

1931 - 1954

C. A. Gaston
FSTC: ~~Correspondence~~ : P, Q

Fairhope

105 19-6

107

Feb. 28, 1946

Mrs. Grace E. Page
R #1, Box 99, Mobile Co.,
Whistler, Ala.

Dear Mrs. Page:

I am very sorry that your letter of Dec. 30, got pushed aside with some other correspondence that had to await a more opportune time for attention. It is probably too late for the information you requested to be of value But I shall give it never-the-less. Enclosed and under separate cover I am sending literature I hope you will find of interest.

There is only one hotel here, The Colonial Inn, operating on a full hotel basis*, that is supplying both room and board. The Dixie Hotel, located in the business district has rooms, as does The Kanuck, The Fairhope Hotel and the Westin House, and board can be had at the several restaurants. Other places also have rooms and apartments.

As to vacationing in Fairhope you will find that subject quite well covered in the booklet mailed you under separate cover. Some of the activities, curtailed by the war, have not yet been reinstated but all who come here appear to find the means to pass their time pleasantly.

Again pardon me for the delay and let me assure you that we shall be glad to have a visit from you whenever it is opportune.

Very truly yours,

Secretary

Mrs. Grace E. Page

R#1 Box 99, Mobile Co
Whistler, Ala.

Dec. 30, 1945

Fairhope Single Tax Corporation
Fairhope Alabama.

Gentlemen: Please send me
some literature on the Single
Tax Corporation plan, the
name of some hotels and guest
houses, and information
regarding vacationing in
Fairhope.

Thanking you

I am very truly

Mrs Grace E. Page

Mch. 25, 1946

Dear Grace E. Page
Rt. 1, Box. 99
Whistler, Alabama

Dear Mrs. Page:

I have your letter of Mch. 22 and I am pleased with your promise of a short visit to Fairhope.

Fairhope was written up in the Christian Science Monitor some years ago and I feel sure it must have been that article which you saw.

If you will call at my office when you arrive I will be glad to make suggestions of what to do. You would probably be interested in visiting our library, the Organic School, a progressive school founded by Marietta L. Johnson in 1907, if a church communicant you might like to attend a service in one of the local churches.

I hope it will be possible for you to come while the dogwood, wisteria, azaleas, etc. are still in bloom. They are very pretty now.

My office is one block south and one-half block west of the Fairhope Bus Station on the south side of the street.

Very truly yours,

Secretary

Whittier Alabama
March. 22, 1946

Fairhope Single Tax Corporation
Fairhope, Ala.

L A Gaston, Secretary

Dear Sir: Thank you for your letter of Feb 28th.
and all of the information you sent there with.

I have been in the South but a short
time however, in this short time I have
heard of Fairhope and I am interested.

Until recently I was a resident of the
State of New Jersey and about 12 years ago
(in the Christian Science Monitor) I read of
a small town in the south under a tax
system not for profit but for community
benefit.

The article interested me very much at
the time, but never expecting to be in the
south I failed to take note of the town or
state. So I have called this town lost
to me, but now I'm wondering if it is not
found because your system seems to
be on the benefits mentioned above.

Even though you have nothing available
at the present time you may later have
something of interest to me. Therefore I would
like to see results of your system in operation
and I expect to come for a few days to Fairhope
soon. I am interested in the type of people, how they
live and many other things.

Perhaps you could suggest the

best way for me to find out some of the
answers in a short space of time as
I do not expect to stay but a few days.

If you can be of assistance I would
appreciate hearing from you

Very truly

Mrs Grace E. Page

R#1 Box 99

Whistler Ala

R#1 Box 99.
Whistler, Ala.

March 31, 1946

Fairhope Single Tax Corporation
Fairhope, Ala.

C. A. Gaston, Secretary

Dear Sir: It is my intention
to come to Fairhope on Thursday
April 4th. I do not know
exactly the hour I will arrive
but as suggested in your letter
of March 25th. I will call at your
office soon after my arrival.

I am keenly interested in
seeing the plan in operation
both town and rural communities
as well as the progressive school,
library, and churches, and then
to the modern conveniences
enjoyed by residents of the
Single Tax idea is also of interest.

Very truly,

Mrs Grace E. Page.

March 26th.1949

Mr. George K. Page.
Baldwin County Savings & Loan Ass.
Robertsdale, Alabama.

Dear Mr. Page:

I am enclosing our check in the amount of Fifty (50) dollars. In checking over our books we find that on your account for E.L.Russell a statement was sent out to you for \$177.11. The rent for the entire year on this leasehold is \$254.22 and your statement should have read \$127.11

We are sorry this error was made and will appreciate it if you will correct your books accordingly.

Yours truly,

C.A. Caston Secretary.

Jan. 25, 1947

Miss Mary F. Palmer
Troy High School
Troy, Alabama

Dear Miss Palmer:

The study of taxes by your citizenship class can lead to the fundamental source of much of the world's economic and political ills. We have long recognized that the power to tax is the power to destroy. However our recognition of this fact has profited us little. As has been said of the weather; everyone talks about it but no one does anything about it.

While there is ample reason for doing nothing about the weather since it is not under the control of man, taxes are in a quite different field, they are solely the product of man. Man, politically and economically would be far better off if he had as little power to tax as he has to control the weather. Individually and collectively he would then be in the position of having to depend on such income or revenue as is rightfully his or their's.

Collectively man creates through government, courts, judges and police officers for the protection of individuals and their inherent rights to freedom and the ownership of property. He constructs highways and other public works that will enable him to live and work more efficiently and economically. He institutes schools, libraries and other facilities for acquiring culture and education. He provides parks and other recreational facilities.

It is all these things together with the bounties of nature that give land their value. Where man has accomplished most along these lines and where, at the same time, nature has been most generous in the distribution of her riches land has the greatest value. Under the single tax plan only this land value could be taken by government. Government under such a system would be much simpler and less expensive. It would no longer conflict with the best interests of its citizens as it often does now, having continually to rewrite its revenue laws to give relief where such laws are too destructively heavy.

Under separate cover I am sending you some material I am sure you will find of interest. Good citizenship cannot be had where there are bad laws and particularly where there are bad tax laws.

Sincerely yours,

_____, Sec.

Jay High School
Jay, Ala.
Jan. 14, 1947

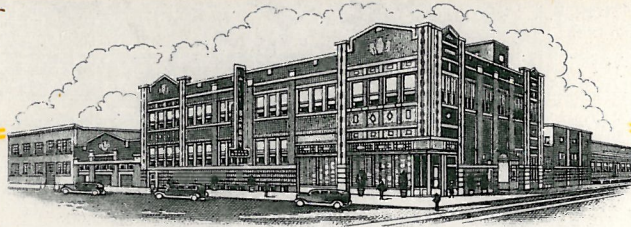
Dear Sir,

During a discussion
about taxes in our Citizenship
class we were told that
Fairhope used the "single
tax system. If so, could
you send us some
material on your tax
system? Please.

Thank you, in advance.

Sincerely yours,
May F. Palmer

MALBIS BAKERY COMPANY



TELEPHONE 2-5521



871 SOUTH BROAD STREET

P. O. BOX 561

MOBILE 4, ALABAMA

November 7, 1953

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

Dear Mr. Gaston:

I have received your letter of November 2 and was very pleased as well as impressed. I also had a very nice letter from Mr. Robert Clancy, the director of Henry George School of Social Science, of New York City.

I would like very much to arrange a meeting with you at your convenience. I am free every afternoon after 5 o'clock, after 12 o'clock on Saturdays and all day on Sundays.

Sincerely yours,

Apostolos Papadeas
Apostolos Papadeas

AP:RG

Nov. 2, 1953.

Mr. Apostolos Papadeas
Malbis Bakery Co.
P. O. Box 561
Mobile 4, Alabama

Dear Mr. Papadeas:

It was a pleasure to receive your letter of October 24 telling of your interest and activity in the movement to spread the gospel of Henry George. Never, it would appear has our modern world been more in need of an understanding and application of those principles he so clearly illustrated in his writings and teachings.

The results achieved with our demonstration here at Fairhope have been most gratifying and we hope you will have opportunity to call at our office sometime so we can have the pleasure of meeting you and furnish you as much information as to detail as you may desire. In the early days of our colony almost all residents were of a philosophical form of mind, but now the great majority are of such who were attracted primarily by the superior economic opportunity our application of Henry George's principle made possible. However I feel that I can say that our population has a ~~higher~~ higher than average percentage that is philosophically and culturally minded.

Economically it would appear that the result of our application of the principles has been to develop a higher than average degree of individual initiative and private enterprise. This result was contrary, I believe, to the expectation of many of the founders. There is much evidence that they, as you, were imbued with the belief that there would be a strong tendency of men to band themselves in cooperatives to most effectively ~~secure~~ the desired result of maximum achievement for minimum effort.

I must confess that I am unacquainted with the philosophy of Xenophanes, though there are probably those in Fairhope who are. I shall do a little research and will be on the watch for others who may be informed. With best wishes and a sincere desire I may have the opportunity to become acquainted with you, I am,

Sincerely yours,

Secretary

MALBIS BAKERY COMPANY



TELEPHONE 2-5521



871 SOUTH BROAD STREET

P. O. BOX 561

MOBILE 4, ALABAMA October 24th. 1953.

Dear Mr. Gaston,

The writer is a Greek who is in U.S.A about six years and as a displaced person he became an American Resident.

I am an economist. I got my B. Ec. Sc. M. A and Dr. of Ph. degrees from Athens, New York and Toronto Universities. In Greece as an employe of the Agricultural Bank of Greece I was occupied with the cooperative movement. I had a responsible position, and my experience was related always with the inside structure and the promotion of the agricultural cooperatives. — Technically speaking I am a co-operator with certain sensibilities. — I am here in Mobile just six months and I am associated as an Economist with the Malbis Bakery Company. —

The meaning of this letter is that I am also a Georgist, and Mr. Robert Clancy the Director of Henry George School of Social Sciences New York, N.Y wrote to me to meet you and other Gentlemen of the Fairhope Single Tax Corporation. — I was instructor of Economics and History of Economic Thought at this School for a very short time as I was before at the University of Toronto (Extension Dept). and a kind of spiritual friendship has been developed.

I should be happy to meet people with gentle ideas and practicabilities. Probably the Xenophonian philosophy is there in Fairhope in practice.

Sincerely yours
Apostolos Papadreas

*This is an outline of the
course which I taught.*

Given Fall, 1952

ANCIENT AND MEDIEVAL HISTORY
OF ECONOMIC THOUGHT

10 Lecture Course - by Apostolos M. Papadeas

LECTURE I

- I. What is the course: Ancient and Medieval History of Economic Thought.
 - II. How do we define the course: History of Economic Thought.
 - a. Definition.
 - b. Analysis of the definition.
 - c. Conclusion.
 - III. Philosophic background of the history of economic thought.
 - a. Idealism.
 - b. Materialism.
 - c. Criticism of the above two philosophies.
 - d. Dualism.
 - IV. Approach to the study of economic thought.
 - a. Eclectic approach.
 - b. The orderly growth approach.
 - c. The partisan study approach.
 - V. Methodology.
 - a. Deduction.
 - b. Induction.
 - c. Dualism.
 - VI. Undirected and Directed Thinking.
Undirected thinking and general characteristics.
 - a. Idolatry.
 - b. Authoritarian discipline.
 - c. Fatalism.
 - d. Isolationism and stagnation.
 - e. Restricted knowledge and slavery.
 - f. The limited number and variety of wants and desires.
-

LECTURE II

- I. Human behavior in general.
- II. Human behavior in relationship:
 - a. Family
 1. Matriarchal concept.

2. Patriarchal concept.
3. Genus
4. The economic and social status of the ancient family during the period of undirected thinking.
- b. The Temples.
 1. The concept of fears and hopes.
 2. The nature of the temples as:
 - (a) Observatory places.
 - (b) Libraries.
 - (c) Clinics
 - (d) Treasure houses.
 3. The antagonistic philosophies of the temples.
 4. Priests, priesthood and priestly governments.
- c. The supremacy of State.
 1. Ruling and ruled class. Palaces, court system, slavery.
 2. The vertical concept of dependency in relationship to freedom and choice of action.
- d. The system of laws.
 1. The static aspects and human rights.
 2. To passions.
 3. To motives.
 4. To actions.

III. Wealth.

- a. Useful goods.
- b. Vain or useless goods.
- c. Harmful goods.

IV. The exchange of goods.

V. Values.

- a. Subjective factors.
 1. Morals, ethics.
 2. Utility, marginal utility.
- b. Objective factors.
 1. Pain - cost of production.
 2. Scarcity.

VI. Utilities.

- a. Monetary currency.
- b. Usury.
- c. Production.
4. Distribution.

VII. Conclusions.

III. Economic Thought in the Middle Ages.

- a. The first period. (400-1200)
 - 1. Germanic economic thought.
 - 2. Christianity.
 - b. The second period. (1200-1500)
 - 1. Scholasticism and canon law.
 - 2. St. Thomas Aquinas.
 - (a) Classification of law.
 - (b) Value and "just price".
 - (c) Usury.
 - c. Nicholas Oresme.
 - 1. Money as a medium of exchange.
 - 2. Bimetallism.
 - 3. Restrictions on the issuance of currency.
-

LECTURE V

The Second Period (1200-1500)

- I. The expansion of trade.
 - a. Merchants, princes and bankers.
 - b. The maritime commercial supremacy.
 - c. The church.
 - d. Rise of the middle class.
 - e. The religious evolution of the Byzantine Empire.
-

LECTURE VI

Mercantilism (1600-1800)

- I. The rise of mercantilism.
 - a. Growth of a money economy.
 - b. Rise of nationalistic states.
 - 1. Taxation.
 - 2. Foreign trade.
 - 3. Balance of trade theory.
 - II. Particular economic theories.
 - a. Value.
 - b. Interest.
-

LECTURE VII

Mercantilism (1600-1800)

- I. John Law, John Locke, and David Hume.
 - II. Sir James Stewart.
 - III. Mercantilistic philosophy.
 - IV. General characteristics.
-

LECTURE VIII

Kameralism (1550-1750)

- I. Kameralism and mercantilism.
 - II. Nature of Kameralism.
 - III. The philosophic and economic re-emergence of mercantilism and kameralism.
 - IV. General summary from 1200-1750.
-

LECTURE IX

The Growth of Physiocracy (1725-1775)

- I. The new landed class.
 - II. Evolution of economic principles.
 - III. Reaction against mercantilism.
 - IV. Physiocratic doctrines.
 - a. The natural order.
 - b. The net product and the "bon prix".
-

LECTURE X

- I. The circulation of wealth.
- II. The social classes.
- III. Wages - capital and interest - taxation.
- IV. Summary and conclusions.

B I B L I O G R A P H Y

LECTURES I, II AND III

HOMER: Iliad and Odyssey.
HERODOTUS: Days and Works.
SOLON: Seisachtheia upon the Land.
PLATO: Works.
ARISTOTLE: Nichomachean Ethics.
XENOPHON: Oeconomicus, Kyron-Anabasis, Ten Thousand.
ISOCRATES: Speeches for Unification.
LYCEAS: Speeches against the black marketeers of wheat in the Province of Athens. Also partial study of Sophists, Stoics and Epicurians.

MODERN WRITERS: - - - - -

K. PAPARIGOPOULOS: History of the Greek Nation. Volumes I and II.
A. ANDREADES: Public Economics in Ancient Times. Volumes I and II.

WRITERS OF THE HISTORICAL ECONOMIC SCHOOL: - - - - -

From the old school: A. Muller, Friedrich List, Hildebrand, Karl Knies.

From the new school: Gustav Schmoller, Brentano Knapp, Max Weber, Lombard.

AMERICAN WRITERS: - - - - -

L. HANEY: History of Economic Thought. Encyclopedia of the Social Sciences.
MONROE: Early Economic Thought.

LECTURES IV, V, VI, VII AND VIII

CATO the ELDER (234-149 B.C.)
VIRGIL (70-19 B.C.)
KALOUVELAS (50 B.C.)
ST. THOMAS AQUINAS
T. MUN: England's Treasure by Foreign Trade.
BODIN: Six Lives de la Republique (1577)
MONTCHRETIEN: Traite de l'economique Politique (1615)
CHILD: Observations concerning trade (1688)
JOHN LOCKE, JOHN LAW, PETTY. Partial readings referring to intrinsic and extrinsic values.
C. HELVETIUS: De L'esprit. (1715-1775)
G. MANDEVILLE: The Bee. (1670-1733)

MODERN WRITERS: - - - - -

L. HANEY: History of Economic Thought.
Encyclopedia of the Social Sciences
E. CHEYNEY: The Dawn of a New Era (1250-1453)
Partial readings: (1) Judgments of Oberon (2) Maritime Leagues -
Hanseatic League, Venetian League.
P. KANNELOPOULOS, former Prime Minister and Professor of Sociology of the
University of Athens, Greece: The European Spirit (1250-1500)

K. PAPPARIGOPOULOS: History of the Greek Nation: (Byzantine Empire)
Volumes III and IV.

K. HARITAKIS: J. TOURNAKIS: M. KALLITSOUNAKIS: Professors of the
History of Economic Thought. (Partial readings from their
lectures at the School of Commerce and Finance, Athens, Greece)

LECTURES IX AND X

F. QUESNAY: Tableaus Economique (1758)

DUPONT DE NEMOURS: Physiocrats on Constitution Essentielle des
Societes Politique (1761)

TURGOT: Reflections Sur le Formation de la Distribution. (1769)

MERCIER DE LA RIVIERE: L'ordre naturel et essentiel des societies
politique. (1767)

MODERN WRITERS: - - - - -

M. FERGUSON: Landmarks of Economic Thought.

L. HANEY: History of Economic Thought.

PATTERSON: History of Economic Thought.

In this bibliography referring to Physiocrats we must also add Henry George's "Progress and Poverty" in the concept that an important comparison must be drawn between the Product Net of the Physiocrats and the rent of Henry George. Also, we must compare the constructive thought of Henry George referring to land as a factor in production in relationship with the other factors and the land of the Physiocrats as the only determining factor in the production of wealth.

M O D E R N E C O N O M I C T H O U G H T

Apostolos M. Papadeas, B. Ec. Sc., M.A.

LECTURE I

ADAM SMITH:

Predecessors: Mandeville, Hutcheson, Hume
The Wealth of Nations.

- a. Importance of Labor
 - b. Division of labor in a functional sense (capital, land, labor)
 - Comparison with Plato.
 - c. Value - classes and their interests
 - d. Wages - profits and interest. Rent.
 - e. Public finance.
 - f. Canons of taxation. Laissez faire. Government interference.
- The general concept of harmony in a commercial society.
-

LECTURE II

UTILITARIANISM:

Bentham and his "Principle of Utility".
Hedonism - utilitarian ethics. Laissez faire. Social reform.

PESSIMISTIC TENDENCIES:

Malthus and the theory of population.
Diminishing returns - checks to population - social results.
Ricardo and the theory of distribution.
The theory of rent.
Money and foreign trade.
Value - social progress and distribution.

OPTIMISTIC TENDENCIES

Carey and the "American School".
Bastiat. Value labor and capital - land value - government intervention.
Senior and the abstinence theory.
Abstinence and capital - utility and demand - monopoly theory.
Wages - increasing returns - the Wages Fund theory.
Von Thunen and the isolated state.
Method and plan of work - rent - price and value - marginal productivity theory.
J.B. Say - his arrangement of the science theory of market-values.

LECTURE III

OPPONENTS AND LEADING CRITICS:

The philosophical and ethical system.

INDIVIDUALISTIC CRITICS:

Lauderdale - public wealth vs. private riches.
Rae - Individual vs. social capital - invention - government.

INDIVIDUALISTIC CRITICS (Cont.)

Interference - criticism of Smith's method.
Nationalistic critics.
Muller, List and Carey.
The state, value, capital, protection.

SOCIALISTIC CRITICS

The utopian concept: Saint-Simon. The Associationists - Owen.
Fourier. The transition to a more realistic and proletarian.
Socialism in France. 1840-1848.
Louis Blanc and Proudhon.

THE RESTATEMENT

John Stuart Mill.

LECTURE IV

SCIENTIFIC SOCIALISM.

State socialism: Rodbertus.
International revolutionary socialism - Marx, Engels.
Materialistic interpretation of history. Capital and exploitation.
Surplus value.
Philosophy and socialism. Effects of socialism upon economics.

ATTEMPTS AT RECONSTRUCTION

Subjectivism and marginism.
Gossen, Jevons, Walras and the mathematical school.

THE AUSTRIAN SCHOOL

Menger, Wieser and Bohm-Bawerk.

THE GERMAN HISTORICAL SCHOOLS

1. The Older: Hildebrand, Knies
 2. The Younger: Bucher and Schmoller.
-

LECTURE V

NEO-CLASSICISM

Marshall and his system of equilibrium.

CRITICS OF NEO-CLASSICISM

The development of business cycle theory.
Over-production - underconsumption
The capitalistic age.
Chamberlin's "Monopolistic Competition" theory.
Robinson's "Imperfect Competition".

LECTURE VI

VEBLEN AND INSTITUTIONALISM

KEYNES AND HIS POLICIES

Consumption economics, depression economics, full employment
Macro-economics, monetary economics, controls, value and distribution.
General equilibrium economics and econometrics.
Price economics vs. value economics

LECTURE VII

CLASS DISCUSSIONS

1. The three factors of production - distribution and value under:
 - a. Period of undirected thinking.
 - b. Roman period.
 - c. Scholastic period.
 - d. Mercantilistic period.
 - e. Physiocratic period.
 - f. Classical and neo-classical period.
 - i. In our days.
 2. Division of labor.
The functional division (Adam Smith) and the employment (Plato).
Invested capital and the markets. Laissez faire.
-

LECTURE VIII

CLASS DISCUSSIONS

1. Distribution of income under:
 - a. Classical and neo-classical period.
 - b. Socialistic period.
 - c. In our days.
 2. The function of utilities, hedonism and utilitarian ethics.
(Benthamism vs. Smithanism)
-

LECTURE IX

CLASS DISCUSSIONS

1. Demand and supply. The prevailing phases. Free and restricted markets.
 2. Maladjustments and business cycles.
 3. The price system and the capitalistic age.
 4. The exact position of surplus value and Wages Fund theory.
 5. State intervention.
-

LECTURE X

CLASS DISCUSSIONS

1. Income = spending; spending = consumption and investment (Keynes)
2. Land values - land rent - land reform - single tax. (Henry George vs. classicism and physiocracy.)

LECTURE X (Cont.)

3. The theory of abstinence. (Henry George vs. Senior)
4. The theory of population. (Henry George vs. Malthus)
5. Progress - poverty. Analysis in a functional sense of utilities and specialization of employment. (Henry George vs. Plato, Aristotle, Adam Smith).

* BIBLIOGRAPHICAL NOTES

Harris, S.E. - The New Economics.
Gide C. Rist - Histoire des doctrines économiques depuis les Physiocrates jusqu' à nos jours.
Roll, E. - A History of Economic Thought.
Spann, O. - The History of Economics.
Smith, Adam - The Wealth of Nations.
Hañey, Lewis - History of Economic Thought.
Bohm-Bawerk, E. - Capital and Interest.
Boucke, O.F. - The Development of Economics.
Clark, J.B. - The Philosophy of Wealth
Davenport, H.J. - Outlines of Economic Theory
George, Henry - Progress and Poverty
Mitchell, W.C. - Business Cycles.
Veblen, T.B. - Theory of the Leisure Class
Chamberlin, E. - Monopolistic Competition (Monopoly, avolopy, oligopoly)
Tournakis, J. - Professor at the Highest School of Commerce and Finance, Athens, Greece. (Notes from his lectures.)
Haritakas, G. - Professor at the Highest School of Commerce and Finance, Athens, Greece. (Notes from his lectures.)
Kallitsounakis, D. - Professor at the Highest School of Commerce and Finance, Athens, Greece. (Notes from his lectures.)
New York University and University of Toronto (Notes from my professors in History of Economic Thought.)

* The above bibliographical notes are restricted and represent only a sample in the writings of History of Economic Thought.

DAD KNEW !

Spring o' the year and a-plantin' corn
Back on the farm where I was born;
Plantin' corn and a-singin' free
This here rime that dad told me:

"One for the blackbird, two for the crow,
Three for the cutworm, four to grow!
Six for the varmints, four for you!"
That's what dad said—and dad knew.
Goin' to work in the early morn,
Far from the farm where I was born.
This here rhyme comes back to-day,
Fresh as it was when I heard dad say:

"Six for the varmints, four for you!"
That is what dad said—and dad knew.
Goin' to work, and I know I must
Make enough for the sugar trust;
Dollar here for the men who make
Ten per cent on the bread I bake;
Dollar there for the right to live
Under a roof like a busted sieve;
Many more dollars I must make
Every day for the varmints' sake,
Planting an extra here and there,
Planting an extra everywhere—

"One for the blackbird, two for the crow, three for the cutworm, four to grow!"

Goin' to work and I start to sweat,
What in the world if I'd forget
One of the things I got to pay
Out of the wad I earn to-day?
Over and over I tag the list,
Hop'in that nobody has been missed—
One for the railroad's streak of rust;
Two for the devilish leather trust;
Three for the one-cent pile of wax
Stuck on the back of my income tax;
Four for the right to sell my soul
Earning a six-ounce load of coal;
Five for the right for to live up stairs—
Three per cent if I say my prayers—
Six is the last lone dollar bill
Left to my dear wife with my will—

"One for the blackbird, two for the crow,
Three for the cutworm, four to grow.
Six for the varmints, four for you."
That's what dad said—and dad knew.

—Lowell Otus Reese.

Ancient and modern VARMINTS.

More than 50 years ago I joined the Worcester, Mass. Single Tax Club. I believe it would be good public policy to put all taxation on land values. If every person possessed all the land he could use there would be much vacant land. We speak of the sea as a waste of water. The continents are wastes of land. I use about two and a half acres for fruit trees, garden and buildings. Much of my land is wasted as there are forests on both sides and it is useless to cultivate land that is within 100 feet of a forest tree. It is feeding the forest.


I have been writing only of farming lands for the acreage of cities, villages, roads and manufacturing establishments is very small and many people, including myself, once lived very happily without them. Our raw agricultural lands have no value except the standing timber and timber is going out of use. The cultivation of the soil is the primal occupation of man and is the easiest known way to get a living. Land speculation is one of the most unprofitable of human practices. One always loses and usually both, but the possibility of easy money is the sucker bait which keeps our land tied up until necessity forces sale or desertion.

We live in an era of land boosting. It is still true that "You can fool all the people some of the time and some of the people all the time, but you cannot fool all the people all the time." There is always someone who is tired of "holding the bag." I own \$75 worth of land and enjoy all material blessings of Single Tax. I sat upon the platform when Henry George said, "We should have been called Natural Order Men for we believe in the natural order in all things." We must raise our food or work for others. P. A. PARKER.

The Progress Of Retrogression.

The past hundred years has seen the greatest change that has occurred in a like period of time since the beginning of recorded history. In the year 1820, 84% of the American people were engaged in agriculture. In 1870 the percentage had decreased to 49% and in 1920 only 26% were producers of food. In 1820 owing to the fact that 84% were producers there was little need for exchange of goods, but today 74% of the people must get their food (if they get it) in some more or less honorable way from those who produce it, or too often from those who only manipulate our food products.

This change has not decreased the food supply but it has placed its control in the hands of a few and the cost of distribution which in 1820 was a negligible factor, is now greater than the cost of production. In a hundred years the American people have passed from a nation of independent producers to one where 74% depend upon others for their food.

 In all climes and in all ages human welfare depends upon the practices of the people.

I was born the month that Lincoln was elected President and my earliest recollections are of crutches and empty sleeves. My grandfather was born during Washington's first term. His was one of 11 farm houses within two miles and ALL raised or made everything needed and bought almost nothing. I never knew a doctor to come on the road but twice and both were cases of accident. Grandfather built houses, when they were wanted, but he never was hungry while waiting for "business to pick up." He made blocks for his planes and the blacksmith made the irons. I have some of them now. It was an era of ease and plenty.

Parker's, Montrose, Alabama.

The Peregrinations Of Parker.

I was born in Acton, Mass., Nov. 26, 1860. Lincoln was elected president the same month. My father was a very competent "boss-weaver" in a woolen mill until incapacitated and I cared for him until his death in 1916. My mother died Feb. 17, 1873. She was a beautiful woman and to quote Lincoln "All that I am, or hope to be, I owe to my sainted mother." Upon attaining majority I became a farmer but instead of raising my living I raised crops to sell and bought my food from the stores. Man is the only animal who, outside of captivity, depends upon others for his food. I married Grace E. Stone of Auburn, Mass. bAug. 4, 1870, Oct. 13, 1887 and have a son and a daughter. Aug. 4, 1890 I entered the service of the B. & A. R. R as "Electric Signalman" and continued until I came South Dec. 16, 1899. The last five years my work was from Chatham to Albany. I arrived in Fairhope, on the eastern shore of Mobile Bay Dec. 19, 1899 and have lived in this precinct and been a surveyor 40 years. I have dabled in other occupations but I have found by experience that "subsistence farming" is the only worth while way of getting a living. When I came South there were no roads, only trails. No automobiles, no airplanes, no submarines, but everyone lived upon or near the coast and my motorboat gave me board, lodging and transportation. The greater part of the people raised their own living. Frank Brown, Arthur Mershon and William Call are the only survivors of the men of that time. I ran the first line for a public road down this shore in 1906 but the project was "a useless waste of public money." But this is an ever changing world and it is always what the people make it

Montrose, Alabama, October, 1939. Prescott A. Parker.

PARKER'S *"Keep Close to the Ground"*

THE PASSING OF AN ERA.

My earliest recollections are of the home of my maternal grandparents. A small one story house with an attic. On the north was an ell containing a kitchen and a pantry. In the summer time the doorway was always overhung with morning glories. Nearby was the well. In the great front doorway was the hole where the shadow of the house corner fell at noon when the sun was neither fast nor slow. By the roadside was the tall and never changing spruce. Back of the house was the leaning russet apple tree that was blown over in the gale of 1815 and beneath it was the rock where my mother and I used to sit and crack butternuts when the winter days were warm enough to allow us to sit outside. To the north was the orchard and across the road was the barn bearing the much consulted wind vane.

To my childish mind nothing about the place ever seemed to change and inside the house the furniture and other household fixtures seemed to have the same staying qualities as the farm buildings and trees. Even a rough and peculiar wooden block that was used to hold the door open in the living room had outlived two generations and none knew whence it came.

In the front entry at the foot of the stairs was the china closet upon the top shelf of which was a bowl of white sugar that was used only when the minister came or company of sufficient distinction to warrant such consideration. Beside the sugar bowl was a little yellow box with a slot in the top and a picture of a kneeling slave on the side and into this box a "shin-plaster" was occasionally dropped for the "freedmen."

The front attic was plastered and was the spare room; upon the shelf was a picture of the death of Major Ringold at Palo Alto and a plaster of Paris sheep and lamb. The back attic was unfinished and from its bare rafters hung herbs of all kinds traces of seed corn, sacks of dried fruits, and on the floor were walnuts, butternuts and chestnuts as well as an assortment of castoff accumulations that told of a people who live close to Mother Earth.

Around the cellar was a walk of stepping-stones for it was wet in the spring and along this walk were great bins that were filled every fall with fruit and vegetables. In these bins were often placed a hundred barrels of apples, and others were loaded with potatoes, beets, carrots, parsnips, onions, turnips and celery and cabbages were hung upon the floor joists. Against the chimney foundation was a cupboard with many jars of pickles and preserves.

In one corner was the milk room with its rows of shelves for milk pans. Who, standing upon those stepping-stones, could have thought a day would come when a spectre would stalk abroad in the land known as THE HIGH COST OF LIVING.

Grandmother's father, James Hayward, built the house immediately after the Revolution. He was only sixteen when he joined the Continental Army but he followed Washington on to Yorktown. He was one of the guards when Major Andre was hung. His mother was Sarah Hosmer of Concord; many of her family took part in the action at Concord Bridge that forced the passing of monarchy and the coming of commonwealth. The southwest room was the old folks room and it was there Sarah Hosmer said: "Daughter, go to thy daughter's daughter, for she hath a daughter." In that room she died aged 99.

Another generation passed and the southwest room came to my grandparents. In one corner of the room was the tall clock and in the opposite corner was the bedstead, its posts being topped with carved acorns. From the wall a portrait of William Henry Harrison looked down upon the scene. In the chimney corner was the fireplace and upon the mantle-shelf were several candlesticks, a whale oil lamp and the Old Farmer's Almanack. Many winter evenings I sat in this room and by the firelight watched Grandfather fashion the hickory withes into rings and bows with which the cattle were fastened in their stalls or patiently shave the hickory sapling until it became a broom. Twice a month he brought in two bushels of ears of corn which he shelled using a steel shod board for a corn sheller. The next morning it was winnowed, a half bushel of rye was added and taken to the mill. This was for our "rye and Indian" bread.

We had a good library for those days and I learned of the stars and planets and to determine latitude and longitude from "Wilkins' Astronomy", and Aunt Lizzie taught me to know and to classify the trees and flowers. The Massachusetts Spy came weekly and brought us news of the World.

During the summers we planted, cultivated and gathered the harvests that we might have plenty and if occasionally a crop failed we had an abundance of other things. If there were market reports in those days I never heard of them. In the winter we cut our wood, skated or fished thru the ice, or coasted down the long hills. When there was nothing else to do we sat by the fire and ate.

Originally, Election Day in Massachusetts came on the last Wednesday in May; altho it was changed before my time we still observed "Old Election" and had "election cake" which was sweetened bread with many raisins in it. We also observed the Nineteenth of April as a holiday and after dinner Grandmother told us again the story of Concord and Lexington.

She told of the ride of Paul Revere and William Dawes; and how the village bells took up the alarm, bell after bell until by morning it reached the confines of the state. She told of the farmers hurrying toward Concord in the early morning and of the ox-teams loaded with stores and driven by

women and children toiling in the opposite direction toward safety. How Joseph Hosmer formed the troops at Concord Bridge and noticing the smoke from the burning stores he strode over to the irresolute officers and asked: "Will you let them burn the town down?" and the War of the Revolution began.

That spring Sarah Hosmer and her daughters yoked the oxen and plowed the ground. They planted spun and wove and there was abundance.

To me Old New England has many hallowed memories, but those most cherished are of Thanksgiving Day. It came in the fall of the year when Earth had redeemed her promise of plenty and it was the day of family reunion.

Excepting my mother, none of our family died from sickness but according to the natural order the time came when Grandfather weakened and his hold upon Earth loosened. The night after he died I lay in my bed in the old attic and slept only when exhaustion came. He lay in the southwest room, ---his room, the room where he had fashioned the cattle-bows and performed all the simple tasks of daily life. The same room from which the others had gone before. To the young death always borders upon the supernatural and the night before when he was dying a dove rested upon the sill of the west window, tapped gently upon the pane and cooed plaintively. The watchers said that it was a mourning dove, that its coming was an omen. The watchers did not know and how could a child know? but in after years I came to understand that it was the passing of an era: It was the passing of an era of abundance and content. It was the beginning of a period of want and discontent.

So far as we know life is endless but the generations come and go. Youth sees only the age and decay of the past but as youth merges into age the time comes when it compares its own with the achievements of those gone before and wonders if the accomplishment of its days have been what they ought to have been considering its heritage from the past.

My mother was dead and after Grandfather's death I went to live with my father's sister in the city of Providence. Her husband was a policeman, a kindly man and to me he always seemed out of place in a police uniform. They lived in a tenement for which they paid twenty dollars a month rent and we had brown bread only on Sunday morning for it was too expensive for daily use. My grandfather was a poor man because he owned neither piano nor covered carriage but in the cities poverty meant plain hunger. I learned that an apple cost a cent and a large one two, and I never saw a basketful outside of a store.

One day the papers announced the failure of the Cranston and Franklin banks and there was consternation in the city. Later I saw long lines of people waiting to draw 3% of their deposits from those institutions.

One noon two women came to dinner with Uncle; they were acquaintances of the family, were well dressed and wore jewels but they said they had eaten nothing that day and Uncle made arrangements for (Concluded on page 5.)

PARKER'S

Keep Close To The Ground

It is useless to waste time commenting upon the mental, financial, spiritual and moral condition of the people who inhabit this Earth today. Those who do not know are too ignorant or too indolent to be of any account. "For further deTAILS read your daily newspapers."

The present unfortunate condition of human affairs has come about during the regime of the last two generations. In *The Passing of an Era* I have described living conditions as they existed during my childhood. There is no substitute for food. My grandparents lived lives of ease and luxury. As in all ages youth looked forward to great changes and they came. The Golden Rule was rewritten and we were told to "Do unto others as they would do unto us and do it first."

"And there rained a ghastly dew,
From the nation's airy navies
Grappling in the central blue."

"The Earth is our Mother." Human welfare depends upon the practices of the people and the individual is not obliged to work for a living in the sense in which that expression is now used. The Earth still whirls upon its orbit. The seasons come and go. Seed time and Harvest still follow in the natural order. "We should have been called 'Natural Order Men' for we believe in the Natural Order in all things," said Henry George.

The individual is supreme if he desires to be. Land is not as accessible as it should be but a little cooperation will secure land for all.

High priced land is wellnigh worthless to one who desires a self-supporting home. Human betterment will follow individual effort and not legislative enactment. This is a government by the people. Do you wish to be governed by people who care for themselves or by those who are "on relief"?

Make a copy of this and put original in file

It is not generally known that there are two Spanish Forts. The Spanish Fort of Colonial times is upon a small hill only a stone's throw from the landing. This fort was pointed out to me about a year ago by Hon. Harry Pillans, one of the few remaining veterans of the few remaining veterans of '65, and we climbed to its summit to view the scene that has changed but little since the Appalachees Apalaches and other peaceful savages of whom we know not writ the story of their lives in clamshells instead of redoubts.

There were also two "Old Spanish Trails" across Baldwin County to Pensacola. Andrew Jackson came across the bay to "The Village" with his 3,000 troops and took the southern trail crossing Fish River just above Pensacola Branch, (and this trail probably gave name to the branch), thence into Township Seven South and followed the ridge that divides the waters of Blackwater from those of Bay La Launch to what is now Lillian on Perdido Bay. This route is plainly marked on all maps of the Dinsmoor Survey of Baldwin County.

The northern route came from Pensacola via Nunez and followed the divide between Blackwater and the Styx, headed Fish River and was equally suitable for the traveller who desired to go to the north end of the county, Blakely, or to Spanish Fort Landing. As the road into Blakely was no better than it is today on account of the Bay Minette Creek crossing and The Village landing meant a bay crossing, Spanish Fort Landing was the most desirable point for crossing the Delta, in the days when rapid transit upon our inland waters was by schooner or flatboat. It is but 25 years since our schooners used the route by Spanish Fort and Blakely in bad weather.

About quarter of a mile south of the Spanish Fort of Colonial days and across a small creek is the Spanish Fort of the Confederacy. It is upon a much higher hill than the old fort and is in the Alexis M. Trouillette Grant, known as Section 38, Tp. 4, S. R. 2, E. One of the batteries was known as "Fort Alexis." These forts were built at this place for the purpose of controlling land and river traffic that might be injurious to Mobile, and each was considered sufficient in its day. Each of these forts saw the last struggle for which they were built to contend. The battle at the old fort was the last attempt of Great Britain to maintain supremacy in this section by force of arms against Spain. The fall of Spanish Fort and Blakely were the closing struggles of the Civil War. The defence of Spanish Fort by General Randall L. Gibson was a feat of arms that has seldom been equalled. It was 2,000 against 20,000 and there were 40,000 if they had been needed.

The entrenchments where the new road from the bridge turns to the north were the extreme left of the advanced position of the Federal troops. They were First Brigade, Second Division, Thirteenth Army Corps. This Brigade was commanded by Col. Henry Bertram, and was composed of 94 Illinois, 19th Iowa, 23d Iowa, and 20th Wisconsin, and First Missouri Light Artillery.

If our statesmanship equalled our military prowess, there would be no war.
P. A. Parker, Montrose, Ala. July 11, 1927.
in Mobile register.

It is not generally known that there are tow Spanish Forts. The Spanish Fort of Colonial times is upon a small hill only a stone's throw from the landing. This fort was pointed out to me about a year ago by Hon. Harry Pillans, one of the few remaining veterans of '65, and we climbed to its summit to view the scene that has changed but little since the Appaltchees, Apalaches and other peaceful savages of whom we know not writ the story of their lives in clamshells instead of redoubts.

There were also two "Old Spanish Trails" across Baldwin County to Pensacola. Andrew Jackson came across the bay to "The Village" with his 3,000 troops and took the southern trail crossing Fish River just above Pensacola Brance, (and this trail probably gave name to the branch), thence into Township Seven South and followed the ridge that divides the waters of Blackwater from those of Bay La Launch to what is now Lillian on Perdido Bay. This route is plainly marked on all maps of the Dinsmoor Survey of Baldwin County.

m The northern route came from Pensacola via Nunez and followed the divide between Blackwater and the Styx, headed Fish River and was equally suitable for the traveller who desired to go to the north end of the county, Blakely, or to Spanish Fort Landing. As the road into Blakely was no better than it is today on account of the Bay Minette Creek crossing ~~the~~ and the village landing meant a bay crossing, Spanish Fort Landing was the most desirable point for crossing the Delta, in the days when rapid transit upon our inland waters was by schooner or flatboat. It is but 25 years since our schooners used the route by Spanish Fort and Blakely in bad weather.

About quarter of a mile south of the Spanish Fort of Colonial days and across a small creek is the Spanish Fort of the Confederacy. It is upon a much higher hill than the old fort and is in the Alexis Trouillette Grant, known as Section 38, Tp. 4, S. R. 2, E. One of the batteries was known as "Fort Alexis." These forts were built at this place for the purpose of controlling land and river traffic that might be injurious to Mobile, and each was considered sufficient in its day. Each of these forts saw the last struggle for which they were built to contend. The battle at the old fort was the last attempt of Great Britain to maintain supremacy in this section by force of arms against Spain. The fall of Spanish Fort and Blakely were the closing struggles of the Civil War. The defence of Spanish Fort by General Randall L. Gibson was a feat of arms that has seldom been equalled. It was 2,000 against 20,000 and there were 40,000 if they had been needed.

The entrenchments were the new road from the bridge turns to the north were the extreme left of the advanced position of the Federal troops. They were First Brigade, Second Division, Thirteenth Army Corps. This Brigade was commanded by Col. Henry Bertram, and was composed of 94 Illinois, 19th Iowa, 23d Iowa, and 20th Wisconsin, and First Missouri Light Artillery.

If our statesmanship equalled our military prowess, there would be no war.

P.A.Parker, Montrose, Ala., July 11, 1927
In Mobile Register.

M. Dyson
XXXXXX

C. A.
xx

Sept. 17, 1936

Mr. Clyde C. Parker
Birmingham, Ala.

Dear Sir:

I am pleased to receive your letter of Sept. 14th and under separate cover I am sending some literature which I am sure you will find interesting. Included in this is a recent copy of the Fairhope Courier, our local paper, in which I have marked the advertisements of several of our local dealers. You might also communicate with the Colonial Inn, our best hotel, the Fairhope Hotel which is more convenient to the center of town, Whittier Hall renting apartments and the Westin House conveniently located, board and room. Also Geo. W. Morgan, who has some cottages for rent. I have marked some of the other publications sent, for information which you specifically ask in your letter.

Hoping you will find what you want here and with every assurance of my further willingness to be of service, I am

Very truly yours,

Secretary

CAG/mg

1242 Brown-Marx Building
Birmingham, Alabama
September 14, 1936

Dr. C. A. Gaston,
Fairhope, Alabama.

Dear Sir:

It has been the practise for several Winters for my father-in-law and two other people of his family to spend their vacation in Florida, staying from November until April. I have recently been talking to him about this Winter and have convinced him that the Winters in South Alabama are almost as mild as those around Tampa and St. Petersburg, Florida.

He has asked me to contact someone in South Alabama and ascertain the average temperature during the Winter months, and whether not a suitable cottage or boarding house would be available for the use of this party during the coming Winter.

I noticed the article in the Birmingham News-Age Herald yesterday quoting so many nice things about Fairhope that I thought I would get in touch with someone there and attempt to arrange for accommodations for three people this Winter.

If I am not asking too much of you, would you kindly advise me what can be done in this matter, or if you are not in position to do so, please turn this letter over to someone who can furnish the desired information.

Thanking you in advance for your kindness and cooperation, I am,

Sincerely yours,


CLYDE C. PARKER

Feb. 15th, 1936

Mr H. E. Parker
Royal Oak, Mich.

Dear Mr. Parker:-

We are in receipt of your letter of Feb. 9th and will attempt to answer your questions as best we can.

Our country lands are suitable for the growing of a considerable range of crops including live stock and poultry. Some of the lands have timber for buildings but it is doubtful whether the sites will be as suitable as would untimbered lands available. There are also improved and partially improved lands that can be secured at a reasonable charge for the improvements. There are no considerable swamps in the section in which our lands are located.

Rent on country lands ranges from 85¢ an acre to between \$2.50 and \$3.00 an acre, probably averaging \$1.50. Rentals of country lands are dependent on natural fertility and location. We consider it is always best to make a personal inspection before making any transaction. You will find inclosed a copy of our application for land and of our lease contract.

Very truly yours,

Secretary

Royal Oak, Mich.
26755 Palmer ave.

2/9/36.

Mr. James Gaston Sr.,
Fairhope, Ala.

Dear Mr. Gaston:

We have heard you have
land one can get a 99 year
lease on. Would you please
write and give us all the
particulars about it. We are
thinking about coming down
to that part of Ala. this coming
fall. Could one get land for
general farming? and would
it be productive for most all
crops? Is there any swamps?
Would there be timber enough
to put up buildings of? About
how much does the land lease
for, and how often is one
supposed to pay on the lease?
Would it be suitable for
raising all kinds of livestock?
Please give us all the information
you can about it. Thank you.

H. E. Parker, (over)

P.S. Mr. W. M. Sherman told
me I should write you about
this.

May 4, 1943

Mrs. J. I. Parker
1923 St. Paul Street
Baltimore, Md.

Dear Mrs. Parker:

In reply to your letter of April 30 the unleased lands belonging to the Fairhope Colony are available to all comers, except that in practice it has been considered unwise to include negro lessees. In establishing this practice consideration was given to local conditions here in the South and a recognition of mutual advantages in segregation, provided all have access on equal terms to the best natural opportunities the country affords.

As you will note in the enclosed folder the Fairhope community is composed of much more than the lands of the Single Tax Colony. However we have in the Town numerous desirable residence and small holding lots that are at present unleased. We have some four thousand acres of agricultural lands but I regret to inform you that all that are suitable for farming are now under lease. There are frequent opportunities to purchase the improvements of present lessees and to thereby acquire their lease rights, but at the present time, due to Federal restrictions on building prices are high and few opportunities to secure such properties at a fair value.

Our 1940 census taken within the corporate limits of the town, not including our agricultural population, showed 1,664 whites of which 1,577 were native born Americans and 87 foreign born and there were 181 negroes. Nearby Mobile is the site of large shipbuilding plants, resulting from war needs and our population is now much larger, and it is this greatly increased demand for housing plus the restriction on building that has increased prices. ~~After the war~~

After the war there should be many opportunities to acquire property here at reasonable prices and then too there will be a slump in land prices and we will probably have opportunity to secure title to more agricultural land which we will make available for private development. With reference to Mr. Wong's ambitions I question whether the character of the land in this section and the transportation facilities would make it practical for him to locate here; also while I believe he would be welcomed as a lessee I fear that he would miss associa-

tion with people of his own race. I do not know of any Chinese residents in this county.

The Single Tax Colony maintains no control over the activities of its lessees. The only requirement made by the Colony is that they pay the rent on their land leased from the Colony. They either employ themselves or seek such employment as may be available. Quite a number are employed in the business institutions of the community, stores, utilities, etc. Of course we have our full compliment of professional people, doctors, lawyers, teachers, preachers, etc. At the present as before stated many are working in the war industries of Mobile.

You see Fairhope is not a Colony in the general sense of the word. No limitations are enforced nor is any conformity required. Many of our lessees know little about the Single Tax Philosophy and many do not share with us the idea that it is an essential fundamental basis for a free society, a society with the power to resist exploitation. These people are attracted to Fairhope and are lessees of our corporation because they see the advantage of having land freely available to them without the payment of any purchase price and the community benefits from their activities in improving the land which they must do to secure any advantage from its possession.

Under separate cover I am sending you additional material concerning our corporation which I hope will be of interest to you. I am also sending you a copy of our weekly paper, the Fairhope Courier.

A group of Fairhope children from the School of Organic Education are to be in ~~Fairhope~~ Baltimore this week end, guests of the Lithuanian community. With them is my son Paul and my niece Carolyn Nichols. They are under the leadership of Mr. V. F. Beliajus, folk dance instructor of the school, a native of Lithuania. The children are attending this week the National Folk Festival at Philadelphia. You might like to get in touch with them and I'm sure you would be welcome. I shall be glad to hear from you further if I can be of any service.

Very truly yours,

April 30 '43

Dear Mr. Gaston;
would you be interested in having any
more families join your community?

There are two of us - one Chinese,
one American couple who are looking for
farm land to purchase. Since we are only
amateurs, we would like to be in or near
some group who are like minded.

Mr. Wong wants to raise green vege-
tables for the Chinese restaurants in N.Y.C.

Mr. Parker & I have been missionar-
ies in China & Egypt - we lived in a coop-
erative community for a short while, but now
Mr. Parker is with the Consumers Co-operative
of Baltimore.

We would appreciate hearing from
you concerning the work of your community &
whether you would care for other families to
join.

Sincerely yours
Mrs. J. S. Parker
1923 St. Paul St,
Baltimore, Md.

Part of letter from J.T.Partlow, Federal Land Bank, of
New Orleans:

"The writer knows of no application that has been
received for a loan on such land?" i.e. Colony land. "Howev-

er, your inquiry has been given attention by the legal depart-
ment of this Bank and it is the decision that loans could not
be made on said leased lands. This conclusion is based upon the
fact that the Farm Loan Act requires that loans by the Feder-
al Land Bank shall be made only on security of a fee simple
title. Under the circumstances, therefore, we could not en-
courage the holders of such leased land to submit applications
for loans.

"You have also inquired about the possibility of a loan
to a farmer who owns around 100 acres of land in fee simple
title and on which there are no buildings facilities, stating
that he has leased from your corporation 100 acres of land on
which his main improvements are located. In this connection we
wish to advise that the Federal Land Bank as agent of the Land
Bank Commissioner is permitted under certain circumstances to
make loans on farms that do not constitute a complete unit if
it is shown through an appraisal of the property that the farm
can be successfully operated during the life of a loan from
buildings on adjoining or nearby lands, provided other conditions
are favorable. We, of course, are not in position to state
whether or not a loan could be made in the instant case, and a
definite commitment could be made only after an application
for a loan has been received, the property appraised and the
matter considered by the proper authorities of the Bank. "

Suggests seeing Charles W. Ebert, of Foley, local
correspondent for Baldwin County

June 12, 1939.

Hon. Luther Patrick,
House Office Bldg.,
Washington, D. C.

Dear Sir:-

The lack of material progress our nation is making on the road to recovery makes me feel that surely it cannot be long until Congress will turn deaf ears on the many pseudo-remedies, constantly increasing in number and complexity.

I feel that Fairhope's shining example of the wisdom of the teachings of that greatest of American economists, Henry George, is worthy of study. Here, though existing law prevents the the fullest application and benefit, we have a community that offers sufficient contrast to others where natural opportunities are equal that there can be no doubt of the influence of the local land and revenue policy.

I shall be in Washington the nineteenth with the Alabama Press Association on their World's Fair tour and it has occurred to me that there may be someone of the many committeemen of Congress who might desire information on Fairhope's experiment in the application of this policy. While I shall no doubt have very little time I should be very glad to be of any service possible.

Perhaps Mrs. Gaston and I shall have the pleasure of seeing you at the National Press Club Monday night where our party will be guests of the Alabama State Society.

Very truly yours,

Secretary.

Feb. 11, 1936

Mr. Hugh Patterson
518 Childers Road
Gosborne, New Zealand

Dear Sir:

Your letter addressed to the Fairhope
Courier was handed to me for reply.

I am sending you some of our forms and
descriptive literature and a copy of the local
paper.

Our Corporation has been operating for
43 years. It has more than 4,000 acres of land,
a large part of which is under lease.

Our community, though enjoying less
advantages than some of the other communities in
the county, is larger than any of them. We feel
confident that our superiority is contributed to
in large part by our land policy.

While our constitution provides for some
departments that might be classified as socialistic
none of them are in effect. Our sole activity is the
administration of the land and the expenditure of the
rent collected for public purposes and the payment of
taxes levied by state, county and municipality. The
municipal government owns and operates public utilities.

Very truly yours,

Secretary

CAG/mg

GISBORNE

518 Childers Road

Gisborne 11 Jan 1938.
(New Zealand).

The Editor

Fairhope Courier

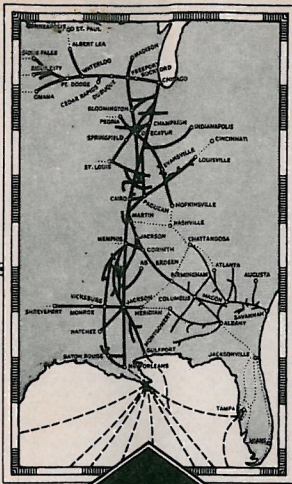
Fairhope, Alabama
U.S.A.

Dear Sir,

In his book by Charles Gide
I saw mention of the colony of Fairhope
I would be much obliged if
you could send me a copy of an
issue of your paper. I enclose 1/-
in New Zealand stamps in payment.

Yours faithfully

Hugh Patterson.



ILLINOIS CENTRAL SYSTEM

N. L. PATTERSON
SUPERINTENDENT DINING SERVICE

CHICAGO

5, March 18, 1944 - C-1

1

Mr. C. A. Gaston
Sec'y. Fairhope Single Tax Corp.
Fairhope, Alabama

Dear Mr. Gaston:

I am most appreciative of the prompt response to my March 9 letter in which I asked for some more detail covering the operation of the Fairhope Single Tax Colony. This information is very interesting and I am passing it on to Dr. Oberlander who is in charge of our class, as I know that he, too, will be glad to note the practical results of the Fairhope Colony operation.

Thanks again for your taking time out to write me in such detail.

Cordially yours,

N. L. Patterson

Mch. 11, 1944

Mr. N. L. Patterson
Superintendent Dining Service
Illinois Central System
13th and Indiana Ave.
Chicago, 5, Illinois

Dear Mr. Patterson:

I am pleased that the items of literature you received on Fairhope stimulated you to ask for more. I appreciate your desire for factual evidence " that Henry George's theories have worked well in the Fairhope Colony" and I believe you will find the following convincing.

Fairhope began its life as a Baldwin County community in January, 1895, when a small group of people, inspired by the economic theories 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 2½ miles distant, with the colonists being housed at the former while building for themselves. The land was totally undeveloped and covered by young pines of no commercial or use value except for fire wood

The land was platted into a town site with streets laid off and the entire bay frontage under the bluff and a strip on top set aside as a public park. The colonists received 99 year lease tenure to such portions as they cared to occupy and the balance, with additional lands acquired later was opened for lease under terms identical with those of the original group, the primary condition being that each lessee must pay into the common treasury, the annual rental value of the ground secured to him under his lease contract.

In the beginning the rent was almost nothing, the purchase price of the land, about \$6.00 an acre, indicating there was almost a total absence of the factors that produce rent. There were no streets and no roads, only rough winding woods trails to give access to established communities, no schools, churches, clubs, in fact none of the creations of an organized society, no stores, doctors, dentists, lawyers.

As soon as the colonists had accomplished their minimum individual requirements for shelter, and the clearing of a plot for producing subsistence needs, each in accordance with his own needs and desires and ambition, on his own leasehold, they gave attention to their community need for roads, a school and public utilities, the first of which was a wharf, so that the bay boats which furnished the only contact with the outside world might give them direct connection. They established a cooperative store before the possibilities of profit were sufficient to attract individual enterprise, but continued it only so long as that condition existed. They developed social cultural and recreational activities to satisfy their common desires and at the same time, each in accordance with his individual desire and ability, improved and developed his own leasehold.

All these tended to make the community more attractive to others, more land was leased and the annual rental value of all land increased. This, the fiftieth year of the colony, after after reducing the original 135 acres to 67 by taking 68 acres for roads, parks, school and a cemetery, and with some of that 67 acres unleased as of today, the 1944 rent due the corporation on 220 active leaseholds amounts to \$15,284.76. No doubt some of the presently unleased land will be taken up this year and the amount will be increased for Fairhope, since its founding, has been and still is the most rapidly growing community in this county.

Some think that Fairhope's present size, with not all its land in use after fifty years, reflects on its policy. That conclusion could be justified if Fairhope was located in an area, rich in natural resources for the support of manufacturing and processing activities or where it ~~was~~ the logical site for a nation wide transportation center, or if beneath its surface were valuable deposits of coal, or ore or oil. But this is not the case. Fairhope colony's agricultural land, some 3500 acres, is inferior to much of the land in this county and yields only to hard work abetted by liberal applications of commercial fertilizer and a liberal amount of the 3500 acres is unsuited to cultivation. Fairhope is not located even on any important motor transportation highway and is more than twenty miles distant from the nearest main line railroad. So far as is known there is nothing of value beneath the surface of Fairhope's land other than good water. It is true that Fairhope is located on beautiful Mobile Bay, but so are some fifty additional miles of Baldwin county land and almost as many miles of Mobile County land, and the principle value of the Bay at Fairhope is its recreational facilities. Its acres will support only an infinitesimal fraction of the productive labor that can be supported on a like area, even of Baldwin County land.

Fairhope Colony interprets the economic rent to be the natural endowment value as well as the value resulting from community activities and planning. Individual occupancy of land is recognized to be a monopoly privilege. The individual occupant

is secured in his exclusive right to control and use, for himself alone, all the advantages available at the site occupied. To the extent these advantages are an endowment of nature they are a portion of our common heritage and to the extent they are a product of our common activities and planning they are the reward of such activities and planning. Surely equity demands payment into our common treasury the full value of all such advantages.

Advantages to lessees are greater than was afforded citizens under the homestead laws. Here, in the center of a progressive growing community, any unused site is available on application and without the payment of a purchase price. The primary requirement being that the applicant agree to pay the community the full value of the advantages made available to him by his exclusive title to the land. Lessees are assured that no part of the rent they pay shall inure to the individual benefit of anyone. Lessees are further~~ed~~ assured that the first claim on the money paid by them as rent shall be the demands of the state, county and municipal government of Fairhope for taxes on the improvements and personal property belonging to the lessee. He is further assured that any balances after the payment of such taxes and the like taxes on the land shall be administered as a trust fund for the equal benefit of all lessees of the corporation.

It will be seen that the full product of the lessee's labor, represented by the improvements and personal property accumulated by him on his leasehold is freed from taxation, except in exceptional cases where the taxes levied on such individually owned property exceeds the rent paid by the lessee.

Government is the grantor of all land titles. Should the grantor require, as a condition of retention of that title, the payment of an annual rental as does Fairhope, all taxes on improvements and personal property could be abolished as could tariff and excise taxes levied for revenue, all internal revenue taxes except as deemed desirable for regulatory purposes, all business and professional license levies and all personal and corporate income taxes now levied to supply the normal cost of government. Of course the cost of war and other disasters might have to be met by ~~draft~~ of the individual capacity to produce but such a draft might properly be based on land rent since the capacity to produce bears a direct relationship to the rental value of the land occupied by the producer. While the effect of government collection of the full economic rent would be to destroy the selling value of land, the concurrent abolition of all 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 67 acres out of the original 135 acre purchase the colony owns 260 additional acres in the Town of Fairhope which is less intensively developed and leased.

The total 1944 rent due the corporation on the leased portion of this 327 acres of land is \$30,763.64. 1944 rent due on the some 3500 acres of country land is \$4,052.27 and 1944 rent in the amount of \$301.14 is due from lessees of a small portion of a tract of some 50 acres, lying just outside the Town limits, part of a subdivision extending inside the Town.

The Town of Fairhope in addition to the lands of the colony (327 acres) embraces lands of various private owners having an area more than three times that of the colony. Fairhope lessees are in the main ordinary people, many of whom have no special interest in the ~~welfare of the colony~~. They choose of their own free will to lease colony land rather than to purchase land and hold fee simple title to it. In this choice they are guided only by their personal advantage, yet all the stores, the bank, the hotels and restaurants, industries, and garages and filling stations, with one exception, are located on lands leased from the colony. By far the great majority, probably more than two-thirds of the residences and rental residence property is also located on land leased from the colony. This leaves the balance of the land in the Town, more than three-fourths of the total, largely unimproved and undeveloped. Is not that pretty good evidence "that Henry George's theories have worked well in the Fairhope colony?"

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

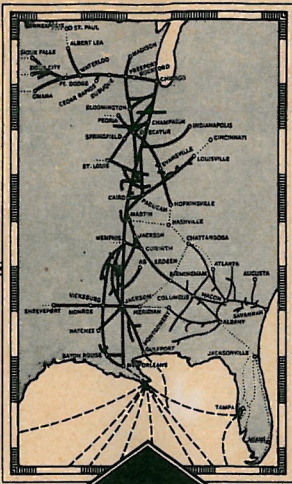
Another matter of primary concern in these times of swollen lists of government personnel is the fact that except a council of five that meets twice a month and the occasional service of an appraiser and a surveyor the business of the colony is conducted by a secretary who puts in full time and a treasurer who puts in part time, and the time put in could be considerably reduced if it was not necessary to keep up with many items of taxable personal property of our lessees which they are required to list with the county assessor. In 1943 these amounted to 1,734 separate items.

The apparent effect of the relief Fairhope lessees have from the payment of ad valorem taxes on improvements and personal property and the advantage they have of securing land without purchase price affords only a glimpse of the results that could be achieved if the entire public revenue burden was shifted to land and all taxes abolished. I feel sure you will find this report of interest and I hope you will acquaint others in your class with the information and you may be assured I will appreciate your further enquiry if the information given does not fill the bill.

Very truly yours,

Secretary.

ILLINOIS CENTRAL SYSTEM



N. L. PATTERSON
SUPERINTENDENT DINING SERVICE

CHICAGO

5, March 9, 1944 - C-1

1

Mr. Cornelius Gaston
Sec'y. Fairhope Single Tax Corp.
Fairhope, Alabama

Dear Mr. Gaston:

For some few months past, I have been one of a discussion class conducted by the Henry George School of Social Science, here in Chicago. Naturally, the theory of Henry George, as regards taxation, is taught by this school, and, for a layman, at times it gets pretty deep. Earl Lee and I are old friends, and I wrote him some time ago, as I remembered that Henry George's theories have been followed, to some extent at least, at Fairhope. Earl very kindly sent me three copies of your descriptive leaflet to cover the setup, and I find this information most interesting.

I am wondering if you have any factual data at hand which would serve to prove that Henry George's theories have worked well in the Fairhope colony. Any such information, I know, would be much appreciated by the Henry George School of Social Science, and would be the means of furthering George's ideas, which, so far as I have looked into them, are practical.

A stamped self-addressed envelope is enclosed, and it goes without saying, that I really appreciate any trouble that I might be putting you to in answering the request that I make.

Cordially yours,

COPY.—Not for Publication.

11 Downing Street,

Whitehall, S.W.1.

7th August, 1931.

Dear Mr. Paul,

Your letter of 24th ult. and the enclosed copy of the new issue of Land and Liberty gave me great pleasure. This number of the Journal is a fitting memento of an effort which, however far it may fall short of our aim, is a great achievement in the face of the opposition of political and vested interests.

I am glad to have this further opportunity of expressing to you and Mr. Madsen and Mr. Douglas and your organisation as a whole, my profound gratitude for the invaluable help you have given in carrying through this measure. Without that help it would not have been possible to counteract the force of the powerful opposition of interests brought into action against us.

It now remains for us all to work with renewed energy to educate public opinion still further on this fundamental reform. "Freedom's battle once begun, though baffled oft is ever won."

This measure is only a beginning, and like all beginnings in a great effort, is imperfect and incomplete; but it is a logical and consistent scheme, and we can build on the foundations we have laid the full and complete structure.

With renewed expression of my gratitude for your help, and in the confident belief that we have by this Finance Act begun a great work of social justice which will fully mature by and by.

I remain,

Yours sincerely,

(Signed) PHILIP SNOWDEN.

John Paul, Esq.,
The United Committee for the Taxation of Land Values,
94 Petty France, S.W.1.

Land Co.

Fairhope Ala.

Will you please send me
descriptions and prices of small acreage
you might have for sale, suitable for raising
chickens, would like a small place
not over 15 or 25 acres would like some
timber if possible and good buildings, house
3 bed rooms, bath, kitchen, living room
and dining room, a smaller one would
do and less acres, wouldn't want to
invest over 3 to 5 thousand.
Some place suitable for three elderly
ladies who want to just raise chickens
and take life easy.

Very Resp^t

Mame Peck

Ainsworth

Nebraska.

Apr. 15-43.

April 22, 1943

Miss Mame Peck
Ainesworth, Nebr.

Dear Miss Peck:

Our corporation does not operate a sales agency for improved properties, but I am referring your communication to local dealers.

Just now is not the best time to buy since we are in a defense industry area and all values are artificially stimulated, though it may be that you will find what you want at a reasonable price. I would suggest a personal inspection before closing any deal.

Also I might state that while I have had no experience, my observation is that raising chickens on a commercial scale sufficient to support three women would not permit them to "take life easy".

Under seperate cover I am sending you some literature on our community and I enclose a brief explanation of our plan.

Very truly yours,

Secretary.

Hernando. miss
Route 1

Nov 24. 1945.

Single Tax
Colony.

Gentlemen

I would like very much
to lease some land from
you. with the view of building
a home on it. would prefer
the Country if you have some
land there.

Thanks

Very Truly yours
Lee Pennington

Nov. 26, 1945

Mr. Lee Pennington
Route #1
Hernando, Miss.

Dear Mr. Pennington:

I regret to inform you that there has been no change in the availability of land in the country since I wrote you at Marked Tree, Arkansas Feb. 9, 1943. Our country lands are all leased. Though the war is over now prices on improved leaseholds are still high and probably will be until there is a plentiful supply of building material, labor etc.

At the present time we are vary short of suitable building sites in town, but hope to make more available next year by subdividing some of our larger blocks. Regretting that I cannot make you a more favorable report I am,

Very truly yours,

Secretary

Marked Tree
Ark R.F.
Feb 4 1943.

The Singler Top Colony
Fair Hope
Ala.

Dear Sirs,

if you have some idle land
in real Baldwin County I
would to make application with
you for a lease.

Very truly truly
Lee Pennington

Feb. 9, 1943

Mr. Lee Pennington,
Route #1
Marked Tree, Arkansas

Dear Mr. Pennington:

I regret to inform you that our rural lands are all under lease. However there is opportunity from time to time to purchase the improvements of existing lessees and secure a transfer of the lease.

Dependent on location our country lands lease for an annual rental of 85¢ to \$2.75. At the present time there is a tendency to value improvements rather highly due to the increased demand resulting from the expanded war industry activities in the city of Mobile, about 25 miles distant from Fairhope.

I am enclosing a copy of a little folder explaining our plan and also a copy of our application for land and lease contract which will give you a more detailed explanation,

Very truly yours,

Secretary.

Mr. Maxie D. Pepperman
703 Vandiver Building
Montgomery, Alabama

Dear Mr. Pepperman:

Your letter to the Courier Editor was handed to me since I am an associate editor and was responsible for the editorial which was reproduced in the Christian Science Monitor. Your thoughtful letter is much appreciated as was the honor of being clipped for the Monitor which, I assure you we too, feel is quite a distinction.

In the January 28 issue of the Courier I have commented on your letter and have enlarged somewhat on thought carried in the former editorial which I thought might be of interest to you and I am sending you a copy. The comment will be found on the editorial page at the top of the third column.

On the front page will be found a yearly report of the Fairhope Single Tax Corporation with a financial report on the editorial page. Members of this corporation were responsible for the founding of Fairhope and the development on its lands, though fractional in area really constitute the major part of the Town.

We believe that it is altogether reasonable and equitable for government to recover for public use all value that attaches to land other than such as is produced by the individual activities of the occupant; and we believe further, that failure of government to recover this communally created value furnishes the incentive to hold land out of use, seriously limiting the natural opportunity for men to work out their own economic salvation. Such artificial scarcity of natural opportunity is, in our opinion, the main reason such large numbers of men are showing a willingness to sacrifice freedom for a security they hope to find in communism or fascism.

Beginning on the 3rd page and concluded on the last page of the Courier you will find a lecture on Christian Science which may also interest you. Thanking you again for your appreciated letter I am,

Very truly yours,



MAXIE D. PEPPERMAN, Agent

DEPENDABLE SERVICE

703 VANDIVER BUILDING

MONTGOMERY, ALABAMA

PHONE 3-1085

January 19, 1943

Editor
The Courier
Fairhope, Alabama

Dear Sir:

I don't know whether you get a copy of the Christian Science Monitor, published in Boston, Mass., or not. I subscribe to that paper and, on the editorial page of the January 14th issue, they printed a little article, which is credited to the Fairhope Courier, which I thought might be of interest to you, and enclose the editorial page of that issue.

For your information, the Christian Science Monitor is an International newspaper with a circulation of over a quarter of a million and has subscribers all over the world, and I think this is a distinct compliment to you, with a paper of such scope and standing to reproduce one of your writings.

Yours very truly,

MAXIE D. PEPPERMAN

MDP/a



Apr. 14, 1945

Mr. Albert Perkins, Pres.
Perkins Development Co., Inc.
63 St. Joseph Street
Mobile, Alabama

Dear Mr. Perkins:

I am in receipt of your letter of April 12 offering your services should we be interested in the disposal of our land.

Our corporation is a landlord corporation, not in the usual sense of the term. Our title to the land is held as a trust and the corporation has assumed the obligation to use the land in conducting a demonstration in a land administration and a public revenue policy that it believes to be vital to the welfare of organized society.

The inspiration to establish the community of Fairhope came to its founders as victims of one of the serious economic depressions that have periodically beset our nation (1894). They had studied Henry George and believed him to be correct in his conclusion that economic depressions result from a reduction in purchasing power brought on by an increasing scarcity of opportunities for employment. They also agreed with George that accessibility of land is the limiting factor in employment, since all employment, whether self employment or employment by another, is dependant on access to land.

While they believed government must eventually adopt the Henry George plan to insure land accessibility by making it unprofitable to hold land out of use they also realized that such might not be the case in their time and that they might hasten government adoption of the plan by setting up a demonstration that would prove its value. Therefore they founded Fairhope and set up the Fairhope Single Tax Corporation to hold title to the land and issue lease contracts to those who wanted land for use.

The rental charges provided for in the lease contracts compel the lessees to use their lands or suffer a financial loss. They also insure that land use will change to meet the growing community's needs, for the corporation, recognizing that the growth of the community adds value to the privilege of leasing its lands, increases the rental charges. Lessees are then compelled to put their lands to the new and more productive uses

needed by the community or suffer a financial loss.

It is only because Fairhope has the advantage of having the land of the Fairhope Single Tax Corporation (one-fifth) administered on this plan that it has become the largest, most attractive and most progressive town in Baldwin County. Other towns are more favorably located, have more highly productive agricultural lands, are nearer to markets for their produce, are centers for larger trade areas, have superior transportation facilities, etc. A glance at the map of Baldwin County makes this apparent.

You can see that our corporation is not a prospective customer for a company such as yours. However our lessees, almost a thousand of them are frequently in the market for an agent to dispose of their improvements on their leaseholds and they pay a considerable amount in commissions to local real estate brokers. Our corporation does not compete in this field and cooperates in every way it can to effect satisfactory conveyances.

Lessees who hold improved leaseholds may sell their improvements and transfer their leasehold rights to purchasers of their improvements who are acceptable to our Executive Council. With reference to this last provision I do not recall that there have been any such found to be unacceptable and I do not anticipate that there will be if the transfer is to a white person.

I am enclosing literature that will give you greater acquaintance with our plan and I assure you I shall be glad to answer such questions as may occur to you should you write or call at our offices.

Very truly yours,

Secretary.

Enclosed find our check for \$110.00

Best SLL:

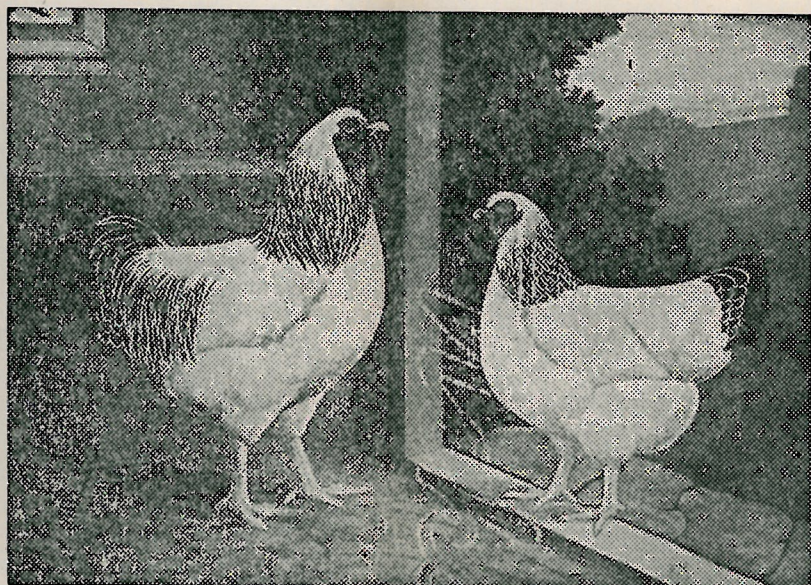
BIRMINGHAM, ALABAMA
COLLECTOR OF INTERNAL REVENUE

APR 13 1942

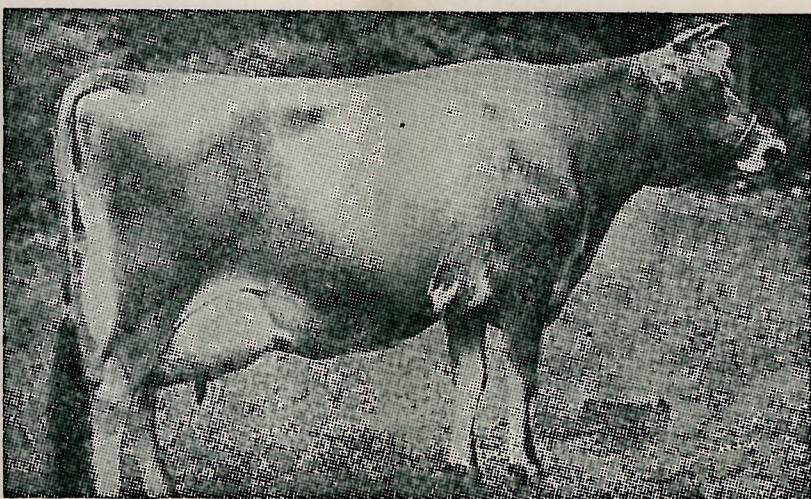
A SQUARE DEAL FOR AMERICA'S HOME-SEEKERS



A GARDEN OF YOUR OWN
WILL PROVIDE HEALTH, WEALTH AND HAPPINESS



HAVE YOUR OWN POULTRY AND EGGS



EVERY FAMILY SHOULD OWN A COW

PERKINS DEVELOPMENT COMPANY, INC.

(REALTORS)

DEVELOPERS OF

FARM LAND 1 1 WATERFRONT 1 1 SUBURBAN 1 1 INDUSTRIAL
PROPERTIES

POST OFFICE BOX 1574

PHONE 33227

63 SAINT JOSEPH STREET
MOBILE, ALABAMA

DEVELOPERS OF

Kashmere Gardens
Colonial Gardens
Croyden Gardens
Florida Gardens
Trinity Gardens
Liberty Park
Crane Street Gardens
Bonita Gardens
City Gardens
Humble Road Gardens
Industrial Center
Gayle Donovan Addition
Liberty Gardens
Victory Park
HOUSTON, TEXAS

Trinity Gardens
Burbank Gardens
Hensley Park
Westover Place
DALLAS, TEXAS

East Montgomery Gardens
Connally Heights
College Park
TYLER, TEXAS

East-Mooreland Heights
LONGVIEW, TEXAS

Glenwood Park
CONROE, TEXAS

Fenton Lawn
Romayne Heights
Noble Acres
FLINT, MICHIGAN

Trinity Gardens
Liberty Park
MOBILE, ALABAMA

Eastern Shores Parkway
POINT CLEAR, ALABAMA

Southland Farms
LOXLEY, ALABAMA

Walnut Hill Farms
WALNUT HILL, FLORIDA

Liberty Farms
GULFPORT, MISSISSIPPI

Fairhope Single Tax Corp.
Fairhope,
Alabama

Gentlemen:

We are actively engaged in selling both improved and unimproved land in the Gulf Coast Area. In fact, we made over 850 sales during 1944.

According to our records you are the owner of a considerable portion of land in Baldwin County.

If you wish to dispose of this land we believe this would be an opportune time to offer it for sale, and if agreeable, we would be more than pleased if you would list same with us; in which event, we promise to give you our best services in trying to secure a purchaser.

Yours very truly,

PERKINS DEVELOPMENT CO., INC.

BY *Albert Perkins*
Albert Perkins-President

AP/PH

Feb. 24, 1950

G. E. Perkins
Fairhope, Ala.

Dear Mr. Perkins:

It has come to our attention that some lessees of unimproved lots have offered to transfer their leases in consideration of a bonus payment. As you know, the lessee, in making application for his lease, agrees that he will neither ask nor accept a bonus for the transfer of an unimproved leasehold and that his proved attempt to do so will be cause for the forfeiture of his lease to such unimproved leasehold.

At its meeting February 16, the Council directed me to write to all lessees whose lease to unimproved lots had been in effect for more than two years and remind them of their agreement. This has been done and every such lessee has been furnished marked copies of the lease, application and constitution such as I am enclosing herewith.

The Council believes it is necessary to discourage every hope of profit through the transfer of unimproved leaseholds. It believes that Fairhope's phenomenal success, as compared with other shore communities, is due to the easier access to land here made possible by the Single Tax Colony plan.

Fairhope is still growing and the demand for land increasing. If holders of unimproved lots are allowed to collect a bonus for the transfer of their leases, or even to require repayment to them of the rent they paid while holding the land out of use, an unnatural limitation will be placed on Fairhope's opportunity for future growth and all business will suffer.

While all business will suffer because of the interference with a normal growth in population it will effect the real estate and insurance business most directly. It will mean fewer houses to rent and sell. It will mean the sale of less fire and property insurance. Vacant lots purchase no fire and property insurance.

We hope you will be convinced of the soundness of the foregoing conclusions and that we will have your cooperation in enforcing the terms of our lease agreements.

Very truly yours,

Secretary

Mch. 2, 1946

Mr. Lynn F. Perkins
Lake Luzerne, N. Y.

Dear Mr. Perkins:

I was pleased to receive your enquiry concerning Fairhope. It is too bad the article in March of Progress came at a time when I could not give prompt attention to the resulting enquiries.

Enclosed and under separate cover I am sending you material that I believe will give you a better acquaintance with local conditions and policies.

You will note it is not necessary to become a member of the corporation to secure the opportunity to live in the community and to enjoy all lessee privileges. We are, of course, hopeful that those who have an understanding of the principles and aims of the corporation will desire to become members so we can have the fullest advantage of the counsel and aid they can give.

From time to time Fairhope has received various unfavorable reports. I believe most were the result lack of appraisal ability on the part of the reporters. They were incompetent to make a fair comparison between results in this section where the wealth of natural resources is much less than in the sections they were acquainted with. Also they failed to take into consideration the rather extreme poverty of the founders and many of those who joined them later. In the early days Fairhope could offer little more than Churchill could assure English in the dark days of the recent war. There was this fundamental difference. Fairhope could give the confidence that when improvement in conditions were improved improvement would be permanent and progressive. Now matters are quite changed the crudeness of a pioneer community is passing and personal differences appear to have been satisfactorily adjusted and the future is most promising.

While opportunities here are necessarily limited I am continually astonished at the success of some who seem to be determined to make a place for themselves because they want to live here. Along your particular line we have a private progressive school here. It has been struggling along for the past

seven or eight years, since the death of its founder and inspiration, Mrs. Marietta L. Johnson. As may be expected the primary difficulty is finances but it is possible this difficulty might be appreciably removed under capable and enthusiastic management. In the interim since Mrs. Johnson's death the management has been cooperatively furnished by the faculty, primarily because there was no one else to take hold who offered sufficient promise of success. The faculty was so devoted to the school and its principles that they have been willing to make the necessary sacrifices to keep it going in the hope that the desired individual would some day show up. They are still hoping though they have some prospects in view, not too promising however.

Under separate cover I am sending you a recent publication giving a considerable description of the school. I suggest, if it is possible or practical for you to do so you pay us a visit and should there be a possibility of you having an interest in giving consideration to an association with the school that you come while the school is operating. They will close for summer vacation the end of May, but will possibly conduct a summer camp on the campus. Fairhope also has a public school with a consolidated high school. I appreciate that salaries of teachers is not very attractive in the South. Sometimes, however there are compensating factors.

Mobile, 25 miles distant, is expanding in every department, as a port, a commercial and industrial city, and as cultural center. It is becoming more and more practical to live in Fairhope and have employment in Mobile and if you could not find a suitable opening here you might find it there.

I hope your interest will continue and that we may have the pleasure of seeing you in Fairhope in the not distant future. Be assured I will be pleased to reply to such further enquiry as you may care to make and that I will endeavor to reply more promptly.

Very truly yours,

Secretary

THE UNIVERSITY OF THE STATE OF NEW YORK
THE STATE DEPARTMENT OF EDUCATION

FIRST SUPERVISORY DISTRICT, WARREN CO.
LYNN F. PERKINS
DISTRICT SUPERINTENDENT

LAKE LUZERNE, N. Y.,
February 4, 1946.

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

Dear Mr. Gaston:

I have read with unusual interest the article appearing in the January issue of MARCH OF PROGRESS. Ever since 1916 when I first came to know James R. Brown, for many years president of the Manhattan Single Tax Club, I have been a student of the teachings of Henry George.

It appears that I have been under the erroneous impression that Fairhope was not prospering too well, and I read this article FAIRHOPE - HOPE OF THE FUTURE with more or less amazement.

I am interested in the possibility of becoming a member of the Fairhope Corporation and of applying for a plot of ground, and would appreciate it if you would send me all the information that regularly goes out on such inquiries. What would it cost to erect a six-room house down there?

What opportunities for employment are there at Fairhope? I could do editorial work, research work or engage in educational work of any kind. If I were to come to Fairhope, I should have to work to support myself and family (wife and daughter).

Sincerely

Lynn F. Perkins

THE UNIVERSITY OF THE STATE OF NEW YORK
THE STATE DEPARTMENT OF EDUCATION

FIRST SUPERVISORY DISTRICT, WARREN CO.
LYNN F. PERKINS
DISTRICT SUPERINTENDENT
L. F. Perkins

LAKE LUZERNE, N. Y.,
March 5, 1946.

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

DEar Mr.. Gaston:

Your letter of March 2, together with other informative materials, reached me today, and I am very grateful to you for them. I have read this matter over somewhat hurriedly; I will go over some of it more carefully.

I can subscribe fully and without reservation to the principles of "organic education", which, it seems to me, is an excellent name for this type of education. You write of the difficulties that confront the school at the present time. How unfortunate it is that splendid leadership and achievement are often thwarted or denied full expression by a lack of money to implement well-tested plans! The need for funds to implement purposes of high social value is great today in many fields of human endeavor. I could wish for a million dollars to experiment with some ideas of my own and to contribute to such worthy efforts as organic education!

I can not tell how greatly disappointed I have been with traditional education. As a young man I entered this profession because I thought that it had within it somehow the means of salvation. But it has proved to be but a weak reed to lean upon among others of our institutional life. And now we have reached the end of an era, and, I am certain, education must be re-oriented to meet the new principle and purpose of the coming great epoch into which we are now moving fast. Selfishness as a dominant drive must cease all over the world; and education must be geared to the principle of service, or civilization will be immolated upon the fiery pyre of atomic energy driven by universal wrath.

On January 28, 1947, I will be sixty years of age and hope to be in a position to retire on a small pension. I shall have to supplement that pension with other income, and so am looking around to evaluate the possibilities. I do not have to retire then, if I wish to continue to hold this position for, say, five years more; but I am not happy in this work any more, because I do not see in it an opportunity to do what I know must be done.

For a number of years I have been greatly interested in economics, and now I have come to believe that the economics of cooperative enterprise offer the best implementation of Christian principles. I do not think than an economy of scarcity, motivated by competition and the selfishness that grow out of the "struggle for existence", contains the germs of economic, political and social salvation. I believe in cooperative enterprise organized on a community basis in which sovereignty rests in the individual in the family and community of families. This is the reason why I am interested in Fairhope. I have a complete plan, - a sort of blueprint, - of a producer-consumer cooperative, and I am wondering why I should not establish an agricultural unit near Fairhope.

Here again, the only thing that is holding me back from "a

holy experiment" in social dynamics is money. Of what value is, or should be, money, if it can not be used for socially necessary purposes? One demonstration of the power of plenty is worth a million lessons in Christian economics. One demonstration that the "Single Tax" would work at Fairhope is worth a million lectures in various class rooms on the loveliness and logic of Henry George.

A 99-year lease of agricultural land on which the lessee would pay to government only the economic rent in lieu of all taxes and be free of taxes on plant and product!! Is that not something to talk about as a basis of a program of producing and distributing abundance to the cooperators!

I keep saying to myself: "If I had a million dollars; if I only had a million dollars" of that sixteen billions that were spent last year on gambling alone in this country to say nothing of liquor, tobacco, cosmetics, movies, crime and war. Just a million dollars is all I want, not for myself, but to demonstrate that, under cooperative techniques, plenty can be produced and distributed to families in communities, and this nation can avoid the tyrannies of a bureaucratic statism under either a capitalistic or communistic economy.

When I think of a combination of Georgian economics and Rochdale economics extended to include the producer-consumer type, I pray to God for an opportunity to demonstrate what can be done.

Mr. Gaston, I do not care for money for my own selfish use. My needs and those of wife and daughter are modest. If I had a million dollars, there are only a few things I would have for myself and family more than I have now. For five years while I contributed to a demonstration of plenty, \$5000 a year would be all I would need to maintain the standard of living and meet all my personal obligations; and I would use the \$975,000 to organize cooperative units here in the North and in the South to teach people how to produce and distribute plenty and exchange surpluses among various communities.

I have three grown sons, now out from under the parental roof and "on their own". They are just starting out in life. One of them has recently been discharged from the Army and one of them (nineteen years old) is with the Army of Occupation in Germany. What do I want to see handed on to them? A world full of scarcity, competition, strife, selfishness, war, insecurity and death? No, a thousand times, NO! But, if we have anything different, it must be built by you and me, wherever we are, bit by bit, block by block. The risks, the hardships, the privations, that one of my boys went through on the battlefield and in a German prison camp cry out to me to make a more dynamic contribution to the building of a social and economic and spiritual order; and, if I do not heed this cry, I will be again making my contribution to another World War in which they again, or their children, will suffer.

This nation and its institutions are being brought to the bar of God's judgment; and, if there can not be found among its citizens enough to stand and work for a new order based upon the Laws of God, we shall all perish in a succession of holocausts each worse than its predecessor. We need to start working now to build that new order. Time is of the essence. WE ARE RUNNING NECK AND NECK WITH UNIVERSAL DEATH, if we continue to run as we have.

May I thank you again for enabling me to get a glimpse of Fairhope. I shall hope that circumstances will enable me to visit it some day within the coming year.

Most sincerely

Lynn J. Perkins

Feb. 20, 1936

Mr. Arthur Phillips
Birmingham, Ala.

Dear Sir:-

In reply to your request for information regarding the leasing of our land I inclose a copy of the application required and of the lease contract where application is approved.

The corporation has in its possession both improved and unimproved land, timbered and bare. To secure a lease to land on which improvements or timber stand, the improvements or timber must be purchased. Land having no improvements or timber can be leased and possession secured on payment of 6 months rent in advance. Rentals range from \$1.00 to \$3.00 an acre, probably averaging \$1.50 per acre.

Let me call to your special attention paragraph 3 of the lease contract, the agreement of the Single Tax Corporation to accept tax receipts paid to the state, county or school district, on payment of rent.

I will be glad to give any further information you may desire.

Very truly yours,

Secretary

Feb-17-1934
Route 4 Box 157
Birmingham Ala
Secretary to Corporation
Fairhope Ala.

Please send me all information you can in regard to leasing land in your colony in Fairhope or farm land

Very truly Yours

Arthur Phillips,

Dec. 4, 1953

Miss Mattie L. Pipkin
Stockton, Ala.

Dear Miss Pipkin:

We were quite pleased to get your request for a copy of our lease to be used in your Democracy class and are enclosing same herewith together with a copy of our application for land, constitution and a copy of our annual report for 1952.

Also enclosed is a brief statement of Henry George concerning the single tax. We believe he makes it clear that no sound basis can be had for the institution of democracy until we establish that justice which the single tax alone will make possible.

We wish to congratulate you and commend you for your selection of topics of study.

Sincerely yours,

Secretary

Stockton, Ala.
December 2, 1953.

Clerk
Fairhope Single Tax Corp.
Fairhope, Ala.

Dear Sir:

I would like to have
a copy of your lease for
the use of our Democracy
class.

Send it as soon as
possible.

Yours very truly,
Mattie L. Lipkins
Stockton, Ala.

Pitman Realty Company

OFFICE
PHONE 2431

"Let Us Make Your Dreams A Reality"

RESIDENCE
PHONE 8166

FAIRHOPE, ALABAMA

June 7, 1954


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

Dear Dr. Gaston:

In order to clarify your letter of June 5th and to confirm our telephone conversation today, I would like to surrender my remaining leases and request a lease be made to me for the West half of Lot 15 (36') and the East 67 feet of Lot 16, Block 23-27, according to un-recorded Fairhope Single Tax Corporation plat thereof. This new lease will also allow an additional five feet to be leased to William J. Chambers. I would also like to request an assent to Liberty National Life Insurance Company of Birmingham as mortgagee to the William J. Chambers transfer in the amount of \$8,900.00. I would also like to request an assent to Liberty National Life Insurance Company of Birmingham as mortgagee to the Horace L. Bell transfer. The amount of this mortgage will be \$9,000.00.

I would like to amend the request for a lease transfer to William L. Flynn to read all of Lot 13 and the West half of Lot 12.

Yours truly,



Cecil Pitman

CP:sc

June 5, 1954

Mr. Cecil Pitman
Fairhope, Ala.

Dear Mr. Pitman:

We are in receipt of your letter of June 4, requesting our consent to a conditional transfer of your leasehold interests in Lot 14 and the East 36 feet of Lot 15, Block 22-27, Magnolia Beach Addition.

We note that you hold individual leases to these two lots and that such transfer would leave you with an individual lease to only the West 36 feet of Lot 15. It is believed that our council would not approve of such an occurrence. We note that you also hold an individual lease to Lot 16 and it is suggested that you surrender the individual leases to these three lots in consideration of our issuance to you of two leases, one to Lot 14 and the East 36 feet of Lot 15 and the other to Lot 16 and the West 36 feet of Lot 15.

In examining your lease to Lot 9, Block 22-28-S it was noted that we made an error in the description and we will appreciate it if you will return this lease to us for correction.

Very truly yours,

Secretary

May 5, 1951

Pitman Realty Co.,
Fairhope, Alabama

Dear Mr. Pitman:

At its meeting May 3, our Executive Council approved transfers requested by you as follows: (1) H. R. and Ann R. Hall to Richard J. Spader; (2) Elizabeth K. Nye to Eugene P. H. Willett and Carolyn C. Willett.

We presume you are acquainted with the fact that there is a mortgage to Baldwin County Savings & Loan Ass'n on the Hall property and one to Celina Cummings on the Nye property.

We wish to call to your attention that you failed to supply us with applications in duplicate signed by the prospective transferees, such signed applications should accompany all requests for transfer. Please attend to bringing us applications from the Willetts and from Mr. Spader.

Very truly yours,

Secretary

Feb. 23, 1950

Pitman Realty Company
Fairhope, Alabama

Gentlemen:

It has come to our attention that some lessees of unimproved lots have offered to transfer their leases in consideration of a bonus payment. As you know, the lessee, in making application for his lease, agrees that he will neither ask nor accept a bonus for the transfer of an unimproved leasehold and that his proved attempt to do so will be cause for the forfeiture of his lease to such unimproved leasehold.

At its meeting February 16, the Council directed me to write to all lessees whose leases to unimproved lots had been in effect for more than two years and remind them of their agreement. This has been done and every such lessee has been furnished marked copies of the application, lease and constitution such as I am enclosing herewith.

The Council believes it is necessary to discourage every hope of profit through the transfer of unimproved leaseholds. It believes that Fairhope's phenomenal success, as compared with other shore communities is due to the easier access to land here, made possible by the Single Tax Colony plan.

Fairhope is still growing and the demand for land increasing. If holders of unimproved lots are allowed to collect a bonus for the transfer of their leases, or even to require repayment to them of the rent they paid while holding the land out of use, an unnatural limitation will be placed on Fairhope's opportunity for future growth and all business will suffer.

While all business will suffer because of the interference with a normal growth in population it will effect the real estate and insurance business most directly. It will mean fewer houses to rent and to sell. It will mean the sale of less fire and property insurance. Vacant lots purchase no fire and property insurance.

We hope you will be convinced of the soundness of the foregoing conclusions and that we will have you cooperation in enforcing the terms of our lease agreements.

Very truly yours,

Secretary

April 7, 1952

Mr. B. N. Bowman, Manager
Pittsburgh Plate Glass Co.
54 North Royal St.
Mobile, Alabama

Dear Sir:

With respect to your enquiry concerning Milton Vincent Harris has impressed me very favorably. Unfortunately Mr. Harris has not been a resident of Fairhope but for a brief period and has lacked opportunity to demonstrate the worth I confidently believe he possesses.

I may state however, that I have known Mrs. Harris all her life and have had close association with the family for many years and her and their acceptance of Mr. Harris assures me of his merit. Mrs. Harris' father, R. L. Rockwell is a member of our corporation and a highly valued member of its Executive Council and he has talked to me about Mr. Harris and his satisfaction in having him as a son-in-law.

Mr. Harris has impressed me as being an earnest and honest young man with ambition to give what it takes to make a wholly satisfactory employee.

Very truly yours,

PITTSBURGH PLATE GLASS COMPANY



54 NORTH ROYAL STREET, MOBILE 1, ALA.

April, 5, 1952

Mr. C. A. Gaston
Fairhope, Ala.

Dear Sir:

We have an application for position from Milton Vincent Harris, who has given your name as reference. Any information you may have regarding his character and abilities will be greatly appreciated and will, of course, be held in the strictest confidence.

We are enclosing a self-addressed envelope for your convenience in replying, and will appreciate an early reply.

Yours very truly,

B. N. Bowman
Manager

BNB:ek
enc.

Sec. of Fairhope

101 W. Ill.
Urbana, Ill.

Dear Sir:

Can you advise me whether your
organization is still in existence and
is still functioning in the same way as
set forth in the Enclosure of Economic Part?

Sincerely yours,
A. Plonsky

A. Plinsky
701 W. Ellsworth St.
Urbana, Ill.



THIS SIDE OF CARD IS FOR ADDRESS

Sec. of the Fairhope Single-Tax Corp.
Fairhope, Alabama

January 14, 1941

Mr. A. Plensky,
701 Illinois St.,
Urbana, Ill.,

Dear Sir:

I am pleased to be able to answer in the affirmative your recent post card enquiry concerning the above Corporation and its conduct here of a Single Tax Enclave.

I am sending you herewith a pamphlet explaining the local method of leasing land and under separate cover a copy of ~~xxx~~ the weekly paper published here.

The Corporation's lands are largely in use now and the rentik list shows charges as of January first for 1941 rent in the amount of \$30,767.93.

This amount will be paid by the Corporation's lessees in lieu of all payments they might have had to pay to private owners of land and of additional taxes to the state, county and municipality and special assessments for public improvements; which in the year just ~~1939~~, amounted to approximately \$23,000.00.

The administrative costs for 1939 amounted to about \$3,500. and the balance was available for maintenance of a free public library, contributions to civic projects, community advertising, keeping up of unleased lots and additional street improvements and betterments.

We feel that the benefits of our plan are being more clearly demonstrated daily and that the need for tax reform is becoming more apparent and Fairhope may have the opportunity to show the way.

We would be glad to have such further enquiry as you may care to make or to have you make a personal investigation of Fairhope and our plan.

Very truly yours,

Secretary.

Feb. 24, 1950

Capt. Jos. Pose
Fairhope, Ala.

Dear Capt. Pose.

It has come to our attention that some lessees of unimproved lots have offered to transfer their leases in consideration of a bonus payment. As you know, the lessee, in making application for his lease, agrees that he will neither ask nor accept a bonus for the transfer of an unimproved leasehold and that his proved attempt to do so will be cause for forfeiture of his lease to such unimproved leasehold.

At its meeting February 16 the Council directed me to write to all lessees whose leases to unimproved lots had been in effect for more than two years and remind them of their agreement. This has been done and every such lessee has been furnished marked copies of the application, lease and constitution such as I am herewith enclosing.

The Council believes it is necessary to discourage every hope of profit through the transfer of unimproved leaseholds. It believes that Fairhope's phenomenal success, as compared with other shore communities, is due to the easier access to land here, made possible by the Single Tax Colony plan.

Fairhope is still growing and the demand for land increasing. If holders of unimproved lots are allowed to collect a bonus for the transfer of their leases, or even to require repayment to them of the rent they paid while holding the land out of use, an unnatural limitation will be placed on Fairhope's opportunity for future growth and all business will suffer.

While all business will suffer because of the interference with a normal growth in population it will effect the real estate and insurance business most directly. It will mean fewer houses to rent and sell. It will mean the sale of less fire and property insurance. Vacant lots purchase no fire and property insurance.

We hope you will be convinced of the soundness of the foregoing conclusions and that we will have your cooperation in enforcing the terms of our lease agreements.

Very truly yours,

Secretary

FJS:em

Post Office Department
ASSISTANT POSTMASTER GENERAL
BUREAU OF FINANCE
Washington 25, D. C.

September 28, 1953

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

Dear Mr. Gaston:

The Postmaster General has asked me to reply to your letter of September 21 regarding the possible issuance of a special stamp next year to commemorate the 75th anniversary of Progress and Poverty by Henry George.

We have received a great many requests for this stamp but the Postmaster General has not yet formulated the program for next year. It is possible that one may be developed for a new series of regular stamps. In which case the number of strictly commemoratives will of necessity have to be greatly reduced because of the limitations of production. For this reason we are not able at this time to give any assurance of the approval of any special stamps beyond the very few for which commitment has already been made or which by precedent should be issued.

Sincerely yours,

Albert J. Robertson

Albert J. Robertson
Assistant Postmaster General

Sept. 21, 1953

Hon. Arthur W. Summerfield
Postmaster General U. S. A.
Washington, D. C.

Dear Sir:

Our understanding is that your department is now deciding what special stamps to issue in 1954. We respectfully request consideration of a stamp commemorating Henry George's Progress and Poverty, which first appeared in 1879.

It is our firm conviction that Mr. George's fiscal proposals in Progress and Poverty and other of his published works are vitally important to our nation and the civilized world. A general application of his proposal to secure revenue for public purposes by collecting the publicly created rental value of land would make it possible to halt our present, and otherwise inevitable, trend toward socialism, a trend that, unless halted, must inevitably lead to communism.

Only a tax that confiscates the annual rental value of land can be properly defined as an unquestioned and natural incentive to the production of wealth. All other taxes must discourage such production, and our failure to so tax the rental value of land (the unearned increment) must further discourage wealth production by making it expensive, and in some cases impossible, for labor and capital to acquire the land on which wealth may be most efficiently and most profitably produced.

We speak with some authority on this matter for we founded this community in 1895 and have since then applied Mr. George's fiscal principle to our land. On no comparable land in this country, nor we dare say in this country, has there been as rapid a growth in population with accompanying production of wealth in the form of privately owned homes and businesses, all the product of free enterprise and individual initiative. Only by removing all barriers to the full application of free enterprise and individual initiative can we be secured against communism or some other form of dictatorship.

Respectfully yours,

Sept. 21, 1953

Hon. Arthur W. Summerfield
Postmaster General U. S. A.
Washington, D. C.

Dear Sir:

Our understanding is that your department is now deciding what special stamps to issue in 1954. We respectfully request consideration of a stamp commemorating Henry George's Progress and Poverty, which first appeared in 1879.

It is our firm conviction that Mr. George's fiscal proposals in Progress and Poverty and other of his published works are vitally important to our nation and the civilized world. A general application of his proposal to secure revenue for public purposes by collecting the publicly created rental value of land would make it possible to halt our present, and otherwise inevitable, trend toward socialism, a trend that, unless halted, must inevitably lead to communism.

Only a tax that confiscates the annual rental value of land can be properly defined as an unquestioned and natural incentive to the production of wealth. All other taxes must discourage such production, and our failure to so tax the rental value of land (the unearned increment) must further discourage wealth production by making it expensive, and in some cases impossible, for labor and capital to acquire the land on which wealth may be most efficiently and most profitably produced.

We speak with some authority on this matter for we founded this community in 1895 and have since then applied Mr. George's fiscal principle to our land. On no comparable land in this county, nor we dare say in this country, has there been as rapid a growth in population with accompanying production of wealth in the form of privately owned homes and businesses, all the product of free enterprise and individual initiative. Only by removing all barriers to the full application of free enterprise and individual initiative can we be secured against communism or some other form of dictatorship.

Respectfully yours,

Arden, Del., Sept. 8, 1948

Dear Cornie:

Had a letter yesterday that made us think of you folks in Fairhope again, as often we do with happy memories of past experience. The letter was from our old friend, Alexis Fern, saying he had bought a spot for his home-place in your lovely community and was leaving his present base at Stelton, N. J., very soon. I am sure that you will find Alexis a great addition to your village in many ways. We had a visit from him here recently and had some hope that he might locate here.

Maybe he will be telling you something of his visit to Arden, and in connection therewith about our present plans, including the building of a small home for Cora and me in the edge of the woods back of our old home and how our Lloyd has been doing the job the past summer much to our satisfaction. The new living place is not yet completed but is far enough to be sure of habitation before cold weather season, after which we hope to sell or rent our larger house.

About as far as we can look ahead in these rather unsettled times of world stress. Last week-end Arden had its annual fair, somewhat limited by heavy shower in the forenoon, and Cora had five of her family here for a reunion. I am sending herewith copy of a story I wrote for local weekly paper about some of the early doings of the Arden community, which might interest some of you folks and be news to the younger generation at least. In case you care to use any of it in the Courier, you might send me a copy.

Am still working on my plan for a fairer press but along a somewhat more radical line of creating a factual public news service for the people on a cost basis. If you care to see my latest opus, condensed to one page of typed copy, would gladly send it on. Ben Marsh, secretary of People's Lobby at Washington, has promised to present it to his Board of Directors at their September meeting.

With all good wishes to you and all your folks, I am,

Yours sincerely,

Edwin S. Potter
Edwin S. Potter

Are British Adopting Henry George Theory?

By Harold Fleming

Special to The Christian Science Monitor

NEW YORK—People who go for the Henry George theories of economics and land values should be interested in a Government bill submitted in Parliament on Jan. 7 by the British "Minister of Town-and-Country Planning" intended to "deprive the landowner of future increment in land values."

The bill is apparently designed to socialize such appreciation in land values as occurs in connection with the reconstruction of older areas, the cutting through of "green belts," and the opening up of spaces in crowded cities, and follows a principle already adopted in an earlier Act of Parliament about the establishment of new towns and cities.

It seems to follow somewhat the principles accepted in this country in connection with "special assessments" on land values in the case of special improvements, such as subways, highways, parks, and the like, where the landowner is taxed (through special assessment) for some of the increase in value which he receives without doing anything except being there first as owner.

Henry George Theory Long-Lived

The Henry George school of economic thinking has a vogue in this country which would surprise the orthodox economists of Wall Street or indeed almost anybody except a real estate man or a financial writer. Fifty years ago it was a popular pastime among economic students to win their master's degree by a thesis "refuting" the Georgian theory of rent, interest, and profit; but the idea has proved to have nine lives, and with the help of private endowments, through such organizations as the Henry George School of Social Science and the Schalkenbach Foundation, it lives on strenuously.

Unfortunately for the theory, which is probably the most ingenious indigenous idea in the history of American economic thinking, its protagonists today have not only the zeal of single-track thinkers, but also the combativeness. This writer has received in the course of years dozens of spontaneous and unprompted communications from adherents of this school, and they have been almost uniformly quarrelsome and disparaging sometimes to the point of being contemptuous.

This attitude may explain why such local tax reforms of the last generation or so as have paralleled the philosophy of the "single tax"—i.e., by reducing the tax rate on improvements in comparison with the rate on unimproved land—have been put through for "practical" reasons and without benefit of Georgian philosophy. In fact, both the name Henry George and the term "single tax" have become so obviously a handicap that even the faithful make only sparing mention of them in their writings.

Notion Stems From Ricardo

The essential idea of George's, powerfully presented in his "Progress and Poverty," is that landowners as a class, being "on the ground first," can and do reap the benefits of progress in the form of higher rents, so that progress and poverty are bound under this system to persist side by side. The landowner in this theory plays the same role of the capitalist in Marxian theory. He is the recipient of the "surplus value" which redounds from the advancement of the industrial arts and the increase in the population.

Both theories derive from the theories of David Ricardo as to "Land," "Labor," and "Capital," and their respective incomes in the form of rent, wages, and interest and profits.

The Georgian theory, however, follows much more strictly the Ricardian line, which was that the landowner is "inevitably" the ultimate beneficiary of progress. And the Henry George theory is so much more realistic than the Marxian theory, since the available supply of land after the frontier is exhausted can no longer be increased and its value is therefore much more immune in the aggregate to the wear and tear of competition and obsolescence.

In this sense George's conclusions were about the same (though with reverse ethics) as those of such men as Astor, who put the profits of tea and furs into New York real estate, or Crocker, who put the profits from Nevada silver into San Francisco real estate.

Why George Theory Fails

Failure of the main George proposal (that other taxes be dropped in favor of a "single tax" on land values) to play an important role in American political economy is probably due to several reasons. The steady opposition of real estate interests has, of course, been one. Another may have been the strenuous zeal of George's followers, as a result of which the label of single-tax theory has been a handicap to any proposal for the differential classification of property tax rates.

But perhaps the greatest reason has been the fact that the division of society into three "classes" has been an intellectual abstraction, since there are so few professional landowners and so much of the land is owned by entrepreneurs, industrial corporations, farmers, and homeowners.

Ricardo's theory was by no means so abstract; the English society of his day was actually divided in spirit not only between propertied and propertyless, but, among the propertied, between landowners and the growing class of manufacturing risktakers. The rivalry between the latter was acute, culminating in the victory of the manufacturers in the reform of Parliament and later in the Corn Laws (free trade).

Ricardo's purpose was to favor the landowners by making it appear that their economic position was not only superior but "natural" and inevitable. George merely accepted the premise, but reversed the ethical conclusion. But by the time he had written his great work, landowners had largely ceased to be a separate caste. Probably it is the years of austerity in crowded Britain which have built up the political pressure behind the new town-and-country planning bill.

CHRISTIAN SCIENCE

ty in Helping Hand



n Present Troubles

Briton Defends Wartime Role In Greek Area

By Reuters

London

Defense of the British action in taking part in the unsuccessful Greek campaign during the early part of the war was included in an account of air operations published recently in the official London Gazette.

The report, compiled by Air Vice-Marshal J. H. D'Albiac, who commanded the Royal Air Force in Greece from Nov. 6, 1940, until it was withdrawn, said that the participation of British land forces in the Greek campaign was dictated entirely by political considerations.

Decision Justified

"We were fully aware of our weaknesses both in the air and on the ground," Marshal D'Albiac said. "I have heard the criticism that under these conditions we should never have sent land forces to Greece. I would like to say without any hesitation and in the light of subsequent events, in my opinion the decision made was a right one and in accordance with the best traditions of our race."

On the one hand, there always was the chance that Germany would respect the neutrality of Yugoslavia and that the advancing Nazi armies would be delayed, he continued.

"On the other hand, if Yugoslavia threw in her lot with us, which she eventually did, it was reasonable to suppose that her soldiers, renowned for their fighting

Extremists Effect New Amity Role

By Constantine Argyris
Special Correspondent of
The Christian Science Monitor

Athens

The Greek nation is placing high hopes in two international events of first importance. One is the arrival here of an American economic mission under Paul Porter, former Price Administrator, who will have the rank of Ambassador.

The Communists have denounced the mission as a sign of foreign interference, but even they concede that Greece's economic salvation depends on help from America.

The mission has come in response to a request by Prime Minister Constantine Tsaldaris, made some months ago. It will examine the possibilities of reconstruction and the needs of foreign assistance and financial reorganization.

U. N. Probe Group's Task

The other event is the prospective arrival of the United Nations Security Council Commission of Inquiry, which is to investigate charges made by the Greek Government that Greece's northern neighbors in the Balkans were largely responsible for the fighting in the north.

It is the hope of the majority of the Greek people that the U. N. Commission will help to promote a better understanding with Russia and so remove what is considered to be one of the main causes of unrest, and a prime cause of trouble between factions within the country.

It is characteristic of the general feeling that the Macedonian Army Corps Commander, the "fire-eating" General Ventiris, has swung round to the view that the main need is conciliation.

An unceasing and intense backstage activity among the parliamentary right wing and center parties seems to reflect an identical feeling.

The Government has a delicate situation to face when the Commission of Inquiry arrives toward the end of this month. It should have no difficulty in producing evidence of Slav intervention in Greek affairs in the north. But it is also essential that the foreign policy of Greece should be exonerated from any suggestion of contributing to trouble abroad.

However, the prospect of an end to the long delay in receiving American financial short-term assistance, which had brought about virtual stoppage of the nation's imports, is having a salutary effect. There is an appreciable tendency of both Leftists and Rightists to bury some of their differences. Pressure of public opinion for an end to anarchy is having its effect.

Communist Gesture

As indicative of this trend, Communist leaders for the first time are showing eagerness of agreement. One may say that, at present, all that is needed is to find a formula which will inspire the confidence of all. Communists wish to make sure that their supporters, by laying down arms, will not lay themselves open to "reprisals." The Rightists look for some reassurance that any settlement will not involve far-reaching political and social changes.

If such a formula could be discovered and proved capable of bringing Greece with credit through the difficult double international test awaiting the country, in the economic and foreign politics fields, Greece once more might find itself on the road to substantial recovery.

It has been of incalculable help to the country that, as the United

EDWIN S. POTTER
ARDEN, DELAWARE

February 4, 1947

Dear Corny:

The enclosed clip from a recent number of the Christian Science Monitor, which has been coming to me as a Xmas gift from a friend, made me think of you and your many friends in Fairhope (some of whom are also my friends, I like to think) and it occurred to me that you might like to use it or some part of it with your own comment thereon. What the British Labor government is doing in this regard is surely in the right direction, it seems to me. And in case you want to get a really helpful and illuminating view of that government, I recommend that you have a look at the article by Raymond Daniell in last Sunday's New York Times Magazine section.

We often think of you folks there in Fairhope, as part of our life experience, and I like to watch the "Courier" as if it were a report from "back home" with mention of old friends and familiar names and places, and would like to be remembered to any of them you may meet. Our winter season here has been for several weeks past marred by the quite serious illness of Mrs. Potter, but am happy to say that she is now ~~about~~ completely recovered and we are both in fine fettle as we face the wintry weather ahead after the warm January spell.

Both Amy and Lloyd, and children come to see us here often and we are very comfortable in our old Arden home place in the edge of the forest and opposite the Arden public school campus. In case you or any friends in Fairhope come north, we hope they will give us a call.

Cordially yours,


Edwin S. Potter

October 20/41

Mr. Russell A. Powell
1722 taraval Street
San Francisco, Calif.

Dear Mr. Russell:

Please pardon my delay in replying to your letter of the 9th. We are interested to hear from you and appreciate your interest in Fairhope. I shall enclose some material and shall send additional matter under separate cover. I also have your card now and am having a copy made of my address at Chicago and will try to enclose it but if not will send it later.

Much of the history of Fairhope you will find in the Quarter Centennial History I am sending you. The Colony now holds title to less urban land than it originally purchased, since a considerable portion had to be taken for streets and the portions which were set aside for public parks have since been deeded to the municipality for such purpose.

At the present the urban lands comprise about 327 acres on which most of Fairhope's population live and on which most of the improvements are located and it would be possible for the entire community to be on these 327 acres without overcrowding and have land left for urban expansion. Urban residents do not need nor desire large land holdings compactness within certain limits offers many advantages not available to the scattered community.

Fairhope's size is necessarily limited by the economic opportunities available in this section but its growth is steady and more than commensurate with the improvement in economic conditions, since many come here to live because of the freedom of opportunity, though so far as location is concerned they might better be located elsewhere. At the present time many who work in Mobile are coming here for homesites because of the speculative increase in rents in the locations most convenient for their homes.

Just as it is impractical at the present time for this nation's present population to fully use all the land within its borders so Fairhope has land available and when we run short we will probably have a depression with its accompanying deflation of land values which will enable us to secure title to additional lands without the payment of too much unearned increment to present owners. We still hope, however, that a sufficient number will become informed so the plan will be adopted by government and we offer Fairhope as a demonstration.

Your request for information on "taxes on residences of various size" is not clear to me. Our corporation is not concerned with the size of the residence its lessee occupies, but with the size and location of the lot leased to him and on which he has an exclusive and monopolistic claim. Residence lots are generally 66 ft. front by 132 ft. deep and the annual rent on such a lot varies from \$1.86 to \$115.92, the lesser figure being on a lot where the advantages of location are almost nil, and the latter on a lot having advantages superior to any other in the community. These represent the two extremes and I would say that the average annual rent on desirable residence lots of the above size ranges between \$20.00 and \$40.00.

"Taxes" are levied on residence and other improvements by the state, county, school district and municipal government as well on the personal property assessed by the lessees but unless these combined taxes have a total greater than the rent paid on the lot they are no concern of the owner since they are paid by the corporation from the rent fund as provided in paragraph (3) of the lease/contract.

Ground rent charges levied by the corporation this year on its leased lands will be approximately \$31,000.00 and there will be additional income from various sources such as interest or penalty on delinquent accounts, lease issuance fees (\$1.00), interest on investments and management of unleased lands which will bring the income to some \$35,000.00. The management costs will be in the neighborhood of \$3,500.00 for salaries, office rent, printing, etc., taxes to be paid by the corporation on its lands and on the properties of its lessees will amount to some \$23,000.00 or more and the balance will be spent on public improvements such as street paving and sidewalk construction and maintenance and on civic services.

You will note that none of the printed material sent you is copyrighted and I assure you we will appreciate all favorable publicity which may result from your study of the material. I appreciate that our plan may appear a little complex to the uninitiate and I shall be glad to try and clear any questions that may arise so please free to write me. I am mailing a copy of the Courier and am having the S. F. Pacific News placed on the exchange list.

Sincerely yours,

Secretary.

SAN FRANCISCO PACIFIC NEWS

PUBLISHING & LEGAL ADVERTISING

1722 TARAVAL ST. OVERLAND 0160
SAN FRANCISCO, CALIFORNIA

October 9, 1941

Fairhope Single Tax Corp.
Fairhope, Alabama

Gentlemen:

A short time ago a copy of the constitution of your corporation, reprinted from the Fairhope Courier 1940, was given to me.

Being a student of Henry George and editor of the San Francisco Pacific News, a weekly paper it is my desire to gather as much up-to-date information as possible to disseminate.

If it is possible will you furnish me information on the following subjects pertaining to your corporation. Also will you enclose an authority for me to reprint such information which will be distributed free.

Subjects: Approximate size of the corporation when founded, its development and approximate size at present; Main Industrial or payroll maintenance; Taxes on residences of various size.

I would appreciate hearing from you at your earliest convenience.

Very truly yours,


Russell A. Powell



BUY
DEFENSE SAVINGS
BONDS AND STAMPS



THIS SIDE OF CARD IS FOR ADDRESS

Mr. C.F. Gaston
Fairhope, Alabama

San Francisco, Calif.
October 10, 1941

Dear Mr. Gaston

In a phone conversation with J. Rupert Mason
I was told of your reading of a paper at the
Chicago conference. Will you favor me with a
copy of that paper.

Will ^{you} also make arrangements for an exchange
of copies of the Fairhope Currier for the S.F.
Pacific News.

Sincerely yours

Russell A. Powell

San Francisco, Pacific News
1722 Taraval St. S.F.

OFFICE - HANOVER 2-7926
RESIDENCE MANHASSET 1527

R. H. PRATT CO.
CONSULTING ENGINEERS
EXPEDITERS OF MATERIAL PROCUREMENT
27 WILLIAM STREET
NEW YORK 5, N. Y.

R. H. PRATT CO.
CONSULTING ENGINEERS
Business Arts. For
AMERICAN FLOATING UNIVERSITY INC.

VIA AIR MAIL

March
16th
1946

Dr. A. A. Gaston
Fairhope
Alabama

Dear Doctor:

I much appreciate copy of your letter of Feb. 19th to Mr. Wharton and am especially grateful for your remembering me with the enclosure.

My absence from New York from Dec. 22nd to Feb. 26th accounts for the delay in acknowledging your courteous response to the inquiry.

With cordial personal regards to you and yours, I am

Sincerely,

R. H. Pratt
R. H. Pratt

RHP:F

R. H. Pratt Co.,
Consulting Engineers
27 William St.,
New York 5, N. Y.

Mr. J. E. Gaston,
Gaston Motor Co.,
Fairhope, Ala.

Dear JIM:

SUBJECT: Fairhope single Tax Corpn.

Have been missing the companionship of my old friends since the war stopped and read a book by the man whom I consider one of the smartest. John F. Wharton - maybe kin to Kirby but I doubt it.- who states that Henry George was the smartest philosopher of all time or words to that effect. He goes further and says that George's work was tops and that it is a pity his teachings were never tried out in actual practice.

Well, I'm proud of my Fairhope contacts which extend back to when I lived in Atlanta in 1914 and my 31 year old boy was a baby and we used to drive down to stay at the Colonial Inn where I'd park the family - now all grown up- and go on about my business for the Marine Underwriters.

So I took pen in hand - this Country boy, and wrote the bigshot a letter and asked him if he'd ever heard of Fairhope, Ala. He comes right back and says no "Come on over to 61 Broadway and tell him about it" or words to that effect.

Well Jim I'm back in the big town again - haven't even had time to get my letterheads printed and already I'm doing business - and prehaps will make money.

So if it's not asking too much, isn't there some printed stuff about the Single Tax Colony and Henry George that you can shoot along to me so I can give Mr. John F. Wharton - one of the smartest Lawyers on Broadway, an earful about the good little town of Fairhope. How's about a copy of the Town paper, telling about the history of the charming little community - I'll make the personal contact and Fairhope perhaps will get some free advertising.

And Jim, let me know how your boy came out in the service - is he back home yet? MY Dick is still in the Philippines and I need him badly right here. But he thinks he will be home in Mobile by Christmas and then he's coming on up here to pitch in with me.

With very best regards to my old Fairhope friends I am
Very sincerely yours, in the struggle,

The Book is -
"Theory & Practice of
Earning a Living"
Simon & Schuster, N.Y.
Printed in April '45.

R. H. Pratt - (Remember, Federal Hardware
Insurance?)

R. H. Pratt

I'll ask the Author to send you a copy - marking pages - 60 to
62 and Autographing it.

R. H. Pratt Co.
Consulting Engineers
27 William St.,
New York 5, N. Y.

October 27, 1945.

Dear Mr. Wharton:

Thanks, lots, for your gracious letter of the 25th. I was in Massachusetts Thursday in pursuit of "Earning a Living" for myself, otherwise would have suggested sooner that perhaps an Autographed copy of your book directed to ---

J. E. Gaston,
Gaston Motor Co.,
Fairhope, Alabama

would be most gratefully appreciated. Jim Gaston is an old friend of mine and I believe it was his father who was a follower of the teaching's of Henry George. In fact the Old Man was one of the first Colonists and I believe founded the paper - The Fairhope News or something like that.

Of course, if you put in the book that it was sent at the request or suggestion of one "Dick Pratt" it wouldn't make me burst out in Tears. I believe the results would be interesting.

Then if you like bodily comforts and have the leisure you might enquire of the Waterman Steamship Co., Mobile, Ala., directing your letter to:

Mr. Edward A. Roberts - Chairman of the Board,
and mentioning my name, asking him about the POINT CLEAR Hotel.

Perhaps this is a chore? But you'll learn something about Henry George's actual work..

John F. Wharton, Esq.,
61 Broadway,
New York 6, N. Y.

Sincerely yours in the struggle,

R. H. Pratt.

Blind copy to Jim Gaston,

April 11, 1953

Miss Mae Presnall
Bay Minette, Alabama

Dear Miss Presnall:

I regret we do not have more detailed information concerning our Single Tax Colony at Fairhope. Our method of operation is pretty well shown in the application for land and lease contract, and copies of these forms are herewith enclosed.

You may know that the City of Fairhope does not and cannot employ the single tax principle in providing public revenue. It taxes all property that is assessed for taxation on the County assessment records. Those in Fairhope who lease land from the Single Tax Colony pay the Colony an annual rent and the Colony pays the City, County and State the taxes they have levied upon the property belonging to the lessees.

Fairhope was founded by the Single Tax Colonists on land they purchased. However their limited financial means did not permit them to acquire but a few hundred acres, but the community they began on their land stimulated the use of surrounding lands and the present City of Fairhope embraces much more than the land belonging to the Single Tax Colony. However our application of the single tax principle and its requirement that the holder of land pay the Colony the annual use value of the land has resulted in our land being the most highly developed. Also our collection of this fund has enabled us to spend more for public improvements in the area occupied by our land.

I am also mailing you a couple of pamphlets on the principle and I suggest that after you are through with them you give all the material sent, to your school librarian so they will be available for others. Wishing you every success and assuring you I will be glad to help further if I may, I am,

Sincerely yours,

Secretary

Bay Minette
Alabama
April 8, 1953

Fairhope City Tax Collection
Fairhope, Ala.

Dear Sir

Would you send some information on Fairhope's
Single Tax System? As I am writing a paper
on this subject for Economics' Class I will
appreciate any material that you can send me.

Yours truly

(Miss) Mae Presnall

August 25, 1936

Mr. C. F. Prestridge
701 N. Liberty St.
Webb City, Missouri

Dear Sir:

Your communication of August 21 was handed into my office by the Fairhope Courier and I am sending you under separate cover literature concerning this locality and regarding our Colony plan.

Fairhope is located on a high bluff with lands well drained and while we lay no claim to any specific health properties in our locality, it is a fact that a great many people suffering from ailments have received benefit from a residence here.

Rentals of cottages and apartments have been quite low during the past few years but there appears to be a steady rise taking place at this time due to an increase demand, however, I believe it to be altogether possible and probable that you would be able to find something suitable to your means and desires. I am presuming that you would not be immediately dependent on securing a paying job or have some income with which you could supplant such wages as you may be able to earn.

Fairhope has no industries and many of its people are employed in stores, agriculture, professions and "odd jobs." Hoping the information given will be sufficient to your needs and assuring you of the willingness of this office to further assist you, I am

Very truly yours,

CAG/mg

4 11111

Sept 10, 1936

Mr. C. F. Prestridge
701 N. Liberty St.
Webb City, Missouri

Dear Sir:

On August 25 we made reply to a letter from you addressed to the Fairhope Courier, giving the information, I believe, which you asked for in your letter of Sept. 5. If this letter has not been received by you, please drop a line and I will send you a copy.

I do not know of any places specializing in board and room. Rooms can be had for very reasonable rates and we have good restaurants that serve regular meals at as low as 25 cents per meal. Hoping this information will be satisfactory, I am

Very truly yours,

Secretary

CAG/mg

webb City Mo.

Sept 5 1934

Fairhope Single Tax Corporation

Dear Sirs I as well as others would like some information concerning this Single Tax Colony how it is worked.

I would like also to know how cheaply I could get room and board down there I would be alone until I could look around down there and sell my property here so as to buy there I am not able to work at present so would not want employment I have a very small income at times but I would like to know about what is the lowest figure I could get room and board perfectly in

in a quiet private home
is thus very much fog in
that country

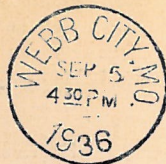
Thanking you in advance
I remain res

C. F. Prutidge

201 N Liberty St.

Wichita Mo

701 N. Liberty St. Webb City, Mo.



Fairhoyer Single Tax Corporation

Fairhoyer

Alabama.

March 15, 1939.

Mr. J. J. Price,
529 Mozart Avenue,
Indianapolis, Ind.,

Dear Sir:-

Your letter of enquiry addressed to the City of Fairhope was handed to me for reply. Under separate cover I am sending you some literature and a sample copy of the local paper which I am sure you will find of interest and I assure you that we shall be very glad to have a visit from any of you this summer.

You will note from the literature that the Single Tax feature of Fairhope is provided by an independent corporation. The municipal government is supported by taxes of the common character, the Single Tax Corporation being the largest taxpayer in the town.

The success of the plan is well demonstrated here in several ways. First, this site was altogether undeveloped when the Colonists came here more than forty-four years ago and Fairhope is now the largest town in the county. Second, though the lands of the corporation constitute less than one-fourth the municipal area more than four-fifths of the improvements are on its lands, all of such improvements being the property of lessees, the corporation owning land only.

I shall be glad to answer any further questions you or any of your class may care to ask and to send additional literature to any addresses you may furnish me.

Very truly yours,

Secretary.

Indianapolis
Ind

March 8 1939

City of Fairhope, Ala.

Dear Sirs. as we have just
Completed a Class. In Political Economy
By the Henry George Theory. We understand
that Fairhope is Run on this Plan
the Students Would Like Very Much
to have any Pamphlets or Information
you may have and what success
it has. As some of us expect to come
there for a few days this summer
to get a better understanding as to how it
works. any Information will be
appreciated Hoping to see you this summer
Yours Truly -

J J Price
529 Mayart Ave
Indianapolis
Ind

Mr. C. A. Pringle,
% F. E. Shears,
Route #6, Deep Point,
Long Lake, Kalamazoo, Mich.,

Dear Sir:-

Bertolla Brothers, a portion of whose holdings you had asked me to report on, have decided that for the present, at least, they do not wish to sell the improvements on the land you were interested in.

It may be that by the time you are ready to locate they will feel differently about the matter and I would suggest that the way is open for further negotiation at a later date.

Potatoes have just started to move, carloading having been started Monday. So far there has been no stampede. The price on #1s is \$2.00 today, somewhat lower than expected but this is believed to be due to inferior quality of the earliest diggings and it is believed that as first quality potatoes are supplied the price will improve.

If I can be of any further service to you please do not hesitate to call on me. With sincere personal regards to you and to Mr. Shears, I am,

Very truly yours,

Secretary.

June 7, 1951

Mr. R. W. Pritchard Sr.
523 14th Avenue
Paterson 4, N. J.

Dear Mr. Pritchard:

I have your letter of June 4 and enclose a small folder that will tell you some of Fairhope's attractions, though by no means all. I would urge that you pay us a visit before deciding on a southern location.

Fairhope was founded by people from the northern states and they constitute a considerable number of our present population. Many who come here at first to spend their winter months have later become year round residents. I should say that the cost of living here is average, except that our climate greatly reduces fuel costs in the winter and clothes need not be of as great expense as where one must be protected from severe temperatures.

We have quite good restaurant service in clean comfortable quarters that are air-conditioned to keep them cool in summer. In accommodations I feel sure Fairhope is above the average of southern towns of its size. Also there are furnished rooms available that are conveniently located with reference to the business center.

I am enclosing some printed material concerning our corporation that may interest you, or that you may care to pass on. You might get more specific information about accommodations and costs by writing the Fairhope Chamber of Commerce.

Very truly yours,

Secretary

Patersen 4, N.Y.
June 4th 1951



Fairhope Single Tax Corp.

Dear Sirs:

I am writing to inquire about the cost of living in your vicinity, as I am contemplating moving somewhere in the south.

I am 75 years of age, retired, and want to get away from the severe weather here in the north.

I have spent three winters in Florida, but I have heard favorable comment of Alabama's climate.

At present I live in a furnished room and eat in restaurants.

I have enough income to live on. I am fond of hunting and

fishing, and would want to
locate near places where I could
indulge in those pastimes.

I am in very good health, drive
my own car, and am remarkably
active for one of my age.

Any information you can give
me on the above subject will be
greatfully appreciated.

Ross. W. Pritchard. ~~Esq~~

523 14th Ave.

Paterson 4, N.J.

Progress

277 William St.

Melbourne. C1.

22. 8. '40

Dear Mr. Gaston, Your welcome letter of July 2 reached me here yesterday the 21st August, also the Money Order for which our Secretary will send you the receipt. It was indeed a pleasure to receive your subscription to "Progress". We owe you many thanks, also to the Executive Council of the Fairhope Single Tax Corporation. Also it was very kind of you, and we deeply appreciate your statement that we are duly "upholding the torch of economic righteousness" in our part of the work in these distant lands. We are a brotherhood and all Georgians everywhere are aiming at a new earth wherein dwelleth righteousness to banish the sad one we now behold. You in your field and we in ours have need of patience and perseverance, but they are not unknown amongst us. We are so glad to learn your demonstration is becoming more and more effective. Ours all, to steadfastly toil on for the end is sure.

I read the Fairhope Courier regularly and have done so for many years with much appreciation.

With every good wish to yourself & to all you, and our, co-workers, I am,

Most truly yours, F. T. Hodges.
Editor

July 2, 1940.

Mr. F. T. Hodgkiss, Editor,
Progress,
Melbourne, Australia,

Dear Editor:

I have been instructed by the Executive Council of the Fairhope Single Tax Corporation to enter a subscription to Progress for the Fairhope Public Library, and enclose herewith money order for same.

We wish to convey to you who are upholding the torch of economic righteousness our appreciation of the work you are doing. We believe there is particular value in the impressiveness of the worldwide support of our philosophy and it is for this factor as well as for your individual presentation that we value your publication and desire its presence before our public.

What a pity it is that your prophecy of Feb. 1, 1940, that some day some country would put into effect our principles of justice that must precede peace among nations, could not have been fulfilled before the catastrophe now threatening civilization. I too am convinced that only one country need demonstrate its efficiency to insure the close following of all others.

I am sure that you will be pleased to know that it would appear that our demonstration here is becoming more and more effective, but too many are inclined to believe that our community is just naturally superior. It takes a broader demonstration to carry conviction in the absence of a general inclination to be analytical.

It seems a great pity that America like the other democracies should miss the bus now with a great chance to lead the world to the only real correction of the economic evils. Now it appears that society must endure another wrong way of correction before the right way is found.

Very truly yours,

Secretary.

Sept. 29, 1945

Mr. John J. Miller, Editor-in-Chief
Progress Guide, Pontiac Bldg.
Chicago 5, Illinois

Dear Editor Miller:

I am in receipt of your letter of Sept. 27 and copy for the article on Fairhope. Mr. Cassels has prepared a very good report but I find a few things that might be changed, some of which however are of little importance.

The first group that went to work on Fairhope land comprised only about a score instead of ninety and the start was made in mid-winter instead of the spring. It was January, 1895.

On page 2, paragraph 2 the example is incorrect. Any person, he need not be a member, may apply, not bid, for a lease to any unused land, and if accepted, secure a 99 year lease. Bidding is resorted to only where more than one wants the same land. It is infrequent. In paragraph 3 page 3 the constitution is said to have been drawn up in 1913. It was drawn up and adopted in 1894 and has only had minor changes.

On page 5 the inference is that land was purchased from rent surpluses. This is not correct, the additional land was purchased by the sale of additional membership certificates of \$100 each, by donations and by profit from property management, such as timber sales, etc. All of the rent not needed to pay the expense of operation has been expended for public improvements and public services. It is now expected, however that the rent fund may make contributions to the land fund. Also one can still rent land in Fairhope, though choice of location is greatly reduced and all agricultural lands are now leased. Changes in lesseeship are frequent however since there is active trade in improved leaseholds, each purchaser of an improved leasehold getting a new lease to the land for 99 years.

On page 6 the population is reconed about 1500. The 1940 census gives 1845 and war impetus has doubled that and so many want to stay that it would appear we will have small shrinkage. Our librarian informes we have 19,000 not 10,000 volumes.

I believe these comments cover any major criticism. There is nothing seriously wrong as the article stands so I leave to your judgment the matter of change. I believe you are performing a great service with your publication and I hope it may get the support it so richly deserves,

Hurriedly yours,

PROGRESS GUIDE

published by Progress Research Corporation

GLEN ELLYN ILLINOIS

reply to chicago office PROGRESS GUIDE

PONTIAC BLDG. CHICAGO 5 ILLINOIS

September 27, 1945

AIR MAIL

Mr. C. A. Gaston
c/o Fairhope Courier
Fairhope, Alabama

Dear Mr. Gaston:

At long last we have succeeded in preparing what we think is an interesting and, we hope, comprehensive article on your Fairhope program.

We enclose a copy for your inspection.

Inasmuch as we are now at the point of getting this copy to the printer, we would very much appreciate your immediate perusal of it. We enclose a self-addressed, air mail envelope and hope we may have your reply back by return mail if at all possible.

We appreciate the splendid work you are doing in Fairhope and trust we can make a worthwhile contribution to the cause by giving it this publicity.

Cordially yours,

John J. Miller
John J. Miller
Editor-in-Chief

JJM/gg
Encl.

PROGRESS GUIDE

Pontiac Building

CHICAGO 5, ILLINOIS

For Immediate Release

Five authors well known to Georgists are represented in the May issue of PROGRESS GUIDE, now on sale at leading newsstands.

Salom Rizk has written a sequel to his "Americanization of Salom Rizk," which appeared in the January issue. His article in the current issue is entitled "Road to Freedom."

Herbert T. Owens, member of the Canadian War Administration and editor of the Canadian Georgist publication, has a trenchant article that deals with the rising power of the Cooperative Commonwealth Federation of Canada. The article is called "Canada At The Cross-roads."

Gosta Larssen, graduate of the New York School and author of the Georgist novel "Revolt in Arcadia," has the first short story that PROGRESS GUIDE has ever published. It is called "Frontier Incident."

Clayton C. Bauer, whose articles on land monopoly in Alaska and Germany were eye-openers, has another shocker now in "Japan is Vulnerable."

Douglas J. J. Owen, well-known stalwart of the United Committee for Taxation of Land Values in England, presents the complex problems that Britain faces in her cumbersome postwar socialist program.

Georgists should particularly watch for the editorials that appear each issue on the PROGRESS GUIDE back cover. They are straight-from-the-shoulder fundamental economics, and while not always signed they are written as a rule by John J. Miller, Editor in Chief.

←

ARTICLES OF PERMANENT VALUE

Progress GUIDE

✱

published by Progress Research Corporation
GLEN ELLYN ILLINOIS
reply to chicago office PROGRESS GUIDE
PONTIAC BLDG. CHICAGO 5 ILLINOIS

February 15, 1945.

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

Dear Mr. Gaston:

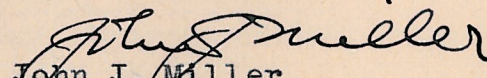
This will introduce to you a good personal friend and a capable writer, Mr. James Cassels. He is planning on seeing you at your office some time within the next week or two, and for the purpose of working up a story about the Fairhope community, about which we have been corresponding with you.

Our letter of December 12th covers the matter to some extent, but in this we explained that we did not have, at the time, an outside writer who could interview you on the subject. Fortunately this situation no longer prevails, so we are anticipating a thrilling account of what you have accomplished at Fairhope, in order that we may spread the gospel to the rest of the nation.

We now are printing more than 100,000 copies of PROGRESS GUIDE monthly, and reaching a readership of perhaps three or four times this number of people.

With appreciation of your kindness and cooperation in this matter, we remain,

Cordially yours,


John J. Miller
Editor-in-Chief.

JJM/S

Progress GUIDE

February 12, 1943.

Mr. C. A. Carson
Secretary
Fairhope, Ala.
Dear Mr. Carson:

This will introduce to you a good personal friend and capable writer, Mr. James Gaselle. He is planning on seeing you at your office some time within the next week or two and for the purpose of working up a story about the Fairhope community, about which we have been corresponding with you.

Our letter of December 12th covers the matter to some extent, but in this we explained that we did not have, at the time, an outside writer who could interview you on the subject. Fortunately this situation no longer prevails, and we are enclosing a thrilling account of what you have accomplished in Fairhope, in order that we may have a good basis for the story of the nation.

We now are printing more than 100,000 copies of PROGRESS GUIDE monthly, and reaching a readership of three or four times this number of people.

With appreciation of your kindness and cooperation in this matter, we remain,

Cordially yours,

John T. Miller
John T. Miller
Editor-in-Chief

JTM/s

Mch. 13, 1945

Mr. John J. Miller, Editor-in-Chief
Progress Guide
Pontiac Building
Chicago 5, Illinois

Dear Mr. Miller:

We were pleased to have a visit from Mr James Cassels and to furnish him with such material as he had time to review during his too short visit here. We shall hope that it was adequate for him to write an instructive article on our experiment, or, as we are pleased to call it now, our demonstration.

We assured Mr. Cassels that we would be glad to respond to any queries he might care to make while preparing his article but have heard no further from him. However it was our understanding that he was extending his trip to gather material for or other subjects and we presume he is still so engaged.


We wish to express our appreciation for the attention given us and to assure you of our desire to cooperate.

Very truly yours,

Secretary.

ARTICLES OF PERMANENT VALUE

Progress GUIDE



published by Progress Research Corporation

GLEN ELLYN ILLINOIS

reply to chicago office PROGRESS GUIDE

PONTIAC BLDG. CHICAGO 5 ILLINOIS

December 12, 1944.

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

Dear Mr. Gaston:

It was, indeed, kind of you to write us under date of November 24th and suggest that the record of Fairhope would well serve as a basis of a story on sound economics.

We agree with you, and have been looking forward to the pleasure of reading the Fairhope Courier which you say you are sending us. For some reason, this has not reached the writer's attention, and no one in the office seems to recall having seen it. Would you be kind enough to send us another copy, and mark it personal for me?

We have tried using some outside writers to dig into the subject, such as you suggest, where the material is quite a distance from us, but so far we have not had much success in so doing. What would be better would be for you to send us here whatever material you have on hand which is descriptive of the struggles of the Fairhope community, as well as its accomplishments. We here can do a research job on this material and find, no doubt, a story of great interest.

We might have to correspond back and forth with you for certain things relative to some questions, but this we shall be pleased to do.

When your letter reached us in May, 1943, we conferred with Mr. Walker (as you suggested) who previously published the bulletin entitled "Cause and Effect," but could not get enough additional material from him to proceed with the story.

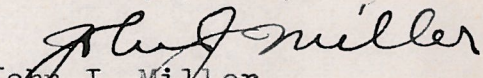
Naturally, it is a pleasure indeed to learn from you now that you can furnish us the proper basic material, and we shall

-2-

anticipate your doing so at an early date.

You may rest assured that we are going to continue to publish each month, one or more stories on economics.

Cordially yours,


John J. Miller
Editor-in-Chief.

JJM/S

PROGRESS DIGEST

BASED UPON INTERPRETATIONS OF RECENT DISCOVERIES AND
SCIENTIFIC ACHIEVEMENTS CONTRIBUTING TO BETTER HEALTH,
BETTER LIVING AND MANY NEW COMMERCIAL OPPORTUNITIES

CIRCULATION OFFICES

542 South Dearborn Street

Chicago, Illinois

May 27 1943

THIS NO DOUBT IS MEANT FOR FST CORP

(Handwritten initials in a circle)

His Honor, The Mayor
Fairhope, Ala.

Dear Sir:

We are informed that you have a rather unique system of city administration, and a new method of financing service rendered to your citizens.

Since we are much interested in this subject, we shall appreciate any information you have to offer concerning it. If you have any printed literature covering your system of administration, we should be glad to have it.

If you have no objections to giving out this information, we should like to know the per annum expense of your administration, and what the break-down by departments is.

Should we find in your story something we believe will be of interest to the nation as a whole, PROGRESS GUIDE (formerly Progress Digest) will be glad to give it favorable publicity.

Inclosed is a copy of our November issue, which contains articles on Tax-Free Cities, which may be interest to you.

We shall look forward to hearing from you at your early convenience.

Cordially yours,

PROGRESS RESEARCH CORPORATION

J. J. Miller

JJM:m

Dear Howard:

Here is my reply to the letter you sent me a day or so ago. I believe I have presented the matter in a little different way than you may have seen it and I hope you'll take time to consider it. I'm sure you will be interested in the comparative figures on page two.

June 2, 1943

Progress Digest
542 South Dearborn St.
Chicago, Illinois

Attn. Mr. J. J. Miller

Dear Mr. Miller:

Your letter of May 27 addressed to the Mayor and the November issue of your publication Progress Digest were turned over to me for reply by our Mayor Howard Ruge. I am enclosing a little folder The Single Tax Colony at Fairhope, Ala., which will show you that the uniqueness of the Fairhope system is confined to our corporation. The municipal government is limited by constitutional and statutory restrictions, but we believe does benefit from the uniqueness of our plan.

While it appears to me that we are very far apart as to how to become tax free we do have in common the concept that that is attainable. It would appear to me that you are assuming too much when you assume that the owners of the vacant lots you propose to profitably develop would not charge the full economic value of such development for their permission to do so. When public need requires that land be secured for air ports, army camps, schools, etc. I haven't observed that land owners are very generous in their consideration of the public need and welfare.

Certainly any individual payment to government that is proportionate to that individual's receipt of government service should be collected and the cost of such service can not in justice be charged to another, either in the form of taxes or in the charge for services of government operated utilities or industries. To benefit from public service, and we all do, one must either own land or bargain with some one who does. While land owners as such are required to pay only a small portion of the cost and value of government service, in the form of ad valorem taxes on land, special assessments, etc. they are the primary recipients of all government service, which they resell ~~to~~ at its full market value to those who must bargain with them.

Land ownership or land tenure of some sort by individuals is essential to free enterprise and since government service must reach the individual consumer through such owner is it not proper that the relationship of land owners to government

should be the same as that of produce brokers or all middle men to producers? Should they not pay the full cost of production and receive for its resale a fair profit or handling charge? Is it not apparent that it is government's failure to collect the full cost of its service from those to whom it makes delivery of such service that makes it necessary to demand that taxpayers subsidize the maintenance of government service?

It is impossible in a letter to give a comprehensive view of the financial results but I shall try to give you some comparative figures from the 1942 audit of the books of the Municipality and those of the Fairhope Single Tax Corporation.

The Municipality, general and administrative fund only, received from the entire community, taxes (property), interest and penalties, dog taxes, beer taxes and permits, liquor store profits, fines and costs, pound fees, building permits, excise taxes on financial institutions, state and county gasoline tax, insurance company franchise taxes, and miscellaneous receipts a total of \$11,202.64.

The general and administrative department spent for salaries and pay rolls, supplies and expense, electric power, water and sewer service (for municipal use only), relief of needy, auditing, legal expense and county board of health service, a total of \$10,149.40. Included in the foregoing is expense of the police department, but it does not include the cost of street maintenance, public property maintenance or fire protection, these being paid for from a special fund supplied from a special tax, the municipality's share of the state and county automobile taxes and license charges, special assessments, etc. *no interest on*

During the year 1942 the Fairhope Single Tax Corporation collected from its lessees in the form of rents on land only \$38,433.84 together with other items such as interest and penalty, fees, property management, etc. for a total of \$41,057.38

The administrative expenses for the same period were for salaries, office rent, office supplies and expenses, property maintenance, refunds and repayments \$4,240.07.

Out of the surplus \$26,660.20 was expended in the payment of state, county, school district and municipal taxes on the land belonging to the corporation and on the improvements and personal property belonging to the lessees, the latter amounting to \$20,139.87; \$1,190.22 was contributed to the public library, the cemetery and other civic interests and \$3,486.16 was spent in paving streets and sidewalks. The balance is invested in U. S. Bonds until such time as it can be spent in the interest of the lessees.

To compare these figures fairly it must be stated that not all of our corporation's lands from which it receives rent are inside the municipality of Fairhope, but it is true that approximately 90% of our receipts are from land within the municipality and these lessees receive possibly more than 90% of the benefits.

Also it must be considered that our revenue comes from only about one-fourth of the land within the municipal limits and while some of it is the most valuable its total value is not 90% of the full value nor are 90% of the improvements and residents on our lands.

I hope you will find this of interest and that it may give you a new view of the public revenue problem and means of its equitable solution.

In Suite 1217 at 127 North Dearborn St. in your city you will find Mr. C. R. Walker who edits a monthly paper Cause and Effect which is devoted to the principle that government should derive its revenue from the sale of its service. I am sure he would be glad to discuss the problem with you. Should you call on Mr. Walker I will appreciate your showing him this letter since it contains figures I believe would interest him. If I can be of any further service please call on me.

Very truly yours,

Secretary.

Rents, Penalties fees, etc paid received on
Municipal land 1942 - \$34,489.76

Taxes paid for Municipal services 1942	18,340.17
Property Tax on Municipal land	3,005.31
Town tax " " "	1,431.10
Town tax " " "	22,772.58

Nov. 24, 1944

Mr. J. J. Miller, Editor
Progress Guide
Pontiac Bldg., Chicago 5, Ill.

Dear Editor Miller:

At the instance of Mr. J. Rupert Mason, San Francisco, I have read the November issue of your magazine, which I was able to secure on the newstand here. I was particularly appreciative of the article "Are We Heading Toward Statism?" by W. W. Newcomb, and the fact that it received the wide circulation available through your magazine.

In looking over past correspondence I found that I replied to a letter of enquiry you sent to the Mayor of Fairhope May 27, 1943. I gave you rather extensive information on our local effort to demonstrate benefits to be derived from the Henry George proposal to collect ground rent in lieu of taxes for public revenue. Fifty years ago this month, Fairhope's founders arrived here and secured title to what was locally considered to be the least desirable land on this section of the Eastern Shore of Mobile Bay. Land both up and down the shore was developed, with trading and community centers established, one of which was then the County Seat of Baldwin County.

As a demonstration of the superiority of our policy Fairhope has become the largest town in the county, as well as the most orderly and attractively developed and the most progressive. This has been accomplished without community restrictions such as zoning or other regulatory rules. The requirement that land holders(lessees) pay the full rental value of the land, insures its proper use in the great majority of cases, and prevents land speculation.

We are confident that Fairhope, at its present stage of development, has great potential value as a demonstration of sound economics. If a competent economist and writer, who had general recognition in that field, could be interested in making a study of Fairhope, I believe a very considerable contribution might be made toward the accomplishment of plans and legislation that would solve the economic problems that sorely beset the entire world. Under separate cover I am mailing you the Nov. 16 issue of the Fairhope Courier, in which is printed an article on the Fiftieth Anniversary. With sincere appreciation of the good work you are doing I am,

Very truly yours,

Secretary

Copy to
J. Rupert Mason

July 14, 1941

Mr. Clifford H. Pruefer,
2314 19th St.; N. W.,
Washington, D. C.,

Dear Sir:

I hope you will excuse my delay in answering your letter of May 26. I assure you the delay was not due to lack of interest in your enquiry or appreciation of your interest. We are interested in spreading information concerning the principles of Henry George's teachings and do believe that our demonstration at Fairhope is worthy of study by all who may be interested in seeing our great country saved from the "new economic doctrines".

While our corporation owns only about one-fourth the land within the corporate limits of Fairhope almost ~~xx~~ three-fourths of the population live on our lands and practically all the businesses are on lands leased from our corporation. The saving to these of capital that would ordinarily have had to be tied up in land titles has been available to them for improvement of their sites or investment in their businesses and this advantage is readily discerned.

Under separate cover I am sending you literature and forms which I believe you will find interesting and informative and I assure you we will be delighted to have you visit and you may be sure you will receive all the assistance we can give.

Now is a particularly good time to observe the contrast. While neighboring Mobile with its defense industries is having new home construction restrained by increasing land prices, sites in Fairhope are freely available and there is no inclination to take them up except by those who have immediate plans to make use of them. The obligation of lessees to pay the full rental value to the corporation destroys the incentive to speculate. The result of this is that unused land is available for use and the corporation's contract to pay taxes for its lessees relieves Fairhope of the impeding influence of property taxes.

I believe you can find in the Library of Congress a small book entitled Enclaves of Economic Rent, there should be several volumes. In these you will find reports on Fairhope and on other somewhat similar colonies. I am convinced, however that our demonstration at Fairhope is along more practical lines than are any of the others.

I hope your interest may not have lagged in this long interim and that I shall hear more from you.

Very truly yours,

Secretary.

Washington, D.C.
26 May 1941

Dear Sir:

I have just recently heard of the remarkable system of taxation in force in Fairhope, Alabama - the single tax on land. The system is so unusual and so interesting that I am surprised that so few people know about it.

I am an economist and as such I am interested greatly in your scheme in Fairhope. It seems to me that national magazines would be glad to publish an article on the Fairhope single tax and so I should like to consider writing one.

Will you please send me any

Literature you may have which will
help me evaluate the possibilities
for an article.

Later this summer I might
like to visit Fairhope and do research
on the spot.

Sincerely yours,

Clifford H. Truefer

2314 19th St., N.W.
Washington, D. C.

Public School

July 10, 1937

Mrs. Lillian Totten
Fairhope, Ala.

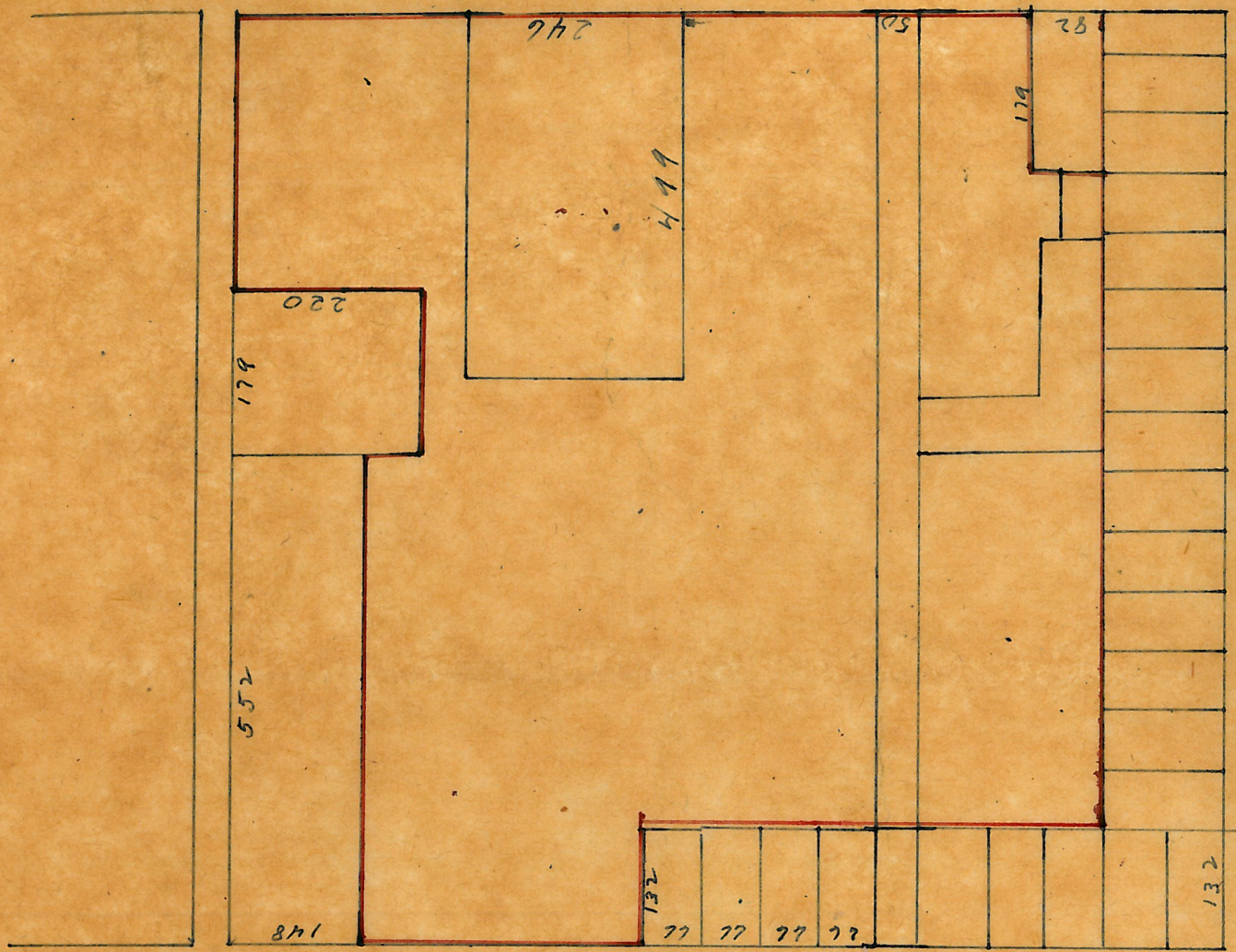
Dear Mrs. Totten:

The Public School building committee has asked our consideration of sale to them of the land fronting on Morphy Ave., which includes your leasehold and other land in that block amounting to approximately twenty acres, for a high school site. It would be necessary for us to acquire your improvements to make such a transaction possible and I have been asked by the council to enquire of you the terms on which you would consider transfer of title to us. Please let me have a reply at the earliest possible opportunity.

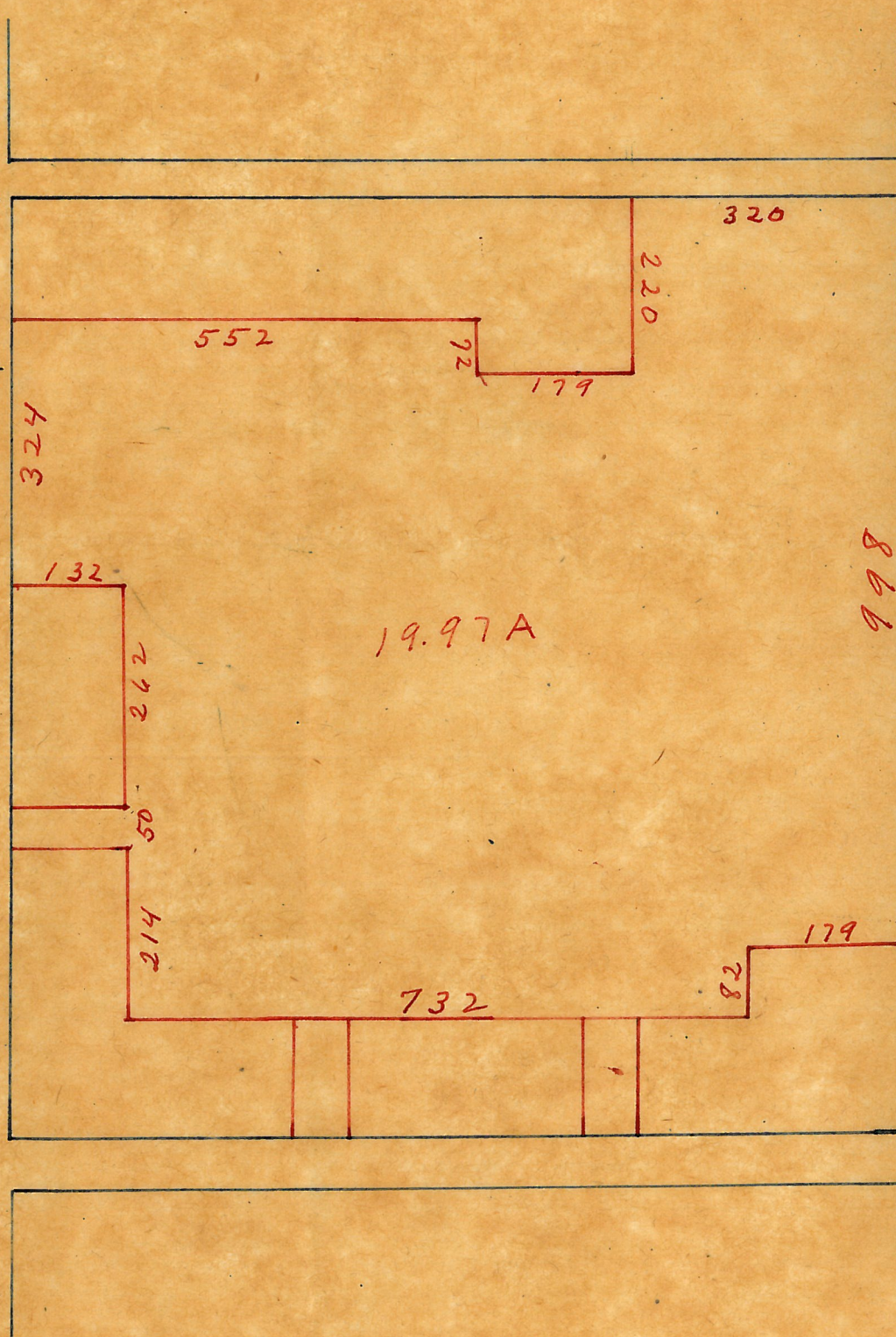
Very truly yours,

Secretary

CAG/mg



1.38 A



Fairhope Ala.
July 17th. '37

Dr. C. A. Gaston, Secy F. S. T. Colony
Fairhope, Ala.

Dear Dr. Gaston:- I hope that you will pardon the unavoidable delay in answering your letter of July 10th, in which you ask me to name terms for the transfer of title of my lease hold.

In view of the fact that I desire to continue living in Fairhope and that my home meets the needs of my family, I have not been interested in placing it on the market. It has been our home for sixteen years, giving it a sentimental value I couldn't compute.

In the last three months I have been working toward getting it in shape by Fall for the opening of a Trailer camp, something which Fairhope needs and for which my location is ideally suited. Town and Chamber of Commerce officials have agreed on the suitability of the site

and encouraged the venture.

In looking over Fairhope there isn't a place I could buy for double the money we paid, that would give me the value, space, and beauty, of this leasehold, in a comparatively low rent area. The solid, well built, heart pine house is practically the same as when we bought it. The grounds have been improved and cared for. There are five large azaleas set out in 1924. Other ornamental shrubs include, crepe myrtle, japonicas, sweet olive, magnolias, roses etc. The two large pecan trees are a high quality nut. There are five large pear trees and other smaller fruits.

In view of the facts stated and the effort and money required to secure another site and make a move, I am asking the sum of three thousand dollars, terms to be arranged.

Sincerely yours.

Lillian B. Totten

Fairhope Ala.

July 22nd '37.

Dr. C. A. Gaston, Secy F. S. J. Colony.

Dear Dr. Gaston:-

For the past two weeks I have been so engrossed with my employer's problems that I have not given my own really calm consideration, so that I was not prepared for the talk we had on Sunday.

Reflections on my recent experiences emphasize the fact that I am not trained or physically able to make my way satisfactorily in the commercial world. My life has been spent in home-making. In that field I believe that I can compete with the best. My home, therefore, is my place of business. I know there would be well paying guests for the particular environment I can supply in my present location. Added to that the grounds can accommodate trailers that will find their way to Fairhope.

As I stated before, for the money already invested, and with the needed capital to

pursue this purpose, I could not duplicate this set-up anywhere in Fairhope. I feel, therefore, that my home should bring approximately my original figure of three thousand dollars, which would be twenty five hundred dollars cash and those, trees, shrubs and plants growing on my leasehold that I should care to take. Considering that this is the most unfavorable season for transplanting shrubs, a ready sale might not easily be found.

Thanking you for your consideration,
I am sincerely yours,
Lillian B. Follen

FEDERAL EMERGENCY ADMINISTRATION OF PUBLIC WORKS

STATE DIRECTOR

Montgomery, Alabama,
May 8, 1936.

P.W.A.

IN REPLY PLEASE REFER TO

Dr. C. A. Gaston,
Fairhope, Alabama.

Dear Dr. Gaston:

We certainly do appreciate your help and cooperation and the information sent to Mr. Geismer is just what we needed to fill-in the missing links. He, I am sure, will write you in a short time and express his gratitude for your trouble.

Having charge of some of the publicity for the PWA, I have been assigned the task of writing the story on Fairhope -- and a nice one it is too. I wonder if you realize how interested everyone seems to be in this lovely town of yours, and the story will be incomplete unless we can have a picture of you and your Father. Please, can't we have one? It will mean so much to everyone concerned and there are thousands of people who will be informed of the changes that have occurred, in this story, as well as the progress made.

If you will just do this one more thing for us, I promise not to bother you again. Hoping to have a favorable reply from you, and with my thanks added for your kindness, I am,

Sincerely,

Excelle Reynolds.

Excelle Reynolds
Publicity.

May 12th, 1936

Mr. H. S. Geisner
Montgomery, Ala.

Dear Mr. Geisner:

I am addressing this letter to you, in part because of question as to the sex of your Publicity Agent Excellence Reynolds and in part because I believe the explanations will be more understandable by you due to your more intimate knowledge of the situation.

I am sure that shortly after the Reynolds letter of May 8, was written you received a picture of my father. For several reasons I have decided it is best not to furnish one of myself. First I haven't any available, second Mayor Ruge's picture is not appearing and I do not feel it proper to publish a picture of a lesser factor without the mayor. Guess I will wait until I've earned my spurs.

I hope late congressional attitude toward PWA will not influence the publication of our article and such more that it will not result in depriving the public of your valuable services in this work for which I believe you have exceptional qualifications. Please give my apologies to your writer for this indirect reply. I am much gratified to have my offering so well received.

Very truly yours,

Secretary

CAG/mg

FEDERAL EMERGENCY ADMINISTRATION OF PUBLIC WORKS

STATE DIRECTOR

Montgomery, Alabama,
May 15, 1936.

Dr. C. A. Gaston,
Fairhope, Alabama.

IN REPLY PLEASE REFER TO

My Dear Dr. Gaston:

It really was very thoughtless not to put "Miss" in front of my name, which happens to be a very peculiar one. We had a good laugh and I have gotten a lot of kidding -- all in fun. But Dr. Gaston, meet Miss Excellence Reynolds! I hope some time in the near future I can shake your hand personally and meet that grand personality, your Father.

This letter is to ask you to do just one more thing for me. You have done so much already and it sounds trite to just say a mere "thank you", but the story is being released to the Birmingham News and the Mobile Paper (Register) I think, on the 24. The United Press is giving it to some other papers so will need another picture like the one sent of your father, and two copies of the enclosed one (glazed) which Mayor Ruge sent. Also another picture of the Town of Fairhope in 1896, that you sent. Do you have any others you could get to me before Wednesday of this week. I was afraid that the small one of Fairhope in its beginning you would want sent back. Could you persuade Mayor Ruge to let us have his for this story. I am sending this Special Delivery, and if you can get these back to me by the first part of the week, will certainly be grateful.

I do hope that I have done justice to your Town and the things that are near and dear to the people there. If, when you read the story there are discrepancies, will you call it to my attention? Also please let me know if you like it and enjoyed reading it.

Very sincerely

Excellence Reynolds.

(Miss) Excellence Reynolds.

June 11, 1936

Miss Excellence Reynolds
Federal Emergency Administration of
Public Works
Montgomery, Ala.

Dear Miss Reynolds:

Your article on the
"Fairhope Single Tax Colony", as it appear-
ed in the Sunday Birmingham News, was fur-
nished us by a friend and I wish to congrat-
ulate you on your entertaining style and
the thoroughness and lucidity with which
you covered your assignment.

You asked me to criti-
cize the article, but I can find no cause
of criticism in the script. The make up,
I believe, could have been improved by
substituting modern scenes for those of
the individuals. However, the press work
was rather poor and the pictures might
possibly have been disappointing. We are
so well pleased with your work that we
would like to publish it in our local paper.
Can you furnish us with mats and cuts?

Very truly yours,

Secretary

CAG/mg

June 15, 1936

Mrs. R. B. Puckett
Hartselle, Ala.,

Dear Madam:

My father handed my your letter of June 8th, and asked me to convey to you his sincere sympathy for your distressing position. It is impossible for me to advise you what to do. I can only tell you that Fairhope comes more nearly offering equal opportunities to all than does any other place in the United States.

Our difficulty is that opportunities, except for self employment on the land, are very limited. We have the land and can make it available on terms that almost any one can meet, but cannot supply the necessary capital to acquire tools with which to work.

Fairhope was born of a depression and the early Colonists made a new start here. Sufferers from subsequent depressions have also found Fairhope offered them what appeared to be their only chance or best chance to make a new start. I wish you could come down and look the situation over and I can assure you of the limited — assistance at our command.

I shall be glad to hear from you if there is anything more I can do.

Very truly yours,

Secretary

CAG/mg

2
Hartselle, Ala.,
June 8, 1936

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

Dear Sir:

I wish some information in regard to your Single Tax colony, but first please allow me to introduce myself. I am the daughter of C.R. Walker, formerly editor of the Hartselle Enterprise. You and my father have always had so many things in common that the members of his family feel that they are personal friends of yours. Being reared by a disciple of Henry George I naturally have been interested in the experiment at Fairhope, but it was not until I read an article in yesterday's Birmingham News that I thought the colony could possibly benefit me.

For the past three years my husband and I have been in rather distressing circumstances and lately we have become quite despondent, a mood which I consider dangerous. My husband lost his business, a line of motor trucks, and since that time we have been unable to get back on our feet. The jobs he has been forced to take offer no future and pay so little that we can never hope to save enough for a fresh start. After reading the Fairhope article in yesterday's paper I thought perhaps there would be a chance for us. We know practically nothing about farming but are still young enough to learn. We have suffered so much privation the past few years that some more, with anything like a bright future in view, would not matter.

We are not paupers, Mr. Gaston, neither do we expect to have anything given to us, we only want a chance to make a living and build a home for our three year old boy. Any assistance we secure we expect to repay in full. If you have any literature, or if you can give me some information regarding the colony and our chances there we would appreciate it very much.

Did you know that my father and mother are at your Mr. Stewart's "Stewarthaven?"

Assuring you that any information you may send us will be gratefully accepted, I am,

Yours very truly

[Mrs. R. B. Puckett]

Plorathy Walker Puckett

Mar. 13, 1954

Mr. Lawson Purdy
76 Murray Avenue
Port Washington, N. Y.

Dear Mr. Purdy:

Your note of February 9 addressed to my sister, Mrs. Crawford was handed to me for reply. Since 1944 we have been publishing the annual reports of the secretary and treasurer and I delayed my reply until the latest report, 1953, could be had so we could bring you up to date. Believing you might also be interested in reviewing the progress since 1944 I am sending the other reports from that year on under separate cover.

Fairhope's 1950 population according to the Federal census was 3,354 a gain of almost 82% over our 1940 population of 1,845. There is no accurate means of determining how many reside on Colony leaseholds but well over 60% of the residence properties are on Colony land. This percentage must drop each year due to the fact that the Colony is not acquiring new land and that which it has will some day become as fully developed as is desirable.

Practically all of our land that is available for suitable use is leased. We do have some lands that are being withheld from lease until they can be suitably prepared for use but we are practically scraping the barrel now. Not all of the land under lease is fully used but the amount of such leased land is steadily being reduced. As you will note in the reports we aim to increase the rental charges as demand for the land increases and such increases tend to force idle land or partially idle land into proper use.

It is very good to hear from you and we would be pleased to have you and Mrs. Purdy pay us another visit.

Sincerely yours,

Secretary

LAWSON PURDY
76 MURRAY AVENUE
PORT WASHINGTON, N. Y.

7/9/54
Dear Mrs. Crawford,

I recently compared the size of the various enclosures as of 1930, the latest year I have. I found as I expected that Fairhope then was much the largest. Next to Fairhope came Arden and Arden Town Del., founded by Frank Stephens. The figures in 1930 were these

	Fairhope	Arden	Arden Town
Pop	1640	359	
Acres	3937	272	
Rent	\$34.897	1204 9185	
Rent Per Acre	\$21.21	\$25.50	

Will you be so kind as to give me
the latest comparable figures for Fairhope.
I am writing to Don Stephens to get
the present Andon figures.

Mrs. Purdy and I remember with
great pleasure our visit to Fairhope and
the kindness you and your brother
showed us.

Sincerely yours
Lansin Purdy

I see the Census '50
gives Fairhope 3354 - less than 2500 in '40
How many on Colony
land?

LAWSON PURDY
790 RIVERSIDE DRIVE
NEW YORK, N. Y.

Aug 21/40

Dear Mrs. Crawford,

Congratulations on
The 47th Birthday of
The Fairhope Courier.

I am not sure but
I think I have been a
subscriber almost since
the beginning - So I must

He one of your oldest
I met your father
in the office of the N.Y. Tax
Reform Assn at 111 Broadway
and he moved from there
about 1903.

I was glad to read your
good editorial on Churchill.
He made some grand speeches
for the taxation of Land Values
about 1907 - Sincerely yours
Landon Carter

LAWSON PURDY
790 RIVERSIDE DRIVE
NEW YORK, N. Y.

June 27/40

Dear Mr. Jackson,

I am very much
obliged for your interesting
and valuable letter of June 3.

Sincerely yours
Lawson Purdy

June 3, 1940.

Mr. Lawson Purdy
790 Riverside Drive,
New York, N. Y.,

Dear Mr. Purdy:

In reply to your letter to the Courier, May 30 I find that you do not have correctly listed the Fairhope and Bay Minette populations. You will note in this past week's issue of the Courier report on the 1940 count and its comparison with the 1930 count. For your information I give a more extended report ~~many~~ giving all the official records there are concerning Fairhope since 1910 was the first federal census after Fairhope became an incorporated town.

	1910	1920	1920	1940
Bay Minette	749	1092	1545	1767
Fairhope	590	853	1549	1839

You will note that from 1910 to 1920 the two towns maintained almost the same rate of growth, while in the interval between 1920 and 1930 Fairhope's rate was almost double that of Bay Minette and in the past decade Fairhope's growth has been a little more than 4% more rapid than that of Bay Minette. I am not certain as to the cause of the rapid growth between 1920 and 1930 but surmise that a factor was the boom period which led quite a number of people to believe that their investment incomes warranted retirement from active work and they came here where there was an exceptionally desirable community life and an unequalled economy in establishing a home. You know what happened to many of them; also it was a period of great increase in auto travel and Fairhope was the main eastern shore point in east to west travel by ferriage across Mobile bay.

These factors have ceased to exist. Many had to give up their plans of retirement, sell out and go back to their jobs. A bridge has been built to care for the auto travel and the main road is some miles to the north of Fairhope. Still Fairhope grows and I feel that its superior growth can be attributed to nothing but its more favorable economic advantages of free land and relief from burdensome ad valorem taxes and the greater amount of public revenue available for public improvements.

Under separate cover I am sending you a copy of "Highlights and Highways of Baldwin" and wish to call your attention to Bay Minette's superior industrial, agricultural and transportation advantages; also to other towns in the

county. Fairhope is now on no through traveled road, though we have good roads connecting us with all parts of the county. Fairhope's physical location on the bay is a disadvantage to development as a trading center, its trade area being semicircular rather than circular. Lack of efficient transportation facilities makes our site unsuitable for most industries and even our attractive water front is excelled by neighboring towns.

With regard to the sanitation rating I do not know just wherein Fairhope may be at fault but suspect that a factor may be that the municipal government's failure to pass what they considered to be an unnecessarily rigid milk ordinance may have been a factor.

My sister Mrs. Crawford, editor of the Courier handed me your letter, hence my reply. With appreciation of your interest and assurance that I shall be glad to reply to further enquiry I am,

Very truly yours,

Secretary.

LAWSON PURDY
790 RIVERSIDE DRIVE
NEW YORK, N. Y.

May 31/40

Dear Miss Gaston,

Just before I read
the article in *Country* ^{May 23}
The ~~Editorial~~ about Sanitary
State of Fairhope and a comparison
favorable to Bay Minette. I had
been considering our obligation
of a company owning land
at Bay Minette - Found population
of Bm & Fairhope in 1910 and
1930 Bm ^{'10} 749 ^{'30} 1549 } That interested
Fairhope 590 1515 } me as showing

more rapid growth in Fairhope,
but I should think not too fast.

I used to keep on hand
volumes of the Census, but
now that I have no office I
have not the same reference books.
Can you tell me whether any office
of Baldwin Co could give me
size in miles or acres, assessed
value and estimate of true value
of real estate of today in Fairhope?
also estimate of 1940 population.

Sincerely yours
Lawson P. Pinder

June 6-1936

Fairhope Single Tax Corp.

Fairhope, Ala.

Dear Sir:

Enclosed you will find check for \$117.55 which covers the total rent due you up to date. However after the check had been made I recalled I had forgotten to deduct the township taxes of \$6.36. I should appreciate very much if you mailed me check for same because I am very much in need of money ^{and} that amount help a great deal.

I thank you.

Sincerely yours,
Joseph Quattrone.

Luathachin
212 W. 25th St.
Chicago, Ill.



Fairhope Single Tax Corporation
Fairhope, Alabama

NATIONAL COMMITTEE FOR PEOPLE'S RIGHTS
216 Clark Bldg.
Birmingham, Ala.

FOR IMMEDIATE RELEASE

Joseph S. Gelders, Southern Representative

REPORT OF THE DELEGATION TO TUPELO TO INVESTIGATE COX FLOGGING

From Newspaper dispatches we were informed of an alleged kidnapping and flogging of Charles F. Cox, a labor union member of Tupelo, Miss. At the instigation of the Southern office of The National Committee for People's Rights a group went to Tupelo on April 19, to investigate this alleged violation of Civil and labor rights. The group consisted of: Dr. Gordon McCloskey, Prof. of Sociology at Alabama College, Montevallo, Ala., LeRoy Cooper Milner, Representative of the American League for Peace and Democracy, Ellen Quinn and Joseph S. Gelders, Southern Representative of the National Committee for People's Rights.

While in Tupelo we interviewed Mr. Cox, Mr. Hollis Nichols, an eyewitness of the kidnapping, Miss Sarah Potter, Organizer for the I.L.G.W.U. and several other citizens of Tupelo. We attempted at various times during the entire day to get in touch with the Sheriff or some representative of his office, and with the Police Dept. We were told simply that they were out.

On the basis of this preliminary investigation we reached the following conclusions:

1. That the kidnapping and flogging of Cox actually took place as reported in the newspapers; that this attack on Cox was the result of labor activities; and that there has definitely been a violation of civil rights.

We established that there had been 12 men in the gang which kidnapped and flogged Cox. Cox was grabbed from the street and forced into a car, where held in a crouching position, he was driven 12 miles into the country. He was threatened with death and his assailants went so far as to tie a rope around his neck and connect the other end to an automobile bumper. When one of the crowd began to argue against the brutal plot, it was given up with the statement by one that "All right, we'll just beat hell out of him". They stripped Cox of his clothes, several men held him over a stump while others beat him with the buckle-end of their belts. Five days after the incident, we were still able to see the evidences of that beating in lacerations, and bruises about the body of Cox.

2. That evidence in our possession, if substantiated by a more rigorous investigation, indicates that this criminal attack on Cox was designed to prevent him from appearing as a witness against certain mill owners in cases now pending before the NLRB.

3. That Cox is in danger of his life, with the result that he has had to go into hiding; that local law enforcement agencies have not attempted to provide Cox with protection, and that this

failure on the part of the authorities has created obstacles to the prosecution of the guilty parties. It was obvious to us that if Cox could appear in Tupelo to swear out warrants and to identify his assailants, that the prosecution of the guilty would be considerably helped. We were reliably informed that when Cox asked Deputy Sheriff O.T. Trapp for the protection which would make this possible, Trapp replied, "We cannot furnish you with the protection you need. You will be killed here and there is nothing we can do about it." As stated before we were unable to reach the Sheriff or Deputies for verification of these statements.

4. That the local law enforcement officers, including both the Sheriff's office and the police department, have been remiss in their sworn duty to uphold the constitution and the law, as indicated by the following:

(a) On the morning of the kidnapping both the sheriff and the chief of police were out of town and their offices were empty. Nichols, an eyewitness to the kidnapping, stated that much valuable time elapsed between the time of the kidnapping and the appearance of law enforcement officers in their office, giving ample time for the kidnappers to complete their crime and escape.

(b) Even without the complete testimony of Cox, the authorities are in possession of, or know where to get, evidence sufficient for the indictment of some of the criminals. However, they have not moved in this direction.

(c) Nor have they made any call on the Governor for aid in guaranteeing to Cox the protection which Deputy Sheriff Trapp states cannot be guaranteed to Cox by local forces.

On the basis of our investigation we believe that the matter warrants a thorough investigation by Governor Hugh White of Mississippi, by the National Labor Relations Board, and by the La-Follette Committee.

Respectfully submitted:

Joseph S. Gelders, Chairman of the Committee

Repton, Alabama
December 25, 1936

Mr. E. B. Gaston
Fairhope Alabama

My dear Mr. Gaston:

I have been informed that you
can give assistance concerning the
"Single tax". If you have bulletins
concerning this tax, will you please
send them to me?

Any information will be greatly
appreciated.

Very truly yours
(Miss) Hermione Owens

(Miss) Hermione Owens
Repton Alabama

Sent Literature January 8th, 1937