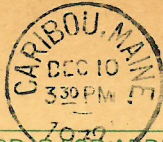
Secretary.

Caribou, Me. Dec. 2, 1932

Dear Sir:

I am interested for some up-to-date information relating to the enclave of Fairhope, as an experiment in the Single Tax theory. I have the Huntington book, through the courtesy of Mr. Ashton, and would appreciate information concerning the growth, attractions and developments since 1923, and especially how it has stood the test of general depression and unemployment. I am making this request under the presumption that you have Bureau of Information and information in print, otherwise I do not expect anyone to take the trouble to write it for me. Assuring you that I shall appreciate the courtesy I am

Very truly yours, Joseph E. Hall



THIS SIDE OF CARD IS FOR ADDRESS

Postmaster.
Fairhope,
Alabama.

*Attention
E.B.S.*

Dec. 13, 1932.

Joseph E. Hall,
Caribou, Maine,

Dear Sir:-

Your card to Postmaster has been handed to me, and I take pleasure in replying. I note you particularly want to know how the Colony "has stood the test of general depression and unemployment."

Well, it has suffered greatly and nothing less could be expected. A little pin prick on the map trying a policy different from all the balance cannot but be affected by such utter demoralization of the economic structure of the balance as has occurred.

Farmers can get practically nothing for their products. Wages have fallen tremendously. Unemployment--which means no wages has greatly increased, etc. etc.

I believe it is true that we are much better off because of our policy, but we suffer.

I am sending you a history of the Colony, in the next to last pages of which, I have marked items bearing on this.

Am also sending a copy of my paper.

Shall be glad to hear from you further.

Yours very truly,



Secretary.

Ensenne

Oregon

March 14, 1931

Mr. E. B. Gaston
Fairhope

Dear Sir:

Would you kindly
send me a few facts about your
town? Was it got modern paving?
Is there any bonded debt?
What is the approximate population?
Any other facts would be welcome.
I live at Pender Island, B.C. when
at home and am visiting relatives
here, and, incidentally, giving short
addresses on Singtax as applied
in British Columbia.

Would you kindly address me
at 319 Manoeuvre St., Victoria,
B.C. Thanking you in anticipation,
Yours Sincerely,

Alexander Hamilton,

March 23, 1931

Alexander Hamilton,
319 Vancouver St.,
Victoria, B.C.

Dear Sir:-

Responding to yours of March 14th, I am mailing you copy of the Courier of Nov. 20th, giving the last certified accountants ~~report~~ audit of the financial standing of the Town. We have no paving, but have considerable sidewalk and curb and gutter. Are hoping for paved connection to Mobile, our metropolis 25 miles distant by road, within this year. The population as given by the census of 1930 was 1549, the largest of any town in the county and our growth was greater in proportion than that of any other ~~small~~ town in the state of anything like the size, save one, in the ten year census period., which we think is doing well. Hope to hear more from you.

Yours most sincerely

History
Chicago Speech
Evans 1929
Illus History in
Case
Constitution

164 Kenan Street.

Mobile Alabama.

January 8, 1933.

Fairhope Library.
Fairhope Alabama.
Dear Librarian:

I am interested in doing
some research work on Single Tax
Colonies and principally the one at
Fairhope. We don't have any material
in the library in mobile. Would it
be possible for me to use material
from your library? Give methods
and details.
and
was the way to

Yours very truly,
W. S. Hand.

Jan. 13, 1933.

W.S.Hand,
164 Kenan St.
Mobile, Ala.

Dear Sir:-

I find on my desk--just how it got there I do not know, yours of 8th, saying you were fdoing some research work on Single Tax, and wishing to know if you could make use of material from our Library.

I am writing at night with the Library closed but will be take it up with the Librarian at first opportunity.

Of course you would be more than welcome to come over-here and make use of the Library, and I have no doubt books might be taken from here to Mobile, by a person properly vouced for--and I am very sure no one who was not all right would want such matter.

If a list were furnished me by the Mobile Librarian, and it did not show a full list of Henry George's works, I believe I could get the Schalkenbach Foundation, New York City, existing to publish and circulate Henry George's works, to donate the same to the Library.

I note that what you particularly want is to study Single Tax Colonies and am happy to be able to send you just what you need in the way of "Enclaves of the Single Tax" published annually by Mr. Charles Huntington, for Mr. Fiske Warren, of Harvard, Mass-- which I do by way of a loan. You will find in this the documents of Organization and all sorts of other information, about Fairhope and all other Single Tax Colonies.

I am accompanying it with some other fragmentary matter. I am much pleased to lean of your interest and if you will come over at almost any time would be pleased to give you personal attention.

Very Truly Yours,

Secretary.

Aug. 29, 1935.

Henry Hankins, Jr. Colored,

Fairhope:-

Some time since we sold you a barn to be torn down and used to rebuild elsewhere; but the barn we had in mind, is still in existence. It looks as if you had had gotten the wrong barn.

Please call at your earliest convenience and advise of the location of the barn you got.

yours truly

Sec. Single Tax Corporation,

GEO. W. HARRIS
PAULLINA, IOWA

Nov. 23, 1932

E. B. Gaston,
Fairhope, Alabama.

Dear Sir: The 40 you describe looks good but the cash looks very bashful, from this angle. That amount of money all in one lump sum would take all the corn crop on a good Iowa farm and the corn would probably be mortgaged to cover taxes and past due interest on the land loan. Such conditions as we now have should certainly wake people up to the falacy of private ownership of land.

My thought was to get about a five acre tract. Could pay some down and some a month conforming with my arrangements on payments to me. I have found that one must handle deals on monthly payment with the usual buyer of small businesses if he deals at all. Few have even a few hundred dollars. I know men here with considerable land holdings who borrow money to pay their light bills.

Can deal the Canada land I wrote you about or a clear quarter in Dakata or possibly an equity in a good business property here in town which is well rented for Colony improvements. Or for land, deeded, outside the Colony. But on a straight buy would want only a small tract in the Colony. And by payments as I stated.

Have read the literature you sent me and am glad to see that the single tax idea is proving practical even handicapped as it is by the state and county taxes on all kinds of property and which of course adds a burden to the Fairhope plan. This goes to show how thoroughly ~~w#####~~ beneficial would be the plan if adopted in a general way all over the country

Yours Sincerely G. W. Harris

GEO. W. HARRIS
PAULLINA, IOWA

Paullina, Iowa, Nov. 15

Editor Courier,
Fairhope, Alabama

Dear Sir: It has been several years since I have seen a copy of the Courier or have been in contact in any way with Fairhope. Have been conducting country papers for years and know the Rockwells and Hendersons here and there. What I have in mind now is to locate a small tract where I can devote part time to a fruit or nut grove and perhaps poultry and part time to study and writing and I feel that Fairhope would be an ideal place to thus interest myself without the need of a heavy investment. Have been a student of Henry George and still believe that the Single Tax would prevent any such depression or the anomaly of starvation in the lap of plenty which now puzzles the economists of the this country and most of those of the world. But this was written chiefly for some practical information as to prospects there for location and probable costs of building or buying a set of buildings on Colony land. Thanking you for any information you may give me and wishing you to give my best regards to any former Paullina people whom you may see, I am

Sincerely and Fraternally,

G. W. Harris

C.S. Harris,
Paullina, Iowa.

Nov. 18, 1932

Dear Sir:-

Yours of Nov. 15 just at hand. Am glad to get in touch with you and learn of your long interest in Fairhope and what it stands for--also that you feel an inclination to come among us. We would be glad, I assure you, to have you do so.

And I hasten to reply because of a special opportunity as it appears to me to acquire such a place as you describe.

This a forty acre leasehold only $2\frac{1}{2}$ miles from the center of town, a mile and a half from the Town limit, the home for many years of an old bachelor who died last spring, with no relatives here or caring to come here and his sister who was his legatee will take \$25 cash for it.

It is practically all cleared, fenced, some cross fencing, house of three rooms in livable condition, with screened porch with cement floor, two barns two or three chicken houses, well with pump, some fruit, etc. etc; and can be had as stated above for \$350; which would have however, to be cash. There is absolutely nothing to me in a financial way from its disposal. I am just endeavoring to get the land and some one who can make good use of it together.

It is on a school bus and mail route line, and within a quarter of a mile of the Friends Meeting house and school house.

At this juncture I called up Arthur Rockwell, one of our residents, who came from Paullina, I thin, and he agreed with me that it was a bargain. We adverse thing only he suggested. That was that it was not on a light line. I am sure however, it will not be long until this situation is remedied.

The rent to the Colony on the land, is about \$75 a year, which is inclusive of the taxes on the land (paid by the Colony) and taxes on the improvements and personal property (paid by the lessee) and receipts applied on rent.

I am sending you some literature, which I trust you will find interesting, and that we may hear further from you.

Very Sincerely,

Secretary.

Memphis Tenn. Jan 4th 1932

Dear Sirs. Please Tell me if you can if there is a land co there now that is giving home sites free to new settlers of 5 or 10 acres with a 99 year lease at or near Fairhope Ala.

there was a company doing this 2 years ago. I was in Mobile at the time

I would like very much to have a home down there. my former home was at Redwing Minnesota.

I would also like to know if there is a chance to have a few Skiffs for rent at the end of that new bridge over the bay. I would have bait and fishing tackle. also some fish to sell. What is the chance for this, I am also a good Boat builder in either row boats or gas boats of most any size. of course I prefer a place near the water if I can get it. Please let me hear from you in a few days. Yours Truly.

Charles A. Hart. Shell Co Hospital
Memphis Tenn.

Jan. 16, 1932.

Charles A. Hart,
Shelby Co. Hospital,
Memphis, Tenn.

Dear Mr. Hart:-

Your letter of January 4th was duly received. Yes sir, the Corporation you had in mind is still in existence and has land in almost any size tract desired to lease on 99 year term, but--the rental is subject to change from year to year as the land becomes more valuable because more in demand. Country land ranges now from about \$3.50 an acre close to town down to less than a dollar an acre farther out. This is a fine country. Am sending you a copy of our form of lease, sending you one which has been used and truned, as stock is getting a little short.

Also sending you copy of booklet "The IT County of Alabama" and a copy of the Fairhope Courier.

We are down the eastern shore of Mobile Bay about 11 miles south of the bridges and caunseway, connecting our shore with Mobile and I doubt if there would be any opening such as you suggest.

Yours very truly

FAIRHOPE SINGLE TAX CORPORATION,

By _____ Sec.

Jan. 5, 1932.
Secretary of Fairhope Corporation
Fairhope, Alabama

Dear Sir:

I have recently become very much interested in your single-tax community at Fairhope and would like to know more about its opportunities. I am a young American man, 27 years old, married and have two sons. I was a machinist for six years and for the past two years have been a small fruit farmer. What are the chances of occupations for a man with about \$1500 to invest? Will you please describe ^{or outline} the land still open for tenure?

I believe in the single tax and have read Henry George's

works.

Roger B. Haszard
Georgetown, Massachusetts
R. R. 4.

Jan. 15, 1932.

Roger B. Hasyard,
R.R. 4, Georgetown,
Massachusetts,

Dear Sir:-

Yours at hand and I am pleased to learn that you believe in the Single Tax and have become interested in what we are doing to immediately apply the principle, without waiting for the laws to be changed or the aid or consent or consent of anybody else.

Generally speaking our plan is working well, but we are pretty forcefully reminded that a small community like ours, is very much dependent for its prosperity on the conditions which prevail for the mass of our fellow-men. We cannot live to ourselves if we would.

We have a beautiful location here, a wonderful climate; great possibilities in the line of production in agriculture, horticulture, and poultry, etc., but few are making anything because of low prices and the difficulty to realize cash from any of their products or direct sale of their labor.

We have several hundred acres of land available for farming within one to six miles of the town. Unless, however, a purchase can be made of some one else's improvements, one has to begin "at the beginning" clearing land, etc and that is a hard job.

I note you have been a small fruit farmer for a couple of years, but conditions would be so different here from those which you are familiar, I would hesitate to encourage you to come so far away from conditions with which you are familiar, though you seem to be just the sort of man we need; young, a single taxpayer, used to work and with a little money.

I am sending you a copy of our form of lease, (as our stock is a little low, sending one which has been used, but through a transfer, been taken up; a copy of pamphlet "The IT County of Alabama" and a copy or two of my paper, the Fairhope Courier. In this week's issue is a very interesting article on Satsuma orange growing here.

I suggest you subscribe for the paper and read it carefully, keeping your eye out for offerings of improved places and getting in touch with the offerers by personal correspondence.

Hope to hear from you further. Fraternally

March 14, 1933.

Eloise Hawkins,
Polytechnic High School,
Fort Worth, Texas.

Dear Madam:-

Yours of March 6 to Postmaster has been referred to me, and I take pleasure in replying. I have not had the pleasure of seeing what the "New Practical Reference Library" and thus do not know what it said regarding the Single Tax and Fairhope.

I note that you are ~~interested~~ ^{also} in the subject for debate: ~~Resolved~~, that at least of all state and local revenues should be derived from other sources than taxes upon tangible property."

The Single Tax rests upon the broad moral principle that in the first place all men are equally entitled to the use of the earth (not its ownership) and our governmental system should protect all men in this right, and that the value of land being due to the presence upon and demand for land of a people having equal right to the land, is a natural and proper source of public revenue--not to be taxed a percentage, but all of it taken for such purpose.

This is very much in contradiction of the common tendency to find additional sources of taxation, and particularly taxes of a sort like the gasoline taxes, "sales taxes" which are indirectly paid, not directly and knowingly to the government as tax, but paid at the store or filling station as a part of the purchase price, to be later taken from the seller by the taxing authorities. In contradiction also to the ~~pleaso~~ popular now by "Realtors" to "Relieve real estate from taxation."

Just at present when our financial and taxation systems have collapsed--largely due to speculation in land -- the case for land valuation taxation, ~~but~~ does not seem so good, but when one recalls the enormous increases in land prices, which were evident while the late boom was on, it looks different.

To press home this idea I think I may well quote from an address I made recently to the Junior Chamber of Commerce, of Mobile, (by invitation)

"The increase in land values by increasing population is in obedience to natural law, and, if the increased value is taken for public benefit, as Single Taxers advocate, the effects would be wholly beneficial. But if not so used, but permitted to be appropriated by a comparatively few fortunate owners of the land, ~~and~~ the stage is set for just such slumps as we are now experiencing and which have occurred every few years throughout the past.

"To the proper demand for land for use being added a demand not for use but ^{for} resale on a rising market, this gambling, for that is what ^{it} is) waxes more and more furious; but, being all based upon ability to sell at a higher price than paid, when the price is carried to where the land can no longer be used to yield a fair return above the demand of the speculators, demand for both use and speculation ceases.

"The bottom drops out, "confidence" is destroyed, all business is demoralized, banks fail, mortgages are foreclosed, many with deficiency judgments against the debtors, assessed values shrink, tax receipts lessen while public needs increase. The federal government, states, counties and cities, set up a desperate search for new sources of revenue, with every new, or increased tax further depressing business.

"To prevent such recurring calamities--which mean disaster for so many young, ambitious business men, is one of the chief functions of the Single Tax. Any system under which such recurrent calamities occur, is thereby self-condemned. The Single Tax system, we hold, would prevent such collapses and provide conditions of continuing prosperity, in which all would share in proportion to their deserving. It would do it by taking for public use the increased value of land due to increased population, thus removing it as a source of unearned gain through speculation, and freeing the processes and results of productive enterprise."

"We believe it would afford ample revenue for governments honestly and economically conducted."

"It is necessary to explain regarding the application here, that this ^{is} done not through the regular taxing authorities, but through our "Single Tax Corporation", a non-stock, non-profit corporation, which collects as rent from holders of its land, the "full annual rental value" of the land they hold and uses the same to pay the ~~the~~ taxes, ~~not~~ both on the land owned by the corporation and the improvements and personal property owned by the lessees.

I am mailing you herewith a "History" of the Colony and an address by me, at Chicago, in 1928, with paragraphs marked which will help you to an ~~and~~ understanding. I hope the matter may be of service to you and will be glad to give further information desired

Yours Very Truly
E. B. Gaston

Single Tax

Polytechnic High School
Fort Worth, Texas
March 6, 1933

Dear Sir:

After having seen an item in "The New Practical Reference Library" which referred to Fairhope in connection with the single tax system, I write to you to gain any available material on the subject.

I am a student in Polytechnic High School and am very interested in the debate question, "Resolved, that at least one half of all state and local revenues should be derived from sources other than taxes on tangible property."

Upon learning that the encyclopedia was published in 1910, I thought that the single tax system would have been proved whether it was practical or impractical by this time. I should like to have a statement in either case as either would prove beneficial to my argument.

What amount or what per cent of the total revenues are spent in the collection of this tax? Is the revenue derived from this tax sufficient for government expenditures? Is the single tax the only tax levied? Is this system popularly acclaimed by the people? These questions I would be especially grateful for your answering but any other material would be appreciated.

If you are not able to give this information, I should like for you to refer this letter to a competent authority.

A reply at your earliest convenience would be appreciated as we are continually participating in practice debates and feel that this knowledge would help our argument. Please find enclosed a self-addressed envelope.

Thanking you in advance for your courtesy, I am,

Elaine Hawkins

"No self addressed envelope"

W. H. HAWKINS
ATTORNEY-AT-LAW

BAY MINETTE, ALA.,

June 5, 1932

The Fairhope Courier
Fairhope, Alabama

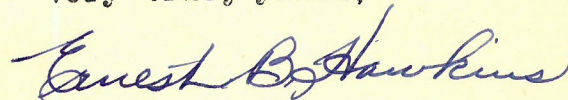
Gentlemen:

I am enclosing stamps for which please send me the next issue of your paper. I would also like to have an issue of May 26 if there is one available.

I have become interested in Fairhope's Single Tax Plan in connection with one of my courses at the university of Alabama and I am wondering if you could not give me or tell me where I could obtain some literature on the subject.

I will greatly appreciate any information you can give me.

Very truly yours,

A handwritten signature in dark ink, reading "Ernest B. Hawkins". The signature is written in a cursive style with a large, sweeping initial "E".

Ernest B. Hawkins.

June 6, 1933.

Ernest B. Hawkins,
Bay Minette, Ala.

Dear Sir:-

I am pleased to receive yours of yesterday. I presume you are a son of my friend W.H. Hawkins, and note that you have same first name and middle initial as myself.

I am very glad indeed to supply you with some material which should help you to an understanding of the Single Tax plan as generally advocated--as a reform to be reached through changing the Tax Laws, and our Colony proposition, which is one for applying the idea so far as possible under existing laws, by collecting the rental value of land, through the power of ownership of it and using the rent to pay taxes both upon the land and the improvements and personal property held on it.

As a very condensed statement of the former I am sending you "The Single Tax, What It Is and Why We Urge It" by Henry George himself, the great apostle of the Single Tax, reprinted in the Congressional Record, by a Singletaxer who was a member of Congress.

I am also enclosing a very readable little story entitled "Whose Land?" which satirizes some of our ideas regarding title to land and answers the question raised, both from the standpoint of the Singletaxer relying upon changing the law and we Fairhope Singletaxers who would like to change the laws as much as the others, but want some results in our lifetime.

You ought really to read "Progress and Poverty" Henry George's great work, a copy of which I could sell you for a dollar, clothbound and prepaid; but I am sending you an abbreviation of it and also of "The Land Question, also by Mr. George.

I am glad to send you the Courier of May 26, and of June 2nd, inviting your attention particularly to second article on editorial page, entitled "Hammel's and Fairhope leases compared."

I am also enclosing a copy of a reprint from the Courier of back in the early part of 1926, when there was an effort to bring the Florida boom over here, showing my reaction to same in first page article "Some Baldwin County History of Bursting Booms" and on the other side a contrasting of owning, and leasing under the Fairhope plan. I hope you will find these interesting and helpful for the purpose in view and if I can be of any further service to you please be free to call upon me. Most sincerely yours,

Tusculumbia, ala.,

Oct. 18, 1934.

Mayor of Fair Hope,
Fair Hope,
ala.

Dear Sir:

I am writing to ask for some information on the subject of Single Tax. I am preparing a paper on this in an Economics class at Florence State Teachers College and have been told that Fair Hope is trying it out now. Any information you can give me will be appreciated.

If you are not in position to send material on this will you please turn my letter over to the Chamber of Commerce, Probate Judge or any one who can send the information.

Thanking you for anything you can do for me on this I am

Yours very truly
Mrs. D. L. Hay

Tusculumbia, ala.

Oct. 22, 1934.

Mrs. I.L.Hay,
Tuscumbia, Ala.

Dear Madam:-

Yours of 18th to "Mayor" has been referred to me for answer and I take pleasure in doing so. So far as practicable I am enclosing printed matter so far as practicable with comment, to bring out the The plan.

In the first place let it be said that taxation is a prerogative of government. Ours is not a government proposition, but a proposition of individuals, (incorporated but not for profit) to apply what they think is a better plan of taxation as far as possible under existing laws. This is the Single Tax, which proposes to take for public revenue, the value of land arising from the demand of people for it--the bare land, eliminating the improvements.

I enclose a tract "The Single Tax, What It Is and Why we urge It" which presents the general proposition.

In another wrapper I send you a History of our Colony which I hope you may find interesting and helpful; also a reprint of an address I made in Chicago in 1928, which probably presents as clearly the objective of those who started the "Colony" effort in Iowa a little over forty years ago, as can well be done. I have marked some paragraphs, which will help to an understanding of the principles involved and what a claim of benefits from some.

We hold that the chief cause of these recurring panics, or depressions--in the worst of which we now are - is land speculation. Along that line I included with enclosures a folder "100 Years of Land Gambling."

If I can be of any further help to you do not hesitate to call on me. I shall hope to hear from you.

Yours very truly,

Secretary.

THE OFFICERS' CLUB
FORT BENNING, GEORGIA

February 10, 1931.

The Post Master,
Fair Hope, Alabama.

My Dear Sir,-

Some time ago, I met some people from Chicago, who have been spending their winters at Fair Hope. I do not recall their names, but I believe that they have been residents since the town was settled as a single tax colony. I am looking for a place to settle permanently, and have been thinking about the possibilities of Fair Hope. Could you furnish me with some information as to the character of the population (are there many of the single tax colony left?) climatic conditions (is it healthy?) number of inhabitants, rentals and land values. I would greatly appreciate your reply.

Yours truly,

D. F. Hayes

*Major D. F. Hayes, Ret -
c/o Lt R. H. Brown,
Fort Benning,
Ga -*

*We are not looking for a large house. There
are just two of us and we want a small cottage
with 2 bedrooms -*

Feb. 16, 1931

Major D.J.Hayes, Ret.
Cdo. Lt. R.H.Brown,
Ft. Benning, Ga.

Dear Sir:-

Yours to Postmaster has been handed to me for attention. Am glad to know that some one who has been here has spoken well of Fairhope to you. We feel that it is one of the finest places in the world, especially for those who are not especially concerned about the artificialities of life.

Being founded on an altruistic spirit the community has naturally drawn to itself an unusual number of people of friendly democratic spirit, which to others of like spirit adds much to the charm of the place. And the organization which founded the place is still functioning along original lines. In line with its ideals there has been a tendency to check land speculation and its attendant artificial increase of land values and the Corporation has in its possession, available for use for any one desiring, many nice residential lots, at rentals ranging from \$25 a year upward, which charge includes the taxes not only upon the ground itself but upon the improvements of lessees thereon. There are opportunities always to buy improvements at reasonable prices--not including investment in the land--and the cost of building here is unusually low.

I am enclosing you a copy of our lease contract which will give you authoritative information of our plan. Am sorry I do not have just now any proper illustrated literature about the Colony but am sending a copy of a Chamber of Commerce reprint of an article in the Employees Magazine of the L. & N.R.R., for its general information about this very attractive section.

The population of the place was 1549 by the 1930 census, and the rate of growth between 1920 and 1930 was only exceeded by one other town in the state with population of 800 to 1500 in 1920.

Shall hope to hear from you further,

Yours very sincerely

Secretary.

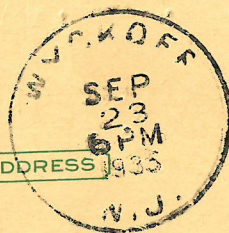
Dear Sir: Have read in last copy of Real America your communication to the Editor. Sorry that I did not get to see the Aug. copy with its article. Have always been a believer in the Single Tax and wish we could get it started in more places. Am glad to hear about what you are doing.

Will be greatly obliged to you for some literature or what ever you may have on it. Hope I am not asking too much.

Sincerely Yours,

Geo. G. Heneveld

Rev. Geo. G. Heneveld
Wyckoff, NJ



THIS SIDE OF CARD IS FOR ADDRESS

E. B. Gaston,
Singletax Corporation
Fairhope, Ala.

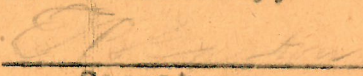
September 26, 1935.

Rev. George G. Heneveld,
Wykoff, N.Y.

My Dear Sir:-

Your card at hand. Glad to know of another believer in the Single Tax and to send you some printed matter of our plan applying the singletax principle as fully as possible, without waiting for change of the laws. Hope you will be pleased with same.

Yours fraternally,


Secretary.

Horse Head Va Feb. 10-1931
The Single Tax Colony
Fairhope Alabama.

Gentlemen

Dear Sirs

Your address
has been handed me by a
mutual friend.

Here in I apply for such
information that you may
give as to how I may become
a member of your Colony
I am a Farmer and have some
mechanical ability. Trusting
to hear from you at an early date.

Yours Respt. A. E. Hershey.

Feb. 14, 1931

A.D. Hershey,
Horse Head, Va.

Dear Sir:-

Yours of 10th at hand and glad to hear of your interest. We are pleased to give you information regarding the same. We are enclosing you a copy of our lease contract, which tells exactly the conditions under which we lease land.

You refer to "becoming a member" of our Colony." To do so, requires a payment of \$100 and acceptance after examination--that is to become a full member of the corporation conducting the Colony, but as any one who desires to lease land of us can do so and enjoy all the advantages of residence and business in the Colony, without paying anything more than the rent of the land he holds.

By clause 5 of the lease you will see that the non-member is guaranteed every economic advantage that accrues to the member.

To become a lessee, you have only to make a selection of land--not already under lease to some one else-- and pay a half year's rent at the established rate, ranging for land now open for lease--in the country--from \$ an acre down to less than \$1, plus the appraised value of any timber there might be upon it, which would then be yours to do as you pleased with.

The corporation does not have any improved land at disposal. To secure that you would have to deal with the holder as to improvements and secure a transfer of lease.

I am enclosing a reprint of an article on the county published in Employees Magazine of the L. & N. R.R., a little folder "Whose Land" which briefly explains the Colony principle and methods, as well as the lease and shall hope to hear from you further.

Yours very truly

Secretary.

1507 Duke University Road, Durham, N. C.
Dec. 20th, 1935

Mr. E. B. Gaston,

Came as per app's E. B.

Fairhope, Alabama.

My dear Mr. Gaston:

Let me introduce myself as a retired Medical Missionary from Korea, where I spent 30 years of my life, and ever since I first read Progress & Poverty many, many years ago I have believed that Mr. George was on the right track to solve our pressing Economic problems.

I found others among my associates in Korea who believed as I did and who longed for the day when enough people should be of that mind to make political action warranted in the U.S.A.

A few years ago however, thru the Schalkenbach Foundation, I came into possession of a copy of "Fisk Warren's" Enclaves of Economic Part and there learned of Fairhope - a place where the principles of Henry George were being actually applied to life here and now, in America.

Why should I not join such a colony and in doing so accomplish two things - Give my allegiance to the movement for Single Tax, and at the same time find a home among kindred spirits who are capable of foreseeing a new day.

My residence here in Durham is due to the fact that my youngest son is a student at Duke. When he is thru I want to give more time to Single Tax propaganda, but first I want to see Fairhope. Accordingly Mrs. West, Donald & I are

starting south in our car to spend Christmas in Tampa, Fla. Leaving there Dec. 26th we hope to reach Fairhope on the evening of Dec. 27th. We propose to see what we can that evening and any left-overs the next morning before starting for Birmingham then to visit some old friends.

We are presuming that sleeping quarters can be had in Fairhope for autoists similar to other places.

Our financial status will not permit usual hotel prices so we frequent auto camps.

I am sending this letter in advance to you that, if I am fortunate enough to find you at home, we may not be entire strangers.

I was a teacher of medicine during all the years in Korea and had a large part in the formation of a Medical College there and naturally my interests are with Education in all its phases but from now on the subject of Economics will claim a larger and larger interest.

As I said above, I hope you are to be in Fairhope on Dec. 27th + 28th and that I may have the privilege of meeting you.

My wife too is an enthusiastic Georgite and we join in wishing you a very happy Christmas season.

Sincerely

J. W. Hirst.

Dr. J. W. Hirst, formerly of
Severance Union Medical College,
Seoul, Korea.

MR. JAMES W. HILL

1015 HAMILTON BOULEVARD

PEORIA, ILL.

**HONORARY MEMBER OF THE
AMERICAN RAILWAY ASSOCIATION
MECHANICAL DIVISION**

Nov. 15, 1924.

Mr. James W. Hill,
1015 Hamilton Boulevard,
Peoria, Ill.

Dear Mr. Hill:-

Yours of Nov. 4th, regarding codicil to your will under which under certain conditions named therein your estate will go to the Fairhope Single Tax Corporation, duly received. I have gone carefully over same and find it very satisfactory. I understand of course, that your first and natural desire is to look after your relatives, but that in event of their not being able to benefit from your estate that it shall go to the Fairhope Single Tax Corporation. I also note that in such event you have not fixed any conditions to the Corporation's use of the same and am glad of the confidence thus shown in the Corporation, which I am sure is abundantly justified. It has been the practice of the Corporation and will, undoubtedly continue to be, to devote all receipts from membership account and all other sums coming to it, apart from its current revenues, unless specifically pledged otherwise to the purchase of additional land, dedicating it forever for administration upon the principle that the annual value thereof inure to the people who reside upon it.

With the passage of the years and the disappointments following each other in the efforts to get favorable action upon the Singletax through politics, I feel more and more controlled along the line that we have in the Colony something, which can be contr

line desired. Governmental action on a larger scale is very much to be desired, but will necessary always be subject to reversal not because ~~itxxxx~~ the Singletax would fail when really applied to give results which would commend it to the people, but ~~that~~ because of the well-nigh insuperable obstacles to getting at once the approval of the majority of the people to a complete application of the idea, and friendly courts and adminisitrators, so as to really give it a fair trial. We will all, of course work to that end, but in the meantime we have something, if small, which we can control.

Thanking you for your thought for the Colony and your purposes to help it if your affairs should so shape themselves as to permit you to do so, without prejudice to family obligations, I am,

Most sincerely yours,

P.S. I suppose you will not wish that any publicity be given to your plans.

Oct. 29, 1932.

Dunn
Mr. Daniel Scovell Sheppard,
1019 Hamilton Bldg., or Blvd.

Dear Sir:-

In 1924 as secretary of above corporation, which position I still hold, I had some correspondence with Mr. James W. Hill of your city with reference to a proposed codicil to his will, whereby under conditions mentioned therein this corporation was to inherit under his will.

I do not recall having been advised of the death of Mr. Hill, though I now understand he died several years ago.

I enclose copy of proposed codicil as he presented it to me for my suggestions regarding same, and as you were named therein as one of the executors or trustees, I would like to be advised whether or not the same was ever actually made a part of his will; and if so, whether the conditions ever arose for such action as suggested therein. Thanking you for your kind attention,

Yours very truly,

Secretary.

Oct. 4, 1932.

Mrs. C.H. Gray,
2302 Western Ave.,
Peoria, Ill.

Dear Mrs. Gray:-

Late in 1924 a Mr. Jas. W. Hill, then of 1015 Hamilton Boulevard, your city, wrote me relative to a codicil he contemplated adding to his will, under which under certain circumstances, our Colony Corporation was to be made the or a beneficiary of his estate.

The matter had slipped my mind until I ran across the correspondence in the file the other day. I have faint recollection of getting notice of his death, but am not sure. At any rate no bequest has yet developed.

Finding the file, I wrote to the party named as administrator, Mr. Daniel Scovell Sheppard, of Peoria, but got my letter back .

From information furnished in the former correspondence a daughter, whose name appears not to have been given, ^{was to inherit} but and on her death ~~to~~ her children if she had any; if not to go to "Mrs. Ida Titus Sheppard," for and during her natural life and at her death, if leaving no issue was to go to the "Dime Savings and Trust Company" with power to dispose of the property and ~~and~~ the net proceeds to go to our Corporation.

I think its very likly that Mr. Hill was a person of enough prominence that you might readily get a line upon what happended to him and his property and would very much like to have what information you can get without too much trouble.

With very best regards and thanks for any trouble you may be to in replying to my inquiry,

Most sincerely yours,

E. B. Gaston, Sec

Sept. 16, 1932.

Mr. Dennis Scovel Sheppard,
Peoria, Illinois.

Dear Sir:-

In 1924, as secretary of above corporation--as I still am, I had some correspondence with Mr. Jas. W. Hill of 1013 your city, relative to a proposed codicil to his will, whereby under conditions stated therein this corporation was to inherit under his will. I do not recall having heard of the death of Mr. Hill, but I find that he has not been heard from for a considerable time and I would appreciate being advised by you whether he is living or not, and if deceased whether such codicil as he furnished us copy of was made to his will and the situation regarding the same. In short, whether anything has accrued to this corporation from his estate--or is likely to.

Your attention will be appreciated.

Yours most respectfully,

Secretary.



HAMILTON BOULEVARD, PEORIA, ILL.

5050—PUBLISHED BY SANDER BROS., PEORIA, ILL.

COMMERCIALCHROME

POST
CARD

PLACE
STAMP
HERE

JAMES W. HILL

1015 HAMILTON BLVD.

PHONE 5048

PEORIA, ILL.

Nov. 4th

1924

Mr. E. B. Gaston Secty.
Fairhope Single Tax Corp.
Fairhope Alabama.
Dear Sir:

Enclosed find copy of a
Codicil to my will which I have made
which I have signed.

Please look it over and let me
have any criticism you may wish
to make.

Yours truly
Jas. W. Hill

CODICIL TO WILL OF

JAMES W. HILL.

I, James W. Hill, of the City of Peoria, in the County of Peoria and State of Illinois, do hereby make, publish and declare this to be a Codicil to my last Will and Testament bearing date of the 12th day of December, 1923.

Item One: I hereby revoke, annul and declare void the paragraph in my said last Will and Testament numbered Seventh, the first line of which paragraph is in the following words: "After carrying out the above provisions of this". In lieu and place of the said paragraph Numbered Seventh I direct there be inserted the following paragraph:

Seventh: After carrying out the above provisions of this my last Will, then upon the death of my said daughter, I give, bequeath and devise all my estate of every kind and nature remaining at such time, in equal parts, to the children of the body of my said daughter, and if there be any descendants of any deceased children of the body of my said daughter living at the time of the death of my said daughter, such descendants shall take a parent's share. In case, however, my said daughter shall at the time of her death leave no child of her body nor a descendant of such child surviving her, then I will, bequeath and devise all my estate of every kind and nature remaining at the time of the death of my said daughter, to said Mrs. Ida Titus Sheppard for and during her natural life; and upon the death of the said Mrs. Ida Titus Sheppard or if the said Mrs.

Ida Titus Sheppard shall ~~predecease~~^{predeceased} my said daughter and my said daughter at the time of her death shall leave no child of her body nor a descendant of such child surviving her then I give, bequeath and devise all the rest, remainder and residue of my personal property and real estate of every kind and nature to Dime Savings & Trust Company, a corporation of Peoria, Illinois, as Trustee, and direct that the said Dime Savings & Trust Company as such Trustee shall sell at private sale and convert into money all of the said personal property and real estate and I hereby empower and authorize the said Dime Savings & Trust Company as Trustee to execute, acknowledge and deliver good and sufficient deed or deeds of conveyance, with or without covenants of warranty, conveying the property so sold to the purchaser or purchasers thereof as fully as I could do if I were living, and such deed or deeds of my said Trustee shall convey and pass to the purchaser or purchasers the full, absolutely and complete fee simple title to the property so sold and conveyed; and that the purchaser or purchasers shall not be required to look to the application of the purchase money; and the net proceeds after paying all expenses connected with such sale in this Trusteeship shall be paid by my said Trustee to Fairhope Single Tax Corporation, administering the Fairhope Single Tax Colony established in 1895, at Fairhope, Alabama, or to their successors.

Item Two: I hereby nominate and appoint my friend, Dennis Scovel Sheppard of Peoria, Illinois, as Executor and as

under paragraph Numbered Sixth, of my said Last Will and Testament. I hereby will and direct that he as such Executor shall carry out all my Contracts for Deeds executed by me in my lifetime as fully as I could do if I were living, and I hereby empower and authorize him as such Executor to make, execute, acknowledge and deliver all deed or deeds of conveyance of any and all real estate which I may have sold in my lifetime under Contract for a Deed or under Articles of Agreement, provided, however, that the Vendee or Vendees in such Contracts of Articles of Agreement shall have fully complied with the terms, provisions and conditions of such Contract or Articles of Agreement. In case of the neglect, refusal or inability of the said Dennis Scovel Sheppard to act or to continue to act either as such Executor or as such Trustee under the said paragraph Numbered Sixth then I nominate and appoint my friend Gustave Charles Anderson of Peoria, Illinois, as Executor and also as Trustee under the said Paragraph Sixth of my said last Will and Testament and hereby give to him all and like power and authority which I have given in this Paragraph to the said Dennis Scovel Sheppard as Executor.

Item Three: I hereby nominate and appoint Dime Savings & Trust Company of Peoria, Illinois, as Trustee under Item One of this Codicil and in case of the neglect, resignation, refusal or inability of both Dennis Scovel Sheppard and Gustave Charles Anderson to act or to continue to act as Executor or as Trustee then I nominate and appoint said Dime Savings & Trust Company as Executor and also as Trustee under Paragraph Sixth of my said last Will and Testament and hereby give to it all and like power and authority in the said Will given to the said Dennis Scovel Sheppard as Executor and also as Trustee. I hereby direct that the said Dennis Scovel Sheppard and Gustave Charles Anderson shall before acting give Bond as such Executor and Trustee in the sum of Five and Dollars (\$5000.00).

Item Four: It is my will and I hereby direct that in all other respects, except as modified by this Codicil, my said last Will and Testament shall remain in full force and effect and I hereby ratify and confirm my said last Will and Testament in all respects except as modified by this Codicil.

IN WITNESS WHEREOF I have at Peoria, Illinois, this _____ day of July, 1924, set my hand and seal hereto.

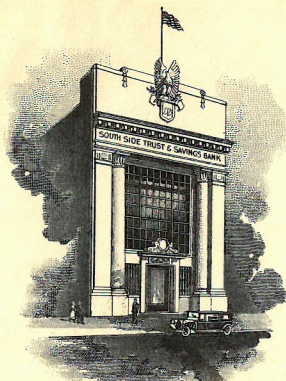
(SEAL)

WE, THE UNDERSIGNED, do hereby certify that at the date thereof the foregoing instrument was signed, sealed, published and declared in our presence by the said James W. Hill as, and for a Codicil to his last Will and Testament; and at his request, in his presence and in the presence of each other we have subscribed our names as attesting witnesses thereto.

WE FURTHER CERTIFY that at the time of the signing of the said instrument the said James W. Hill was of sound mind and memory and under no constraint.

Peoria, Illinois.

Peoria, Illinois.



WARREN SUTLIFF, PRESIDENT
E. M. CHANDLER, VICE PRESIDENT
C. H. GRAY, CASHIER

L. V. HOWAT, ASST. CASHIER
C. W. FREIDINGER, ASST. CASHIER
M. BERNADETTE TOMB, ASST. CASHIER
L. E. SUTHERLAND, COUNSEL

SOUTH SIDE TRUST & SAVINGS BANK

WM. BITTEL
E. J. CASHIN
E. M. CHANDLER
HENRY A. FARLEY

DIRECTORS
FRED KRAUSE
JOHN J. SIMMONS
THOS. J. MANNIX
WARREN SUTLIFF

W. H. KNEER
HENRY P. WARD
JOHN B. WILTON
JOHN ZERWEKH, JR.

PEORIA, ILLINOIS,

October 7th. 1932

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

Dear Mr. Gaston:

Mrs. Gray has handed me your
letter of the 4th. inst. for reply.

I find that Mr. Daniel Scovell
Sheppard now resides at 1019 Hamilton Bldg.,
formerly occupied by Mr. Hill.

The Probate Clerk states that
Mr. Hill died a number of years ago, and Mr.
Sheppard was appointed executor of the estate.
The clerk also advised me, by telephone, that the
Fairhope Single Tax Corporation was not mentioned
in the will. However, he glanced over the will
hurriedly and as it consists of five pages it
could be possible there was an error about the
matter.

I inquired from the clerk what the
cost of a copy of the will would be, and he stated
50¢ per sheet, or \$2.50 for a certified copy. If
you desire to obtain a copy of the will you may
write to Mr. John J. Simmons, Probate Clerk, and he
states same will be forwarded to you promptly.

Trusting the above information will
assist you, I am,

Yours very truly,

C. H. Gray

Oct. 29, 1932.

Mr. C.H.Gray,
South Side Trust and Savings Bank,
Peoria, Ills.

Dear Mr. Gray:-

Thank you very much for attention given to my letter of some time since to Mrs. Gray. I am pursuing the matter further, by writing again to Mr. Dennis Scovell Sheppard,

With very best regards to you and wife,

Yours most sincerely,

Nov. 20, 1932.

Dennie S. Shaeppard,
1015 Hamilton,
Peoria, Ill.

Dear Sir:-

I thank you for your statement of 16th relative to the last few years of Mr. Jas. W. Hill, who contemplated in 1934 a codicil to his will, under which, and in certain circumstances our Corporation should be made beneficiary under his will

I am sorry to know of the expensive and painful ~~experiences~~ attending his last years.

Yours very sincerely,

Secretary.

Peoria Ill

Nov. 16/32

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

Dear Sir:

In reply to your letter of Oct. 29/32
with reference to some correspondence
you had with Mr Jas H. Hill about
a codicil to his will.

I did not notify you of his death
as your Corporation was not
mentioned in his will and there
was no codicil.

Mr Hill was under a great
expense the last few years of his
life. He was losing his sight the
last three years being practically
blind the last year.

He was treated by specialists for
both his sight and prostate gland
trouble in Rochester Minn, Chicago,
and Buffalo N.Y.

He had disposed of and used up the
proceeds of his properties except three
small houses (not modern) the net
income of which goes to his daughter.

He may have thought it would be
necessary to sell these.

Very truly yours.

D. S. Sheppard.

1015 Hamilton Blvd
Peoria, Ill.

Executor Jas H. Hill Estate.

P.O. Box 255
Greensboro
North Carolina
April 2, 1931

Secy, Single Tax Colony
Fairhope, Alabama

Dear Sir:

What are the conditions under which one may acquire a modest home in your colony? What the expense?

What are the possibilities of earning a living for a single woman of mature years, in average health, (a native of Vermont) who is a trained librarian of experience, graduate of ^{Columbia} Drexel Institute Library School, Phila, also of Teachers College, New York City, Fine Arts department, who can do wood block printing, model in clay, etc. Also what opportunities for a gift and book shop, and a circulating library? Thanking you for any information, printed or otherwise, that you can send me, I am

Very truly yours

(Miss) Frances Hobart

April 13, 1931

Miss Frances Hobart,
Box 255
Greensboro, N.C.

Dear Miss Hobart,

Sorry to have been delayed in replying to yours of April 2nd, and not to be able to give much encouragement with regard to employment. We are trouble with the scourge of unemployment as with the balance of the country, not so badm but still severe. We have a fine circulating library, the best probably in a town of anything like the size in the South.

Am sending you a copy of last week's issue of my paper, The Fairhope Courier, which gives the yearly reports regarding the library and may be found otherwise interesting.

We have an exceptional community, a delightful place to live, but are off the railroad, have no factories and opportunities for employment except for those who can go directly to the soil arerather meager.

Yours very truly

FAIRHOPE SINGLE TAX CORPORATION,

By

Secretary.

C L Hoffman

1528 42nd st

Belview Heights
Bham Ala

is Mr Sreater still in Europe
he stopped with me when he
was up here taking part in a
debate I guess about 20 years
ago well let me know something
about the activities of the colony
it seems to me you should have
co operative fisheries farms canning
houses ice houses storage stores
etc and there is no doubt in
my mind that if it is run
right it ought to be a grand
thing I have 2 boys 21 and 23
years old and two daughters
14 and 18 years old I guess
this is about all the information
about myself I owe anyone a
nickel except the debt on this house
which is not due yet I can furnish
reference as to morals honesty etc

Birmingham Ala
aug 12th
1932

Sir I would like some information about the single tax colony at Fairhope in regards to getting a lease on land or any other industry that a man with a family could make a living at I have been working on the steel mill at Ensley for 25 years have 3 houses in walking distance of all the big steel mills and mines around that I would trade for a small farm also have house I am living in that I paid 8,000 for and which I still owe 3,000 on I am a Socialist having voted that ticket all my life and realize the value of co-operation I have always wanted to visit your colony

August 20, 1932.

C. L. Hoffman,
1538 42nd St.,
Birmingham, Ala.

Dear Sir:-

Replying to yours of recent date. Mr. Streater has been away from Fairhope for many years, and my understanding is that he disappeared from his usual haunts, some time after leaving here and after separating from his wife; without leaving any information as to his whereabouts or intentions.

Our Colony is still flourishing. The Town of Fairhope, which the Colony preceded is now the largest in Baldwin county and grew more rapidly between 1920 and 1930, according to the census of 1930, than any other town in the state, with comparable population in 1920, with one exception, and that a town in your county, Jefferson, called "Irondale." And the Colony is still the main feature of the Town.

However, our plan does not include, as you seem to think cooperative fisheries, canneries, ice houses, stores, etc. Our Colony confines itself to administration of the land and leaves individuals or groups to take care of other matters either individually or in cooperating groups, as seems to them best.

We have had a considerable share of cooperative efforts, but I am bound to say that none of them have permanently succeeded.

We have plenty of desirable lots in town and acreage lands in the country open to lease; lots in town from say \$15 a year, (some less) up to a hundred or more, annual rent. Including taxes on the improvements and personal property of lessees thereon; and in the country from a dollar up to about \$4 an acre.

We are rather short on literature. Are just now having a new issue of a history of the first quarter century, ending with 1900, to which will be added a resume of events bringing the record of events up to date. It will be off the press in a few days and a copy will be sent you. We are sending you some other matter, which is the best at present available and would be glad to have you visit us and investigate for yourself.

Yours very sincerely,

FAIRHOPE SINGLE TAX CORPORATION

By _____ Sec.

August 20, 1932.

Mrs. F.B.Frick,
216 Stanton Ave.,
Ames, Iowa.

Dear Mrs. Frick:-

ADDRESS ALL BUSINESS CORRESPONDENCE TO THE COMPANY AND NOT TO INDIVIDUALS

LLANO CO-OPERATIVE COLONY

OPERATED BY LLANO DEL RIO COMPANY OF NEVADA

GEO. T. PICKETT, PRES. & GEN'L MGR.

Board of Directors

SEPTER E. BALDWIN

G. C. CAMPBELL

WALTER FREAD

CARL HENRY GLEESER

IVA HOAG

WARREN J. HOAG

PETER KEMP

GEORGE T. PICKETT

OLE SYNOGROUND

COMMERCIAL DEPARTMENT

Newllano, Louisiana

3/31-31

The Single tax colony

Fair View, Ala.
Gentlemen I heard you were doing
business on the single tax plan
so i would like to know the Particulars
Please send me the idea how the
plan works and on what the
conditions are to get in. wishing
you continued success i am

yours truly

B. E. Hohl.

B.K.Hohl,
Newllano, La.

Dear Sir:-

Yours of 3/31 was addressed to "Fairview" Ala., went to Cullman, in the northern part of this state and was forwarded here, reaching me yesterday.

I take pleasure in furnishing you information about our Colony, though am sorry to say we do really have any suitable literature, which will give you all the information you might desired in one piece

The Henry George Single Tax idea is that the people give value to land by their presence and demand for it. That this couple with the fact that all men are by nature equally entitled to live and to make their living from the use of the earth, the value which they give to land should be taken for public revenue and nothing else.

Henry George presented the idea fully in his great "Progress and Poverty" He proposed it as a reform to be won through legislation. The idea of those who founded Fairhope over 36 years ago was that the idea might be applied on a small scale, by acquiring land by purchase, collecting as rent, what should be taken in taxes but is not and out of the taxes paying the rent, on the Corporation land and on the personal property and parents of those who should lease the land; leases being for 99 years and all of the rent fund to be paid out for the benefit of the rent payers. While incorporated, the corporation has no stock and never pays any dividends or profits in any form.

I am sending you a little folder entitled "Whose Land?" which tells the story of Single Tax and our application of it pretty well. Am also sending a copy of our application for land.

The Colony is governed by its members, who have to pay a membership fee of \$100 and be accepted, but any one without becoming a members lease land and enjoy all the benefits of membership.

Our Colony has a little over 4,000 acres of land, to which it keeps adding. Land in the Country rents down to as low as a dollar an acre a year; in town a pretty well located residence of lot, say 66x132 rents for around

\$35 and upward; business sites naturally higher.

Our Colony owns under half of the land in the town of Fairhope which it founded, but most of the people and nearly all the business is on our land; our town is the largest in the county, larger than the county seat, and it grew more rapidly than any other town in the state with a population of from 800 to 1500 in 1920, between 1920 and 1930. The present population is 1549.

I am sending you a copy of our local paper, of which the writer is publisher and invite you to subscribe.

I note you give Newllano as address. Our Colony is not Socialistic. Business is carried on here by individuals about the same as elsewhere, but we cut out land monopoly and our town owns is municipal light and water plant.

Yours very truly

Secretary.

June 6, 1930

Wm. W. Holland, A.M., D.D.
3108 Glendora Ave.,
Cincinnati, Ohio.

Dear Sir:-

At the request of our valued citizen, Rev. Ezra Cross, I am taking pleasure in sending you a copy of illustrated pamphlet on Baldwin County, a couple of copies of my paper, the Fairhope Courier, and some other matter, which I trust will be of interest to you. Would be glad if the interest aroused by Rev. Cross, (and I hope heightened by the reading of the matter sent) lead to your subscribing for the paper.

Yours very sincerely

Secretary--and editor

Mr Holton

% Davis

W 1/2 Sec 4 NW 1/4 - 14-6-2

Daphne

Ala.

20 acres Rent pr yr. \$30.00

OFFICIAL BALLOT
FAIRHOPE SINGLE TAX
CORPORATION

REGULAR ELECTION
February 6, 1936

FOR PRESIDENT

() M. DYSON

FOR VICE PRESIDENT

() J. E. GASTON

FOR SECRETARY

() C. A. GASTON

FOR SUPT. INDUSTRIES

() R. L. ROCKWELL

FOR SUPT. HEALTH

() MARGARET DYSON

FOR TRUSTEE

(3 year term)

() JESSE STIMPSON

FOR TRUSTEE

(1 year term)

() EMIL KNIPS

Place an X within the parenthesis
to the left of the name for which
you wish to vote.

June 30, 1936

Mr. Holton
7 Davis Store
Daphne, Ala.

Dear Sir:

Mr. Sim Andrews was in our office yesterday and told us you were interested in securing the improvements and leasehold of the $w\frac{1}{2}$ of the $se\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 14, approximately 20 acres.

While there has been no recent appraisal of the improvement value, I can assure you that it would not be less than \$200.00. Should you be interested you can come and see us or write me and I will have an appraisal made. The annual rental charged on the land is \$30.63 for the year 1936.

I enclose application blank and lease which will explain to you the manner in which leases are secured.

Very truly yours,

Secretary

CAG/mg
Enc.

H. C. HOMEYER, LL.B.
NEW ORLEANS

824 Hibernia Bank Bldg.
September 26, 1930.

Mr. E. B. Gaston, Secy.
Fairhope Single Tax Corporation,
FAIR HOPE, ALA.

Dear Mr. Gaston,

The writer recalls some correspondence we had last year relative to the practical working out of the single tax principle, and is very appreciative of your interest and courtesy in supplying data on the subject.

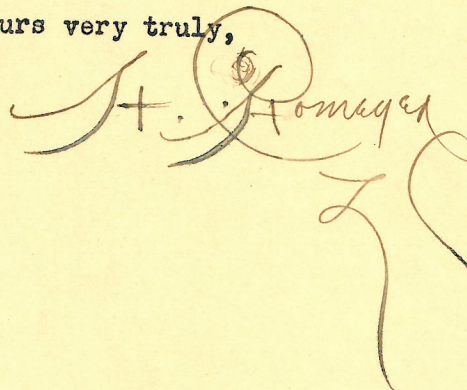
Mrs. Homeyer and I contemplate visiting Fair Hope within a few weeks, and I am taking the liberty of inquiring about the hotel and boarding house accommodations there.

We would like to have a place pleasantly situated near the Bay, if possible, and shall be very glad if you will mention a few places where we might find accommodation for a few days.

Would also be glad to receive some information in regard to your school, - it's name and principal.

Assuring you of my appreciation of your kindness in furnishing me with the above information, I am

Yours very truly,

A handwritten signature in cursive script, reading "H. C. Homeyer". The signature is written in dark ink and is positioned to the right of the typed name "H. C. Homeyer".

HCH:S

Sept. 29, 1930

H.C.Homeyer, LL.B.
834 Hibernia Bank Bldg.
New Orleans, La.

Dear Mr. Homeyer:-

Am pleased to hear from you again and of the prospect of yourself and wife visiting Fairhope. Am glad to say we have excellent hotel accommodations. The Colonial Inn is our leading hotel, right on the water front--narrow strip of park only intervening.

A little farther up, also fronting on park but wider is the "Westin House" a homelike place, where, as I understand you can rent a room if you desire and go out for meals, and on the east side of the same block, another excellent place, the "Fairhope Hotel" very popular with the traveling public.

We have excellent restaurants, furnishing meals at 40 cents and upwards--downward too, for that matter.

The principal of our Public School is Mr. D.W.Hiesland; of the Organic School, Mrs. M.L.Johnson.

Am sending you last issue of the Fairhope Courier and hoping to see you soon.

Yours very truly

Secretary.

Irvington, Ala.

December, 29th, 1935.

Mr Earnest B. Gaston,
Fairhope, Ala.

write

Dear friend of time gone by.

This little epistle may no doubt surprise you but I have often thought of dropping you a line,.

I have often wondered how this or that development or trend of national policy has agreed with your ideas, and in what manner your ideas have merged or been antagonistic to this constantly changing social economy.

But this letter would not be written at this time, but for the fact that I might be able to use a little information.

I have many ideas pertaining to the agriculture of the South that I have never been able to try out, but right now, I am interested in a new idea for marketing sweet potatoes, that some preliminary experiments the past summer, has prepared the ground for, and with an income of \$600.00 per year, all I need is some land, of a light loamy sand, living quarters, farming equipment, etc. so I can make a crop of sufficient size to fully try out the idea.

Maybe you might have some ideas about such a farm that is available on terms that I would be interested in, but it must be an interesting price.

Hoping that you and family are in the best of health, and wishing you a Happy New Year, full of good health and contentment, I beg to remain

Your friend of long gone days

P.D. Howe

P.D. Howe

Jan. 3, 1936.

P.D.Howe,
Irvington, Ala.

Dear Howe:-

I am in receipt of yours and am glad to hear from you. I note you are still having original idea and hope you may be able to put some of them to profitable use for yourself and your fellow ment/

As I publish a paper for presenting my views about current political movements and have more than I can do all the time, I shall mail you a couple of copies of the Xourier for what you can get out of them.

In regard x to your new idea for utilizing sweet potatoes, that sounds interesting; but the only way af any of is would possibly become interested would be in leasing you some of our land of which we have several hundred acres vacant that is deemed suitable.

I will refresh your memory, about our Colony leasing plan, by enclosing a copy our lease.

Better tak e time to come over and see how Fairhope has improved since you were here, the good roads we are getting and the land we have available.

A Happy New Year! .to you.

E. J. Houston

FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

Fairhope Single Tax Colony

ESTABLISHED 1895

FAIRHOPE, ALABAMA

Appeared this day, John Huffman, of Huffman and Hixon, making demonstrations of treatment of roads with oil, and request cooperation of Corporation, on treatment of street in front of Block one, Division two, on following proposition:

Town puts the street in thorough condition for the treatment and pays for the half width of street in front of park. Property holders to pay at rate of 7 cents a yard for the surface treatment, two coat application of asphaltic oil, other property affected said to be provided for. Wants us to pay for land recently surrendered by Ward Martin, amount \$11.51 Kershaw figured surface treatment at 30 cents a yard,, of course included second coat asphaltic oil applied hot, and application of slag rolled in.

May 24, 1932

Special meeting

May 24, 1932.

Huffman and Hixon,
City.

Gentlemen:-

I take pleasure in advising you that, at a special meeting today, the Executive Council of this Corporation approved of your proposal with regard to oiling of Mobile Ave, from the Gully bridge to Fels Ave., and authorized a payment of \$11.51 as its share.

Yours very truly,

Rev. R. W. Hughes Christian
Valley Baptist Church ready
to bring over an excursion in
June from the Wharf

221 Riley's Lane
Mobile.

May 21, 1930

Rev. R.W. Hughes, Pastor
Christian Valley Baptist Church,
221 Riley's Lane,
Mobile, Ala.

Dear Pastor:-

I brought the matter of your proposed excursion before our Executive Council at the meeting last night and there was no objection, as I knew there would be none, so be at perfect liberty to come ahead with your excursion at any time which suits you.

Yours very truly



46*

46*

460
642
127
435
876
25
1156
299

4020*

460*
642✓
127✓
435✓
876✓
25✓
1156✓
2990✓

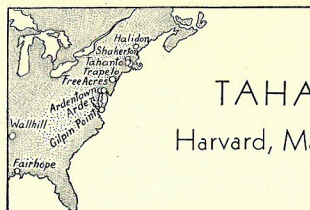
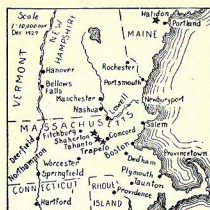
67.11*

2602

2602*

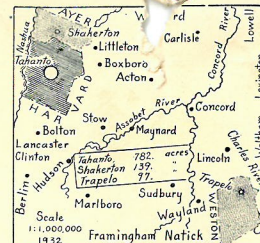
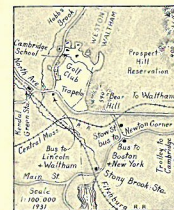
6711
2602

93.13*



TAHANTO

Harvard, Massachusetts



TELEPHONE AYER 391

TELEPHONE HARVARD 24-11

Aug. 30, 1933.

Mr. E. G. Gaston,
Fairhope, Ala.

Dear Mr. Gaston:

Mr. Warren has called my attention to an article in the Courier for June 29, 1933, the caption of which is "Figures Showing Interesting Comparisons Between Fairhope and Other Alabama Towns."

The article states that the total acres within the limits of the town of Fairhope are 1,610.28. 199.75 acres are in "dedicated streets" and 94.11 acres in parks; leaving 1,416.42 acres. That last figure is wrong. 199.75 plus 94.11 equals 293.86. 1,610.28 minus 293.86 equals 1,316.42.

The article further says that the Corporation has title to 327.27 acres and various owners to 1,316.42. 327.27 plus 1,316.42 equals 1,643.69. But the article stated earlier that the total acres within the town limits were 1,610.28.

Will you please straighten this out and send me the correct figures?

The same article gives the park land deeded to the town as 94.11 acres. In our latest book 66.11 are given as the number of acres deeded to the town. Which of these is right?

Will you also give your estimate of the number of people (men, women and children) residing on enclavial land within the town? And also the number residing on enclavial land without the town?

Mr. Warren returned last Sunday, and is feeling well.

Cordially yours,

C.W. Huntington

6711
67602
3-13

Sept. 6, 1933.

Mr. C.W. Huntington,
306 Lexington St.,
Waltham, Mass.

Dear Mr. Huntington:-

Replying to yours of 30th, I regret to have to acknowledge errors in the figures you refer to in Courier of June 29, 1933. These were corrected, according to printed slip I enclose.

As to the park lands, your figures did not include the golf course. I have checked over carefully the involved description of the first park lands conveyance, footing ~~xxxx~~ on the adding machine, the various items of acreage, which makes 67.11 acres, instead of 66.11 as you have it, to which is to be added the acreage of golf grounds 26.02 acres, making a total of 93.13 acres, a slight variation from the figures of the slip.

As to the population on Colony land, I hate to make an estimate. I shall try and get the Council to authorize a census to be taken of those on Colony land.

Yours most sincerely,

Secretary.

308 Lexington St.; Waltham, Mass.; June 1, 1933.

Mr. E. R. Gaston,
Fairhope, Ala.

Dear Mr. Gaston:

The report of the treasurer of the Single Tax Corporation for 1931 had under Disbursements this entry: State and County Corporation taxes - - - 4,599.29. The report of the treasurer for 1932 contains no such entry. Did not the state and county levy taxes on the Corporation in 1932?

The report for 1932 has the following entries under Disbursements: Town tax - - - 1,819.00, and Tax on buildings - - - 211.11.

Who levied this Town tax and the tax on buildings? And on whom were those taxes levied?

The boat on which Mr. Warren sailed is just about due at London.

I hope all is well with you.

Sincerely yours,

C. W. Huntington

34.99.
45.12
364.
1271.
8996 -
18342
1085 -
5214
20198

211.11
20198
913

June 5, 1933.

C.W. Huntington,
308 Lexington St.,
Waltham, Mass.

Dear Mr. Huntington:-

Replying to yours of June 1, The reason why no State and County taxes appear in disbursements in the 1932 Treasurer's report, is because such taxes were not paid in 1932--for lack of funds available. They were paid in April, as appears in the Treasurer's report for that month, of which I enclose a copy, as it appeared in the Courier of May 18th.

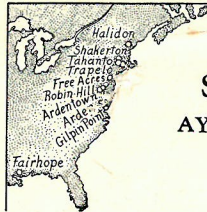
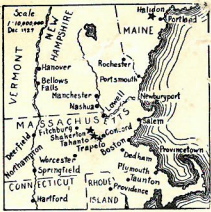
The "Town tax" item for in 1932 report, was levied by the Town of Fairhope, which collects its own taxes.

The item "tax on Buildings" covers taxes paid by the Corporation on various ~~properties~~, improvements which lessees had let become delinquent and which the corporation had to pay to protect its own interest, by taking title to the improvements.

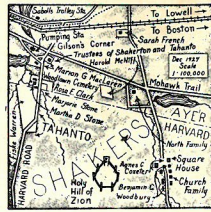
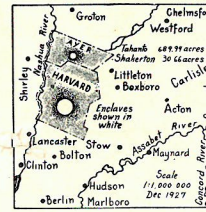
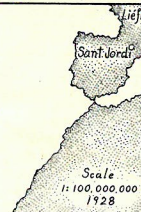
We think we see some improvement in conditions, but they are still very bad.

Yours sincerely,

Secretary.



SHAKERTON
AYER, MASSACHUSETTS



TELEPHONE AYER 391

TELEPHONE HARVARD 24-11

March 3, 1931.

Mrs. Mary H. Lee,
Fairhope, Ala.

Dear Mrs. Lee:

On page 46 of Volume 10, "Enclaves of Economic Rent," near the top, the original cost of certain land is given as \$3 per acre, while the rent as originally assessed is said to have been \$2.03 per acre. \$2.03 would seem to be too large an amount for the economic rent on land costing only \$3. Will you please inquire about this, and write me. If there is a mistake, I want to correct it, and the printer is now at work on the manuscript of the new book, and I am receiving the proofs.

Very truly yours,

C. W. Huntington

113
1235
370
230
2873

March 6, 193 1.

Mr. C.W. Huntington,
Tahanto,
Harvard, Mass.

Dear Mr . Huntington:-

Mrs. Lee has called my attention to your letter of 3rd instant. Searching the records, I find thht an assessment was provided for Setp. 19, 1895, and that the rate of rental was fixed at 5% of appraised valuation.

A partial report was made on the matter of appraise-ment, was made Dec. 9, 1895, in which a valuation was placed the $3\frac{1}{2}$ acres to which you refer, (which was held by me) of \$115.

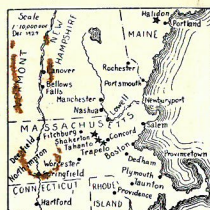
On Jan. 8, 1896, a motion prevailed to reduce the assess-ment 50%, which would have made this two and one-half acres \$57.50 5% of which would have been \$2.87, or \$1.15 an acre instead of \$2.06 an acre. This may still seem high, as compared with \$6 an acre, but that was for a purchase a year earlier of a tract of about 135 acres, fenced in as a cattle pasture, the wildest spot along the bay shore for many miles; and in the meantime the Com-munity had had considerable development, streets had been opened, a postoffice established, a wharf built, store opened, etc. etc. and the \$1.15 an acre land was right at the new "business center"

I am sure you will think the rent mentioned was justified under the circumstances cited.

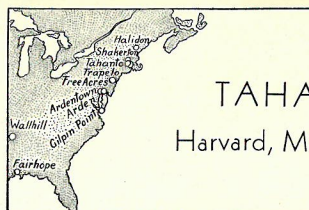
With very best regards,

Yours sincerely,





TELEPHONE AYER 391

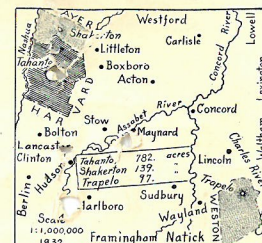


TAHANTO

Harvard, Massachusetts



TELEPHONE HARVARD 24-11



Waltham, Mass., May 10, 1934.

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

Dear Mr. Gaston:

Will you be kind enough to write me, at 306 Lexington St., Waltham, Mass., the result of the Referendum Election May 13?

The material for volume 14, Enclaves of Economic Rent, has just been given to the printer. The first galley proofs are about due. I am anxious to have in the account of Fairhope the result of this election. For this it is necessary that I know the result as soon as possible. So I shall thank you to write me at once after the election the number of Yes votes cast and the number of No votes cast. Please do not forget it.

Cordially yours,

C. W. Huntington

May 19, 1934.

C.W. Huntington,
Waltham, Mass.

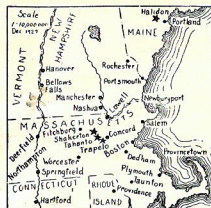
Dear Mr. Huntington:-

I report you the result of the election of yesterday
as reported by the Trustees in charge, as follows:

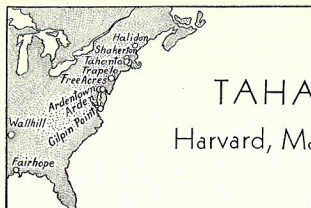
Entitled to vote - - - - -	114
Necessary to carry** - - -	86
For Amendment - - - - -	88
Against - - - - -	19

CARRIED.

Yours most sincerely,



TELEPHONE AYER 391

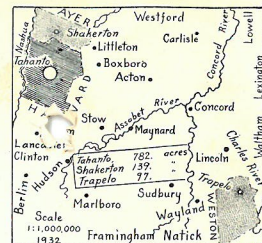
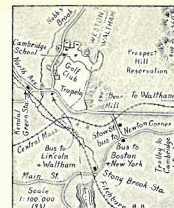


TAHANTO

Harvard, Massachusetts



TELEPHONE HARVARD 24-11



Feb. 21, 1934.

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

Dear Mr. Gaston:

The Courier for Jan. 25 last states that the Council has approved a proposed amendment to the Constitution by substituting for Article XIV the following:

Sec. 1. All taxes assessed against the 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 improvements and personal property held upon any leasehold shall be applicable upon the rent of such leasehold; 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 stand.

Will you please write me at 306 Lexington St., Waltham, Mass., if the above proposed amendment has been adopted, and is now part of the Constitution?

It will facilitate my work if I can hear from you without delay.

Very truly yours,

C. W. Huntington

Feb. 24, 1934.

Mr. C.W. Huntington,
306 Lexington St.,
Waltham, Mass.

Dear Mr. Huntington:-

Replying to yours Feb. 21, would say that the proposed amendment has not been adopted nor a date as yet set for its submission to the scattered membership, who must vote upon it.

That will however, be done soon as a very large majority of local members I am sure favor it.

The wording of the amendment has been amended from that quoted by you, by inserting between the words "leasehold" "shall" in the third line as you quoted, the following: "Moneys and credits accepted," also at the end of this paragraph instead of the word "stand" the words "are held"

Very truly yours,

Secretary.

Letters to Mary H. Lee
1925-1927

Charles W. Huntington to Mary Heath Lee

Harvard, Mass., June 16, 1925.

Mrs. Mary H. Lee,
Fairhope, Ala.

My dear Mrs. Lee:

I am enclosing a copy of the computation of Economic Rent, both for Arden and Tahanto, which will appear in Mr. Warren's forthcoming book, *Enclaves of Economic Rent*, Vol. V. We wish to publish in Volume VI a similar computation for Fairhope. Mr. Warren would like you to procure the needed figures for Fairhope, if possible. May I indicate them?

If you look at the enclosed sheet for Tahanto, no figures will be required from you in the section marked (1).

In section marked (2) we want the total taxes paid into the treasury of the state of Alabama from the several counties, including the general state tax, the soldier tax, the school tax, and the poll tax. The annual report of the state treasurer, 1923-1924, gives the total of such taxes as \$6,370,622. If later figures are available, we should like them. I understand that Alabama levies no income taxes and no inheritance taxes, and that the state receives nothing from cities and towns, as in Massachusetts.

The latest figures giving the population of Alabama are needed.

In the section marked (3) we want the taxes levied on real estate ~~and~~ and personal property of Fairhope by the township; also the population of Fairhope, taking the census basis, the area being only that belonging to the Corporation. Then we want the total taxes refunded by Fairhope; also the taxes paid to the township on real estate of Fairhope.

Is money paid for licenses refunded by Fairhope? Or for registration of motor cars, or drivers' permits? If so, what are the respective sums so paid?

What is the county tax levied on the township of Fairhope? and what is the population of the township?

The letter M following some of the figures in the enclosed papers means thousand, standing in place of three ciphers.

If you are willing to undertake the work of procuring the information required, your bill for the service will be paid by Mr. Warren.

If I have left anything obscure, please let me know.

Very truly yours,

C. W. Huntington

For Arden.

Rent of Arden, $5825 \div 200$ (population)

\$29.12

United States:

Internal revenue plus expense of collection, \$2,562,483M

Customs plus expense of collection, 573,411M

3,235,894M

$3,235,894M \div 113,722M$ (population)

28.45

Delaware:

Income taxes, 436M

Other revenue from taxation, 2,313M

2,749M

$2,749M \div 223M$ (population)

12.33

Newcastle County: Levy on Arden, $\frac{2760}{226} \div 200$

~~4415~~

14.80

55.58

84.70

Less taxes:

Refunded by Arden, $226 \div 200$ 1.13

Paid to Newcastle County on real estate of Arden, 14.80

15.93

68.77

20.17

→ Allowance for higher prices, as above,

True economic rent,

\$88.94

(15.93 is 29 per cent of 55.58 which means that the Trustees assume 29 per cent of the total taxes.)

The true economic rent may also be computed as follows:

Per capita federal taxes:

Internal revenue, \$23.41

Customs, 5.04

28.45

Per capita Delaware tax,

12.33

Per capita Newcastle County tax,

14.80

Levy by Arden,

29.12

84.70

Less refunds and tax on real estate of Arden,

15.93

68.77

Allowance for higher prices, as above,

20.17

True economic rent,

\$88.94

AN EVALUATION OF ECONOMIC RENT

For Tahanto.

Rent of Tahanto, $6772 \div 35$ (population)

\$193.46

(1) United States:

Internal revenue plus expense of collection, \$2,862,483M

Customs plus expense of collection, 573,411M

3,235,894M

$3,235,894M \div 113,722M$ (population)

\$28.45

(2) Massachusetts:

Income taxes, \$15,211M

Inheritance taxes, 6,484M

Other revenue from taxation, 202,833M

224,528M

Less amounts received from cities and towns, 10,000M

214,528M

$214,528M \div 4,128M$ (population)

51.96

(3) Harvard: Levy on Tahanto,

$3267 \div 35$ (population)

93.34

173.75

367.22

Less taxes:

Refunded by Tahanto,

$752 \div 35$ 21.49

Paid to Harvard on real estate of Tahanto, $2343 \div 35$

66.94

88.43

278.78

(88.43 is 51 per cent of 173.75, which means that the Trustees assume 51 per cent of the total taxes.)

If higher prices equal four times the customs plus expense of collection,

then add $2,298,644M \div 113,722M$

20.17

True economic rent,

\$298.95

The true economic rent may also be computed as follows:

Per capita federal taxes:

Internal revenue,

\$23.41

Customs,

5.04

28.45

Per capita Massachusetts tax,

51.96

Per capita Worcester County tax, $2,764 \div 1104$ (population of

Harvard,

2.50

Per capita Harvard tax (93.34) less county tax (2.50)

90.84

Levy by Tahanto,

193.46

367.21

Less refunds and tax on real estate of Tahanto,

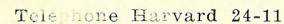
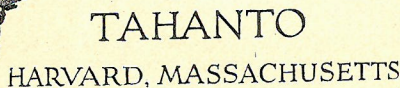
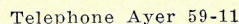
88.43

278.78

Allowance for higher prices, as above,
True economic rent,

20.17

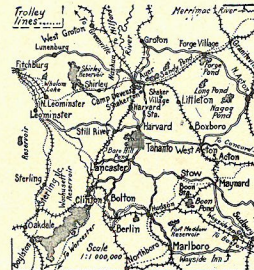
\$298.95

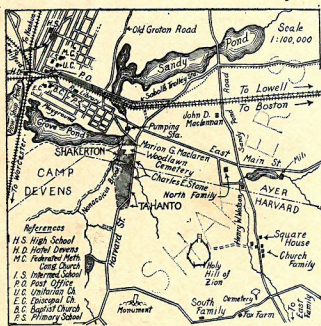


Mrs. Mary Heath Lee,
Care of Geo. H. Hallett,
Morton, Pa.

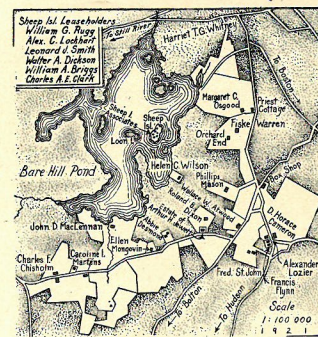
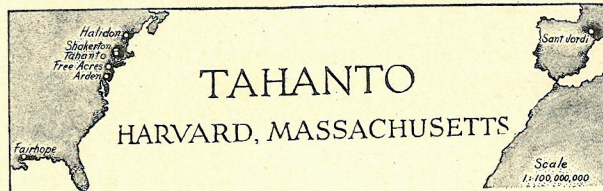
Your letter of the 22nd inst is received. There is no immediate haste about securing the data concerning which I wrote you, and Mr. Warren will be glad to wait upon your convenience in doing the work suggested.

W. Huntington





Telephone Ayer 59-11



Telephone Harvard 24-11

Mrs. Mary H. Lee,
Fairhope, Ala.

My dear Mrs. Lee:

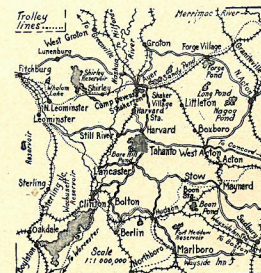
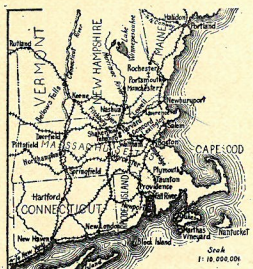
I am gathering material for Volume VI of Mr. Warren's book, *Enclaves of Economic Rent*. There is considerable information regarding Fairhope which I need. Mr. Warren has suggested that you might be willing to secure this for me, if you were supplied with the items. In previous years I have often written to different officials in Fairhope for information, without receiving answers to my letters. I think you would be able to know just which persons could furnish the desired information, and by personal interviews could secure it.

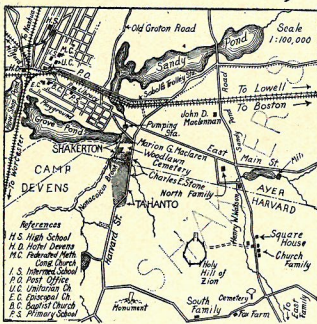
The enclosed sheets show what I need.

The records in Mr. Warren's office fail to show that you have sent a bill for services rendered for him. Should you not present such bill?

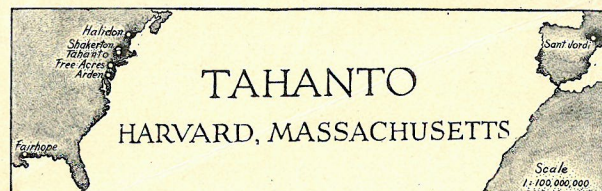
Very truly yours,

C. W. Huntington

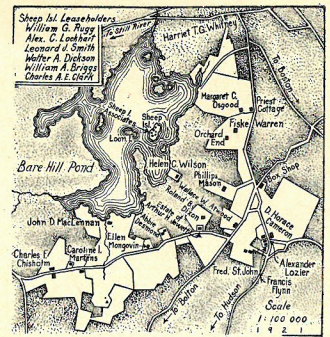




Telephone Ayer 59-11



TAHANTO HARVARD, MASSACHUSETTS



Telephone Harvard 24-11

Oct. 8, 1925.

Mrs. Mary H. Lee,
Fairhope, Ala.

My dear Mrs. Lee:

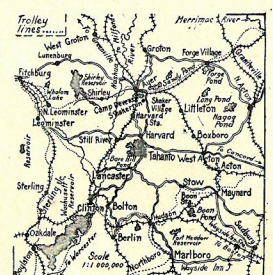
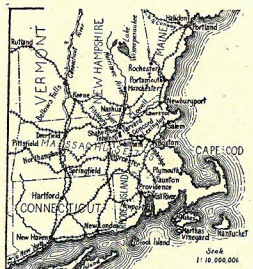
Your letter of Sept. 29, with enclosures, came duly. You have been very successful in securing information, and I am grateful. Please find enclosed Mr. Warren's check for \$5 in payment for your valued service.

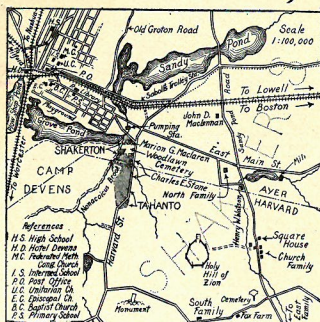
I am surprised that the list of Lessees and Rentals for 1925 is not yet printed. That year is almost ended. How do the lessees know what their rentals are, if such statement is not before them? Will you be kind enough to send two copies, when the list is printed? Have you perhaps thought that I asked for the list for 1926?

Thanking you sincerely for your help, I am

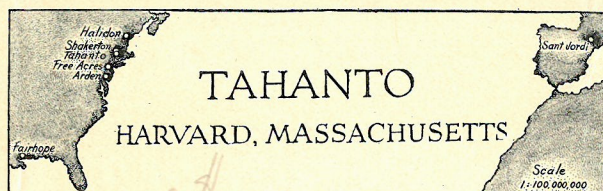
Very truly yours,

C.W. Huntington



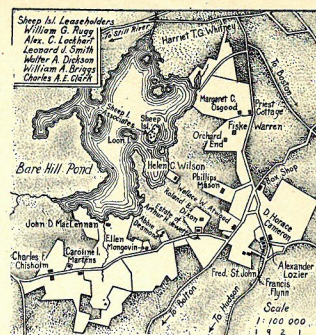


Telephone Ayer 59-11



TAHANTO HARVARD, MASSACHUSETTS

26.670



Telephone Harvard 24-11

Oct. 13, 1925.

Dear Mrs. Lee:

This is a postscript to my letter written earlier today, and enclosed in the same envelope therewith.

Can you give me the dates when the original loan of \$9,800 and the subsequent loan of \$1,100 were made by the Co-operative Store, and for which, I suppose, "building notes" were given?

The financial statement of the Co-operative Store, which you sent, covers not the first quarter of the current year, but the period from Jan. 1st, 1925, to May 4, 1925. Is May 4, 1925, the date when Mr. Rockwell took over the management?

And can you send me a list of the officers and directors (and committees, if there are such,) of the Co-operative Store?

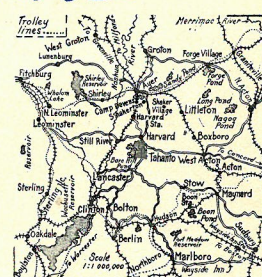
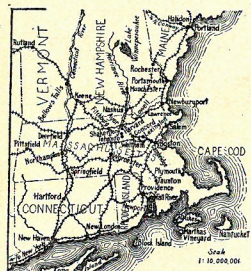
Our latest book states that the assessed valuation of all real estate of the Corporation, both land and buildings, is \$118,735. You give the land valuation as \$114,840, but say that no valuation of the buildings is practicable. But the public authorities who levy the taxes, must put a valuation on the buildings, as well as on the land, when the tax levy is made. It would seem as if it could be possible to secure the figures for the assessed value of the buildings as well as for the land.

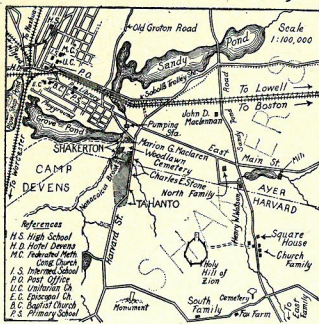
Is \$3,150 the amount which it was agreed to pay for the 46 acres? If not, what was the amount? And how much of the total sum agreed upon as the purchase price has been thus far paid? How much time was allowed for payment? And what was the date when the land was bought?

I didn't realize that I had so many more questions to ask. I hope you will not think that I am imposing on you.

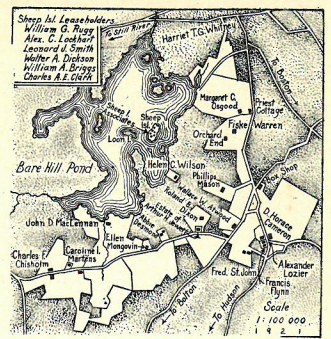
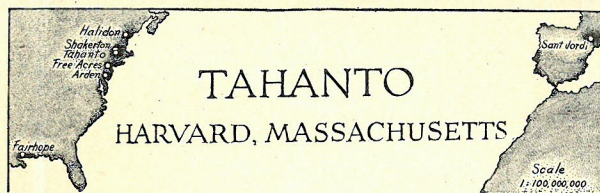
Cordially yours,

C.W. Huntington





Telephone Ayer 59-11



Telephone Harvard 24-11

Oct. 13, 1925.

Mrs. Mary R. Lee,
Fairhope, Ala.

Dear Mrs. Lee:

Since writing you on the 8th inst I have looked at the changes which you indicated should be made in the list of members of Fairhope. In answer to my request for the latest list of members, if one has been made since March, 1925, you said: "The list being so slightly changed, I am sending you only the modifications." When you use the word "list" I presume you refer to the list as printed in Enclaves of Economic Rent for 1924, which is the list dated March, 1925. That list does not include the name of Mrs. Fiske Warren, who, as Mr. Warren assures me, is a member. Will you please see if her name is not on the official list of members?

Among the "modifications" which you give is this: "Edwards, W. H., Tel. 1224." Is not this W. H. Edwards the same as "Edwards, Willard Remenway, Fairhope. Tel. 1224.", which appears in our last printed list? If so, why do you include it among the "modifications"?

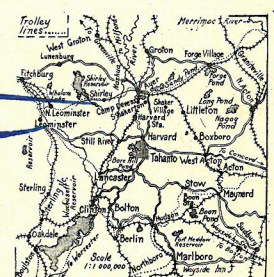
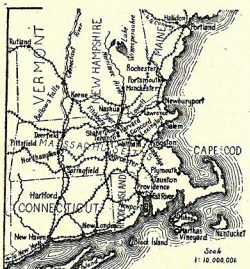
I am glad for the P.O. Box number (1008) of Bolton Smith in Memphis, Tenn. Is not Grace C. Smith, Memphis, Tenn., which ^{entry} appears in our last list, the wife of Bolton Smith? and should not Box 1008 be given as completing her address?

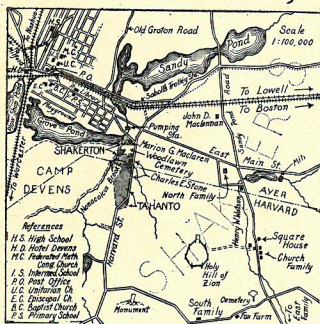
The "modifications" include "Winberg, Mrs. Lawrence, Tel. 1352." Our last published list has "Winberg, Mrs. Anna, Fairhope." Is not she the same person as Mrs. Lawrence Winberg? And should not the same telephone call be given for him as for her? In our last list no telephone call is given for him.

I am asking these questions for the sake of accuracy.

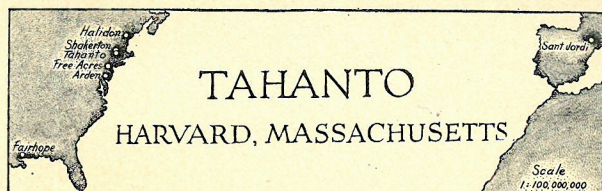
Very truly yours,

C. W. Huntington

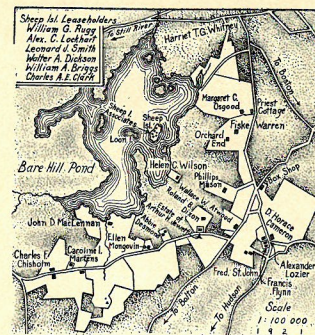




Telephone Ayer 59-11



TAHANTO HARVARD, MASSACHUSETTS



Telephone Harvard 24-11

Oct. 20, 1925.

Mrs. Mary Heath Lee,
Fairhope, Ala.

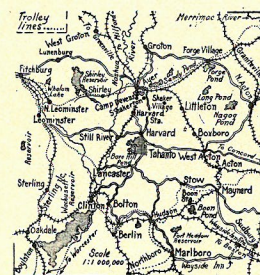
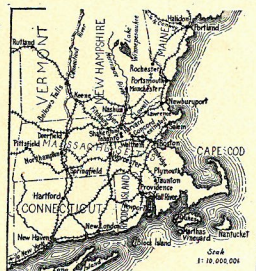
My dear Mrs. Lee:

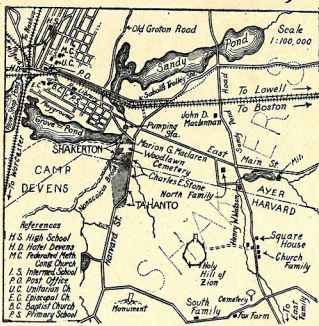
I have your letter of the 12th inst, and note that there will be no 1925 list of lessees and rentals, and that the rents will be the same as on the 1924 list, except where property has changed hands, or has been divided or added to; that is to say so far as town sites are concerned. Also, owing to the 15 per cent reduction on country lands, certain changes have been made.

We shall want to publish the 1925 list as it actually is, and hence I shall be glad if you will make a list of all changes both in town and in country. We shall need to know what lessees, whose names appear in the 1924 list, are not on the 1925 list; also the names of any lessees whose names were not on the 1924 list but are on the 1925 list, together with the appropriate Division and Block, the description of the lots, and the amount of the rent. If I have these changes in complete form, I can alter our last printed list, that for 1924, so as to have the list for 1925 correct.

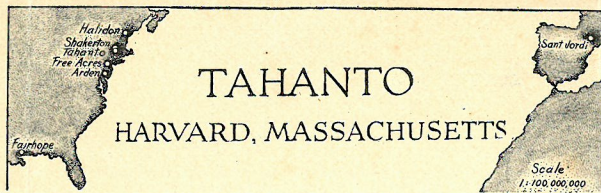
Very truly yours,

C. W. Huntington

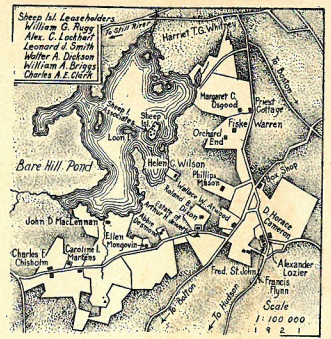




Telephone Ayer 59-11



TAHANTO HARVARD, MASSACHUSETTS



Telephone Harvard 24-11

Nov. 11, 1925.

Mrs. Mary Heath Lee,
Fairhope, Ala.

Dear Mrs. Lee:

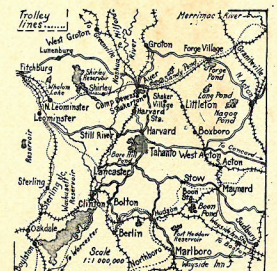
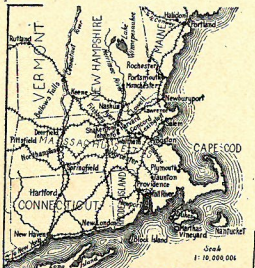
Your letter of Sept. 5, last, has been mislaid somewhere in Mr. Warren's office, and has just been shown to me. I am glad for the figures which you give. You state that the Lessees' taxes for 1924 were \$11,942.28; State and County tax, \$2,479.86; and paid by the Corporation to the town, \$803.77. These three amounts added equal ~~\$15,225.86~~ \$15,225.86. The Fairhope Courier for Jan. 30, 1925, gives the total taxes for 1924 as \$15,444.86. Can you by inquiry find out which of these two totals is correct?

I also have your letter of Nov. 4, enclosing much information that I wished for. I recognize the time and patience required to procure the facts and figures, and I thank you heartily.

Sincerely yours,

C.W. Huntington

Thanks for
Enclave books



ROBERT SCHALKENBACH FOUNDATION

TO PROMOTE THE ECONOMICS OF HENRY GEORGE

15 PARK ROW, NEW YORK

November 25, 1925.

Fairhope Public Library
Fairhope, Ala.
Mrs. Mary Heath Lee.

Dear Madam:

By direction of the Trustees of the Robert Schalkenbach Foundation, I am writing to request information which we feel you will gladly furnish:

1. Have you, on your shelves, for general circulation, a copy or copies of Henry George's "Progress and Poverty"?

2. If not, would you be pleased to accept from the publishers, Doubleday, Page & Co., with the compliments of this Foundation, a copy of "Progress and Poverty" suitably printed and bound for library use? If so, and if you will indicate your desire to Mr. Walter Fairchild, Secretary, 15 Park Row, the book will be forwarded promptly by the publishers, at our expense.

In this connection, may we not also inquire concerning the interest of your readers in the writings of Henry George, and whether you have in your library other works by the same author?

We enclose a stamped return envelope for your convenience and remain

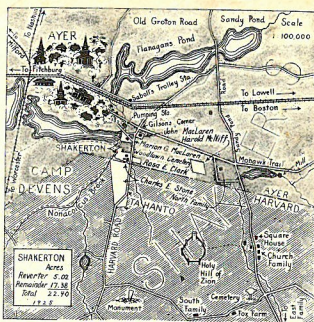
Yours very truly,

ROBERT SCHALKENBACH FOUNDATION

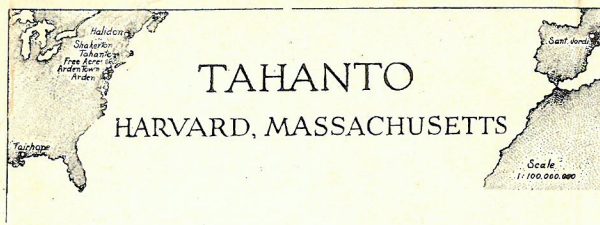
Charles T. Reed

President.

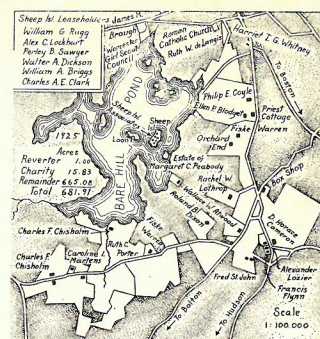
R/AK



TELEPHONE AYER 391



TAHANTO HARVARD, MASSACHUSETTS



TELEPHONE HARVARD 24-11

Mrs. Mary Heath Lee,
Fairhope, Ala.

Dear Mrs. Lee:

Mr. Warren has told me that on his recent visit to Fairhope you told him that it was impossible to procure before January 1st certain information which I had written you for. I wonder if you cannot now send it.

I presume you have kept my letter of Dec. 2, in which I quoted certain figures which you gave in your letter of Nov. 4, and said that I needed further information. May I repeat my needs, in case my letter of Dec. 2 has been mislaid?

I wish to know the valuation of all Colony land in the country. You had given the valuation of colony land in the town. What I want is the valuation of all Colony land.

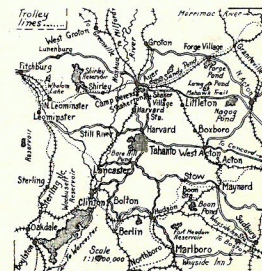
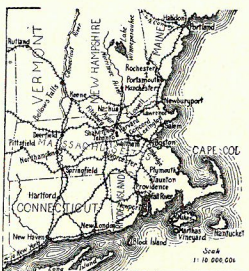
In your letter of Nov. 4 you gave the valuation of the wharf, restaurant, etc., as \$3,225, and the valuation of the Telephone as 670. Did you mean the valuation of the land on which these structures stand, or the valuation of the structures themselves, or of both land and structures?

What I seek is the total valuation of all Colony land, and also the valuation of all improvements on Colony land.

Mr. Warren wishes me to ask which of the series of his books regarding Enclaves your library lacks, as he desires to supply you with a complete set. There have been five annual volumes. The first one, published in 1921, was entitled Enclaves of Single Tax. The more recent volumes have borne the title, Enclaves of Economic Rent.

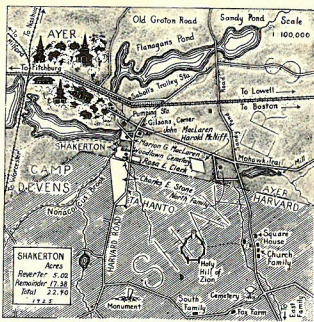
Yours very truly,

C. W. Huntington

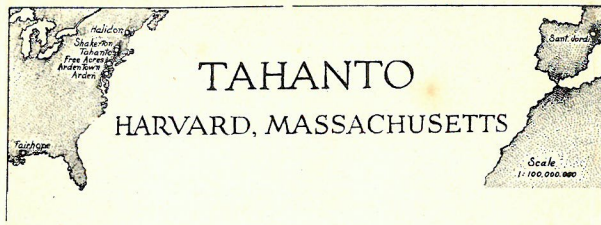


Valuation on Colony land in country	36,000
" " " " town	78,840
Wharf, restaurant, etc.	3,225
Telephone	670
	118,735

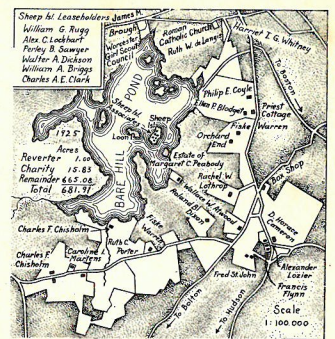
Imp on town	287.195
" in country	45.600
Pro. Prop in town	47.610
" " " Country	4.730



TELEPHONE AYER 391



TAHANTO HARVARD, MASSACHUSETTS



TELEPHONE HARVARD 24-11

Feb'y. 10, 1926.

Mrs. Mary H. Lee,
Fairhope, Ala.

My dear Mrs. Lee:

I thank you for your letter of the 1st inst, with enclosures, which supply needed information.

The last two annual volumes of our book, Enclaves of Economic Rent, will be sent to you forthwith, to complete your set.

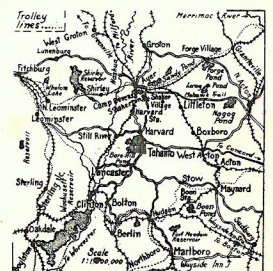
A recent letter from Mr. Gaston to Mr. Warren in a postscript gives "Officers ^{of the Corporation}" and names only the president, vice president and secretary. He omits the treasurer. Is the present treasurer Minnie H. Brown? He gives the Supt. of Health, Mr. Rockwell, and the Supt. of Industries, Mrs. Dyson, but omits the Supts. of Lands and Highways, and of Public Services. Are these last two supts abolished? If not, ~~th~~ are they, respectively, Mr. Lorenzen and Mr. Patterson?

Very truly yours,

C.W. Huntington

P.S. I note your statement that you will try to get the total amount of all taxes refunded in 1924. I hope you will succeed in procuring these figures.

C.W.H.



306 Lexington St.
Waltham, Mass., Mch. 10, 1926.

Mrs. Mary Heath Lee
Fairhope, Ala.

My dear Mrs. Lee:

I thank you for your letter of the 2nd inst with enclosures. Your information removes my uncertainty regarding the officers of the Corporation. I still am in doubt as to the refunds.

The lessees' taxes (1924) were \$11,942.23, all of which is refunded in one way or another, as you clearly explain. That is, if the tax paid by any lessee is less than his rent, he pays the treasurer the difference between the rent and the tax. If the tax is more than the rent, he receives from the treasurer the difference.

In the Colony treasurer's report for 1925, which you kindly sent, the first item of expenditures is "Taxes for Lessees, \$11,607.10." All of this, as I understand, is refunded in one way or another. I should suppose that this amount would cover the total refunds; but later in the list of expenditures occurs the item, which you have marked, "Tax refunds, \$1,012.39." If the taxes of the lessees represent the total amount which the lessees are entitled to have refunded, how can there be an additional amount (\$1,012.39) refunded? You speak of this last named amount as "the surplus over the rental," which statement would seem to mean the amount by which the ^{total} taxes exceed the ^{total} rent: but that interpretation seems to conflict with the first item, "Taxes for Lessees \$11,607.10."

Leases Tax 11,607.10
 Tax refund 1,012.39

 12,619.49

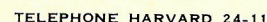
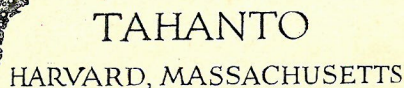
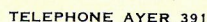
Total paid by

Leases

Very truly yours,

Chas. W. Huntington

P.S. If you address your reply to me
 at my home, 308 Lexington St. Waltham, Mass.,
 I shall be likely to receive it sooner.



Mrs. Mary H. Lee,
Fairhope, Ala.

Mr. Warren is having sent to the Fairhope Library a copy of his last book, Enclaves of Economic Rent for 1925. I think this will complete the set of six volumes.

I am preparing the material for the seventh volume, and wish to have your valued services so far as Fairhope is concerned.

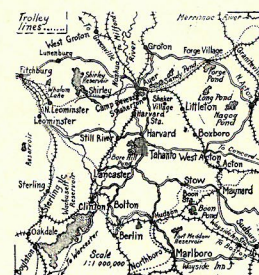
Can you send me the long List of Lessees and Rentals for 1926?

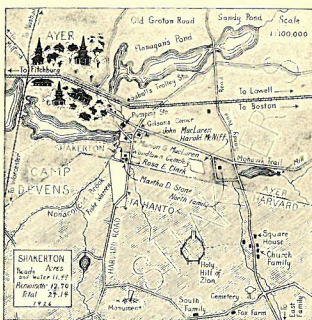
I should like you to indicate what changes need to be made in the account of Fairhope, or rather of that portion of the account given on pages 55 to 61, inclusive, of the sixth volume now being sent to your Library. This may call for considerable investigation on your part.

Mr. Warren wishes to pay you for all your services on his behalf. If I mistake not, he is now in debt to you. If you will send a bill for what he is owing you, it will be paid. And don't forget to send a bill for any future service.

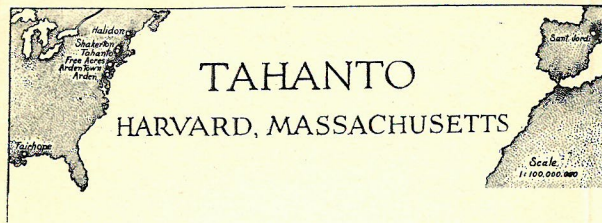
Yours very truly,

Chas. W. Huntington





TELEPHONE AYER 391



TAHANTO HARVARD, MASSACHUSETTS

Oct. 26, 1926.



TELEPHONE HARVARD 24-11

Mrs. Mary Heath Lee,
Fairhope, Ala.

Dear Mrs. Lee:

I have your letter of the 18th inst, and thank you for it. I am glad for the information given, and for your intention to send additional facts.

I infer from your valued corrections to the account of the Organic School (pages 55-6 in Volume VI of Enclaves of Economic Rent,) that the statement at bottom of page 55, viz., "It now owns eight school buildings," is correct. If not, please advise me. *Yes*

What change should be made in the first four lines of the last paragraph but one on page 56, regarding the annual budget of the School, the income from the School itself, the amount already secured, and that remaining to be raised; and how much, if any, remains to be raised for the building fund?

Do the steamers still run as stated on page 60? *Yes*

Is the bus service between Fairhope and Pensacola still maintained, as stated on page 60? *Yes*

Has any part of the 60 acres given the Corporation by Mr. Harms (see page 60) been leased? *No*

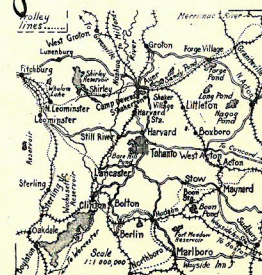
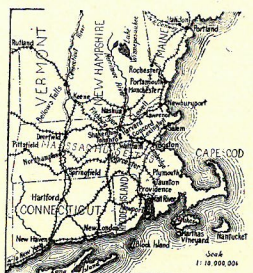
What additional payment, if any, has been made for land in the Magnolia Beach addition? (Page 60) *\$1000 + int. in April - one payment remain.*

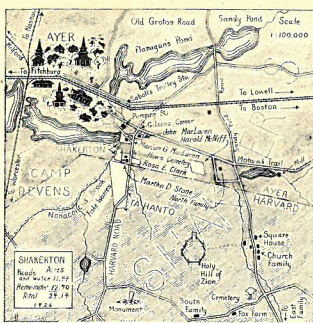
You will give me, no doubt, any new facts of interest about the *ing-* library.

With cordial appreciation of your help, I am

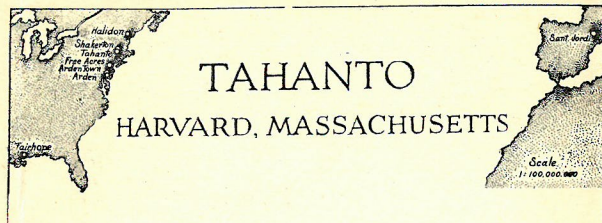
Sincerely yours,

C. W. Huntington

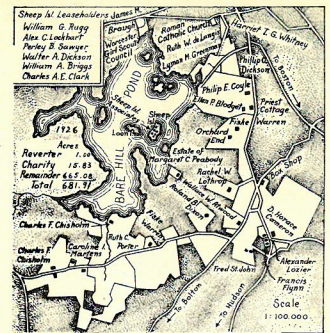




TELEPHONE AYER 391



TAHANTO HARVARD, MASSACHUSETTS



TELEPHONE HARVARD 24-11

Mrs. Mary H. Lee,
Fairhope, Ala.

Dear Mrs. Lee:

I thank you for your letter of October 30, containing information which I wanted. I note that you will ask Mr. Rabold to supply the facts regarding the financial situation of the Organic School.

I think you have the right idea of what I desire as to the list of lessees and rentals. I want to print in our next volume the list of lessees and rentals as it now exists. The list as contained in the last book extends from page 81 to page 92. This should be corrected so as to correspond with any changes that have been made since it was the correct list. Some official must have the present correct list. Such a list, if I remember, was sent me a year ago, so that I could make the needed alterations and return the list, which I did. If this can now be done, I shall be glad, so long as there is no printed list in Fairhope.

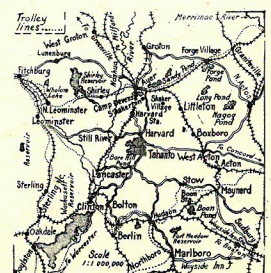
Are there any facts of interest about the Library which could appropriately appear in our next book?

What changes, if any, should be made in the last paragraph of page 58?

What changes, if any, should be made in the list of officers of the Corporation, as given on page 60 (last paragraph)?

Very truly yours,

C. W. Huntington



806 Lexington St., Waltham, Mass., Jan. 13, 1927.

Mrs. Mary H. Lee,
Fairhope, Ala.

My dear Mrs. Lee:

I thank you for your letter of the 4th inst. I note with satisfaction that Mr. Gaston intends soon to print a new list of lessees and rentals. May I rely upon you to send me two copies, so soon as it appears?

I have just learned that a revised form of application for lease of land was adopted last year. Please send me a copy?

I am not sure if I asked you for a corrected list of members of the Corporation, with their telephone calls. I enclose herewith our last list, that you may return it corrected.

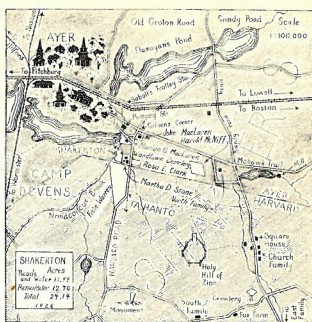
What, if anything, has been determined about the twenty-five cent Wednesday lunches, formerly held?

I need to know the assessed valuation of the land owned by the Corporation; and also of the buildings located on that land. I want the separate figures for the two?

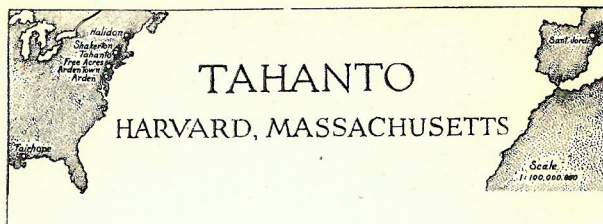
If you can procure this information soon, I shall be glad.

Very truly yours,

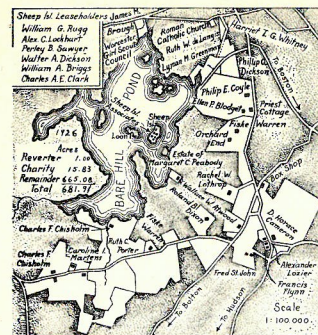
C. W. Huntington



TELEPHONE AYER 391



TAHANTO HARVARD, MASSACHUSETTS



TELEPHONE HARVARD 24-11

Jany. 21, 1927.

Mrs. Mary H. Lee,
Fairhope, Ala.

Dear Mrs. Lee:

In addition to the questions contained in my last letter I would like to know whether any resident of Fairhope, living on Colony land, has been brought before the court on any criminal charge, within the last two or three years.

On December 9 I wrote Mr. Gaston for certain figures, which he has not as yet sent. I wonder if you can procure them, perhaps by consulting him and thus removing the necessity for his writing. I desire, -

1. Tax levied in 1925 by the Town of Fairhope on the Single Tax Corporation.

2. State tax levied in 1925 on the Corporation.

3. County tax " " " "

Am I right in thinking that the State and County tax is levied directly on the Corporation, and not on the individual lessees?

Are any taxes refunded by the Corporation except those levied on the improvements and personalty of the lessees?

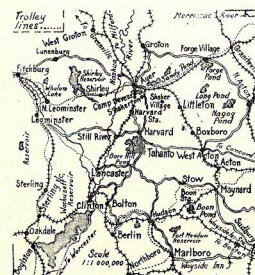
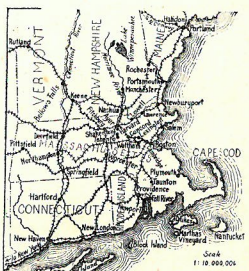
4. Assessed valuation of the land owned by the Corporation?

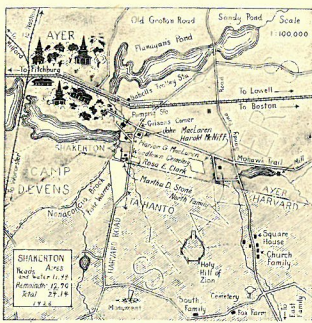
5. " " buildings so owned?

Can you ascertain the annual rent ^{per acre} yielded by the most valuable block in Fairhope, embracing about two and a half acres? This was put in our latest book as \$1,283.72 per acre.

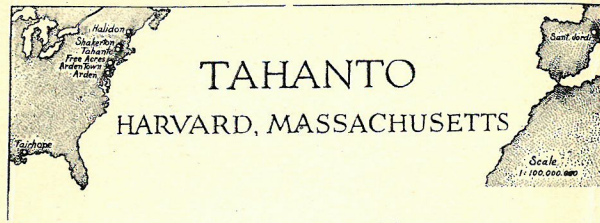
Very truly yours,

C. W. Huntington

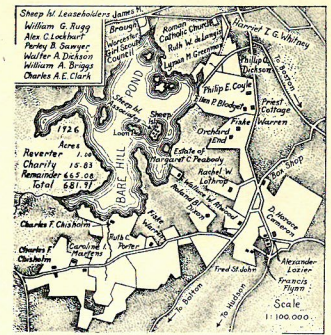




TELEPHONE AYER 391



TAHANTO HARVARD, MASSACHUSETTS



TELEPHONE HARVARD 24-11

March 3, 1927.

Mrs. Mary H. Lee,
Fairhope, Ala.

Dear Mrs. Lee:

The material for the seventh Volume of Mr. Warren's book is almost ready for the printer. There are two or three things which I need to know in order to complete the account of Fairhope.

The one of most importance is the assessed valuation of the buildings situated on land of the Corporation. You have already said that the land is valued at \$114,840. Can you not send me the valuation of the buildings?

I would like to know in how many cases the taxes of lessees exceed their rent.

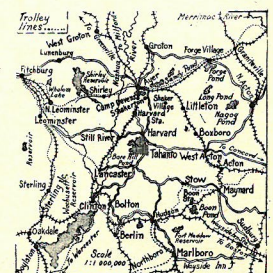
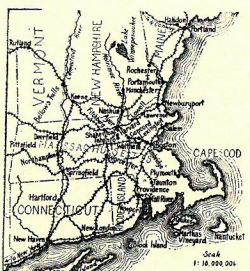
One other thing: What is the annual rental income from the most valuable block, about 2½ acres, which originally cost \$6 per acre.

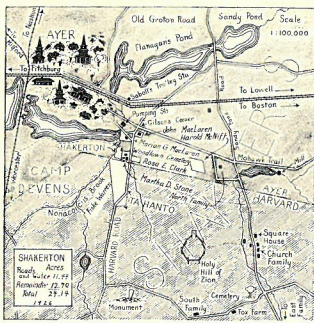
In replying please address me at 306 Lexington St., Waltham, Mass., as I shall thus receive your letter sooner, probably, than as if it were sent here.

If you can get the assessed valuation of the buildings, please send that without waiting for the other information.

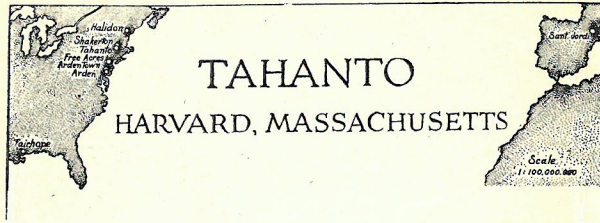
Very truly yours,

C. W. Huntington

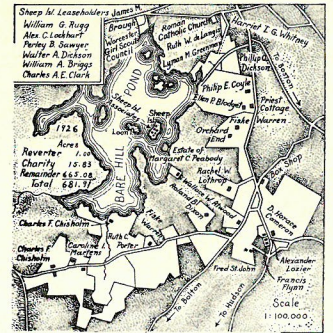




TELEPHONE AYER 391



TAHANTO HARVARD, MASSACHUSETTS



TELEPHONE HARVARD 24-11

Mrs. Mary H. Lee,
Fairhope, Ala.

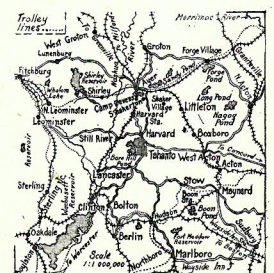
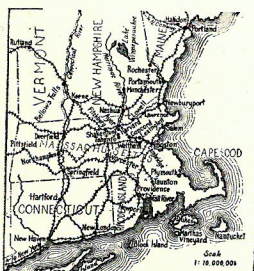
Dear Mrs. Lee:

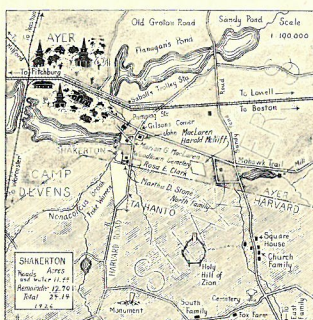
You may think that my inquiries have no end, but will you please write me if the Library, the buildings of the Organic School (and of other schools, if any), and any or all of the churches of Fairhope are located on land belonging to the Corporation; also, if any of the buildings so located are taxed by the town, county or state, or in other words are any of them exempt from taxation by any taxing authority as existing for religious or educational purposes?

I presume there will not be much further delay in my receiving the information for which I wrote you on March 3 and 5.

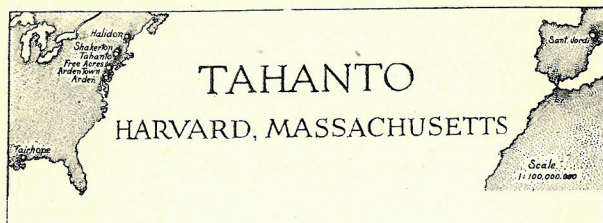
Very truly yours,

C. W. Huntington

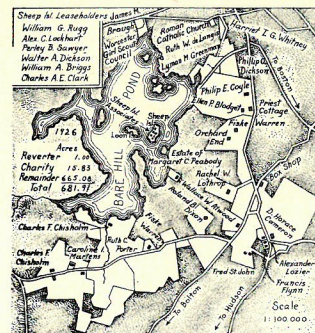




TELEPHONE AYER 391



TAHANTO HARVARD, MASSACHUSETTS



TELEPHONE HARVARD 24-11

March 30, 1927.

Mrs. Mary H. Lee,
Patrioke, Ala.

Dear Mrs. Lee:

I have your letter of March 25, enclosing a list of changes in the list of lessees, for which I thank you.

If the rent list for 1927 is not yet printed, it would seem rather doubtful if it is printed at all, as three months of the year are already gone. We would like the 1927 list for the book which will be published a year hence. Now unless you have good reason to think that the 1927 list will be printed, Mr. Warren would like you to furnish the necessary data for it, - that is, changes of lessees from the 1926 list (as it will appear in the volume soon to be published) and also the rents assessed on all the lessees. If you get to work on the job soon, you could doubtless complete it by January next.

I note that you will write me further about Harry Parker. Please direct your letter to me at 306 Lexington St., Waltham, Mass.

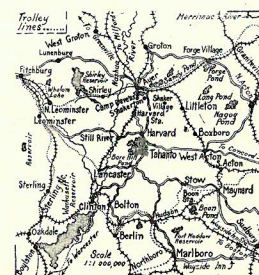
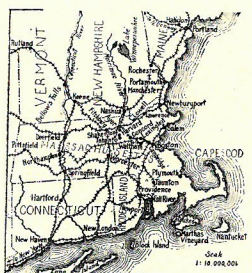
On page 57 of Volume VI near the bottom is this statement: "In thirty-two instances the taxes of lessees exceed the rent; but of these lessees ten are business concerns and a majority of the rest are comparatively small home-owners." Can you tell me how that statement should be changed?

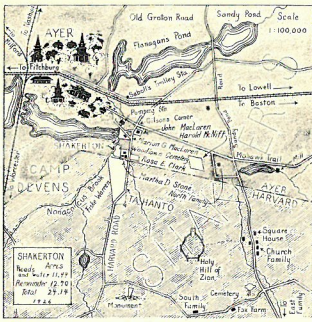
Please find enclosed Mr. Warren's check to your order for \$15.

I certainly appreciate your kindness in procuring all the information that I have asked for, and I hope your leisure has not been too much encroached upon.

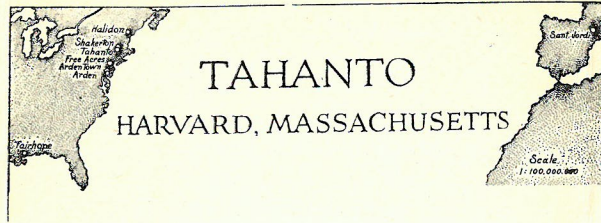
Sincerely yours,

C. W. Huntington





TELEPHONE AYER 391



TELEPHONE HARVARD 24-11

June 29, 1927.

Mrs. Mary H. Lee,
Fairhope, Ala.

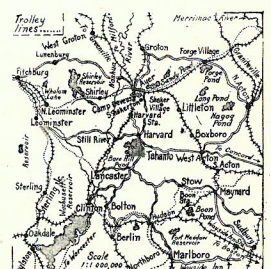
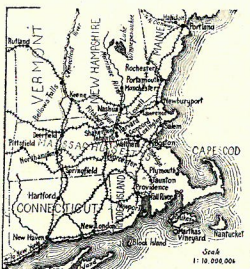
Dear Mrs. Lee:

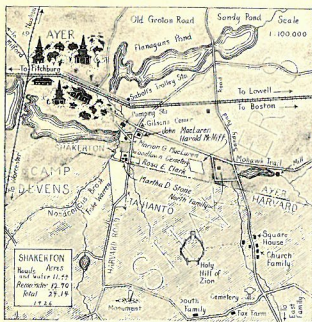
The report of the Colony treasurer for the year is usually published in the Fairhope Courier soon after the annual meeting. I have searched the files of the Courier for the first three or four months of 1927 without finding the annual report for 1926. Can you procure and send me a copy?

Has there been printed a list of the Fairhope lessees with their holdings and assessments? You spoke of the possibility of this being done. Whenever such list is in print I should like two copies.

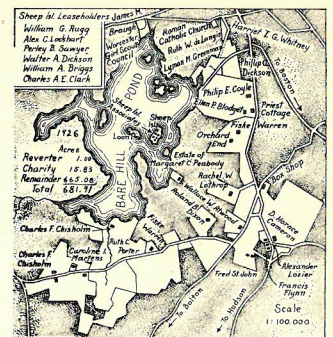
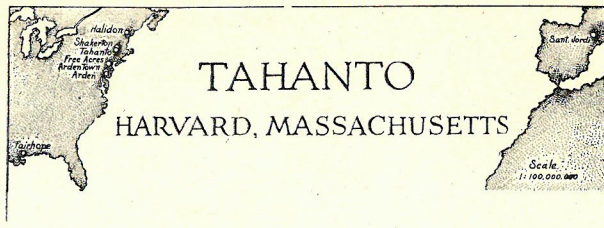
Very truly yours,

C. W. Huntington





TELEPHONE AYER 391



TELEPHONE HARVARD 24-11

July 14, 1927.

Mrs. Mary H. Lee,
Fairhope, Ala.

Dear Mrs. Lee:

Your letter of the 2nd inst, enclosing copy of the Colony treasurer's report for 1926, came duly. I am glad for this report, but there are some ambiguities in it, on which I should like light. I am therefore returning the report that you may get cleared up certain matters which I indicate hereunder.

1. The fifth entry under "Rec'd" is "Cemetery." But no sum is set against this in the column of receipts. However the following five lines have insets amounting to over \$700, which apparently cover amounts received on cemetery account. But in 1925 the total received from the cemetery was \$45. The next item listed is "Land Fund," against which is entered in the receipt column the total of the preceding five items plus one item on the next line, viz., "Sand," May it not be true that the six items which are inset should be grouped under "Land Fund," and that you have omitted to enter the amount which should be credited to "Cemetery"?

2. The first entry under "Rec'd" is \$24,777.78, but the two amounts given on the first line when added yield \$24,777.50. $\$24,650.28 + 127.50$

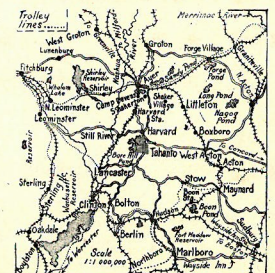
3. The last entry under "Rec'd" is "Bills rec'd." Does this mean bills that were paid? or what? *Bills receivable*

4. The 15th entry under "Paid" is "Land purchase payments \$1623.60." and an inset on the next line is "Interest \$31.80." On what is the \$1.80 interest? Is it interest paid on the \$16.23.60?

5. Five lines below is this entry: "Wharf Sinking Fund \$3,000.00; on the following line "Interest on same dep. \$89.40." What does "dep."

stand for?

Deposited



6. Several lines below is this entry: "Treas. bond \$15.00, typewriter." Does "Treas. bond" mean treasury bond paper, or what? And no amount is given immediately after "typewriter," to make the total, 55.00, which is entered in the "Paid" column. I think \$40.00 was omitted. Is this so?

7. One entry in the next line is "audit books, \$12.00." Does this mean that \$12 was spent for auditing books? or that the amount was paid for the purchase of books called "audit books"?

8. The total under the column "Rec'd" is given as \$41,582.46, but that column when correctly added yields a total of 41,372.46. There is a difference of 160.00. Perhaps this is the amount which should have been credited to "Cemetery." The footing under the other column, "Paid," is correct.

Will you kindly make inquiries and advise me, when returning the report, about these matters? And please address me at 306 Lexington St., Waltham, Mass.

May I suggest that when any reports are printed in our book, no abbreviations appear, but all words are given in full. Abbreviations are sometimes misleading, as my inquiries show.

Regarding the rent list. We are sending you two copies of sixth annual volume of Enclaves of Economic Rent, that, if it seems feasible and best to you, you can use the rent lists in those books as the basis of the rent list which it now seems will not be printed by Mr. Gaston. You would need two copies, as the leaves are printed on both sides. You could cut out these leaves and write in at the proper places the changes necessary. But the result should be in shape for the printer.

If this method seems to you to involve more work than to copy outright the list, then we would like you to copy it. We need the list, and Mr. Warren would like you to put it in shape for the printer by whichever method seems best to you.

During the summer I can be reached best by letters addressed to Waltham, 306 Lexington St., instead of to Mr. Warren's office.

Very truly yours,

C. W. Huntington

P.S. If you don't use the two books as suggested, you may give them away.

~~BELGIAN REFUGEES' KNITTING YARN FUND~~

Handwritten notes in red ink:
68 2 1/2 ...
...

Handwritten signature in red ink:
A. M. ...

1944 ...

200 ...

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306 Lexington St., Waltham, Mass., Aug. 23, 1927.

Mrs. Mary Heath Lee,
Fairhope, Ala.

Dear Mrs. Lee:

I have received your letter of the 19th inst, enclosing the Fairhope rent list for 1926. It will do for the printer as well as if type-written, as your handwriting is very legible. I fancy it was rather an irksome job to write it all out, but I am glad to get the list and I will see that you are recompensed in due course. Mr. Warren is in Europe at present, and I do not expect him home before the last of September.

Very truly yours,

C. W. Huntington

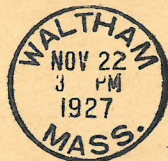
306 Lexington St., Waltham, Mass., Nov. 22, '27.

I found your post card of Nov. 14 when I was at Mr. Warren's office yesterday.

I received your letter, undated, of nine pages sent to me at above address. You did quite right to send it to me at my home, and it would be well if you should always address me here, as I am at Mr. Warren's office only once or twice a week.

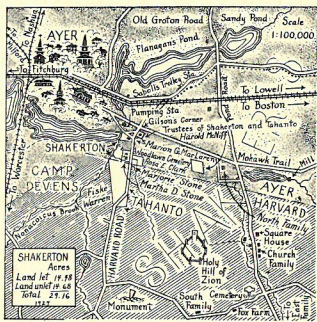
C. W. Huntington

Brookline

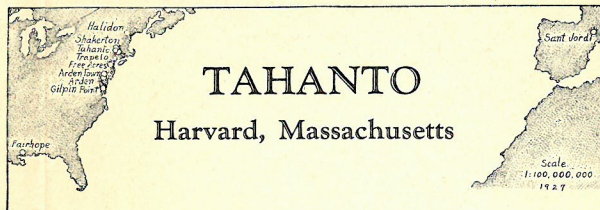


THIS SIDE OF CARD IS FOR ADDRESS

Mrs. Mary Heath Lee
Fairhope
Ala.

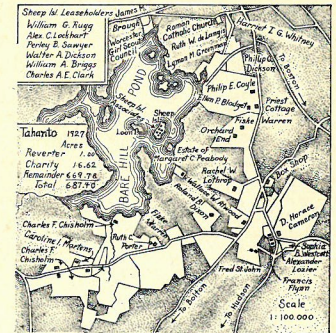


TELEPHONE AYER 391



TAHANTO

Harvard, Massachusetts



TELEPHONE HARVARD 24-11

Nov. 29, 1927.

Mrs. Mary H. Lee,
Fairhope, Ala.

Dear Mrs. Lee:

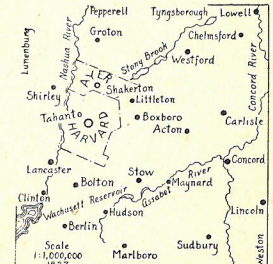
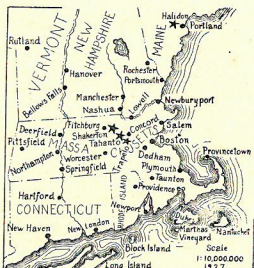
I have your letter of Nov. 17 regarding the plates of the cuts in Mr. Powell's article.

Mr. Warren doubts whether the Review of Reviews owns these plates. He thinks that the ownership may be in Mr. Gaston, or in the Single Tax Corporation, or elsewhere than in the Review of Reviews. Will you not inquire of Mr. Gaston about this? It would seem as if the plates must have been made and sent to the Reviews of Reviews together with the manuscript of the article. It does not seem probable that they were made by authority of the publisher of the magazine, and paid for by him. Please let me know.

If we can't get these plates, we could doubtless use some which you say the Chamber of Commerce is planning for. I note that you will send me these cuts, when made.

Very truly yours,

C. W. Huntington



Semi-Annual Interest \$31.80	Purchase	1,655.40
Surveying \$62.00, Street Extension \$184.35		246.35
Recording fees tax etc. on land deeds		30.48
Reg. Courier Ad. \$150.00, advertising \$98.31		248.31
Job Printing		204.53
Marif Sinking Fund, \$3000.00		
Interest on same dep. \$89.40		3,089.40
Insurance Premiums	deposited in bank	81.05
Income tax, 1923 & 1924		1,582.23
3) J.S.T. Corp. Treas. Report 1926 cont	Rec'd	Paid
Capital Stock tax		113.00
Col. of Internal Rev.		479.72
Attorney fees		15.00
American Red Cross		100.00
Parent Teachers Association		90.00
Postage		46.75
Treas. bond \$15.00, typewriter \$40.00		55.00
Computing rents \$61.00, audit books \$12.00		77.50
Trustees \$4.50		
Beach and Parks		118.84
Lot Improvement \$12.73, Arbor Day Com. \$21.94		34.67
Refund Tax		1,268.66
Copenhagen Fund		226.50
Woman's Council \$11.70, minor exp. \$15.31		27.01
	\$ 41,532.46	44,890.15
Cash on hand Dec. 31, 1925	4,079.76	
Certificates Dec. 31, 1925	154.80	
Cash on hand Dec. 31, 1926		600.02
Certificates Dec. 31, 1926		177.25
Bills Rec.		99.60
	\$ 45,767.02	45,767.02

1,888.40
 246.32
 30.48
 248.31
 204.23
 3,089.40
 81.00
 1,888.23

Interest on bond \$31.80
 Insurance \$12.00, short payment \$14.32
 Recording fees for the on land deeds
 Reg. Census Co. \$150.00, advertising \$18.31
 Tot Printing
 Staff Printing \$300.00
 Interest on bond \$31.80
 Insurance Premiums
 Successor tax, 1928 & 1929

1,888.23
 81.00
 3,089.40

113.00
 479.78
 12.00
 100.00
 90.00
 46.22
 22.00
 77.20
 118.64
 34.67
 1288.66
 226.20
 27.01

Capital stock tax
 Lot of material for
 Attorney fees
 American Red Cross
 General Teachers Association
 Postage
 Green bonds \$15.00, typewriter \$10.00
 Computing rents \$1.00, credit bonds \$15.00
 Trustees \$120
 Great and Little
 Lot improvement \$15.75 (char lot \$1.24)
 Refund tax
 Copenthauser fund
 Norman's Council \$11.70, minor exp \$13.31

\$4,235.46 \$4,880.12
 4,235.46
 124.80
 600.00
 127.22
 99.60
 \$4,235.46 \$4,235.46

Cost on land Dec. 31, 1922
 Certified Dec. 31, 1922
 Cost on land Dec. 31, 1922
 Certified Dec. 31, 1922
 Also Dec.

1) F.S.J. Corp. Treas. Report for 1926

	Rec'd	Paid
Rent, lessees \$24,650.28 Diehl house \$127.50	24,777.78	
Penalty	286.49	
Wharf	11,451.17	
Telephone	791.89	
Cemetery	160.00	
Bonus \$365.00		
Leases 121.00		
Clearing 118.49		
Land Lot, Imp. 55.00		
Fund Stumpage 45.50		
Land Fund	716.09	
Sand 11.10		
Turpentine lease	1700.00	
Street Improvement	931.73	
Bath Houses	181.36	
Memberships	390.00	
Wharf Sinking Fund, interest	89.40	
Anniversary Committee	20.00	
Bills paid Receivable	31.55	
Highways Highways	5.00	

Box, of R. F. D. No. 1

2) F.S.J. Corp. Treas. Report. 1926 cont

	Rec'd	Paid
Taxes for lessees		14,777.00
Taxes to Town		1,573.00
" to State and County		4,084.82
Highways Highways		806.85
Wharf		5,783.69
Telephone		1,026.27
Library Association		675.00
Salaries		1020.00
Street Imp., Town \$2217.26, Lessees 915.16		3132.42
Fairhope Avenue fill		829.69
Chutes and Flumes		691.03
Parks		284.38
Bath Houses, \$83.71, Bath Suits \$165.00		248.71
Council Room, rent and light		167.09
Land. Purchase Payments \$1623.60 on Blue-Ridge		

Private

- 1 Armstrong
- 2 Mrs. Berglin
- 3 Brady, C. M.
- 4 J. A. Decker
- 5 Alice Bryan
- 6 Mrs. Higgins
- 7 Mrs. Lee
- 8 J. S. Lorrusau
- 9 Julia McDulosh
- 10 Mrs. Josephson
- 11 Marks
- 12 Dr. Moore
- 13 Mr. Melton
- 14 C. W. Morrow
- 15 Wm. McDulosh
- 16 M. Robert
- 17 Mrs. Schwallier
- 18 Mrs. Wharton
- 19 D. Wheeler
- 20 H. S. Walker
- 21 Wm. Edgerton

Business

- 1 Cabinet Works
- 2 F. Ice & Creamery
- 3 F. Coop. Creamery
- 4 Peoples Coop. Store
- 5 Dr. Godard
- 6 Tony Klump
- 7 N. DuBrook
- 8 Prop. Ice Co.
- 9 J. J. Pitman & Co.
- 10 Malbis
- 11 Louisa Orchard
- 12 Wheeler Merc.
- 13 Colonial Inn

Replies to "Information Desired," the numbers corresponding to those given in that list.

1. No alterations save that the library has now nearly 9,000 volumes.
2. Enrollment 235.
3. No appropriation is made beyond the payment of all teachers' salaries. Since these differ according to length of service, etc., no definite answer can be given.
4. No.
5. Only the one now in use, which scarcely deserves the qualifying adjective "fine" used on page 7 in the last enclavial book, since it was badly planned, is poorly ventilated and safe only because held together by iron braces.
6. The following truck crops are raised and shipped: cucumbers, snap beans, melons, sweet and Irish potatoes.
7. This may possibly have been true at some former time. At present I can "spot" only 15. It might be safe to put it at 25.
8. See enclosed statement, made when the store passed from the management of Mr. Reynolds to Arthur R. Rockwell. This for the 1st quarter of the year only. The one for the second quarter will be available very soon.
9. Value is \$50 per share.
10. 158. Tho there have been some transfers of memberships, they have not increased in number.
11. Nothing but interest has been paid on the original loan of \$9,800. Of the second \$1,100, \$525 has been paid.
12. The Cooperative Bakery not proving successful, the stock, etc., was sold and the building rented to an independent baker in April, 1924.

13. The same is true of the Lunch Room, it having been sold about a year ago.
14. As in your report on page 10, ten business concerns and 22
&
15. private families have paid taxes above their rent.
16. The most valuable block, Division One, Block 12, has an annual rent of \$947.07.
17. Time having been allowed for the payment on the 46 acres, it has not yet all been paid for, and no transfer has been made of that part to which the colony is entitled.
18. Land valuation \$114,840.
19. No valuation practicable.
20. This is probably the plan for this year, tho the community lunches will not begin till cooler weather.
21. No financial report has yet been made. The work done and in
&
22. contemplation has been allowed to the extent of about \$20,000, to be assessed against abutting properties.
23. Road work, extensive laying of concrete sidewalks, gutters and curbing, and the beginning of a steel bridge over Stack's Gully at Bay View Avenue.
24. Difficult to say that they have done anything in and by themselves, but have been active in pushing for improvements and keeping public interest awake in various directions.
25. New high school nearly completed, Arts and Crafts building on Organic School grounds also nearly finished, Fairhope Hotel on cor. Fairhope Ave. and Summit Street, a business block on Fairhope Ave. owned by H. P. Kamper and by R. V. Jowers and used by them for a grocery store and a barber shop respectively. Gaston's Garage has been much enlarged,

and a Sherrill Oil Co. filling station at the corner of Fairhope and Bay View Aves. is under construction. Several dwelling houses also have been built.

26. Fairhope Coal and Supply Co., an Art Shop, Tea Tile Tea Room in the theater building, where also is the Fashion Shop, an old business modified in new quarters.

27. An increase.

28. The very limited capital and the slowness in the repayment of loans will soon necessitate the discontinuance of this organization. It was operated at a loss.

29.

30

31.

32. Correct, save that we do not consider the Treasurer a Superintendent of Finance & Insurance.

33. The list being so slightly changed, I am sending you only the modifications:

Anderson, Gilbert, 6118 Lawton Ave., Detroit, Mich.

Andrews, Don E., Kisaran, Asahan, Sumatra.

Edwards, W. H., Tel. 1224

Hail, Anna B., Baldwin Park, Calif.

McConnel, W.G., Tel. 552

Paton, J.S., address unknown.

Smith, Bolton, Box 1008, Memphis, Tenn.

Schalckenbach, Alfred E., 99-25 212th Street, Queen's

Village, L.I.

Wilms, Mrs. Hetty B. Tel. 1327

Winberg, Mrs. Lawrence, Tel. 1352

Wolcott, Tel. 1187

34. No issue as yet for 1925.

P.S. If absolute truth is desired, strike out the sentence on
p. 9 saying no resident of F. has been to court for a
criminal offense.