

1932 - 1955

C. A. Gaston  
FSTC: ~~Correspondence~~ : F

Fairhope

10519-6

92

1705 Highland Ave  
Manhattan Beach  
Calif.  
Feb 15-37

Mr. E. B. Guston,

Dear Sir,

Enclosed find stamps  
for which I would like you  
to send some copies of  
your paper.

Will you be good enough  
to tell me how Fair hope is  
reached from Mobile also  
how you turn the Communism  
of gas & electricity.

Also how is the renting  
of small house or an apartment  
for myself and wife - we will  
be all the year around ~~tenants~~  
tenants, if a place can be had



Keosauqua, Iowa  
August 15 1947

FairhopeS ingle Tax Corporation,  
Fairhope, Alabama.

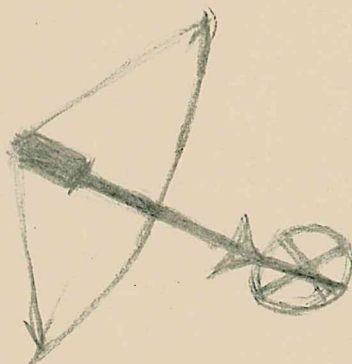
Dear Mr Gaston,

I have been waiting hopefully day by day for the letter which we thought we might receive after you returned from your vacation. I trust that you are in good health, and that no misfortune has befallen you.

Even though it appears that it is too late to accomplish anything for a fall term opening, we hope to pay you another visit this summer to see what the possibilities may be for next year.

Sincerely,

*Homer Fahrner*  
Homer Fahrner



Mr Gaston,

We had a long and interesting  
talk with Mr Campbell.

After you have had a  
chat with him, perhaps you  
will be able to work out  
something for us.

If so, we will be pleased  
to drive back for a conclusive  
interview.

Sincerely,

Homer Fahren

Thorby Ah

COPY

July 19, 1947

Mr. Homer Fahrner  
c/o Leslie Fahrner  
Keosauqua, Iowa

Dear Mr. Fahrner:

Your letter arrived just before Mr. Gaston left on his vacation, and he asked me to reply. When he returns the first week in August he will write in more detail.

Mr. Gaston read your letter to the Council meeting Thursday night. The council showed considerable interest in the possibilities you outlined, and will be interested in further inquiry into the subject. Mr. Gaston will ~~no~~ doubt make further and more detailed reference to the matter when he contacts you on his return.

Abe Waldauer, a member of the Corporation and a lawyer in Memphis had previously discussed with the group here the possibility of amendment of the constitution to provide for a non-profit corporation. While his ideas may not be exactly the same as yours on the subject, it might prove mutually beneficial if you would contact him. His address is:

Mr. Abe Waldauer  
Commerce Title Bldg.  
Memphis 3, Tennessee

I am sending to him a copy of your letter.

Mr. Gaston asked me to express to you and Mrs. Fahrner his enjoyment of your visit here, and his hope that you would be able to get back this way soon. He also is looking forward to the possibility of working with you as outlined in your letter.

May I too take this opportunity to express my enjoyment of the all too brief conversation on education we had here in the office.

You can expect to hear from Mr. Gaston soon after his return.

Very sincerely,

*Robert Callison*  
for C. A. Gaston, Sec.



Mailing address before July 20  
c/o Miss Helen Jenkins  
Cheshire, Mass

Mailing address after July 20  
c/o Leslie Fahrner  
Keosauqua, IOWA

Chillicothe, OHIO  
July 14, 1947

Fairhope Single Tax Corporation,  
Fairhope, Alabama.

Gentlemen:

First, let me express our appreciation of the excellent hospitality shown us by your general manager and others in the office. We enjoyed our visit immensely and hope to be able to repay in kind at some future date.

We have given your situation considerable thought; and as we told you if we conceived of any ideas we would write you. Of course, some of what we write is pure surmise and if we miss the point you will please excuse us.

It appears to us that you have accomplished little short of wonders in the first half century of your growth. The suggestions which we are going to give you in this letter may assist you over certain minor hurdles.

It would seem that more adequate provision might be made for the perpetuation of the idea through schooling, and through acquisition of more land from time to time. Further it would appear that in time you may have a little resentment on the part of your tenants, IF they should ever get the idea that they would in time make certain owners of your corporation rich. Finally, it seems to me you are paying an income tax to the government, which could be avoided entirely were you to follow the suggestions which I shall now outline in this letter.

My suggestion is to reorganize the corporation into a non-profit educational institution. That immediately exempts it from all income taxes. Furthermore, it assures once and for all that your tenants can have no objection to paying what they might otherwise consider to be an exorbitant rent. Finally, and most important, the money you save on the income taxes can be used to promote a school to teach the fundamental principles of the single tax doctrine.

Now this is where we come in. We would like to head the educational department of the corporation. We would give the students a thorough grounding in the liberal arts, and further than that we would teach them the doctrines of Henry George. We propose also to give them a comprehensive training in business administration, including retailing and the trades, so that they in turn may become tenants of the corporation, with a full understanding of the why's and wherefore's.

I think you begin to see what we have in mind. To make Fairhope and the single tax idea grow we must import more and more men who understand your ideas thoroughly. We would draw from the whole United States. I am sure that I can make connection with the Henry George School of Social Science and make contact with the hundreds of



students who have taken their courses and who are interested in doing something about it.

It would be the most unique school in the United States. A school which not only teaches its doctrines but sees to it that the student has a chance to work them and live them for the rest of his life in a community of similarly-minded folks. What more could we ask to make Fairhope the most talked about community in the whole country?

We have studied your financial report and we know we can do what we want on the amount of money we will save the corporation on its income tax. Further than that we have some capital of our own which we would be willing to use to see that our graduates had a chance to set up in business.

We have had some twenty odd years of successful business experience, mostly in retailing, and that would stand us in good stead in looking after our graduates.

Also when we got well underway, we would want to put in a "trades" school to prepare the boys for service trades, such as wiring houses, contracting and the like. Anything and everything to make Fairhope a complete community of single taxpayers.

Please let me know if I have struck a responsive chord. I am a member of the State Bar of California, and I have organized at least one non-profit educational institution which passed the Internal Revenue inspection and was OK'd. I feel pretty sure of my ground in that respect and would be willing to guarantee my opinion.

Sincerely,



Homer and Margaret Fahrner



Keosauqua, Iowa,

August 1, 1947

Atty. Abe Waldauer,  
Commerce Title Bldg.,  
Memphis 3, Tenn.

Dear Mr. Waldauer,

By this time, no doubt, you have received a copy of the letter which I recently mailed to the Fairhope Single Tax Colony, and, perhaps also, a copy of the letter from Mr. Calhoun, Secretary to Mr Gaston, which contained an invitation for me to communicate with you regarding the transformation of the Colony into a non-profit institution.

No question, you are more familiar with the problems involved than I am, but it does appear that at least some members of the Single Tax Corporation would be interested into converting it into a non-profit institution, also as to save certain taxes.

There may be other types of non-profit institutions into which the corporation might be converted. But I feel certain that it can be changed into an educational institution and get these benefits, as I have just had an experience of this kind in Alabama within the past twelve months. Although I am not a registered attorney in Alabama, I am a member of the State Bar of California; and I found little difficulty in adapting myself to Alabama practice.

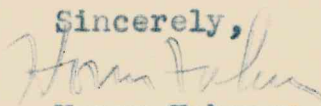
You might indicate, if you wish, any peculiar problems which are involved with respect to this corporation. I shall assist you in anyway I can in carrying out such changes as the corporation finally approves.

I am of course especially interested in converting the corporation into an educational institution, for the reasons outlined in my letter to the corporation. One of these would be that I would like to apply for the job of heading the educational part of the reorganized corporation.

At this time I would like to reaffirm my enthusiasm for the prospects of the corporation when it lays emphasis on the educational aspects of its future life. We can draw hundreds, in time thousands, of young folks to Fairhope, indoctrinate them with the philosophy of Henry George, and - what is most important, give them an area, a sympathetic area, in which to practice that philosophy.

I have hopes that under such educational guidance, the Fairhope idea may expand beyond our dreams. If you wish, I shall be happy to furnish you with my academic and business background, so that you can better be able to judge my qualifications for the post which I seek.

Sincerely,

  
Homer Fahrner

ABE D. WALDAUER  
HARRY U. SCRUGGS  
BEN C. ADAMS

LAW OFFICE  
ABE D. WALDAUER  
COMMERCE TITLE BUILDING  
MEMPHIS, TENNESSEE 3

August 5, 1947

Dr. C. A. Gaston,  
Fairhope, Ala.

Dear Connie:

For your information, I enclose herewith copy  
of letter received from Homer Fahrner, together with  
copy of my reply.

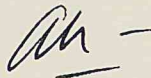
You will find these self explanatory.

I hope you enjoyed your trip to Cape Cod.

With kind regards to you and yours, I am

Truly your friend,

ADW WR



ABE D. WALDAUER  
HARRY U. SCRUGGS  
CLYDE P. WEST

LAW OFFICE  
ABE D. WALDAUER  
COMMERCE TITLE BUILDING  
MEMPHIS, TENNESSEE 3

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Keosauqua, Iowa  
August 1, 1947

Atty. Abe Waldauer,  
Commerce Title Bldg.  
Memphis 3, Tenn.

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Sincerely,

HOMER FAHRNER

ABE D. WALDAUER  
HARRY U. SCRUGGS  
CLYDE P. WEST

LAW OFFICE  
ABE D. WALDAUER  
COMMERCE TITLE BUILDING  
MEMPHIS, TENNESSEE 3  
August 5, 1947

Mr. Homer Fahrner,  
Keosauqua, Iowa

Dear Mr. Fahrner:

I thank you for yours of August 1st.

Let me say that I am not counsel for Fairhope Single Tax Corporation. I am only a member of it, but have been very much interested in its problems.

I agree that it would be possible to reincorporate as an educational institution, and thereby avoid liability for income taxes.

I am sure that Mr. Gaston will give consideration to your suggestion upon his return to Fairhope.

With kind regards, I am

Sincerely yours,

ADW WR



July 19, 1947

Mr. Abe D. Waldauer  
Commerce Title Bldg.  
Memphis 3, Tennessee

Dear Abe:

Cornie asked me to send you the enclosed copy of a letter by Homer Fahrner. He thought that you might be especially interested since you and he had talked of an idea which though by no means the same as that of Mr. Fahrner, had similarities.

I have given Mr. Fahrner your address, as Cornie felt that a correspondence between you two on the subject might prove to be of mutual benefit.

The Council at their meeting Thursday night expressed a great deal of interest in Mr. Fahrner's ideas, and I believe that Cornie will carry on a further correspondence with them on his return.

Cornie and Margaret got off for Provincetown last night. I was finally able to get back to work in the office though my recuperation was quite slow.

My very best regards to you and Dorothy.

Very sincerely,

Robert Calhoun

ABE D. WALDAUER  
HARRY U. SCRUGGS  
BEN C. ADAMS

LAW OFFICE  
ABE D. WALDAUER  
COMMERCE TITLE BUILDING  
MEMPHIS, TENNESSEE 3

July 22, 1947

Mr. Robert Calhoun  
Fairhope Single Tax Corporation  
Fairhope, Alabama

Dear Robert:

Thanks for yours of the 19th.

If the Fairhope Single Tax Corporation reincorporated as an educational institution as suggested in Mr. Fahrner's letter, then we will have to give up incorporation under the special Alabama Cooperative Statute under which we are presently incorporated.

This should be given serious consideration before we decide to do it.

We can secure exemption from Federal income tax, in my opinion, by amending the present set-up so that in the event of dissolution, the members would not be provided benefit from such dissolution.

If you will read carefully the file which Cornie showed me, I think you will reach the conclusion that the basis on which income tax exemption was denied us was the fact that on dissolution the property of the corporation is divided among the members.

I will be glad to hear from Cornie upon his return to see if he wants any further advice on the subject.

Glad you have recovered and are now able to be back at work.

Our family here are all well.

With kind regards,



ADW:mo



Oct. 30, 1941

Mr. Homer Fahrner  
525 Fifth Street  
Santa Rosa, Calif.

Dear Mr. Homer:

Your letter of Oct. 25 is at hand and I am sending under separate cover a copy of our constitution, application for land and lease contract; also a brief history of the Colony through the first twenty-five years, with added material for an additional 12 years, to which almost another decade should be added now and I am glad to report that in these succeeding years the plan has been operating with progressive success.

Fairhope is not at all like the community you propose. While it did start out somewhat along the lines indicated by your clients experience and other factors have narrowed its aims solely to that of trustee of the community's land and the collection and disbursement of the rent fund. Article X of the constitution provides for Public Utilities but these are now operated by the Municipal Government of Fairhope, which now embraces much more than the Colony lands.

The first constitution provided for cooperative distributive institutions and such were installed in the beginning. Also in the early days the colony's script was issued and used as provided for in the present constitution, Article IX and both were most helpful in the early days before private capital and individual initiative had been attracted.

Now, however, time and knowledge have bred confidence and private capital and individual initiative have supplanted the more socialistic cooperative institutions and we believe they are doing the job better and with greater satisfaction to all. From the beginning the Fairhope colonists believed the most vital factor in their plan and the most essential need of a progressive society was provision for all of equality of opportunity and the right of labor to keep for itself the full product of its labor. They believed and we believe have demonstrated that this can be done most effectively by the application of the principles of the Single Tax.

You will note in the little folder enclosed that the Fairhope Colony has no monopoly of the land at Fairhope yet the County assessments for 1940 show that approximately three-fourths of the improvements assessed in the Town of Fairhope were on lands leased from the Fairhope Single Tax Corporation.

You will note that Article XV of the constitution provides a basis for dealing with non-members and I may state that a majority of the lessees are non-members. The Municipal government gives all an opportunity to participate in civil affairs

there is little inducement to seek membership in the Colony Corporation. The lessees enjoy all the privileges and advantages of members except that they cannot hold office in the corporation nor vote in the selection of such officers nor in formulating rules or policies. The membership is rather jealously guarded since there was one attempt to secure the dissolution of the corporation. All applicants are carefully examined both as to understanding of the fundamental aims of the Colony and sincerity of purpose.

I hope the foregoing and the material sent will be of use to you and I assure you it will be our pleasure to give any further assistance we can and to answer any specific questions you may care to ask concerning our plan.

Very truly yours,

---

Secretary.



# HOMER FAHRNER

*Attorney-at-Law*

TELEPHONE 2603

525 FIFTH STREET

SANTA ROSA, CALIFORNIA

October 25, 1941

Fairhope Single Tax Colony,  
Fairhope, Baldwin County,  
Alabama,

Gentlemen:

Contemplating setting up a society of neighbors, clients of mine have requested me to make inquiry of your colony respecting the success of your plans.


We would appreciate such information as is readily available concerning your rules and regulations, history, financial set up, and progress to date.

We are, of course, particularly interested in ascertaining the success of the single tax plan.

My clients contemplate a society wherein the labor will be apportioned among the Neighbors on a basis of patronage, as will, of course, be paid the dividends. That is, each Neighbor will be assured partial employment on the basis of his patronage of the Society's commercial establishments.

Your comments on our plan will be appreciated.

Sincerely,

  
Homer Fahrner

HF/S



April 29, 1948

Mr. Ben H. Huxford, Pres.  
Fairhope Athletic Association  
Fairhope, Alabama

Dear Mr. Huxford:

This will advise you that the members of the Executive Council of the Fairhope Single Tax Corporation have been contacted with reference to the proposed agreement between your Association and the Town of Fairhope to provide for the lighting of the Municipal Baseball grounds and that they have declared their willingness to authorize the participation of the Fairhope Single Tax Corporation as provided in the said agreement.

Very truly yours,

---

Secretary

HENRY G. BISHOP, CASHIER

KIRBY WHARTON, PRESIDENT  
A. O. BERGLIN, VICE PRES.

AUGUSTA C. EVANS, ASST. CASHIER

# THE BANK OF FAIRHOPE

FAIRHOPE, ALABAMA

"On Mobile Bay"

July 7, 1939

Fairhope Single Tax Corporation  
Fairhope, Alabama

Attention Dr. C. A. Gaston:

Dear Sir:

Will you please send what information you have available to Mrs. A. L. Thorne, 618 Dumaine Street, New Orleans, Louisiana.

Yours sincerely,

  
PRESIDENT.

KW:DF

*Mailed*

*Enc  
Application  
37C. at F.  
Vacation at H  
7/12/39*

*Courier mailed 7-18-39  
H.C.*

Fairhope, Alabama,  
December 1st, 1937.

Mr. Marmaduke Dyson, President,  
Fairhope Single Tax Colony,  
Fairhope, Alabama.

Dear Sir:-

At a recent meeting of the Executive Board of the Fairhope Chamber of Commerce, the Secretary was instructed to extend to the President and officers of the Fairhope Single Tax Colony a vote of thanks for their financial support and generous cooperation in conducting the Fairhope Tourist Club for the season of 1937-'38.

This action on your part is greatly appreciated and we hope to have a very worth while Tourist Club this season.

Again thanking you, we remain,

Yours very truly,  
Dr. F. B. Moore, President,  
By N. Nottelmann, Sec.

*Nell Nottelmann*

*Read at meeting of Dec. 7, 1937*  
*C. A. Suster, Sec.*



Feb. 24, 1937

Mr. I. S. Fairchild  
1705 Highland Ave.  
Manhattan Beach, Calif.

Dear Sir:

Fairhope is reached from Mobile by bus three times daily. There is no gas, but electricity is made available through municipal generating and distributing system of high quality at moderate rates. There are a number of small houses and apartments available to renters at varying costs among which you would be able to satisfy your needs at a reasonable price.

May would be a particularly good time to come to Fairhope and secure suitable quarters, that being a mid-season time, many of our winter visitors having returned north and the summer renters not yet having arrived.

We shall be very glad to have you come to Fairhope and when you do I shall be glad to be of any further service of which I am capable.

Very truly yours,

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Get a modest rental - No bedding  
or linen to be furnished -

As you will not have a car  
have to get a place convenient  
to stores and post office - Churches,  
etc.

Would be able to locate  
in Fairhope rental about  
middle of May.

Thanking you in advance  
for information.

Yours Truly  
Grace J. Fairbanks  
Wilmington, N.C.  
Calif.



Fairhope, Alabama

April 25, 1944

Single Tax Corporation  
Fairhope, Alabama

Gentlemen:

Thank you very much for your generous contribution to our drive for funds for the Recreation Center. The fact that you have contributed is evidence that you recognize the necessity for such a program as we have undertaken and we shall appreciate it if you will aid us, not only with your money but with such suggestions as to how we may best carry on our work.

We feel sure that not only will our work be of benefit to the young people of the community but also that in the good it will do, it will more than repay all of us who are donating in cash and time and that you will be proud that you have been a part of this contribution.

Very truly yours,

FAIRHOPE RECREATION COUNCIL

*Mrs. C. A. Gaston*  
Secretary \_\_\_\_\_

June 20, 1952

Mr. Lyle Mueller, Chairman  
Fairhope Civic Youth Council  
Fairhope, Alabama

Dear Mr. Mueller:

In accordance with the action of our Executive Council at its meeting June 19 we are enclosing herewith our check for \$150.00.

The motion adopted provided that \$100.00 be used to defray your budget expense and that \$50.00 be used to provide suitable markers for the area to be used for aquatic instruction.

The work you are doing for the betterment of the youth of Fairhope is much appreciated and we wish you all possible success in your efforts.

Very truly yours,

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Secretary

P.S. It occurs to me that Horace R. Hall might be of assistance in securing the rope and floats.

CAG

April 22, 1944

Mrs. Walter Forster, Chairman  
The Fairhope Recreation Council

Dear Mrs. Forster:

Your communication of April 8 was read to our Executive Council at its meeting Thursday night and all expressed appreciation for the fine work your organization is accomplishing.

In response to your appeal for regular contributions to aid in defraying expenses it was moved and carried to contribute five dollars monthly. We herewith enclose the first such payment and will make like payments each month until further action by the Council.

Very truly yours,

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Secretary.



Dr. C. A. Gaston,  
Rep. Fairhope Single Tax Corp.  
Fairhope, Alabama

Fairhope, Alabama  
April, 8, 1944

TO THE CIVIC AND SOCIAL CLUBS OF FAIRHOPE:

At a regular meeting of the Fairhope Recreation Council, held on April 4th., the representative appointed by you was duly elected a member of the Advisory Council of this organization. At this time, through your representative, we wish to bring before you some of the accomplishments to date, some of the plans for the future, and some of the needs in order to carry on as planned.

The Fairhope Recreation Council has been in existence since the first of February. During that time evenings of recreation, consisting of games and dancing have been held for both Junior and Senior High School groups on Friday and Saturday evenings with attendance on each evening averaging from eighty to more than one hundred. The students have been most enthusiastic about the parties and those of the adults who have assisted or visited the project have felt that it was well conducted and worth while. During the entire time it has not been necessary to make any rules of conduct nor has any incident occurred which would reflect criticism upon the youth of our town.

The games and other equipment which have been used for the project have been donated by interested citizens and the young people themselves. The facilities include three ping-pong games, jig saw puzzles, chinese checkers, horse shoes, various types of card games, shuffle board and others. By far the most popular game has been ping-pong though we expect the shuffle board to be equally popular. The shuffle board has not been in use as yet but the diagrams have now been painted on the floor and the set will be in use at the next session.

The Town of Fairhope has been meeting the cost of the music machine which is used for dancing and The Tourist Club is allowing us to use their shuffle board sets. All of these donations have been very helpful.

Now we are faced with needs which it will be difficult to fill through individual contact with the public and the time has arrived when the assistance of your group is essential if the project is to go on as we hope it will. Some of these needs are: (1) Cabinet space for storing games and equipment that they may be safe at times when it is necessary to use the auditorium for other things. These can be built at a cost of not more than twenty-five (\$25) dollars, (2) New games and equipment so that a variety of entertainment can be provided to prevent the young people from becoming tired of the amusement offered, (3) Replacement of wornout or damaged equipment (example: the purchase of ping-pong balls which must be done when and if they are available; purchase of new ping-pong sets; repairs on equipment--at present the indoor horse shoe set is out of commission). These are some of the regular and unavoidable expenses which come up all the time and if the project is worthwhile, it should have enough financial security to meet these needs.

At the last regular meeting a motion was made and carried that the civic, and social organizations of the town be asked to underwrite the project with a donation large and small which could be paid monthly. This would assure that the Recreation Council would always be in a position to meet its necessary expenses. It was felt that this plan was better than the giving of a lump sum by each organization as most of the expense was of a character which would vary from month to month.

One method of meeting the expenses at the present is the sale of sandwiches and soft drinks at the parties, the sandwiches being donated by parents. This has made it possible to keep out of the red in so far as the purchase of ice, and other small items was concerned. It is easy to see however, that sandwiches will not be in demand in the summer as they were in the winter months. Also it will be increasingly difficult when school closes to contact the parents without going to the same ones over and over again.

We have tried to give you and your organization a clear picture of the situation as we see it. We hope that you will feel a deep and personal interest in a project which in these difficult times is meeting a need for wholesome recreation for the young people of our town. If there are those of your membership who feel they can give some time, say an evening chaperoning one of the parties, he (for the men are welcome also) or she should contact Mrs. Walter Forster, Chairman. If you have any games packed away which you would like to give, you may send them to the school or phone and some one will call for them.

We hope your organization will feel the necessity for pledging a small or large amount depending upon your resources so that this project may not only continue but grow and become more and more the center of activity for the most valuable asset in our town--our young people.

THE FAIRHOPE RECREATION COUNCIL  
Mrs. Walter Forster, Chairman



1500  
Public H. S.

FAIRHOPE PLAN TO  
INSURE HUMAN RIGHTS

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To insure human rights it is necessary for all people to be secure in the exclusive possession of so much land as they can capably use in the production of wealth with which to satisfy their needs and desires.

It is the function of Government to insure this possession in such a manner that its protection of one individual will in no way violate the equal rights of others.

The Fairhope plan accomplishes this by requiring every possessor of land to pay an annual fee for insuring him in his exclusive possession of the land he elects to hold. Justice to all fixes this fee at no more and no less than the value attaching to such land by reason of the social and economic activities of all the people.

FAIRHOPE SINGLE TAX CORPORATION.

OUR PRESENT PUBLIC REVENUE SYSTEM IS LARGELY BASED ON SUCH INCONSTANT FACTORS AS IMPROVEMENT PROPERTY VALUES, COMMODITY SALES, PERSONAL AND CORPORATE INCOME AND LICENSE LEVIES ON NEEDED SERVICES. IT HAS NEVER BEEN ADEQUATE.

ALL PUBLIC REVENUE DERIVED FROM THESE SOURCES MAY BE CLASSED IN THE CATEGORY OF "UNEARNED INCOME" FULLY AS MUCH AS THE REVENUE DEMANDED BY ROBINHOOD, THE BARBARY PIRATES, THE HIGHJACKERS OF THE "ROARING TWENTIES" AND THE EXHORBITANT DEMANDS OF CERTAIN MUCH CRITICIZED LABOR UNIONS. WE SAY: "LET THEM GO TO WORK AND EARN THEIR INCOME".

OUR GOVERNMENTS ARE AT WORK AND THEY EARN SUFFICIENT TO PAY ALL NORMAL OPERATION COSTS AND A LARGE PART, IF NOT ALL, THE PRESENT INCREASED EMERGENCY COSTS. YET THEY NO MORE EARN THE GREATER PART OF THE REVENUE THEY NOW COLLECT THAN DID ROBINHOOD, THE BARBARY PIRATES, THE HIGHJACKERS OF THE "ROARING TWENTIES" OR THE CRITICIZED LABOR UNIONS.

ALL SOCALLED "UNEARNED INCREMENT OF LAND VALUES" IS THE EARNINGS OF GOVERNMENT. LET'S ENDOW OUR GOVERNMENTS WITH THE POWER TO COLLECT THEIR EARNINGS INSTEAD OF BEWAILING THE POVERTY OF OUR GOVERNMENT INSTITUTIONS.

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FAIRHOPE SINGLE TAX CORPORATION



IT IS TRUE THAT LOCAL GROWTH, DUE TO INDUSTRIAL EXPANSION RESULTING FROM FEDERAL GOVERNMENT ORDERS, HAS BROUGHT ABOUT A NECESSITY FOR EXPANSION OF SCHOOL FACILITIES\*\*--BUT THE GOVERNMENT IS PAYING FULL VALUE FOR ITS ORDERS.

IT IS TRUE THAT LOCAL INDUSTRIES AND RESIDENTS ARE RECEIVING INCREASED INCOMES BY REASON OF THESE GOVERNMENT ORDERS--BUT THEY ARE GIVING CORRESPONDINGLY INCREASED SERVICE.

IT IS ALSO TRUE THAT THESE GOVERNMENT ORDERS HAVE GREATLY INCREASED THE SELLING PRICE AND THE RENTAL PRICE OF LAND BUT LAND OWNERS WHO RECEIVE THIS INCREASE PERFORM NO SERVICE IN RETURN FOR THE INCREASED BENEFITS THEY RECEIVE.

DO OUR SCHOOLS TEACH, IN THEIR ECONOMICS CLASSES, THAT IT IS PROPER TO CONTINUE TO GIVE THIS UNEARNED INCREASE IN INCOME TO THE LAND OWNERS AND THAT THE FUNDS NECESSARY FOR SCHOOL EXPANSION SHOULD BE SUPPLIED BY AN ALREADY OVERBURDENED FEDERAL GOVERNMENT?

---

FAIRHOPE SINGLE TAX CORPORATION

## FAIRHOPE TITLE &amp; SURVEY COMPANY

FAIRHOPE, ALABAMA

"ON MOBILE BAY"

HAROLD W. GRAHAM

Fish River Shores

TELEPHONE 5885

CLAUDE W. ARNOLD

Successor to Harry H. Parker

P. O. BOX 74 — DIAL 8222

FAIRHOPE SINGLE TAX CORP.,  
Fairhope, Alabama.

Dear Sirs:

After long deliberation, we are taking a step which we regret very much, but can no longer avoid.

Effective January 1st, 1951, and affecting all Abstract of Title work ordered after that date, our base charge will be \$1.50 per sheet for abstract of title work.

Continuous increases in the cost of every item of goods and services which we must use in our business has made this increase in charges inescapable. We hope that you will be able to continue to favor us with abstract of title work.

Yours very truly

*Claude W. Arnold*  
Claude W. Arnold,

Fairhope Title &amp; Survey Company.

M. Dyson  
XXXXXXXXXX

C.A.  
XXX

Sept. 17, 1936

Mrs. T. H. Fallaw  
York, Ala.

Dear Madam;

The Single Tax Corporation has many desirable lots on sites in the Town of Fairhope which can be secured, as in the News article, on payment of six months rent. Rentals on building lots range from \$75 a year downward to as low as ten or twelve dollars. Here as elsewhere there are always opportunities to purchase improved properties and it is possible you might find a property suitable to your needs.

Fairhope is an easy day's drive from your town by auto or the trip can be made by bus or train. We have comfortable hotels and I am sure it would be well for you to come down and investigate.

I shall be glad to have you call at my office in the Courier building for any service I can render.

Very truly yours,

---

Secretary

CAG/mg



York, Ala,  
Sept 14, 1936.

Dr. C. A. Gaston  
Fairhope, Ala.

Dear Sir:

After reading in the B'ham News of the Single Tax Corporation of Fairhope my husband a retired Army Officer and I are very much interested.

We would like all the information possible in regards to inducements offered to new residents, also we would like to know who to see if we should make a trip down to Fairhope.

Thanking you very much. I am,

Mrs. T. H. Fallaw.

*Mrs. T. H. Fallaw*

M. C. FARMER - CONTRACTOR  
ROADS - STREETS - DRIVEWAYS

2152 HALL'S MILL ROAD

MOBILE, ALA.

DIAL 6-6457

June 4, 1952

Fairhope Single Tax Corporation  
Fairhope, Alabama

Sirs:

We are pleased to quote you the following  
unit prices to do work as shown on your drawings  
Unit No. 1 of 1952 Paving Venture:

Manhole over existing pipe	\$150.00 Each
Inlets on 8" line	125.00 Each
8" Concrete Pipe	2.50 per lin. ft.
Type B Concrete Curb	1.45 per lin. ft.
Type A Concrete Pipe	1.75 per lin. ft.
Concrete Sidewalk	4.05 sq. Yd.
Plant Mix Sidewalk 1 3/4"x6'	1.50 Sq. Yd.
Double Surface Treatment	.43 Sq. Yd.

Thanking you for the opportunity of quoting you on  
this work, I am

Yours very truly,

M. C. FARMER CONTRACTOR  
*M.C. Farmer*  
M. C. Farmer

June 4, 1952

Fairhope Single Tax Corporation  
Fairhope, Alabama

Sirs:

We are pleased to quote you the following  
unit prices to do work as shown on your drawings  
Unit No. 1 of 1952 Paving Verture:

Manhole over existing pipe	\$150.00 Each
Inlets on 8" line	125.00 Each
8" Concrete Pipe	2.50 per lin. ft.
Type B Concrete Curb	1.45 per lin. ft.
Type A Concrete Pipe	1.75 per lin. ft.
Concrete Sidewalk	4.05 Sq. Yd.
Plant Mix Sidewalk 1 3/4"x6'	1.50 Sq. Yd.
Double Surface Treatment	.43 Sq. Yd.

Thanking you for the opportunity of quoting you on  
this work, I am

Yours very truly,

M. C. FARMER CONTRACTOR  
*M. C. Farmer*  
M. C. Farmer



# FARMERS & MERCHANTS BANK

John J. Lewis, President

E. F. Sanders, Vice President  
Gus. Schultz, Cashier

CAPITAL  
SURPLUS



\$ 50,000.00  
\$ 50,000.00

James K. Terrell, Ass't Cashier  
Anthony Smith, Ass't Cashier

FOLEY, ALABAMA

Jan. 15th. 1946

Mr. C. A. Gaston, Secretary,  
Fairhope Single Tax Corporation,  
Fairhope, Ala.

Dear Mr. Gaston:

Thank you for your letter of the 24th. enclosing Lease agreement with Mr. Ronald L. Gunnison.

We are not familiar with rules governing single tax property or mortgages thereon. We thank you for the suggestion about the protection. We, of course, want to have you execute and deliver to us assent so that our lien will be fully protected. Our mortgage on this property and on other property owned by Mr. Gunnison is \$ 2,500.

We shall be pleased to receive the opert papers from you as soon as you have them available.

Yours very truly,

  
Vice President.

# FARMERS & MERCHANTS BANK

John J. Lewis, President

E. F. Sanders, Vice President  
Gus. Schultz, Cashier

CAPITAL  
SURPLUS



\$ 50,000.00  
\$ 50,000.00

James K. Terrell, Ass't Cashier  
Anthony Smith, Ass't Cashier

FOLEY, ALABAMA

Jan. 5th. 1946

Mr. C. A. Gaston, Secretary,  
Fairhope Single Tax Corporation,  
Fairhope, Ala.

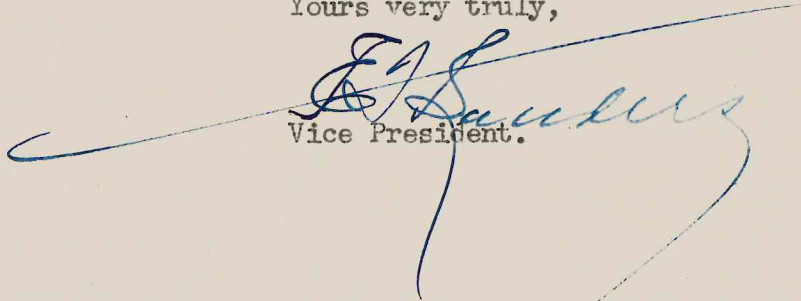
Dear Mr. Gaston:

We are in receipt of your letter of November 14th. with reference to the Edmundson-Gunnison application for transfer of lease.

There is enclosed herewith the old lease dated Oct. 17th. 1941 which has been assigned to Mr. Ronald L. Gunnison, along with the application.

We ask that you please reissue the lease in the name of Mr. Gunnison and forward to us.

Yours very truly,

  
Vice President.

ARTHUR FEDER

---

1410 Peniston St.

New Orleans 15, La.

August 27, 1950

Dear Mr. Gaston,

It is now already three weeks that I took leave of you, but whenever I think of Point Clear and the wonderful time I had there during my vacation, I think at the same time of Fairhope which was equally a wonderful experience for me, although in a quite different way.

What John Dewey calls "practical idealism", your father, your friends, and yourself have realized in a remarkable way. And I have now before me Henry George's "Progress and Poverty" which I am going to read whenever I find some spare time.

Thus, my this year's vacation will have left with me something that will last. And I am looking forward with pleasure to the day when I may see you again, - although I do not yet know when this will be.

Please remit my best regards to your wife, and my greetings to your son Paul.

Yours sincerely,

Arthur Feder



Jan. 14, 1946

Farmers & Merchants Bank  
Foley, Alabama

Attn: Mr. E. F. Sanders, Vice-President

Gentlemen:

As per request in your letter of Jan. 5, we herewith send you lease issued to Ronald L. and Ira Gunnison.

We have attached your letter to our copy of the Gunnison lease as evidence of its assignment to you and have made such record in our land book. However it might be best for your protection to have us issue a regular assent to mortgage such as we issue in the case of assignments to some other mortgagors.

Should you want such an assent please make written request for same and give the amount of the loan to Mr. and Mrs. Gunnison.

Very truly yours,

---

Secretary



Fairhope Single Tax Corp.,  
City.

ARTHUR FEDER

1410 PENISTON ST.

New Orleans, 15, La.



COMMISSIONERS

LELAND OLDS, CHAIRMAN  
CLAUDE L. DRAPER, VICE CHAIRMAN  
BASIL MANLY  
JOHN W. SCOTT  
CLYDE L. SEAVEY

FEDERAL POWER COMMISSION

WASHINGTON

ADDRESS ALL COMMUNICATIONS  
TO THE COMMISSION

LEON M. FUQUAY, SECRETARY

NOV 25 1941

Mr. C. A. Gaston, Chairman,  
Electric Utility Committee,  
Town of Fairhope, Alabama.

Dear Sir:

Receipt is acknowledged of your letter of  
October 29, 1941 relative to the matter of obtaining  
natural gas facilities for service at Fairhope, Alabama.

Please be advised that the Commission has  
treated the said communication as an informal complaint  
and has transmitted a copy of it to United Gas Pipe Line  
Company with direction to file an answer thereto within  
thirty days from this date.

Upon the filing of answer by United Gas Pipe  
Line Company, a copy of such answer will be immediately  
forwarded to you.

Very truly yours,

  
Secretary.

March 28, 1938

Federal Trade Commission  
Washington, D. C.

Gentlemen:

I am informed that your office has recently released a report on the public utility rates in Alabama.

I am chairman of the council committee in charge of the local municipal electric plant and would appreciate your sending me a copy.

Very truly yours,



# Federated Mutual

MUTUAL IMPLEMENT and HARDWARE INSURANCE COMPANY

HOME OFFICE: OWATONNA, MINNESOTA

Lee D. Davis, Manager  
SOUTHERN DEPARTMENT  
1600 Healey Building  
Atlanta 1, Georgia  
Telephone Walnut 8237

April 22, 1948

Dear Policyholder:

Just a few lines to tell you that Walter Arnold is still representing us; in fact he is in his EIGHTH YEAR with Federated.

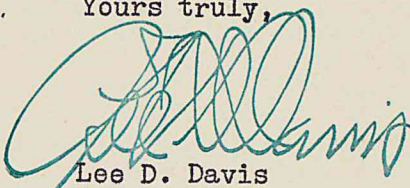
The only change is that he is now able to handle all his Automobile and other casualty lines with his own company, the Federated Mutual.

It has been impossible for him to see all his Policyholders as quickly as he would like. For that reason this letter is being mailed.

If you need service or additional insurance, drop him a note to P. O. Box 49, Brewton, Alabama; or use the enclosed Business Reply Card to tell us. You'll get maximum protection at a decided saving.

Walter Arnold is the only agent authorized to act for the Federated Mutual in your neighborhood - don't let any competitor try to tell you otherwise.

Yours truly,

  
Lee D. Davis  
Manager



# HENRY GEORGE Fellowship

176 W. Adams St.

CHICAGO

Suite 1841

November 15, 1936

Fairhope Single Tax Corporation  
Baldwin County, Alabama

Gentlemen:

Kindly send me some information  
regarding the Fairhope Single Tax Corporation.  
I would like to use this information  
for an article in the Fellowship news, the  
paper issued by the Henry George Fellowship  
in Chicago.

Thank you for your co-operation in  
this matter.

Very truly yours,

(Miss) Betty Feldbein

History  
Leaflet

P. W. A.

Letter to Anti S. T. League

4440 W. Jackson Blvd.  
Chicago, Ill.

File this letter

Sent Nov. 23, 1936

History, PWA, Lease, Application, Single Tax article, Letter to  
Anti-Single Bureau, Fairhope Folder and Constitution.

May 19, 1943

Mr. Hill Ferguson, Chairman  
Board of Tax Equalization  
Jefferson County  
Birmingham, Alabama

Dear Sir:

I was much interested in a report on the work of your Board published in the Mobile Register, Monday, May 3. I am an associate editor of the Fairhope Courier and wrote an article on the subject which was published on the editorial page of the May 6 issue, a marked copy of which is being mailed to you.

My article came to the attention of Mr. Charles R. Eckert, ex-congressman from the 26th District, Pennsylvania, Beaver Pa., who writes me in part as follows: "Assessments generally are largely guess affairs and if Jefferson County in your state has a method of assessing urban and rural property that approaches a science, would it be possible to get an outline of the method from the assessing authorities or any other source?"

I, too would be much interested in having any more detailed material available. Since 1913 our corporation has used a system of land valuation developed by Mr. William A. Somers, for the levying of our annual land rental charges and there is much satisfaction in having definite rules to follow.

I hope that the legislature will not do anything to detract from your work but that it will attempt such measures as will bring the other Boards to a like efficiency. I feel confident that ad valorem taxes on real estate serve valuable causes other than the raising of revenue and that it is of great value to remove the present objections of inequity.

Very truly yours,

---

Secretary.



Aug. 7, 1948

Mr. Alexis C. Ferm  
Stelton, New Jersey

Dear Mr. Ferm:

Am pleased to learn, through Mrs. Norton,  
that you have decided to come to Fairhope and cast  
your lot with us.

You will please sign both copies of the with-  
in applications and return them to me. With sincere  
best wishes I am

Very truly yours,

---

Secretary

June 17, 1948

Mr. A. C. Ferm  
Stelton, N.J.

Dear Mr. Ferm:

Mrs. Steele died Monday morning. Her will will be probated and Mrs. Ivy P. Norton named executrix. The home and household is willed to a son who lives in California. I think he does not want to own it and that it will probably be offered for sale.

All this will probably take some time. It may be, however, that arrangement can be made with Mrs. Norton and the son for a transfer prior to the settlement of the estate. In the event this could not be arranged I believe we could find another suitable location.

Mrs. Norton knows of your proposed deal with Mrs. Steele and I am sure it would be all right for you to communicate directly with her. Hoping you can make the desired arrangement and that we shall see you soon,  
I am

Very truly yours,

P.S. I was much interested in the school brochure you sent me.

June 15/48

Dear Dr. Gaston:

I should have asked you long ago to be patient, for I promised I'd let you & Mrs. Steel know as soon as I could make my decision. I'm sorry that I have not yet been able to settle matters & it may take a few days before I'll know what I shall do. I hope it does not bar me out.

Maybe I owe Mrs. Steel something for the time she gave me, anyhow.

Sincerely

Alexis C. Fern



June 9, 1944

Mr. F. E. Fick  
3026 Monroe Ave.,  
Cleveland 13, Ohio

Dear Mr. Fick:

I have your letter of June 2 and am pleased to learn you and Mrs. Fick have an interest in making your home in Fairhope. I feel sure you can find congenial company in Fairhope. A large part of our population is drawn from northern states, many of them having reached retirement age, though Fairhope is by no means a town of older people.

The 1940 census gave Fairhope a population of 1,845. That figure did not represent our resident population because at all seasons of the year there are a number living here who register for census purposes at their more permanent homes. At the present, judging by utilities records, our population is almost double what it was in 1940. This is due to the fact that Fairhope has been called upon to house many who have been drawn to this section to man the ship yards and other war industries in Mobile.

As you will see by maps in the booklets I am sending you under separate cover Fairhope is located on the eastern shore of Mobile Bay in a most attractive setting. Most of the garden vegetables found in the temperate zone do well here, radishes, turnips, beets, carrots, peas, beans, cabbage, spinach, tomatoes, peppers, egg plant, corn, etc, are common crops as well as melons, cucumbers, squash, etc. Our drinking water is exceptionally pure and soft. Wood, coal, fuel oil and butane gas are used for heating fuels and gas and electricity are largely used for cooking. Our public library, open daily except Sunday is exceptional for a town the size of Fairhope. Fairhope has a good well managed moving picture theatre. Hospital facilities are available in a well staffed clinic in town and an associated convalescent home on the bay at Battles, about two miles below Fairhope,

Fairhope has exceptionally good markets and stores and costs average well with other parts of the country. The cost of living is moderate for those who are satisfied with a comfortable though simple life and the opportunities in Fairhope for extravagant living are ver limited. As stated before our accomodations are heavily pressed at the present and present federal restrictions on building make relief unavailable during the emergency. However these conditions will come to an end and we shall be glad to have you come to Fairhope, first for a visit and if you like us to remain.

Very truly yours,



our address F.E.Fick  
3026 Monroe Ave  
Cleveland, Ohio 13

Cleveland, Ohio June 2, 1944

Mr. C.A. Gaston, sec'y  
Fairhope Colony  
Fairhope, Alabama

Dear Sir--

This is to acknowledge receipt of yours of May 27th and to thank you for the information which you sent. It is interesting as far as it goes, so much so that we would like more detailed information on some points, and, as your corporation is evidently a non profit one I am enclosing a One Dollar bill to pay you or someone you may designate for their time and trouble and any more literature you think might further enlighten us on what we wish to know.

Our situation is as follows - My wife and I are close to sixty years old; we have worked all our lives and have accumulated sufficient assets, mostly in government bonds, to keep us for the rest of our lives at about our present standard of living. We are both in good health and we are both working now, but, when this war is over we would like to retire and turn our jobs over to those who will need them more than we do; so, we are looking for some locality to spend the remaining years of our lives in comfort amid congenial people.

We are among those who have been interested in social problems and have taken an active part in organizations of a social nature all our lives and so have been brought into contact repeatedly with Single Taxers, tho we have never joined a single tax group, but we know from our association with them that, as a rule, they are our kind of people, and we feel that we would feel right at home among them, therefore we are interested in Fairhope Colony.

We would like to know more about the climate, the weather, the extremes of temperature and relative humidity; what kind of garden vegetables can be grown, whether Fairhope is on a body of water, how is the drinking water; what kind of fuel is used for heating and cooking; the population of the town of Fairhope; library facilities, moving picture theatres, hospitals, how do living costs compare with those in other sections of the country, hotel rates, etc.. ??? a map of Fairhope and surrounding region. and some copies of local papers.

Thanking you in advance for any information you may send us,

very truly yours

*F.E. Fick*



May 27, 1944

Mr. F. E. Fick  
3026 Monroe Ave.  
Cleveland 13, Ohio

Dear Mr. Fick:

I regret to disappoint you with reference to your information that there is a cooperative colony in Fairhope. The Fairhope Colony is a Single Tax Colony which consists of our corporation.

Our corporation holds title to a considerable area of land in and adjoining the Town of Fairhope. We lease the land on 99 year lease contracts to all acceptable persons whether members or non-members of our corporation.

Our corporation exercises no administrative authority over its lessees. So long as they pay the annual rent assessed on the land leased they may continue in its full possession. Lessees build on the land so leased and make such other improvements thereon as they may desire. If a lessee wants to sell his improvements or other property attached to the land he may do so to any one acceptable to the corporation. His lease rights to the land are transferred to the buyer who surrenders the old lease and receives a new one in exchange.

The colony's lessees are a cosmopolitan group. They are, in the main, quite neighborly and cooperative, though each follows his own bent more or less independently of the others. They live both in town and in the country. The Town of Fairhope embraces much more than the colony and has a regular municipal government with a mayor and town council elected by all the citizens of the community.

I am enclosing some forms and literature which I believe you will find of interest and I assure you I shall be glad to reply to such further enquiry as you may care to make.

Very truly yours,

---

Secretary.



Cleveland, Ohio,

May 15, 1944.

Fairhope Colony,

Fairhope, Ala.

Gentlemen:

I understand there is a cooperative colony in Fairhope, and would like information concerning it. Any information which you may have will be greatly appreciated in the enclosed self-addressed envelope.

May I hear from you, and oblige,

Very truly yours,

A handwritten signature in cursive script, reading "F.E. Fick". The signature is written in dark ink and is positioned to the right of the typed name.

F.E.Fick

3926 Monroe Ave

Cleveland 13, Ohio

Aug. 22, 1946

Mr. O. H. Finney, Jr., Secretary  
Buchmann Building  
Cullman, Alabama

Dear Sir:

I shall be pleased to accept the invitation to confer with Mr. Folsom at Judge J. A. Carnley's office in Elba at 11:30 A. M. next Thursday, August 29, as per your letter of August 19. On investigation of transportation facilities between here and Elba I find that it would be much more convenient if my appointment could be after two o'clock in the afternoon. If there would be no difficulty in making the change I would appreciate it. However unless I hear from you concerning a later appointment I will be there at 11:30.

I want to express my sincere appreciation for this invitation. It shall be my earnest endeavor to bring Mr. Folsom views and ideas that he may put to practical use in accomplishing his aim to bring better government to Alabama. It is indeed encouraging to find him going afield outside the circle of leading politicians for conferences.

I am taking the liberty to enclose a clipping from today's issue of the Fairhope Courier, of an editorial I wrote on the proposed changes in advalorem taxes as reported by the Revenue Survey Committee. I believe Mr. Folsom will find my views expressed there of interest. Please express my appreciation to Mr. Folsom for his invitation and be assured of my thanks to you for your courtesy in writing me.

Sincerely yours,

---



June 16, 1937

Mr. F. H. First  
Robinson Building  
Rock Island, Ill.

Dear Sir:

The secretary of the Fairhope Chamber of Commerce has informed me of your request for information about our Corporation.

I enclose herewith a copy of our constitution, application for land and lease contract, in which I hope you find interest.

Our Corporation has administered the lands on which most of the residences and businesses of Fairhope are located since the founding of the community and believes that the growth and character of the community is largely due to our land policy.

We will be very glad to have your continued interest and to have you visit our town.

Very truly yours,

---

Secretary

CAG/mg





THIS SIDE OF CARD IS FOR ADDRESS



Mr. Ed Wolcott, Sec.,  
Fairhope Single Tax Colony  
C i t y

Mr. Wolcott:-

Dr. F. H. First,  
Robinson Building,  
Rock Island, Illinois.

desires literature regarding the  
Single Tax Colony.

Thanks.

Mrs. Nottelmann

wrote + sent Ltr. June 16, 37

Mar. 8, 1951

First Federal Savings & Loan Association  
106 St. Joseph Street  
Mobile, Alabama

Attn: E. L. Quint Jr., Sec-Treas

Gentlemen:

In response to your letter of the 6th we are enclosing the cards referred to:

We have paid the taxes on the property of Julius A. Hermecz and hold the County Collector's receipt #279 amounting to \$14.50 and City of Fairhope receipt # 197 amounting to \$15.00. You have paid us all rents due to July 1 at which time we will bill you for the balance of the 1951 rent.

On the Walter A. Carlson property we have the County receipt #117 for 22.05 and the City of Fairhope receipt # 85 for \$15.75. You have paid the rent to July 1.

We carry the Nahrgang property in three separate accounts.

The south 66 ft. of the east 14 ft. of lot 7 and the south 66 ft. of lot 8 is assessed to Norma W. Albertson. For the 1950 taxes we hold County receipt #2 for \$9.14 and City Rec. #3 for \$8.85. You have paid the rent to July 1.

The east 24 ft. of the south 66 ft. of lot 5 and the west 48 ft. of lot 6 is assessed to Harriet H. Jones. On it we have the County tax rec. #313 for 12.39 and City rec. #219 for 8.85. You have paid the rent to July 1.

The east 18 ft. of lot 6 and west 52 ft. of lot 7 is assessed to Mrs. Lida J. Payne. On it we have County Rec. # 454 for \$12.18 and City Rec. #328 for \$8.70. Mrs. Payne paid the rent to us to July 1 on March 1.

Our records show that the mortgage indebtedness ~~on~~ has been discharged on the improvements on the north 66 ft. of lot 8 and the north 66 ft. of the east 14 ft. of lot 7, and on all of lot 5 except the east 24 ft of the south 66 ft thereof contained in the lot held by Mrs. Jones. We will be pleased to furnish such other information as you may desire.

Very truly yours,

---

Secretary



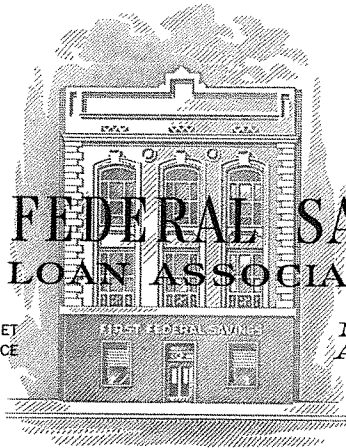
ARTHUR TONSMEIRE, JR.  
PRESIDENT

D. R. COLEY, JR.  
CHAIRMAN OF THE BOARD

# FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

106 ST. JOSEPH STREET  
OPPOSITE POST OFFICE

MOBILE  
ALABAMA



E. L. QUINT, JR.  
SECRETARY-TREASURER

March 6, 1951


Fairhope Single Tax Corporation  
Fairhope, Alabama

Gentlemen:

On November 1st, 1950, we mailed to you Tax Record Cards on Julius A. Hermecz, Watler A. Carlson and Robert R. Nahrgang. We have not received a reply from you as to whether the taxes are due on these properties. Please return these cards to us and advise the status of each case.

Yours very truly,

FIRST FEDERAL SAVINGS & LOAN ASS'N.

  
E. L. QUINT, JR.  
SECRETARY-TREASURER

ELQ/cet

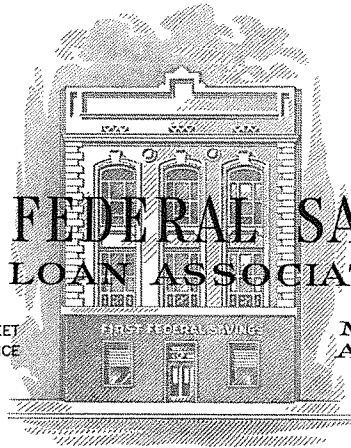
ARTHUR TONSMEIRE, JR.  
PRESIDENT

D. R. COLEY, JR.  
CHAIRMAN OF THE BOARD

# FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

106 ST. JOSEPH STREET  
OPPOSITE POST OFFICE

MOBILE  
ALABAMA



E. L. QUINT, JR.  
SECRETARY-TREASURER

November 1, 1950

Fairhope Single Tax Corporation,  
Fairhope, Alabama.

Gentlemen:

In reply to your letter, we are enclosing tax records on Julius A. Hermecz, Watler A. Carlson, and Robert R. Nahrgang. From your letter, we assume that the taxes on the above are paid for 1950. We are enclosing self-addressed envelope for you to return the enclosed cards to us.

Yours very truly,

FIRST FEDERAL SAVINGS AND LOAN ASS'N

E. L. Quint, Jr.,  
Secretary-Treasurer.

ELQjr:bc  
Encls.

Oct. 31, 1950

Mr. E. L. Quint Jr., Sec-Treas.  
First Federal Savings & Loan Assn.  
106 St. Joseph St.,  
Mobile, Ala.

Dear Mr. Quint:

Your letter of Oct. 30 addressed to Town of Fairhope was handed to us for reply.

The 1950 rent charges, due to be paid to our corporation have been paid and we intend to pay all taxes due the Town of Fairhope and the State of Alabama, etc. before they become delinquent.

I am enclosing a copy of our lease contract and wish to call your attention to paragraph (3) which provides that we will accept as a payment on rent, receipts for taxes paid by the lessee to the County Tax Collector or Town of Fairhope. It appears that you have a receipt from the County collector for taxes paid on the Carlson property in the amount of \$15.55 for the 1949 County tax. This receipt may be used in the payment of Mr. Carlson's 1950 rent.

At the present time it is our policy to make direct payment to the County Collector and Town of Fairhope of taxes due from our lessees whose rents are paid in full and it is only necessary for lessees to pay rent to us. Only in the event the taxes exceed the rent is it necessary for the lessee to pay any taxes and in all such cases we advise the lessee of the additional amount needed to pay his taxes.

If you have not already done so we suggest you pay no 1950 taxes on these properties. If you have already paid taxes be sure to use the receipts when you pay the 1951 rent to us.

Very truly yours,

---

Secretary



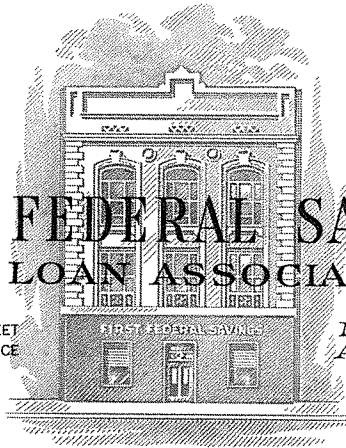
ARTHUR TONSMEIRE, JR.  
PRESIDENT

D. R. COLEY, JR.  
CHAIRMAN OF THE BOARD

# FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

106 ST. JOSEPH STREET  
OPPOSITE POST OFFICE

MOBILE  
ALABAMA



E. L. QUINT, JR.  
SECRETARY-TREASURER

October 30, 1950

Town of Fairhope,  
Fairhope, Alabama.

Gentlemen:

We are enclosing tax records for which we would like to pay the current taxes due. Please return tax bill along with these cards so that we may mail you our check to cover the same.

Yours very truly,

FIRST FEDERAL SAVINGS AND LOAN ASS'N

*E. L. Quint, Jr.*  
E. L. Quint, Jr.,  
Secretary-Treasurer.

ELQjr:bc  
Encls

Dec. 24, 1948

First Federal Savings & Loan Ass'n  
154 St. Louis St.  
Mobile, Alabama

Gentlemen:

With reference to the enclosed, your letter of Dec. 10 and tax record cards for W. A. Carlson, Julius A. Hermecz and Robert R. Nahrgang, all charges of our corporation against these properties have been paid for the current year. The first half of the 1949 rent will be due the first of January and we have noted on our records that bills are to be sent to you, except that in the case of several parcels of the Nahrgang holding where purchasing contractees are paying the ground rent directly to our treasurer.

With reference to state, county and municipal taxes, in accordance with our practice at this time we have paid such taxes for the lessees above named, as follows:

	State & County	City
W. A. Carlson	15.76	15.90
Julius A. Hermecz	14.50	15.00
Robert R. Nahrgang	68.48	58.20

The Carlson tax was paid in the name of the former owner, B. B. Baker, while the Nahrgang property taxes were paid in the names of various owners in accordance with purchase contracts of which we have been notified.

Very truly yours,

---

Secretary

Aug. 7, 1948

First Federal Savings & Loan Ass'n  
Mobile, Ala.

Gentlemen:

Rents paid on the Robert R. Nahrgang leaseholds  
in Block 23, Division 2, other than by your firm are as  
follows:

S. 66 ft. of E. 14 ft. of Lot 7 and S. 66 ft.  
of Lot 8. Norma W. Albertson paid \$14.54 for last half  
of 1947 rent on July 2, 1947.

S. 66 ft. (except E. 24 ft.) Lot 5; Dennis Gabel  
paid \$17.16 for first half 1947 rent on Feb. 15, 1947;  
\$17.16 for second half on April 5, 1947; \$18.63 for first  
half 1948 on Jan. 24, 1948 and \$21.30 for second half  
on July 17.

E. 18 ft. of Lot 6 and W. 52 ft. of Lot 7;  
Mrs. L. J. S. Payne paid \$16.71 for second half of 1947  
rent on April 17, 1947; \$16.59 for first half of 1948  
rent on March 31, 1948. We have billed her \$18.99 for  
the last half of the 1948 rent.

Very truly yours,

---

Secretary



July 31, 1948

First Federal Savings & Loan Ass'n  
Mobile, Ala.

Gentlemen:

You will note red pencil memos on some of the enclosed statements. The amount given is the increase in rent for the last one half of the 1948 rent. This increase reflects the increase in rental value which resulted from recently completed hard surfacing of streets on which the leaseholds front.

You will note the properties of Robert R. Nahrgang under contract for sale to others are identified by his name in the upper left hand corner. Statements for two of the Nahrgang properties have been sent to the contracting purchasers.

Very truly yours,

---

Secretary

January 24, 1948

First Federal Savings & Loan Assn.  
154 St. Louis  
Mobile, Ala.

Dear Sirs:

Through an error in our office, the rent statement of Dennis H. & Bernice Cabel was sent to you. This was our statement No. 251, dated January 1, 1948, and was for the rent of the S 66' Lot 5 in Block 23, Division 4. The rent figure was \$18.63.

We trust that this matter has caused you no serious inconvenience, and that you will destroy the statement in question. Mr. Cabel has already taken care of the amount in question.

Very truly yours,

---

Secretary

COPY

Oct. 21, 1947

First Federal Savings & Loan Ass'n  
Mobile, Alabama

Gentlemen:

Mr. James H. Pike Jr. advises us that you will pay the rent on his leasehold, N. 66 ft. of Lot 5, Block 23, Division 2, as provided by the terms of his purchase contract from Robert R. Nahrgang and we are enclosing a statement showing the amount due.

It would appear that Mr. Nelson V. Hawkins, also has anticipated your payment of the rent on his leasehold, part of lots 5 and 6, Block 23, Division 2 as we note that payment has not been received. We are therefore enclosing a bill for the amount now due.

Others who hold purchase contracts from Mr. Nahrgang have attended to the payment of all rents due. With the exception of the above two all charges against the Nahrgang leasehold for 1947 are paid.

Rents for the last half year remaining unpaid on October 1, are subject to a penalty, but considering that the delinquency may, in part, be laid to our office no penalty will be charged if the above payments are received promptly.

Very truly yours,

\_\_\_\_\_  
Secretary

Oct. 27, 1947  
Dear Mr. Thompson:

As reported to you in my letter of Oct. 21, the rent on the other parcels contained in the Nahrgang leasehold have already been paid in full. The account will be paid up when we have receipt from you for the bills previously sent you.

Very truly yours,

  
\_\_\_\_\_  
Secretary



# FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MOBILE



ARTHUR TONSMEIRE, JR., PRESIDENT  
CARL L. BLOXHAM, VICE PRESIDENT  
D. R. COLEY, JR., ATTORNEY  
E. L. QUINT, JR., SECRETARY-TREASURER  
E. L. THOMPSON, CASHIER

154 ST. LOUIS STREET

MOBILE, ALABAMA

July 22, 1946

W. P. LEWIS  
CHAIRMAN OF THE  
BOARD OF DIRECTORS

Mr. C. A. Gaston, Secretary  
Fairhope Single Tax Corporation  
Fairhope, Alabama

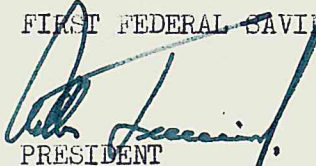
Dear Mr. Gaston:

Thank you for your letter of July 17 in regards to the Nahrgang leasehold. We have no information with regards to the transfer of this property to Mr. Hawkins, but in any event we would appreciate your continuing to send the statement of ground rent to us until notified to the contrary.

With best wishes, we are

Yours very truly,

FIRST FEDERAL SAVINGS & LOAN ASSN.

  
PRESIDENT  
ATjr/lsm

July 17, 1946

First Federal Savings & Loan Ass'n  
154 St. Louis Street  
Mobile 1, Alabama

Re: Robert R. Nahrgang Leasehold

Gentlemen:

We have been advised of the execution by Robert R. Nahrgang of a contract with James C. Hawkins providing for the ultimate transfer to him of title to the improvements on and leasehold interest in that portion of the Nahrgang leasehold in Block 23, Division 2, described as follows:

The East 18 feet of Lot 6 and the West  
52 feet of Lot 7, Block 23, Division 2

Our executive council has approved of this transfer, subject to your mortgage interest and the terms of the contract. We are listing the leasehold in the name of Mr. Hawkins, but understand we are to continue sending statements of ground rent due to you.

Are we correct in assuming that you have been otherwise notified of this sales contract and provision made for the release of this leasehold from your mortgage lien upon the full satisfaction of the sales contract?

Very truly yours,

---

Secretary



April 1, 1937

Mr. E. C. Fisher  
Supt. Schools  
Peoria, Ill.

Dear Sir:

Mr. C. M. Bardwell has asked us to send you literature about Fairhope and explanatory matter concerning the land leasing plan of our Corporation.

Under separate cover I am sending such literature and a copy of our constitution, application for land and lease form, a close study of which will give you a clear idea of the plan.

We have many desirable building sites in various parts of the town. The annual rental varies as to location and conveniences, being as low as eleven cents a front foot on inside lots 132 feet deep to as high as one dollar a front foot. Corner lots and lots having alley frontage are slightly higher. Business sites ren as high as \$2.75 per front foot one hundred feet deep.

Our Corporation also has country lands with an annual rental varying from eighty cents to three dollars per acre.

I shall be glad to answer any specific questions you may care to ask and I hope you will visit Fairhope and see for yourself what we have to offer.

Very truly yours,

---

Secretary

CAG/mg



T.P. Flatg,  
L Box 427,  
Greenville, Texas.

June 20, 1935.

Dear Sir:-

Am pleased at receipt of yours of June 17, to know that you are a believer in the teachings of Henry George and also that you had read of our town in "Real America." I knew it was to appear in the July issue but so far have not seen a copy.

Literature I am sending you especially the "History" but even more the address I made at Chicago, in 1928, on "Single Tax Colonies, or Enclaves" will show you our method for applying the single tax. You will see that we started at the beginning on vacant land and settling single taxers on it. Some of us raised single taxers. My wife and I raised a family of five, all married, all living here, all with families of their own; all in sympathy with our ideals. We picked out a good location and grew up with the country.

The foundation of our undertaking is the right of ownership of land (under the law) to collect the rental value of land we own, but use the rent to lift off those who rent of us, the burden of taxes upon their use of the land, so far as may be.

I think you would understand fully after reading the matter, but if anything is lacking I will try to give it if you write again, as I trust you will.

I mail you a couple of late copies of the Fairhope Courier. Think you would enjoy reading it from week to week.

Yours most sincerely,

---

Secret ry.

6/9/35

W.C.B. Gaston  
Fairhope Ala.

Dear Sir:

I read about your  
town and paper in Real  
America Magazine.

Having read Henry George's  
books I believe in his ideas.

Please mail me a sample  
copy of the Courier, and  
if possible advise me  
as to how to put into  
effect your plans.

Here is a town of 12000.  
people. County of 48000.

Town is \$1,450,000.00 in  
debt. Think of it in  
a rich cotton country,

Town

(2)

Sure will appreciate  
any information you  
can give me as to  
where to obtain informa-  
tion as to putting Mr  
George's ideas in to  
effect. Surely you  
people have just reason  
to be proud of your town.  
Thanking you in advance  
I remain.

Very Truly  
J. P. Haig  
P. O. Box 427  
Greenville  
Texas.



Oct. 25, 1946

Miss Eileen Flamm  
Hitchcock Hall  
University of Chicago  
Chicago 37, Ill.

Dear Miss Flamm:

Our mayor, Mr. Ruge, has referred to me your letter of Oct. 17. Fairhope is not altogether a single tax town and the municipal government has no legal authority to make it such. The town does, however, receive a great deal of benefit from the fact that the single tax principle of deriving public revenue from land value taxation is applied to the lands of the Fairhope Single Tax Corporation which constitute about one-fifth the area of the town.

For the purpose of acquiring public revenue the town administration levies the maximum legal tax on the assessed value of privately owned property within the corporate limits, \$1.00 per \$100.00 of assessed value. Taxable property consists of land, improvements and personal property. The total for 1945 amounted to \$1,220,087.00. Land was assessed at \$330,985.00, our corporation value on its one-fifth of the land being 43% of the total; improvements were assessed at \$561,240.00, our lessees' value on their improvements being 77% of the total; personal property was assessed at \$162,137.00, our lessees value on their personal property accounting for 60% of the total. Quite a bit of the balance of the assessed personal property is located on our land since it is property belonging to tenants of our lessees and the assessed value of stocks of corporations who are lessees.

In respect to the town taxes levied against the improvements and personal property of our lessees, these are paid by our corporation out of the ground rent collections made by the corporation. In 1945 our ground rent levy on the lands in the town that had been let out on leases amounted to \$34,676.47. In addition to paying the town taxes of our lessees we paid the state, county and school district taxes that were levied against them on the assessed value of their properties.

You will note there is opportunity within the confines of the town of Fairhope to make a comparison of the two plans. With our corporation owning only one-fifth of the land the prospective settler is free to make his own choice. That the single tax plan is the free choice of the majority is indicated by the above assessment figures.



Another suitable comparison is with the town of Daphne, located on a beautiful section of the bay shore and some 5 miles North of Fairhope and that much nearer to Mobile, our nearest City, point of rail transportation, etc. At the time of Fairhope's founding Daphne was an old established community and the county seat of Baldwin County. Several years later the courthouse and county offices were moved to a new location, Bay Minette, but a location, like Mobile, 5 miles nearer to Daphne than to Fairhope. Some years later the State Dept. of Education took over the former county buildings and established in them a state supported normal school which they operated for some years at state expense.

The 1940 Federal census showed Fairhope to have a population of 1,845 representing an increase over the previous census enumeration of 19.1%. Daphne was shown to have a population of 630, the increase over the previous enumeration amounting to 8.2%. Fairhope's rate of growth was shown to be the most rapid in the county and to be the most populous town in the county, Bay Minette, its nearest rival, having a population of 1,763, representing an increase of 14.1%. There is every evidence that Fairhope is continuing to maintain its leadership and that this is due to the fact that that portion of its lands owned by the Fairhope Single Tax Corporation are administered on the sound principle of land value taxation.

You can hardly make a fair comparison between Fairhope and any town of like size in your section of the country. You would have to find a town that was some 25 miles from the nearest main line railway station, that is 11 miles from the nearest point of contact with main line bus service, a town which like Fairhope and Daphne ~~is~~ located on a body of water and ~~has a trading area~~ that ~~is a semicircle~~ instead of a circle. In your section such a town would in all probability be located nearer to a more abundant market and would be located on land of a more highly productive quality and it would have greater access to educational and cultural centers, to opportunities for industrial employment, etc. Even comparing Fairhope to Daphne consideration must be given to the fact that the agricultural lands adjoining Daphne are much superior to those adjoining Fairhope.

I believe Fairhope offers an opportunity to make a sound study of an actual application of the single tax principles. However the student must consider that the demonstration is being made at, or near the margin of cultivation.

Under separate cover I am sending printed material, forms in use by our corporation etc. I am also sending a copy of the Local Government Journal, organ of the state leagues of units of local government. This issue features Fairhope and I call your attention to The "Why" of Fairhope on page 4 and World's Largest Single Tax Colony, page 11. I believe you will find other articles of interest also. I wish to assure you of my desire to be of such further service as I may.

Sincerely yours,

---

Secretary

Eileen

Hitchcock Hall  
University of Chicago  
Chicago 37, Ill.  
Oct. 17, 1946

Office of the Mayor  
Fairhope, Ala.

Sirs :

I am interested in making a study of your town, as compared to one of similar size and situation, for the purpose of a paper discussing the theoretical and administrative merits of a single tax system, over the one now employed in America.

Do you have any information, about your own system and its operation, or about that of similar towns, which might aid me in my research? If so, I would appreciate your sending it to me.

Thanking you,  
Very truly,  
Eileen Hamm



October 21, 1946.

Miss Eileen J. Flamm  
Hitchcock Hall  
University of Chicago  
Chicago, 37, Ill.

Dear Miss Flamm:

I am referring your inquiry to Dr. C. A. Gaston, Secretary, Fairhope Single Tax Corporation, for information on the Single Tax phase of Fairhope.

As to the actual Government of Fairhope, a Mayor and five Councilmen act as a governing body, with a Charter of incorporation as is usual in most towns and cities throughout the nation.

However, the Single Tax Corporation has a president and other officers to administer the land of the Single Tax Corporation as concerns rentals, leases and other business and as the Corporation is a large owner of lands inside the Town, it is natural that they are concerned as to taxes, assessments and the general welfare of the community, as their properties are affected.

Furthermore, the Corporation is consulted on improvements contemplated since they are assessed with the legal share, as is an individual.

Trusting that you will hear from Dr. Gaston in the near future, I am

Yours very truly

Howard Ruge, Mayor

July 19, 1944

Miss Frances Fluker  
247 East Thach  
Auburn, Alabama

Dear Miss Fluker:

Your request for literature concerning the Single Tax Colony at Fairhope was passed on to me by the editor of the Fairhope Courier and I mailed forms and other printed material some days ago.

Yesterday I received a copy of a letter to you from Mr. Wharton, president of the Bank of Fairhope, advising you that your request had been referred to me. If you have not already received the material I sent or if you wish something more or have some specific questions I shall be glad to hear further from you. It is my recollection that I furnished the APL library with various items of literature about Fairhope and I feel sure they must have a set of Henry George's books, Progress and Poverty, Social Problems, The land Question, etc.

To make a proper study of Fairhope and an appraisal of the influence of our partial application of Single Tax Principles, one should view the physical characteristics of the town and make a comparison with other towns in this vicinity.

Very truly yours,

---

Secretary.

BANK OF FAIRHOPE

61-461

FAIRHOPE, ALA.

July 17, 1944

Miss Frances Fluker,  
247 East Thach  
Auburn, Alabama

Dear Miss Fluker:

We have requested the Secretary of the Fairhope Single  
Tax Corporation to send you the literature he has  
regarding the establishment of Fairhope.

Assuring you of our pleasure in arranging this for  
you, we are

Yours sincerely,

President

KW/mn





THIS SIDE OF CARD IS FOR ADDRESS

Mr. C. A. Gaston  
Fairhope, Alabama

247 East Thach  
Auburn, Ala.

Mr. C. A. Gaston  
Fairhope, Ala.

My dear Mr. Gaston:

The material  
on "Fairhope Single Tax  
Colony" was received  
and used. I wish to  
express many thanks  
for the material.

Very truly yours,  
Frances Fluker

Aug. 5, 1946

Governor Nominate Jim Folsom  
Cullman, Alabama

Dear Mr. Folsom:

I was much pleased to see recent reports of your interest in the further development of our State Parks. That Baldwin County is a proper location for considerable attention along these lines has already come to your attention.

In connection with park development there are two matters I have had in mind for some time. In the enclosed letter to Mr. Morgan I bring these to his attention and I am sending the letter to you so that you too may have my views.

It is my individual opinion that much of the revenue which results from the operation of the Alabama Beverage Control law should be expended to provide wholesome recreation. The provision of adequate facilities for wholesome recreation is, in my opinion, the best means by which temperance may be promoted.

I appreciate that this revenue is now depended upon for quite essential state services, but feel sure that such essential services should not be dependent upon so insecure a source. I am secretary of the Fairhope Single Tax Corporation which is responsible for the founding of Fairhope and for the outstanding success it has been. You may recall that you called at my office to enquire if it would be alright to make your address here in front of it. At the time you expressed an interest in our plan.

It is my sincere hope that you will follow up that interest. I am convinced that you will be greatly disappointed in the measure to which you can achieve your aims unless you are successful in making proper changes in the constitution. It is my judgment that the section providing for state revenue holds the key to the situation. I do hope I may hear from you in this matter.

Very truly yours,

---



J. E. FOLSOM

BUCHMANN BUILDING

CULLMAN, ALABAMA

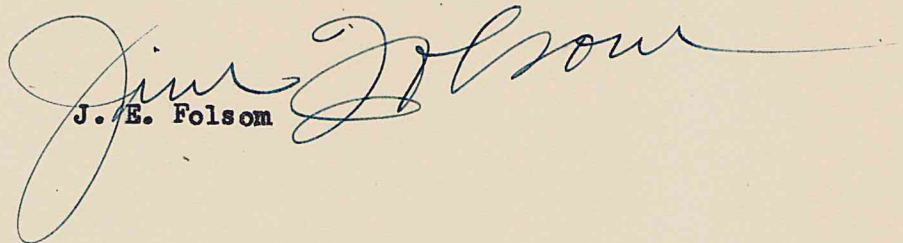
August 6, 1946

Mr. C. A. Gaston,  
Fairhope, Alabama

Dear Sir:

It was pleasing to me to receive your good letter. I certainly want to discuss with you the matters in which we are both so vitally interested at some future date. It is my plan to arrange appointments with my South Alabama friends at frequent intervals during the fall months and I hope to confer with you on one of these occasions.

Sincerely yours,

  
J. E. Folsom

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**J. E. FOLSOM**

BUCHMANN BUILDING

CULLMAN, ALABAMA

August 19, 1946

Mr. C. A. Gaston,  
Fairhope, Alabama

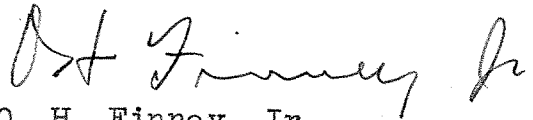
Dear Sir:

Mr. Folsom would be pleased to confer with you in Elba, Ala. I have arranged an appointment for you to meet with him on Thursday, August 29, 1946, at 11:30 A. M. in Judge J. A. Carnley's office there.

If it is not convenient for you to be there at this time, we would greatly appreciate a message to that effect in order that some other person may be given the time that has been set aside for you.

With every good wish, I am

Sincerely yours,



O. H. Finney, Jr.  
Secretary

Copy ~~eto~~to:

Judge J. A. Carnley,  
Elba, Alabama

## FORGETMENOT MFG. CO.

ADVERTISING ENGINEERS

333 SIXTH AVENUE

NEW YORK, U. S. A.

June 20, 1938

WE SPECIALIZE IN DESIGNING GOOD-  
WILL GIFTS, PREMIUMS, PREMIUM  
CAMPAIGNS AND ACTING AS CONSUL-  
TANTS TO ADVERTISERS AND PREMIUM  
USERS.

Fairhope Colony  
Fairhope, Ala.

Att: Secretary

Gentlemen:

We are addressing you at the suggestion of  
Dr. V. A. Clark, son of R. R. Clark, who,  
we understand, is connected with the history  
of your colony.

We would appreciate it very much if you would  
send us whatever booklets or literature you  
may have, describing the colony.

Thanking you very much for your courtesy in  
this matter, we remain

Very truly yours,

FORGETMENOT MFG. CO.



A. J. Meier

AJM:EM



June 23, 1938

Forgetmenot Mfg. Co.,  
333 Sixth Ave.,  
New York City,

Att.: Mr. A. J. Meier

Gentlemen:

Your request for literature on the Fairhope Single Tax Corporation received and under separate cover I am sending a Quartercentennial History published in 1920 and some more recent folders concerning the colony and the town. I am also having mailed to you a sample copy of the Fairhope Courier published here.

I regret that I have not been able to place R. R. Clark to whom you refer in your letter. In the early days of the Colony many were attracted to Fairhope, but dissapointed at its meagre beginning and its lack of resources they felt were essential to the development of a practical experiment they went on their way.

Despite this however Fairhope has gone on growing and because of this lack has the more forcibly demonstrated the fundamental soundness of the economic principles upon which it is founded.

My father E. B. Gaston who was one of the leading founders of the Colony and secretary of the Corporation until a couple of years before his death last year would, quite possibly, have remembered Mr. Clark.

I hope the material I am sending will interest you and I assure you I shall be glad to furnish any further information you may desire.

Very truly yours,

---

Secretary.

Feb 12, 1936

Mr. O. Forster  
Fairhope, Ala.

Dear Mr. Forster:-

This is to advise you that application was made yesterday by Messers Eddins, Brewton, Ala and Cadwell, Robertsdale, Ala for the lot on the corner of Magnolia and Section for which you made application the day previous. An offer to pay a bonus of \$25. accompanied the application.

This is in accordance with the rules of the corporation where more than one application is received for the same lot. I can not tell how the council will receive this application since it is made for the purpose of using the lot for a filling station. You may recall that the membership refused to allow the council to approve a transfer from Gene Lawrence for this purpose some time past. You better see me for fuller details.

Very truly yours,

---

Secretary



Feb. 18, 1936

Mr. O. Forster  
Fairhope, Ala.

Dear Mr. Forster:

This is to advise you of the action of the executive council at its meeting Monday nite with regard to the application for lot 5 blk. 6 div. 1 in which you are interested. The council voted to instruct the secretary to notify the applicants that the lease be put to auction bid.

The other applicant has made a bid of \$25. for the securing of the lease. Please advise me if you care to make a higher bid?

There is rumor that petition for a referendum opposing the use of this lot for a filling station will be presented. If this is true, and should the petitioners carry the election, the situation will be cleared so far as your application is concerned, if there are no further applicants for the lot for purposes other than that denied by the referendum.

Very truly yours,

---

Secretary



Feb. 18, 1936

Cliff Eddins  
Cliff's Auto Parts Co.  
Atmore, Ala.

Dear Mr. Eddins:

This is to notify you that the executive council of the Fairhope Single Tax Corporation, at its meeting Monday nite, instructed the secretary by motion to put the applications for land in lot 5 blk. 6 div. 1 to auction bid.

I am notifying the other applicant of your bid and will notify you should he offer a greater amount.

I am informed that members are taking steps to call a referendum with a view to opposing the council leasing this lot for filling station purposes. Should the referendum be carried by the petitioners the council will be barred from further consideration of your application. On the other hand should they lose, the application carrying the highest bid will be approved.

I will let you hear further as soon as I have something to report.

Very truly yours,

---

Secretary

*Copy to Mrs. Ledwell  
Robert Dale*

Feb. 27, 1936

Mr. Newton Cadwell  
Robertsdale, Ala.

Dear Mr. Cadwell:

This is to acknowledge receipt of your telephone bid of \$50.00 for award of the lease to the lot for which you made application. I have notified the other applicant but he does not appear to desire to over bid you. The bidding will be open however, until the council meets, Monday night, March 2nd, when the council, I believe, will authorize the issuance of a lease to you should you continue the high bidder.

The membership will then have opportunity, should they so desire, to call a referendum on such action, provided they act immediately. Those whom I have contacted appear about equally divided in their opinion as to whether the council's action would be sustained or denied. Next week should settle the matter. I will keep you informed as to developments.

Very truly yours,

---

Secretary

P.S. 10 ft. will be deducted from the east and west measurement for the widening of Section St., leaving the lot 71½ ft. east and west instead of 81½ ft.

Copy to Cliff Eddins

March 7, 1936.

Mr. Cliff Eddins,  
Atmore, Ala.,

Dear Mr. Eddins:

This is to report to you on the results of the referendum election of yesterday, of which I notified you in my letter of Feb. 4th. The membership decided against the use of this lot for a filling station by a vote of 31 to 7.

The residents in that section were considerably aroused about the matter and no doubt did a considerable amount of electioneering. They presented a protest petition at the council meeting Monday night and several of them appeared in person. On Tuesday, as I informed you a petition was sent in signed by a sufficient number of members to make the calling of an election mandatory and the result of that election is as above stated.

It is my opinion that many of the voters were motivated by their feeling that there were already too many gas stations in the town, so I hardly know what to advise you as to future action. I will be glad to have you call at my office when convenient, should you still be interested in getting a location in Fairhope.

The Treasurer is not in his office this morning but I will have him return your deposit check to you, either this afternoon or Monday. I did not want to delay in getting this letter off to you.

Very truly yours,

Secretary



Feb. 4, 1936

Eddins & Cadwell

Dear Mr. Eddins:

This is to inform you of the action taken by the Executive Council at its meeting Monday night. The following motion carried: "Moved that application and bid of Eddins and Cadwell be accepted, subject to referendum action"

On the following day a referendum petition was filed and the election has been called for Friday afternoon of this week. I will inform you of results

Very truly yours.

Feb. 25, 1936

Cliff Eddins  
Cliff's Auto Parts Co.  
Atmore, Ala.

Dear Mr. Eddins:-

In my letter to you of Feb. 18, I told you of my expectation that there would be a referendum called regarding the leasing of the lot in which you are interested for a filling station. The referendum has not materialized and I have been notified today of a bid of \$30. for the lot, \$5. more than your bid of \$25. You will please notify me at once of any further bid you wish to make.

Very truly yours,

---

Secretary

Copy to Mr. Newton Cadwell



Dec. 15, 1937

Mr. H. W. O. Forster  
Fairhope, Ala.

Dear Mr. Forster:

I find that the entire frontage of Mrs. Coming's is 78.38 feet and the rent at the 1937 rate is \$111.21 per year. The paving charge of \$5.49 added to this makes the total annual charge \$116.70.

I thought you might like this information for your immediate consideration.

Very truly yours

---

Secretary

CAG/mg



Dec. 14, 1937.

H. W. O. Forster,  
Fairhope, Ala.,

Gentlemen:

I enclose herewith application for lease to the east 37 feet of lot 3, block 11, division 1 of our lands in the Town of Fairhope.

I wish to advise you that the annual rent as fixed for 1938 on this lot amounts to \$39.12 and the street improvement assessment, \$1.39 so the amount of deposit that should accompany your application is \$40.50.

I regret to advise you that I also have an application for this lot from M. Dyson & Co., together with an offer of a bonus of \$50.00 for the lease.

Please advise me of your wishes in this matter.

Very truly yours,

---

Secretary.

July 27, 1939.

Capt. C. B. Foster,  
109 Bienville Ave.,  
Mobile, Alabama.

Dear Sir:

Your letter of July 20th., is received and answer delayed due to unavoidable circumstances.

It is difficult to understand just what you are getting at in the matter. Do I understand that you want to revive the project, pay up your rent on the land and complete payment due us for the improvements and have us release such improvements as were removed when we declared the Purchase Contract void by default?

I shall be glad to hear from you in respect to this at your convenience.

Very truly yours,

CAG:HGC

SECRETARY.



109 Bienville Avenue,  
Mobile, Ala,  
July 20.1939

Fairhope Single Tax Colony.  
Fairhope, Ala.  
Mr C.A.Gaston Secretary,

Dear Mr Gaston:

Acknowledging receipt of your letter dated July 19.1939.

Replying to the SECOND paragraph, you stated the only improvement you found at the time action was taken, was galvanized iron fence around the pit. certainly this fencing was for a specific purpose, all erected at a cost to me.

Fourth, paragraph, I have nothing to do about Mr Simpson being in arrears on his leasehold. and if I understand you right you have sold my property for his delinquent rent, and bought it in, now offers to sell to me, I just cannot grasp such a procedure, will you please give me further explanation on the subject.

For your information I am in no way obligated to be responsible for Mr Simpson delinquent rent lease or obligations.

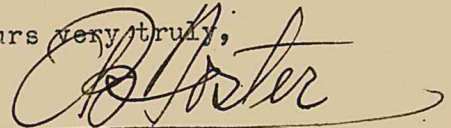
I shall appreciate your attention to refer to my letter of July 17.1939, which states facts to you, also if I intended to abond the project I could have sold the improvements and equipment myself.

While I do not wish any unpleasantness or controversy over this matter, I certainly do not intend let the matter rest as it now stands, I have invested in breeding stock for this project which is costing me to maintain as well as the amount directly invested in the whole project, and I do not feel justified to take it.

I shall be pleased to have a clear and definite explanation just what has happned, and just what you have done with my improvements, and what is your definite stand in the matter.

Thanking you,

Yours very truly,



Capt, C.B.Foster



July 19, 1939.

Capt. C.B. Foster,  
109 Bienville Ave,  
Mobile, Alabama.

Dear Captain:

Your letter of July 17th, is at hand and I am at a loss to understand wherein you can believe you have been injured in any way by this Corporation. For the payment of \$5.00 you held our improvements valued at \$45.00 and likewise the land upon which there was a rental of \$10.00 per year for 26 months to the time when the Executive Council, under the terms of the lease contract as provided in paragraph 6, declared the lease forfeited, June 15, 1939.

At the time the above action was taken there was no equipment on the ground and the only improvements consisted in a galvanized iron fence around the pit you had dug.

We had no part in interfering with Mr. Stimpson's fulfillment of such agreement as he may have had with you and did not have any knowledge of such agreement. Mr. Stimpson was never denied access to the premises leased to you and might very possibly have removed all the equipment and improvements during the time we allowed the contract to stand in arrears.

What happened to Mr. Stimpson was that he was so far in arrears on his leasehold that we had to advertise it for sale for the collection of the delinquent rent and there being no bidders we bought it in and now hold the title. If you are interested in securing this property we will be glad to consider such offer as you may care to make.

I wish to call to your attention my letter of March 22, 1938 in reply to yours of March 4th, in which you tendered the note. In my letter I made it clear that we were not accepting the note in payment of the account and that you were only protected against sale of your property for ninety days under the terms of the lease.

I enclose a lease form and call your particular attention to the underscored lines in paragraph six.

Very truly yours,



Fairhope Single Tax Colony,  
Att, Mr Gaston Secretary,  
Fairhope, Ala.

109 Bienville Ave,  
Mobile, Ala.  
July 17.1939

Dear Sir:

With reference to the TEN ACRES of land agreed to lease for the specific purpose FROG FARMING, giving you my personal note in payment of said arrangements.

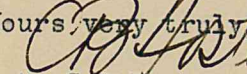
I acknowledge this note has never been paid by me. I intended to take up this note and continue my project,. You may remember I came to you about either the county or some party digging a drain ditches practically around this property and no doubt through a portion of this ten acres I pointed out and agreed to lease, this ditching was performed after I had completed my ponds, driven a deep well, installed pump and gone to considerable expense, I then found out it was not practical for me to continue frog farming on this cite of land through being ditched which would give a continual drain, I had expert advise on the matter, as well as expert advise from pump manufacturers as to a pumping system which I would have to put in to corret the danger from this ditch draining, I therefore decided to move my equipment to some other location, avoiding any controversy.

Arrangements were made with Mr Jessie Simpson to remove all equipments on said property and construct and establish a frog farm on his property, he has gone to some expense and labor in complying with our agreement, when he was stopped by the Single Tax Colony.

I have suffered damages in the first instant by the county or some other party ditching around said property mentioned above. I have suffered damages by the hãnderance of Mr Jessie Simpson taking my equipments away. You have confistigated same without legal notice to me.

Will you please return all equipments to Mr Jessie Simpson enabling him to continue our agreement immediately, this will avoid any controversy in the matter, which I in the first instant wished to avoid as mentioned above. I may mention The Colony has not suffered any loss in this transaction, but I have and principally through the causes stated herein, as well as the investment in Frog breeders which is now at New Orleans.

Your immediate action on this matter and advise will be appreciated, I do not wish any controversy.

Yours, very truly,  
  
Capt, C.B. Foster

June 7, 1938

Capt C. D. Foster  
110 N Ann St.  
Mobile, Ala

Dear Captain:

Was sorry to learn from your recent letter of your inability to take up your note at this time.

In consideration of your continued interest in your property here and your expectation of an improvement in your financial circumstances, we have decided to extend your note for an additional 90 days.

We hope that this extension will fully meet your expectations and that further extension will not be necessary and best wishes for your hope for success,  
I am

Very truly yours,

---

Secretary

CAG/mg



Single Tax Corporation  
Fairhope, Ala.

110 N. Ann Street  
Mobile, Ala.  
June 4. 1938

Dr, Gaston.  
-----

Gentlemen :

You have a note from me covering cost of Land lease, with interest.

Financial conditions at the present could be much better however I shall appreciate the extension of this note, conditions will undoubtedly change for the better, it is only the strain in waiting.

I have not abandoned the idea and plan to establish the project I started .

In this case I do not see where the single tax corporation will loose.

Thanking you for your consideration in the matter , and your reply.

Yours very truly,



Capt, C.B. Foster

P.S.

Dear Dr. please give me another extension  
with sufficient time to be able to take it up.  
With Regards

C.B.7

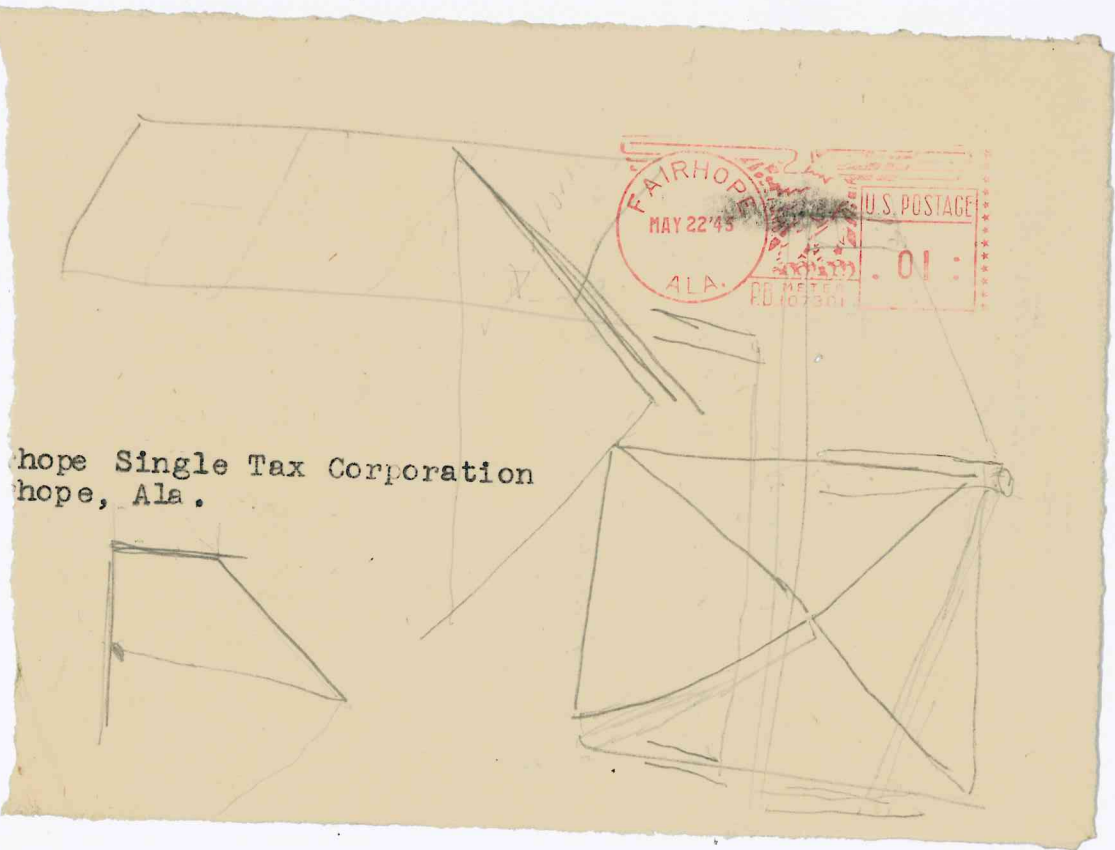
H. H. Foster  
2714 SE. Washington St  
Portland (15)

E. A. Koonce  
Lathrene Koonce

Purchase of Hike  
\$5000

2000 loan





hope Single Tax Corporation  
hope, Ala.

Jan. 31, 1940.

Mrs. Nina K. Foster,  
Fairhope, Ala.,

Dear Mrs. Foster:

In posting his books Mr. Wolcott found that I made a mistake in collecting from you the balance due on your ~~home~~ property, on Summit St.

The balance due Jan. 1, 1940 as shown on the books is \$29.54 to which there should have been added \$1.50 penalty to Dec. 31, 1939, making the total amount owing \$31.04. It appears that instead of adding the \$1.50 I subtracted it and collected \$28.04 from you, \$3.00 less than the amount owing.

Very truly yours,

---

Secretary.

Feb. 6, 1939.

Mrs. Foster,  
Fairhope, Ala.,

Dear Mrs. Foster:-

In reference to the apparently sharp increase in the rent charge on your leasehold I have checked the records and find that prior to 1938 and for several years the rent was \$39.02. In 1938 all rents were refigured and due to an error in calculation your rent was charged at \$32.61.

This considerable reduction should have been noted by us and the reason ascertained but some how it slipped by detection. It is this error that makes the increase this year seem so great. Considering that the 1938 rent should have been \$39.02 the increase to \$41.85 only slightly over 7% does not seem so great in consideration of the considerable improvements that have been effected in your neighborhood and the town in recent years.

I regret these errors and the misunderstanding that has resulted but hope you will understand. We will not charge your account with our 1938 error.

Very truly yours,

---

Secretary.



May 23, 1952

Mr. Roy A. Foulke  
99 Church Street  
New York 8, N. Y.

Dear Mr Foulke:

I am mailing you today the copy of the  
Alabama Local Government Journal requested in yours  
of the 19th.

I am also enclosing a copy of our 1951  
report. I believe it was published since your visit,  
a visit we hope you will be interested to repeat.

Sincerely yours,

---

Secretary



ESTABLISHED 1841

ROY A. FOULKE  
VICE PRESIDENT  
99 CHURCH STREET  
NEW YORK 8, N.Y.  
DIgby 9-3300

*Dun & Bradstreet, Inc.*  
*The Mercantile Agency*

May 19, 1952

Mr. C. A. Gaston, Secretary  
Fairhope Single Tax Colony  
Fairhope, Alabama

Dear Mr. Gaston:

When I had my very pleasant visit with you late in February you very kindly gave me a copy "The Alabama Local Government Journal" of June, 1951, which had a condensed article about your operations.

If you have another spare copy, I'm wondering if you would send it to me. I would like to pass it to one of my close friends.

*Thank you*

Sincerely yours,

*Roy A. Foulke*

RAF:cr

June 24, 1940.

Mr. E. W. Franklin, -  
Fairhope, Ala.,

Dear Mr. Franklin:

We have for sale the timber on the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 22, the twenty immediately south of the tract you have just cut. On this twenty there is also some oak wood that we would like to sell together with the pine if possible to do so.

We also are ready to sell the timber on the ten acres in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 27, under lease to Clarence Johnson. This ten has been staked and is in the center of the south frontage extending north to the center of the forty.

We also have a tentative deal under consideration with W. C. Mills, our lessee to the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 27 and would like to have an estimate on the value of the timber on that tract except 3 acres in the northwest corner.

Very truly yours,

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

*July 21, 1940 \$120.00  
for pine timber  
Sold to E. W. Franklin July 24,  
for 130.00*



Mr. Franklin replied May 15, offering \$75.00 which was accepted May 27, no other bids being received.

C. A. G.

May 14, 1940.

Mr. E. W. Franklyn,  
Fairhope, Ala.,

Dear Mr. Franklyn:

The Council approved of the application of George R. Walley for a lease to the south half (S $\frac{1}{2}$ ) of the northeast quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-two (22) and we will be glad to receive your ~~bid~~ offer for the purchase of the timber thereon.

Cutting of the timber will be subject to our contract with Mr. Godden requiring us to give him 30 days notice to remove his cups. This has been done and I have asked him to notify us if he can get them off in a shorter time.

Very truly yours,

---

Secretary.

March 12, 1940.

Mr. E. . Franklyn,  
R. R., Fairhope, Ala.,

Dear Mr. Franklyn:

I have an application for lease to the land, 20 acres across the road west from Mr. Malone's residence and we will want to sell the timber and have it removed. The 20 runs the long way east and west. If you have any trouble locating it you can see our Supt. Lands & Highways, Marion Smith and tell him it is the 20 applied for by W. T. Walley.

Very truly yours,

---

Secretary.

Nov. 28, 1939.

Mr. Franklin,  
Rural Route,  
Fairhope, Ala.,

Dear Mr. Franklin:

I have this day mailed a sales contract to the Merchants Bank for E. S. Sibley, completing the sale of the timber on the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 2, Twp. 7 S, R 2 E.

Mr. Hudson called on me a few days past and said that there would be no objection to proceeding with the immediate removal of the timber. I provided in the contract that all timber must be removed within six months from this date.

I am sure you will give consideration to the desires of our lessees, Messrs. Danne and Harbison who may want to get patches cleared for spring planting.

Yours very truly,

---

Secretary.



Nov. 28, 1939.

Mr. D. Z. Grove,  
Marlow, Alabama,

Dear Mr. Grove:

Mr. John E. Hudson, U. S. Forester, Bay Minette, Ala., called on me a few days ago and said there would be no objection to proceeding with the cutting of the timber on our lands on Section 2 in Township 7.

We have given a sales contract to Mr. E. S. Sibley and Mr. Franklin will probably proceed with the cutting of a portion of it ~~we~~ We have leased the land to Mr. Danne and Mr. Harbison, who will fence it and who hope to get small patches cleared for spring crops.

Yours very truly,

---

Secretary.

Nov. 4, 1939.

Mr. John E. Hudson,  
U. S. Forester,  
Bay Minette, Ala.,

Dear Sir:

This corporation owns the S.  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, T 7 S, R 2 E. The timber on this land is leased for turpentine rights to Mr. D. Z. Grove, of Marlow to the end of this year. Mr. Grove has contracted with the government to take the cups off and receive from it a certain rental for the unworked trees.

We have sold the timber on this land, subject to our delivery which we would like to make as early as possible. Would it be possible for you to make settlement with Mr. Grove before the first of January and release to us the trees so that the purchaser of the timber can proceed to remove it from the land.

I may state that we have several prospective lessees for the land who may want to clear a portion for spring crops and this would be facilitated if the timber could be removed at once. Assuring you of our appreciation for such cooperation as you can give in this matter I am,

Very truly yours,

---

Secretary.



# D. Z. GROVE

General Merchandise - Real Estate - Timber  
Naval Stores - Produce

MARLOW, ALABAMA  
ON BEAUTIFUL FISH RIVER

POST OFFICE ADDRESS  
SUMMERDALE, ALABAMA

11-28-39

Fairhope Single Tax Corp.

Fairhope Ala.

Gentlemen:-

In yours of the 28th you state that Mr John E Hudson advised that there would be no objection to the cutting of the timber on your lands in 2-7-2, and that inasmuch as you had sold the timber to Mr Franklin , he would probably proceed to cut same .

Please be advised that the timber on this land was leased to me or to The Baldwin Land & Timber Co of 65 St Francis St Mobile Ala until Jan 1st 1940 and perhaps a little later date, by Mr Ward B Martin.

Just because Mr Hudson said that as far as he was concerned the timber could be cut, does not give anyone the right to cut it before the expiration date of the lease.

I am sending a copy of this letter to The Baldwin Land & Timber Co. They will probably advise you as to their desires in the matter.

Yours very truly.





Dec. 6, 1939.

The Baldwin Land & Timber Co.,  
65 St. Francis St.,  
Mobile, Ala.,

Gentlemen:

We are in possession of a warranty deed to the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Twp. 7 S, R 2 E, being Tracts 11, E $\frac{1}{2}$  of Tract 12 and Tracts 13 and 14 of Section Two, in Township Seven South of Range Two East, according to the map of River Park.

This deed was given us by Ward Martin and subject to a turpentine lease from him to you and D. Z. Grove, of Marlow, Ala., such lease terminating Jan. 1, 1940 or thereabouts. We have sold the timber on this land to Mr. E. W. Franklyn, of Fairhope and had intended to make immediate delivery if the same could be done without jeopardizing your lease of cups to the Government.

We have consulted with Mr. John E. Hudson, Bay Minette and he has told us that your contract with the government will not be affected thereby. However in notifying Mr. Grove of this I have been advised by him that you may not agree to anything being done until the lease is fully terminated.

We have entered into a contract to lease the surface rights to the E 50 acres of the holding to two neighboring farmers who will want to proceed with the building of fences and who will probably want to get a few acres cleared for spring crops. We would like to have your consent to this and if not unreasonable also to the cutting of the timber, though the latter is not of great importance except as it facilitates agricultural use. I understand that there will be no inconvenience to Mr. Franklyn to wait until January.

I will appreciate your early consideration of this matter and a reply.

Very truly yours,

---

Secretary.

Copy to  
D. Z. Grove  
E. W. Franklyn.

H. S. DENNISTON  
PRESIDENT

FRANK W. BOYKIN  
VICE PRES.

ALPHONSE LUCAS  
SECY-TREAS.

## DENNISTON-BOYKIN COMPANY

INCORPORATED

LUMBER - CROSSTIES - NAVAL STORES

65 ST. FRANCIS STREET

MOBILE, ALA.

December 7, 1939

Mr. C. A. Gaston, Secty.,  
Fairhope Single Tax Corp.,  
Fairhope, Ala.

Dear Mr. Gaston:

Your letter of December 6th, addressed to the Baldwin Land and Timber Company, has been referred to us, inasmuch as we hold the lease to the property in question.

We are writing Mr. John E. Hudson, sending him your letter and asking him to give us a written statement to the effect that our immediate release to you of the timber on the above described lands, will not jeopardize any payments to which we are entitled under the naval stores conservation program of 1939. On receipt of this assurance from Mr. Hudson we will be pleased to give you a formal letter releasing this timber. We are requesting Mr. Hudson to give this matter his personal attention.

Yours very truly,

DENNISTON-BOYKIN CO. INC.,

By

*Alphonse Lucas*  
Secty-Treas.

AL/B



Frederick

Nov. 1, 1949

Dr. Thomas D. Hopkins  
104 Montgomery Street  
Montgomery 4, Alabama

Dear Dr. Hopkins:

With respect to the application of Dr. Pierce E. Frederick to be examined for a license to practice Optometry, it is my pleasure to have such confidence in the integrity of Dr. Frederick that I need make no reservation in giving his application the highest endorsement.

Not only have I known the applicant from childhood, but I have had close acquaintance with his parents and with the relatives of the mother's parents. The applicant and all with whom he has family relationship are, in my opinion, well above the average in development of character and evidence of a high degree of responsibility.

I sincerely hope Fairhope may have the opportunity to number Dr. Frederick among its professional servants.

Very truly yours,

---





ALABAMA  
STATE BOARD OF OPTOMETRY  
October 31, 1949

Dr. C. A. Gaston  
Fairhope, Alabama

Dear Dr. Gaston:

Dr. Pierce E. Frederick, of your city, has made application to this Board to be examined for a license to practice Optometry in this State and gives you as reference.

Your kindness, in advising us concerning Dr. Frederick's standing, character, and integrity, will be appreciated, using the self-addressed, stamped, envelope enclosed.

Very truly yours,

  
Recording Secretary-Treasurer  
ALABAMA STATE BOARD OF OPTOMETRY

TDH:seb  
Enclosure

DIRECT YOUR REPLY TO:

Dr. Thomas D. Hopkins  
104 Montgomery Street  
Montgomery 4, Alabama

*Free Acres*

March 21, 1955

Mr. Richard G. O'Brien, Attorney  
Summit, New Jersey

Dear Sir:

Your letter addressed to Fairhope City Clerk was turned over to me for a more extensive and detailed reply. Our Colony corporation assesses the land only and such other real or personal property as it may own. All buildings on the land belonging to lessees are assessed in the names of the lessee owners.

The Colony corporation's assessment sheets carry a description of the corporation owned land and its assessed value. Lessees' assessment sheets carry a description of the improvements (buildings) on the land and the assessed value of such buildings and a description of the leased land on which they are located.

Under its lease contract our corporation is responsible only for the payment of the taxes on its land whether leased or not. The lessees individually are held liable by state, county and city for the payment of all taxes levied on the value of their buildings on land leased from the Colony. Their failure to pay the taxes can result in the sale of their improvements by the tax collector and a forfeiture of their lease to the land.

In practice the Colony secretary acts as the lessees' agent in assessing their taxable property. The Colony does attend to the payment of lessees' taxes in most cases where the lessees' obligations to the corporation are paid in full before the delinquent date for tax payments. Last year the county assessor's records showed 750 separate lessees' assessments of buildings and/or personal property on land leased from the Colony corporation.

We hope this information will be helpful to you and assure you of our willingness to supply such further information as you may need.

Copy to  
City Clerk, Fairhope  
Clerk Free Acres Association  
HFD, Seotch Plains, N. J.

Very truly yours,

---

Secretary C. A. Gaston



LAW OFFICES  
PIZZI & O'BRIEN  
393 SPRINGFIELD AVENUE  
SUMMIT, NEW JERSEY  
EDWARD A. PIZZI - RICHARD G. O'BRIEN

February 23, 1955

City Clerk  
Town Hall  
Fairhope, Alabama

Re: Single Tax Colony Assessments

Dear Sir:


We represent the Township of Berkeley Heights, Union County, New Jersey, which has in it a non-profit corporation known as Free Acres Association. Said association has been treated by the Municipality Tax Purposes as a single unit although resided upon by various lease holders upon lots divided and agreed upon by the associations members.

We are advised that there are very few similar situations in the United States, but that perhaps a colony located in Fairhope, Alabama may be one such. The Municipality and its office is desirous of gaining information as to the manner in which similar colonies are taxed by their respective municipalities as to real property and personal property, that is to say, i.e., whether the assessment should go against the colony as a whole or the individual lease holder and lot resident.

Any information you might be able to supply the writer as to your experience along these lines would be greatly appreciated.

Yours very truly,

PIZZI & O'BRIEN

  
Richard G. O'Brien

RGOB:vam



July 3, 1940.

The Freeman Corporation,  
30 E. 29th Street,  
New York, N. Y.,

Gentlemen:

The Executive Council of the Fairhope Single Tax Corporation has instructed me to subscribe for your valued publication The Freeman for the Fairhope Public Library and to purchase 12 copies of your 1940 edition of Progress and Poverty, Rearranged and Abridged for Modern Readers, by Harry Gunnison Brown.

We are of course interested in securing these on as favorable terms as possible and will be glad to have quotations on various amounts. You may bill us for both the subscription and the books and we will make immediate remittance on receipt of your bill.

We are much interested in the work you are doing and its effectiveness is evidenced by a number of communications we receive from enthusiastic students and graduates writing for information about Fairhope.

The value of Fairhope's demonstration is, I believe, being enhanced by the fact that it has lost transportation and location advantages formerly held, as a result of the opening of new lines of travel. In spite of these losses Fairhope continues the most rapidly growing town in the county and the one having the greatest amount of public property.

We want to assure all members of your organization that there is a standing cordial invitation to visit Fairhope and to call on us for any cooperation we can give in the essential work of education in which you are engaged.

Very truly yours,

---

Secretary.

Dec. 31, 1938.

Mrs. Margaret C. Freer,  
Phelan, Calif.,

Dear Mrs. Freer:-

While I received no reply to my letter of the 12th inst. concerning our payment of your taxes for you I have paid them today.

I was in Bay Minette yesterday and found that you had not made payment and that the account would be subject to a 50¢ collector's fee if not paid today. I hope this will not inconvenience you and that if you had made remittance you will immediately communicate such information to me so I can take the necessary steps to recover payment.

Very truly yours,

---

Secretary.



Dec. 12, 1938.

Mrs. Margaret C. Freer,  
Phelan, Calif.,

Dear Mrs. Freer:-

I note that your rent for 1938 is paid in full and I am therefore authorized to offer to pay your 1938 taxes for you if you will send the bills to this office before the end of this month. If you do not have the bills and will so notify me I will get them and pay the taxes.

If you have already paid the taxes we will appreciate it if you will send in the receipts so that we can show entry on our books before the close of the year. With best wishes for a pleasant holiday season I am,

Very truly yours,

---

Secretary.

T & C



My dear Mr Gaston

I have not  
received any notice about  
the tapes, and do not know  
<sup>how much</sup> they are, Thank you  
for paying them please  
let me know the amount  
and I will send a check  
by return mail

Thanking you very much  
Sincerely yours  
Margaret E. Foster

Sept. 29, 1938.

Miss Lillie Frishkorn,  
Magnolia Springs, Ala.,

Dear Miss Frishkorn:-

Accidentally I came upon a communication from you dated Nov. 31, 1937, in which you asked for data concerning the Single Tax method of Fairhope. I am able to find no record of your request having been answered and while I fully realize it is too late to answer the purpose for which it was requested I am enclosing for your own information a short explanation of the Fairhope plan.

One of Fairhope's main purpose of existence is for education and demonstration so we are particularly pleased to assist students in their study of economics. If you did get no response to your request please accept my sincere apologies.

Very truly yours,

---

Secretary.

Magnolia Springs, Ala.  
Nov. 21, 1937

Mr. Lorton  
Fairhope Ala.

Dear Sir;

I have been appointed by my Economics Class of Foley High School to secure some data concerning the single tax method of Fairhope. I have been told by different ones that I might be able to apply to you for some information regarding this matter. If it isn't asking too much, would you either send me some information or tell me where I might be able to obtain it.

Yours truly,  
Billie Lushdon  
Magnolia Springs,  
Alabama.



March 16th.1949

Mr. John A. Frick,  
Torrington, Wyo.

Dear Mr. Frick:

When my brother-in-law Max P. McGill returned from a visit to your State some months past he told me of your strong adherence to the principles on which our town was founded and to which it is in large part indebted for its success as a progressive and prosperous town. I agreed to send you information about Fairhope at the time but mislaid your address and it has only now come to hand.

In 1894 when my father and mother and associates came here with their families to found a Single Tax Community their meagre resources made it necessary that they purchase the cheapest land available. Consequently Fairhope was located on what was at that time considered to be the least desirable section of the partially developed Easternh Shore of Mobile Bay. For many years towns or communities had existed on either side of our site and one was the seat of the county government.

The result of our application of Single Tax principles to this inferior land has been remarkable. The easier access to land soon attracted others here and today Fairhope is not only larger than all the Shore towns combined but is the largest town in the county. Not only is Fairhope distinctive for its size. It is also recognized as being superior in culural development, and in its liberal consideration of the rights of individuals.

Enclosed and under separate cover I am sending you printed material and forms I am sure you will find of interest. I'll be glad to hear from you should you have any questions.

Very truly yours,

---

C. A. Gaston      Secretary.

LIST OF FRUIT TREES? ETC., ON

Walter James holding, on record as south half of ~~sa~~  
southwest quarter of Southeast Quarter of Sec. 14, but he seems  
to think includes only the ten acres in sothwest corner of the  
40 acres.

Mrs. James Sr., at request of secretary brings in the  
following memo. of the trees, etc. on the place.

Three rows of Apple pears,  
first row, 15 trees.  
second row 11 trees  
third row, 15 trees,  
next row, 7 sand pears, 3 Douglas, 1 Leconte.

PECANS,

1st row	- - - - -	-8 trees,
2nd, "	- - - - -	-8
3rd "	- - - - -	8
4th "	- - - - -	9
5th "	- - - - -	6
6th "	- - - - -	4
7th "	- - - - -	4
8th "	- - - - -	4

BLUEBERRIES.

1st row	- - - - -	7
2nd "	- - - - -	3
3rd "	- - - - -	5
4	scattered	

GRAPES,

Mostly bunch varieties.

1st row,	- - - - -	-4
2nd "	- - - - -	6
3rd row	- - - - -	4

Probably more, hidden in grass

PEACHES, 5 trees, good size bearing.

Additional land adjoining, available for farming.



LIST OF FRUIT TREES, ETC. ON

WALTER JAMES LEASEHOLD, TAKEN OVER BY COLONY.

LIST MADE BY MR. JAMES' MOTHER.

Three rows of Apple Pears.

1st row, 15 trees.  
2nd " 11 trees.  
3rd " 15 "  
4th " sand pears, 3 Douglas, 1 LeConte

Pecans

1st row,	8 trees,
2nd "	8 "
3rd "	8 "
4th "	9 "
5th "	6 "
6th "	4 "
7th "	4 "
8th "	4 "

Blueberries.

1st row,	7 bushes
2nd "	3 "
3rd "	5 "

Grapes  
mostly bunch varieties

14 vines.

Peach trees, five trees, good size bearing



J. R. FUCHS, JUDGE  
NEW BRAUNFELS, TEXAS

GEO. M. WELLS, CLERK  
NEW BRAUNFELS, TEXAS

# DISTRICT COURT

22ND JUDICIAL DISTRICT

NEW BRAUNFELS, TEXAS

April 22nd, 1949.

J. LEE DITTERT, ATTORNEY  
BELLVILLE, TEXAS

ALBERT VANDERLEE, REPORTER  
AUSTIN, TEXAS

Mr. W. E. Giesecke  
P. O. Box 93  
New Braunfels, Texas

Dear Mr. Giesecke,

I have been out of town and I didn't receive your letter until today. I certainly appreciate your thinking of me and would be very happy to meet Mr. Oliver.

"Progress and Poverty" I have had in my library for over forty years, and I have read it many times. The chapter on causes of depression reads as if it could have been written yesterday, although it was written in 1879. I shall make it a point to come and see you as soon as I find time. Anytime you have anything of interest, be sure to call me.

Very sincerely yours,

J. R. Fuchs

JRF:bjs

*Handwritten notes:*  
And visited with him  
most of a day  
(including a game of  
Go)  
a good game  
and short talk  
D



J. R. FUCHS, JUDGE  
NEW BRAUNFELS, TEXAS  
GEO. M. WELLS, CLERK  
NEW BRAUNFELS, TEXAS

**DISTRICT COURT**  
22ND JUDICIAL DISTRICT  
NEW BRAUNFELS, TEXAS

J. LEE DITTERT, ATTORNEY  
BELLVILLE, TEXAS  
ALBERT VANDERLEE, REPORTER  
AUSTIN, TEXAS

Sept. 19, 1947.

Mr. C. A. Gaston,  
Fairhope, Alabama,

Dear Mr. Gaston: Thanks for your kind and encouraging letter of Sept. 16. First your inquiries:

I have a number of copies of my book L. of T. on hand. I can send you 20, 50, or 100 and even some more if you can make use of them. And as they are now mine you can use them as you please. (2) The Anson Jones Press sold about 700 copies of the book. Mr. Herbet Fletcher of the Anson Jones P. told me he sent a copy to every English speaking library. (3) The Anson J. Press was evidently not in a position to give the book much publicity. With better publicity several thousand copies should have been sold. I had to subsidize the book, which always gives a book a bad start. I have now written a new book, the central theme of which is that we have to distinguish between Common wealth and Private wealth. It is in the hands of a publisher, but I have but very faint hope of its acceptance. In my opinion it is better than my L. of T. I hope this is true, while an author is hardly able to judge his own efforts. Others think so, among whom is Mr. J. Rupert Mason, of 1920 Lake St. San Francisco 21, California. Do you know him?

In a general way I have know<sup>d</sup> of Fairhope Colony for many years, but am not sure that I know enough about it. I hope that one of these summers I can make a trip through the Southern States and ofcourse visit at Fairhope. -

*Admirer as have many copies you  
would like to have.*  
*Sincerely & Respectfully*  
*J. H. Hatcher*



Sept. 16, 1947

Mr. John R. Fuchs  
% The Anson Jones Press  
Houston, Texas

Dear Mr. Fuchs:

I have just had much pleasure and profit from the reading of your book, Liberation from Taxation. In my judgment you have made the most effective presentation of this vital subject that has come to my attention. Your adherence to constructive illustration of benefits to be secured from the adoption of our plan is, in my judgment, made more effective by your avoidance of vitriolic and contemptuous criticism of the misguided plans of other liberals.

Of course the effectiveness of your contribution will be dependent on its circulation. How extensive has this been? Are copies now available and on what terms may they be secured? Do you know if there is a copy in the Library of Congress, in the University of Chicago Library and in the Library of the University of Alabama?

I wonder if you are acquainted with our effort here to make such application of the Henry George principle as is possible under existing laws? While we have been able to give relief from only an infinitesimal part of the heavy burden of taxation, we have, to a large degree, been able to preserve equal opportunity of access to such natural resources as are at our command by virtue of our deeds to some four thousand acres of not too productive land.

By reason of the advantage afforded it Fairhope, though not the most favorably located, has become the largest and most progressive town in Baldwin County. I shall be pleased to give you any further information you may desire and assure you of our pleasure should it be possible for you to call for a visit and study of the effectiveness of our demonstration. Trusting I may have a prompt reply and that copies of your book are yet available I am,

Very truly yours,

---

Secretary

COPY



April 19, 1937

Mr. Geo. Fuller  
Fairhope, Ala.

Dear Mr. Fuller:

Your report of your altercation with our Marshal, J. H. Titus was received by messenger at our meeting Monday night and was read by the Clerk to the Council.

Since your communication was addressed to the Council and since you declined an opportunity to further present your complaint to the Mayor in court, though he invited you to do so, the Council and the Mayor agreed that the reply best be from the Council and I was selected by them to report to you.

Mayor Fuge reported on his telephone communication from you Sunday night and of his subsequent investigation, as well as on the court proceedings Monday morning and I reported on my acquaintance with the matter.

From your own report it appears that you are responsible for precipitating the altercation by your failure to respond promptly to a request by an officer to comply with the parking rules established for the greater convenience of all citizens and particularly for those doing business in your block. From your own report your subsequent action amounted to refusal to move your car.

Further when advised that the alternative was to appear in court Monday morning you declared or inferred that you would not voluntarily do so and when informed that it would be necessary to put you in jail to insure your presence you dared him to do so.

The foregoing taken from your own report shows your whole attitude, in receiving the officer, one well suited to provoking a quarrel. Also you state that when the officer attempted to correct your error you responded by attempting to correct him, to tell him what



**FAIRHOPE SINGLE TAX CORPORATION**

ADMINISTERING

**Fairhope Single Tax Colony**

ESTABLISHED 1895

FAIRHOPE, ALABAMA

March 1, 1935.

Mr. George E. Fuller:-  
City.

Dear Mr. Fuller:-

Your letter to the Fairhope Single Tax Corporation, dated Feb. 23rd was before the Executive Council at its meeting last Monday evening, the 25th ult. bearing a proposition from you relative to payment of your rent indebtedness on The Playhouse, as follows:

- 1-To pay \$300 in cash on or before March 10, 1935.
- 2- To pay not less than \$25 per month for three months thereafter.
- 3- To pay not less than ~~the~~ \$50 a month after that until total back rent and interest is paid .

Further, it was stated that ~~the~~ "It is understood that tax receipts will be accepted as formerly and my arrangement with Mr. Shelton is such that he would be liable for the rent in event I do not pay it as above and in the future!"

A motion prevailed for acceptance of your proposition, with the understanding that ~~taxes~~ ~~tax~~ receipts must be in addition to the cash payments provided until rent in arrears is made up.

The Council I am sure sincerely hopes that such arrangement as offered, with its provision regarding application of tax receipts on rents, can be carried out, but it should be understood that in case of default the Single Tax Corporation will be free to take such steps as are by the lease contract provided with notice to both you and Mr. Shelton.

Action with regard to  
tax receipts on rent  
agreed to.

George E. Fuller

Yours very truly,

FAIRHOPE SINGLE TAX CORPORATION.

By

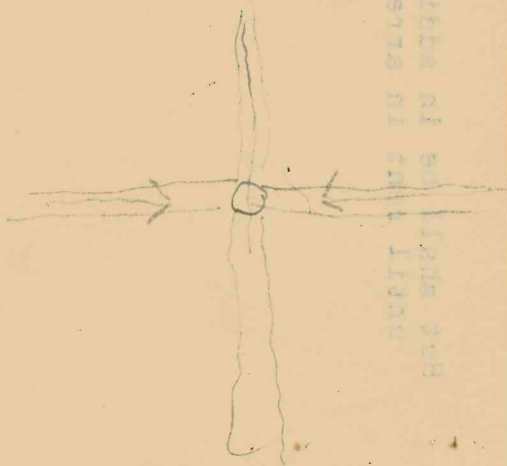
E. B. Gaston, Sec

But shall be in addition to <sup>monthly</sup> cash payments, agreed to  
until rent in arrears is made up.



Got their bonds

Hixon  
Schowalter  
Pomeroy  
Anaker  
Winberg



# The Playhouse

GEORGE E. FULLER, PROP.  
FAIRHOPE, ALA.

Feb 23, 1935

Fairhope Single Tax Corp  
City

Gentlemen;-

I have received a letter from Mr Henry Wood Shelton offering a substantial reduction in my indebtedness to him on condition that it is possible for me to come to an agreement with you regarding the back rent.

After discussing the situation quite fully and frankly with Mr Wolcott and Mr E.B.Gaston, I respectfully submit the following proposal for your approval;-

- 1- I will pay you \$300.00 cash on or before March 10, 1935, to apply on my total rent indebtedness, for the Playhouse.
- 2- I agree to pay you not less than \$25.00 per month for three months thereafter and
- 3- I agree to pay you not less than \$50.00 per month after that until total back rent and interest is paid.

It is understood that tax receipts will be accepted as formerly and my arrangement with Mr Shelton is such that he would be liable for the rent in the event I do not pay it as above and in the future.

I am confident however that I can meet the terms I am offering above and also meet Mr Sheltons conditions and if you approve of the arrangement, I shall see that the payments are met promptly and fully as agreed.

Appreciating your consideration and approval  
I am sincerely



Geo. E. Fuller

HENRY WOOD SHELTON  
1560 TORREY PINES ROAD  
P. O. BOX 297  
LA JOLLA, CALIFORNIA

February 19, 1935.

E. B. Gaston, Secretary,  
Fairhope Single Tax Corp.,  
Fairhope, Ala.

Dear Mr. Gaston:

Your letter of January 21 was duly received and appreciated, and now I have yours of February 11. I have written Mr. Fuller today a final offer of settlement at such a low price and on such easy terms that I hope it will be possible for him to come to some agreement with the Colony as to back rent and so hold on to the Playhouse until times are better for all.

I appreciate your holding off the sale until April 1, and hope things can all be worked out before then.

Sincerely,

*Henry W. Shelton*



# *Palos Verdes Realty Company*

PALOS VERDES ESTATES, CALIFORNIA  
301 PALOS VERDES DRIVE

May 5, 1943

Jennie Furber  
Fairhope Ala

## About Paso Robles Structure

Dear Friend:

Recently there has been some adjustment of crude oil prices in this area, so that the price of some grades is up about 25 cents per barrel.

Secretary of the Interior, Ickes, who also is petroleum director, has recommended an increase in the price of crude oil. This may result in an increase of from 35 cents to 50 cents per barrel.

This war is making a heavy drain on the country's oil reserves. As the war goes on, there should be a still greater demand for oil. Even now there is a cry for more new oil wells; and some of the restrictions on drilling have been modified. It is quite probable that before the war is over some positive encouragement will be given to those who would be willing to drill wells to try to bring in new oil fields.

Under such circumstances, it is just good common sense to keep the Paso Robles Community Oil Lease together and to keep ourselves in a position to take advantage of any opportunity that might offer to get another well drilled on the Paso Robles Structure.

You originally gave me the right to use the surface of your property on this structure for farming purposes, for which I paid the taxes, kept the lease alive, and used my best efforts to get the structure drilled.

All the reports I received from the Epco well, including the work done after the Epco quit, were not discouraging to me, and tended to confirm my opinion that we have an oil bearing structure. It is nothing unusual for more than one well to be drilled on a structure before the oil is found.

I believe that if we keep the lease together with some one person to look after getting another well drilled whenever the opportunity offers, sooner or later we will find some good company who will drill this structure to a definite conclusion, either getting the oil or proving there is none there.

2.

Because of ill health, I could not look after matters for you for several years. I am now in better health and ready to take up your case where I left off. There is no one else to do this work for you, and I feel that it should be done.

The original surface use agreement, probably still is sufficient authority, but I prefer a new Authorization.

You will find a short Authorization enclosed which we will consider as continuing and renewing the former arrangement. Sign and return it in the enclosed business reply envelope - no stamp is required - and I will pay all taxes on this lot hereafter, and do my best to get the structure drilled when there is a chance.

In this way it will cost you nothing more in the future to carry this property, and you will know someone is watching for a chance to get a well drilled. Also, I will send a letter to the owners whenever there are any new developments.

Under this arrangement, you are supposed to pay your taxes up to this year. However, if your taxes are delinquent, sign and return the Authorization anyway. Maybe some way will offer to take care of any back taxes.

It won't take you but a minute while you have this letter before you to date and sign the enclosed Authorization and write down your present correct address. Do that, put it in the enclosed envelope, and mail it.

I promise to do what I can to get the results for which all of us have hoped and waited.

Sincerely,

  
Oscar L. Willett

OW:vl  
enc. (2)



1/5/35

Mrs. James Sr.

is

Here now and

reports some

chance of her son

being able to pay

up on his holding

in sec. 11.

E/35



~~835~~

8090  
1718  

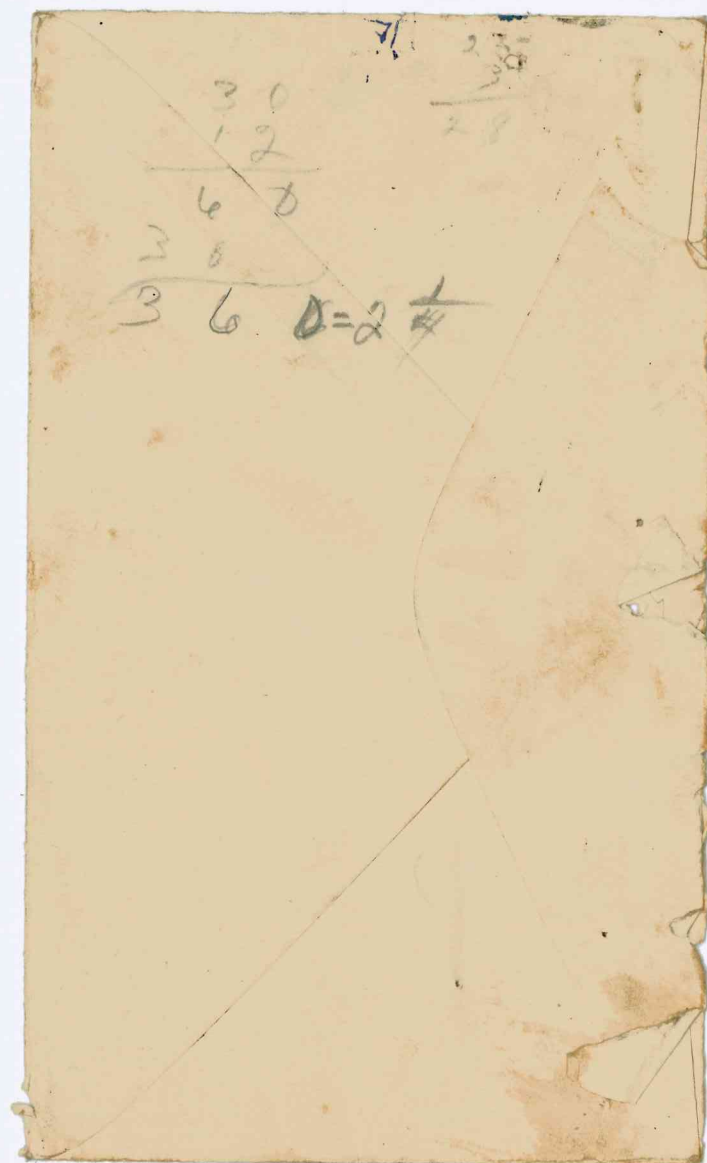
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6372

From Walter James  
Sunset Ark.



C. J. Free,  
Fairhope,  
Ala.





Sunset, Ark.

5-23-1932

E. B. Gaston,  
Secretary, Fairhope S. T. C.  
Dear Friend:

I received your  
letter today saying  
someone wished to use  
(lease) some of the land  
I hold. If I understand  
you right he wishes to  
lease the  $E \frac{1}{2}$  of the  $S.W. \frac{1}{4}$   
of the  $S.W. S.E. \frac{1}{4}$  Sec. 11,  
the  $S. \frac{1}{2}$  of which is still  
under lease in my name.

That is a fine piece of land  
which should be in use  
and I am willing to release  
(over)

it upon credit for the  
clearing I did on it & I  
believe there <sup>are</sup> several Tung  
oil nut trees on it which  
should be worth something.

I will instruct C. J. Freed  
to consult with you &  
the applicant in regard  
to the value of the clearing  
& trees & what ever  
agreement you make with  
him will be all right  
with me. I almost forgot  
there is 40 rd. of 4 ft.  
woven wire fence which  
will be on the line between  
us. It should be considered  
also.

Yours Truly  
Walter James  
Sunset, Ark.

**FAIRHOPE SINGLE TAX CORPORATION**

ADMINISTERING

**Fairhope Single Tax Colony**

ESTABLISHED 1895

FAIRHOPE, ALABAMA

May 20, 1932.

*Free says about  
2 1/4 a cleared  
fines not on line*

Walter James,  
Sunset, Ark.

Dear Mr. James:-

We have a party inquiring about a part of the land which you hold in Section 11 and inquiring of the Treasurer, I find that you were owning over ~~22~~ \$60 rent at the close of 1931 and now owe over \$90.

*I don't understand*

We can hardly let this run on, with some one else wanting a part of the land, of which as I understand you are not making any use. What this party wants is the east half of the south half, (the 20 acres which you retained) and if he got it he would take the ten right north of it, making 20 acres in all.

Under our present rule, in case of surrender of any portion of a leasehold, the surrenderer is charged with six months rent from the time of surrender, but if some one should apply for it within the six months after surrender, rent to the surrendered would stop from the date of application of the new party.

Please let me hear from you at earliest convenience.  
With very best regards to you and your mother,

Yours very truly,

*E. B. Gaston*

Secretary

*an addition of \$30 for 6 mo  
rent.*



Feb. 15, 1935

Carson James,  
R.R. Fairhope,

Dear Sir:-

I have just written to your son, Walter, advising him that in the next issue of the Courier his leasehold and improvements on the south half of sw.  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Sec. 11, will be advertised for sale, the date of sale being set on the 5th day of March, 1935, at 10 A.M. in front of the Courier building.

I have expressed the hope that some arrangement might be made by him or by you here to find a buyer for the property before the date of sale. I am also putting this up to you, who may come in contact with some one interested in property here; also calling attention, which I failed to do in my letter to Walter, ~~that~~ to the fact that if arrangements could be made to get hold of a considerable portion of the amount due, (something above \$150) with reasonable prospect of paying the balance in the near future, the sale would no doubt be recalled.

Yours very truly,

---

Secretary.

Feb. 15, 1935

Walter James,  
Sunset, Arkansas,

Dear Mr. James:-

Having received no reply to my letter of Feb. 7, 1935, I have handed in to the printer a notice of sale of your improvements on the south half of sw.  $\frac{1}{4}$  of SE.  $\frac{1}{4}$  of Sec. 11, setting the date of sale at the 5th day of March, 1935 at 10 A.M.,

This is done with much regret, and I am writing you this so that if anything can be ~~made~~ by you or your parents ~~or~~ others here to make arrangements to pay the rent due, something over \$150 or find some ~~one~~ to whom a sale can be ~~made~~, for the amount due, this may be done. I hope some arrangement can be made.

Yours very truly

---

Secretary.

Feb. 2, 1935.

Walter James,  
Sunset, Ark.

Dear Mr. James:-

I am sorry to have to advise you that the Corporation has decided that it cannot longer permit rent to accrue against the land held by you in section 11, 6 S. R East Baldwin County, now up to about \$150 and unless you are heard from with satisfactory payment by the time of publication of the next issue of the Fairhope Courier will feel justified in advertising it for sale, by one publication in the Courier ten days notice only being required.

The Corporation is exceedingly sorry to do this, but it must have rent to meet its taxes and if you cannot pay must be at liberty, to try and find some one else wanting it who can.

Your very truly,

---

Secretary.

(Copy to your mother.)



Jan. 16, 1935

Mrs. Carson James,  
R.R. Fairhope.

Dear Mrs. James:-

I appreciate your kindness in bringing me in the particulars regarding the fruit on the leasehold of your son Walter. There is so much of it and it runs such hazard of fire and depredation without some one ~~on~~ resident on the place; so that it looks to me as if we should try to make a sale, if possible to some one; especially as the accumulated rent is now up to nearly \$150.

Looking up my records I find that we have the holding as 20 acres, the south half of the southwest quarter of Southeast Quarter of Sec. 11; whereas you thought it was only 10 acres.

However, I fail to find a lease in my file. It is possible that while the lease was passed on by the Ex. Council, no lease was actually made out and delivered. I would like to know if you have a lease to Walter ~~among~~ ~~papers~~ among your papers.

If so, I would be glad to have it brought in that I might make a duplicate of it; and if you do not find a lease to Walter, please give me his present address in Arkansas; for which purpose I enclose a postal card.

Hoping you will thus further oblige me, I am,

Yours very truly,

---

Secretary

*Address  
Sunset Ark.*

Jan. 10, 1935

Carson James,  
R.R. Fairhope,

Dear Mr. James:-

As we cannot much longer let the rent accumulate against the land in Section 11, leased to your son, T.C. James, and as we would like to help him get enough out of ~~it~~, to leave him with something out of it, we would like very much for you or your son-in-law, Mr. Free, to give us a full description of the trees, berry-bushes, clearing, fencing, etc on the premises. According to our records this is the  $\text{co. } \frac{1}{2}$  of  $\text{sw. } \frac{1}{4}$  of  $\text{SE. } \frac{1}{4}$ .

Yours very truly,

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

Jan. 10, 1935.

Mr. W.C. James,  
R.R., FAIRHOPE.

Dear Mr. James:-

As we cannot much longer let the rent pile up against  
the land held under lease by you



Shelter Bluff Farm  
Seward Ark.

E. B. Gaston & others in charge  
of Colony affairs.

The time has  
again passed when all good  
lease holders should make  
payments on their rent & I find  
myself still unable to make  
mine.

~~This~~ I am aware of your right  
to sell it <sup>(myself)</sup> & I am still hoping  
you will or cannot as I sure  
intend to pay up & perhaps  
return to it as Baldwin Co &  
Fairhope have advantages  
found no where else.

I still believe the Youngberg  
may pull me out of the rut <sup>(ones)</sup>

The late severe cold last spring almost ruined them & other dewberries & blackberries & hult raspberries & strawberries. However the ones I had to sell sure did attract attention & brought considerably more than other berries. I intend pushing the sale of plants this winter & with a good fruit crop next year which surely can be expected, I may catch up a little.

Chauncey & I are both growing some Sericea & if you do not sever my claim to the place I hope to have part or all of it sowed to that.

Was glad to hear your drouth was broken. Crops here are suffering considerable & people sure are blue.

Yours Truly Walter James,  
Lunsel, Ark.



Shelter Bluff Farm  
Sunset, Ark.

1-17-1933.

E. B. Gaston & F. S. J. C. Council.  
Fairhope, Ala.

Dear Friends.

Word from home  
seems to indicate that you  
may take my place there  
(10 acres which is fenced) for  
past due rent, which I can  
hardly blame you for \*  
except for 2 reasons.

1<sup>st</sup> the uncertainty of placing  
it in other hands who can  
keep rent paid & 2<sup>nd</sup> I  
made a payment of \$25.00  
last fall with the underst-  
anding that it would hold



it till some time this year  
which I took to mean till  
returns might be had from  
some of this years crops.

That money was borrowed to  
buy wire for fence & to  
put an acre of Young berries  
up on. I paid it on my debt  
to you instead so now  
I must build brush fence  
& use poles to support  
the berries which are fine.  
I realize you are likely having  
as much trouble keeping up  
expences as many others &  
want to be fair. It seems quite  
likely I may come back there  
later if I can hold my orchard  
but if you find someone who  
wants it in a way that you  
will get what is coming to

you & I can at least get  
first cost of trees clearing &  
fence I think I would let it  
go. Other wise I hope you will  
have patience with me & I  
will do my best to catch up  
on rent.

I have hopes that I may do  
well with the young berries  
here as I have the University  
city (Fayetteville) Van Buren &  
Fort Smith all within 50 mi &  
Oklahoma seems to be a good  
market for Ark. products but  
the truck licence tariff is a  
hindrance to trade.

It is encouraging to see  
Roosevelt going with Sen. Norris



to look over Muscle Shoals.

Bof Lyle of Miss. states a fact that I believe has much to do with our hard times tho the interest on Gov. bonds is only a small part of the int. load.

Proff. Dinkins seems to be a clear headed sort of fellow.

I hope some of the states at least may be induced to put their tax sale land under the single tax lease system.

In that way the original owner need not move off but only take out a lease & keep his home & it would open up an opportunity for some of the jobbers to at least earn or produce their own living.

Our new Governor proposes to reduce car licences 50% & more as cars get old. A good idea I think & I believe it will bring more income to the state.

gives truly  
alter farmer  
state.



could get money  
to pay up on his  
piece of Orchard on  
his Colony land  
there we may  
be able to sell  
this next year  
& go back & be  
near our folks  
my health is  
much better than  
when we came  
here. With best  
wishes  
Arry R  
James.

1933

Dear Friend.  
As Walter has a letter  
to send I want to correct a  
wrong impression you  
got from my other letter  
you said in the paper it  
was farming where the  
land was so steep that  
stock could hardly get over  
it and I think I said the  
Bluffs surrounding the  
farm <sup>on 3 sides</sup> was so but the farm  
land lies on top & is not  
steep although it is rolling  
& varies in steepness but



is quite tillable & we have a  
fine young Orchard of Apples  
Peach & Cherry & a few pears  
& he has over 2 acres of young  
Berries that should have a  
good crop next year & he  
has thousands of young  
Plants for sale & many  
people have said they  
wanted some but such  
things are mostly set in  
the spring here & it don't  
bring any money now &  
this has been a dry hot sum-  
mer which damaged many  
crops we had a 22 in rain  
yesterday & had some light  
rains before which has  
relieved the situation very  
much, but truck sells for  
so little we can hardly  
get bare necessities now. If we

Shelter Bluffs Farm  
Sunset, Ark.

E. B. Gaston.

Editor Fairhope Courier.

Dear Sir:

Your notice of  
the nearing of the end of  
our subscription received.

That fact has been frequently  
on our mind lately as we  
have very much to do with-  
out it & I think some of  
the neighbors who we pass  
it on to will also.

If cash is necessary for its  
continuance tho, I think we  
must do without it but if  
you can use an assortment



of the following we can make  
a trade. I notice you can buy  
evaporated apples there 2 lb for a  
quarter. Mother trims & cores hers  
& dries them in the sun so that  
they need no looking over &  
trimming before using & will  
deliver at that same price. Hickory  
or walnut kernels 25¢ a lb.  
Sassafras bark for tea 10¢ a pt.  
"Cave Dweller Dates" — wild persimmons —  
dried & seeded equal the other dates  
& are a fine treat for young &  
old. 40¢ a lb. seeded or 10¢ unseeded.  
Chinquapins which might be  
called Ozark chestnuts 25¢ a lb.  
We would be glad if you can  
use enough of these to pay  
for the courier a while longer.  
can deliver in time for the  
holidays. Yours Truly  
Walter James Sunset Ark.