

1935 - 1953

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

Fairhope

10519-6

108

Sept. 30, 1935.

Herndon Radcliffe,
Mobile, Ala.

Dear Sir:-

If you wish to turn over your Colony holding to your mother, it will be necessary for you to turn in the duplicate lease you have for same with an endorsement on the back of same as follows.

"Executive Council Fairhope,
Single Tax Corporation:

"I hereby transfer all rights under within lease to my mother, Mrs. E.E.Radcliff."

It will also be necessary for your mother to sign the duplicate applications enclosed, and return with your assigned lease when in due time a new lease will be issued to her.

Mrs. E.E.Radcliff, (mother) called this date, hence above.

*saw " " at Taylors Today
10/24/35 and she was practically decided
not to take over this leasehold. Promised
to write in her return to J*

Sept. 22, 1935.

Mrs. E.E. Radcliff,
310 South Georgia Ave.,
Mobile, Alabama.

Dear Madam:-

yours of 18th at hand. It would be quite agreeable to us to have you assume the payment of the back and accruing rent of your son, R.H. Radcliff on the lot he holds under lease from this corporation.

Is it your and his idea that he should transfer the lease to you or leave it in his name? The lot is lot 4, blk. 14, div. 2.

Our treasurer's books show the back rent accrued to \$156.23, (which would carry it to Jan. 1) 1936. The annual rent is at present rating, \$46.48.

As I wrote your son he appears to be in possession of a receipt for state and county taxes applicable on rent and I enclosed him a statement of taxes ~~due~~ past due to the town of Fairhope, the receipts for which when paid would alike be ~~inapplicable~~ applicable on rent-with the taxes for 1935 due very soon.

If you will pay \$20 in money by October first on and the receipt for taxes which your son has already paid, we will give you a trial on the monthly payment plan.

In regard to the paving the estimated cost on each side of the street is 39 cents per running front, half to be added to the lessee's rent, and half to be assumed by the Colony corporation

The Radcliff rent lot is 66 ft front.

Assuming for convenience in figuring, that the charge to the lessee would be 20 cents that would be only \$13.20 and that to be spread over ten years, or only \$1.32 a year, with interest added after the first year. Very cheap paving.

Anticipating a call or communication from you about Oct. 1st.

*If the lot is to be transferred
call on me for instructions*

Yours very truly

FAIRHOPE SINGLE TAX CORPORATION,

By

Secretary.

is paid, if I am right - regard, & it please let me
about this. You may be known - & Oblige
- it - my first payment
on Oct. 1st, I also want
to know, what the price
of the street, well amount
to - & if I am not asking
too great a favor, I will
get you to mention,
some reliable real estate
^{estate} agent, who will rent
the place for me or
at least ^{at least} to the renting
of it for me. If there
is anything else in

Respectfully
Mrs E. E. Radcliff

310 S. Ga Ave

390 Your love etc

Mobile Sept 18th 1935

Mr. Gaston

Dear Sir

My son R. H. Radcliff
owns a small house
in Fair Hope, on White
Ave., I believe there is
quite a lot of taxes
due, this, I want to pay. I
think in your letter to
Mrs. Worley you said, I
could pay merely dollars
a month, until the amount

July 20, 1935.

R.H.Radcliffe,
Foot of Palmetto St.,
Mobile, Ala.

Dear Sir:-

Consideration has been given by our Executive Council to your rent account, which has not been brought up to date in years and now amounts to \$154.99 between three and four times the annual charge and I am instructed to advise you that unless the approximate balance is paid within thirty days, the Council will deem itself justified in putting the improvements up for sale, to secure the delinquent rent, after ~~anxxxxxx~~ ten days notice by one advertisement in the local paper, as provided by your lease.

You have been advised of your taxes due to the State and County in amount of \$13.06, with additional cost accruing if not paid by August 1st; and I am also informed by the Town Clerk, that your town taxes are three years in arrears, amounting in all to \$17.

Theses must be attended to at once.

Yours very truly,

Secretary.

RADCLIFF GRAVEL CO., INC.

SAND, GRAVEL AND READY MIXED CONCRETE
TOW BOATS, DERRICKS AND DREDGING

OFFICE
FOOT PALMETTO STREET

PHONE
DEXTER 2064

MOBILE, ALA., Sept. 4th 1935.

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

Dear Mr. Gaston:

14761
With reference to rentals due on my property in Fairhope, according to your letter of July 20th, there was a balance due then of \$154.99, due to business conditions I am not now nor have been able to retire this and would appreciate your advising if this could be paid in installments and if so how much the monthly payments would be, if this can be arranged, I believe I will be able to pay it up that way.

Assuring you that I appreciate the many favors you have extended to me in this matter and - trusting that I can retire it soon, I am

Yours truly,

R. H. Radcliff

RHR-

Sept. 6, 1935

R.H.Radcliff,
Foot of Palmetto St.,
Mobile, Ala.

Dear Mr. Radcliff:-

Your letter of 4th suggesting that you be given opportunity to catch up with your delinquent rent by monthly payments, duly received.

In reply would say there is a disposition of the Colony officers to so accommodate you, but there is also as you must appreciate a record on your part of failure to meet agreements, which gives little encouragement of a different course in the future. For instance, we have been at pains in past years to see that you got the benefit of the Colony's policy of allowing tax receipts to be applied on rents; but you have now in your possession a receipt for 1934 State and County taxes, good on rent for its face ---less fees and interest; and I have consulted the Town Clerk, who has rendered me a statement of delinquent town taxes which I enclose.

I have consulted our treasurer, who agrees with me that if ~~town~~ town taxes were paid during this month and the receipts for, ^{with} the State and county receipt which you have, applied on the accrued rent, we would be willing to accept \$20 a month on the balance, beginning with Oct 1, otherwise we would have to proceed to collection by sale of the improvements, which we would very much regret to do.

We shall expect an early reply.

Yours very truly,

FAIRHOPE SINGLE TAX CORP.

By _____
Secretary.

April 8, 1935.

R.W. Radcliff,
Foot of Palmetto St.,
Mobile, Ala.

Dear Sir:-

In spite my efforts to keep you in good standing with the "Colony" on your property here I find that you are slipping back again and owe today including the first half of 1935 and interest to Jan 1st, \$130.27 and have not turned in your tax receipts for the credit you would be entitled to for same--if paid.

Please give this your prompt attention, as the margin of value above the indebtedness is not satisfactory.

Yours truly,

Secretary.

Fairhope Cabinet Works,

Fairhope Courier.

Fairhope Coal & Supply Co.,

Bills, for 4/1/35

Southwestern

The Southwestern District B.Y.P.U. Convention will be held Thursday and Friday, April 11-12, at The First Baptist Church Greenville, Ala. All churches in this district are invited and urged to send as many delegates as possible to represent their organization. Registration will be on usual plan. Payment of a Fifty cent registration fee for which the delegate will be assigned to a home with bed and breakfast furnished. Other meals will be served at the church at nominal prices.

The Church and city extend to all a cordial invitation to be present at the convention and assures each a hearty welcome.

Radiola

Wants to use land on Mershon & F. Ave.
for ~~peppers~~ year for \$2.50, says cost
of clearing will be considerable.

1.44 A.

OFFICIAL BALLOT
FAIRHOPE SINGLE TAX
CORPORATION

REGULAR ELECTION
February 2, 1939

FOR PRESIDENT

() M. DYSON

FOR VICE-PRESIDENT

() J. E. GASTON

FOR SECRETARY

() C. A. GASTON

FOR TREASURER

() E. C. WOLCOTT

FOR SUPT. LANDS & HIGHWAYS

() MARION SMITH

FOR SUPT. PUBLIC SERVICE

() A. O. BERGLIN

FOR TRUSTEE

() J. O. STIMPSON

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

March 18, 1940.

Mr. Steve Radiola,
Fairhope, La.,

Dear Sir:

The Executive Council, at its last meeting gave consideration to your request for a crop lease on the land at the corner of Fairhope Ave., and Merston St.

Your offer of a rental of \$2.50 was considered insufficient but it was agreed that the remaining land north of that leased to Mr. Nelson, about $1\frac{1}{2}$ acres would be leased for the crop year for \$5.00.

Please see me if you want this land and be prepared to make payment in advance.

Very truly yours,

Secretary.

March 9, 1944

Mr. Joseph M. Ray
Bureau of Public Administration
University of Alabama

Dear Mr. Ray:

Your enquiry of March 2 was handed to me for reply, Mr. Yohn, our Town Clerk, noting that your enquiry concerned our practice of raising public revenue rather than that of the Town.

Fairhope began its life as an Alabama community in January 1895 when a small group of people, inspired by the economic philosophy of Henry George, began to build homes on 135 acres of land they had just purchased here on the eastern shore of Mobile Bay.

The site lay about midway between two communities, old at that time, Battles on the south and Montrose on the north each about $2\frac{1}{2}$ miles distant, with the founders being housed at the former while building their homes. The land was totally undeveloped and covered by young pines of no commercial or use value except for fire wood the tract was platted for a town site together with some additional land that was shortly acquired, liberal suitable areas being set aside for public use for parks.

The land was owned by the community, a corporation, incorporated under the laws of the state of Iowa, the origin of the nucleus of the founding group. This corporation was called the Fairhope Industrial Association. The colony community later incorporated as the Fairhope Single Tax Corporation, under laws of this state, and still exists as such, and holds title to all lands purchased by the colony group, leasing them to members and others on a lease contract which provides among other things that the lessee shall pay to the corporation the annual rental value of the land so held. Leases are for 99 years but may be transferred or surrendered.

The rent is the economic rent which we interpret to be the natural endowment value as well as the value resulting from community activities and planning. Individual occupancy of land is a monopoly privilege to secure the sole advantages of our common heritage, the natural qualities with which the site is endowed and the social, political, industrial and commercial opportunities available to the occupant, but which result from the common activities of all the people. These values, since they are a part of our common heritage and the re-

ward for our common effort must, in equity, be paid into the common treasury and used to defray our common expense of government and community services.

By 1908 the colony lessees and those who had settled on the adjoining lands petitioned to have Fairhope incorporated as a municipality. While the colony land constitutes the major part of the center of the community the colony holds title to only about one-fourth (some 327 acres) of the total area within the municipal corporation. However very nearly all the business institutions and probably more than two-thirds of the residences are on colony land, much of the other land being unimproved and undeveloped.

The price paid by the colony for its land inside the Town ranged from \$1.25 an acre to about \$6.00 an acre in 1895. This, the fiftieth year, the rent ~~was~~ due the corporation from its lessees on this 327 acres, a sizable portion of which is unleased, amounts to \$30,763.64. Out of these rent collections the corporation (colony) pays municipal and state and county taxes on the land and on the improvements and personal property of its lessees, pays the cost of street paving and sidewalks, provides the building for Fairhope's public library and makes a monthly appropriation used in the cost of operation and makes cash contributions to schools and civic bodies and this year is paying a Federal income tax of \$2,696.52 and a State income tax of \$255.95, as well as paying a Federal Corporation tax of \$225.00.

Advantages to the lessees are that they need pay no purchase price for land, though they are obliged to pay for items of value that may exist on the land applied for, such as the commercial or landscape value of trees, clearing, etc., and having the rent they pay for the exclusive privilege of using the land used to pay the taxes levied on the land and on their own improvements and personal property as well as for public, improvements and public services in which they share equally with all others.

Should the government, the grantor of all land titles, establish the rental levy as applied by the colony, as a condition of retention of title, all taxes on improvements and personal property could be abolished as could tariff and excise taxes levied for revenue, internal revenue taxes, except as deemed desirable for regulatory purposes, income taxes and business and professional license levies. I have in mind, of course, normal times, the cost of war and other disasters might have to be met even by levies on individually owned capital and other private property, though such levies might also be related to and proportioned by the economic rent of land. While the effect of government collection of the full economic rent would be to destroy the selling value of land, the concurrent abolition of taxes would be to so greatly enhance its use value as to benefit all land owners willing to work and use the land.

In addition to the colony's land within the municipal limits it owns some 3500 acres of country land, all of which is now leased at an annual rental for 1944 of \$4,052. In addition we have some fifty acres of land, a portion of a subdivision, just outside the municipal limits, about one-third of which is leased to various lessees at an annual rental for 1944 of \$301.14.

Fairhope, though it is one of the younger towns of this county and less advantageously located than some others has become the largest town in the county and is recognized by all to be the most progressive and most attractive.

I am sending you a copy of the Fairhope Courier, our local paper, carrying our financial report for 1943 and a copy carrying the annual audit of the Municipality of Fairhope. I enclose a copy of our application and lease form and our constitution and if I find anything further I believe you will be interested in will send it under separate cover. I shall be glad to hear further from you and if you find it convenient to do so I would like you to make this letter and the material available to the University's department of economics.

Very truly yours,

Secretary.

UNIVERSITY OF ALABAMA
UNIVERSITY, ALABAMA

BUREAU OF PUBLIC ADMINISTRATION

March 2, 1944

City Clerk
Fairhope, Alabama

Dear Sir:

I have heard some reference ~~to~~ a special tax system which you have in Fairhope. It was mentioned to me as the "one way colony tax system."

I would like very much to have any information you could give me regarding your system.

Sincerely yours,

Joseph M. Ray
Joseph M. Ray

Wm. Gaston

UNIVERSITY OF ALABAMA
UNIVERSITY, ALABAMA

April 8, 1944

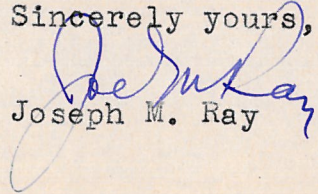
BUREAU OF PUBLIC ADMINISTRATION

Mr. E. A. Gaston, Secretary
Fairhope Civil Tax Corporation
Fairhope, Alabama

Dear Mr. Gaston:

I am very much interested in your single tax colony and I am deeply appreciative of the information which you sent me last month concerning it. The information which you sent amply serves my need.

Sincerely yours,


Joseph M. Ray

JMR/w

Dear Friends:

Feeling sure that you will be interested in its aims, the Fairhope Recreation Council directs me to prepare for you a report of our organization meeting held at the Public School Auditorium, February 1.

Mindful, in these times, of the pressing need for providing wholesome entertainment for Fairhope's children of high school age, some twenty parents and teachers of the community met to form the above organization which it is hoped may supply the means for relieving the need and your organization is asked to lend its full support.

At a later date a meeting will be called, for the primary purpose of selecting a citizens' advisory board. You and other organizations in the community will be invited to have a representative ~~on representatives in attendance~~ at this meeting to participate in the selection of the board members. It is hoped that you will give immediate consideration to the appointment of your representatives and to advise our secretary who they are.

Credit for initiating this movement must be given to Miss McCoy, 8th grade teacher in the public school. Miss McCoy talked the matter over with other teachers, with Mr. Bennett, and with parents and extended the invitation to those who attended the organization meeting, also acting as chairman temporarily. Mr. Bennett secured agreement from the local board and from county Superintendent Tharp to waive, for the duration of the war, the rule barring the use of the school buildings for dancing.

The officers selected at the meeting are: Chairman, Mrs. Walter Forster; co-chairman, Mrs. C. A. Edmundson; secretary, Mrs. C. A. Gaston; treasurer, Mrs. Henry Bishop; Public School Principal, James H. Bennett, will constitute the executive board.

The first party will be held in the high school auditorium next week under the supervision of a committee composed of: Mrs. R. D. Metzger, Mrs. Marvin Nichols, Mrs. LaVigne Berglin and Dr. Frank Warren.

Feeling sure of your interest and requesting your earliest possible consideration and a prompt reply, I am

Sincerely,

Mrs. C. A. Gaston, Sec.

Dear Friends:

Feeling sure that you will be interested in the aims, the Fairhope Reser-
tion Council directs me to prepare for you a report of our organization meeting
held at the Public School Auditorium, February 1.

Mindful, in these times, of the pressing need for providing wholesome en-
tertainment for Fairhope's children of high school age, and twenty parents and
teachers of the community not to form the above organization which it is hoped
may supply the means for relieving the need and your organization is asked to
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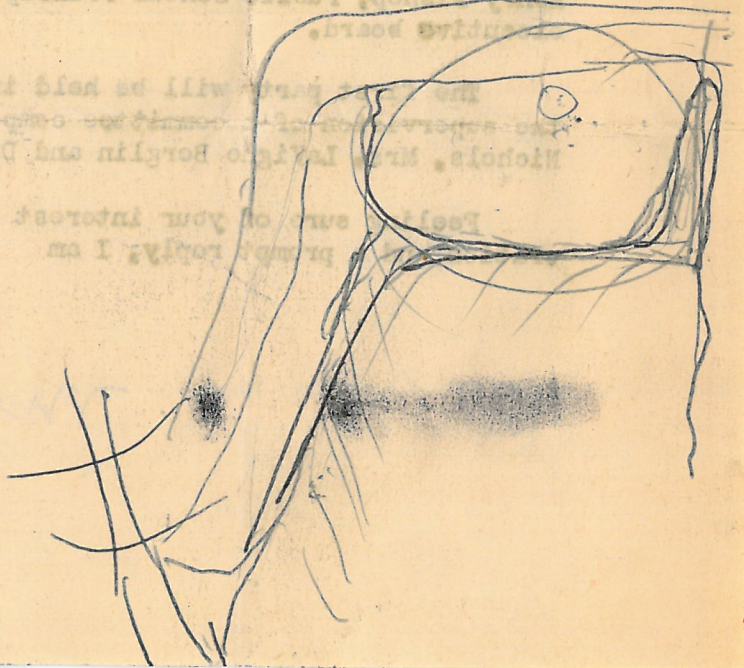
The officers selected at the meeting are: Chairman, Mrs. Walter Foster;
co-chairman, Mrs. C. A. Edmundson; secretary, Mrs. C. A. Gaston; treasurer, Mrs.
E. J. Bishop; Public School Principal, James H. Bennett; will constitute the
advisive board.

The next party will be held in the high school auditorium next week under
the supervision of the committee composed of Mrs. R. D. Metcalf, Mrs. Martin
Nichols, Mr. L. B. Bergin and Dr. Frank Warren.

Feeling sure of your interest and requesting your earliest possible consid-
eration, I am

Sincerely,

Michael Dick for
J. H. Beck Warren



April 25, 1940.

Mr. Geo. E. Redfield,
164 W. Jackson Blv'd.,
Room 960,
Chicago, Ill.,

Dear Mr. Redfield:

With reference to your enquiries of April 22, your payment of \$15.49 paid all rents charged to you on the first half of the 1940 rent and there remained \$7.89 to apply on the last half year's rent.

The balance of the last half year's rent, \$7.60, will be payable July 1 and you may expect to receive a bill about that time. As you will note the last half year's rent may be paid at any time before the first of October without penalty.

It is the custom of this office at the present to mail rent bills twice annually, on or about the first of January and of July. Of recent year's we have also been sending second notices the latter part of March and September prior to the effectiveness of penalty charges.

Tell Mrs. Redfield that we believe we have accomplished something toward the abatement of the nuisance of having our gully disfigured with the dumping of old cars and have hopes of eventually restoring the gully as a scenic attraction.

With sincere personal regards to you and Mrs. Redfield I am,

Sincerely yours,

Secretary.

23.09
15.49

7.60

GEO. E. REDFIELD

INSURANCE

164 ~~75~~ WEST JACKSON BOULEVARD Room 960
CHICAGO, ILL.

April 22, 1940

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

Dear Dr. Gaston:

This will acknowledge receipt of your favor of April 16, 1940, enclosing copy of Lease to Lot A, Block 4, division 2 of the land of Lessor in the Town of Fairhope, Alabama, together with copy of application ~~for~~ land, signed by Mrs. Redfield and myself.

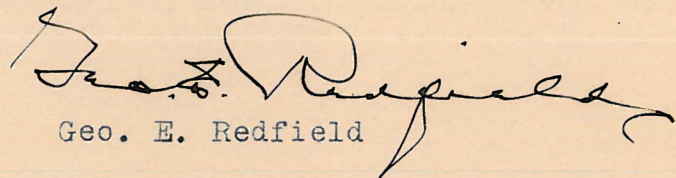
On March 19th I gave you my check for \$15.49 as one half year rent for said lot.

I note that rent is due for payment January 1st and July 1st and wish you would inform me what date my next payment will become due, and the amount of same.

Please also inform me whether you mail bills for each rental date, or expect me to do the remitting without a reminder from your office.

Thanking you and with kind regards, I am

Very truly yours,


Geo. E. Redfield

GER-E

April 22, 1937

Mr. Nathan Reibel
Elizabeth, N. J.

Dear Sir:

Mr. W. A. Somers was here in 1913 for a short time. His residence was New York City at that time and he was connected in a business way with the Manufacturer's Appraisal Co., Philadelphia, Pa.

My information is that Mr. Somers is dead but I do not have any particulars. You might be able to get some information by writing to the Executive Council, Arden, Delaware.

Very truly yours,

Secretary

CAG/mg

NATHAN REIBEL
COUNSELOR-AT-LAW
1137-1139 EAST JERSEY STREET
MARTIN BUILDING
ELIZABETH, N. J.
PHONE ELIZABETH 2-4457

March 27, 1937

Mayor of City of Fairhope
Fairhope, Alabama

Dear Sir:

I am trying to locate the whereabouts of
William A. Somers, who was supposed to have resided in
Fairhope in the year 1917.

Any information that you can give me of his
present whereabouts will be greatly appreciated. I enclose
return-addressed envelope for your convenience in making a
reply.

Very truly yours,

Nathan Reibel

NR:MMK

Harold Sudell,
Ardur, Del.
Manufacturers' Appraisal Co.,
Philadelphia, Pa

Believed to have died in N.Y. City.

Walter F. Swearing
Nov 1913 New York

March 21, 1921

Very truly yours,
Walter F. Swearing

NATHAN REIBEL
COUNSELOR-AT-LAW
1137-1139 EAST JERSEY STREET
MARTIN BUILDING
ELIZABETH, N. J.
PHONE ELIZABETH 2-4457

April 16th
19 37

Mayor of City of Fairhope
Fairhope, Alabama

Dear Sir:-

On March 27th, 1937, I wrote to you concerning
one William A. Somers who is suppose to have resided in
Fairhope in 1917.

Can you give me any information concerning him.

Very truly yours,

Nathan Reibel

M.

Can you give any information re the above?
W. H. G.

J. HERBERT MEIGHAN
MAYOR OF GADSDEN
PRESIDENT

ALBERT M. RAINS
CITY ATTORNEY, GADSDEN
LEGAL ADVISER

THE ALABAMA LEAGUE OF MUNICIPALITIES

6-7-8 TYSON BUILDING
MONTGOMERY, ALABAMA

ED E. REID
EXECUTIVE DIRECTOR

JUNE 19, 1943.

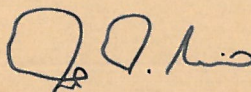
MR. C. A. GASTON, EDITOR
FAIRHOPE COURIER
FAIRHOPE, ALABAMA

DEAR FRIEND GASTON:

I AM IN RECEIPT OF THE COPY OF JUNE 10 ISSUE OF THE COURIER, AS WELL AS A COPY OF YOUR LETTER OF JUNE 11 TO SOUTHERN CITY. I FIND BOTH MOST INTERESTING. IT CERTAINLY SEEMS TO ME THAT THE FAIRHOPE SINGLE TAX CORPORATION HAS DONE A SPLENDID JOB OF MAKING A DEFINITE AND WORTHWHILE CONTRIBUTION TO THE LASTING GOOD THAT THE LOCAL GOVERNMENT IS DOING FOR ITS POPULATION. I AM GREATLY IMPRESSED WITH WHAT YOU HAVE TO SAY WITH REFERENCE TO YOUR TAX SYSTEM. AT SOME EARLY TIME, I PLAN TO SPEND TWO OR THREE DAYS IN YOUR CITY AND I THINK THAT I SHALL USE THAT TIME TO COMPILE SUCH INFORMATION AS MAY BE USED IN WRITING A SPECIAL ARTICLE FOR SOUTHERN CITY ON YOUR SYSTEM OF TAXATION.

WITH WARMEST PERSONAL REGARDS, I AM

CORDIALLY YOURS,



ED E. REID
EXECUTIVE DIRECTOR

EER:R

EXECUTIVE COMMITTEE

CHAIRMAN

J. HERBERT MEIGHAN, GADSDEN

VICE CHAIRMAN

MAYOR N. C. FLOYD, DEMOPOLIS

W. B. MAHAN
MAYOR, RUSSELLVILLE

J. G. KRAMER
CITY CLERK, CULLMAN

BOWEN W. SIMMONS
CITY CLERK, OPP

G. D. HALSTEAD
CITY ATTORNEY, HEADLAND

ED SANFORD
MAYOR, WETUMPKA

J. FRANK LIVINGSTON
COMMISSIONER, TUSCALOOSA

DR. E. H. COUCH
MAYOR, GUNTERSVILLE

JOHN G. BURTON
MAYOR, JASPER

JOHN B. BENSON
COUNCILMAN, SCOTTSBORO

W. COOPER GREEN
MAYOR, BIRMINGHAM

LUCIEN P. BURNS
MAYOR, SELMA

May 6, 1937

Mr. T. Reid
42 South McLean
Memphis, Tenn.

Dear Sir:

Agriculture in south Baldwin County is given over very largely to truck crops and to dairying. Fairhope is within five miles of what is reputed to be the best land in Baldwin County. Our town has many unusual attractions and is the largest in Baldwin County. By calling at the L. & N. railroad office you should be able to get a late issue of "The Southland."

Your communication was handed to me by the Mayor of Fairhope and I wish to call to your attention the literature of the Fairhope Single Tax Corporation which I am sending. Our corporation owns a considerable area within the town and more than 3000 acres in the surrounding country. We do not sell land but lease it on a 99 year lease contract, subject to transfer by the lessee. Our proposition is particularly attractive to all who wish to enter into active production of agricultural and other commodities, no investment in land being necessary all of one's capital can be used in the making of improvements and in the active production.

I shall be glad to serve you in any way I can and should you come to Baldwin County I hope you will pay me a visit before deciding on a location.

Very truly yours,

CAG/mg

42 So. Main
Memphis Tennessee
5/1-37
To
Mayor of Fairhope Ala.

Dear Sir =

Please send me
descriptive folders of your town
& surrounding country. I am
looking around for a place to
locate, & would like to have
any information, regarding
your town & section.

How is the farming section
around Fairhope. Ala - Is there
much trucking? And is there any
other kind of farming? Let me
hear from you - yrs truly
W. P. Reed.

June 24, 1940.

Remington Rand Inc.,
465 Washington St.,
Buffalo, N. Y.

Re: Invoice No. 620-5793

Dear Sirs:

On June 14 I mailed a check for the machine to your office at Mobile and wrote as follows:

Dear Mr. Lowe:

I had expected that you would send me word confirming the sale to our corporation of the machine and the terms agreed to. I have not heard from you but got authority from the executive council last week to make the purchase and to draw a warrant on the treasurer for a check which you will find enclosed herewith.

I shall await your instructions as to handling of the trade-in machine and hold it in readiness for delivery to you.

Very truly yours,
(Signed) C. A. Gaston, Sec.

I have not heard further from Mr. Lowe and have this day written to him advising him of my receipt of the invoice and of the instructions thereon to make remittance to your office. I have asked him for instructions.

Hoping that these matters may be readily adjusted I am,

Very truly yours,

Secretary.

June 24, 1940.

Remington Rand; Inc.,
62 N. Royal St.,
Mobile, Ala.,

Att'n: Mr. B. R. Lowe

Dear Sirs:

I am in receipt of a duplicate invoice
from your Buffalo, N. Y. office for the machine
recently purchased.

This invoice states that remittance should
be made direct to that office and you will recall
that I mailed a check to you June 14. Please ad-
vise me what should be done about this.

Very truly yours,

Secretary.

June 14, 1940.

Mr. B. R. Lowe,
Remington Rand, Inc.,
62 N. Royal St.,
Mobile, Ala.,

Dear Mr. Lowe:

I had expected that you would send me word confirming the sale to our corporation of the machine and the terms we agreed to. I have not heard from you but got authority from the executive council last week to make the purchase and to draw a warrant on the treasurer for a check which you will find enclosed herewith.

I shall await your instructions as to handling of the trade-in machine and hold it in readiness for delivery to you.

Very truly yours,

Secretary.

May 18, 1940.

Mr. B. R. Lowe;
62 N. Royal St.,
Mobile, Ala.,

Dear Mr. Lowe:

At the meeting of our Executive Council this week I presented your proposal with regard to the purchase of the new Remington Rand typewriter and regret to inform you that while they appreciated my need for a good machine it was their opinion that they should not have to pay as much as your proposal called for.

I have enjoyed using the machine and find it entirely satisfactory, very much more so than any machine I have used in the past. If it is possible for you to make a more favorable offer I shall be glad to present it.

Very truly yours,

Secretary.

Susequent offer of \$10.00 more for old machine accepted.

B. R. Lowe

REMINGTON RAND ADDING,
BOOKKEEPING AND
TABULATING MACHINES
REMTICO TYPEWRITER SUPPLIES

Remington Rand Inc.

465 WASHINGTON ST.
BUFFALO, N. Y.

REMINGTON NOISELESS
STANDARD AND
PORTABLE TYPEWRITERS
DUPLICATOR SUPPLIES

KARDEX SYSTEMS, SAFE-CABINETS, FILING SYSTEMS, LOOSE LEAF FORMS, AND EQUIPMENT

FOR CUSTOMER'S USE ONLY

REQUISITION NO. VOUCHER NO.

F. O. B. CHECKED

TERMS APPROVED PRICE APPROVED

CALCULATIONS CHECKED

TRANSPORTATION

FREIGHT BILL NO. AMOUNT

MATERIAL RECEIVED

19
DATE SIGNATURE TITLE

SATISFACTORY AND APPROVED

ADJUSTMENTS

ACCOUNTING DISTRIBUTION

AUDITED FINAL APPROVAL

CUSTOMER'S ORDER No. & DATE REQ. No. CONTRACT No. INVOICE No.

5-22-40

620-5793

SOLD
TO

FAIRHOPE SINGLE TAX CORP

INVOICE
DATE 6-19-40

FAIRHOPE ALA

SHIPPED TO

SALESMAN'S
NAME & NO. B R LOWE
620-5

DATE SHIPPED HOW SHIPPED SHIPPED FROM F. O. B. PREPAID OR COLLECT

5-22-40

UTICA

TERMS: NET 30 DAYS

QUANTITY	CLASS	MODEL OR CATALOG NO.	DESCRIPTION	UNIT PRICE	EXTENSION	AMOUNT
1		REMINGTON	17A-J153702 CARR 3502 LESS 10-10%		115 50 21 94	
1		REMINGTON	CREDIT 12A-ZR306866 ALA SALES TAX NET SELLING PRICE		30 00 1 87	65 43

The goods covered herein have been
produced in compliance with the require-
ments of the Fair Labor Standards Act
of 1938 (Federal Wage and Hour Law.)

INVOICE—PLEASE SEND ALL REMITTANCES TO ABOVE ADDRESS. RETURN DUPLICATE WITH REMITTANCE OR REFER TO INVOICE NO.

FORM S1-421-REV-13 SPECIAL PRINTING AND SUPPLIES MAY BE SHIPPED AS MUCH AS 10% MORE OR LESS THAN QUANTITY SPECIFIED AND PRICE ADJUSTED PRO-RATA ON INVOICE

LITHO. IN U.S.A.

W. E. RENFRO

ATTORNEY-AT-LAW

[RETIRED]

HERRIN, ILLINOIS

701 South Park Ave
Herrin, Ill. Nov. 22, 1944

Chamber of Commerce
of Cornelius A. Gaston,
Fairhope, Alabama.

Dear Sir:

Please send me such literature as you have available explaining the advantages of Fairhope as a winter resort and recreational center. Also advise me if it will be possible to secure a comfortable apartment consisting of a room and kitchenette at a reasonable price.

Yours very truly
W. E. Renfro.

Dear Mr. Renfro:

Under separate cover I am sending you a descriptive booklet of Fairhope and surroundings which I believe will answer your questions if normal conditions prevailed. However at the present Fairhope's accommodations are being strained to care for the large number of workers in war industries in the Mobile area and it would be difficult, at this time, to locate suitable quarters, or to get them at a reasonable price. We are much interested in furnishing winter or all year residence for people of your class so hope you will keep us in mind for later consideration.

Very truly yours,
C. A. Gaston.

J. TERRY REYNOLDS, JR.
ATTORNEY AT LAW
907-908-909 FIRST NATIONAL BANK BLDG.
MOBILE 13, ALABAMA

TELEPHONE 2-3122

October 14, 1946.

Fairhope Single Tax Corporation,
Fairhope, Alabama.

Gentlemen:

It will be appreciated, if you will send me several copies of your constitution, several copies of your application for purchase of land and several copies of your blank lease forms. I use these from time to time in advising my clients with reference to purchase of Single Tax Colony property and with reference to loans made on it. This favor will be most sincerely appreciated.

Very truly yours,

Oct. 17, 1946

Reynolds, Jr.

Mr. J. Terry Reynolds, Jr.
907-9 First National Bank Bldg.
Mobile, 13, Alabama

Dear Mr. Reynolds:

Under separate cover I am sending you the requested copies of our constitution, application for land and lease forms.

Should there be any further detail of information I can furnish please advise me. Also I shall be glad to reply to any enquiry concerning any specific leasehold.

Improvements on our land together with the leasehold interest of the owner have been accepted as collateral for loans made by the Fairhope Bank, by banks in Mobile, by the Baldwin County Savings & Loan Association, the Mobile First Federal Savings & Loan Association, the Home Owners Loan Corporation and loans have been insured by the Federal Housing Administration, the Veterans Administration and the Reconstruction Finance Corporation.

Very truly yours,

Secretary

Jan. 24, 1939.

Mr. Jno. Reznor,
Fairhope, Alabama,

Dear Mr. Reznor:-

In reference to the \$4.46 rent charge for 1938 for which you were billed that was the amount of the rent for the month of December and it is my understanding that the property was fully delivered into your hands prior to or at least by the first of December, Mr. Lowery having moved off the latter part of November.

You will recall that the first plan provided for possession by you ~~on~~ November first but since this would have inconvenienced Mr. Lowery it was agreed that he continue until the first of December or thereabouts and it was our understanding that rent charges would be paid by you at the time you were given complete possession and since such possession was given before Dec. 1st we feel that the charge of one month's rent in 1938 should stand.

Very truly yours,

Secretary.

July 23, 1937

Mr. John Rezner:
Fairhope, Ala.

Dear Mr. Rezner:

I am obliged to return to you your application for lease to E₂, NE₄, NW₄, Sec. 15 together with your deposit check of \$15.00. At its meeting last night the Council approved the application of P. Lucier Rockwell for all the unleased land in the Northwest Quarter amounting to 88.13 acres.

I am sorry you have been disappointed, but the Council did not feel justified in refusing the offer to lease the entire tract.

Sincerely,

Secretary

CAG/mg

May 20, 1937

Mrs. Ethel Rhoden
Fairhope, Ala.

Dear Mrs. Rhoden:

I gave your son a treatment yesterday afternoon after receiving your note. There appeared to be a mild digestive disturbance involving the intestinal tract and a colitis, the point of irritation appearing to be in the neighborhood of the cecum, or appendix.

Considerable amount of gas was present in the ascending colon and when I dispersed it the tenderness was much relieved.

I suggest that you keep him on a simple diet, principally milk, fruits and vegetables, no rich desserts or concentrated sweets except honey, for about a week, give him one table spoon full of olive oil at meal time three times daily. I saw him this morning and would suggest that he have another treatment this afternoon should he continue to complain. If not I would suggest he should have another treatment Saturday to provide better tone and nerve supply to the digestive tract.

Sincerely,

CAG/mg

May 19, 1937.

Dr. Gaston:

If there is anything really wrong with Joey I, of course, want it taken care of. However, I am of the opinion that he walks too much in the hot sunshine.

He had spinal treatments several times when he was small. ¶

Sincerely,
(Mrs.) Ethel Ham Rhoden.

July 22, 1948

Mrs. E. D. Rhodes
475 Main Street
Ebenezer, N. Y.

Dear Mrs. Rhodes,

I believe that there is a good chance that you will find a suitable location is Fairhope. Of course, prices are high here as they are everywhere in this inflation period.

Under our plan, purchase of improvements on a leasehold provides for transfer of the lease. However, not all property is subject to the Colony plan.

It will be best to make purchase after your arrival here.

I am sending further information under separate cover.

We will be happy to do what we can to facilitate matters for you.

Very truly yours,

Secretary

475 Main St., Wenezer, N.Y.

Dear sir;- Mr Rhodes has retired on a pension, we are thinking of making a change this fall, would be interested in buying a home in Fairhope, would like to know what your plan is. We would want a small home with all facilities where Mr Rhodes could go to the beach fishing etc. It would be a cash transaction, we expect to visit your town some time early fall.

Sincerely yours

Mrs. Lane Rhodes.

Believe good chance for suitable location

Prices high here as elsewhere in this inflation period

Purchase of improvements on household provides for transfer of home.

Best to make purchase after arrival here.

Not all property is subject to holding plan.

Further information under separate cover

Lease + Application
Constitution
Ann. Rep.
Fairhope Booklet

Indianapolis. Indiana
March 26, 1946

Fairhope Single Tax Colony
Fairhope. Alabama

Attention Mr. E.A. Gaston

Dear Mr. Gaston:

Several months have passed since receiving your letter in response to mine. Thanks for that and the additional material and information.

However, I still have my dream of someday locating in Fairhope as I like the setup and plan very much indeed. The only question is -- how to accomplish it. I lost quite heavily for one in my circumstances on investments during and after the depression and have not much money to operate on.

Are there any leaseholds in the single tax plat now for sale. If so, what would the prices be and would there be cash payments required or could there be a mortgage or terms of any sort available.

I am also writing Mr. Dyson as you suggested. If I can swing the deal at all, it will have to be on low priced improvements. The thing I would be interested in would be a small house (perhaps with a generous sized sleeping porch in case I had guests) with the necessities - light, water and sewage - but not fancy or additions to make the price high.

My main idea is to have a place to spend my remaining days and perhaps make a home for an older sister.

Awaiting your reply with interest, I am,

Clara Rice

Miss Clara Rice
531 K of P Building
Indianapolis, Indiana

Oct. 26, 1945

Miss Clara Rice:
531 Indiana Pythian Bldg.
Indianapolis 4, Ind.

Dear Miss Rice:

Our corporation has leased all of its country or agricultural lands but still has town lots for lease. While the choice is greatly diminished from what it was when you were here, which I find by the land book record to have been in 1924.

The lot you leased at that time now has a comfortable home on it and I feel sure you did the wise thing in releasing it. It would have cost you considerable to hold it for ~~thexx~~ 21 years that have elapsed. The lot next West of it is unimproved though under lease to Mr. Sam Dyson who has his residence on the Bay front lot to the West. Possibly he might be willing to consider building on it for you. He is in the building material business and has built some of our most attractive small moderate cost residences. We now have only one unlease lot in that section, on the East side of Summit St., one block North of the Street on which your lot fronted.

While the lots available at the present are very few we have plans for opening some new streets which will give us considerably more. Also there are frequent sales of improved leaseholds and I believe there is little doubt that you could find something to your liking and at a price that would more than balance the rent you would have paid had you held the lot originally leased.

Fairhope's population in 1940 was 1845 but it has very nearly, if not quite, doubled since then, due to the demand for housing of the many who were attracted to this section by the war industries in Mobile. Some are leaving now, but many are so well pleased with our town they are making every effort to establish themselves permanently so we will hold many of them.

Under separate cover I am sending some of our latest literature and a copy of the Courier. I am sure the Editor to whom you refer was my father Ernest B. Gaston, who died in December, 1937. Thank you for your commendatory reference

to him. He was a remarkable man and a wonderfully fine father. We, his children, appreciate the efforts and accomplishments he and our mother made and achieved, not alone for their immediate own but for all. Fairhope testifies to the wisdom of their choice of a principle on which to found a new community. Though they are no longer here to foster and defend it, its wholesome growth continues and the principle becomes more and more an essential part of the community.

I hope it will be possible for you to visit us again and to find what you want here. You will find Fairhope quite different from what it was in 1924 but I believe you will find that, in the main, the changes are desirable ones and that have added to rather than detracted from Fairhope's attractions. If I can be of further service, please write me. With best regards I am,

Very truly yours,

P. S. At the present time the lot you leased in 1924 is within two blocks of a paved street to town has the service of a sanitary sewer system and many advantages not then in existence and the annual rent is \$26.14. This and the growth of our town will indicate that the rents are not such as to discourage prospective users.

Clara Rice
Public Stenographer and Notary
531 Indiana Pythian Building
Indianapolis 4, Indiana

Town Clerk or Mayor of
Fairhope. Alabama

October 17, 1945

Dear Sir:

Do you still have town lots or suburban small acreage available under the Single Tax Plan? If so, will you please advise me what is available and at what prices. Also, if there are any improved plats or small acreage and at what prices.

I was in Fairhope several years ago and was very much intrigued with the location, climate and plan. In fact, I took a leasehold on a lot in sight of the Bay but, on my return to Indianapolis during the depression, I very foolishly let it go.

Please send me a plat if you have one and advise what the population of Fairhope is at present and any data you may have on your delightful little city.

Is the Editor who originated the plan still living? He was a remarkable man.

Sincerely

Miss Clara Rice
Indianapolis

Clara Rice

Nov. 13, 1939.

Berwyn
Mr. Claud H. Rice,
6732 Riverside Drive,
Chicago, Ill.,

Dear Sir:

We are pleased to receive your enquiry about our Colony and I am sending you under separate cover some printed literature and invite further specific enquiry.

We are more and more convinced that none of the presently adopted measures offer the relief that our country must have if democratic principles of government are to be preserved.

While it has not been possible for us to show all the advantages that would result from a full application of the Single Tax with its resultant elimination of all taxes on productive activities, we have demonstrated that even providing land without purchase price is a great boon to individual users and the collection for the community of the economic rent gives the community a larger fund than can be acquired by taxation.

Very truly yours,

Secretary.

11.6.1939

Fairhope Single Tax Colony

Dear. Sir

I would like some information regarding
your colony.

Respectfully Yours.

C H Rice

Claud H Rice
6732 Riverside Drive
Berwyn ILL

Nov. 17, 1939.

Postmaster,
Chicago, Ill.

Dear Sir:-

I have discovered that I erroneously addressed two parcels of mail to Mr. Claud H. Rice, 6732 Riverside Drive, Berwin Ill., to your post-office.

I am enclosing six cents postage which I request you to place on this mail and forward to the correct address as given above.

Respectfully yours,

Secretary.

MAILING DIVISION

OFFICE OF THE
INQUIRY SECTION
NINTH FLOOR

Postmaster,
Fairhope, Alabama.

My dear Sir:

This office has no record of parcels mailed by C. A. Gaston, your office, to Claud H. Rice, Chicago, Illinois, instead of Berwyn, Illinois, and the addressee denies receipt thereof. It is suggested that tracers be properly instituted at your office.

Sincerely yours,

Ernest J. Krueger

Encl.

Postmaster.

LH-502

507
United States Post Office

CHICAGO, ILLINOIS
415-417 SOUTH CANAL STREET
(AT WEST VAN BUREN STREET)

TELEPHONE:
WABASH 9207-EXT.
33

IN REPLY PLEASE REFER TO
DATE, INITIAL, AND NUMBER

HU: CW: CN
COR: 24719

December 8, 1939.

953

MAILING DIVISION

United States Post Office

TELEPHONE:
WABASH 9207-EXT. 33

OFFICE OF THE
INQUIRY SECTION
NINTH FLOOR

CHICAGO, ILLINOIS

415-417 SOUTH CANAL STREET
(AT WEST VAN BUREN STREET)

IN REPLY PLEASE REFER TO
DATE, INITIAL, AND NUMBER

HU:MN:B
Cor. #24719

Postmaster,
Berwyn, Ill.

November 30, 1939.

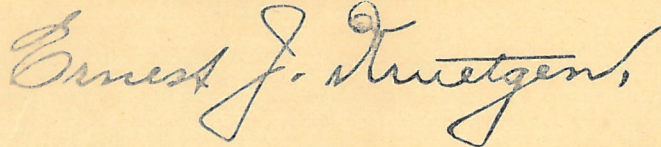
My dear Sir:

Ascertain if Claud H. Rice, 6732 Riverside Drive, your office, received the parcels mailed by C. A. Gaston, Fairhope Single Tax Corporation, Fairhope, Alabama.

Return papers.

Enc.

Sincerely yours,



Postmaster.

United States Post Office

Bemys, Ill.

12-5, 1929.

Postmaster,

Chicago, Ill.

Addressee advises
that parcel was
not received.

J. A. Barbora PM.
Board, Dept. Mails.

INQUIRY SECTION
POST OFFICE CHICAGO, ILL.

DEC 5 PM 2 58

MAILING DIVISION

K.S.

C. P. O. 531

R

24719

INDEX

MAILING DIVISION

POST OFFICE, CHICAGO, ILLINOIS

MAILING DIVISION

INQUIRY SECTION

NOV 24 AM 9 29

NOV 20 1939

, 19

Respectfully referred to **PARCEL POST DIRECTORY**
Supt. Station

Kindly cause a thorough investigation to be made in regard to the matter mentioned in attached correspondence, returning all papers to this Section, together with your report, without delay.

Assistant Superintendent

THESE PAPERS MUST NOT BE LEFT AT
PLACE OF INQUIRY

Has it been received by Addressee? _____

Can it be found at your station? _____

✓ How would Carrier mark it out? _____

✓ How would it then be disposed of by your station? _____

City _____

✓ Have you a removal? _____

Is _____

✓ Has it been forwarded? _____

✓ REMARKS: _____

NO RECORD

NOV 22 1939

P.P. Directory Sect.
CHICAGO, ILL.

Supt Station

NOTE PRECEDING REPORTS, IF ANY

FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

Fairhope Single Tax Colony

ESTABLISHED 1895

FAIRHOPE, ALABAMA

Nov. 17, 1939.

Postmaster,
Chicago, Ill.

Dear Sir:-

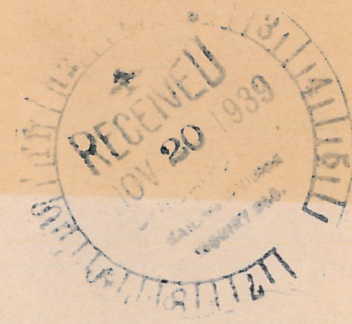
I have discovered that I erroneously addressed two parcels of mail to Mr. Claud H. Rice, 6732 Riverside Drive, Berwin Ill., to your post-office.

I am enclosing six cents postage which I request you to place on this mail and forward to the correct address as given above.

Respectfully yours,

C. A. Gaston
Secretary.

6 x 9 1/2 in



NEW ENGLAND CONSERVATION FOUNDATION

247 Fisher Avenue,
Brookline 46, Mass.
May 4, 1948.

Mrs. Frances G. Crawford,
Editor of the Fairhope Courier,
Fairhope, Alabama.

Dear Mrs. Crawford:-

Mr. McNair sent me a tear from the editorial page of the Courier for February 12th., because of the interest I have shown in his efforts to break into the presidential race. Through the kindness of Mr. Fiske Warren, I used to receive the Courier, which I enjoyed getting for the occasional news and comment upon the activities of the advocates of economic freedom.

In my small way I have been one of those advocates ever since I began to read Henry George and Louis F. Post in the spring of 1909. I have missed both the Public and the Courier since moving about caused dissolution of the former and my own moves deprived me of the latter.

Mr. Warren used to cherish the idea that all the faithful should be on the Courier mailing list so that it could get more national advertising and devote more attention to the national aspects of the fight for economic freedom. When I hear of the demise of another paper dedicated to economic freedom as we all do every little while, this thought comes back to me with added significance with each such occurrence.

One of the early graduates of the Boston extension of the Henry George School became editor of the Barnstable (Mass) Patriot last summer. It is published at Hyannis, Mass. Her address is: Miss Dorothy Worrell,

Phinney's Lane,
Centerville,
Cape Cod,

Mass. It may be that you will find material in it that will strengthen your coverage of news and opinion. I have written her today to the same effect in regard to the Courier.

I enclose a screed of my own on a matter of current interest that was published in decapitated form without its first two paragraphs in the Boston Traveler, May 1st, 1948. You should give the impression that you read the Boston papers, or at least make your readers think you do. I just thought of another that should make interesting reading south of T. V. A., so enclose it also.

Sincerely yours,

Joseph L. Richards

Nov. 20, 1948

Mr. Carroll H. Richardson
383 Jackson Street
Pasadena 6, Calif.

Dear Mr. Richardson:

Your card addressed to Fairhope Public Library was handed to me for reply.

A suitable history of Fairhope is yet to be written, but I am sending you under separate cover a small booklet that has a brief historical sketch and other material I am sure you will find to be of interest. I also suggest that you enquire at your public library for Enclaves of Economic Rent, published by Fiske Warren, Harvard, Mass. In it you will find a quite good historical sketch of Fairhope. I believe the last edition was published in 1933.

My father and mother Ernest B. Gaston and Clara M. Gaston, with four of us children, were in the first group to move onto the land here so have been associated with the movement from its beginning in 1894. We have seen the community ~~x~~ take shape and nurtured by a principle that was no where else being applied, become the largest, most attractive and most progressive town in the entire area. Though those who brought the inspiration with them have largely been gathered to their fathers, the principle they established here continues to give Fairhope an advantage that it appears cannot be offset even by more favorable location advantages.

You will find of interest the 1947 report of our operations which I am enclosing herewith. This year's report will show a considerable advancement and we have just completed the hard surfacing of some six to seven miles of the streets through our lands. This has been accomplished without bond issue, being paid for out of accumulated and current rent receipts.

We are glad to learn of the attention given to Fairhope in Encyclopedia Americana. As evidence that Henry George's great principles, that have done so much for Fairhope, are not forgotten your attention is also called to the Sept. 29 issue of The Christian Century. I will be glad to hear further from you.

Very truly yours,

Secretary

Carroll H. Richardson
383 Jackson Street
Pasadena 6 California

THIS SIDE OF CARD IS FOR ADDRESS



Fairhope Public Library,
Fairhope
Alabama

Having noted in my Encyclopedia Americana (1948 edition, Vol. 25, p. 39) the unique nature of Fairhope, I am writing to ask you for further information concerning the history & present status of this interesting community. We'll appreciate any information you may have.

Sincerely,
C. H. Richardson

March 6th, 1936.

Mr. E. V. J. Richmond
Pleasantville, N. J.

Dear Sir:-

Your card of Feb. 20th, addressed to the Editor of the Fairhope Courier, has been turned over to this office for reply. Under separate cover we are sending some illustrative literature and a copy of the Fairhope Courier.

Fairhope has changed greatly since you passed through here in 1923. We have approximately six miles of hard surfaced streets in the town, and state and county forces are now at work on linking the town with surfaced highways leading to the north and east. Fairhope has the most extensive public parks on the bay front along the shores of Mobile Bay.

As secretary of the Fairhope Single Tax Corporation, owner of much of the land in Fairhope, I inclose an application for land and lease contract for same, to acquaint you with our plan of land management.

Very truly yours,

Secretary

CAG/mg

KEEP THIS A SOUVENIR ITS SIMILAR TO OVER 200 DECORATED
POSTALS SENT ALL U.S. SENATORS & SOME CONGRESS MEN. THIS IS HISTORY MARKING
U.S. CONGRESS 1936



THIS SIDE OF CARD IS FOR ADDRESS



Editor
Fairhope Courier
Fairhope
Alabama
U.S.A.

SEEMLY ALL HAVE FORGOTTEN CHRIST CROSS
AND GEORGE WASHINGTON
ADVICE
NO FOREIGN
ENTANGLEMENTS
PAY VETERANS
BONUS
OLD AGE
PENSION
SAINT GABRIEL
NOW OVER
74 U.S. CONGRESS
1936
40.

BY EDWARD VERNON JEWELL, RICHMOND AGE 71 1/2 YEARS
ONE TIME LIFE GUARD ARTIST OF PACIFIC COAST NOW ONE OF US, FORGOTTEN MEN

Richmond & Son Journal Auto Camp & Park gas station
3rd Mill Highway Balaugantown N.J. RFD 3 Box 376 Pleasantville N.J. Feb 20
New Jersey P2 1936

Mr Editor

Dear Sir We are again digging out of snow
We sure got Extra Deal in snow and sub zero this winter
So we are thinking to sell out our 5 acres and all improvement
and 3 Building Place is worth \$20,000.00 but there are such
No sale up here for any Realty. Banks are still closed to loans etc
We might Exchange we have winter you place we like to get
copy of you paper and some post card snap shot of your city and water
front property as we are thinking of locating down there
We Brown thru Fairhope (old Spanish track) in 1923. in visiting
from California to Miami Jan 1923. but I guess he did not notice
Place there and inform you



Richmond LIFE GUARD ARTIST
EX SERGEANT. N.G.S.N. Y. EX NAVAL RESERVES
EX FIRE CHIEF QUEENS NY CALIFORNIA
EX WORLD WAR (VOL) WORKER
YE OLDEN TIME EX U.S.V.L.S
NATIVE NATURAL AND
AMERICAN ART MANY
NOW FORGOTTEN ART EX

V. J. Richmond

2/1/33

To Mr Rickaby
Copies of my letters to
Mr Bradish

Jan 14-1931

✓ 16-1932

July 18-1932

C O P Y

ELLIOTT G. RICKARBY

Bank Building

Fairhope, Alabama

July 17th, 1933

Dear Sir:

FAIRHOPE S. T. CORP. VS BRADISH: Your letter of the 8th enclosing copy of the earlier correspondence between Mr. Gaston, Secretary of the Plaintiff Corporation, and Mr. Bradish and the latter's letter of July 26th seems to have crossed mine, also enclosing copies of earlier correspondence.

We have noted with interest Mr. Bradish's letter to you which would have rendered the present conversation unnecessary had he not persistently ignored Mr. Gaston's letter asking for a copy of the one of September 21st, 1931, and every other letter written to him since that time, including several from the writer. My client tells me that the valuation of \$3000.00 placed by Mr. Bradish upon the improvements left after the fire is not sustained by the facts. Certainly a garage and chicken house that was worth, second hand, \$1500.00 was a peculiar appurtenance to a dwelling so small that for the entire purchase only \$4000.00 was paid. An inspection of the property now, disregarding depreciation, bears out this idea. A like opinion as to values obtains to side walks, hedges, etc., which have value only when used in connection with buildings, around which they are appropriately placed. Be this as it may, however, Mr. Bradish's indifference to our client's request for a copy of his letter and the repeated followups kept the property from being possibly used by someone who could have availed himself of the leavings of the fire and as long as our client did not know Mr. Bradish's intentions no use could be made of these nor could we take any steps to keep the place in repair. He may say that he notified us that he did not care to continue the lease but ordinary courtesy if nothing else dictated his advising us to this effect again when we wrote him that his letter had been mislaid and requesting a copy. This request was not made once but at least three times.

To recapitulate, the improvements left by Mr. Bradish had no sale value apart from the property and nothing like the figure he claims even with it. Had he shown the Corporation the courtesy of replying, it would have made an effort to get another lessee for the land who might have been willing to allow Mr. Bradish some for what was left, but even this was prevented by that gentlemen's neglect. Under the circumstances, therefore, we feel that in releasing the lessee upon payment of the rent through 1931 we are doing all that can be expected. The waiver of subsequent interest far more than balances any value that might attach to the improvements even had the lessee any right to same under his lease when once surrendered, which he has not.

Yours Very truly,

ELLIOTT G. RICKARBY (signed)

R:R

Since the foregoing was written Mr. Gaston and this writer went over the lots in detail. It can easily be seen that the grounds when kept up were beautiful. The outbuildings are still in very fair shape and if the lot is again leased to a man who would rebuild in the same location would be worth perhaps \$200.00. The pecan trees have a fair crop of nuts. By spending, say \$25.00 in cleaning up the lots can be made very attractive.

Mr. Gaston authorized me to say that if Mr. Bradish will settle on the basis suggested by us that the Corporation will advertise the improvements for a month without charge to find a lessee who can use the improvements and will turn over to Mr. Bradish whatever is realized. The buildings can be duplicated for three hundred dollars but the trees and shrubbery with a little work can be made very attractive and would appeal to some one wanting an attractive home. The sale of the improvements can be handled by some friend of Mr. Bradish here who can see that he gets all that is coming.

C O P Y.

August 10, 1933.s.

Mr. Walter A. Praxl,
Room 1231, 127 N. Dearborn St.,
Chicago, Illinois.

Dear Mr. Praxl:

I have your letter of the 3rd instant enclosing one from
Mr. Rickarby.

Mr. Rickarby states that had I not persistently ignored
Mr. Gaston's letter asking for copy of mine of September 21, 1931, all the corres-
pondence, etc. we have had, would have been unnecessary. I would like to straighten
out this phase of the matter.

I did write (as per copy letter to you) Mr. Gaston on
September 21, 1931, outlining my position, and asking if any further action was
necessary on my part to terminate the lease, also that when and if the improvements,
(which included those in addition to the house which was then on the property) were
sold, he would be kind enough to send me a check therefor.

Mr. Gaston made no reply to my letter, and I supposed of
course, action requested would be taken care of, however, Mr. Gaston did, as stated,
write me on January 16, 1932, nearly four months later, stating he had misplaced my
letter, and asked for a copy.

At that time, settlement had not been made by the Insurance
Company, and it looked for some time, as though I would have to start suit to get
the matter settled, and all my papers, including copy of my letter of September 21,
1931, were in the hands of my attorney in Mobile.

I had no objection whatever, to furnishing Mr. Gaston a
copy of letter referred to, but the fact is, it was down in Mobile, and on account
of the trouble I was having, not only on account of the Fairhope matter, but others
"and how", I simply over-looked complying with Mr. Gaston's request, and I heard
nothing further until I received a letter from him dated July 18, 1932, six months
later.

As stated before, I have no hard feelings whatever against
anyone connected with Fairhope, and wish them all the luck in the world--good luck,
not bad, which I have been having for the past two years and over, and stand ready
now to do what is right and fair. You must admit that a lessee, as well as the
lessor, have certain rights, and I do not believe Mr. Gaston wants to do anything
that is not fair and square to both interests.

I am inclined to the thought that Mr. Rickarby is not quite
clear as to what constitutes "improvements to the property" insofar as he states:

"My client tells me that the valuation of \$3,000.00 placed
by Mr. Bradish upon the improvements left after the fire, is not sustained by the
facts. Certainly a garage and chicken house that was worth, second hand, \$1,500

was a peculiar appurtenance to a dwelling so small that for the entire purchase, only \$4,000.00 was paid".

The house which was ~~so~~ small and in very bad shape, together with the few out-houses on the property when purchased, was not at the very outside worth over \$2,000.00, and the balance of \$2,000.00 which I paid, was for improvements other than the building. On top of what I paid, it cost me in excess of \$8,000.00, part for a new house, part for chicken house, garage, summer house, work shop, wire fences, hedges, etc., and my understanding was, and is now, that any improvements over the bare ground value of the property, belongs to the Lessee. One of the values in improvements, such as trees, hedges, etc. is the time element, and surely if such were worth \$2,000.00 when purchased then, should be worth much more now.

I have noted the two paragraphs added to Mr. Rickarby's letter, and feeling as I do that Mr. Gaston is a fair, square man, I am sending him a copy of this letter, together with one of Mr. Rickarby's, requesting that he act in my behalf toward disposing of the improvements, feeling positively, that the amount received will be greatly in excess of that for which Mr. Gaston advises, he will settle.

I would like at this time to say that you have, personally, been very kind and considerate in your handling of this matter, which I appreciate greatly, also that I propose to do what is right in the matter, and feel that that also is the wish and intention of Mr. Gaston.

Before taking the action just outlined, I shall be glad to get your reaction to same.

Very truly yours,

L. M. Bradish

2

2

August 19, 1933.

La Verne Morris Esq.
1st. Nat'l Bank Bldg.
Chicago, Illinois.

Dear Sir:-

FAIRHOPE S. T. CORP. vs. BRADISH: Today, my first opportunity since receipt of your letter of the 15th. inst., with its enclosure, I went over this carefully with Mr. Gaston, having before us the copy of my letter of July 17th., written just after Mr. Gaston and I had been carefully over the lots formerly leased by Mr. Bradish. That gentleman is correct in his revised opinion of Mr. Gaston being a man more than ordinarily fair and just, but he nor I can see how we can be expected to go any further than we have already offered. We have not only consented to abate our claim to just the rent due up to the time of the fire, practically half of the amount legally due because of Mr. Bradish's admitted neglect in making formal application for release or even answering our letter of inquiry as to his intentions, we have offered to accept payment of this on very easy terms, and in my last letter we told him we would assist him in getting the value of his improvements by advertising them for a month without cost, thus seeking a new lessee who could make use of them. Such a person may be found this Fall if conditions improve as we feel they will. In this event Mr. Bradish will be repaid a part of the money paid by him in settlement of a

debt, now long past due. We cannot however accede to his, in our opinion rather absurd proposition that we should look to the improvements that have sadly deteriorated through his neglect for our money. We will however go one step further and accept a cash payment of \$84.33 and his and Mrs. Bradish's notes for the balance at \$50.00 per month with six per cent interest from date. On payment of the cash we will at once start to advertise and Mr. Gaston will do his best to find some one who will take over the lots and pay for the improvements, the proceeds to be, of course, credited to Mr. Bradish. If he is correct as to his values, this should ultimately bring him out whole. If not, he will have paid a debt which he cannot but recognize is just, without inconvenience to himself.

From the changed tone of Mr. Bradish's correspondence we feel that with this modification of his last proposition we are in sight of an amicable settlement and will ask that you get confirmation of this promptly. The matter was first taken up with him eleven months ago. We have at all times sought to be reasonable and considerate and feel that we have the right to expect like treatment.

Very truly yours,

R:L
1031.

Rickaby

My friends:

As you may have already been told, he who thus addresses you has long felt that a funeral as now conducted is largely an empty ritual, often meaningless, a trial to the patience of friends, and the feelings of those whose hearts are sore. So to spare these as much as possible, I have left written instructions that the services attendant on my laying away be as brief as is consistent with dignity and I hope you who do my memory the honor of your presence will remember that this unconventionality is largely induced by regard for you.

I must not, however, fail to include in this not only the friends of earlier years, some of whom have passed on, but those fine people who through personal contact have later become dear to me. This means the men and women with whom I have been associated in business and professional relations, clients who have ripened into warm friends, my professional bretheren, County and State officers who have shown me so much courtesy, the loyal help who have worked with and for me, those whom I have learned to know and like in my church affiliations, in the Masonic Order, the Clergy, and especially in the intimate association of Rotary, which has honored me with its confidence and esteem and toward whose members I feel especially close. With the passage of the years, as I have said, I have learned to appreciate such friends as you have been.

This is written while I am, as far as I know, in fair health and active mentality, but the feeling of gratitude and warm

affection is so deeply engraved on my heart that it will be there as long as it continues to beat. I want you to know that the cold form that was once the man you liked and befriended, closed its eyes with this thought a part of its last living consciousness. I am poor in this world's goods but when I think of your friendship and of what it has meant to me, I am rich indeed. God has been good to me. I have had, and expect to have to my death, many cares and sorrows, but I have also been able to see much of the lovely things in life and to appreciate my blessings, among the greatest, your friendship.

I do not ask or expect you to regret my passing. I have lived my allotted span of years with my share of happiness as well as sorrows, and hope to meet my end unafraid. But I want you to go your several ways with the knowledge in your hearts that the man you now see laid away, to the day of his death truly valued your friendship and what it meant to him. And may that God, on whom I have so heavily leaned for many years, be as close to you, my dear friends, as He has to me.

In deepest sincerity,

(Signed) ELLIOTT G. RICKARBY

Feb. 3, 1938.

Dear Mrs. Riggs:

An application for west 50 ft. of lot 1 and the east 50 ft. of lot 3, block 7, division 2 must be accompanied by a deposit of \$28.81, $\frac{1}{2}$ year's rent.

If the bank property is transferred to you effective March 1st and the rent paid by the Bank to that date there will remain 4 months rent for the first $\frac{1}{2}$ of the 1938 rent to be paid by April 1st, amounting to \$18.82.

July 1st the second half year rent will be due amounting to \$28.34 on the transferred land and \$19.21 on the other, 4 months rent, a total of \$47.45.

If the 1939 rent is the same as for 1938 there will be due on Jan. 1st, 1939 one-half years rent on the whole amounting to \$57.07. To apply on this you should have tax receipts from the county tax collector and the clerk of the Town of Fairhope \$46.50 so the cash required for this payment would be the difference between the rent and the taxes, \$10.57.

Very truly yours,

Feb. 28, 1946

Mrs. E. V. Rightmire
Cowiche, Washington

Dear Mrs. Rightmire:

I was pleased to receive your enquiry about Fairhope and regret that press of year-end business prevented an earlier reply. Mr. Cassels' article in "The March of Progress" was substantially correct as you will see by the enclosed material and additional matter I am sending you under separate cover.

I wish it were possible for you to pay us a visit. The intangible character of Fairhope is probably more impressive than is the tangible. Fairhope was started by people who by most standards would be considered to be poor people and today there are few, if any, who do not have to look to their personal activities to support them.

Fairhope is not a "colony" in the common sense of the term. The people, most of them, are not here because of any particular interest in the single tax, or a desire to promulgate the theories on which the community was founded, but because our establishment of those principles gives them a greater measure of opportunity here than they can get elsewhere. It is altogether evident to me that it is the principle that has made Fairhope, not a particular type of individuals. This proves to me that the hope of the future is in reform of the principles under which society lives rather than a reform of the individual members of society.

I will be pleased to hear further from you should your interest continue. I hope that it will for I am convinced that "The Hope Of The Future" is in an extension of the principles on which Fairhope operates.

Very truly yours,

Secretary

Fairhope Corp.
Fairhope Ala.

Cowiche Wn.
Jan 31 '46

Dear Sirs:

I saw the article by James Cassels in Jan.
March of Progress and would like to know
more about your plan. If you have any
literature on your project would appreciate it.

Yours truly,

Mrs E.V. Rightmire
address Cowiche Wash.

THIS SIDE OF CARD IS FOR ADDRESS



Fairhope Corporation
Fairhope
Alabama,

CLUB OFFICERS

GARLAND PHILLIPS,
President
J. A. CHAMPION,
Vice-President
JOE BROWN,
Secretary - Treasurer
L. H. HARRIS,
Agricultural Adviser

RIVER PARK COMMUNITY CLUB

SOUTH RIVER PARK

FAIRHOPE, ALABAMA, R. F. D. 1

BUILDING COMMITTEE

WILLIAM WARD
C. O. CHRISTIANSON
JOE BROWN
VALENTINE FREGO
GARLAND PHILLIPS
L. H. HARRIS

DEAR NEIGHBOR:—

For several years a group of farmers in this community have been holding monthly meetings in a small building at the Bradford farm. The group has now outgrown this building and Mr. Bradford has contributed two acres of land on the Marlow Road for a club house site. Plans have already been completed for the structure and we are ready to start building.

Besides the building we will have a base ball field and a play ground for the children. The project will be owned and operated by the farmers and their friends in the community and we are assured that all will invest some cash, their labor or their talents in this worthy undertaking. This will fill a long felt need and will naturally work to the betterment of our community in every respect.

The club house will be used for the meetings of the club, as well as for parties and entertainment and will be fully equipped with a kitchen. For example, if the children want to give a party this will be a fine place to have it and it is as much their building as ours. If a group wants to have an all day sing, it is their building and they may sing as long and as loud as they wish. If another group wants to hold church services, they may do so regardless of denomination because the building belongs to them as much as it belongs to anyone else. If a family wants to hold a reunion this will be their house for that day, etc.

It will be built of tile and concrete and a plaque will become a permanent part of the building on which will be listed the names of all those contributing their share of the cost of the project. Remember you are not donating anything, rather, you are paying your share for your own building when you contribute to this worthy cause. Your checks should be made out to the River Park Community Club and may be mailed to anyone of the undersigned. By acting at once and mailing your check or bringing it in you will expedite matters, otherwise it will be necessary for a committee to call upon you which will take more time, additional work and delay the erection of your building.

THE COMMITTEE

C. O. Christianson
Garland Phillips
Joseph Brown
William Ward
Valentine Frego
L. H. Harris

March 10, 1941

Mr. Fred Rivers;
1950 Webster St.,
Oakland, Calif.,

Dear Mr. Rivers:

I am in receipt of yours of March 5 and regret that I could not get a reply in the mail to you earlier. I hope this may reach you by Tuesday but if not it is my understanding that you are to have future meetings.

The Corporation does not give fee simple title to any of its land since to do so would remove such land from any control of the Corporation and would relieve the owner of any enforceable obligation to pay the economic rent to the community.

Leases are for terms of 99 years but are transferrable subject to the rules of the Corporation and approval by its Executive Council. I enclose a copy of the lease and application.

Land availability is the only limitation on the amount of land one may lease, but the obligation to pay the economic rent to the Corporation makes it unprofitable to take more land than one can profitably use. The growth of the community with the accompanying increase in economic rent automatically changes small orchards and chicken ranches into building lots, and has changed the town proper from a small settlement of subsistence homesteads into a compact urban community.

No legal provision can be made for a renewable 99 yr. lease but each time the title to the improvements passess either through sale or inheritance the old lease is cancelled and a new 99 yr. lease is issued in the name of the transferee.

Leases may be abrogated only for non-payment of rent, but the lease contract (paragraph 2) provides that the land may not be used for any purpose physically or morally offensive to a majority of the resident members. The community of Fairhope now is governed by a municipal government which has the regulatory powers with which such bodys are endowed by law. Of course lessees as well as others in the community are subject to municipal ordinances.

Children of lessees have no advantages over any who may this day set foot on Fairhope land for the first time, nor have I, the son of the founding leader. All sites unleased as of this date are available on equal terms to all, subject to the approval of the Executive Council, and provided they are legally competent.

Neither the community nor the Corporation has any productive enterprise under its management other than the municipally owned and operated water and electric utilities. All industrial and commercial enterprises are privately owned and con-

trolled. I am enclosing a clipping of an editorial recently published in the Fairhope Courier concerning co-operative activities. In addition to the early cooperative activities of the colonists groups have been formed here in later years to operate a creamery, a store etc. but none now survive. The more normal competition in Fairhope where natural opportunity is not subject to monopolization insures fair prices and fair treatment.

I sometimes wonder how all the people in Fairhope earn their living. A number are employed in commercial establishments which serve a considerable territory, Fairhope having the best stores in the county; others are engaged in the professions, doctors, teachers, lawyers, dentists, etc., some are employed in our two saw mills and a toy factory; we have a theatre, amusement casinos that serve the local people and many visitors from the surrounding country and Mobile, now readily reached by motor via causeway ~~at~~ the head of the bay and a new tunnel under the Mobile river; others own property they rent to Fairhope's large transient population; and quite a few earned their money elsewhere and have come here to retire; some are traveling salesmen domiciled here and some are employed in the expanding industries located at Mobile.

Fairhope now has a population of 1,849 (1940 census), though there are always considerable more than that living here but with permanent residence elsewhere. Since its founding it has grown more rapidly than any community in the county which is still an agricultural county. And by the way I did not mention agricultural occupation. We have some 4000 acres of country lands and they are largely in use by resident lessees. In Fairhope town, while the Corporation owns a little less than one-fourth the land I believe approximately three-fourths of the population is on the Corporation's land.

Under separate cover I am sending you a copy of the Courier containing my annual report to the membership which I believe you will find interesting and informative;; also additional printed material. I need not assure you that I shall be glad to give your group all informative aid I can and shall be particularly glad to hear further from you. We feel that it is becoming yearly more evident that Fairhope's existence is justified.

Very truly yours,

Secretary.

1950 Webster St., Oakland, Calif.,
March 5, 1941.

Fairhope Community,
Fairhope, Ala.

Friends:

It has been quite a time since I wrote to you, but this has in no way indicated that I haven't thought of you - "many times and often." For I have. The latest date was or is last Tuesday evening. Borsodi of N.Y. was recently here and made a talk rather well attended by many of the younger people who are beginning to get awake to conditions. The result has been that some of these have called regular meetings to discuss what may be possible for them to do along similar lines. I have been present at these meetings and have called their special attention to Fairhope and what this community stands for. They asked me some questions last Tuesday that I think it best to have you answer, covering your latest ideas on these points. They are:

1. Do you now give full legal title to any of your lots or lands?
2. If you limit the use of such property to leases, for what terms?
3. And for what amounts; and how terminated?
4. Are renewals permitted, either to the original lessee or to his heirs, or assigns?
5. Are there any rules or regulations that must be followed, or the lease is abrogated?
6. What about children of lessees who grow up in the community; do they have to follow the same routine to get a site for a home? *At what age?*
7. Are there any avenues for employment of residents by the Community or in various forms of activity conducted by groups of lessees?
8. What are the principal activities of residents by which they earn a living?

I ought to know all these answers, for I have visited you more than once. But that was long ago and I have not had much correspondence with your community in these later years. But the answers to these questions will help our local group to decide whether or not they want to build any community they may decide to go into on similar lines. They and I will very greatly appreciate your co-operation here. If you still publish the Courier or a like paper, may I ask that you send a copy or two? I enclose an Airmail Stamp to get a reply as soon as possible; by next Tuesday, if you can make it in that time, so we can use the information at our next meeting. Wishing you continued and even greater success than you have yet had, I remain,

Quite sincerely yours,

Fred Rivers

An Old Henry George Follower, *aged 75 years*

Aug. 23, 1940

Mr. Fred Rivers;
1950 Webster St.,
Oakland, Calif.,

Dear Mr. Rivers:

I have just returned from a vacation trip today to find your letter which should have had prompt attention and I very much regret that you should have been kept waiting.

I am enclosing herewith a brief history of Fairhope written by my father some years ago but which contained the answers to many of the questions you ask; also additional printed matter that I hope will be of help to you.

The 1910 census was the first after Fairhope had become a legally constituted municipality with defined boundaries and the population definitely known. The figures for that and succeeding years are as follows: 1910 - 506; 1920 - 853; 1930 - 1,549; 1940 - 1,839 (preliminary release). It will be seen here that the greatest growth was between 1920 and 1930 and I attribute this to be due to the boom during which time many northern people who believed their acquired fortunes would be adequate for the remainder of their lives came here to retire. The crash caught them, their fortunes vanished and they had to go back to the industrial centers to try again.

Fairhope having no direct connection with rail or deep water transportation and having no deposits of mineral or oil or gas nor any water power is not well suited for industrial development. Its individual characteristics have made it most practical to recreational development and while there are other locations in this section better suited for such development Fairhope has surpassed them all and has, in fact grown more rapidly than has any town in the county and since 1930 has been the county's largest town. With the growing development of truck transportation it may be that the development of small industry will take place.

Various cooperatives (stores, creamery, laundry), have started here but none are active now. Many different conclusions might be arrived at as to the reason why these have not been successful enough to insure their continued operation. Our people are friendly to the idea and I do not recall any dishonesty or even gross inefficiency in management, but they did not prove to be the boon their organizers had anticipated. I feel that the higher degree of efficiency attained under individual initiative where no special privilege obtains and competition is free and fair and the industrious are not burdened with taxes in proportion to their industry

tend to greatly reduce the advantages commonly attributed to cooperatives. As stated before this is just a personal opinion and I appreciate that it is not based on sufficient experience to be at all conclusive.

During the booming twenties there was some speculation in leaseholds and while the requirement to pay rent would have eventually enforced the return of unused land to the corporation it did have the uneconomic effect of tying up purchasing power in really valueless lease titles, admitted of fraud on ununderstanding and uninformed persons and tended to discredit the corporation. For these reasons, even though it resulted in a decrease of revenue for the corporation, measures were taken to prevent it. These measures you will find in the application for land and the lease contract, copies of which I enclose.

As to the future of Fairhope, I believe that the present conditions justify as great a faith as my father expresses in the closing paragraphs of his history. My father died a couple of years past and now there are very few of the original founders, none of the very first, yet I believe the fundamental principles upon which Fairhope was founded and which have been so successful here never had as many sympathetic and interested citizen friends as they have today.

Again let me express ~~my~~ my regret for the delay and to assure you that it will be my pleasure to be of any further service I can render.

Very truly yours,

Secretary.

1950 Webster St., Oakland, Calif.,
August 8, 1940.

The Fairhope Association,
Fairhope, Alabama.

Friends:

I have been asked by the editor of the Epic News to write a two-column article on my recollections of Communities of special type with which I have been associated or which I recollect through visiting at sometime in the past. I want to include in this an account of the Fairhope community, which I once knew and with which, up to a few years ago, I have been in contact, principally through the editor of the Courier. If the Courier has the same editor, or if this gentleman is still alive and there now, kindly pass this inquiry on to him for reply; otherwise, I would appreciate reply through another source; and please send this to me as soon as possible by Airmail, postage for which I enclose. As much may have happened since my last communication with Fairhope, I address this letter to the Association rather than to the gentleman named. If you cannot get your answers on the form enclosed, may I ask you to use additional paper? I would like to have my recollections confirmed and any additional information sent that would be appropriate for an article such as I shall write, so I shall not be checked up as in error in some particular matter.

Wishing you increased success in your enterprise there and in the effort to put over the idea of the Land Value tax, I remain,

Very sincerely yours,

J. Fred Rivers

1950 Webster St., Oakland, Calif.,
August 21, 1940.

Postmaster,
Fairhope, Alabama.

Dear Sir:

On August 8th I sent a letter to the Fairhope Association, asking some questions regarding the Fairhope Community, with which I was once quite familiar, but my correspondence in the last few years has lapsed. I sent this letter by air and enclosed two airmail stamps for a reply. This matter I needed for an article I was asked to write on the general subject: "Communities I Have Known" (Colonies). I am in the position that I either must depend entirely upon memory of Fairhope or else get some reply from you there. May I ask you to check up and see, first, if the letter reached you and was delivered to the Secretary of the Association; second, why, if so, it was not answered; third, if it failed to get there or was not delivered to the addressee, may I ask that you call the attention of the people (right people) there to the matter? Give them this letter, if it has not yet been delivered. Your kind attention will very greatly oblige.

Sincerely yours,

Fred Rivers.

FAIRHOPE, Alabama

-0-

1. Settled by a Group from Des Moines, Iowa. How many? How much land? When?
.....
2. How was the land-plot arranged?
3. Lease costs, at first; how arranged?
4. What changes have been made since then?
5. Any additional land? Basis and form of changes?
6. Years of most growth in numbers and development?
7. Present population? What, if any, industries:
8. Any Co-operatives? Kind and function? What support do they get from
the residents?
.....
9. Any speculation in leasing? Present lease-values? What of the
Future for Fairhope? Land extension or affiliated communities else-
where? Additional remarks:

Mch. 4, 1946

Dr. W. J. Robb
1601 Kentucky St.,
Lawrence, Kansas

Dear Dr. Robb:

It was a pleasure to receive your letter, prompted by the article in March of Progress, and to learn of your early interest in the Fairhope venture. You probably had correspondence with my father E. B. Gaston, one of the group who originated the idea of establishing a community in which they could demonstrate the soundness of their theories. My father died in 1937 and the majority of the early enthusiasts are gone and the continued success of our venture can no longer be attributed to their firmness of character and determination to succeed. In the early days the poverty of the founders and the accompanying crudeness of life in a pioneer community developed many trying problems in human relations.

Fortunately those days of common hardship have passed and, as compared with other towns in this section, we have accomplished the "Purpose" set forth in ARTICLE II of the constitution (copy enclosed).

Fairhope is not wholly controlled by the Colony. Due to lack of finances the founders were only able to purchase lands here that were priced at the lowest figure and they were not even able to secure a solid block of land on which to demonstrate their principle. Though the colonists, members and lessees have always constituted a considerable majority of the population there are others who could have no representation in the colony organization. To relieve this inequality both in representation and in sharing the public expense and responsibility our community incorporated as a municipality. Now, within the municipal limits the colony owns only one-fifth of the land but a large percentage of the people, improvements and personal property are on the lands of the Single Tax Corporation.

I am sure you will be interested in the material ~~in~~ I am enclosing and sending you under separate cover. I hope it may prompt you to pay us a visit. Be assured I will be pleased to hear further from you.

Very truly yours,

Secretary

1601 Kentucky St.,
Laurence, Kans.

Feb 10. 1946,

Mr. C. A. Gaston, Secy,

Fairhope, Ala.

Dear Sir: I have been reading the article in Jan. issue of 'March of Progress' by James Cassels. It interests me, because I was very nearly one of the original founders in that colony. Reading Progress & Poverty in 1887, the Philosophy of Henry George has claimed me ever since I lived in Chicago in 1895, and could not finance a move to Alabama. But for years I was a subscriber to Fairhope Courier, I really always entertained a notion that I would enjoy living there. Now I read that you have a city of 4000 Population, and prospering. Please send me a copy of your paper, and any other propaganda. I used to teach classes in the Henry George School of Social Science in Topeka.

I am now 82 yrs of years, and am pleased to have lived to know of your prosperity. Please let me hear from you.

Sincerely yours,

D. W. J. Robb,

1601 Kentucky St. Lawrence. Kan. Mar 8. 1946

Mr. C. A. Gaston, Sec.

Fairhope, Ala.

Dear Sir, I wish to thank you for your good response to my request for more information about your colony. I was a subscriber to the Fairhope Courier in the early years, and the contrast between the issues then and now is marked, indeed. It gratifies me very much to see how your colony has succeeded. And I wish now that I had gone there years ago.

I read in the Courier of the passing of John Z. White, of Chicago. I knew him, and heard him lecture more than once. The first lecture he gave after getting his appointment as Field Lecturer, was delivered in Maywood, Ill., a suburb of Chicago, and I was in the audience to hear it.

I think I would enjoy a winter in the south, and I shall keep it in mind. May more and more prosperity attend your efforts. I have been a Henry Georgist since 1887, when I first read Progress & Poverty. Thanks for your favors.

Respectfully,

Edw. J. Robb

March. 15th.1949.

Frances Roberts,
408 Avenue C.
West Point, Georgia.
Dear Mrs. Roberts:

Your letter of inquiry of January 6th, addressed to my father E.B.Gaston was received by me at a time when I was swamped with seasonal corporation duties in my office. Your letter was laid aside for early attention and most regrettably was mislaid. It has only come to light. I shall answer it as best I can but fear it is too late to be of any value in the preparation of your paper.

Our father E.B.Gaston, formerly editor of the Fairhope Courier and Secretary of the Fairhope Single Tax Corporation, died in 1937. Since then my sister Frances G. Crawford has been editor and my brother A. F. Gaston business manager of the Courier. and print shop. I am associate editor, but my duties as Secretary of the Fairhope Single Tax Corporation, an office to which I have been elected annually since 1936, *occupy much of my time.*
occupy most of my time.

While I am afraid this is too late to be of help I am sending you herewith and under separate cover printed material I am sure you will find of interest. We do not have in print an adequate history of the Colony. There is a brief history in "Enclaves of Economic Rent", published 1933 by Fiske Warren, Harvard, Mass. I do not know of the availability of the publication now. Mr. Warren is dead but his family still resides in Harvard.

Briefly the history is as follows: In the early 1890s a small group in Des Moines, Iowa met to study the economic problem, both personal and national. At that time the country was suffering one of its periodic economic depressions, a matter of great concern to the group members, since many were just assuming the obligation of earning a livelihood for themselves and support for the families they had started to rear.

First to come to their attention was the Socialist philosophy, made popular at that time by the ~~rosy~~ dreams of Bellamy in his entertaining fiction. Most forward thinking people are strong individualists and while they recognized the advantages that advantages

now

to be secured through socialistic cooperation might be great, they also saw it would, of necessity demand a considerable sacrifice of individual freedom. For this reason they could not accept it joyfully but only as the only hope of security.

In arriving at this conclusion consideration was given the trek of their ancestors, first across the Atlantic Ocean and thence half way across the North American continent. Recognizing that the search for economic sufficiency and security had been the principal factor motivating this trek they saw that a solution of the problem had not yet been achieved for they and their associates were of necessity obliged to continue the trek. the
the

So far their studies appeared to show the solution lay in the field of the economy of production. This conclusion made cooperative socialism practically the only solution. At this time the philosophy of Henry George came to their attention. His reform, they found, would not at all necessitate any controls in the field of production and so would place no restraint on individual freedom of initiative in that field. Here was a program that would enlarge the opportunities for production assuring both individuals and groups of continuing freedom of access to land.

Their studies of the problem convinced them access to land is the key to production. In European countries of their ancestral origin the masses could not ever hope to have individual ownership of land, but must pay tribute to a landlord and tribute payers are not free. Their immediate ancestors had been faced with the same problem in more Eastern sections of this continent and had moved West where it was possible for them to escape the necessity of paying tribute for the privilege of occupying land on which to become productive. Even then, to escape such payment of tribute their generation was moving on to Minnesota and the Dakotas to escape the necessity of becoming tribute payers.

This study of the proposals of Henry George resulted in a decision to found a single tax community and to abandon their reluctant acceptance of the socialistic solution.

Acceptance of the single tax proposals greatly reduced the complexity of their problem. Now instead of having to provide for both land and productive machinery the group need was for land alone. However they were poor in capital, and land in all the highly developed sections was held at too high a price for the meagre funds they could command.

A committee on location was appointed. The committee's attention was directed to the undeveloped lands of the Southern States and sites were explored in Tennessee, Mississippi, Louisiana and Alabama.

After some weeks of travel and inspection a report was made on two sites, One in the present location of Fairhope and one in Tennessee.

A vote of the membership resulted in the decision to come to this site on the Eastern Shore of Mobile Bay.

Shortly after reaching a decision as to site colonists were on their way to Alabama. Much publicity had been given their proposed venture and those participating in the initial act came from widely separated sections. Only one of the first families came from Des Moines, the birthplace of the idea and place of incorporation of the founding organization, incorporated as the Fairhope Industrial Association, a name that had its origin in their earlier Socialistic plan. Contributing one family each, were the States of California, Minnesota, Missouri, Ohio and Pennsylvania. These arrived at their destination in the early days of November 1894. A reorganization meeting was held so they might become a fully functioning body with officers competent to contract for the purchases of land.

A couple of months later in the early days of January 1895 they received the deed to their first land purchase, 135 acres bordering on Mobile Bay, the cost \$771.00. About the same time they secured title to some 200 Acres of adjoining land without bay front for which they paid \$1.25 an acre. After completing these purchases their land fund was exhausted. In the early years ensuing more money came in through the sale of \$100.00 Membership Certificates to interested well wishers who, in large part, never came to Fairhope. With these funds additional purchases were made from time to time. One gift of 2000 acres of country land and small gifts have increased the domain to some 4000 acres, after making liberal allowance for streets and parks. 327 acres are rated as Urban land and 3700 acres as country land.

Very early it was found that no considerable number of thoroughgoing fully informed singletaxers were available to participate in the building of a community. As a result it was decided to lease land not needed by members, to non-members who were willing to accept the terms of the lease contract. The result has been a much faster growth for our community. Many who have made large contributions as community builders were not and are not single taxers, at least they are not such on the basis of being fully informed as to the general need for our reform and its effectiveness in relieving economic instability. They have been attracted by the greater opportunity our plan has accomplished.

While it would appear that our Fairhope effort has had little influence on Alabama history it is our continued hope that the apparent effectiveness of our demonstration of sound economic and fiscal policies will finally have its deserved influence.

I am sending you the Corporation Annual Reports for the past five years. In these you will find some historic references. Fairhope is given mention in some encyclopedias, quite good mention, I understand, in the last issue of the Encyclopedia Americana.

Very truly yours,

C. A. Gaston

Secretary.

408 AVENUE C
WEST POINT, GEORGIA

January 6, 1949.

Mr. E. B. Gaston
Editor of the Fairhope Courier
Fairhope, Alabama.

My dear Mrs. Gaston;
In connection with
a study of the history of Alabama,
I am hunting material about the
Single Tax Colony at Fairhope. This
is for a club paper. I wrote
Mrs. Marie Banthead Owen, Director
of the Alabama Department of
Archives and History. She refers
me to you. If there is any
help you can give me, I would
very much appreciate it. If
you can send me references,

408 AVENUE C
WEST POINT, GEORGIA

our Librarian will try to
secure the books. If you have
any material you can send
me, I will return it promptly.

Also, can you tell me the
name of the woman who had
the training school for
Progressive School teachers there?
I met her in New York in
1922 and heard a great deal
about her work, but I have
forgotten the name.

Thank you very much.

Sincerely
Frances Roberts
(Mrs. Osee P. Roberts)

Feb. 20, 1946

Mr. Sam T. Roberts
509 N. New Jersey St.,
Indianapolis, Ind.

Dear Mr. Roberts:

Your enquiry resulting from the article in the "March of Progress" magazine is appreciated.

We hope you will give our section consideration in deciding on a location in the South. Unfortunately Fairhope can not offer much in the way of industrial employment. It is largely a residential community with location here of the essential service institutions to serve the local community and the surrounding country.

Quite a number of our residents are employed in industry in Mobile, 25 miles distant and Mobile is rapidly expanding as an industrial city, with good prospect that such expansion will continue for some time.

Our social experiment is not in the nature of an attempt to mold society into any given pattern, but rather to establish the free conditions for society to follow whatever may appear to it to be to its advantage. The result is a considerable degree of diversity, since the economic advantages our policy provides attracts all levels of society. However the equal sharing of advantage eliminates the power of one group to control another and though we may pursue many social paths there is no substantial or effective conflict.

For your fuller information concerning local application of our principle I am enclosing a copy of our constitution. While the constitution authorizes various activities, present application is solely that of leasing our lands and the collection and disbursement of the rent.

Under separate cover I am mailing a little folder on Fairhope and a copy of the local paper. I will be pleased to reply to such further enquiry as you may care to make.

Very truly yours,

Secretary

Dear Sir :

This card comes to you as the result of
the article in the "March of Progress" Magazine.

I intend to locate in the South in the near
future and would like to know more about your
city and your social experiment there. Please
place my name on your mailing list and oblige

12--11--45.

Sam T. Roberts,
509 N. New Jersey St.,
Indianapolis, Ind.



THIS SIDE OF CARD IS FOR ADDRESS

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

July 15, 1952

Dear Walter:

I can find no reason for your not changing your voting registration from Alabama to Pennsylvania. Neither do I find any reason why you should not file income tax reports in that district and discontinue the payment of Alabama State Income Taxes.

I can conceive of no advantage, other than of sentiment, in considering your self "a bona fide resident of Alabama." Regardless of what you do you will forever be a native born Alabamian.

Of course should you desire to again establish voting privilege in Alabama you will have to reestablish a two year residence prior to voting. I judge that would be two years after the last general election that was held while you were a qualified elector in Pennsylvania. As I see it that would not necessarily cost you the right to participate in any congressional election for if you started your two year residence immediately following an election participated in there your two years would have transpired by the time of the next biennial election.

Margaret and I did have a most pleasant time in S. C., but traveling was far from pleasant because of the excessive heat. We Mary is more satisfying than we had ever considered a daughter-in-law could be and we are well pleased with her parents and the rest of the family. Paul is very fortunate. He really hit the jackpot in more ways than one, graduating with high honors, Phi Beta Kappa, Fulbright grant for a year's study in Copenhagen and Mary. Who could ask for more?

Camilla and Celina and Raymond got back early yesterday. We stopped by after office hours and had a visit. They drove all night and were pretty well tired out on arrival. Sincere best wishes,

Sincerely yours,

WALTER H. ROBERTS
THE MANOR ALDEN PARK
PHILADELPHIA 44, PA.

10 July 1952

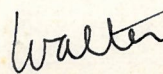
Dear Cornie:

I am deeply interested in the forthcoming November election and am concerned about my voting status. I consider myself a bona fide resident of Alabama since I have always voted in Alabama, pay Alabama State Income Tax, file Federal Income Tax in Birmingham and what real property I own is in Alabama. In the past, when outside the State, I have voted in Alabama by absentee ballot, but in the last State election I was told that the law had been changed to provide that a voter must be in the State within 30 days of an election in order to qualify.

In discussing my position to a friend here, he is of the belief that I could register in Pennsylvania and establish a voting residence here without jeopardizing any rights (except voting) as a legal resident of Alabama. Do you have any thoughts in this matter? If not, to whom in Alabama should I address an inquiry.

I trust you and Margaret had a pleasant trip to Beaufort and are happy over the acquisition of a daughter.

Sincerely yours,



WALTER H. ROBERTS

Dr. C. A. Gaston
Fairhope, Alabama

CITY MORTGAGE COMPANY

SPECIALISTS IN
F. H. A. AND CITY LOANS

TELEPHONE AT. 8252

G. B. ROBERTSON, MANAGER

514 REDICK TOWER
OMAHA, NEBRASKA

October 23, 1947

Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen;

Your corporation has recently come to my attention,
and I would appreciate any information you can send
me in regard to it's nature, what it does, etc.

Very truly yours,

G. B. Robertson

G. B. Robertson
eam

GBR/eam

Dear Mr. Robertson:

Under separate cover I am pleased to
send you printed material I hope you may
find of interest.

Our plan has been in operation here for
more than fifty-two years. Its effectiveness
in preventing any unfair advantage to monop-
oly we believe to account for the fact that
Fairhope is the largest and most rapidly
growing town in Baldwin County.

Should your interest continue I will
be pleased to hear further from you.

Very truly yours,

C.A. Gaston, Sec.
Fairhope Single Tax Corp.

FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

Fairhope Single Tax Colony

ESTABLISHED 1895

*June 8, 1937
Mem for Com. mem.*

The assessment against the Inn properties in 1928,
was \$8,000 on the Inn proper, \$5,000 on two cottages
detached, or a total for buildings of - - - - - 13,000

In 1929, after an expenditure, as we are informed of
about \$20,000, a large part of which went into repairs
and alterations of the Inn proper and the remainder
into an "annex" to the same, the assessment on build-
ings was raised tax as follows:

Hotel Building, 2 cottages and garage,	16,000
Colonial Inn Annex, - - - - -	20,000
	\$36,000

Exclusive of \$1850 for equipment.

This would be 60% on \$60,000, which we consider is entirely
more than the property is worth.

The Inn proper was built About 1900. and is therefore about
21 years old. While fairly well maintained and much improved in
1929, a building of the character must have depreciated much,
which is not visible to casual observation.

burnished were built
The two cottages, about 1906 by Alfred J. Wolf. In the
Fairhope Courier of either one was advertised openly for sale
in Oct. 1915 for \$1,000. While they were altered and the roof
raised, have been stuccoed, etc., it would not appear that
they could have been increased in value during the 16 years,
with depreciation to be worth, \$8,333 to justify a 60% ass't of
\$5,000.

#####

Claim 60 bed-rooms

*18 rms in annex
4 new " " main Bldg.
5 car garage*

*Acquired by Inn
3/31/22*

*Look up New Foley Hotel
Trammel House.*

Found that New Foley Hotel was assessed Bldg

*20 30000
57.600
9000
4800
5000*

*New Trammel Hotel Bldg.
4 lots 50x144 = 200 x 144*

*Resolutions recommending
by passed to recommend to
State Board a reduction
to \$30000*

1930 TAX RETURN LIST

All questions on this return must be asked and answers noted hereon.

Were you on the first day of October of the present year an executor, administrator, curator, guardian committee, assignee, commissioner, receiver or trustee of any person?

Give name

Have you in your possession or under your control any property or other thing of value belonging to any other person or corporation? Give name of owner

Do you have an infant son or daughter who is a member of your family and who owns property?

Does your wife own property? Has it been assessed for taxation?

Does any other member of your family who resides with you own property?

Give name

	Dollars	Cts.	Mills
Real Estate			
Personal Property			
Total			
Total Tax			
Assessor's Fee			
School District No.			
School District No.			
School District No.			

REAL AND PERSONAL PROPERTY

School District No.

List of Property Returned by Colonial Inn Annex, Beat No. 10

P. O. Address By Geo. W. Morgan Occupation

To G. W. ROBERTSON, Tax Assessor, Baldwin County, Alabama, for the Year 1930

Section 54 (Rev. Act, 1919). It shall be a misdemeanor for any taxpayer, or attorney, or agent, of any taxpayer having authority to make tax returns, to fail, neglect or refuse on demand of the tax assessor to fill out or have filled out the schedule or list herein provided for, or to fail to give the information herein provided for, or to fail, refuse, or neglect to take and subscribe to the oath or affirmation required to such schedules or to fail to return the same to assessor as prescribed by law.

Section 402 (Rev. Act, 1919). Any officer on whom any duty is imposed by the revenue law, who fails or neglects to perform such duty, if there is no other punishment provided for such failure or neglect must, on conviction, be fined not less than twenty dollars nor more than one thousand dollars.

Insurance.	PERSONAL PROPERTY—DESCRIPTION	EXEMPT. Based on 100% Value.		No.	Next Preceding Year's Valuation	Tax-payer's Estimate of Value (60%)	Tax Assessor's Value for Assessment	Valuation by Board of Review	Insurance.	REAL ESTATE—DESCRIPTION (Note whether mineral right, surface right, timber right, turpentine right, or other right.)	S.	T.	R.	No. Acres	Preceding Year's Valuation	Tax-payer's Estimate of Value (60%)	Tax Assessor's Value for Assessment	Valuation by Board of Review
		No.	Value.															
	1. Household and kitchen furniture			1														
	2. Hogs			2														
	3. Sheep			3														
	4. Cows and calves			4														
	5. Sewing machines			5														
	6. Farming & Mechanical Tools			6														
	7. Poultry			7														
	8. Cattle No. _____, Goats No. _____			8														
	9. Cotton and other agricultural products			9														
	10. Printing presses, equipment and materials			10														
	11. Docks, wharves, wharf-boats, landings and warehouses, private or community ferries, canals, ditches, channels, tramroads, pole roads			11														
	12. Steamboats, vessels and water-craft of every name or kind			12														
	13. Stocks of goods, wares and merchandise, based on average amount carried during the 12 months preceding October 1st. The amount to be not less than capital employed in the business			13														
	14. Libraries			14														
	15. Pianos and other musical instruments			15														
	16. Paintings			16														
	17. Precious stones, jewelry, plate, silverware, ornaments and articles of taste			17														
	18. Watches, clocks			18														
	19. Wagons, buggies, bicycles and all other vehicles except motor vehicles			19														
	20. Typewriters, adding machines, cash registers, iron safes, office and store furniture and fixtures			20														
	21. Guns, pistols, canes			21														
	22. Horses and mares			22														
	23. Mules			23														
	24. Studs, jacks, jennets			24														
	25. Machinery and equipment of furnaces, rolling mills, mines, quarries, etc.			25														
	26. Machinery and equipment of cotton gins, oil mills, cotton compresses, grain elevators, flour and grist mills, saw mills and other manufacturing establishments not included in Item No. 25			26														
	27. Supplies, raw materials and manufactured articles of manufacturers, not including products manufactured within twelve months and stored at point of manufacture			27														
	28. Money hoarded whether in custody of the owner or in safety deposit vault or elsewhere (but not including money on deposit in banks)			28														
	29. Shares of stock in any incorporated company (including banks other than national banks) not incorporated under the laws of this State unless listed and recorded and tax thereon paid as provided for in Sections 44 to 51, inclusive, of Rev. Act of 1927			29														
	30. All investments in bonds not exempt from taxation			30														
	31. On the gross amount of commissions or sums charged and received during each year by any auctioneer, provided, nothing herein contained shall be construed as levying a tax on commissions received for the sale or rental of real estate, or brokerage on loans on real estate or the underwriting of insurance			31														
	32. All other property, real, personal and mixed not hereinbefore specified			32														
	33. On gross sales of goods, wares, merchandise, and fruit by cargo at auction during preceding years (to be taxed to auctioneers at one-eighth of one per cent)			33														
	34. Gross sales at auction of goods, wares, and merchandise except cargo sales by cargo (Item 33) during preceding twelve months to be taxed to auctioneer at one-quarter of one per cent			34														

10% Penalty

Total

REMARKS:

Oath to be Administered to Taxpayer.—"I do solemnly swear that the foregoing list of property returned by me Geo. W. Morgan (If not his own property, here state the capacity in which he returns such property for assessment.)

is a full and complete return of all the property owned by Colonial Inn Annex (Here state "me" if the property returned is his own property, and if not his own property, state the name of the person, corporation or estate for whom the property is returned.)
or in which Colonial Inn Annex had any interest whatever, the situs of which for taxation, or exemption from taxation, is in this county, on the first day of October of the present tax year, and that the statement of the amount of the insurance carried thereon is correct, to my personal knowledge, and of the improvements on lands listed in the foregoing schedule, so help me God."

Subscribed and sworn to before me this the 31 day of Jan, 1930

I hereby certify that before taking the foregoing assessment list, I administered the oath required to be administered under Section 30½, Revenue Act 1923, to taxpayer or agent making this return and that I interrogated the said party as the law directs in regard to the same.

Were you on the first day of October of the present year an executor, administrator, curator, guardian committee, assignee, commissioner, receiver or trustee of any person?

Give name.....

Have you in your possession or under your control any property or other thing of value belonging to any other person or corporation?.....Give name of owner

Do you have an infant son or daughter who is a member of your family and who owns property?

Does your wife own property?..... Has it been assessed for taxation?.....

Does any other member of your family who resides with you own property?

Give name.....

School District No.
Beat No. 16

List of Property Returned by Colonial Inn, Beat No. 16

P. O. Address By Geo. W. Morgan Occupation _____

To G. W. ROBERTSON, Tax Assessor, Baldwin County, Alabama, for the Year 1930

Section 54 (Rev. Act, 1919). It shall be a misdemeanor for any taxpayer, or attorney, or agent, of any taxpayer having authority to make tax returns, to fail, neglect or refuse on demand of the tax assessor to fill out or have filled out the schedule or list herein provided for, or to fail to give the information herein provided for, or to fail, refuse, or neglect to take and subscribe to the oath or affirmation required to such schedules or to fail to return the same to assessor as prescribed by law.

Section 402 (Rev. Act, 1919). Any officer on whom any duty is imposed by the revenue law, who fails or neglects to perform such duty, if there is no other punishment provided for such failure or neglect must, on conviction, be fined not less than twenty dollars nor more than one thousand dollars.

10% Penalty

Total

Oath to be Administered to Taxpayer.—“I do solemnly swear that the foregoing list of property returned by me, Geo. W. Morgan
(If not his own property, here state the capacity in which he returns such property for assessment.)

is a full and complete return of all the property owned by Colonial Inn
(Here state "me" if the property returned is his own property, and if not his own property, state the name of the person, corporation or estate for whom the property is returned.)
or in which They had any interest whatever, the situs of which for taxation, or exemption from taxation, is in this
(Here designate the owner for whom return is made.)
county, on the first day of October of the present tax year, and that the statement of the amount of fire insurance carried thereon is correct, to my personal knowledge,
and of the improvements on lands listed in the foregoing schedule, so help me God."

Subscribed and sworn to before me this the 31 day of Jan, 1930 Big. V Mr. U (Person giving in return.)

I hereby certify that before taking the foregoing assessment list, I administered the oath required to be administered under Section 30½, Revenue Act 1923, to taxpayer or agent making this return and that I interrogated the said party as the law directs in regard to the same.

MARSHALL & BRUCE CO., NASHVILLE

OFFICE OF

G. W. ROBERTSON

TAX ASSESSOR BALDWIN COUNTY

"COMMAND US ANY TIME"

SEND STAMPS FOR REPLY

BAY MINETTE, ALA.,

October 19th, 1931.

Mr. E. B. Gaston
Fairhope, Ala.

Dear Mr. Gaston:-

Answering your letter of the 16th with reference to the assessment of the Colonial Inn, in which you inquire what was the result of the meeting of the Board of Review last summer relative to this assessment, will say that the records show a reduction was made by the Board of Review in this assessment of \$7,000.00 which left a total valuation of \$30,850.00. The assessment is on the books at \$37,850.00 but as soon as I have completed my rounds, I will get in touch with the proper authorities that they might give me the authority to error this assessment to the amount of \$7,000.00. As soon as this is done, I in turn, will have the collector render the Colonial Inn a bill for same.

I am,

Yours very truly,

G. W. Robertson
G. W. Robertson.
Tax Assessor.

GWR/nrc.

*Copy to Mrs. McC and
Miss Sacrate*

10/19/31

Ack. to Mr. Robertson

G. W. ROBERTSON
TAX ASSESSOR, BALDWIN COUNTY

"COMMAND US ANY TIME"

BAY MINETTE, ALA.,

November 24th, 1931.

*ack'd 11/28/31
sent bills to Junc*

Mr. E. B. Gaston
Fairhope, Ala.

Dear Mr. Gaston:-

I have just received from the State Tax Commission authority to error the assessments of the Colonial Inn to the amount of \$30,850.00 which is the value recommended by the Board of Review.

I am also inclosing, herewith, corrected bills for them.

Trusting you will find the above satisfactory, I am

Yours very truly,

G. W. Robertson
G. W. Robertson.
Tax Assessor.

GWR/nrc.
Incls:

2 bills 15,000
Bill Annex
Col. Inn.

<i>P.</i>	<i>15,000</i>
<i>P.</i>	<i>850</i>
<i>\$</i>	<i>333.35</i>
<i>15,000</i>	<i>315.50</i>

801.35



Farrhope Single Tax Corp.
Farrhope
Ala.

Bay Minette, Ala.,

Sept 5 1941

Mr.

Fairhope Single Tax Corporation
Fairhope Ala

Dear Sir:

You are hereby notified that the land purchased by you at tax sale

June, 1941, has been redeemed by

viz:

Louis Leris
E/2 of E/2 Sec 27 - T6S R2E

Please send your certificate of purchase to this office and receive amount due you.

Yours very truly,

J. M. Robertson
Judge of Probate.

S. B. No. 17

Page 238

Bay Minette, Ala.,

Sept 5 1941

Mr.

Farrhope Singley

Farrhope Alex

Dear Sir:

You are hereby notified that the land purchased by you at tax sale

16

James, 1941, has been redeemed by

Lewis Ballingrath

viz:

NW 1/4; N 1/2 of SW 1/4 Sec 26, 26S R 2 E

Please send your certificate of purchase to this office and receive amount due you.

Yours very truly,

G. M. Robertson

Judge of Probate.

S. B. No.

17

Page

239

by Kersch

Lorio and Bellingrath, NW 1/4, N 1/2 of
SW 1/4 sec 26 t6s r2e. Taxes, fees and costs
60.40.

No.

Sup

6-16

19

41

Received of

Trinity Supply Corp
Shirley Ann

Dollars

For

Land & Bellingrath

AMOUNT PAID \$

60.40

W. H. J. Kirk

BALANCE DUE \$

11.83

Long Collector

61.230 issued 9-11-41

Louis Lerio. E1 of E1 of section 27 t6s
r2e. Taxes, fee and costs 41.35.

No. Sup

6-16

19 41

Received of

Franklin Simplex Corp

Forty One and 35/100

Dollars

For

Louis Lerio

AMOUNT PAID \$

41 ³⁵

M. H. Sullivan

BALANCE DUE \$

41.4

Ray Collector

41.40 Received 7-11-40

February 7, 1941

Hon G. W. Robertson,
Bay Minette, Alabama,

Dear Sir:

Enclosed find Quit-Claim Deed from J. W. Moody to the Fairhope Single Tax Corporation which we wish to have recorded. We will remit charges on receipt of bill from your office.

Very truly yours,

Secretary.

Sept. 8, 1941

Hon. G. W. Robertson,
Judge of Probate,
Baldwin County,

Dear Sir:

In response to your notices of Sept. 5, 1941 we are herewith mailing you our certificates of purchase of lands of Louis Lerio in Sec. 27, 2 6S R 2 E and of Lerio & Bellingrath in Sec. 26, 2 6S R 2 E.

It is our understanding that these properties have been redeemed and that you will mail us remittance of the amounts due us.

Very truly yours,

Secretary.

Dec. 12, 1942

Hon. G. W. Robertson
Bay Minette, Ala

Dear Sir:

Enclosed find deed from Bank of Fairhope
to Fairhope Single Tax Corporation for recording.

Very truly yours,

Secretary

P.S. Please bill us for recording fees and necessary
stamps.

Fairhope, Alabama
October 24, 1942

Hon. G. W. Robertson,
Judge of Probate,
Bay Minette, Alabama

Dear Judge Robertson:

Since acquiring my 1942-43 License to practice Chiropractic I have found it necessary to so alter my plans that this license will be of no service to me.

I am now enlisted in the Medical Corps of the United States Army and am ordered to report for duty November 5th. I have talked with Dr. C. A. Gaston who informs me that he has not yet renewed his license and he has suggested that his name be substituted for mine on the enclosed license and he will reimburse me for the fee paid.

Both Dr. Gaston and I hope that this matter may be handled in this manner or that you will suggest to us an alternative.

Very truly yours,

November 12, 1940

Hon. G. W. Robertson,
Judge of Probate;
Bay Minette, Ala.,

Dear Judge Robertson:

I wish to have the enclosed instrument recorded in the Baldwin County records. Please send bill to me.

March 8, 1940.

Hon. G. W. Robertson,
Judge of Probate,
Bay Minette, Ala.,

Dear Judge Robertson:

I enclose herewith an instrument of easement
that we wish to have recorded in the county records.
Please send bill to the Fairhope Single Tax Corpora-
tion.

Very truly yours,

Secretary.

Jan. 21, 1939.

Hon. G. W. Robertson,
Judge of Probate,
Bay Minette, Ala.,

Dear Sir:-

Enclosed herewith find deed which we
wish to have recorded in the County Records.
We will make remittance on receipt of bill of
charges.

Very truly yours,

Secretary.

June 16, 1937

Hon. G. W. Robertson
Judge of Probate,
Baldwin Co. Ala.

Dear Sir:

Enclosed herewith find a certain instrument of agreement concerning the transfer of an interest in a Fairhope Single Tax Corporation lease, recorded in Deed Book 4, 6 N S, page 585.

I wish to have this instrument recorded, and, if there is room, on the margin of the above named page.

Very truly yours,

Secretary

CAG/mg
ENC.

M. Dyson
XXXXXX

C.A.
xxx

Oct 23, 1936

Judge G. W. Robertson
Bay Minette, Ala.,

Dear Sir:

Enclosed find an instrument
releasing a lease to A. N. and C. O. W
Whittier in deed book 49 N S, pages 153
to 155 which I wish to have recorded.
Please bill me for the charges.

Very truly yours,

Secretary

CAG/mg

117 West Kilborn St.
Lansing 6, Mich.
Jan. 22, 1947

Sec'y Fairhope Single Tax Corporation
Fairhope, Alabama

Dear Sir :

A few years ago My wife and I spent a week or more in Fairhope. This year we would like to spend two or three months in the South and would like to come to Fairhope.

Can you tell me, or turn this letter over to some one else who can, whether it will be possible to obtain accommodations or whether the town is "full up"? Can rooms be secured in private homes? What hotels are there and what are the rates?

I will appreciate whatever you can do toward letting me know what the conditions are there this year. Incidentally, I have been a believer in the Single Tax all my life.

Yours truly

Ray Robson

Ray Robson

M. Dyson
xxxxxxx

C.A.
xxx

Nov. 24, 1936

Dr. A. F. Rockwell
Mobile, Ala.

Dear Dr. Rockwell:

If you and Mrs. Rockwell will
sign the enclosed leases and return
them to me I will complete them and
return your copy to you.

Please include \$1.00 for lease
issuance fee.

Very truly yours,

Secretary

CAG/mg

October 30, 1940

Mr. E. C. Rockwell,
705 Palisade St.,
Pasadena, Calif.,

Dear Mr. Rockwell:

I regret to discover that your letter regarding the Somers system of fixing colony rentals has been neglected for so long. We have no literature on the system now. Mr. Somers came here and set up the method used. The best work we know of on this system is "The Science and Practice of Urban Land Valuation", published and distributed by The Manufacturers' Appraisal Company, 4021 Walnut St., Philadelphia, Pa. The cost is \$3.00 per copy. I wonder if it may not be in your public library.

When the system was instituted in Fairhope what was considered to be the most valuable lot in the community was given a frontage rate of 1.00 and using a multiplier of 100 this gave an annual rent of \$1.00 per front foot 100 feet deep, lesser or greater depths being calculated by means of the Somers depth curve. All other sections of the town were given rates relative to their value and the rents calculated as above. Corner lots, of course, receive special treatment by applying the Somers corner card values in addition to the frontage values.

The general growth of the community and public improvements of general enhancement value are taken care of by increasing the multiplier and Fairhope's multiplier which started at 100 has now become 2.55. Irregular rates of growth or of distribution of communal benefits are taken care of by adjustments in the frontage rate in the particular locality. A general review is made each year and it is seldom that no opportunity for equalization can be found. Generally the result is a raise but often some detrimental influence will be discovered justifying a decrease in the rate.

I am sorry not to be able to give you a more complete report.

Very truly yours,

Secretary.

705 Palisade St.
Pasadena Cal.

10-11-40

Secretary, Fairhope Single Tax Colony
Fairhope, Ala.

Dear Sir:-

I am anxious to
obtain information as to how the
"Sommers System" of determining
Colony Rentals, operates.

Can you send me literature
on the subject, or tell me where
I can obtain it?

Thanking you for this
courtesy, I am

Sincerely yours

E. C. Rockwell

More Alabama State Highway Funds Or Loss Of Available Federal Aid . . . Which Shall It Be?

Writing in the March issue of this magazine I made two statements that I repeat. I stated that there must be more funds



E. N. Rodgers

made available to the Alabama Highway Department, if it is to continue to match Federal Aid funds during the next several years. I also stated that the answer to the need for more funds was for the legislature to meet, forget petty jealousies, political ambitions and without prejudice, with the assistance and cooperation of the present administration to reach a sane and conservative conclusion on the proper ways and means of providing sufficient funds to match Federal Funds now available and those anticipated under the extension of the Federal Highway Act of 1944. These two statements are the theme of this article and I will justify them with facts and figures.

Revenue for operation of the State Highway Department comes from three main sources, namely: Gasoline tax, auto tag tax and motor carrier fees. The yearly rate of income from these sources is of follows: For each cent of gasoline tax \$4,200,000, Auto tag tax \$5,000,000, and for motor carrier fees \$500,000. The State Highway Department gets three cents of the gasoline tax but one cent of this is put in trust for the County Aid Program, therefore revenue from the gasoline tax available to the State Highway Department yearly is twice \$4,200,000 or \$8,400,000. This plus the \$5,000,000 from the auto tag tax and the \$500,000 from the motor carrier fees gives the State Highway Department a yearly operating capital of \$13,900,000. This is the present yearly income and should fuel rationing again be adopted these figures would shrink materially but for estimating purposes this level will be used for income for the next seven years.

There are certain yearly expenditures by the Highway Department which are necessary and which are of about the same amount each year that must be deducted from the income before construction funds can be evaluated. These are as follows: Debt Service, \$2,900,000. Road Maintenance \$4,000,000. Administration \$500,000. Equipment Purchases \$900,000. Advice and Aid to Municipalities and Counties \$100,000. These amount to \$8,-

400,000 yearly, leaving \$5,500,000 for all construction.

Federal Aid funds which are now available to Alabama come from the Highway Act of 1944. Under this bill there will be \$29,042,159, 90 per cent of which must be matched and all of which must be under contract by June 30, 1950. As of this date there remains \$16,484,140 unspent. It will take \$14,211,743 to match this and all of this must be under contract by June 30, 1950. Of this \$14,211,743, \$10,211,000 must come from State funds, leaving \$4,000,743 to be matched from County and County Aid Funds. In addition to this it will take \$2,575,000 to pay off todote Federal Aid contracts underway, or a total of \$12,786,000 from State funds for Federal Aid to June 30, 1950. For the purpose of analysis let us forget the months of May and June and say that within the next two years the State will need \$12,786,000 to match available Federal Aid or \$6,393,000 yearly.

In addition to Federal Aid construction, the State Highway Department continually does a certain amount of construction financed with all state funds. As of October 1, 1947 the Highway Department estimated it would take \$3,375,000 to finance this 100% state fund program until September 30, 1948 or one year. It is reasonable to assume that this yearly rate will continue, therefore this would amount to \$6,750,000 by June 30, 1950. In addition to this \$6,750,000 it will take \$2,450,000 to pay off all State financed construction to date, making a total of \$9,200,000 by June 30, 1950. Add this to the \$12,786,000 for Federal Aid and you have \$21,986,000 for construction up to 1950 or \$10,993,000 yearly. As set out above in operating income there is only \$5,500,000 left yearly for construction leaving a deficit on June 30, 1950 of \$10,986,000 for two years operation.

There is in Congress at the present a new bill (H.R. 5888) which has been reported favorably by the House Public Works Committee and which in all probability will become law. This bill extends the present Federal Aid Funds, from the termination of the 1944 Act in 1950, until 1952. It allows a three year period of expenditure which means that funds allocated must be under contract by June 30, 1955. This bill will give to Alabama \$29,042,159 more Federal Aid beginning on June 30, 1950 and extending to June 30, 1955. All but 10% of this must be matched, amounting to \$26,128,943. If

the same State policy is used during this period that has been used under the 1944 Act regarding the Farm to Market program, 3/4 of the secondary federal aid money will be matched by the Counties and from State money in trust for them, which will not affect the State Highway expenditures as set out above. There will be \$11,120,875 in secondary funds in the new bill, less 10% not to be matched, is \$10,008,788. Taking 1/4 of this you get \$2,502,197 which is the amount to be matched out of the regular state highway department's operating fund.

This all adds up to the fact that from 1950 to 1955 it will take \$18,622,343 from the regular operating funds of the State Highway Department to match Federal Aid under the new bill. Add to this the \$12,786,000 needed from now until 1950 and you have \$31,408,343 needed from State Highway operating funds to match Federal Aid for the next seven years.

If the present pace of the 100% state financed construction should continue, the \$3,375,000 yearly estimated program plus the \$2,450,000 which is necessary to pay off the program todate will take from now until 1955 \$26,075,000. Add this to the \$31,408,343 required to match Federal Aid and you have \$57,483,343 for the entire construction program up to 1955. Divide this by seven years and you get \$8,211,906 which is needed each year as against available construction funds of \$5,500,000. This is a yearly deficit of \$2,711,906 which for the seven year period would amount to a deficit of \$18,983,342.

Our Highway program is in the process of bogging down. It may be necessary, as a last resort, to exercise the States prerogative under Section 15A of the Farm to Market Act and Stop County Aid. This would spell disaster for the County construction program. I repeat the statement in the first paragraph and quote "These are times that try men's souls", it is time for immediate concerted action, without prejudice or jealousy on the part of the legislature and the administration in order that this State may keep pace with the remainder of the nation in Highway Construction.

These figures are of such importance that I have asked the publishers of both "Alabama Highways" and "Alabama Bulldozer" magazines to print this article in order that all possible circulation be given them.

—Alabama Highways.

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ALABAMA ROAD BUILDERS ASSOCIATION

INCORPORATED

216 BELL BUILDING

MONTGOMERY, ALABAMA



E. N. RODGERS, ENGINEER MANAGER

May 14, 1948

TELEPHONE 2-0676

TO ALL MUNICIPAL OFFICIALS IN ALABAMA:

Gentlemen;

I hope that you won't think me presumptuous and I assure you that it is only concern for the welfare of Alabama's road program that has prompted me to write you.

For fear that you did not read the April issue of "Alabama Highways" magazine, I am enclosing a reprint of an article which I wrote describing the status of Alabama's highway program for the next seven years. I am not especially proud of the authorship of this article but the facts are of such importance to you as a Municipal Official that I have sent you this so that I will be sure that you know of the danger that faces our road and street program.

You are vitally concerned because your town is entitled to a share of all Federal Aid extended to Alabama and there is a danger of losing this unless more funds are made available to the State Highway Department for matching purposes. Since the Federal Government has revised their policy and will extend aid to streets which can be considered extensions or stubs to the regular highway system, this Federal Aid can mean much to each municipality. It is, therefore, imperative that action be taken by the Legislature to, in some manner, insure the public against loss of these Federal funds and the stopping of our highway and street program.

The present shortage of construction funds in the State Highway Department has reached the point where it is time for all parties concerned to forget petty jealousies, political ambition, distrust of the Administration and to intelligently work out some plan for the future financing of our construction program.

As stated I have no motive in sending you this except to inform you of the condition that exists in the Highway

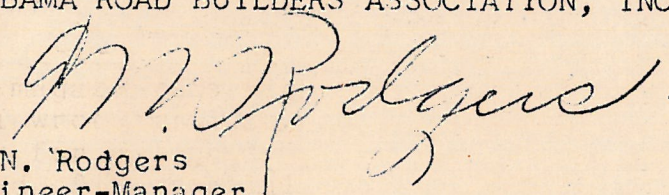
2.

Department. I would be glad if you would discuss these figures with your legislator, reminding him of the importance of the continuation of the present road and street program. I will be glad to discuss this with you at any time and if I can clarify this further please write me.

In the May issue of "Alabama Highways" there will appear another article written by me "Ways and Means for More Highway Revenue, and Safeguards for its Use". I will appreciate your reading this.

Sincerely,

ALABAMA ROAD BUILDERS ASSOCIATION, INC.



E. N. Rodgers
Engineer-Manager

ENR:fsl
Enclosure

Aug. 5, 1940

Mr. Ed. Rogers,
County Engineer,
Bay Minette, Ala.,

Dear Mr. Rogers:

I appreciate that you are very busy now but we would like to give some further consideration to a limited amount of street improvement along the lines outlined by you in previous conversations.

The lineal footage involved in the proposed project is 1,549 and the width of the proposed surfacing 20 ft. This covers the streets you and I looked over, viz. Magnolia Ave., Section St. to School St.; Bancroft St., Magnolia to Fairhope Ave., and School St., Magnolia to Fairhope Ave.

I wonder if it is not possible for you to write us a letter fully describing the proposed procedure for the improvement and the approximate amount and cost of materials? If you could do this and also have a talk with George Dyson on methods possibly we could go ahead and be getting some of the preliminary work done, or if it appears better to let it go until another year due to cost or other reasons we could postpone action until next season.

I assure you that we shall be appreciative of such attention as you can give this matter at this time. While I am contemplating being away for a couple of weeks I believe something might be done in the meantime if we had the information. In consideration of this please send a copy of your reply to me to the Mayor or to George Dyson.

Appreciatively yours,

Secretary.

May 28, 1940.

Mr. Ed. Rogers,
County Engineer,
Bay Minette, Alabama,

Dear Mr. Rogers:

As I told you I expected to do I discussed with our Executive Council a proposition for financing an experiment in road stabilization such as we discussed on May Day here.

The proposal was favorably received and we would like to get started just as soon as it suits you to supervise the work. I also talked the matter over with the Mayor and Town Council and they are altogether agreeable.

Our reason for wanting to get started as soon as possibly is in the hope that if the work proves acceptable the program can be extended this season.

This week we bought 600 gallons of bunker C oil and have made an application on one of our side streets and if you can give us any advice or specifications on oil treatment we will appreciate it I am sure.

Hope I may hear from you soon with regard to this and with highest personal regards I am,

Sincerely yours,

Secretary.

5309
1711

7020*

602
460
487

1549*

MAGNOLIA AVE BETWEEN SECTION AND SCHOOL ST

602 FT 20 FT WIDE

1338 SQUARE YARDS 223 YARDS SAND CLAY @ 50 111.50

383 GALLONS PRIME @ 8.7 33.49

787 GALLONS ASPHALT @ 13.2 103.88

17 YARDS LARGE GRAVEL @ 2.85 48.45

532 GALLONS CUT BACK ASPHALT @ .25 133.00

6 YARDS PEA GRAVEL @ 2.75 16.50

LABOR FOR SAME

115.00

TOTAL 561.82

460ft on Bancroft between Fairhope and Magnolia 20ft wide
1022 yards

170 yards sandclay @ .50

85.00

Prime 298 Gallons @ 8.7

259.2

Asphalt 600 Gallons @ 13.2

79.20

Large Gravel 13 yards @ 2.85

37.05

Cut back Asphalt 455 Gallons @ .25

113.75

Pea Gravel 5 yards @ 2.75

13.75

Labor about 90.00

Total 444.67

SCHOOL ST BETWEEN FAIRHOPE AND MAGNOLIA

48.7 FT 20 FT WIDE 180 YARDS SANDCLAY @ 50 90⁰⁰

1082 SQUARE YARDS

309 GALLONS PRIME @ 8.7 26⁸⁸

637 GALLONS ASPHALT @ 13.2 84⁶⁸

14 YARDS LARGE GRAVEL @ 285 39⁹⁰

433 GALLONS CUT BACK ASPHALT @ .25 108²⁵

7 YARDS PEA GRAVEL @ 275 19²⁵

LABOR FOR SAME

97⁰⁰

TOTAL 465⁹⁶

Nov. 7, 1938

Mr. E. N. Rodgers
County Engineer,
Bay Minette, Ala.

Dear Sir:

The Executive Council of this corporation has agreed to pay the cost of lengthening the culverts and building a bridge as recommended by you on Morphy Ave., in sections 15 and 18.

It is our judgement that this work should be let to contract and I have wondered if I could prevail upon you to supply the detailed specifications and possibly to provide inspection service.

I shall be glad to hear from you concerning this matter at your earliest convenience.

Respectfully yours,

Secretary

CAG/mg

Sept. 28, 1938.

Mr. Ed. Rogers, Co. Eng.,
Bay Minette, Ala.,

Dear Mr. Rogers:-

Just to remind you that you were going to send me a list of your specifications for widening the drainage facilities on Morphy Avenue east of the Town limits.

The Council has authorized the officers to proceed with this part of the work and we would like to have your specifications for guidance. Thanking you for this and past favors I am,

Very truly yours,

Secretary.

Sept. 19, 1949

Mrs. F. P. Rogers
11329 Joffre St.
Los Angeles, 24, Calif.

Dear Mrs. Rogers:

In reply to your letter of Sept. 6, the Dixie Hotel here in the center of the business district across the street from the Postoffice has rooms; also Geo. J. Wagoner in the next block toward the bay who is operating what was formerly the Kanuck, possibly operated by Mrs. Jardine in your time, and at the next corner West the Fairhope Hotel.

None of these serve meals but all are convenient to our quite good restaurant here in the business district. Hope you will have a pleasant trip East.

Very truly yours,

Secretary

11329 JOFFRE STREET
LOS ANGELES 24, CALIFORNIA

9/6/'49

Mr. C.A.Gaston
Fairhope, Ala.

Dear Mr. Gaston:

Thank you for your letter of Aug. 3rd/ re: the
Single Tax land in Fairhope,

I think your suggestion that I come on and get located in a
rented apt. or rooms untill I can look the situation over and
decide whether I want to continue to rent, or will buy something,
is very practical, and I have decided to do that.

I want ,however ,to ask one more favor of you, and that is that
you will tell me of some hotel or rooming house that I can
contact and make a reservation for the day of my arrival.

The Colonial Inn is the only place of the kind I remember in
the village. but my recolection of that is that it was quite
expensive, and as I might want to take a room for a week or so,
would like to know if ~~there~~ is anything else available.

When I was in Fairhope ,some time ago, I used to stay at
Whittier Hall, but know that the Whittiers both passes away
long ago, but thought there might be something else in that
category.

I am planning now, to leave L.A. about the 10th of Oct. and
driving thro would get me into Fairhope soon after the 15th.

I am taking the Fairhope Courier, in order to get some idea of
real estate values there, and will contact both you and one or two
two of the realtors when I arrive.

Thanking you for your kindness, I am, sincerely

Mrs, F.P. Rogers
11329 Joffre L.A. 24.

F. P. Rogers

Aug. 3, 1949

Mrs. F. P. Rogers
11329 Joffre St.,
Los Angeles 24, Calif.

Dear Mrs. Rogers:

I was pleased to learn of your continued interest in Fairhope and the prospect of your coming here to live.

Our corporation still has lots that are conveniently located for residence and that can be had for annual rentals ranging from \$20.00 to \$50.00 annual rent. Improved leaseholds can be purchased at prices much increased over what your husband was offered the property you refer to. Since 1940 our population has almost doubled and since the supply of buildings has not kept up with demand and building costs have been high prices have gone up.

There are apartments and rooms that can be rented and I suggest you come on and locate yourself in rented property while looking over the prospects of either buying a suitably improved property or getting a lot and building.

I believe my nephew now has the house you referred to. He purchased it in 1945 and paid \$3500.00 for it. While it had been somewhat improved by previous owners he has had to spend a considerable amount on repairs and upkeep. That lot is in a relatively high rent area. It has 86 feet of street frontage and is 264 feet deep, the annual rent, \$104.02. Our average lot has 66 feet of street frontage and is 132 feet deep.

If I can be of any further service please write me.

Very truly yours,

Secretary

11329 Joffre St. L.A. 24 Calif
7/30.'49

Dr. C.A.Gaston, Single Tax Secy.
Fairhope Ala.

Dear Dr. Gaston,

I was much interested in the Single Tax idea as I understood it when in Fairhope some years ago, and am wondering if you still have land in a location for a small home in or near the village where one could establish themselves on single tax land.

I loved everything about Fairhope, and would be very happy to have a home there, if it could be done without too much expense.

I would be glad to buy something already built, or lease a plot of land and build, if possible. Would like to know if values have increased with you as they have in other parts of the country.

At one time my Husband was offered a little place, in rather bad repair, just opposite the park for \$1000.00 and he assume the tax and there was a little bit of land back of it between the street that had some pecan trees on it, Wish I had it now.

Would you please let me know as to values, as I must make arrangements to come, if I am to get there this fall. I am in need of a HOME, having disposed of mine in the North. and can think of no place where I would rather have it than in Fairhope,

Sincerely,

(Mrs. F.P.Rogers) Florence D. Rogers.

11329 Joffre St.

Los Angeles, 24 Calif.

*Could you tell me, are there
apts or rooms available
for lease through the winter - FDR.*

It has been a long time
since I have had any
news of Fairhope
How is the Colony
going and do you print
any circulars of it
Address

Chas. R. Star
129 E 4th St
Los Angeles
Calif

1951 Rept. 8-14-52

Baldwin County High School
December 2, 1953

Clerk of
Fairhope Single Tax Corp.
Fairhope, Ala.

Dear Sir:

Please send me a copy of
your lease. I am studying government
and I would like to know more
about it.

Yours truly,
Winford Haley

May 8, 1946

Mr. George W. Roop
4201 Ivy Street
East Chicago, Ind.

Dear Mr. Roop:

It is my information that the concrete house near the Golf Course is for sale. I do not, however, have any of the particulars.

The young man who was building the house died and it is my understanding that the father has title and that he does wish to dispose of it. The father's name is Charles D. Wilson and his address, 334 N. Main St., St Louis, Michigan.

Building in Fairhope is proceeding very actively and appears to be accelerating as materials are being made more available.

Our corporation~~x~~ is actively at work on street improvements that will make some of our heretofore in accessible lands available for use. A present hold-up is the shortage of waterpipe for water extensions and electrical equipment. Surely it will not be long before these supplies are available. Also an anticipated increase in our rental charges will influence some of our leasees, having large holdings, to transfer suitable sites from such leaseholds.

I suggest you communicate with Mr. Wilson or write to Mr. J. E. Gooden, Fairhope, who, I believe is his local agent. Hoping you will be successful in accomplishing your desire to locate here, I am,

Sincerely yours,

Secretary

CONTRACTOR OF
REGULAR PLASTERING
STUCCO, ORNAMENTAL
PLASTER REPAIR

4201 IVY STREET
INDIANA HARBOR STATION
EAST CHICAGO, IND.

Phone 365-J

GEORGE W. ROOP

MINDFUL OF PRIDE
IN PAST, PRESENT and FUTURE PLASTERING

May 3-1916

Singh & Co. -

Mr. Gaston,

a friend wrote me that the concrete
house near the Golf course was for sale
Can you give me some information on it.

Is this house completed now?

Can it be bought and what is the procedure
do you know the price.

Is there as much building in Fairhope now
as there was last winter?

Is this concrete building enclosed and is the
roof on and completed?

How big is the Lot or Lots?

I can pay cash,

are there any bargains in houses

I guess Mr. Teegarden has decided not
to sell. But never can tell about Doc.

Thank you
and yours truly
George W. Roop.

C
O
P
Y

May 10, 1938.

Hon. Franklin D. Roosevelt,
President U. S. A.,
The White House,
Washington, D. C.,

Dear Mr. President:-

In an Associated Press dispatch of April 29th, I saw a report of your recommendations to Congress concerning the curb of monopolies.

I am cheered by one short quotation in the dispatch, viz., your proposal that the field of study cover the "effects of tax, patent and other governmental policies." To be truly valuable this study must be by sincere and honest investigators who will in the spirit of that greatest of liberal American economists, Henry George, "beg no question, shrink from no conclusion, but follow truth wherever it may lead."

If this is done I feel sure that their enquiry into the effects of the first item quoted from your address, "taxes", will reveal to them the proper and effective method for government to attack this great and generally recognized evil of monopoly.

Society is the creator of every value that is held in land and all its related natural opportunities. If government, the agent of society, collected from every individual or corporation holding title to land, whether used or unused, the full amount of the socially created value, monopoly owned and controlled sites and resources would have to be fully developed to be profitably held.

I am sure you will agree that it is not the capable and efficient use of natural resources by monopolies that constitutes a menace to society, but rather their failure to productively use such resources coupled with their destructive use of the power conferred by title deeds, to curb and strangle free competition.

The public revenue to be derived from this source would be so great that taxes on legitimate industry and enterprise could be abolished or greatly reduced. Prices of all commodities could be correspondingly lowered without in any way endangering legitimate profit. The purchasing value of the dollar would be greatly increased and undeveloped resources of our great country would be either used by their present owners

C
O
P
Y

2--President Roosevelt.

or made available for use by the great forces of idle capital and men, the relief of which constitutes the major problem of government today and we would have restored our frontier.

Mr. President, the liberals of our country were greatly encouraged when you came to Washington with your high regard for human rights, with your recognition that it was the evils in our economic system that prevented a much greater number of our citizens from enjoying the more abundant life which your every power of reason assured you should be the rule rather than the exception.

We have watched your actions closely, we have cooperated in carrying out the emergency legislation, we have patiently searched proposed and adopted reform legislation, hoping to find some basis for giving our whole-hearted support, based on a recognition that such legislation was based on the fundamental economic law that would insure equality of opportunity.

We have been disappointed. The legislation has been designed to regulate by decree rather than by freeing men through freeing from monopolistic control the natural resources, the source of all employment and of life itself.

Though we have submitted to taxation, not in proportion to social benefits made available to us, but rather in proportion to our ability to pay by reason of our individual industry and initiative, some of us are still hopeful and it is our sincere desire that you will not give up but will follow the road of enquiry and study until it leads you to the truth which alone can accomplish your noble aim, to free mankind so that he may seek and enjoy the more abundant life.

Respectfully and sincerely,

C. A. Gaston.

THE COMMITTEE FOR THE CELEBRATION OF THE PRESIDENT'S BIRTHDAY

For The National Foundation for Infantile Paralysis, Inc.

50 EAST 42nd STREET • NEW YORK CITY • MURRAY HILL 2-9020

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April 28, 1939

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

Dear Mr. Gaston:

Your letter of April 21st, addressed to Mr. McIntyre, has been turned over to me for reply.

Following is a summary of the results of the Birthday Celebrations since 1934.

1934 - \$1,003,030.00 - All presented to the Georgia Warm Springs Foundation.

1935 - 70-30 division - 70% remained in the communities - 30% presented to the Research Committee, amounting to \$241,000.00.

1936 - 70-30 division - 70% to the communities - 30% presented to the Georgia Warm Springs Foundation, amounting to \$125,000.00.

1937 - 70-30 division - 70% to the communities - 30% presented to the Georgia Warm Springs Foundation, amounting to \$325,000.00.

1938 - National Foundation for Infantile Paralysis established. Received all funds raised amounting to \$1,010,000.00.

1939 - Under the new 50-50 plan, chapters will be established throughout the country. These chapters will receive 50% of the funds, and the National Foundation will receive the other 50%. At the present time, figures are not available, as the monies are still being collected and audited.

Never has any money been retained by President Roosevelt or his family. Our records here are available for inspection.

For further information, please communicate with Mr. Basil O'Connor, Chairman of the Executive Committee of the Georgia Warm Springs Foundation, and President of the National Foundation for Infantile Paralysis, at 120 Broadway, New York City.

With deep appreciation for your interest, I am

Very sincerely yours,

Keith Morgan
Keith Morgan,
Chairman



April 21, 1939.

Hon. M. H. McIntyre,
The White House,
Washington, D. C.

Dear Sir:-

One of our Baldwin County Democrats, who has been a Beat Chairman of the County Committee, came into my office this morning quite worried about a published statement he had which purported to be from the Pelley Publishers, Ashville, N. C., in which it was stated that the proceeds from the President's Birthday Balls held in 1937, 1938 and 1939 had gone into a personal account of the President in a Washington bank and not to the Warm Springs Foundation.

I told him that my recollection of the publicity was that, during these years it was stated that the money was not to go to the Warm Springs Foundation but to a research clinic established or to be established for the purpose of studying the causes of the disease, infantile paralysis, and its prevention and eradication. To substantiate this statement I took him to the office of the mayor to review the files but it appears that none of the correspondence concerning the balls had been preserved.

Later I looked into the files of the Courier and found it reported that 70% of the proceeds had been kept in Fairhope and it was reported as to the 1938 Ball "Thirty per cent. of the money has been sent to headquarters in Washington and will be used to help stamp out the dread disease Infantile Paralysis." However in 1937 a statement made by the chairman was that "the remainder will be turned over to the President for Warm Springs Foundation."

There are so many attacks being made on the President by disgruntled members of the Party, who, while they constitute a minority, are none the less rebellious because they have not been permitted to direct Party policies in narrow conservative channels to protect the special interests whose servants many of them really are, that I feel we must be on the alert to combat such scurrilous attacks as I have referred to and I shall appreciate such specific information as you can give.

I do not have the material at hand but it appeared that it might, in part, be receiving support from anti-Semitic interests, which, I regret to state appear to have some strength in the South and even in the Democratic ranks. It also appears that there is a publication, The Liberator, published by the Pelley Publishers, though I have not seen a copy.

I shall appreciate an early reply so that I can combat the inferences given.

Very truly yours,

Handwritten notes and calculations on a piece of aged, yellowed paper. The text is written in pencil and includes several lines of numbers and a small diagram.

Diagram: A rectangle with a vertical line on the left and a horizontal line on the top. A small dot is located inside the rectangle, near the top-left corner.

Calculations:

$$\begin{array}{r} 3 \\ \hline 50 \\ 52 \\ 55 \\ 58 \\ \hline 215 \end{array}$$
$$\begin{array}{r} 52 \\ \hline 51 \\ 50 \\ 49 \\ \hline 202 \end{array}$$

May 10, 1938.

Hon. Franklin D. Roosevelt,
President, U. S. A.,
The White House,
Washington, D. C.,

Dear Mr. President:

In an Associated Press dispatch, of April 29th, I saw a report of your recommendations to Congress concerning the curb of monopolies.

I am cheered by one short quotation in the dispatch, viz., your proposal that the field of study cover the "effects of tax, patent and other governmental policies." To be truly valuable this study must be by sincere and honest investigators who will, in the spirit of that greatest of liberal American economists, Henry George, "beg no question, shrink from no conclusion, but follow truth wherever it may lead."

If this is done I feel sure that their enquiry into the effects of the first item quoted from your address, "taxes", will reveal to them the proper and effective method for government to attack this great and generally recognized evil of monopoly.

Society is the creator of every value that is held in land and all its related natural opportunities. If government, the agent of society, collected from every individual or corporation holding title to land, whether used or unused, the full amount of the socially created value, monopoly owned and controlled sites and resources would have to be fully developed to be profitably held.

I am sure you will agree that it is not the capable and efficient use of natural resources by monopolies that constitutes a menace to society, but rather their failure to productively use such resources coupled with their destructive use of the power conferred by title deeds, to curb and strangle free competition.

The public revenue to be derived from this source would be so great that taxes on legitimate industry and enterprise could be abolished or greatly reduced. Prices of all commodities could be correspondingly lowered without in any way endangering legitimate profit. The purchasing price of the dollar would be greatly increased and undeveloped resources of our great country would be either used by their present own-

ers or made available for the use of the great forces of idle capital and men, the relief of which constitutes the major problem of government today and we would have restored our frontier.

Mr. President, the liberals of our country were greatly encouraged when you came to Washington with your high regard for human rights, with your recognition that it was the evils in our economic system that prevented a much greater number of our citizens from enjoying the more abundant life which your every power of reason assured you should be the rule rather than the exception.

We have watched your actions closely, we have cooperated in carrying out the emergency legislation, we have patiently searched proposed and adopted reform legislation, hoping to find some basis for giving our whole-hearted support based on a recognition that such legislation was founded on the fundamental economic law that would insure equality of opportunity.

We have been disappointed. The legislation has been designed to regulate by decree rather than by freeing men through freeing from monopolistic control the natural resources, the source of all employment and of life itself.

Though we have submitted to taxation, not in proportion to social benefits made available to us, but rather in proportion to our ability to pay by reason of our individual industry and initiative, some of us are still hopeful and it is our sincere desire that you will not give up but will follow the road of enquiry and study until it leads you to the truth which alone can accomplish your noble aim, to free mankind so that he may seek and enjoy the more abundant life.

Respectfully and sincerely,

Secretary.

THE WHITE HOUSE
WASHINGTON

May 20, 1938

My dear Mr. Gaston:

Your letter of May tenth has been received and will be brought to the President's attention. In the meantime, please be assured that he will deeply appreciate having your views and suggestions.

Very sincerely yours,

A handwritten signature in dark ink, appearing to read "M. H. McIntyre", with a stylized flourish extending from the end.

M. H. McINTYRE
Secretary to the President

C. A. Gaston, Esq.,
Fairhope Single Tax Corporation,
Fairhope,
Alabama.

Aug. 16, 1938.

Hon. M. H. McIntyre,
Secretary to the President,
The White House,
Washington, D. C.,

Dear Sir:-

With reference to my letter of May 10th, to President Roosevelt and your reply of May 20th, I wish to ask your opinion as to whether it would be ethical for me to publish my letter to the President or to use it in writing to the members of the Congressional Committee who are making the investigation of monopolies.

If there has not yet been opportunity to bring the contents of my letter to the attention of the President may I request that this be done as early as it is convenient to do so. I really think that I wrote a good letter and that the fundamental principles brought out in it are of vital importance to the country and are worthy of the attention of the President and of the Committee.

In Mobile, where a States Docks System has been developed and where a foreign trade zone has been opened under the authority of the Federal Government I feel sure that the success of this venture is, in large part due to the fact that the Docks Commission owns the lands needed by prospective industrial users who secure site use on a leasehold tenure. I do not believe it would have been profitable for the industries now located on State Docks lands to have profitably located in Mobile had they had to secure their sites from private land owners who would certainly have added to the selling price the full value of this governmentally created docks system,

If there is no objection to my using the material in my letter in corresponding with members of the Congressional Committee I will appreciate it if you will send me the names of the committeemen and directions for reaching them. Assuring you of my appreciation for such attention as you can give this communication I am,

Respectfully yours,



THE SECRETARY OF STATE
WASHINGTON

July 10, 1940

My dear Mr. Gaston:

I wish to thank you for your letter of July sixth together with its enclosures of a letter to Senator Lister Hill and an editorial page of the July fourth issue of The Fairhope Courier which I look forward to reading with interest at my earliest opportunity. Your courtesy and kindness in this matter are very much appreciated.

Sincerely yours,

A handwritten signature in cursive script, reading "Cordell Hull". The signature is written in dark ink and is positioned below the typed name "Cordell Hull".

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

MORRIS SHEPPARD, TEX., CHAIRMAN
ROBERT R. REYNOLDS, N. C.
ELBERT D. THOMAS, UTAH
SHERMAN MINTON, IND.
EDWIN C. JOHNSON, COLO.
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ERNEST LUNDEEN, MINN.
LISTER HILL, ALA.
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CHAN GURNEY, S. DAK.
RUFUS C. HOLMAN, OREG.
JOHN THOMAS, IDAHO

United States Senate

COMMITTEE ON MILITARY AFFAIRS

July 16, 1940

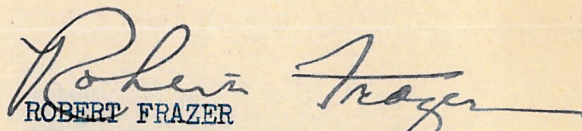
Honorable C. A. Gaston
Fairhope, Alabama

Dear Mr. Gaston:

In the absence of Senator Hill, who is at the Convention in Chicago, I have received your letter of recent date. I shall certainly bring it to the Senator's attention when he returns to the office and I will also advise him as to the editorial page in the Fairhope Courier of July 4th. I know the Senator will read the editorial and also your letter with much interest and benefit. It is good of you to take the time and trouble to write him such a good letter and he values your opinion and suggestions very much indeed.

With all good wishes, I am,

Very sincerely,


ROBERT FRAZER
Secretary to Senator Hill

jj

GEORGE GRANT
2ND DIST. ALABAMA

HOME ADDRESS:
TROY, ALABAMA

Congress of the United States
House of Representatives

Washington, D. C.

July 9, 1940

COMMITTEES:
ROADS
CIVIL SERVICE
ELECTIONS No. 2
IMMIGRATION AND NATURALIZATION
WORLD WAR VETERANS'
LEGISLATION

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

My dear Mr. Gaston:

I have read with interest your letter of July 5th, and also the two articles on the editorial page of the Fairhope "Courier".

Your letter and the articles show that you have given much thought and consideration to the matters about which you write. I agree with you that civilization is today in a critical state, and that the causes besetting it should have the earnest and careful consideration of all.

Thanking you for writing me, and with all good wishes, I am,

Sincerely,

GG/dc





TREASURY DEPARTMENT

WASHINGTON

July 15, 1940

Dear Mr. Gaston:

The President has referred to the Treasury Department your letter of July 6th, with its enclosures, all of which have been read with interest. We much appreciate your thoughtfulness in thus submitting your views to us and assure you that your communication will have the careful consideration of those members of the Department who are making a study of matters of this nature.

Sincerely yours,

A handwritten signature in cursive script, reading "Herbert E. Gaston". The signature is written in dark ink and is positioned above the typed name.

Herbert E. Gaston,
Assistant Secretary of the Treasury.

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

July 6, 1940

Hon. Franklin D. Roosevelt,
The White House,
Washington, D. C.,

Dear Mr. President:

Hoping and believing that you will be interested in the matters I have discussed in a letter I have this day written to Senator Lister Hill I am sending you herewith a copy of that letter. I am also sending the editorial page of the Fairhope Courier of July, referred to in the letter to Senator Hill.

The dictatorship threat to democracy is a very real one as I know you appreciate but I believe that here is a "new weapon" and a thoroughly democratic one that I feel confident will do much to gird this country for the struggle. Men will fight valiently for freedom and for the possession of land that insures them the opportunity to make their own living and for the defense of a government that protects them in that right.

To so great an extent have men come to believe that their only chance is the slim one of getting a "job" in the highly competitive field that it has not been difficult for the dictators to deceive them with the promise of plenty if they will first join in this war of conquest.

America can show to the peoples of the earth that only artificial barriers keep each individual from directly solving every problem of subsistence. I know this to be true because my association with this Corporation has demonstrated to me time and again that given the opportunity men with little capital and even mental mediocrity manage to care for themselves.

With sincere appreciation for the vigor with which you are attacking our grave problem I am

Appreciatively yours,

Secretary.

activities of these and the government are responsible for all the land value which the owners of land demand be paid to them. And since one might conclude that government is essential to the sustained creative activities of both employees and employers, the rent or land value is a product of government and so as truly belongs to government as do wages and interest belong to the employees and the employers.

If these premises are sound should not all that is paid for land be paid to the government thereby making it possible to greatly reduce the tax burden on industry and labor, relieving thereby much of the present need for government subsidies? Or if this is objected to too strongly despite its justness, should not the government, in its taxation policies, make a great difference between the taxation on the earned incomes of labor and management and the unearned income of land ownership?

I note in today's press that the President cites 5 objectives, the fifth being relief from want. The President says that this must be accomplished through the removal of commercial and cultural barriers between nations. Can these barriers be removed so long as there exists this unequal, or rather inequitable, distribution of wealth? The equitable distribution of wealth, the product of labor and industrial management facilitated by the institution of government, is only to those who have shared in its production and these are three, labor, industrial management and government.

I hope you can take time to carefully study this letter and the editorial page I have called your attention to and should your copy of the Courier not be available I shall be glad to send you another. I do feel that civilization is today in a critical state and that the evils that beset it should have the earnest attention of us all, in which I have no doubt of your agreement.

Sincerely yours,

Secretary
Associate Editor;
Fairhope, Courier.

and the joint activities of these and the govern

THE WHITE HOUSE
WASHINGTON

August 19, 1938

My dear Mr. Gaston:

Your letter of August sixteenth has been received in the absence of the President.

The matter of the use of the information in your former letter is one which, it is felt, should be left entirely to your own good judgment.

Very sincerely yours,

A handwritten signature in dark ink, appearing to read "M. H. McIntyre". The signature is fluid and cursive, with the first name "M" being particularly large and stylized.

M. H. McINTYRE
Secretary to the President

C. A. Gaston, Esq.,
Fairhope Single Tax Corporation,
Fairhope,
Alabama.



PITTSBURGH, PA. Jan. 3. 1939

BANK OF UNIVERSAL GOOD WILL

GOODWILL CASHIER: YOU ARE HEREBY INSTRUCTED TO PAY OUT OF MY PERSONAL FUND ACCOUNT AND IN THE GOLD OF SINCERITY TO Bearer

365

THREE HUNDRED AND SIXTY-FIVE

365

HAPPY AND PROSPEROUS DAYS, FILLED WITH ASSORTED GOOD WISHES, AND INDIVIDUALLY WRAPPED IN THE FRIENDSHIP OF TIME AND EXPERIENCE.

GOOD WHEN PROPERLY ENDORSED AND PRESENTED TO ANY BANK OF NEW YEARS GREETINGS.

John C. Rose

NOTE: THOUGH THIS GREETING IS SENT IN THE FORM OF A CIRCULAR LETTER TO OVER A THOUSAND OF MY SINGLE TAX FRIENDS AND CORRESPONDENTS, YET IT IS SENT TO YOU, AS WELL AS TO EVERY OTHER CORRESPONDENT, WITH ALL THE SINCERITY AND CONSIDERATION OF AN INDIVIDUAL LETTER.

IT IS MY OPINION THAT PEACE ON EARTH AND UNIVERSAL GOODWILL CAN NEVER BE FULLY REALIZED UNTIL THE WORLD ACCEPTS THE PRINCIPLES OF HENRY GEORGE.

WHILE WRITING THIS NOTE, IT OCCURRED TO ME THAT, PERHAPS, WE COULD DO NOTHING BETTER THAN TRY TO FIND A WAY TO "SELL" SINGLE TAX TO THE PEOPLE. ACCORDINGLY, I FORMULATED A FEW PRINCIPLES ENTITLED, "THOUGHTS ON HOW TO SELL SINGLE TAX," WHICH I SUBMIT FOR YOUR CONSIDERATION. YOU CAN HELP ME WITH THIS PROBLEM BY FRANKLY COMMENTING UPON THIS ARTICLE, WHICH IS ENCLOSED WITH THIS LETTER. I GLADLY INVITE YOUR COMMENTS--WHETHER FAVORABLE OR ADVERSE--UPON THIS ARTICLE, TOGETHER WITH ANY CONSTRUCTIVE CRITICISM YOU MAY CARE TO OFFER.

SINCERELY YOURS,

John C. Rose
JOHN C. ROSE

JOHN C. ROSE
491 NORTON ST.
PITTSBURGH---PA.

AUG. 3, 1938

DEAR SINGLE TAXER:

THE ENCLOSED BOOKLET CONTAINS THE OPINIONS OF VARIOUS DIFFERENT THINKERS IN REGARD TO MY NEW BOOK, "PHILOSOPHER AND REFORMER." THESE PERSONS BELIEVE THAT THE BOOK NOT ONLY HONORS THAT GRAND OLD PHILOSOPHER, F. W. MAGUIRE, BUT THAT IT ALSO IS A DISTINCT CONTRIBUTION TO THE STUDY AND THE ADVANCEMENT OF SINGLE TAX.

AS THE LIFE OF MAGUIRE CLEARLY TEACHES US, WE REFORMERS MUST WORK AS HARD AS WE CAN IF WE HOPE TO ADVANCE SINGLE TAX, FOR THERE IS NO ROYAL ROAD TO SUCCESS. THERE IS NO ECONOMIC DETERMINISM THAT WILL HERALD IN OUR PHILOSOPHY, FOR TRUTH, UNAIDED BY HUMAN EFFORT, WILL NEVER MANIFEST ITSELF.

TRUTH MUST BE SOLD TO THE PEOPLE, JUST AS ANY COMMODITY IS SOLD. WE SINGLE TAXERS MUST BE SALESMEN AND SELL OUR PHILOSOPHY. WE MUST ADVERTISE IT BY CALLING THE PEOPLE'S ATTENTION TO HENRY GEORGE'S PHILOSOPHY AS IT IS CONTAINED IN HIS WORKS. THERE ARE VARIOUS GOOD METHODS, SUCH AS THE WRITING OF LETTERS, PAMPHLETS AND BOOKS, THE DISTRIBUTION OF LITERATURE, MAGAZINES SUCH AS "LAND AND FREEDOM," THE HENRY GEORGE SCHOOL OF SOCIAL SCIENCE, THE RADIO AND THE PLATFORM, THE POLITICAL APPROACH, THE TIME-HONORED WORD-OF-MOUTH METHOD, AND BY CONTRIBUTING TO THE WORK OF OTHERS.

ALL THESE METHODS ARE IMPORTANT AND EACH SHOULD BE USED--EACH TO SUPPLEMENT THE OTHER. BUT REGARDLESS OF WHAT METHOD WE SELECT, WE SHOULD WORK TO THE BEST OF OUR ABILITY, FOR THE WORLD HAS NEVER BEEN MORE PSYCHOLOGICALLY READY TO ACCEPT HENRY GEORGE THAN IT IS TODAY. WE SINGLE TAXERS HAVE A BETTER SALES ARGUMENT THAN THE FASCISTS, THE HITLERITES AND THE COMMUNISTS. ALL WE HAVE TO DO IS TO TELL THE PEOPLE THE TRUTH. ONCE THEY GRASP HENRY GEORGE'S PHILOSOPHY, THEY WILL ADOPT SINGLE TAX AND PUT IT INTO OPERATION.

LET EACH OF US START A REAL EDUCATIONAL AND SALES CAMPAIGN TO EDUCATE AND SELL SINGLE TAX TO THE PEOPLE.

ADDRESS YOUR COMMENTS, ORDERS FOR "PHILOSOPHER AND REFORMER," AND CONTRIBUTIONS TO JOHN C. ROSE--491 NORTON ST.--PGH., PA.

SINCERELY YOURS,
John C. Rose
JOHN C. ROSE

THE GRADED TAX PLAN

LAND: .0206
 BLDG.: .0103
 EQUIVALENT FLAT RATE: .0155 (.01548)

THE FOLLOWING TABLE SHOWS THE TAX RATES AND SAVINGS ON A \$5,000 HOME (LAND: \$1,000; BUILDING: \$4,000.)

OLD FLAT RATE: (.0155)		\$77.50, AM'T OF TAX
GRADED TAX: (.0206)	\$20.60	
(.0103)	\$41.20	\$61.80 " " "
		\$15.70, SAVING

PITTSBURGH HAS AN APPRECIABLY LOWER MUNICIPAL TAX RATE THAN ANY OF THE FOLLOWING LARGE CITIES: BOSTON, BUFFALO, CHICAGO, CLEVELAND, DETROIT, LOS ANGELES, MILWAUKEE, AND NEW YORK, AS WELL AS MANY OTHER LARGE CITIES. IT IS ALSO INTERESTING TO NOTE THAT THE PITTSBURGH GRADED TAX RATE ALSO COMPARES FAVORABLY WITH THE TAX RATES OF SMALLER COMMUNITIES.

A GRADED SCHOOL TAX

PRESENT FLAT RATE:	.01125	ON A \$5,000 HOME \$56.25, AM'T OF TAX
PROPOSED GRADED TAX:*	LAND: .015	
	BLDG.: .0075	\$45.00 " " "
		\$11.25, SAVING

A GRADED COUNTY TAX

PRESENT FLAT RATE:	.008	ON A \$5,000 HOME \$40.00 AM'T OF TAX
PROPOSED GRADED TAX:*	LAND: .0106	
	BLDG.: .0053	\$31.80 " " "
		\$ 8.20, SAVING

*THESE FIGURES ARE APPROXIMATE ONLY.

NOTE 1: A 4-TO-ONE, A 5-TO-ONE, OR A 10-TO-ONE, GRADED TAX FOR THE CITY, THE SCHOOL, AND THE COUNTY, WOULD EFFECT A CORRESPONDINGLY OR PROGRESSIVELY LARGER SAVING THAN THE 2-TO-ONE PLAN.

NOTE 2: IN ALL THESE CASES, THE ACTUAL AND THE THEORETICAL GRADED TAX RATES WILL YIELD THE SAME REVENUE AS THE FLAT RATES, BUT THE INCIDENCE OF THE GRADED TAX IS MUCH DIFFERENT. UNDER THE GRADED TAX SYSTEM THE OWNER WHO IMPROVES HIS LAND--THUS HELPING TO MAKE HIS COMMUNITY A BETTER PLACE IN WHICH TO LIVE--IS NOT PENALIZED, BUT, RATHER IS REWARDED AND ENCOURAGED TO BUILD BETTER HOMES. THE FLAT RATE, ON THE CONTRARY, PENALIZES HOME OWNERS.

JOHN C. ROSE
 336 CITY-COUNTY BLDG.
 APRIL-1938

June 19, 1946

Dear Mr. and Mrs. Ross:

Your nice letters arrived about a month ago while I was at home alone, Margaret and Paul being in attendance at the Folk Dance Festival in Cleveland. They had a delightful time. They returned by way of Chicago so crowded quite a bit of experience into a ten days trip.

Organic had a very creditable graduating class this year (Paul being one of those participating) and Margaret and I enjoyed the festivities, in which we were included by reason of our dual capacities of teacher and parents. So far the school has not gained much from the returning service personnel teachers, since most are, as you, further pursuing their studies. Only Jimmy Lowell is back with us. Our profit from him was well evidenced by the reception given our dancers at Cleveland. A summer school is in process now but the attendance is rather discouraging and we fear will be financially profitless. Calhoun and Mrs. Gregg are managing; Paul, David Rockwell, Dick Campbell, Peggy Wood, Edna Rockwell and others are counsellors and they are having a worth-while experience, Paul particularly. He finds the field more interesting and intriguing than that of banking.

Paul's college prospects are very uncertain. Uncle Sam hasn't had his last say yet. However Paul has done quite a bit of investigation. He had made up his mind to go to Chicago U but learns it will be two years before he can get in. Other colleges he has made application to are also filled. The best prospect now appears to be U of Alabama. Zeuch favors Chicago and is trying to pull some strings to get him over the hurdles there. We appreciate your interest.

Your professor's conclusion that vested interest were probably the greatest bar to the adoption of the Georgist solution of the economic problem is, to a considerable extent correct. However it is surprising to see how poorly equipped are most people, in ordinary life, teachers, business men, political office holders, etc., to analyze out politico-economic structure. Fairhope's success in neutralizing the vested interest factor by ownership of the land in common is demonstrated by the fact that it has become the largest, most progressive and by all considered the most attractive community in Baldwin County, this in spite of the fact that our location is far from being the most favorable. Our common ownership of the land makes it possible for us to collect for common use the unearned increment in value, thus relieving us of much of the need for taxes.

While an analysis of the reasons for society's failure to adopt the Single Tax points strongly to the vested interests, so also does any analysis of the causes of war. I attempted to illustrate the relationship in an editorial in the May 30 Courier, a copy of which is being mailed to you. It may interest your professor.

My father and his associates had studied Bellamy before becoming acquainted with the Henry George books. In their desire to combat the almost desperate economic situation of the early 1890s they had about come to the conclusion that their only hope of relief and security lay in establishing themselves in a socialistic colony. Your acquaintance with the personnel of Fairhope and your general knowledge of persons who undertake unbeaten paths has no doubt made you aware that such are generally strongly individualistic. It was not without a considerable amount of regret that they contemplated a necessity to sacrifice a considerable amount of their highly prized independence and individuality to attain a higher level of economic security. Happily they found in Henry George a solution to the economic difficulty coupled with greater opportunity for free enterprise and individual initiative.

In Fairhope today individual liberty is greater than in any community in the world of like size and character; at least I am convinced there is good ground for this statement. All over the world today people are freely bargaining away ~~for~~ their liberties for promised security. This bargaining has been most extensive in Russia, but it is going on apace here and elsewhere outside of Russia. Many err in defining its progress as a contagion from Russia, or, if you please, a willful contamination by Russia. The truth, as I see it, is that it is only our determined protection of ~~the~~ the opportunity ^{restrive} power of our vested interests.

Well I didn't mean to give you a sermon, but really, unless you young men who saved us from the fate of foreign domination see there is yet a fight to free us from a more ancient and subtle domination there may some day arise the question as to whether your noble effort was worth the pain.

Margaret, Paul and I, do hope that you will gain much from your studies. We are sure you are gaining much from your close relationship and that the profit will increase from year to year. We highly prize our acquaintance with you and assure you that your visit gave us much pleasure and we hope it will not be too long before we shall have the pleasure of seeing you again.

Sincerely yours,

1388 Enfield Court
Willow Run Village, Michigan
May 16, 1946

Dear Mr. and Mrs. Gaston, and Paul,

This is a rather tardy acknowledgement of our appreciation of the very pleasant evening we spent with you. Our stop in Fairhope was a memorable part of our honeymoon, and we enjoyed so very much being there and visiting with you! Thank you very much for a most delightful time.

I hope things are going well at Organic. Fairhope must be especially attractive again at this time of year. I wonder whether Organic has been able to reinforce its staff since more fellows are out of the services? Of course there is an acute shortage of teachers all over the country. The University daily carried an article the other day that stated that the schools are turning out right now just one-half of the teachers each year for which there are vacancies.

I have been enrolled in the University of Michigan graduate school this semester and am finding it a good institution and am enjoying my courses. Incidentally, in an American literature course we spent some time on Henry George and studied some of his Progress and Poverty and Social Problems, and they are interesting and provocative works. The professor, quite an unbiased fellow, offered that the reason single tax has not been tried on a widespread scale is the opposition of vested interests. We've also studied some of Edward Bellamy, rather socialistic, and Veblen's The Theory of the Leisure Class.

I imagine, Paul, that you are just about to graduate. Congratulations! And lots of happiness and success! You're probably deciding where you'll go to college. Good luck to you, and I hope you find your work interesting and stimulating and enjoyable! How did the basketball season turn out?

Mrs. Gaston, I hate to say it, but I'm afraid I'm going to have to default on my pledge, probably already apparent to you. I am sorry about it, but government subsistence on the G.I. Bill of Rights is hardly enough but what we need what I saved in the army, too.

Barbara and I are located here in an apartment, along with a good many other student veterans and their families. Willow Run Village is a government war-time housing project for defense workers who worked at the Willow Run bomber plants. Now the university has taken over a portion of the project to accommodate their unusually large enrollment. The structures aren't much to look at--have a resemblance to barracks, but the interiors are comfortable and adequate and can be made very cozy. We've been able to use a good many of Barbara's wedding presents, and her parents, who live not far away in Detroit, have been very good to us--have given us and loaned us a good many things they weren't using. So we're very comfortable, and at a very reasonable rental for veterans. We have some very congenial neighbors among the students here. The university operates an efficient bus service to and from the campus, about ten miles away. So we have nothing to complain about.

I must close now. Our best wishes!

Sincerely,

Richard Ross

P.S.

I was speaking to this professor I mentioned and told him about Fairhope's being a single tax colony. He was quite interested; he hadn't known that there were any colonies today, and he asked if I knew whether any literature had been put out about Fairhope. I told him I would ask. If you should have any pamphlets and so forth on the single tax colony, he would be interested, and it would give you some publicity, maybe quite a bit.

Dear Mr. Gaston, and Paul,

R. Ross

This is a rather tardy acknowledgment of our appreciation of the very pleasant evening we spent with you. Our stop in Fairhope was a memorable part of our honeymoon, and we enjoyed so very much being there and visiting with you. Thank you very much for a most delightful time.

I hope things are going well at Organic. Fairhope must be especially attractive again at this time of year. I wonder whether Organic has been able to reinforce its staff since more fellows are out of the service? Of course there is an acute shortage of teachers all over the country. The University daily carried an article the other day that stated that the schools are turning out right now just one-half of the teachers each year for which there are vacancies.

I have been enrolled in the University of Michigan graduate school this semester and am finding it a good education and am enjoying my courses. Incidentally, in an American literature course we spent some time on Henry George and studied some of his progress and theory and social programs, and they are interesting and provocative works. The professor, quite an unbiased fellow, offered that the reason single tax has not been tried on a widespread scale is the opposition of vested interests. We've also studied some of Edward Bellamy, rather socialistic, and Veblen's The Theory of the Leisure Class.

I imagine, Paul, that you are just about to graduate. Congratulations! And lots of happiness and success! You're probably deciding where you'll go to college. Good luck to you, and I hope you find your work interesting and stimulating and enjoyable! How did the basketball season turn out?

Mrs. Gaston, I hate to say it, but I'm afraid I'm going to have to default on my pledge, probably already apparent to you. I am sorry about it, but government assistance on the G.I. Bill of Rights is hardly enough but what we need what I saved in the army, too.

Barbara and I are located here in an apartment, along with a good many other student veterans and their families. Willow Run Village is a government war-time housing project for defense workers who worked at the Willow Run bomber plants. Now the university has taken over a portion of the project to accommodate their unusually large enrollment. The structures aren't much to look at--have a resemblance to barracks, but the interiors are comfortable and adequate and can be made very cozy. We've been able to use a good many of Barbara's wedding presents, and her parents, who live not far away in Detroit, have been very good to us--have given us and loaned us a good many things they weren't using. So we're very comfortable, and at a very reasonable rental for veterans. We have some very congenial neighbors among the students here. The university operates an efficient bus service to and from the campus, about ten miles away. So we have nothing to complain about.

I must close now. Our best wishes!

Sincerely,

Richard Ross

237 Hickox St.
Santa Fe, New Mexico
March 26, 1942

Dear Mr. Gaston:

You'll probably remember me from the Chicago Henry George Congress last September when I spoke on Ethical Socialism.

I've been here in Santa Fe for the past month after several months in Western Canada and on the Pacific Coast.

I'm planning on my way back east to visit Fairhope for a week or more in connection with a book on cooperative living for Americans, which I'm planning for the near future. I plan to be in Fairhope some time next

2
week and to look you
up as soon as I arrive.
I will appreciate it
if you will recommend
me a room with intelli-
gent private people
clean and not expensive.
Hoping to find you
well and your town
prosperous, I remain,

Sincerely,
Philip Rubin

ALDERMEN:

M. O. Berglin
C. A. Gaston
W. O. Keeble
T. J. Klumpp
J. O. Stimpson

TOWN OF FAIRHOPE

PHONE 51-J

Fairhope, Alabama

February 26, 1935

Fairhope Single Tax Corp.
Fairhope, Alabama

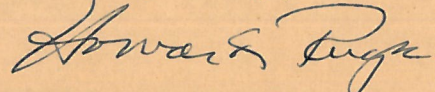
Gentlemen:

We expect to have considerable dirt available when work starts on reservoir in rear of City Hall.

If we have the permission of your body to fill in the adjacent lots to the east we believe it will eliminate to a large extent mosquito breeding, in addition to making the property more useful.

Kindly inform us if this meets with the approval of the Single Tax Corp. so that we will know by the time work begins on this project.

Yours very truly,



Howard Ruge, Mayor

Ans, 2/28/ 35

We will be glad to have you use so much of the dirt arising from your improvements on the Town property on CSection Street, in filling on our lots to the eastward, as you find available. We presume you

No reference is made to paying for the same and we consider ~~your~~ such disposal of dirt to be to our mutual advantage so payment will not be expected

Yours respectfully,

FAIRHOPE SINGLE TAX CORPORATION

BY

Secretary.

ALDERMEN:

M. O. Berglin
C. A. Gaston
W. O. Keeble
T. J. Klumpp
J. O. Stimpson

TOWN OF FAIRHOPE

PHONE 51-J

Fairhope, Alabama

APRIL 1, 1935

Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

The Town of Fairhope requests that your executive Council consider deeding to the Town land enough to widen North Street to a width of 50 feet. We understand the present width to be 28 feet.

Yours very truly,

Howard Ruge
Howard Ruge, Mayor

April 2, 1935.

Howard Ruge, Mayor,
Town of Fairhope, Ala.

Dear Sir:-

You are hereby notified, that having before it last evening, your suggestion for consideration of the matter of widening North Street, the Executive Council of this Corporation appointed as a committee in behalf of this Corporation, Mr. A.O. Berglin, Mr. E.C. Wolcott and Marion Smith. They will doubtless arrange for a conference with you or such committee as you may appoint for the Town of Fairhope.

Yours very respectfully,

Secretary.

You are further notified that having before it last night complaint of Miss Quarles and the County Nurse relative to unsanitary conditions claimed to exist at the house occupied by the Godwin family. the Executive Council instructed me to notify the Godwin family to vacate the premises the intention being to dispose of the building for removal, it being entirely unsuited to the location.

ALDERMEN:

M. O. Berglin
C. A. Gaston
W. O. Keeble
T. J. Klumpp
J. O. Stimpson

TOWN OF FAIRHOPE

PHONE 51-J

Fairhope, Alabama

April 4, 1935

Fairhope Single Tax Corp
City

Gentlemen:

In order to keep sewer project active it appears to be advisable to request your permission to take down fence of your north line at North Street so as to allow ditcher to trespass.

We contemplate laying sewer line approximately three feet from the line of your fence which will put line in center of street if and when it is widened to fifty feet at a later date.

We will of course replace fence after completion of lines.

Yours very truly,

Howard Ruge
Howard Ruge, Mayor

April 4, 1935.

Honorable Howard Ruge,
Mayor Town of Fairhope,
City,

Sir:-

Your communication relative to being given permission, to take down fence along the north line of block five, division three of the land of this corporation, in order that the ditcher may make necessary trenches for sewer and water pipes without being delayed, was before the Executive Council of this Corporation today, and on motion such permission was granted, the fence in question being replaced when the work referred to is completed.

Very respectfully yours,

FAIRHOPE SINGLE TAX CORPORATION,

Secretary.

ALDERMEN:

M. O. Berglin
C. A. Gaston
W. O. Keeble
T. J. Klumpp
J. O. Stimpson

TOWN OF FAIRHOPE

PHONE 51-J

Fairhope, Alabama

August 27, 1935

Fairhope Single Tax Corp.
City

Gentlemen:

At the regular meeting of August 26, 1935
the Council authorized me to write your body thanking
them for their generous action in transferring valuable
property to the Town of Fairhope for Public use.

Assuring you of the appreciation of the Town
of Fairhope in this instance and numerous other instances
where your cooperation was freely given for public bene-
fit, I am

Very truly yours,

Howard Ruge
Howard Ruge, Mayor

*Presented to
Council 9/2/35*

A COMMITTEE ON ORGANIZATION AND ACTION

(APPOINTED BY HENRY GEORGE CONGRESS, DETROIT, 1937.)

Room 503
180 WEST WASHINGTON STREET
CHICAGO, ILLINOIS

TELEPHONE
DEARBORN 8749

February 14, 1938.

GENERAL CHAIRMAN

A. LAURENCE SMITH
2460 EAST GRAND BOULEVARD
DETROIT, MICHIGAN

EXECUTIVE COMMITTEE

GILBERT M. TUCKER, CHAIRMAN
BOX 54 CAPITOL STATION
ALBANY, N. Y.

OTTO CULLMAN, TREASURER
CHICAGO, ILLINOIS

HONORABLE CHARLES R. ECKERT
CONGRESSMAN 26TH DIST. PA.
HOUSE OFFICE BUILDING
WASHINGTON, D. C.

VICTOR A. RULE, SECRETARY
180 W. WASHINGTON STREET
CHICAGO, ILLINOIS

GENERAL MEMBERS

N. D. ALPER
CALIFORNIA

WARREN S. BLAUVELT
TROY, N. Y.

MRS. ANNA GEORGE DEMILLE
NEW YORK

G. E. EVANS
PENNSYLVANIA

MRS. HELENA MCEVOY
WASHINGTON, D. C.

DAVID GIBSON
OHIO

JOHN LAWRENCE MONROE
NEW YORK

Dr. Gaston, Secretary,
Single Tax Corporation,
Fairhope, Ala.

Dear Dr. Gaston:

Now that I've gotten back home I'm having time to appreciate the kindness shown to me in your very delightful town. May I extend to you and Mrs. Gaston my sincerest appreciation for this?

In building a National Organization for the Single Tax Movement I find that we have practically no names from Fairhope and I would deeply appreciate it if you would send me such as you might have together with any others who have looked favorably on your wonderful experiment down there.

Some of the members of this Committee doubted the worthwhileness of my trip South and so if I did anything to stimulate and help the Cause in Fairhope I would be glad if you would write of this to Mr. A. Laurence Smith, 2460 E. Grand Blvd., Detroit, Michigan; Mr. Gilbert Tucker, Hotel White, Lexington & 37th St., New York City, N.Y.; and Hon. Chas. Eckert, House Office Bldg., Washington, D. C. This will make it easier for me to make a more extended trip next year and spend more time with you delightful folks in the South.

Sincerely yours,

V.A. Rule
V.A. Rule. SK

VAR:sk

GEORGE L. RUSBY
AGENT
THE NORTHWESTERN MUTUAL
LIFE INSURANCE CO.

NEW YORK OFFICE 452 LEXINGTON AVE.
MY NEWARK OFFICE 9 CLINTON ST.
RESIDENCE TOWACO, N. J.
TELEPHONE CONNECTIONS

Towaco, N.J.
Nov. 26 1938

Editor Fairhope Courier,
Dear Mr. Editor:

That was a good article you had in a recent issue, on "Fighting the Effect instead of The Cause". I was encouraged to hope that you had decided to displace the "Window Seat" man of yours with matter that would be worth reading.

But my hopes were dashed. Your paper is supposed to stand for correct economic principles, but that contributor is a complete ignoramus on the subject of economics and cannot but be a handicap to both your paper and the cause for which it stands. Invite him up, or down, to Fairhope and dump him in Mobile Bay.

With best wishes,

Sincerely,

George L. Rusby

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Dec. 17, 1938.

Mr. George L. Rusby,
Towaco, N. J.,

Dear Sir:-

Thanks for your complimentary remarks on my editorial "Fighting the Effect Instead of the Cause". I can fully sympathize with your hope that the Window Seat writer might be displaced. We may have a free press, but certainly not an independent press. More of our readers will read the Window Seat than will read my editorials and the mental capacity to absorb the prattle of Mr. Jamieson concerning governmental makeshift policies is many times as abundant as is that which will even give consideration to logic.

I have come to be of the opinion that the economic education of the masses is a vain hope. There is hope however that the masses will never be satisfied until we do have sound economic practices by government. In no part of the world with its great variety of governments, all of them unsound in their practice of deriving public revenue, can it be said that the masses are satisfied. They dethroned kings, destroyed republican governments, repudiated political parties and it is certain they will continue to do so and some day they will elect men of intelligence and who will establish justice in government, satisfaction will prevail, the masses won't know why they are satisfied but they will be and will continue to sustain and support the government.

Thank you for your article. I had hoped to have it published ere this but will do so soon, next week, I expect. I am not actively associated with the management of the Courier, a brother and sister attend to that, but I write for it as often as I can find time. I am secretary of the Fairhope Single Tax Corp., and my duties keep me quite fully occupied.

Thank you again for your encouragement and be assured that your criticism is welcome. Some day I hope we can cure such ills as the Window Seat.

Very truly yours,

GEORGE L. RUSBY
AGENT
THE NORTHWESTERN MUTUAL
LIFE INSURANCE CO.

NEW YORK OFFICE 452 LEXINGTON AVE.
MY NEWARK OFFICE 9 CLINTON ST.
RESIDENCE TOWACO, N. J.
TELEPHONE CONNECTIONS

Towaco, N.J.
Dec. 25 1938

Mr. C.A. Gaston,
Fairhope, Ala.,
Dear Mr. Gaston:

I have your letter of the 17th, replying to mine of a previous date. I admit, it is slow progress that we make, in teaching true principles.

It may be, as you predict, that the masses will never understand, - no, I will not say "never", - but it will be long after the benefits of a proper economic system are realized, that they will understand how it happened. That which brings to them the economic results will create an atmosphere in which human progress will be infinitely more rapid than now. I sometimes stand amazed that we are as good, and as well developed as at present, considering the conditions in which we must live and make a living. Cause and effect now form a "vicious circle;" then it will be a beneficent circle. Do you not believe it?

I note what you say as to the tastes of the Courier's readers. To my mind, it is especially discouraging that tight in Fairhope, there is such a dearth of knowledge regarding the basic principles supposed to be back of the founding of the colony.

I suspect that this is largely due to the fact that those principles were not fully comprehended by even the colony's founders, - and this is something that I know to be true. This subject was discussed repeatedly by your father and myself. He favored govt. activities which were plainly Socialistic in their nature; I did so, myself, many years ago, but we did not keep pace in evolving. At a convention in New York, a few years ago Mrs. Johnson spoke and took occasion to praise the Townsend movement. I had to handle her rather roughly in my reply, from the floor. At that time it occurred to me that she was a product of the confused views held by my good friend, E.B. Gaston.

In this connection, I would like you to carefully read and puncture, just at the right spot, if it needs puncturing, the argument set forth in the enclosed article on the functions of Govt.

I claim that there is no room for opinion. Economic principles are just as exact as those of mathematics.

With best wishes,

Sincerely,

George L. Rusby

May 4, 1939.

Mr. Geo. L. Rusby,
Towaco, N. J.,

Dear Mr. Rusby:-

I regret my long delay in replying to your good letter of Dec. 25th but I did appreciate it and your fine article on the functions of government, which I hope you noted was published in the columns of the Courier some weeks past, March 30th.

I greatly enjoyed your article and thought it particularly well-written and stated. It aroused in me no desire to puncture it at any point, finding it broad enough for me to get aboard. However I could not find that it definitely excluded social, collective or government control ~~of certain~~ and ownership of certain essential services that are of their very nature monopolies such as the present public utilities and transportation and communication systems. Opportunity to engage in these cannot be kept open to all and to function efficiently and effectively the holder of the privilege must have powers of eminent domain and there is a big question as to whether the general welfare of the people, the function of government, can ever safely be entrusted to another.

With all the competitive services the public is quite well served since if one purveyor of such service fails to keep up the quality of service his competing neighbor will take advantage and the custom will go to him. It is also possible to arrive at a fair figure of the value of the economic social service to competing services, a more difficult matter with monopolies. Attempts of selfish interests to influence government are offset in the competitive field by the conflicting influences and lack of organization, a protection which the general public does not have in the monopolistic field. This may be socialistic but I am not prepared to admit that it is Socialistic. Man in modern civilization is socially constituted and his government must serve his social needs.

I trust you have appreciated the absence of the "Window Seat" from the front page of the Courier. I wish we had more space for articles on sound economics and that I had more time to write. I want to invite your further contributions and to again express appreciation of your past services.

Sincerely yours,

GEORGE L. RUSBY
AGENT
THE NORTHWESTERN MUTUAL
LIFE INSURANCE CO.

NEW YORK OFFICE 452 LEXINGTON AVE.
MY NEWARK OFFICE 9 CLINTON ST.
RESIDENCE TOWACO, N. J.
TELEPHONE CONNECTIONS

Towaco, N.J.
May 13 1939

Mr. C.A. Gaston,
Fairhope, Ala.,

Dear Mr. Gaston: I have your interesting letter of the 4th. Indeed, I had noticed the absence of "The Window Seat" from your columns, and have had a memo. on my desk for some time, to write and congratulate you on the change. Press of other matters kept me from getting around to it. Better fill a column with advertisements, or funny stories, than circulate false doctrine, for they would at least be no worse than neutral.

What you say regarding your attitude toward public ownership of the utilities interests me. In reply, I am enclosing copy of my booklet in which I discuss the Utility question, beginning page 49. In the forthcoming edition the last paragraph of p. 50 will be changed, as I have indicated. For while I can imagine conditions ~~under~~ in which it might for the time being be absolutely necessary for the community to run one of these, I was unwilling to longer even seem to any extent favorable to the proceeding. If it should under extreme circumstances some time be necessary, it should be looked on as a pure choice of evils, and opposed to the principles on which the S.T. is based, - the principle ~~of~~ that private property rights are supreme, and that it is the sole duty of Govt. to leave people alone and see that they leave one another alone.

I am free to admit, as you contend, that it might sometimes, even frequently, be extremely difficult to prevent the collection of some of the rent by a utility company. But I ask you to ruminate carefully on this question: Wouldn't it be better to lose some of the rent in the endeavor to apply a principle, than to abandon the principle? The future of our nation, and of our civilization, depends on clear knowledge of the difference between property rights in land, and property rights in labor products. Isn't it choosing the greater evil to follow any course whatever, that in any way beclouds this vital issue? Isn't that the worst thing we can do?

The majority has no right to coerce the minority, in anything. The majority has no right to take any portion of what is mine, with which to do something that the majority thinks will benefit me. ~~Even~~ ~~if~~ this is what it does when it takes some of the community's wealth for running a business. I wish you would think over carefully, the vital principle to which I refer. If we are to espouse a principal, we must espouse something that is universal, admitting of not the least exception; if we make any exception, we put ourselves on the defensive, for it then becomes a matter of opinion, and we must admit that every body else has the same right to an opinion, that we have. And the resort to opinion is fatal.

With best wishes, Sincerely, *George L. Rusby*

This just occurs to me: when the new edition of this booklet comes out (with my erroneous position on interest corrected) perhaps you would like to publish it serially in your columns? I am not looking for publicity, but there might be times when you had space that would otherwise be used for something less solid.

GEORGE L. RUSBY
AGENT
THE NORTHWESTERN MUTUAL
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~~NEW YORK OFFICE 452 LEXINGTON AVE.~~
MY NEWARK OFFICE 9 CLINTON ST.
RESIDENCE TOWACO, N. J.
TELEPHONE CONNECTIONS

Towaco, N.J.
Feb. 25 1941

Fairhope Courier,
Fairhope, Ala.,
Gentlemen:

I enclose my check for another
renewal of subscription.

I really doubt, however, the wisdom
of contributing support to The Courier as now conducted. Its
columns are chiefly devoted to worthless gossip, instead of
matter educational on fundamental economics, - education as
to which being the only thing that can save our nation and
our civilization from the ruin for which they are inevitably
headed, without such education. The Courier is "fiddling
while Rome burns".

I doubt, however, the possibility of
of radically changing this situation with the Courier under its
present management. For there seems to be no understanding of
the basic difference between Socialism and Georgism, - confusion
as to ~~which~~ the respective principles underlying which, ~~are~~ *being*
responsible for the mess into which our Government has brought
us.

There would seem to be no better place for
The Henry George School to establish classes, than right in
Fairhope.

Regretting, deeply, a situation that causes
me to feel and write as I do,

Sincerely,

George L. Rusby
George L. Rusby.

March 19, 1941

Mr. George L. Rusby,
9 Clinto Street,
Towaco, New Jersey,

Dear Mr. Rusby:

We appreciate your renewal of your subscription to The Courier and also your letter of criticism, which, in fairness, we must admit has some grounds for justification.

We do feel, however, that there is ~~not~~ some justification, on our part; and perhaps you will feel somewhat better toward us to hear a little from our point of view and of our circumstances.

Fairhope is the main support of the paper and their need of a paper is largely to convey to them the "worthless gossip" that tells them what their friends and neighbors are doing. My observation is that this is not worthless but helps to create and maintain normal, wholesome social relations.

Also Dad was an untiring worker and a far more facile writer than is this generation on which the burden of carrying on has fallen. I am responsible in large part for the economic articles appearing in the paper and I am so pressed with the duties of my secretaryship of the Colony that much of the time I fail to get anything for the paper.

I have also found that the ordinary reader will only read short articles but that these will make him think for himself while the long and rather complete article will, if he reads it, leave him relaxed and without stimulation to self-thinking.

It seems that Fairhope has a hard time to live down its socialistic reputation. This, in spite of the fact that to-day, our corporation performs no function other than the collection of the rent, with the delivery of the greater portion of it to the various political divisions for the performance of public functions.

Fairhopeans could stand a good deal of educational instruction on economic principles but our people are much like people are generally. Those concerned with land transportation are not interested with control of water hyacinths which clogs the propellers of small boats. Fairhope youth growing up and getting married when they have need of a site for a home pick out an unoccupied site, make application for it and start pay the community for the service available at the site. The direct taxes levied on their improvements and personal property comes out of this rental charge. Their land problem and their direct tax problem is already solved so they give it no consideration.

We do appreciate your criticism and shall try to do better.

Appreciatively yours,

GEORGE L. RUSBY
AGENT
THE NORTHWESTERN MUTUAL
LIFE INSURANCE CO.

NEW YORK OFFICE 452 LEXINGTON AVE.
MY NEWARK OFFICE 9 CLINTON ST.
RESIDENCE TOWACO, N. J.
TELEPHONE CONNECTIONS

Towaco N.J.
April 13 1941

C.A. Gaston,
Fairhope, Ala.,
Dear Mr. Gaston:

I received your letter of March
19, replying to mine of Feb. 25.

To be entirely frank and fair, I must admit that I've never had the job of running a paper. It is quite easy for me to picture your position, as between the two millstones: if you devote your space to frivolities you expose yourself to the criticisms of those who would like to see you talking principles; but if you give your readers just a little too much of the latter, you lose subscribers, and then your publication falls into the category of reform papers, which cannot be self supporting, and which find poor support from even those who criticize you for not talking reform, and principles. So, I suppose you have to do the best you can, - "The poor benighted Hindu- He does the best he kin do".

I am glad, anyway, to learn that you, yourself, are not Socialistically inclined. I recall that your father and I had more than one combat over his proclivities in that direction.

Well, feed your readers all they will stand without choking or balking, and I'll try to be tolerant and patient.

Of one thing I am very sorry: that Fairhope was ever permitted to be referred to as a "Single Tax" Colony. It is a hard nut to crack: to be obliged, when telling of what the application of Georgism will accomplish, to meet the objection of those who contend, - "Well, if it will accomplish so much, why doesn't it, where they have it, in Fairhope?" The talk of their having S.T. in Australia, where poverty and slums are overwhelming, has raised many a difficulty in the path of Georgists.

With best wishes,

Sincerely, *George L. Rusby*
George L. Rusby.

GEORGE L. RUSBY
AGENT
THE NORTHWESTERN MUTUAL
LIFE INSURANCE CO.
NEW YORK OFFICE 452 LEXINGTON AVE.
MY NEWARK OFFICE 9 CLINTON ST.
RESIDENCE TOWACO, N. J.
TELEPHONE CONNECTIONS

Towaco, N.J.
June 28 1941

Mr. C.A. Gaston,
Fairhope, Ala.,
Dear Mr. Gaston:

I doubt that I have ever met you, personally, but was a friend of E.B. Gaston, who, I think, was your father, for many years.

In a recent issue of The Courier it was stated: "What this country needs is two or three organizations to fight Communism besides the Dies Committee -----"

To which I made reply, my letter being published in The Courier a few weeks later. (Incidentally, one of the most important points that I made was garbled, but I took it for granted that this was merely printers' error).

Now, my attention is called to your contribution in issue of June 12.

Would you be agreeable to answering a few questions anent the subject treated, if I make them direct, and ask them in such a way that it will take but a very few moments of your time, to reply? If you would not be agreeable to this, no harm done; if you are, I will ask you:

1. Is the essence of Communism not the taking from the owner of property, what is his, for the benefit of the community?

Hoping that I do not take too much liberty,

Sincerely,

George L. Rusby
George L. Rusby.

July 2, 1941.

Mr. George L. Rusby,
9 Clinton Street,
Newark, New Jersey,

Dear Mr. Rusby:

I thought of you when writing the article you refer to and regretted the offense, I was sure it would be to you. However I am sure you will recognize that my opening statement was correct. The ability of public corporations to abuse power is quite as great as that of private corporations but the citizens have greater power over their public corporations than they have over the others.

Perhaps if government would limit its activities to the simple duties of providing police jurisdiction, maintaining a meteorological department, supplying and maintaining parks, streets and highways, etc., the balance of the needs of society could be left to individual initiative, provided the full social value of the natural facilities required by them was collected by government in payment of its services and I presume a realm could be found in which to spend all without invasion into the field of individual initiative, or "dumping the surplus in the sea".

Communism is so variously defined, as is democracy, socialism, Christianity and Single Tax, that determination of the "essence" of any appears to depend much on the individual viewpoint. I believe there is no record in history of any government that did not in some degree appropriate private property "for the benefit (?) of the community". In certain departments of government the obligation to fully compensate the owner is fully recognized, though in the department of public revenue this obligation appears to have received no such recognition.

It is my belief that the unquestioned trend toward communism in ours and other democratic countries is an effect and little can be gained by attacking it except as greater stress is laid on the cause; which I believe we both recognize to be the monopoly control of natural resources with the right of the controllers to appropriate to themselves the socially created values attaching to those resources.

I fear you will be disappointed in my failure to give a direct and unequivocal answer but the social problem is so involved and so complex at the present I'll have to beg off. Please believe I am always glad to hear you.

GEORGE L. RUSBY

AGENT

THE NORTHWESTERN MUTUAL
LIFE INSURANCE CO.

NEW YORK OFFICE 452 LEXINGTON AVE.
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RESIDENCE TOWACO, N. J.
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Towaco, N.J.
July 19 1941

Mr. C.A. Gaston,
Fairhope, Ala.,
Dear Mr. Gaston:

Opportunity has just come, to reply to your letter of the 2nd, answering mine of June 28.

Your article in The Courier, that prompted my first letter to you, did not, as you feared offend me. It could not do this, logically, in view of the fact that I for many years championed that which you champion, - community ownership and operation of the so-called "Public Utilities" (for it is no more "public" to make and sell electric current, than to make and sell sausages). But that was before I fully understood basic economic principles, lack of familiarity with which has brought our nation where it is, and is hurrying us to destruction.

It is not a question of whether "prohibition" carries apparent advantages or disadvantages; it is not a question of whether there are apparently advantages or disadvantages in operation of the utilities by the Govt. You might give fifty reasons why there were advantages, and I might meet each one with a counter reason why there were disadvantages. And then what? We would be just where we started. Opinion swapping is not for mental adults. If there is agreement as to basic principles, it is then necessary only to decide whether this or that accords with these, and the question at issue answers itself. The great trouble is, that our people do not grasp any fundamental facts, so that we legislate, and drift, on the basis of opinion, - which varies and vacillates without guide.

You refer to the fact of the "ability of the public" corporations to abuse power". Suppose that this is true; would you contend that two wrongs make a right? Do you think it possible to eliminate what you disapprove in this matter, by having the Govt. commit another wrong? This may seem to be effective, but cannot be so, in the long run. Departure from the basic principle of equal freedom, as enunciated in the Preamble to the Declaration, has seemed necessary in coping with conditions as they arose in the past, but this departure, though it may have seemed to bring benefits at the time, has brought us to the point where our very civilization is at stake, - just as George predicted - though he, himself, made some serious errors in his suggested application of the basic principles that he espoused. But that does not discredit the principles themselves.

You refer to the universal custom of the past, of Governments to some degree "appropriating private property", And what has happened to all the Governments of the past? Shall we commit the same sin and suffer their fate? You surely do not suggest the past as a guide for the present, - at least theoretically; but is that what you endorse, as a matter of practice? Do you cite the fact cited, as a reason for our doing the same thing, - to reap, in time, the same result?

Whatever wrong the citizen, or the corporation may commit, soc-

ity cannot successfully meet the wrong by committing another. I am sure you will agree to this, taking a long range view.

What have we done? Theoretically, we accepted the rule of equal freedom, as expressed in the Preamble (perhaps better expressed by Spencer) and immediately began legislating in violation of its provisions. And every step in the wrong direction must, inevitably demand two more to support it. You violate that principle, thinking it necessary, to cope with the wrongs committed by the utility companies, and thereby create a condition which demands two more violations. Where do you expect the process to stop? It cannot stop short of ruin. The same identical violation that you endorse, inevitably growing in force and speed, is hurrying us down the road in which Russia, Germany and Italy have preceded us. It has to be so. It is inevitable. Nothing can stop our course but a reversal of direction.

You say that "Communism" is capable of various interpretations. I used the term to typify all forms of collectivism, - all forms of taking by the Govt. from the owner, what is his, for the community. Surely, the principle involved in this, is simple. Do you endorse that principle, or condemn it? If you endorse it, of course, there would be nothing for us but to debate the justice and practicability of the Preamble's expressed principle; to endorse any form or degree of collectivism is to the same degree, to condemn the declaration of the Preamble. "Ye cannot serve God and Mammon". We must take our choice. There can be no stopping point. We travel the road to complete collectivism, or the road to complete individualism. Oil and water will not mix, - nor will these two principles work together, for long. "Choose ye this day". You must see that every word spoken in favor of "public ownership" is a word spoken in support of the violation of a deep, vital principle, the violation of which must increase till we are engulfed.

How about the practical side of the question? The utility question is but ~~another~~ form of the broader land question. The only fundamentals one

involved in both cases, are land, labor and ~~interest~~ capital, with their returns, rent, wages and interest. As with any other form of land value, if the utility co. were made to pay its rent, there would be nothing left but wages and interest, to which the owners of the capital and these doing the work are entitled. Suppose it is more difficult to arrive at the rent due, than in the case of the corner lot in Fairhope; suppose, even, that the corporation gets by without paying all of its just rent; is not that, by all odds, a choice of evils, when it comes to that or deliberately violating private property rights, by the Govt.? In the one case, the evil is an individual one; in the other, there is the beginning of principle violation that cannot be controlled, and that must eventually engulf us all.

It is a question of dealing with symptoms, or principles. Which do you recommend? Half-way measures will not endure, and there is no middle ground. To hold that there is, would be to deny all the verities.

With best wishes, Sincerely,

George L. Rusby
George L. Rusby.

Without the acceptance of a principle as a guide, one is nowhere. If the Spencerian principle, instead of collectivism be accepted, it becomes comparatively easy to decide as to what is, and what is not, a violation of it.

April 14, 1943

Mr. George L. Rusby
Towaco, New Jersey

Dear Mr. Rusby:

I am heartily ashamed not to have acknowledged your kindness in sending me an autographed copy of "Economics Simplified" and that I have had to be reminded to do so by your card to my sister Mrs. Crawford.

Contrary to your natural inference, your altogether praiseworthy work did not go onto my shelf until it had been most profitably read and also I hope profitably used in some talks I was invited to make before the economics class in the school here.

I do believe that in Economics Simplified the principles of Single Tax have been more effectively presented than in any work it has been my pleasure to see and I felt an urge to make a review for the Courier but my lack of training in such work caused a preliminary delay which ripened into complete neglect. I am sure the book has been reviewed by some of the Georgists more facile than I and that you probably have an approved clipping that you can send us for reproduction in the Courier. Please do so if you have.

I feel sure that Dr. Bowen's presentation has great merit in the simplicity of introduction with its clarity of definition of terms and the progressive application of principles which should hold the interest of any who have ordinary reasoning ability and even a moderate ambition to reason. It is here, however, there appears to be the weakness. There is no dearth of critics of the results achieved by our economic machine but few who have the will to examine the machine and see why it produces unsatisfactory results.

Possibly it is not a lack of will but inability to reason. Probably the power to reason is acquired through education rather than being inherent and after reading recent comments by Walter Kiernan and Dorothy Thompson on revelations of education results in a New York Times article it would appear that a large part of our people, even those who have progressed as far as college entry have very little education and consequently very little reasoning ability.

Emotion, unlike reason, is an inherent quality and so our people appear to get a certain satisfaction out of the philosophies that make an appeal to love, pity, hate and envy. I

have often encountered the criticism that the Single Tax is "too rational" that it doesn't furnish enough stimulus to the emotions.

I feel sure that each year Fairhope is becoming of greater value as a demonstration or model and man is imitative. Perhaps it may come to the attention of some political leader who wants to accomplish something outstanding so our colony effort may accomplish what the writers have failed in. Surely Roosevelt has instituted many more radical measures in the hope of accomplishing that which would bring credit to his name. I believe that had he had the power to reason through the single tax he might have established it in this nation. Surely ~~that~~ considering that it is true that man will try every wrong way before he consents to try the right way we are much in his debt. ~~Our gov-~~

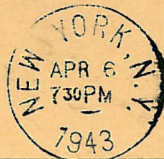
Our government, both executive and legislative, in its efforts to find a way to relieve economic ills has sent committees and emissaries to the ends of the earth to study every phase of human endeavor, perhaps some day they'll investigate Fairhope and be led to the single tax. I tried to get these attending the Henry George Congress at Chicago to consider Fairhope as a demonstration, but so far as I can learn I made no impression. I appreciate that in the earlier days when there were conflicting groups here and when the Colony was implicated in the processes of community management with all the differences of opinion resulting those who came to observe the workings of an economic principle heard so much of personalities and details of management that the demonstration was obscured.

Such is not the case now. A municipal corporation conducts the community affairs. The Single Tax Corporation confines itself to the conservation of that equal opportunity which is inherent in accessibility of land on just and fair terms. The result is a community that is almost unanimously recognized as being different and more attractive by both residents and visitors. I believe this difference is altogether due to the fact that none can secure an individual gain except through the sale of his individual service and the public reaps the gain ~~from~~ from sale of the public service.

I believe Single Taxers over the country might do well to re-examine Fairhope in the light of considering it as a demonstration or model. All the principles contained in many of today's successful mechanical appliances remained locked in books until some one developed a demonstration model.

Again let me thank you and Dr. Bowen for your great contribution to the cause and for the truly appreciated honor you conferred on me by sending me your book.

Sincerely yours,



CHURCH
ANNEX



THIS SIDE OF CARD IS FOR ADDRESS

Frances G Crawford
Fairhope Courier
Fairhope Ala

Iowaco N.J. 4/5/43
J. G. C.:- Am sending another copy
of "Economics Simplified" - the other
was addressed to Mr. Gaston who
probably put it on the shelf. - I don't
have the funds much time for the
study of basic economic principles.
Perhaps these principles will be discussed more
frequently under the new editorship of the Carrier
Very truly
George L. Busby

GEORGE L. RUSBY
TOWACO, N. J.

Towaco, N.J.
May 18 1943

C.A. Gaston,
Fairhope, Ala.,
Dear Mr. Gaston:

I was glad to get your letter of April 14. Urgent matters have prevented me from making an earlier acknowledgement.

When it comes to submitting a review of Economics Simplified, it is rather embarrassing for an author, himself, to be elected to do the job. As you know, every woman thinks her own baby is the finest on earth. Have tried to duck by merely assembling some of the things that have been said by others, and hope the result, as enclosed, may meet with your approval.-

I quote from a letter received a few days ago from one of the teachers in one of the Henry George School Extensions: "In the class I now have is a girl who was born, brought up and educated in Fairhope, Ala. It surprised me to have her say that the Organic School of Education, down there, does not teach the very science which is supposed to lie at the bottom of the Fairhope experiment. They have some kind of a course which is, however, very incomplete". How come? And this

reminds me of a meeting, a few years ago, in New York, which I attended, and at which Mrs. Johnson was one of the speakers. I recall that I was amazed to find that she was utterly unfamiliar with any basic economic principles,- didn't know the difference between the George philosophy and Marxianism. Indeed, she was about 90% socialistic. Fairhope may get the reputation that Nazareth had, and that caused the query, "Can any good thing come out of Nazareth?" Some of the articles that occasionally appear in The Courier, by some of your correspondents, supposed to be Georgists, are most astoundingly communistic in tone. Perhaps Fairhope would be a promising market place for "Economics Simplified".

I thoroughly agree with you that our chief difficulty is in getting people to think analytically. The George movement went on the rocks, from whence we are now trying to rescue it, because it was founded to such a great extent on emotion. Emotion has its place, but it will not do as a substitute for clear reasoning. I tremble when envisioning what this country has in store for itself, unless we can popularize the George principles,- which are, of course, the Mosaic principles. But education must precede popularity,- and education is a slow process. With best wishes, Sincerely,

George L. Rusby
George L. Rusby.

Keep in account with
enclosed "Functions of Govt?"

May 28, 1943

Mr. George L. Rusby
Towaco, N. J.

Dear Mr. Rusby:

I was glad to get your letter of May 18 and you will find published in yesterday's Courier the material you sent concerning "Economics Simplified". Since you may have overlooked earlier mention in my editorial of April 22 I enclose a clipping and also call your attention to the last item in the published council proceedings, blue penciled. I erred in making remittance for the authorized six copies, sending six dollars so 12 books were sent but all are being put to good use (I hope).

Also in this week's Courier I hope you'll find time to read my editorial "Production's Tri-partnership". I don't believe you'll find it communistic. However I'll welcome your criticism of anything I may publish. I too find much to ~~xxxx~~ criticize in material that is contributed to the Courier and in some that is selected by my sister Mrs. Crawford, but thinking people should profit from the opportunity for comparison and there is little to hope for from those who do not think, so possibly the only damage is to personal reputation.

Your conclusions concerning Mrs. Johnson are, in my opinion, altogether correct. We were greatly disappointed to have her even support the Townsend Plan, and to consider other plans based on irrational emotional desires. Perhaps if you and Dr. Bowen had produced Economics Simplified twenty or thirty years ago her real usefulness to the world would have been multiplied many times. You see I do believe she was useful and I am sure that the institution she founded here and the teaching practices she developed are well worth maintaining. While I ~~x~~ can't recall that there has ever been a ~~simon~~ pure single tax economist on the teaching staff, and the further fact that there have been those who embraced the 57 varieties of pseudo-scientific and religious theories, the teaching practices have produced students who I believe have a remarkably low degree of gullibility.

I was glad to get another copy of "The Functions of Government" and have just reread our correspondence ~~of~~ dating from your letter of Dec. 25, 1938 when you sent me the first copy of The F. of G. on into July, 1941, correspondence that I found and find profitable and which I think prove me to be "in accord". Certainly I believe that government activities should be limited to promotion of the public welfare.

I have been a member of the municipal council here for 12 or more years and for the past 6 or 7 have been chairman of the utilities committee, the municipality owning and operating the electric, water and sewer utilities, and Fairhoppers enjoy superior service to that available in neighboring communities, yet they are fully supported by earned revenue and by far the greater part of the "unearned increment" these utilities produce comes to the coffers of the Fairhope Single Tax Corporation in the form of rent payments for the use of sites on our land. We still have available land so all in Fairhope who pay unearned ^{to private owners} increment are really in the position of the man who stands up to the slot machine and feeds nickles into it. Our municipal government is obliged to levy unjust taxes since the state constitution prescribes the sources of public revenue for municipalities. Fairhope does however levy twice the ad valorem tax levied in like communities and since the improvements that have to bear this tax as well as the land, are mostly on our land with the taxes on them paid out of the rent fund, the tax is largely a land tax.

Certainly I am not convinced that it is impossible to work out a plan where the full monopoly value of utilities can be secured to the public and if it can surely there can be no good reason for government to continue in their operation. The simpler we can make government and the more we can safely restrict its activities the less is the hazard at the polls. I am of the opinion that under free conditions, ~~xx~~ which we can not have without public collection of the monopoly value of land, that private education may displace public education and that much of the work now done in public health will be cared for by private physicians, that charitable institutions will go out of business and there will be advantages we do not yet see, but it does appear to me that until government does collect the monopoly value, ~~we~~ ~~can~~ ~~xxxxxx~~ not see my way to the withdrawal of my support ~~from~~ all things that give some relief even though it is shortly absorbed by the collectors of rent.

In reviewing our correspondence I find in your letter of April 13, 1941 the statement that: "I am very sorry Fairhope was ever permitted to be referred to as a 'Single Tax' Colony. It is a hard nut to crack: to be obliged, when telling of what the application of Georgism will accomplish, to meet the objection of those who contend, - 'Well, if it will accomplish so much, why doesn't it where they have it, in Fairhope?' " I don't know how long it is since you visited Fairhope or whether you or those referred to made any practical appraisal of the natural opportunities inherent in this section or if you or they made any considerable study of neighboring communities so that an adequate comparison could be made. All these it appears to me are necessary; also consideration that there are some who would be unsatisfied with paradise. If the objection is that we have not made staunch single taxers of all who reside here I am mindful that though government has been exercising police power for ages many are not yet convinced they should not trespass the rights of others and probably the continued exercise of that police power will forever leave many ignorant and unconvinced, so possibly we should not be held too faulty for our failure. I am always glad to hear from you.

Sincerely yours,

GEORGE L. RUSBY
TOWACO, N. J.

Towaco, N.J. June 20/43

C.A. Gaston,
Fairhope, Ala.,
Dear Mr. Gaston:

I have been too much pressed to find opportunity to reply earlier to yours of May 28,- and even now I cannot indulge to the extent of writing as fully as I would like, regarding the questions which your letter suggests.

I cannot tell you how glad I am to learn of your attitude toward Govt. operation of the utilities and your attitude in general toward the question of The Functions of Govt. I used to correspond with E.B.G. as to this subject, but he did not share your views, and we had to agree to disagree. You may have what seem to you good reasons for favoring municipal ownership of the so-called "public" utilities (which are actually no more "public" than a grocery, or sausage factory), for temporary purposes, in any given condition, and I, myself, can imagine conditions which would make me favor the same; but it pleases me beyond measure to have you endorse the view that Govt., actually, should not concern itself with anything but leaving people alone, and seeing that they leave one another alone.

You must see clearly all that is involved, as I see it, when you even go with me to the extent of holding that our public school system is "wrong". It is more difficult for many to grasp, that privately paid for instruction is the only system, if we would hew to the principle involved; and this is probably so, because people cannot envision the conditions in which people will find themselves, financially, when the liberation of the land shall have created a condition of "more jobs than men". Meantime, like you, I would vote to continue the public school; but there is a ~~vast~~ vast difference between continuing a thing recognized as fundamentally wrong because of other bad conditions, ~~and~~ understanding that it shall be for temporary purposes only, and upholding that thing because of one's belief in it, per se.

Nothing can halt, permanently, a nation's course toward the socialistic, the communistic, so long as the nation endorses anything in harmony with the principles underlying those proposals. Oil and water cannot mix. Supposing that the public school was the first move in that direction (I do not know whether it actually was), ~~the~~ in making that move the foundation was laid, inevitably, for all the ~~progress~~ further movement in that direction- until the "new deal" came in, and for all that remains to do, further in the same direction. Every step in the wrong direction demands two more to support it, and we are now not "drifting", but racing toward some form of the same thing that we condemn in Germany and Italy. I do not refer to the demands of war conditions, but to the tendency that was so apparent long before the war.

When in a previous letter I stated it as my view that it has been unwise to refer to Fairhope as furnishing an example of the application of the Single Tax, this was my thought: we teach that the application of the S.T. will make men free, will enormously increase wages, and will ~~tax~~ ~~bring~~ bring all the other benefits we have so long pictured as in store for us. Then somebody gets up in the audience and testifies that in the "Single Tax" Colony of Fairhope he found wages just as low, and just as much poverty, as elsewhere; ~~and~~ then what? Then the speaker has to explain that that colony is NOT a Single Tax colony, that it is a misnomer, that only the very first steps have been taken in the direction of what we picture under the full S.T. I have had it thrown at me repeatedly, that all of our claims have been wofully ~~exaggerated~~ exaggerated, as to what the S.T. would accomplish, for "down in Fairhope, where they have it, conditions for making a living are as bad as anywhere else". all of which I have to admit, for I've been there myself, to see. The benefits that you describe, and which are actual, as far as they go, cannot but be regarded as trivial compared with what we expect ~~from~~ eventually.

Of course it can all be explained, but the explanation takes the form of a recantation so far as advertising Fairhope as a "S.T." colony. It may do some good, from the angle of mere taxation; but we are not out for that. I used to believe that the S.T. method of destroying private property in land was the best method. But I have come to believe that there would be danger of losing sight of the fundamental principle, and of thus returning to the old system of taxation, - especially so since if the tax reform were slowly applied, its benefits might not come quickly enough to prevent schemers from fooling the people into going back instead of forward. We must teach the people the difference between property rights in land and those in labor products; we must teach that land must be treated as common property. I now favor confiscation of land titles, outright. And I believe that the shortest route to our goal consists making this the outright issue. It did not seem so, years ago, but the struggle for existence, for both Capital and Labor, has brought conviction that something is basically wrong in society, and we must supply the answer to the query as to what it is, - and it is NOT some form of "tax reform".

I am so glad to have you assure me that the Courier was not, itself, ~~an~~ a supporter of the Townsend Plan, - one of the silliest proposals ever made. I have ever since sorrowed over the belief, gathered from your columns, that you did favor the idea, which is in direct opposition to all that George stood for, and we stand for.

You say that you believe there will be found a way of taking the full monopoly value of the utilities. I do not believe that humans can do anything with exactness. But we could approximate to doing what you say, - and (and this is the vital thought) it would be infinitely better to come short of attaining our goal, to take all of that value, than to adopt the alternative - going into socialistic practices involved in the Governmentalizing of the utilities, or anything else. The ~~adoption~~ adoption of an evil principle is incomparably worse than failure to fully apply a correct one. I am a great believer in principles - the only thing worth striving for. As I say in "The Functions of Govt.", we must ~~xxx~~ cut out acting on opinion; lay down a basic principle, and hew to it. The whole trouble with our legislators is that they are trying to do something "for the people", using their judgement, instead of accepting a fundamental principle, and then only asking themselves whether any given proposition conflicts or accords with that principle. *"Down with opinion!"*

I hav'n't had time to read the Courier, yet. Give me a little more time.

With best wishes,

Sincerely,

George L. Rusby
George L. Rusby.

Mch. 29, 1946

Mr. John M. Rush
22 W. California
Pasadena, Calif.

Dear Mr. Rush:

Enclosed and under separate cover I am sending you material which will better acquaint you with our community and the conditions under which we operate here.

Our corporation does not deal in the sale or transfer of title to houses. We are concerned only with our lands which are available by direct application to us and the transfers of the leasehold interest where owners of houses have accomplished their sale to another. There is a very active demand for property here now and many sales are being made. Just at the present we have no favorably located land for lease though we have prospects of making some available shortly. However there is little prospect of us securing any land in the country for some time since prices are inflated now. All of our country land (some 3700 acres is now leased.

I should say it would hardly be advisable to move here without making a visit of inspection. Business activities in this section appear to be expanding, but we are having returned to us many of our young men, who were in the service and the probability is there will be rather keen competition for jobs. The South produces more people than it can profitably employ and many of our more highly trained young people have to go east or north to find suitable employment.

At the present time prices are too high due to the shortage of houses and the higher costs of building. This should be somewhat relieved within a year., if the government is successful in accomplishing the building program it has proposed. If I can furnish you any further information please write to me.

Very truly yours,

Secretary

January 4, 1945

Dear Mr. Gaston,

I have heard about your colony and what it is trying to do and I am giving serious consideration to moving to Fairhope with my family of 4. Is there land and a house available within the colony?

I would prefer a ~~small~~ place in the country consisting of a house and a few acres of land within a short driving distance of Fairhope. It would be necessary for me to find employment in town since farming is not my line although I would like enough land for a garden and to just live. My training is in statistics and Business Administration and I hope my abilities could be of some use in the community.

Sincerely, John M. Rush
22 W. California Pasadena Calif

July 21, 1941

Mrs. Ethel M Rutledge,
Box 130, S. T. C.,
Troy, Alabama,

Dear Mrs. Rutledge:

My sister, Mrs. Crawford, handed me your card for reply and I am pleased to send you herewith and under separate cover printed material which I hope will be of help to you in your work.

There surely was never a time when it was more important that proposals for solution ~~for~~ of our economic problems be arrived at only after sincere and careful study. So often in the past popular appeal, rather than sound judgment, has been the basis for evaluating proposed solutions. And far too often popular appeal has been the product of studied propaganda of selfish monopolistic interests.

One of the principal factors creating the South's problems is recognized as the exploitation of its natural opportunities by foreign interests. And it is the factor that the Single Tax of Henry George and Fairhope ~~that~~ is designed to remove.

Could the south keep all the wealth that is produced as the result of the application of labor to its natural opportunities, the individual incomes of our citizens would not be of the relative low standard they are and our public income would not be short of our needs to the extent that we are forever before the federal government with appeals for assistance.

That portion of the produced wealth which is due to the greater efficiency of labor made possible by the investment of foreign capital or to the technical planning and salesmanship of nonresidents should certainly ~~hardly~~ go to them in proper share, but the proportion that is due to location and to local labor and management should certainly stay in the South.

If the South would alter its public revenue system, abolish taxes and collect in lieu thereof the rental value of every natural resource whether it be a city lot an acre of farm land, a water power site or a mineral deposit all incentive to withhold opportunities from development for speculative reasons or for fear of excessive taxation would be removed, and all payments made to the state would be on the basis of benefits made available by the state. The exploitation from which the South suffers would be changed to development in which the South could not be deprived of its just share.

Some of the benefits to be expected can be observed in Fairhope as is practically demonstrated by the relatively low enrollment of WPA and Social Security cases here and by the general public improvements.

Very truly yours,



THIS SIDE OF CARD IS FOR ADDRESS



Mrs. Frances Crawford
Fairhope
Alabama
Courier Office -

Box 130 S. J. C.

Troy Ala.

July 15, 1941

Dear Mr. Crawford,

Do you have any material
about Fairhope or the
Single Tax colony there
Henry George, the beginning
of the Single Tax etc or
anything pertaining to it
that you might send me.

I am working on Contemporary
Problems of the South, one
phase is taxation. I am trying
to get all the information
about it I can in my college
work here. I shall appreciate
very much any material or
information you may send me.
Please do so as early as possible.

I often think of you. Hope
you are all well and every
thing is fine. Sincerely

Ethel M. Rutledge

Oct. 22, 1938

Mr. Charles Ryhanen,
530 Central Avenue,
Brooklyn, N. Y.,

Dear Sir:-

I am pleased to receive your request for information addressed to the above Corporation and to the Fairhope Courier with which I am also connected.

I am enclosing herewith some items of literature and under separate cover I am sending some additional items. In the history pamphlet you will find in the back a brief account of important happenings between the years 1920 and 1932 which will give you some insight into the post war influences on us.

Results since the last period reported in the history have been quite satisfactory. While the depression has been felt here it has never been as acute as in other sections. It has resulted in a reduction in the rentals charged by the Corporation since the influence of general conditions was such as to reduce the effectiveness of all human efforts in the production of wealth. This has been particularly true among the agricultural workers and rent reductions on agricultural lands have been relatively greater than on town lots.

While Fairhope has not been able to escape the effects of general conditions as above shown there appears to be considerable evidence that conditions here are better than in other sections. Fairhope has had several W.P.A. projects approved but does not have a large enough number of local people eligible for W.P.A. enrollment to get the projects released.

Fairhope has a lower per capita wealth and income than many other communities in this section who have far more of their citizens on relief. We believe that it is our land policy which is largely responsible for this more satisfactory condition and that a general application of this policy would make a large part of the present government relief unnecessary.

It is always encouraging to find the Single Tax theory of economics receiving attention and I assure you that I will be glad to give such further information as you may desire.

Very truly yours,

Secretary.

530 Central Avenue,
Brooklyn, N.Y.,
October 20, 1938.

Editor of the Fairhope Courier,
Fairhope, Alabama.

Dear Sir:

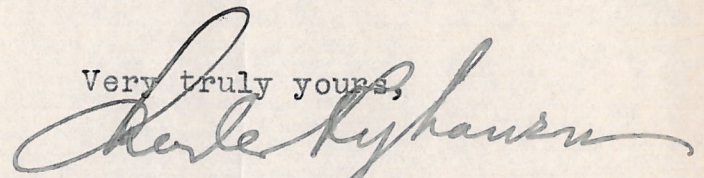
The writer is engaged in the preparation of a thesis on
"The Single Tax Movement in the United States Since the
World War".

The Executive Secretary of the Robert Schalkenbach Foundation, this city, has suggested that I write to you for information regarding your enclave. I am interested in all phases of the movement, such as, organization, activities, finances, etc.

I shall very much appreciate any material which you might be able and kind enough to send to me which would help me in my work.

With an expression of my anticipated thanks, I am

Very truly yours,

A handwritten signature in cursive script, reading "Charles Ryhanen". The signature is fluid and elegant, with a long, sweeping underline that extends to the right.

Charles Ryhanen