

1934-1954

C. A. Gaston
FSTC: ~~Correspondence~~ : S-S1

Fairhope

10517-6

109

Nov. 19, 1952

Mr. Steven Cord, Editor
Sage's News
50 East 69th Street
New York 21, N. Y.

Dear Editor Sage:

I have at hand your letter of Nov. 4 and your post card of Nov. 15 addressed to my son Paul Gaston. Paul was fortunate enough to get a Fulbright scholarship for a year's study in Denmark and is now at the University of Copenhagen/

You do have quite a large order to supply all the information you request on Fairhope in an article of some 550 to 650 words. I would like very much to attempt it were it not for the fact that your request comes at a time when I have much work on hand that cannot be postponed. I shall therefore attempt to supply you with sufficient material so that a member of your staff may secure the information desired.

Last year I prepared an article on our colony for the Alabama Local Government Journal in which I gave much of the information though not in as condensed form as you desire. Under separate cover I am mailing you a copy. The article will be found on pages 14 and 15. On the preceding pages 12 and 13 is an additional article on Fairhope. Also under separate cover I am sending our lease contract forms, constitution and copies of the secretary's and treasurer's annual reports for the years 1944 through 1951.

With respect to some of the specific questions that may not be answered by the material furnished I will try to give some answers here. No. 5, because of the nature of our disbursement of the rent collected too complex to answer. We collect the rent from our lessees and a large part of it is disbursed to the State, County and Municipality in payment of taxes levied on the property of our lessees and on the land of the corporation.

No. 6 must have an answer that is not very encouraging. Probably only a small percentage is acquainted with Henry George's writings though many more are somewhat informed as to the Colony's policies and its application of those principles through their association as lessees. There are many who will complain about the functioning of the economic system but few who will take the trouble to make serious enquiry.

As to No. 7 there is every reason to believe that there is general approval of the Colony's Georgist arrangement. This evidenced by the apparent preference for Colony land by those who want land for profitable use. Those who occupy land they own are also appreciative since they too benefit from the greater fund made available for local improvement on the neighboring Colony lands, as well as the increased opportunities for employment and business as a result of the incentive furnished by the Colony's free land.

In answering No. 8 it is a rare thing to have a visiting enquirer find any fault with the arrangement. Almost all agree the world would be better off if the principle were universally applied. It is discouraging though to find that few believe there to be any hope of ever securing an application by government. As to neighboring communities all have seen Fairhope outstrip them in size and become the center of business and entertainment, even though most of them have superior locations. Under present constitutional and statutory provisions they, and even the municipality of Fairhope cannot use the principle as a basis for securing public revenue.

As to No. 9 we moved onto the land here in January, 1895 so have had almost 58 years of existence. While much of our land is now leased refinement and intensification of use is far from having reached its limit and we feel sure the years will bring our demonstration into ever greater prominence. In time the effect of our application of the principle here may become so apparent that there will be much popular demand for making the principle politically available. We sincerely hope so.

I had not previously known of your organization and am please to know about it. I wish you every success in your noble endeavor and will be pleased to be of future assistance.

Sincerely yours,

Secretary

S. A. G. E.
Society for the Advancement of the George Economy, Inc.

NATIONAL HEADQUARTERS

50 EAST 69th STREET

NEW YORK 21, N. Y.

November 4, 1952

SAGE'S PAGES

Mr. Paul Gaston
Fairhope, Alabama

Dear Mr. Gaston:

Perhaps you have heard of S.A.G.E. It is an organization composed of some 500 graduates of the Henry George Schools throughout the U.S., whose purpose it is to further Georgist education. Sage's Pages is the official organ of the organization.

Many of our members are only vaguely familiar with your pioneering single tax colony in Fairhope, and so we felt that a 550-650 word article on Fairhope to appear in Sage's Pages would be of tremendous interest to them, not to mention to we of the editorial staff.

And so we are requesting this favor of you, Mr. Gaston: that perhaps you, or someone else in Fairhope whom you could recommend, could write this rather brief article for us, or if you would prefer, you could send us the necessary information upon which one of our own writers up here could base such an article. This would be a favor, you see, because our rates (material) are very low, in fact they couldn't be lower. About all we could promise are a couple of copies to the writer.

The following is an outline of the kind of information we would need:

1. What is the history of Georgism in Fairhope?
2. What is the particular setup by which the ground-rent in Fairhope is collected?
3. What percentage of the land of the community is community-owned?
4. What have been the effects, the results, the accomplishments of the Georgist method in Fairhope?
5. What percentage of community expenditures is derived from the public collection of the ground rent?
6. What percentage of the citizens of Fairhope are familiar with the writings of Henry George?
7. What is the popular opinion in Fairhope of the Georgist arrangement?
8. What have been the comments of visitors to your community as to the Georgist setup, and what effect has Georgism in Fairhope had on the economic setup of neighboring towns?

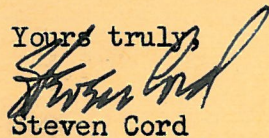
Saturday, 11-15-52

Dear Mr. Gaston:

How do you feel about that request I made in my Nov. 4th letter to you? If you haven't got time to write such an article could you then briefly answer some of the questions?

We will appreciate any communication we receive from you.

Yours truly,

A handwritten signature in dark ink, appearing to read "Steven Cord", written over the typed name.

Steven Cord

SAGE'S PAGES Editor

S. Cord
321 W. 78 St.
New York, N.Y.



THIS SIDE OF CARD IS FOR ADDRESS

Mr. Paul Gaston
Fairhope, Ala.

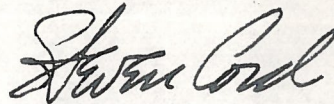
9. What is the future of Georgism in Fairhope?

Of course, now the question arises: Can anyone answer all these questions, and still stay within the 650 word limit which the small size of our magazine necessitates?

If you could find time to help us out in any of the ways mentioned in paragraph 3 of this letter, you would be doing us a great service and we would very much appreciate it. An article of this type would go a long way in helping us in our present campaign to improve the quality of this publication.

We will be glad to hear from you.

Yours truly,



Steven Cord
Editor, Sage's Pages.

*If you want, you can use
more than 650 words.*

April 21, 1943

Mr. Vivian M. Sale,
615 N E 83rd Lane,
Miami, Florida

Dear Mr. Sale:

I am pleased to receive your note advising me of your proposed visit to Fairhope. Fairhope is always glad to welcome visitors but I shall be particularly glad to see a friend of Richard Mayer. Our acquaintance with him was most satisfying and our only regret is that it has not been renewed for so many years.

Fairhope has no rail service and has no bus service to Robertsdale. Our transportation is by bus between Fairhope and Mobile. Buses leave Mobile for Fairhope at 6:30 A. M., 8:40 A. M., 1:00 P. M., 5:15 P. M. and 7:30 P. M. These buses arrive at Bridgehead about 15 minutes after leaving Mobile from whence they come on to Fairhope. Possibly your bus from Pensacola will make connection there possible, relieving you of the necessity of going on to Mobile. You'll have no trouble getting hotel accomodation here.

I hope you will be able to give me further advance notice of prospective arrival in Fairhope so I can arrange to meet the bus, though if you arrive during office hours I'll be in the office of the Fairhope Single Tax Corporation, one-half block from the bus station. I'm mailing you a little booklet about Fairhope and a copy of our paper. Hoping to see you as planned I am,

Sincerely yours,

615 NE 83rd Lane

Miami, Florida

17th April, 1943

Dear Dr Gaston,

Your name & address were given me by Mr Richard Mayer of Boston, Mass. with the idea that I might be able to meet you on my way home to San Diego, Calif. I expect to leave Miami on Monday 26th & to arrive at Pensacola or Mobile on or about ~~Friday~~ on Saturday, 1st May. It occurs to me that it might be feasible to leave the bus at Robertsdale & make my way from there by train, local bus or other means of transport to Fairhope - which according to the map, is not much more than 10 miles or so distant. The purpose of this letter is to enquire whether this is practicable & whether accommodation for the night could readily be obtained in Fairhope at a local hotel?

Looking forward to seeing you before long

Yours sincerely

Vivian M Sale

October 18, 1940

Mr. A. J. Samis,
1945 Landa St.,
Los Angeles, Calif.,

Dear Mr. Samis:

Thank you for your letter and letter to The Guardian, which we printed in this week's issue of the Fairhope, Courier, a copy of which is being mailed to you today.

It is surprising that there can be as much ignorance of the fundamental factors influencing the economic life of our nation, and particularly among those who would aspire to leadership.

Though many singletaxers are supporting the Republican ticket this year the Courier continues its support of the Democratic ticket. This decision was made not because the Democratic Party has given any indication that they know what the trouble is or that they have evidenced wisdom in its correction, but because they have recognized that there is a very considerable problem. The Republican party on the contrary would lead the people to believe that all the ills of the country are do to the acts rather than the omissions of the present administration and that all that is needed is to stop these acts and let the country go on into prosperity.

Thank you again for your contribution and let's hope that the time is not too far distant when those in high places will use their influence to promote sound legislation that is necessary to really liberate the productive forces of our great nation.

Very truly yours,

Secretary and Contrib-
uting Editor

1945 Landa St. Los Angeles, California

September 28, 1940.

Editor "Fairhope Courier."

Dear Mr Gaston: I was a good friend and

admirer of your late brother - we exchanged papers for years when I was publishing "The Ireland" & I have written several articles on taxation & the money question which he published. I am enclosing another now (that I wrote the American Guardian in ^{criticism of} reply to their "plan of abundance" which they wrote me was "very good" but which they refused to publish.) If you think it of interest to your readers I wish you would run it. Real Single Tax authorities here praise it very highly. If you publish it you may say it was refused by the Am. Guardian.

Please return articles if not used

Sincerely Yours - A. J. Samis.

Mch. 15, 1946

Mr. Edwin A. Sanders
526 East Orange Grove Ave.
Pasadena 6, Calif.

Dear Mr. Sanders:

I am sorry to have delayed so long in replying to your letter of 11/30/45. Perhaps the information you sought will be of little service now but I shall hope you may find it interesting.

I doubt that Fairhope can qualify as a community "where there is a strong sense of religious reality", though it is definitely "a community which is based on ideals." The Colony's land policy which affords all the opportunity to secure possession of sufficient land to satisfy their productive need and ambition on terms of equality with others, has attracted all classes of people to Fairhope. Among them are those who profess many varieties of religion and those who adhere to no established religion.

Probably the greatest moral influence ~~in~~ with which the Colony may be credited is that it requires that each individual who holds lease title to its lands must pay to the colony the full annual rental value of his holding. This prevents a greedy individual from injuring others by his greed. His only opportunity to profit from his holding is to use it in the performance of service which can be sold to his fellows. It can be seen that this does tend to reduce greed by making it unprofitable.

Enclosed and under separate cover I am sending literature and forms which I believe will give you all the information you desire. I would not, however, suggest that you make any definite decision to locate here without first paying us a visit. At the present time we have no land immediately available for lease direct from the Colony. We do have lessees though from time to time who desire to sell their improvements and in such cases the lease is transferred to the buyer. One can always locate on Colony land more economically than on other land for he is not required to make any investment in the land.

Should you desire to make further enquiry I shall be glad to hear from you and I assure you we will be pleased to have you or others who may be interested, pay us a visit.

Very truly yours,

Secretary

526 East Orange Grove Avenue
Pasadena 6 California
11/30/45

Cornelius Gaston, Secretary
The Colony
Fairhope, Alabama

Dear Cornelius Gaston,

I am writing to you for information concerning Fairhope Single Tax Corporation (which I understand is called the "Colony") and for information concerning the county, community, possibility of new members and settlers, industries, schools, agricultural products, etc., etc. I am a Friend, a member of Philadelphia Yearly Meeting, active in the Pacific Ackworth Friends School which recently started in this part of the country. We have several friends who have been in Civilian Public Service during the past three and four years who are looking for places to settle, where a small amount of capital will go a long ways: but most of all for a community which is based on ideals, where there is a strong sense of religious reality.

I have been encouraged by Amelia Rockwell, sister of your councilman, to write for information. If you have printed information concerning the terms of the commitment to the colony, the history of the group (which I believe is now over 50 years old), the state or county bulletins which might give a picture of the economic life of this county as well a comparative picture with other regions along the bay.

Since some of our friends are now working in Florida and will be soon returning to this coast, I am suggesting that they stop at Fairhope for a time and get a first hand picture. Meanwhile I would appreciate any information you could send and will be glad to make any payment for your services. Thank you very much.

Very sincerely yours,

Edwin A. Sanders

Edwin A. Sanders

May 16, 1942

Mr. Porter Sargeant
11 Beacon Street
Boston, Mass.

Dear Sir:

Dr. Zeuch informs me that you "presumed", in a letter to him, that the Single Tax Colony experiment here had gone the way of so many other noble experiments.

I am very happy to report that such is not the case. The Single Tax policies have always been, are now and promise to continue to be the fundamental basis of our successful community.

I enclose a little folder that briefly explains our plan of operation and under separate cover am sending you a copy of the Fairhope Courier carrying a summary of our last annual report; also a recently published community booklet.

I hope you will find interest in these and I invite any questions you may care to ask.

Very truly yours,

Secretary.

EDITORIAL ROOMS

THE SATURDAY
EVENING

POST

FOUNDED BY

Benjamin Franklin

BEN HIBBS
EDITOR

THE CURTIS
PUBLISHING COMPANY
PHILADELPHIA

August 4, 1943

Dear Miss Crawford:

Thank you for your courtesy in sending us a copy of the Fairhope Courier which contains a reprint of a recent Post editorial by E. H. Taylor. I have been unable to find any record in our files of permission given to you to use this material and the reprint does not carry our standard credit line. In the future, will you be good enough to query us before using Post material, as we are very jealous of our copyright?

Sincerely,

Warrior H. Turner

Miss Frances Gaston Crawford
MHT/cp

EDITORIAL ROOMS

BEN HIBBS
EDITOR

THE SATURDAY
EVENING
POST
FOUNDED BY
Benjamin Franklin

THE CURTIS
PUBLISHING COMPANY
PHILADELPHIA

August 17, 1943

Dear Mr. Gaston:

Thank you for your apology. No harm done
this time.

Sincerely,

Marion H. Turner

Mr. A. A. Gaston
MHT:at



REG. U. S. PAT. OFF.

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Goebbels Hasn't Won Anything

SINCE the outbreak of race rioting in widely separated American cities and the revolt in Congress against the Administration's labor and price policies, there has been the usual talk in print and on the radio that Doctor Goebbels has taken over. Because Hitler often predicted that it would be a cinch to conquer America from the inside and because Goebbels is trying to bolster up his frenzied customers by telling them that this is it, some American commentators wring their hands and admit that the Nazis are on top.

But what has actually happened to sustain such a gloomy view? The race riots, which are estimated to have cost the war effort several million hours of precious work, were undoubtedly grist to Hitler's mill, but the best opinion appears to be that he had little to do with them. They grew up out of the irritations and conflicts which seem inevitable when Negroes, hillbillies from the Kentucky mountains and thousands of citizens with low boiling points are herded together and put to work at high wages. The riots represent a phase of the Century of the Common Man which is too often neglected by those who assume that all the baser human attributes have been transfigured by the necessities of the war. Goebbels, in spite of the determination of some of us to make him seem irresistible, probably had nothing to do with them. Nevertheless, to our eternal shame, he profited from them.

Nor did the ruckus in Congress exhibit the diabolical skill of the Nazi Minister of Propaganda and Enlightenment. The anger at the President's veto of the Smith-Connally antistrike bill did not indicate a desire to lose the war, but to win it. Some features of the bill were unwise if not actually nonenforceable, but the men who voted for the bill in spite of the President's wishes represented a growing feeling in the country that some action must be taken to produce parity be-

tween labor's new privileges and its responsibilities. Furthermore, there was a definite conviction that Mr. Roosevelt was wrong in his preference for catch-as-catch-can, indirect means of dealing with the problem—like the use of the selective-service machinery as a sword of Damocles over the heads of would-be strikers—as against definite authority resting upon an act of Congress. Surely Doctor Goebbels can have had no interest in ending such dangerous farces as that carried on by John L. Lewis. The Smith-Connally Law could have accomplished this more simply and suavely, but who can doubt the necessity of doing it?

Nor can we detect the hand of Doctor Goebbels in the protests against OPA and the price-subsidy policy. If Hitler wants to win the war inside America, one move would be to perpetuate a system which, according to the Meat Institute, has reduced the amount of meat produced at a time when the cattle population of the United States is approaching an all-time high. The efforts in Congress to correct this impossible situation were not inspired by Goebbels or the Fifth Column, as you might think to hear some of the wailings on the radio. On the contrary, they are explained by the deep resentment of Congress and the country over a policy which seemed likely to inflict unnecessary scarcity on the American people and seriously endanger the war effort of this country and its Allies.

Some people cannot hear the sound of high words without rushing to the conclusion that Hitler started it. The truth is that some of the time there are things to argue about, and that, unless they are faced and decided, our part in the war will be a pretty shabby one. It is embarrassing to have this bickering overheard in Berlin, and its continuation will do us no good. But if Hitler and Goebbels really believe that democracy is finished every time they hear a senator declaring himself on OPA, they are going to have a terrific awakening one of these days.

Old Siwash May Live Again

ABOUT now, if you go back two or three years, a college boys were likely to be seen lolling about the nicer resorts, working as bellboys in summer hotels, exercising horses on Idaho ranches, tutoring the scions of the rich at Bar Harbor, selling aluminum double boilers or books of universal knowledge from door to door, or sailing off Long Island. This year the boys are back at college, working their heads off under the direction of the Army or Navy. "Snap courses" are out and there's no discharge in the war.

As always happens during periods of national emergency, a good many people assume that this sort of thing is permanent. There are educators who agree that the old three-month cooling-off period between college years will never come back and that college education from now on is not going to be the gay shenanigan which the old grads like to recollect when they get together for the twentieth reunion. At any rate, this is the sort of thing you hear if you frequent what are known as educational circles.

We would take no bets against a big dose of change in the academic way of life. On the other hand, we shall be looking round after the war for the first college president to announce that his institution has no traffic with new and significant trends; that there will be "sings" on the steps of Cloister Hall on Wednesday evenings, accompanied by banjos; that the freshmen will wear little skullcaps and be equipped with freshman bibles; that there will be eccentric professors who can be relied on to put the most alert student to sleep; and that the letters awarded to players on the football team will be at least eight inches high.

Should an American educator come out with a policy like that, making it clear also that his was the College Without a Program, the scoundrel would get a lot of clients.

Are We Heading for Another Tragic Land Boom?

By E. H. TAYLOR

ANOTHER war-made land boom is threatening to develop. Farm-land prices have gone up an average of 15 per cent over the country in the past year, and in some areas the rise has been much sharper. The familiar phases of the 1918-20 land boom are beginning to reappear. Farm properties are being turned over at resale, a practice which indicates speculative buying. Smaller down payments are being required, and more and more farms are sold to buyers who are not farmers at all.

All this has a significance beyond agriculture. The land boom growing out of the other World War was a forerunner and set the pattern for the subsequent Florida and stock-market booms. The inevitable collapse, with the decline in prices of farm products, caused thousands of families to lose their farms, broke numerous country banks, and incited many of the demands for drastic farm legislation.

It would be thought that this record of disaster, still vivid in the minds of many, would act as a deterrent to another land boom. But the experience of mankind is that it never learns much by experience. Other factors, such as the scarcity of farm labor and machinery, were expected to check both land buying and a rise in prices. Institutional lenders of farm-mortgage money—the big insurance companies and the Farm Credit Administration—took early steps to hold down their lending to safe long-time values. The FCA and most of the insurance companies have adhered to these policies. Banks also are generally shying clear of the land risks that broke so many of them before.

But the forces making for land inflation are proving stronger than the restraints. Farming last year had the biggest gross and net income on record. Except for weather troubles, all factors are favorable for another good year. Bank deposits in the farm areas have expanded in proportion. Outside of War Bonds, there

are few other investments than land now open to people with idle money in such communities. Both Government farm and land-financing policies encourage farm buying. Fixed loan rates on staple farm products and floors beneath perishables have been established, to extend for approximately two years after the war. There is talk that the needs of hungry European peoples will require maximum farm production for two or three years after the war ends. So, it is argued, this time there will not be the catastrophic drop in farm prices that smashed land values before.

Moreover, as pointed out in Land Boom Controls, by William G. Murray, of Iowa State College, the cost of financing land purchase in 1943 is much less than that of 1918. Land values and interest rates are lower, and commission charges have practically been eliminated. Longer-term loans, amortization features and optional-payment privileges all "make the purchase of a farm that much more tempting, not only to the farmer but to the absentee owner as well."

Reports from Iowa, Illinois and other leading farm states indicate that a rising proportion of land sold is going into the hands of nonfarm owners. Heavy corporation taxes are making investment in land more attractive than in stocks. Good farming returns offer another inducement. There is also the old idea, not borne out by the record, that land is a safe hedge against inflation. Most of the absentee owners are city and town people with other sources of income. They can usually outbid farmers, and particularly the tenant trying to struggle up the ladder to ownership. Absentee owners are not a new thing in agriculture. Some of them have proved good landlords. But absentee ownership runs counter to the American tradition of family farms, owned by those who operate and live on them. There are strong social reasons back of this tradition and the desire to maintain it.

Many discerning people feel that these absentee buyers are storing up future trouble. A new attitude

is developing toward the public-welfare elements of land ownership. Homestead-exemption laws have been enacted in a number of states. Compulsory advance notices to tenants have been upheld by the courts. In Iowa, institutional owners of land must dispose of it within a fixed period. Zoning authority has been extended from the cities to the country in half a dozen states. All this demonstrates the growing sovereignty of the state as applied to land in the furtherance of public-interest objectives. That curbs on absentee ownership lie within this domain is scarcely to be doubted. In fact, a heavy land-use tax, with exemptions for owner operators, is not an unlikely after-war corrective if the American tradition of the family-owned farm is seriously threatened. The absentee landlord is likely to find himself a political target.

The more immediate task of keeping the present situation from developing into a real land inflation is causing some worried thinking. Ceilings on farm land have been suggested. But, like the ceilings on used farm machinery, they would be hard to enforce. Taxes on land-sale profits, a special tax on resales within a specified time, a high sales or transfer tax with exemptions for purchases by owner operators all have been proposed. These could be tried through Federal action. A system of land-buying permits, on the order of those required in setting up a business or erecting a building in cities, is another idea. But this would probably call for state action, and most legislatures have adjourned for the year.

At present the land boom is only in the symptom stage. But not much more encouragement is needed for it to get out of control. We have had such a boom during every major war—and a collapse afterward, with innumerable financial tragedies bringing bitterness and heartbreak. If past experience and good sense are not enough to prevent a repetition, then undoubtedly some stringent control measures may be expected.

"LAST SATURDAY WAS THE PROUDEST DAY OF MY LIFE!"

THE DAY my Bill went off to war, he held me tight as he kissed me good-bye and he said, "So long, little Allie—you're going to be the head of our family now!"

If you knew Bill—well, you'd see why winning this war is so important to me! I think of him every day when I take my place in the shop—and all of my work so far has passed inspection with flying colors!

And last Saturday, when they handed me my first pay envelope, I did something I've been thinking about quite a bit, lately . . . ever since I read somewhere that "The future belongs to those who prepare for it."

I paid the first premium on some insurance on my life—so that little Janie and Bobby will be sure of the kind of future that Bill and I have in our hearts for them . . .



THE FUTURE BELONGS
TO THOSE WHO
PREPARE FOR IT

Life Insurance Suggestions for the Woman War Worker



If you're single, without dependents, your basic life insurance need is a small policy to cover final expenses and burial. You may want to supplement this insurance to provide for your old age.



If you're single and have dependents, such as an elderly father or mother, chances are you need life insurance for their protection—perhaps with an income for your own retirement later.



Perhaps you are married, with children, and your husband has gone away to war. In that case, have you considered that during the war period your own need for life insurance may be almost as great as your husband's was formerly, when he was the family's sole support?



If you are married and helping your husband with the support of your family, it is wise for each of you to take out life insurance in proportion to your contribution to the family income.

Your Prudential representative will gladly advise you on any of these plans.



The PRUDENTIAL

INSURANCE COMPANY OF AMERICA
HOME OFFICE: NEWARK, NEW JERSEY

AS A SERVICE to the United States Government and to you, Prudential representatives sell War Savings Stamps. For victory—buy some today!

August 12, 1943

Mr. Marion H. Turner
Editorial Offices
Saturday Evening Post

Dear Mr. Turner:

Your letter of August 4 to my sister Mrs. Crawford was given to me to answer, I being the one guilty of the infringement of the Post's copyright.

I must beg ignorance as my excuse and I assure you there will be no further trespass. Thank you for the consideration given my offence.

Sincerely yours,

August 12, 1943

Mr. Marion H. Turner
Editorial Offices
Saturday Evening Post

Dear Mr. Turner:

Your letter of August 4 to my sister Mrs. Crawford was handed to me for answer, since I am the one who is guilty of the infringement of the Post's copyright.

I must beg ignorance as my excuse and to assure you that there will be no future trespass. I want to thank you for the consideration given us in this matter.

Very truly yours ,

EDITORIAL ROOMS

COUNTRY GENTLEMAN

AMERICA'S FOREMOST RURAL MAGAZINE

ROBERT H. REED

EDITOR

THE CURTIS PUBLISHING COMPANY
INDEPENDENCE SQUARE • PHILADELPHIA

August 3, 1943

Mr. A. A. Gaston
THE FAIRHOPE COURIER
Fairhope, Alabama

Dear Mr. Gaston:

Thank you very much for your fine letter to me and also to Ben Hibbs. In my lifetime I have seen the public attitude toward land change very considerably, and I anticipate further changes. That was one reason I bore down on the public welfare aspect of the present situation. What shape the further changes will take, I do not of course know, but I look for the permanency of our soil wealth to become a fixed principle, to be achieved by whatever policies are necessary to insure it.

Some time I should like to visit Fairhope and see what has been accomplished there.

Sincerely yours

E. H. Taylor

EHT:J

EDITORIAL ROOMS
THE SATURDAY EVENING POST
PHILADELPHIA, PA.



BUY
WAR SAVINGS
BONDS AND STAMPS



Mr. C. A. Gaston,
THE FAIRHOPE COURIER,
Fairhope, Alabama.

EDITORIAL ROOMS

THE SATURDAY
EVENING

POST

FOUNDED BY

Benjamin Franklin

BEN HIBBS
EDITOR

THE CURTIS
PUBLISHING COMPANY
PHILADELPHIA

July 26, 1943.

Dear Mr. Gaston:

Thank you for your really fine letter about E. H. Taylor's editorial on inflationary land prices. I was greatly interested in what you had to say about the Fairhope situation.

Sincerely yours,

Ben Hibbs

Mr. C. A. Gaston
BH/js

July 23, 1943

Mr. Ben Hibbs, Editor
The Saturday Evening Post
Philadelphia, Pa.

Dear Editor:

The printing on your editorial page of E. H. Taylor's "Are We Heading for Another Tragic Land Boom?", could well become the greatest of the many services your publication has performed for the American people and for all humanity.

Unquestionably, I believe, Mr. Taylor has identified the cause, not alone of business depressions, but of involuntary unemployment during comparatively good times. Only employment can remove want and dissatisfaction, and full employment is possible only when used land is most productively used and when all unused land is available to supply every expanding need for additional employment.

Fairhope was founded on this principle. Established in 1895 on the cheapest (and least desirable) land in this section it has grown to be the largest and most attractive town in the county, though enjoying less political favor than others and less location advantage.

The leading members of the small band which founded Fairhope, among whom were my father and mother, were descendants of pioneer families who came to America in the days of the Colonies, families whose succeeding generations had been forced back across the continent by the succession of land booms of which Mr. Taylor writes. My grandparents' generation reached Iowa and my father's and mother's generation, in quest of land they could afford to purchase, were having to go into Minnesota and on to the Dakotas.

The ultimate exhaustion of this avenue of escape became apparent to the studious minds of my parents and their associates. They also saw the great waste and cost in human endeavor of such a system. Men were continually having to leave behind, the institutions they had created to serve them, despite the fact of adequacy and that much land was still unused. A half century ago they acquired the "new attitude" which Mr. Taylor says "is developing toward the public-welfare elements of land ownership."

While they believed, as Mr. Taylor apparently does, that the solution would have to be sought in political action, they determined to do what they could to establish a colony which would, in a measure, demonstrate the practicability of their conclusions. Political power being unavailable they secured the power of a landlord corporation, but exercising over lessees only such power as they believed political administrative authority should exercise over citizens. Lessees secure exclusive possession of land in consideration of their agreement to pay a "land-use tax" based on the full annual rental value of the social and government benefits available at the site, consideration also being given to any special endowments of nature.

There are no exemptions, nor should there be. An owner-occupant acquires the opportunity to provide himself with a home and the means of making a living, to the full extent of his initiative and ability. A non-occupant-owner acquires the opportunity ~~acquires the opportunity~~ to provide homes and productive equipment on the land, to rent or sell to others in a competitive market.

Fairhope's founders hoped that their demonstration, if successful, would be of value to political leaders, when the general acuteness of the ills arising from our failure to recognize "the public-welfare elements of land ownership" became such as to demand political action.

Now that that time has come and the demand has been made, and political authority, in its attempt to find a solution, would upset the natural law of supply and demand and unnecessarily extend its power over the lives, activities and properties of citizens, it is particularly hopeful to have your services in directing attention to the major source of our social and economic ills. Please accept my sincere appreciation of your and Mr. Taylor's great contribution and excuse my presumptuousness in writing you at such length.

Sincerely yours,

(Signed) C. A. Gaston

Copy to
Mr. E. H. Taylor

July 29, 1943

Mr. E. H. Taylor
% Editorial Offices
The Saturday Evening Post
Philadelphia, Pa.

Dear Mr. Taylor:

Having been reared in an atmosphere where full recognition was accorded the "public-welfare elements of land ownership" I thoroughly appreciate your fine article on the editorial page of the July 24 Saturday Evening Post.

The American way of life is a product of land availability. That that way of life is seriously threatened, there can be no doubt. In fact it is no longer available to large numbers of our own people, and we can no longer invite the oppressed from other lands and assure them a chance to share in the American way of life.

Ten years of more or less sincere effort on the part of our president and the congress at Washington, with much effort on the part of governors and legislatures, failed to discover and institute any sound solution. Is it not significant that none has evidenced that they recognize the vital "public-welfare elements of land ownership"?

I feel sure that The Saturday Evening Post is read by a very large number of people who have influence in Washington and in the state capitols. They too, are among the worst sufferers from all the unsound attempts instituted to solve the problem. It is this that gives me such high hope that your article will be of substantial value in directing attention to and producing a sound solution.

I enclose a copy of a letter to Editor Hibbs, of the "Post", a little folder on the Fairhope plan and Causes of Business Depressions, by Henry George, whose writings furnished the inspiration for Fairhope's founding. Under separate cover I am sending you a copy of to-day's Fairhope Courier, on the editorial page of which a condensation of your article is reprinted and I have an editorial of commendation. I hope you will be interested in these and that you will find opportunity to do more such work as your article in the "Post".

Very truly yours,

July 28, 1943

Mr. E. H. Taylor
% Editorial Offices
The Saturday Evening Post
Philadelphia, Pa.

Dear Mr. Taylor:

Having been reared in an atmosphere where full recognition was accorded the "public-welfare elements of land ownership I thoroughly appreciated your fine article on the editorial page of the July 24 Saturday Evening Post.

The American way of life is a product of land availability. That our way of life is seriously threatened, there can be no doubt, in fact it is no longer available to large number of our people and we can surely no longer invite the oppressed from other lands and assure them a chance to share in the American way of life.

Ten years of more or less sincere effort on the part our president and congress at Washington, with much effort on the part of governors and legislatures, failed to discover and institute any sound measure capable of securing to us and posterity our way of life. So far none have given any evidence that they recognized the vital "public-welfare elements of land ownership.

I feel sure that The Saturday Evening Post is read by a very large number of the people who have the largest influence in government both at Washington and in the state capitols. They too, are among the worst suffers from all the unsound attempts that have been made at solving the problem. It is this that gives me such high hope that your article will have a substantial value in directing attention to and producing a sound solution.

I enclose a copy of a letter to Editor Hibbs, of the "Post", a little folder on the Fairhope plan and Causes of Business Depressions, by Henry George. I hope you will be interested in these and that you will find opportunity to do more of such work as your article in the Post.

Very truly yours,

Secretary

July 23, 1943

Mr. Ben Hibbs, Editor
The Saturday Evening Post
Philadelphia, Pa.

Dear Editor:

The printing on your editorial page of E. H. Taylor's "Are We Heading for Another Tragic Land Boom?", could well become the greatest of the many services your publication has performed for the American people and for all humanity.

Unquestionably, I believe, Mr. Taylor has identified the cause, not alone of business depressions, but of involuntary unemployment during comparatively good times. Only employment can remove want and dissatisfaction and full employment is possible only when used land is most productively used and when all unused land is available to supply every expanding need for additional employment.

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The ultimate exhaustion of this avenue of escape became apparent to the studious minds of my parents and their associates. They also saw the great waste and cost in human endeavor of such a system. Men were continually having to leave behind, the institutions they had created to serve them, despite the fact of adequacy and that much land was still unused. A half century ago they acquired the "new attitude" which Mr. Taylor says "is developing toward the public-welfare elements of land ownership."

While they believed, as Mr. Taylor apparently does, that the solution would have to be sought in political action, they determined to do what they could to establish a colony which would, in a measure, demonstrate the practicability of their conclusions. Political power being unavailable they secured the power of a landlord corporation, but exercising over lessees only such power as they believed political administrative authority should exercise over citizens. Lessees secure exclusive possession of land in consideration of their agreement to pay a "land-use tax" based on the full annual rental value of the social and government benefits available at the site, consideration also being given to and special endowments of nature.

There are no exemptions, nor should there be. An owner-occupant acquires the opportunity to provide himself with a home and the means of making a living to the full extent of his initiative and ability. A non-occupant-owner acquires the opportunity acquires the opportunity to provide homes and productive equipment on the land to rent or sell to others in a competitive market.

Fairhope's founders hoped that their demonstration, if successful, would be of value to political leaders, when the general acuteness of the ills arising from our failure to recognize "the public-welfare elements of land ownership" became such as to demand political action.

Now that that time has come and the demand has been made, and political authority, in its attempt to find a solution, would upset the natural law of supply and demand and unnecessarily extend its power over the lives, activities and properties of citizens, it is particularly hopeful to have your services in directing attention to the major source of our social and economic ills. Please accept my sincere appreciation of your and Mr. Taylor's great contribution and excuse my presumptuousness in writing you at such length.

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Fairhope's "land-use tax" is levied on the basis of benefits or advantages available to the person in possession of the land. There are no exemptions, nor should there be. An owner-occupant acquires the opportunity to provide himself with a home and the means of making a living to the full extent of his initiative and ability. A non-occupant-owner acquires the opportunity to provide homes and productive equipment on the land to rent or sell to others in a competitive market.

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Sincerely yours,

Copy to
Mr. E. H. Taylor

Fairhope, Ala.
September 16, 1948.

To the Lessees and Landowners of Fairhope and Vicinity:

I am writing this letter so that you will be informed of the purpose that is in the back of a certain organization. When I was asked to indorse this new setup for the next municipal election, . . . I asked the reason why they would call it a better administration for Fairhope. Being a friend of all on both sides, it was very difficult for me to decide. I was told that the purpose of changing the present administration was: Our mayor being too friendly with the Single Tax Corp. The purpose is to zone the Colony land from the deeded land. Having my own land in the center of the Single Tax colony I was much disturbed. They told me that they intend to have the Corporation property re-assessed, that means that the corporation will have to raise your rent. Nothing to prevent them from doing so. It is in your contract. Don't forget when they come to re-appraise the corporation land they will also reappraise the improvements, raising your taxes on the improvements. They want money to spend on improving Magnolia and Fairhope Beaches. They complain that the present administration is too economic. That for the sake of spending several hundred dollars to clean and beautify the beaches, in order to attract visitors at week ends and tourists at any time, the Better Business men are losing thousands of dollars. My friends, who cleans your premises? You, yourself. Why should you be contributing to taxation for the so called Business man. Why don't they group among themselves and hire some one to do the cleaning, taking part of the profit to do so? To me it seems that it is a great injustice. Have we not contributed to their prosperity by patronizing them?

All who have come here in the past years have started on a shoestring. I am here 35 years and am well acquainted with all the past situations as well as the present ones. It shocks me to think that they would concieve such an idea, that we are so inferior that they must appoint themselves as our administrators, to spend tax money for their own benefit. Some of the Better Business men are not informed of what the instigators have in mind. They simply ask the people to endorse their candidates. I stand for clean democratic government. The present administration has proved itself by what they have done. Does not the good book say: "Test the Spirit, by his works ye shall know him." The men serving in the present administration have not become rich. They the common people like you and I. The ones who call themselves Better Business men have all gained their wealth through your business. They think you have not enough intellect to know how much improvement you want. They would like to use you to their advantage. My friends think, and think well that any disturbance in our community will restrain people from buying your holdings. Then the value of your property will decline. I will admit, for reasons of the past war, that we have omitted a good many civic improvements, due to high prices. We are still somewhat under those conditions. But the restless high financial group of Fairhope do not want to wait. They ridicule the young men who offer their services for the town council. Under the present conditions I would not favor a change at this time. Think well and think well for your own good.

Faithfully yours

Mme E. W. Schaaf.

April 28, 1953

Miss V. G. Peterson
50 East 69th St.
New York 21, N. Y.

Dear Miss Peterson:

Property owned by lessees on land leased from the Colony is subject to taxation just as is property on deeded land and I am sure the same taxation prevails in Arden. In both Arden and Fairhope however the Colony corporations agree to pay for the lessees, out of the rent paid to them for the land, all taxes levied by the state and local governments on the properties belonging to the lessees, in so far as said rentals will suffice.

You will note that this does not exempt the property of lessees from taxation but that in most cases it provides reimbursement by the colony corporations for all taxes required to be paid by the lessees, and in the case of the Fairhope Colony resident lessees are also reimbursed for the payment of poll taxes. Also in Alabama a property tax is levied on cars and trucks and resident lessees owning cars used from their leaseholds are reimbursed for the property tax paid on the car or truck. The cases where the lessee does not receive full reimbursement for property taxes is where the rent paid to the Colony amounts to less than the property taxes and in that case he is reimbursed up to the full amount of the rent paid.

In Fairhope taxes that are paid on property are disbursed by the tax collector to City, County, School District and State on the basis of their separate levies. Fairhope is now classified as a city, its population having passed the 2500 mark.

I hope this will supply all the information you need. I note what you say about being tired. You should take that much belated vacation and come to Fairhope for a rest.

Sincerely yours,

Secretary

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69TH STREET, NEW YORK 21, N. Y.

Regent 4-2639

LAWSON PURDY
President

April 22, 1953

Dear Mr. Gaston:

A foreword has been written for the new edition of "Progress and Poverty" and in it the writer has the following statement:

"In the town of Arden, Delaware, no tax is levied on improvements, and on that part of the land in Fairhope, Alabama, owned by the Fairhope Single Tax Corporation, there is no tax on improvements. In these places, the approximate full economic rent is collected."

Is that statement correct as regards Fairhope? I believe it is, but I was asked to check with you. If you will just put your o-kay in the margin, it will save you the trouble of a letter.

As I was writing this, a question came into my mind that had never before arisen in that arid region. It is whether there may be a tax on improvements imposed by some township or county in which Fairhope is situated and under whose jurisdiction it comes. In that event, it might not be correct to phrase the statement as shown above even though the Fairhope Single Tax Corporation pays that tax out of the land rents collected. In that case we might have to say "there is no tax on improvements paid by the residents."

Also, for my own information, is Fairhope a town or a city? I would like to be sure that we have referred to it correctly in the land value taxation book. As to the latter, I thought I had it all set for the printer when some more questions were raised. I am dealing with these now, and hope to set type in a week. I'll be glad to be through with it! It was fun, but I am tired! Very tired!!

Sincerely,
vg

March 13, 1953

Miss V. G. Peterson
Robert Schalkenbach Foundation
50 East 69th St.,
New York 21, N. Y.

Dear Miss Peterson:

I hope the following will be what you want:

C. A. Gaston has been the executive secretary of the Fairhope Single Tax Corporation since 1936. He is the son of the late Ernest B. Gaston, the first secretary of the Colony corporation. The Gaston family was the first to occupy Colony land as residents of the new community and Mr. Gaston continued to serve the Colony as its secretary, with only two interludes of one year each, until he retired and was succeeded by his son.

Very sincerely yours,

Secretary

8-14
ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George
50 EAST 69th STREET, NEW YORK 21, N. Y.
REgent 4-2639

LAWSON PURDY
PRESIDENT

March 5, 1953

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

Dear Mr. Gaston:

Thank you for returning the manuscript on Fairhope so promptly. I think it is a good story. I added, tentatively, a paragraph taken out of your letter explaining the makeup of Fairhope; that is, there is colony-owned land and land owned in fee simple within the corporate limits of the city.

I am glad to know that Paul's family is about to be increased. I am glad too, but not surprised, that he is receiving such friendly treatment from our Danish Georgists. I wish only that you too could sample their hospitality.

Will you please send me something for our author's page--a skeleton would be: C. A. Gaston, is secretary of the Fairhope Single Tax Corporation. Perhaps you could add just a little more to that but it should all contribute to the conviction that you are an authority on the subject on which you have written.

Very sincerely yours

V. G. Peterson

Executive Secretary

VGP:fs

Feb. 25, 1953

Mrs. V. G. Peterson
Robert Schalkenbach Foundation
50 East 69th Street
New York 21, N. Y.

Dear Mrs. Peterson:

I am returning herewith the manuscript which appears to me to be well organized. The only change I am making is to substitute the official 1950 census figure for the unofficial 1949 count.

As to your remark about the make-up of the Town of Fairhope upwards of sixty per cent of its people and their property is to be found on the land belonging to the Single Tax Colony an area constituting less than one fifth of the total. While it took people who were devoted to the Henry George principles to found Fairhope it could never have reached its present proportions and in all probability it could not have survived had it had to depend on ~~such~~ its attraction of others with like conviction, and consecration.

Today the Colony lands are largely occupied by those who, of necessity must embrace every possible economic advantage. The establishment by Fairhope's founders of the economic principles of Henry George continues to provide access to land without the payment of a speculative purchase price and many are quick to see the advantage. Being quite limited in the amount of capital they can command they feel obliged to invest it in things that will accomplish a current return.

There were no real estate interests in the neighborhood of Fairhope when the colonists came here. Such were attracted only after the colonists had established a community that showed promise of permanency. Then several such bought up tracts that the colonists had been unable to buy because of their limited finances. These tracts they subdivided and sold and at the present time there are no really large holdings in the hands of development companies. It seems to me there can be no question of the Colony's influence on the growth of Fairhope. There is plenty of undeveloped land within the corporate limits of the city with many fee simple owners willing to sell, yet the preference for Colony land is still quite apparent. There is every reason to believe that there would be no town at the present site of Fairhope if the Colony had not come here and secured some of the land

against the stifling influence of land speculation.

I note your remark about seeing our son in Denmark. I am pleased to report he is having a very satisfactory year there. It was very fortunate for him that he reached Denmark while the Conference was in session. He is profiting much from the contacts made then. They have close relationship with Mr. Kristensen and his family and with Dr. Starcke and family which are of great benefit to Paul in his study of Denmark's application of Georgist principles and to both of them socially. A letter today tells of gracious social invitations from both Mr. Kristensen and Dr. Starcke as well as from Mrs. Bjorner who entertained my parents when they were in Denmark in 1926.

Paul and his wife plan to devote much of the summer to some intensive study of the French language in France. Paul will return in the fall to enter college and work for a masters degree though it is not settled yet where he will be located. Present plans call for Mary to give birth to their first child at the home of her parents in England very shortly before Paul will have to return so her return with our only grandchild will be somewhat delayed.

I am also enclosing a copy of the 1952 report of our Colony Corporation in which I am sure you will find something of interest. Your attention is called to some comparisons made under the heading of "Assessed Values and Taxes". It would seem to me they tend further to confirm our claims of the effectiveness of our application of the principles we hold to be most essential to the social and economic welfare of man. With every good wish and my hope that you will soon see the fruition of your labors I am,

Sincerely yours,

Secretary

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69TH STREET, NEW YORK 21, N. Y.

Regent 4-2639

LAWSON PURDY
President

February 16, 1953

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

Dear Mr. Gaston:

At long last I am inclosing the edited version of the piece on Fairhope which you wrote for our land value taxation book.

We have reorganized our original plans concerning this book in order to make the material more appealing and more useful to people outside the George movement. With this in mind I worked into your piece some of the factual material your son used in his article in the Henry George News and I am inclosing that article for your convenience.

It seems to me that there is another point that should be made clear in this manuscript. That is, the way the town of Fairhope is made up. As I understand it, the original founders bought a strip and real estate interests bought around them and the combination is the town of Fairhope. I am wondering whether it was bare land when the founders arrived and whether the real estate interest came in afterwards.

Also it seems to me that the picture should be clarified as to the role that the Single Tax Corporation's part of Fairhope has played in the development of the whole town. In other words it is clearly shown that Fairhope has gone ahead of her neighboring communities. But if the Single Tax Corporation is only a very small part of the whole land of Fairhope, we would be open to attack on that basis unless we made it very clear that the role was an important one. I hope you may approve of the way in which we have handled your piece and that you will make such changes and improvements as occur to you as well as taking care of the above questions if you believe them sound.

I saw your son when I was in Denmark last summer. I hope he is happy and that you are getting good reports as to his work.

We are getting along with the land value book now and hope to set type in another month. Meanwhile there is more over-all editing to be done so that the sooner we get the individual pieces back the better. If you find it possible to return yours within the next week or so, it will be very helpful.

(over)

Will you return
the H. G. News when
forwarded? They are
short on this issue &
sent it to me under
Postage.

(OAGL)

On page 4 of the manuscript there ^{are} some population figures. Perhaps you can add to these to bring them down to the latest census. A stamped envelope is inclosed for your convenience.

With best personal wishes,

Sincerely yours

V. M. Peterson

Executive Secretary

VGP:fs
Inc.

I enclose some information regarding the work of the VGP:fs Inc. in the field of population statistics. I am enclosing a report on the work of the VGP:fs Inc. in the field of population statistics. I am enclosing a report on the work of the VGP:fs Inc. in the field of population statistics.

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Dear Mr. Carson:

VGP:fs
VGP:fs Inc.
VGP:fs Inc.

February 10, 1953

RECEIVED 1-20-53

20 FEB 1953

10 FEB 1953

ROBERT SCHUTKENEVICH FOUNDATION

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George
50 EAST 69th STREET, NEW YORK 21, N. Y.
REgent 4-2639

LAWSON PURDY
PRESIDENT

February 20, 1952

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

Dear Mr. Gaston:

I wrote Paul, but the help I could give was, I fear, slight.

I sent him two pamphlets -- all we have on Denmark -- which tell about the land tax and its history. I told him about the Justice Party, and if that comes into his picture at all, I can lend him a short manuscript we have on hand, which gives statistics as to the votes that Party has received in recent elections.

I have warned him not to claim too much for the Georgeist influence which is growing but is probably not too apparent at this stage. I also brought to his attention that Denmark, like the rest of Europe, has trended towards socialism in the last twenty years.

I do not recognize the statement you refer to about the social progress of Denmark being due to the retention by the Danes of the sovereignty in the people. Alice Davis promised to look in her files to see if she printed anything like it. I will check with her today to see that she wrote Paul.

I have told Paul to call on me for any further information I can give. I hope he gets the scholarship.

There is a chance one of our directors may call on you within the next three weeks. He is Mr. Roy A. Foulke, a vice president of Dunn and Bradstreet. He is a splendid Georgeist and a fine person in every way. He headed South today for a short vacation, mixed a little with business, and said if time allowed he would come to Fairhope. I know you will like him and if you have time to show him around, he will appreciate it.

Very sincerely yours,

V. H. Peterson

C O P Y

December 19, 1950

Mr. C. A. Gaston
Fairhope, Ala

Dear Mr. Gaston:

The Robert Schalkenbach Foundation is going to try to get together material for a Single Tax Year Book. It will not bear that name when published, but for want of a better one, we now are referring to it in that way. We are taking as our general guide the Single Tax Year Book published in 1917 by the late Joseph Dana Miller. We aim to make it a compendium of useful, reliable, documented information. We shall not deliberately set out to prove that Henry George was right; but we believe that by truthfully and objectively setting down the facts we shall prove it forcefully.

One section of the proposed book will treat the enclaves. Here we thought the short section on Fairhope could best be done by you. I am enclosing copy of Miller's section to guide you.

We do hope you will agree to join with us in this important undertaking. We think you might confine yourself to the following, plus any other pertinent information:

How formed and when; name of corporation and its present officers; how taxes are levied, collected and remitted to state and local authorities; what taxes are levied; the principal upon which they are figured; number of houses and business properties; population, rate of increase or decrease; discernible effects of the system; its effect upon surrounding territory.

We are hoping to get most of the information collected by the 15th to 25th of February. Material will, necessarily, be subject to editing, but in this all contributors will be consulted and final copy will receive their approval. All contributors will be given complete credit.

We think this is an important undertaking and hope you will let us know at an early date whether we may have your assistance. A stamped envelope is enclosed for your reply.

Very sincerely yours,

Executive Secretary

Nov. 27, 1950

Mrs. V. G. Peterson, Executive Secretary
Robert Schalkenbach Foundation
50 East 69th Street
New York 21, N. Y.

Dear Mrs. Peterson:

I hope the enclosed may not be too late and that it may meet your needs. I dare not hope that my delay has not caused you a great deal of suspense and anxiety. I can only ask your forbearance.

It occurs to me that though I may not be too late that which I have prepared may be too long and that you may care to condense it. If such should be the case you have my permission to do so. In the event I have missed the mark and you can give me a better idea of what you want I promise to try again and with much greater dispatch.

We appreciate the work the Foundation is doing as I am sure do all singletaxers. You should have had far better cooperation than I have given. I hope I may make future amends.

Sincerely yours,

Secretary

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69th STREET, NEW YORK 21, N. Y.

REgent 4-2639

LAWSON PURDY
PRESIDENT

April 19, 1950

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

Dear Mr. Gaston:

I was glad to receive your letter of April 15th. I was really getting worried, thinking that perhaps you had shaken the sands of Fairhope from your shoes, or something. How was I going to get the piece on Fairhope written? I didn't know! Now I can relax.

It is taking longer than I expected to gather the material for this Year Book, and very little has been completed so far. So you are right in style with our other authors.

Of course, I want to get the stories in as soon as I can, because only then can editing commence, and that will be a long job, as you very well know. So do the story when you can, and if I get it by, say, June 15th, that will be fine. June first would be even better. But I'll say no more.

When you send in your manuscript, it would be nice if you could send us a full file of the Fairhope reports since 1944. We will keep them in our library where they will serve whoever may consult it. People do consult it, and we never know when they will want such material as you offer. So we'll be glad to have it.

I enjoyed meeting your son -- a fine young man -- when he was here.

With best personaly/ regards,

Sincerely yours,

V. H. Peterson
Executive Secretary

Apr. 15, 1950

Miss. V. G. Peterson, Exec. Sec.
Robert Schalkenbach Foundation
50 East 69th Street
New York 21, N. Y.

Dear Miss Peterson:

I am quite ashamed of my neglect in replying to your petitions for information for the prospective publication on Single Tax activities. My excuse is that your first communication, Dec. 19, arrived at time when I was urgently occupied with dead-line operations concerned with the assessments of property and payment of taxes for our several hundred lessees, and the preparation of annual reports.

If I can have a little more time now I believe I can get up most of the information you outline in your letter. I am enclosing a copy of our reports for 1949 and I wonder if you have any file of these annual reports. They have been published in this form since 1944 and I have back copies I could supply you with if you do not have them and would like them for your files.

If there is still time for me to comply with your request please let me know at once.

Very truly yours,

Secretary

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 142,940
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1,124,960

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Fairhope Single Tax Corp.
 Fairhope, Alabama

455,340

2276900

2732040

2,959,7100

734,540

105,980

450

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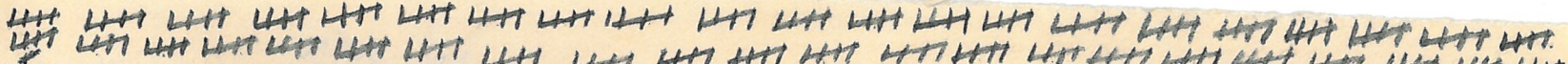
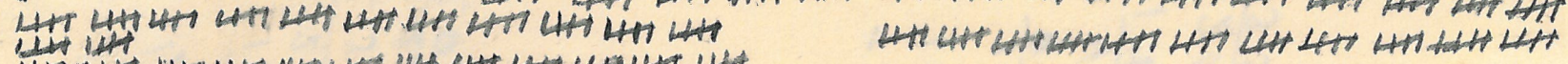

S. M. THARP

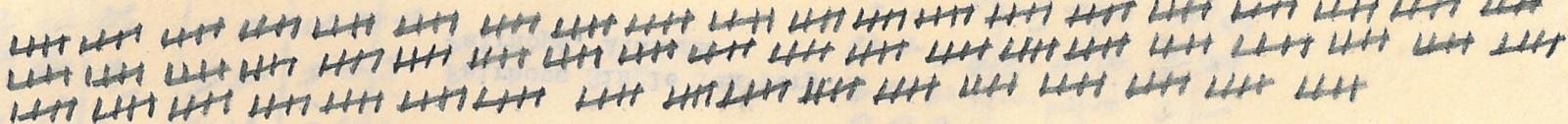
SUPT. OF EDUCATION

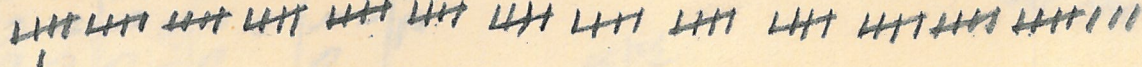
BAIRDWIN COUNTY


BAY MINETTE, ALA.



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B 

	118
	<u>5</u>
Res town	555
Res May Res	10
Res Counting	123
Buc	92
Church	1

ROBERT SCHALKENBACH FOUNDATION

—Publishers—

50 EAST 69th STREET, NEW YORK 21, N. Y.

REgent 4-2639

December 19, 1949

Mr. C. A. Gaston
Fairhope
Alabama

Dear Mr. Gaston:

The Foundation is going to try to get together material for a Single Tax Year Book. It will not bear that name when published, but for want of a better one, we now are referring to it in that way. We are taking as our general guide the Single Tax Year Book published in 1917 by the late Joseph Dana Miller. We aim to make it a compendium of useful, reliable, documented information. We shall not deliberately set out to prove that Henry George was right; but we believe that by truthfully and objectively setting down the facts, we shall prove it forcefully.

One section of the proposed book will treat the enclaves. Here we thought the short section on Fairhope could best be done by you. I am enclosing copy of Miller's section to guide you.

We do hope you will agree to join with us in this important undertaking. We think you might confine yourself to the following, plus any other pertinent information:

How formed and when; name of corporation and its present officers; how taxes are levied, collected and remitted to state and local authorities; what taxes are levied; the principal upon which they are figured; number of houses and business properties; population, rate of increase or decrease; discernible effects of the system; its effect upon surrounding territory.

We are hoping to get most of the information collected by the 15th to 25th of February. Material will, necessarily, be subject to editing, but in this all contributors will be consulted and final copy will receive their approval. All contributors will be given complete credit.

We think this is an important undertaking and hope you will let us know at an early date whether we may have your assistance. A stamped envelope is enclosed for your reply.

Very sincerely yours,

V. H. Peterson
Executive Secretary

Mr. C. A. Gaston
Fairhope, Ala

ROBERT SCHALKENBACH FOUNDATION

Publishers of Books by Henry George

32 East 29th Street, New York

MURRAY HILL 5-6459

July 21, 1943

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

Dear Mr. Gaston:

Sorry to have called you "Miss." Our President, Lawson Purdy, was down your way two winters ago and, while telling me about the Colony, I thought he said a Miss Gaston had shown him around.

I am today sending you a carton containing 4 sets of Henry George books (6 volumes to a set). One of these sets is for you. The books are being billed at 55¢ each plus carriage.

The carton also contains 3 copies of The Philosophy of Henry George, billed at \$1.50 each, and 4 copies of How to Abolish Poverty and 4 copies of State of War Permanent Unless. These are for the library and for you. The authors gave us a few dozen copies so I am glad to share our good fortune with other friends.

I have asked my assistant, Miss Bartholomew, to gather three lots of pamphlets for your libraries.

It has long been my desire to see Fairhope, and to know a little more about how the colony has fared under its system of raising revenue for community purposes. When the transportation problem has straightened out a little, I will try to get down. Meantime, if you issue a simple pamphlet explaining the advantages of Fairhope, I would be interested in receiving it. I am often asked for information.

Sincerely yours,

V. H. Peterson
Executive Secretary

ROBERT SCHALKENBACH FOUNDATION

Publishers of Books by Henry George

32 East 29th Street, New York

MURRAY Hill 5-6459

July 23, 1943.

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

Dear Mr. Gaston :-

When the package of books which went out yesterday reaches you, you will find that the 4 copies of "How to Abolish Poverty", by Record, are not there, as promised you in Miss Peterson's letter. Our stock room has recently been overhauled and at the same time our shipping clerk is on vacation, so that at the moment we could not lay our hands on them. We have them, however, and they will be forthcoming very soon.

Very sincerely,

(Miss) Mary Bartheolomeu
ROBERT SCHALKENBACH FOUNDATION.

August 4, 1943

Mr. V. G. Peterson, Secretary
Robert Schalkenbach Foundation
32 East 29th Street
New York, N. Y.

Dear Mr. Peterson:

Enclosed find check of the Fairhope Single Tax Corporation for \$15.90 and Money Order for \$3.30 to pay for the recent shipment of books. Thank you for the copies of War Permanent Unless and How to Abolish Poverty, the latter of which Miss Bartholomew advises will follow.

We consider it to be particularly timely to have these books for Fairhope citizens and students now. At the present time when communist Russia is receiving so much merited praise, the ideology of that country may very possibly become attractive to our citizens who see selfish individual and group interests here taking advantage of the war emergency to increase their powers and fortunes.

We hope it will be possible for you to come here to visit and study Fairhope since we believe it to be of real value as a demonstration model. Though other towns in this county had and have opportunities Fairhope cannot share it has become the largest and is conceded by all to be the most progressive and the most attractive.

Fairhope's founders, due to limitations of finance were obliged to acquire cheap land for their experiment. Cheap land is land low in natural fertility and without compensating site advantage. To this unfavored land they brought no superior productive skills, but they did bring a principle which they believed to be the fundamental basis for social and economic justice.

Unlike some colonies Fairhope makes no selection of those who may share in the opportunity it makes available. All are accepted on equal terms and all are given the same pledge. Each must contract to pay to the community the full value of the community benefits he may enjoy and utilize in his productive endeavors, and each receives the colony's pledge that no levy will be made on his individual product for the benefit of the community.

There is frequent editorial and other comment on the colony in The Fairhope Courier, which I presumed went to your address, but I find that this is not the case. I am therefore mailing you a copy of last week's issue in which I have an editorial "Sat-Eve*Post Liberal Ally" which I believe will interest you as will another article on the editorial page, "Are We Heading For Another Tragic Land Boom?" from the Saturday Evening Post.

Enclosed you will find a brief folder descriptive of the Fairhope plan. We will be glad to supply some of these if you can use them.

Sincerely yours,

Secretary

July 17, 1943

Robert Schalkenbach Foundation
32 East 29th Street
New York City

Attn: V. G. Peterson, Exec. Sec.

Gentlemen:

At the last meeting of the Executive Council your letter of July 11 was presented and it was decided to purchase three sets of the Henry George books and three copies of The Philosophy of Henry George by Dr. George R. Geiger. It is planned to place these in the Fairhope Library and in the libraries of the local Public High School and in the School of Organic Education.

I am sure use can be made of the pamphlets by all the libraries and if it is not asking too much we will appreciate having three sets of these.

I, too, would like to have a set of the George books and would like to know if I would be entitled to a discount if a joint order is made?

If you will calculate the total charges for the three sets, plus shipping charges and bill us we will remit at once.

I have addressed you as above in order to avoid the error you made in addressing me. I am of the masculine not feminine sex.

Sincerely yours,

Secretary

ROBERT SCHALKENBACH FOUNDATION

Publishers of Books by Henry George

32 East 29th Street, New York

MURRAY HILL 5-6459

July 11, 1943

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

My dear Miss Gaston:

I am sorry that we did not reply sooner to your letter of June 28 asking for a catalogue and prices on a full set of George books for your school library. This is my first day in the office after a short vacation - hence the delay.

I am enclosing our Christmas catalogue which, despite its unseasonable decorations, is the most up-to-date one we have. You will find that it makes special prices for certain combination purchases, and that it offers a full set of George books for \$4. This is less than the usual discount offered to libraries, even, and is the lowest price we have ever made on this particular combination. However, if you wanted two sets, we could go a step farther and make you a price of \$7 for the two sets. This would be at the rate of 55¢ each for the 12 volumes (6 to a set) and allow something towards the postage.

You may find other titles which interest you. If you do, the discount would be at least 25%.

If you have room in your library for pamphlets, we should like to send you a couple of dozen with our compliments. These would be assorted titles, including a full set of the ones by Henry George.

Sincerely yours,

V. G. Peterson
Executive Secretary

ROBERT SCHALKENBACH FOUNDATION

Publishers of Books by Henry George

32 East 29th Street, New York

Murray Hill 5-6459

April 26, 1943.

Mr. A. A. Buston, Sec'y,
Fairhope Singel Tax Corporation,
Fairhope, Ala.

Dear Mr. Buston:-

We thank you for your order of April 23rd
with check enclosed in the amount of \$6.00
for "six copies of Economics Simplified." As
this book sells for 50¢ per copy, we are sending
you this afternoon 12 of these books, and trust
this meets with your approval.

Sincerely yours,

(Miss) Mary Bartholomew

ROBERT SCHALKENBACH FOUNDATION.

June 28, 1943

Robert Schalkenbach Foundation, Inc.
32 East 29th Street
New York, N. Y.

Dear Sirs:

I find that we do not have any catalogs of your publications and if you have such please supply me.

My particular interest at the present is the securing of at least two sets of Henry George's books for school library use. Please give me a price on these.

Very truly yours,

Secretary.

April 23, 1943

Robert Schalkenbach Foundation, Inc.
32 East 29th Street
New York City

Dear Sirs:

Enclosed find check of Fairhope Single
Tax Corporation for \$6.00 for which please send us
six copies of Economics Simplified by E. E. Bowen,
M. D. and George L. Rusby.

Very truly yours,

Secretary.

ROBERT SCHALKENBACH FOUNDATION

PUBLISHERS

11 Park Place, New York

BA relay 7-2453

August 3, 1938.

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

Dear Mr. Gaston,

It was a pleasure to have word from you and we were glad that the suggestion of the book "Rebel, Priest and Prophet" was welcome to the library as a memorial for your dear father with whom I have had correspondence for many years past.

We did not have quite enough of the "Satolli-McGlynn" pamphlets to send 100, but will send 25 more as soon as a new lot are printed. They went like the proverbial "hot-cakes".

I think you will like the "Progress Toward Land Value Taxation" pamphlet and the "Use of Land Value Maps". They are both practical propaganda tools!

I am sending, under separate cover a copy of a most fascinating book "HOW TO ABOLISH POVERTY", which I think you will find a happy addition to your personal library.

If from time to time you have any opportunity to lead people toward our books and our pamphlets, we would appreciate it ever so much, as we are asked here to get the greatest possible reading for the Henry George books. We are sending some catalogs with the book, and if you want more just ask for them.

Sincerely, cordially yours,


Executive Secretary.
Mrs. Antoinette K. Wambough.

July, 28, 1938.

Robert Schalkenbach Foundation,
11 Park Place, New York City,

Gentlemen:

I wish to thank you for your suggestion that the Business & Professional Women buy "Rebel, Priest and Prophet" to place in the local library in memory of my Father, Ernest B. Gaston. They did so and the book has been in constant demand. I read it and was delighted with it.

I am enclosing check for \$1.00 and ask that you send me 100 copies of the "Doctrinal Statement." I will appreciate it if you will enclose a copy of "Use of Land Value Maps" and "The Progress Toward Land Value Taxation Throughout the World", for which I enclose stamps.

Very truly yours,

Secretary.

April 28, 1938

Robert Schalkenbach Foundation
11 Park Place, N. Y.

Gentlemen:

Find enclosed check for \$1.00 for which please send to the Fairhope Single Tax Corp., Fairhope, Ala. 100 pamphlets, "Cause of Business Depression."

The Business and Professional Woman's Club, of Fairhope, contribute a book to the local public library in remembrance of prominent citizens who are lost to the community through death. They ask for suggestions as to what to select in memory of Ernest B. Gaston, long time secretary of our Corporation and whose son I am.

I am asking that you assist in this selection since I am not acquainted with the recent publications. Will you please let me have your reply as early as possible, giving a list of your suggestions.

Very truly yours,

Secretary

CAG/mg

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John H. Allen
Henry George Atkinson
E. Yancey Cohen
Philip H. Cornick
Anna George de Mille
Walter Fairchild
Spaulding Frazer
Bolton Hall
Charles O'Connor Hennessy
Frederic C. Howe
Charles H. Ingersoll
Frederic C. Leubuscher
Raymond V. McNally
John J. Murphy
Albert Pleydell
Edward Polak
Charles Johnson Post
Lawson Purdy
George L. Rusby
Albert E. Schalkenbach
Frank Stephens

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

11 Park Place, New York

BA relay 7-2453

OFFICERS

Charles O'Connor Hennessy
President
Philip H. Cornick
Vice-President
George L. Rusby
Treasurer
Antoinette Kaufmann
Executive Secretary

February 18, 1935.

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

Dear Mr. Gaston,

I am sending you via express, under separate cover, samples of the tracts that are at present in stock and available in any considerable quantities, and I have marked on one copy of each the prices at which we could send them to you. The trouble with the pamphlet situation is that we have already priced them all at a very low cost level, so that single taxers in general could afford to get them. Thus there is no room for another person to take them over and sell them at a profit. I do not know whether you had in mind anything of this kind, or whether you wanted them for occasional distribution. At any rate I have indicated the very best prices possible, some of them below our actual printing costs.

Mr. Goeller of Endwell, N.Y. prints thousands of cheap tracts that are suitable for distribution, and I think you can get some of them from him without cost, or at least merely for the cost of postage. However, we have found from experience, that our tracts, printed rather attractively, go far to interest the total stranger, because there is not too much printed matter at the beginning. The reaction is usually quite favorable, so that while they cost a little more, they really do intrigue and hold the attention.

On several pamphlets such as Mr. Sharpe's pamphlet, and the Single Tax (Vierth) pamphlet, I have indicated that we could send these free of charge if desired, but the postage or express charges would of course be paid at your end.

I would be glad if you could look over this assortment, and let me know which ones appeal to you, and if you have any suggestions as to what assortments you would like, or if you have any particular purpose in view, and will let me know I will try to arrange the very best possible terms.

Sincerely, cordially yours,

Antoinette Kaufmann
Executive Secretary

Oct. 7, 1938.

Miss Elsie Schmidt,
1622 S. 16th Ave.,
Maywood, Ill.,

Dear Miss Schmidt:-

I am glad to comply with your recent enquiry concerning the rent account of H. E. Lowell on his residence leasehold which is mortgaged to you, but I regret that the account is in such bad standing as appears from the attached statement.

I assure you that I shall be glad to be of such future service as I can.

Very truly yours,

Secretary.

CHARLES H. ALBERS
RECEIVER

OFFICE: 129-131 BROADWAY
MELROSE PARK, ILL.

October 4th, 1938.

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

Dear Mr. Gaston:

As you no doubt know, I inherited from my uncle, John DeBusi, the mortgage on the Hugh E. & Elsie Grace Lowell property, commonly known as Lots 11 & 12, Block 30, Division 2 of the lands of the Fairhope Single Tax Corporation.

Would you be so kind as to advise me the amount of money he owes the Fairhope Single Tax Corporation, for rent, etc.

Thanking you in advance for your kind response, I am

Yours very truly,

(Miss) Elsie Schmidt
1622 S. 16th Ave.,
Maywood, Ill.

Sept. 14, 1937

Mr. Jos. H. Schmidt
Atlanta, Ga.

Dear Sir:

I regret very much that I can give you no assurance of employment in Fairhope, though it is quite possible that there is somebody in this neighborhood that would be interested in housing you upon the terms suggested.

I suggest that you might write to the Fairhope Courier sending them a small ad which might be the means of getting you in touch with some one who would be glad to have your services.

Under separate cover I am sending you a copy of the Fairhope Courier. Their rates for classified ads are 25¢ for 25 words the first insertion and 1¢ a word thereafter.

Very truly yours,

Secretary

CAG/mg

write to
Gen. Helt.

Atlanta Ga
Sept 9-

Fairhope Lumber Co.

Fairhope Ala.

Dear Sir.

I had a letter from you in
Mann B. Flu. & the booklet.
But there was not any
information if I may
earn even only board
if stay to see the possib-
ilities as to my ability in
farming or otherwise.

Have been interested in
better forms of the economic
distribution and living that
security may exist. Respectfully,
Jas H Schmidt.

August 13, 1937

Mr. Joseph Schmid
Miami Beach, Fla.

Dear Sir:

Under separate cover I am sending you some printed matter regarding the Fairhope Single Tax Corporation, which I believe will answer the principal questions you ask in your letter addressed to Postmaster, Fairhope, Ala.

Fairhope is not an industrial community and the opportunities for employment are largely in the service trades and in agricultural activities.

A reading of the little history pamphlet will show you that Fairhope has progressed and we are firmly of the opinion that this progress has been due in greater part to our limited application of the Single Tax principles.

We would be pleased to have you visit Fairhope and get acquainted with conditions at first hand and to be of any service we may.

Very truly yours,

Secretary

CAG/mg

811 Meridian
Miami Beach
Fla

Aug 4-37

Postmaster
Fair Hope Ala.

Dear Sir:

Kindly let me
know briefly but
clearly, how living
is there, and does
the town follow
the single tax plan.
And also teach
it further there.
Living cost, & work
if some provided.

If it is fully
followed, and
are able to pro-
gress, of course
would be most
interesting - to
learn.

Respectfully yours

Joseph Schmid

811 Meridian
Miami Beach
Fla,

April 9, 1942

Mr. & Mrs. R. C. Schmidt
Chickasaw, Alabama

Dear Mr. & Mrs. Schmidt:

In reply to yours of April 6, we do not operate a real estate office but confine our activities to the leasing of our lands as explained in the enclosed folder.

However I do know of several places in which you might be interested:

1. Ten acre leasehold one and three-quarters miles from center of town, small house, barn etc., electric lights, automatic water pump, pecan orchard, quite good land, for sale for \$1200.00, I believe. Write G. E. Perkins for particulars.

2. Ten acre leasehold, small house, about four and one-quarter miles from center of town, one and one quarter miles from Fairhope-Silverhill paved highway. I don't know much about this property nor do I know the price asked but believe it is listed both with Perkins and Carl L. Bloxham.

3. Twenty acre leasehold four and one-half miles from center of Town, one mile south of Fairhope-Silverhill paved highway, small house, barn and cribs, well, etc. If bought from owner can be had for \$900.00. Write Chas. S. Lowell, R. R. Fairhope or see me.

Other agents here who might have properties you would be interested in are Capt. Jos. Pose, J. E. Gooden and R. C. Keeney.

Very truly yours,

Secretary.

Apr. 6 - 1942

Fairhope Single Ind Corp.
Fairhope, Ala.

Gentlemen:

We are interested in
leasing or buying about
10 acres of farm land. Land
with a house - small one -
is preferred but we will
take good land without a
house if necessary. If
you have any thing which
you think we should do - would
you please let us know?

Thanking you in advance,

Sincerely,

Mr. + Mrs. R. C. Schmitt
Chickasaw, Ala.

1 3/4

4 1/4

4 1/2

THE SCHOOL OF ORGANIC EDUCATION
Fairhope, Alabama

August 30, 1945

Dear Sustaining Fund Member:

When Dr. William E. Zeuch came to Organic in the early months of 1942, one of the first steps he took in the reorganization of finances was a Sustaining Fund plan. This called for pledges by friends of the school to total a minimum of \$5000 annually over a period of ten years, and was intended to put the school back on its feet financially. While the \$5000 minimum was never reached, last year the pledges paid totalled somewhat over \$3000 or approximately 20% of our total budget of \$17,000.

This letter is intended to give you an idea of what your contributions to the school have meant in the past and what they will mean in the future.

In the first place, the Sustaining Fund enabled the School to continue in the fall of 1942, while without it we would have found it necessary to close our doors, thus ending the career of the oldest progressive school in the South.

Secondly, the Sustaining Fund enabled the School to get on a firm, if meager salary basis. For the past three years, the various teachers have been paid regular fixed salaries. This enabled us to get a nucleus for building up the school.

Now, after three years of the Sustaining Fund, we are starting a program of repair and improvement which is necessary to maintain an adequate school. Our plans for the future call for redecorating many of the buildings on the campus to improve study conditions; reflooring Comings Hall, the local athletic center; purchasing necessary books and equipment for our classes and activities; and fixing up the old athletic field to replace the present makeshift arrangements on the campus for sports. Too, if we are to develop the Faculty an Organic School needs, it will be necessary to pay adequate salaries. None of these plans would have been possible without your support of the Sustaining Fund in the past, and without your future aid many projected improvements will have to be further postponed.

As we start the 39th year of Mrs. Johnson's educational experiment, we are in the best condition we have been in since Mrs. Johnson's death seven years ago. We have only begun, however, to achieve what Mrs. Johnson would have wanted and what we want in the way of a school. We have appreciated your help in the past and hope in the future you will be able to aid us further in achieving our goal.

Sincerely,

S. W. Alexander

S. W. Alexander
Principal

Fairhope, Alabama
July 23, 1946

Dear Friends:

Prospects for the coming school year at Organic are brighter than in many years--our faculty has been expanded, the buildings have been repaired and repainted, work is progressing on a new athletics field, and school spirit is high.

We would like to take this opportunity to tell you of the things we have been doing and are planning. Financial problems still remain, but there is a new confidence that Organic is going places.

We have strengthened our faculty considerably for the coming year. Mr. Ed Ritter has taken over the principalship left vacant by the death of Mr. Alexander, and in addition will teach mathematics. Mrs. Ritter, who has had special training and considerable experience in Domestic Science, will teach Home Economics. Mr. Forrest Warren, who was a popular assistant last year, will be head of the English Department. Mr. and Mrs. Bill Darr, who received training at the Pennsylvania Academy of Fine Arts and other schools, will take over Arts and Crafts. Both have had experience in teaching and in youth counselling. Mrs. Jessie Davis of Fairhope who helped out so successfully last year will be the regular First Life teacher this year.

During the past year we have made a number of improvements on the campus. New lights in the School Home parlor, new toilets in the Bell Building, rearrangement of the Boys' Dormitory, re-shingling of the Merry-Go-Round Building, painting and laying of a new floor in Comings Hall, and painting of the office and typing cottage are some of the outstanding improvements made during the last twelve months.

You have made these improvements and additions possible by your support. We have confidence that with your continued support we can make Organic an even better school.

Very sincerely yours,

Robert Calhoun

Robert Calhoun
(For the faculty)

June 23, 1953

Mr. Frederic H. Schoonover
1502 Long Shore Drive
Ann Arbor, Mich.

Dear Mr. Schoonover:

In response to your letter of June 19, I am enclosing herewith a copy of our constitution and our land application and lease contract.

Under separate cover am sending a copy of the Alabama Local Government Journal. In it you will find some general information about the Fairhope community, other communities in Baldwin County and on pages 14 and 15 a special article about our Single Tax Colony. You will note my marking of a transposition of lines in the middle column on page 15.

We are pleased to learn of your continued interest in Fairhope.

Sincerely yours,

Secretary

June 19, 1953

Mr. Gaston, Secretary
Fairhope Single Tax Corporation
Colony Office
Fairhope, Alabama

Dear Mr. Gaston:

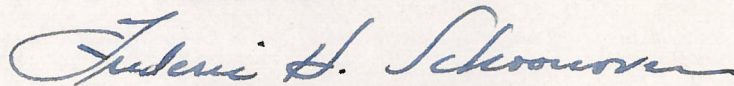
During my visit to Fairhope in May, I had the pleasure of spending a half hour in conversation with you as the result of my question, "What is a Single Tax Corporation?" At that time, you made a very clear explanation of the theory and practice of this Corporation to me.

Since my return to Michigan, I've had the experience, wherein, upon mentioning the Single Tax theory or the Corporation, I am asked what it is and how it works and I find my knowledge of the subject to scant for me to make a plausible explanation.

You mentioned that Fairhope had been written up several times and I had presumed in newspapers or magazines. If such material is available, would you be kind enough to send me a copy of one of these write-ups or of your constitution or some of your own writing on the subject?

My own interest in this subject is perhaps founded on more than curiosity as I intend to make my home in Fairhope in the not to distant future.

Sincerely,



Frederic H. Schoonover
1502 Long Shore Drive
Ann Arbor, Michigan

Introducing LEWIS FLETCHER SCOTT
of the HENRY GEORGE SCHOOL OF SOCIAL SCIENCE

Mr. Scott is a graduate of Purdue University in chemical engineering, a registered professional engineer, and Chicago division manager for a manufacturer of industrial insulating materials. He has attempted to bring to his study of social questions the scientific approach that an engineer must apply to his work. He feels the need for more than talking, and for this reason, has joined the staff of volunteer instructors, mostly business and professional people, who go into all parts of Chicago and suburbs to teach fundamental economics - what they describe as "the economic basis of a free society" - in the round-table classes sponsored by the Henry George School of Social Science.

HENRY GEORGE SCHOOL OF SOCIAL SCIENCE

236 North Clark Street • Chicago 1, Ill. Central 3348

October
15
1948

Dear Cornie:

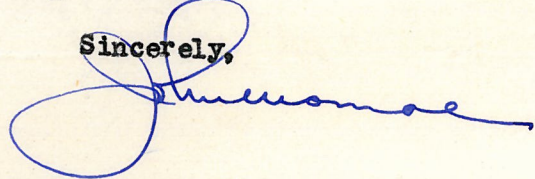
Into your happy midst will soon come LEWIS F. SCOTT and MRS. SCOTT and TWO LITTLE SCOTTS. They'll be in Fairhope for their few weeks' vacation. I wouldn't be surprised if they'd get interested in Fairhope as their residence... sometime.

Meanwhile, Scottie is a sales engineer with headquarters in Chicago. He got into the School several years ago and is a leader in furthering its program. His teaching and speaking are outstanding.

I know that Scottie will be interested to learn all he can about Fairhope and the Fairhope Single Tax Corporation. He'll be looking you up, probably Monday.

Best wishes from your Chicago friends!

Sincerely,



Dr. C. A. Gaston
Fairhope
Alabama

CHICAGO ILL DAILY CALUMET
WEDNESDAY MAY 26 1948

Lions' Speaker *July*



Lewis F. Scott

Lewis F. Scott, sales engineer and member of the speakers bureau, Henry George School of Social Science, will be heard at a luncheon meeting of the Shore-Lions club on "Let's Try Something New," at 1626 E. 79th st., tomorrow.

SHROPSHIRE & COMPANY
INVESTMENT SECURITIES
FIRST NATIONAL BANK ANNEX
MOBILE, ALABAMA

February 8, 1941

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

Dear Dr. Gaston:

Many thanks for your letter of February 7th regarding
Fairhope Street Improvement Bonds.

We are going ahead with our efforts to purchase this
issue of bonds and will let you know just what we
are able to do as promptly as possible.

With best regards, we are

Sincerely yours,

SHROPSHIRE & COMPANY

OS:ZW

BY

Eden Shropshire

*Mr. S. advised by phone that
P. F. L. would not sell for
less than par plus accrued
interest.*

1 disc May 1 1946 - 1 - May 1 - 1951

2 - 1000⁰⁰ General Refunding
Bonds Int $4\frac{3}{4}$ Int due May 1
+ Nov 1

3 - 500⁰⁰ Wharf Notes - 5%

Dated May 14 1937 -

2 - 550.00 Notes Electric

5% Int semi annual Jun 1 and
Dec 1

$$\begin{array}{r} 47.50 \\ 05 \\ \hline 237.50 \end{array}$$

$$\begin{array}{r} 400 \\ 5 \\ \hline 200 \\ 50 \\ \hline 250 \end{array}$$

February 7, 1941

Mr. Ogden Schropshire,
Fst Nat'l Bank Annex,
Mobile, Alabama,

Dear Mr. Schropshire:

At our council meeting last night I brought up the matter of our investment of surplus funds in Town of Fairhope Street Improvement Bonds and the proposal was favorably received.

It is not possible to say positively how many of these bonds we would want but it is practically certain that we will have the two \$550.00 Electric notes recalled and that we will have additional cash available to make up the price of two bonds. We will also be open to a profitable trade offer for one of the refunding bonds, the one having a maturity date of May 1, 1946.

There is a possibility we will be able to make some additional investment should some of our old rent accounts be paid up, of which there is some prospect in the near future. With best regards I am,

Very truly yours,

Secretary.

LORING A. SCHULER
231 SOUTH LA SALLE STREET
CHICAGO 4, ILLINOIS

March 21, 1945


Mr. James Gaston
Fairhope, Alabama

Dear Mr. Gaston:

I have recently heard that Fairhope represents an interesting and perhaps unique development as a completely cooperative town.

I am also told that you are Vice President of the town, and I am writing to ask if you will send me whatever information you may have regarding the organization of the town cooperative and how it conducts its business affairs.

Yours very truly,


Loring A. Schuler

LAS:rb

114
52
117
60

33.34
40.14
2) 7348
34.74

LORING A. SCHULER
231 SOUTH LA SALLE STREET
CHICAGO 4, ILLINOIS

March 21, 1945


Mr. James Gaston
Fairhope, Alabama

Dear Mr. Gaston:

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I am also told that you are Vice President of the town, and I am writing to ask if you will send me whatever information you may have regarding the organization of the town cooperative and how it conducts its business affairs.

Yours very truly,


Loring A. Schuler

LAS:rb

114
52
117
60

33.34
40.14
2) 7345
34.74

*St. Louis, Mo.
Liberty Refunding Bond*

OGDEN SHROPSHIRE

SHROPSHIRE & COMPANY
INVESTMENT SECURITIES
BELMONT 4242

FIRST NATIONAL BANK ANNEX
MOBILE, ALABAMA

Apr. 2, 1945

Mr. Loring A. Schuler
231 South LaSalle St.,
Chicago 4, Illinois

Dear Mr. Schuler:

Your letter of March 21, addressed to my brother James Gaston was handed to me for reply.

Though Fairhope cannot lay claim to being "a completely cooperative town", it does have features we are sure you will agree are both interesting and unique.

Fairhope was founded a little more than fifty years ago as a Single Tax Colony. The colonists bought such land as they could and started the community. Since then the town has grown until it comprises five times the area belonging to the colonists. However most of the physical improvements and most of the people live and conduct their businesses on the one-fifth of the land which belongs to the Fairhope Single Tax Corporation.

The founding members were of the opinion that in matters of general concern they would find many opportunities for cooperative action. The Single Tax Corporation did own and operate the first store, the wharf and the water and electric utilities, and their own newspaper. After a year or so the store was sold to an individual owner and the newspaper too was sold. Later when Fairhope became incorporated as an Alabama municipality the wharf, waterworks and electric plant were all disposed of to the municipality by whom they are still very successfully operated.

There have been several voluntary cooperative ventures in Fairhope on land leased from the Fairhope Single Tax Corporation, but in which the Corporation held no stock or administrative position. Among these were another cooperative store and a creamery, both of which failed and were sold to private interests by whom they are being successfully operated.

We believe that land is the primary essential of man's welfare and that it is the obligation of organized society to establish such measures as will insure that men who do not have land or men who need more land will be able to freely occupy any lands that are not being fully used by another. To accomplish this aim our corporation, by purchase, secured title to the land it now owns. The greater portion of the area is rated as agricultural land and lies outside the municipal limits of the Town

of Fairhope, the remainder, some 327 acres, exclusive of streets, is treated as urban land and lies within the corporate limits. The country lands, some 3500 acres, are all leased at this time.

The inspiration to establish the community of Fairhope came to its founders as victims of one of the serious economic depressions that have periodically gripped our nation. They had studied Henry George's writings and agreed with him that the cause of such depressions is a reduction in purchasing power due to curtailment of the opportunities for employment. They believed George to be correct in his statement that the limiting factor in employment is the availability of land, since all employment whether self employment or employment by another is based on access to land.

They also agreed with Henry George that the proper means of insuring that unused land would continually be available for the productive use of individual or corporate industry was to make it unprofitable to hold such land out of use. While they believed that the Henry George plan must eventually be adopted by government they also realized that such might not be the case in their time and that they might hasten it by setting up a demonstration that would prove the value of the plan. Therefore they established 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 lessee to use his land or suffer a financial loss. As a community grows its lands must be put to an increasingly productive use and the Fairhope Single Tax Corporation, recognizing that the growth of the community has made the land more valuable increases the rent and lessees must put their lands to the more productive use needed by the growing community or suffer a financial loss.

It is only because Fairhope has had the advantage of being the site selected by the Fairhope Single Tax Corporation for its demonstration that it has become the largest and most attractive 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. Nor are Fairhope's citizens superior to those of other towns in the county.

It should not be necessary to organize a single Tax corporation to give every other community and section the same advantages we enjoy in Fairhope. All that is needed is a change in the public revenue (taxation) laws, making it possible to collect from all who enjoy the privilege of owning land, the market value of that privilege. The privilege of land ownership has no value except where society is performing services for the benefit of the owner and such a system merely makes it possible for society to collect for services rendered from the individual to whom such service is rendered.

Our present system of ad valorem taxes falls alrgely on individual investments in buildings and personal property and bears equally on all such without respect to their location. Often those who pay high taxes receive very little service from society, while others are so located that they receive much service but because of the character of their improvements and personal property they are required to pay much less than the value of that service. Justice and the welfare of society demand that this unfair hindrance to the normal progress of society be abolished and that it be replaced by a public revenue system based on the just principle established by the Fairhøpe Single Tax Corporation.

Enclosed and under separate cover I am sending you additional material which I trust you will find of interest. Should you have any questions to ask I shall be glad to hear from you.

Very truly yours,

PRESIDENT
BEN C. MCCABE
INTERNATIONAL ELEVATOR CO.
MINNEAPOLIS, MINNESOTA

VICE PRESIDENT
L. J. OESTER
L. J. OESTER COMPANY
MENDOTA, ILLINOIS

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NATIONAL ASSOCIATION OF RETAIL
MEAT DEALERS, INC.
CHICAGO, ILLINOIS

NATIONAL TAX EQUALITY ASSOCIATION

231 SOUTH LASALLE STREET • CHICAGO 4, ILLINOIS
TELEPHONE CENTRAL 1915

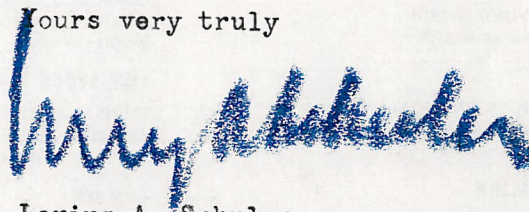
April 6, 1945

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

Dear Mr. Gaston:

I am greatly obliged to you for the very complete information you have sent me about the Fairhope Single Tax Corporation and its operation.

Yours very truly



Loring A. Schuler

LAS/v

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NATIONAL ASSOCIATION OF RETAIL MEAT DEALERS, INC.
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DELTA GROCERY & COTTON COMPANY
CLARKSDALE, MISSISSIPPI

Mrs. Nelson Schultz
4836 29th Ave. So.
Minneapolis, Minn.

Sent Colony literature January 8th 1937

Free Acres Association, Inc.

SCOTCH PLAINS, N. J.

R. F. D. No. 1

289

February 6 th , 1936

Mr. Ernest B. Gaston,
Secretary: Fairhope Colony
FAIRHOPE, Alabama

My dear Mr. Gaston :*

I write you today with a request for your kind co-operation. I had intended to take a trip to Florida early in February and take the opportunity to pay a visit to Fairhope, which, as the largest and most successful of the Single Tax Enclaves, is naturally of great interest to us all.

However necessary work prevented me so far from making the trip, though it is possible that I can make it during March or beginning of April/

However another leaseholder of FREE ACRES, Mr.

Louis Klatzkie of New York City,

left a few days ago for a combined business and pleasure trip to the South, intending to make his headquarters for several weeks at New Orleans, La.

Though only a member of Free Acres for a short time, Mr. Klatzkie has taken great interest ~~xxxxxx~~ in the working of the Single Tax Theory, when applied to colonies of our type, and if at all possible, he wishes to ~~take~~ visit Fairhope for a few days.

I told him to call on you for any information regarding Fairhope, as you, one of the Founders and officers there, can surely give him the most authentic and correct information.

I do hope I did not go too far in advising him to call on you.

Dear Mr. Gaston, I can assure you that any information and advice given to Mr. Klatzkie if he should call on you, will be highly appreciated, not only by the writer but by all Free Acres.

Wishing you and all Fairhope a highly successful 1936
I am

Cordially yours,

Max A. Schulze
Treas. Clerk.

(Max A. Schulze)

T
1

Feb. 15th, 1936.

Mr. Max A. Schulze
Scotch Plains, N. J.

Dear Mr. Schulze:-

Mr. and Mrs. Louis Klatzkie of whom you wrote in your letter of Feb. 6th, arrived in Fairhope late Friday afternoon, Feb. 7th. Mr. E. B. Gaston had gone home before their arrival but I met them and was pleased to give them such information as I could during their very brief stay. I had an appointment to meet them Saturday morning but evidently they had to hurry on to New Orleans.

If you will send me Mr. Klatzkie's New Orleans address I shall be glad to write him and urge that he spend some time with us on his return trip east.

I am sorry that work has prevented you from making your proposed visit to us to Fairhope and sincerely hope that it will be possible for you to do so later. We are always glad to be investigated by Single Taxers and particularly by fellow colonists.

Very truly yours,

Secretary

Oct 20 - Nov. 19 - 1939

Amount of payroll -

* 1487.31

Pd. Organic School -

* 771.00

Home supervisors (1)

25.20

craft " (2)

220.00

amt paid youths -

1016.20

" " Kitchen $\left(\frac{2}{3} \text{ of } \frac{771.00}{25.20}\right)$
* 796.20

471.16

1487.31

530.80

amt clear to school

* 485.40

SAVINGS DEPARTMENT
THE BANK OF FAIRHOPE
FAIRHOPE, ALABAMA

FAIRHOPE, ALABAMA

DEPOSITED BY

No.

Date _____

No.	Date		DOLLARS	CENTS
PLEASE LIST EACH CHECK SEPARATELY				

DOLLARS

CENTS

BILLS

COIN

CHECKS

TOTAL

SEE THAT ALL CHECKS AND DRAFTS ARE ENDORSED

N.Y.A. Payroll -
Nov. 20 - Dec. 19 - 39. (2nd month)

Am't payroll - *1538.13

pt Organic School - 807.00

" Craft Supervisors (2) 220.00

" Home " (1) 18.00

" N.Y.A. youths - 493.13

Paid out kitchen -

($\frac{2}{3}$ of $\frac{807.00}{18.00}$) } 550.00
825.00

Am't clean to school - 495.00

Feb. 20 - Mich 19.

amit payroll - \$1564.30

P'd O. School - 823.20

Craft supervisors (2) 220.00

Home " (1) 18.

amit paid to youths 503.10

X " " out to kitchen - 548.80

Mich 20 - April 19 -

amit payroll → 1567.03

P'd O. School - 825.60

Craft supervisors (2) 220.00

Home " (1) 18.00

amit paid youths 503.43

X " " out to kitchen 549.80

February 4, 1941

Mr. E. B. Sebourn;
516 W. Capitol St.,
Jackson, Miss.,

Dear Sir:

Your card addressed to the Mayor was delivered to me for reply.

We are appreciative of the compliments paid Fairhope by your informer. We believe that Fairhope's advantages may be attributed to the policy of this corporation which we believe should be universal.

Fairhope's location is not superior to that of many others in this locality and is inferior in natural advantages to many locations throughout the land, but so far as the lands of this corporation are concerned no one has been able to secure a monopoly of the advantages and then farm them out to others coming later. Today you can come to Fairhope and secure any unused land available on just the same terms as can those who came at the beginning and were responsible for the founding of this community.

Unleased lands of the corporation may be secured without purchase price but merely by contracting with the corporation to pay to it the annually appraised rental value of the site occupied, the corporation in turn contracting with the lessee that the rental paid it will be used first to pay any and all taxes levied on the land and on the improvements and personal property of the lessee and the balance if any expended for public improvements in which all lessees shall share equally.

Country lands (of which we have very little left) rent for from 85¢ to \$2.75 per acre annually and town lots averaging 66 x 132 ft. rent for from \$3.75 per year to \$115.90 per year, depending on their location and there are far more of the cheaper lots available than of the higher priced lots.

Under separate cover I am sending you some literature and am also enclosing some herewith. I suggest that you pay us a visit so you may get your information first hand.

Very truly yours,

516 West Capitol Street.
Jackson, Mississippi.
January 31st, 1941.

Kind Sir.

A friend of mine, Has just been telling me
of the wonderful prospects, People and settlement you
have in and near your Town. So would you please send
me a discription and prices of small plots of land,
Small homes and a general discription and living cond-
itions in your Town and surroundings.

Very Respectfully Yours.

E. B. Sebourn.

E. B. Sebourn.



THIS SIDE OF CARD IS FOR ADDRESS

~~Mr. Mayor.~~

Fair Hope, Ala.

To C. A. Gaston

Brevton Ala
July 24, 1944

Mr Gaston & Family
Fairhope Ala

Dear Mr. Gaston & Family.

You will remember the
Rev. Albert P. Segers who was pastor
of the Fairhope Church for a year &
lived in the Methodist Parsonage.
I often talked with you. I saw the
Mrs Albert P. Segers & I want to go
to Fairhope & purchase a summer
cottage. After leaving there I have
fallen heir to some money and I
think I should like to live in your
fair city. Kindly let me know the
prospects for a "Cozy Cottage" for two.
I thank you.

Mary H. Segers
Mrs Albert P. Segers.

Jim Severus
Box 152
Marion, N.C.



THIS SIDE OF CARD IS FOR ADDRESS



Fairhope Colony
Fairhope, Ala.

Ninth Month 15, '42

Box 152.

Marion, N.C.

Dear Sir:

You were mentioned
in the "Humanitarian
Digest," inaugural issue.

I am interested in col-
onies so would apprec-
iate information on
your Fairhope Colony.

Sincerely,

Sam Deverino

March 29, 1938

Mr. T. E. Sharp
Mobile Times,
Mobile, Ala.

Dear Sir:

I am sure there was no intention on your part to make a misleading statement in your column concerning the electric rates of the Fairhope municipally owned and operated electric utility.

Fairhope, since its founding has enjoyed the friendship of Mobile citizens. Many of them reside here for a part of each year and more are contemplating it now that we have a good road and no bridge toll to obstruct travel. We in Fairhope do not want these good friends of ours to feel that their summers with us are to be penalized by high electric rates.

To make your comparison fair you should have used Fairhope's "objective rate" which is enjoyed by 47% of our consumers and all customers who have ranges, refrigerators or water heaters.

Under Fairhope's objective rate 25 KWH costs \$1.74, 100 KWH, \$4.32 and 500 KWH, \$11.97. You will note that these figures are respectively $16\frac{1}{3}$, $18\frac{4}{5}$ and 19 per cent lower than the "immediate rate" figures you quoted for your comparisons.

I heartily agree with you in condemning the injustice of using the revenue from publicly owned utilities to displace taxes. This practice is wrong and in my opinion injurious to the community that employs it.

There is a natural and therefore proper source of public revenue and the taking of it from this source promotes the health and balance of every part of our economic and social body. I have illustrated this in the enclosed editorial clipping from the Fairhope Courier of March 24th which I hope you will take time to read and comment on.

Alabama municipalities need greater home rule in the matter of taxation.

Very truly yours,

Chairman Town Council Electric Co.

June 13, 1940.

Miss Ethel Shattuck,
127 Alma Street,
Sycamore, Illinois,

Dear Miss Shattuck:

I am glad the material sent you was of use to your study club and appreciate your further interest in Fairhope.

Probably the principal reason the economic principles upon which Fairhope is founded and operated are not extended is that those managing our political affairs are shallow thinkers, capable of carrying on in accordance with the present set-up but with no initiative to introduce constructive changes.

Most legislators, in Alabama I note that more than one-half the senators and a large percentage of the representatives, are lawyers, a large part of whose incomes come from individuals and corporations enjoying some privilege based on land ownership, a privilege that is reduced in value and effectiveness as land is required to share in the provision of public revenue.

Again Fairhope is so small in area that there is a natural tendency to attribute its success to more commonly accepted attributes such as the individual initiative of its citizens, its location, etc. Fairhope having been founded by northern people, characteristically more ambitious, or at least so reputed, than southern people, yankee thrift and industry receives some credit, this in spite of the fact that the great majority of the business institutions in Fairhope are managed by southern men.

Also those who are loudest in their protests that American rugged individualism must be preserved are most guilty of diverting attention from the essential measures for sustaining it. Rugged individualism is the very essence of what we wish to think of and admire as "Americanism" and is deserving of the support of every loyal citizen. The fact must be recognized that rugged individualism has been declining for generations and that its rate of decline increases during periods of greatest industrial progress.

The American Way developed by our ancestors was not the result of any phenomenal change that took place in their individual characteristics during their voyage across the Atlantic nor to changes in their habits of living due to the greatly different environment in the new country. It was not because they were far from the seat of government and its controls over their persons. Its development was due to the fact that all of nature's resources were freely available to them and their freedom to utilize these resources through the application of their labor to them was unrestricted.

This American Way, because the expanse of natural resources was too great to pass into private control, continued to progress for several generations. Now no parcel of desirable unused land can be had by he who would use it except he rent or purchase the privilege from another. Americanism was another name for free men and free men passed with the passage of free land and Americanism can only be restored by again freeing the land.

With regard to an apartment here for the winter, Fairhope is quite popular as a winter resort for northern people of moderate income so an apartment such as you desire should be readily available and I shall be glad to give you such information as you may desire at a later date.

With the hope that your study group will extend your study of America's great economic problem, the proper solution of which is our only security against communism, fascism or nazism, and the assurance that I shall be glad to be of any service I can I am,

Very truly yours,

Secretary.

Sycamore, Illinois

June 6, 1940

Mr. C. A. Gaston

Fairhope, Alabama

Dear Mr. Gaston,

I trust you will pardon my
tardy acknowledgment of your kindness
in sending the interesting material concerning
the Fairhope Single Tax Colony. The members
of my study club are greatly indebted
to you for this information. We wonder
why there isn't a widespread adoption
of the single tax idea since it has proved
such a success in Fairhope.

Is it possible for a winter tourist to
get a room with light housekeeping
privileges, at a moderate rate? If so,
I would like some definite information
on that point, next fall.

Very truly yours,

Ethel Shattuck

1 1/4
1
11 1/4
16
27 1/4

April 26, 1940.

Miss Ethel Shattuck,
127 Alma St.,
Sycamore, Ill.,

Dear Miss Shattuck:

Our Mayor handed me your letter of April 16 for reply since the Single Tax part of Fairhope is entirely under our jurisdiction, our relationship to the Municipal government being only that of a land owning tax payer.

In the little folder which I enclose, "The Single Tax Colony at Fairhope, Alabama", you will find briefly stated the plan on which we operate. I also enclose a copy of the constitution, application for land and lease contract.

That the plan is successful is testified to by the fact that Fairhope, though not the most favorably located of the towns in Baldwin county, is the largest and conceded by all to be the most progressive. Our commercial institutions are the best in the county and when the financial crisis came ours was one of the few banks (two in this county) that did not have to close its doors. Fairhope has more improved streets, sidewalks, parks, etc., than any other town in the county and has the best library of any town of its size in the state.

The municipality of Fairhope operates just as other municipalities operate and secures the greater part of its general revenue from ad valorem taxes levied on the real estate and personal property of its citizens, though unlike most municipalities it levies no business licenses, except that it requires those dealing in alcoholic beverages to pay a nominal registration fee (\$10.00) and to pay a bottle tax on beer. The Town has for some year's enjoyed the proceeds of an ad valorem tax rate double that of other communities in the county since the citizens have repeatedly voted at five year intervals for the levying of an additional ad valorem tax equivalent to that provided by statute for municipal purposes. ~~xxxx~~

Most of Fairhope's citizen's being lessees of the Single Tax Corporation this means no increase in tax burden on them and merely provides a means for the transference of public rent collected into the Single Tax Corp. treasury to the municipal treasury where it is available to provide public improvements and services desired by the citizens. The principal other means for making the rent available for public use is payment to the municipality for street and sidewalk improvement through the lands of the Corporation.

It is gratifying to learn of your interest and I assure you we shall be glad to hear further from you.

Sincerely yours,

Secretary

Sycamore, Illinois
April 16, 1940

Mayor of Fairhope,
Fairhope, Alabama,

Dear Sir, I am seeking information (for study club purposes) concerning the operation of Henry George's "Single Tax" plan which I understand is being carried out in Fairhope. Will you kindly tell me how long the plan has been in operation and to what extent it has been successful?

If you have any printed matter concerning it I will greatly appreciate having it.

Very truly yours,
(Miss) Ethel Shattuck

Jan. 9, 1940.

Mrs. Anna Shaw,
Spring Hill,
Alabama.

Dear Mrs. Shaw:

We paid your State and County Taxes from the rent you paid us in 1939, and I am enclosing herewith the receipted bill which you may keep with your records. We also paid your 1939 Town of Fairhope Tax and will furnish you a duplicate receipt if you would like to have it. We are a little late in getting out our 1940 rent bills but you should receive yours within a few days, at which time you can make remittance for the amount you owe.

We are keeping your 1940 Assessment Sheet in our file and will be glad to attend to your assessments for you this year if it is not convenient for you to look after it yourself, and if it is you can call and get it.

Sincerely yours,

CAG:HC

Secretary.

November 20, 1940

Mrs. E. A. Sheldon, Sr.,
Fairhope, Alabama,

Dear Mrs. Sheldon:

Discovery was made today that your account had not been charged with the additional 10 ft. on the west leased to you in July.

This omission made the bill sent you the latter part of September in error so am sending you herewith a corrected bill.

If you have paid your state and county taxes I suggest that you bring ^{the receipt} ~~them~~ in, to apply on this indebtedness so additional penalty will not have to be charged.

Very truly yours,

Secretary.

April 29, 1940.

Mr. E. A. Sheldon, Sr.,
Fairhope, Ala.,

Dear Ed:

I enclose an application for the 10 ft. on the west which you wish to lease. The present lease is in the name of Eugenia L. Sheldon and she should sign this application which I have made out in form to be added to her present lease since the Corporation would not want to give a separate lease to 10 ft. alone.

I believe your application would be most likely to receive approval if you accompanied it with a check to cover the following:

6 mo. rent lot in blk. 13 (forfeited)	\$14.78
6 mo. rent additional 10 ft. - - - -	2.11
6 mo. rent present leasehold - - - -	11.95
1938 Town tax pd. by Corp. - - - -	3.44
Penalty to April 30- - - - -	<u>1.67</u>
	\$33.95

The balance of the year's rent, \$12.66 would be due July 1 and should be paid before the first of October to avoid additional penalty charges.

Council will meet Thursday night, May 2 and your application should be in by that time if you wish it acted on this week.

Very truly yours,

Secretary.

Application was withdrawn May 9 after notice that Council had ruled that a requirement would be the payment of all charges now due on present leasehold but not on the forfeited lot. Declared expectation to pay rent with tax receipts in fall.

C. A. G.



April 10, 1937

Mr. E. A. Sheldon Sr.
Fairhope, Ala.

Dear Ed:

The Council agreed that you might have ten feet to the west of you to the depth of the corner lot, 106 feet. If this is agreeable I shall be glad to accept your application for same.

Very truly yours,

Secretary

CAG/mg

April 10, 1937

Mr. Henry W. Shelton
La Jolla, Calif.

Dear Mr. Shelton:

I hope you will excuse my delay in replying to your letter of March 15. At the time your letter arrived, Mr. Fuller was out of town and I could not report on the true condition of his account as he held some tax receipts that had not yet been turned in for credit on the rent account. Since his return these have been turned in and he has paid \$106.20 to the town to pay up all of his delinquent town taxes. After allowing these credits his account is in arrears for the last half of 1936 and the first half of 1937, now due, amounting in all to about \$325.00

Mr. Fuller did have some local competition, but a recent fire at the rival theatre seems to have settled that. He assured me that within the next thirty to sixty days he will start making payment, by which he hopes to balance this account. I shall keep after him and shall inform you should the account get in bad shape.

Very truly yours,

Secretary

CAG/mg

HENRY WOOD SHELTON
1560 TORREY PINES ROAD
P. O. BOX 48
LA JOLLA, CALIFORNIA

March 15, 1937.

Fairhope Single Tax Corporation,
Fairhope, Ala.

Gentlemen:

Will you kindly inform me whether George E. Fuller has been and is up to date in the payment of his obligations in the way of taxes and rentals to the Colony for the "Playhouse" property. In his contract with us for the purchase of that property, the keeping up of all such obligations is one of the conditions. I feel I should be informed of any lapses in this respect, and would appreciate your cooperation.

Enclosed is self-addressed, stamped envelope for your reply.

Yours very truly,

Henry W. Shelton

44 92-5/10/35-500
 52 1-6/11/35-500
 544-7/12/35-500
 568-8/10/35-500
 579-9/11/35-500
 4-10/11/35-500
 13-11/11/35-500
 32-12/14/35-500
 358-1/11/36-500
 11-3/8/37-500

31.84
 251.29
 283.15
 70.14
 213.01
 223.97
 436.98

July 30, 1935
 Aug 17
 975.49

424-500
 472-1000
 23-5.49-11-12-34
 383-500-1-1-35
 7/11/38 20.00
 11/12/34-23 5.00
 1/10/35-23 5.00
 2/12/35-424 5.00
 2/11/35-472 5.00

84-40.20
 35-39.20
 34-22.20
 33-4.20

436.98
 212
 218

Enclosed is self-addressed, stamped envelope for
 your reply.
 Yours very truly,
 Henry W. Jackson

May 24, 1937

Mr. Henry W. Shelton
La Jolla, Calif.

Dear Mr. Shelton:

In compliance with your request of April 21st, I enclose herewith statement of our Treasurer, which includes also rent for the last half of 1937, payment on which is not due really until July 1. No payments have been made on this account since my letter to you of April 10, nor has Mr. Fuller notified me of what he expects to do in the matter.

There is no intention on our part to take any specific action in the near future for the collection of this account since it is adequately secured by the improvements. We will, however, continue by ordinary means to get the account paid up. We shall be glad to cooperate with you and await further communication from your

Very truly yours,

Secretary

UAG/mg

HENRY WOOD SHELTON

1560 TORREY PINES ROAD

P. O. BOX ~~227~~ 48.

LA JOLLA, CALIFORNIA

April 21, 1937.

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

Dear Mr. Gaston:

Thank you for your letter of April 10 and its
information.

I have notified Mr. Fuller that all of his obligations to the Colony must be fully paid up within the ensuing thirty days. May I ask that on May 24 you write me, and give a detailed statement of any arrears, if any, on his obligations for the Playhouse property? Enclosed is stamped, addressed air-mail envelope for your letter at that time.

Inasmuch as our present contract with Mr. Fuller for the purchase and sale of the property for \$2,500. involves a loss to us of over \$10,000. in unpaid principal and interest on his old mortgage, I am not inclined to allow our small remaining equity to be endangered by any laxness of his in living up to the conditions of his contract.

Appreciating your cooperation,

Sincerely,

Henry W. Shelton.

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

October 11, 1934.

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

My dear Mr. Gaston: Confidential.

Your letters of September 28 and 29 duly received, and I certainly appreciate your trouble and the full information you give me. It is the first of its kind I have been able to get, as Mr. Fuller has never sent me a complete statement of the Playhouse property condition. I am glad he is a good citizen, but he has shown little sense of responsibility to keep me informed.

I have been considering foreclosure, and turning the property over to the Organic School to own and use during its lifetime. Would you be willing to express yourself as to whether that would prove a boost or a burden to the School? And approximately what would such a transfer cost me in cash? If the School could use and make something out of the property in ways that I at this distance could not, it might be a sensible and serviceable thing to do.

Before making a final decision, I have promised Mr. Fuller to hear any suggestions he may have. So please do not discuss the above idea with others until you hear from me again. Your ^{judgment} ~~answer~~ may help a decision.

Sincerely,

Henry W. Shelton.

Nov. 1, 1934

Mr. Henry Wood Shelton,
Box 297, La Jolla, Cal. Box 297,

Dear Mr. Shelton:-

Please do not think from my delay in replying to your last favor with regard to the Playhouse, that consideration is not being given to the same. Many considerations are involved in such a transaction, and I am consulting others in a quiet way, to get their view. Have of course, said nothing to Fuller. You will hear from me very shortly more fully.

That you should even suggest such a handling shows a spirit toward the school and community, which is greatly appreciated.

Yours sincerely,

E. B. Easton

P.S. I was interested to note the "EPIC" sticker on the back of your envelope. I am supporting Sinclair in the Courier and am sending you some copies.

Dec. 8, 1934.

Henry W. Shelton,
1560 Torrey Pines Road,
P.O. Box 297,
LaJolla, Cal.

Dear Mr. Shelton:-

Following up my letter of Nov. 1, relative the Playhouse property and particularly your suggestion of some arrangement by which the Organic School might "own and use it during its lifetime, I have to say that further consideration of the subject makes it appear to the friends of the school as not a desirable arrangement, much as your evident purpose to help the school is appreciated.

Further, it seems my duty to advise you that ^{the} large arrearage of rent on the Playhouse Site, (statement of which by treasurer is enclosed) must be settled within a short time and there seems to be no prospect of getting the same out of Mr. Fuller. No doubt you understand that under the law and the lease held by Mr. Fuller, the Single Tax Corporation's lien for rent is superior to everything else but taxes.

However, the receipts for taxes, when paid, will be applicable on the rent.

I enclose a copy of the form of lease, slightly amended from that given Mr. Fuller, but identical in providing for the corporation's lien for its rent.

It seems to me that the circumstances, it is highly desirable that you come to Fairhope in your own behalf, to secure some settlement of this matter.

I regret not to be able to make any more encouraging report.

Yours very sincerely,

Secretary.

707
77
27E
EE

271
221



After 5 days, return to
BOX 297,
LA JOLLA, CALIFORNIA.



Henry Wood Shelton,

Box 297,

La Jolla,

Calif.

March 13, 1935.

Mr. Henry Wood Shelton,
1560 Torrey Pines Road,
La Jolla, Cal.

Dear Mr. Shelton:-

Lacking copies of recent letters passing between you and Mr. George Fuller, I do not know to just what understanding you and he have arrived, but wish to advise you, that we have agreed to a proposition from him to pay \$300 which has been received, \$25 a month for three months and thereafter \$50 a month, until his arrears are made up.

He thinks he can accomplish this and we are very much in hopes that he can and at the same time, meet what conditions you are requiring from him.

Thanking you for your generous consideration,

Yours very truly,

Secretary.

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

January 11, 1935.

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

Dear Mr. Gaston:

Your letter of December 8 crossed mine of the same date. I have delayed answering it until I could hear again from Mr. Fuller in answer to my letter to him of the same date.

Now I have received two letters from him, which give promise of a solution of the Playhouse property matter in the near future. He proposes to pay up the Colony rent and deed the property to me, and in return I have offered to release him from liability for his deficiency to date in interest on the mortgage, (which by next April 1st., without further payments, would amount to about \$5,460.00) provided, of course, he turns over the property to me free of encumbrance. When matters are cleaned up to date in this way, I propose to make him a generous offer by which I hope the whole affair may be settled once for all. In view of this, I hope the Colony will find it possible to hold off until it becomes clear whether this plan can be consummated. I know you said that there seemed no prospect of getting the overdue rent out of Mr. Fuller. Yet he himself proposed the first part of this plan, and so I hope he has found some way of carrying it out.

It has surprised me recently to learn that Mr. Fuller paid Mr. Totten more than \$5,000. profit on the Playhouse, for the construction of which I put up the money and Mr. Totten risked nothing. Not knowing the details at the time, I assumed the transfer of ownership was being made practically at cost, as I understood Totten was a Single Taxer, and that Single Taxers did not believe in such profit-taking. As it was, instead of the considerable reduction in the mortgage which could have been made, Totten got out with a big and unearned profit, and left Fuller and me "holding the bag". Of course we really have only ourselves and shortsighted trustfulness to blame.

Thank you for your interest in looking into the possibility of the School taking it over. If they judged it could not be done to their advantage, things would seem in a bad way. I hope Mr. Fuller, on the spot, and relieved of an accumulated liability, can manage to get it on a sound basis.

It is not feasible for me to come to Fairhope at present, and I hope things can be worked out by correspondence without undue delay. Your cooperation is appreciated.

With best wishes for the new year,

Sincerely,

Henry W. Shelton.

Jan. 21, 1935.

Mr. Henry W. Shelton,
P.O. Box 297,
La Jolla Cal.

Dear Mr. Shelton:-

Your letter of Jan. 11th was duly received and has been carefully considered. In view of your statements and representations of Mr. Fuller to us, we will act on your suggestion to hold off a reasonable time to see if you and Mr. Fuller can agree on some plan for solution of the Playhouse problem.

Yours very truly,

The Fairhope Single Tax Corporation,

By _____
Secretary.

566

Declared value, \$ 200 Surcharge paid, \$ 0.00

Declared value, \$ 200 Surcharge paid, \$ 0.00

(Street and number) *1400* (Post office and State) *Ala.*

1560 Harvey Avenue Rd., La Jolla, Cal. (Address)
(Street and number) (Post office and State)

Return receipt fee ----- } in person ----- Special delivery fee -----
Delivery restricted to addressee }



February 11, 1935.

Mr. Henry W. Shelton,
1560 Torrey Pines Road,
La Jolla, Calif.

Dear Mr. Shelton:-

At a ^{re}conference of Colony Corporation officers at which the matter of delinquent rent on The Playhouse property was given careful consideration, it was decided that with the small prospect of payment of the same by Mr. Fuller, his heavy indebtedness to you and the exigencies of the Corporation's own situation, it must take steps to avail itself of clause six of its lease to Mr. Fuller, marked copy of which is enclosed.

However, in view of your large investment in The Playhouse and the circumstances under which the same was made and continued, I was directed to say that the Corporation will withhold any advertisement of the property for sale until April 1, 1935, to give you opportunity to protect your interest by paying this delinquent rent, (amounting to approximately \$1,000 and a more complete statement of which will be rendered you shortly) ~~xx paying~~ if not paid by Mr. Fuller; but if not paid by April 1st the property will be advertised for sale, as by the lease provided.

The priority of the Corporation's lien for rent and its power to sell, has not been successfully contested in the forty years of its existence.

terms.

The one per cent "penalty" for ~~non~~-payment of rent has been reduced to 8% interest per annum.

We are sorry to put such an ultimatum to you, but must have settlement of this rent account.

Copy of this letter to Mr. Fuller.

Yours very truly,

Secretary.

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

December 8, 1934.

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

My dear Mr. Gaston:

Thank you for your letter of November 1, and its indication that the idea of the possible use of the Playhouse property by the Organic School is being considered. Mr. Fuller is anxious to know his own future in relation to the Playhouse, but I have postponed a decision until I could hear more definitely from you. So any information you can give me will be helpful.

Mr. Fuller has repeatedly written that he would like to make suggestions for the solution of the problem, but has never made one. Mr. Totten was here about a week ago, and suggested that if I foreclosed, Mrs. Totten would like a chance to operate it for me. I am not considering that seriously at present. Mr. Totten seems to be looking for work in or near Los Angeles.

Sinclair's defeat was not a surprise, but the number of votes he received was indicative of the temper of the people, and the campaign was very educational. Thank you for the copies of the Courier you sent, which I read with interest.

Sincerely,

Henry W. Shelton.

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

September 22, 1934.

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

My dear Mr. Gaston:

You may possibly remember me as a visitor in Fairhope with my family some ten years ago last Spring. At that time we tried to help Mr. E. P. Totten get on his feet by advancing the money for the construction of the "Playhouse".

Since then, Mr. Geo. E. Fuller has taken over the Playhouse property, the first mortgage on which falls due October 1st. His interest is very much in arrears, - more than six years! I know full well what hard times these are and have been, and so have been as lenient as possible. However, before deciding what is best to do now about the mortgage, I want to know fully just what the situation is.

Would you be kind enough to send me a statement of any rents, taxes, assessments, or other liens against the property which are due and unpaid? Any additional information which you can give me, either about the property or about Mr. Fuller and his reliability, which will help me know what is the right thing to do, will be deeply appreciated.

With kindest personal regards,

Sincerely,

Henry Wood Shelton.

Sept. 28, 1934.

Henry Wood Shelton,
Box 297,
La Jolla, Calif.

My Dear Mr. Shelton:-

Yours of 22nd at hand. From our treasurer I learn the following facts about Mr. Fuller's financial condition.

The rent on the Playhouse site for year 1934 is \$218.99, which is a reduction of \$38.63 from the preceding year; and it is possible there may be a further reduction for next year.

He owes us for rent on the Playhouse, with to end of 1934, with interest to Oct. \$927.72. which constitutes under the terms of our leases a prior claim, even to your mortgage.

His state and county taxes are paid, but he owes the Town of Fairhope taxes in amount, with interest to \$63.43. If paid the receipt would be applicable upon rent of the ground. I find that the building is assessed at \$3,000, which would be 60% (what the law calls for) of \$5,000, ~~the~~ ^{the} combined state and town levy being 31 mills, makes the taxes \$99.20.

He has a comfortable little ^{house} ~~home~~ on which the Baldwin County Building and Loan Association, I do not know what the amount outstanding is against the dwelling ~~is~~; but the B. & L. Ass'n is a close collector and has taken money from him which should have been divided with you for the debt on the Playhouse.

State and County taxes will be due again the first day of October and Town taxes the first of Dec. but barring some special action by the Town which I do not look for, it will be several months before any summary proceedings; unless it be by the Colony.

We fully appreciate the general conditions and have held off of Mr. Fuller hoping he could make some shift to pay us a good part of which was owing us.

Would be glad to hear from you, after your receipt ~~of~~ ^{of} this. Fuller was put to a lot of expense for lawyers by litigation with Totten, which has hampered him.

He is a good citizen, with a lovely wife and several nice children and the Playhouse fills a community need. If business could get a good start up again, he might pull through.

The town appears practically assured of P.W.A. money to the amount of well over a hundred thousand dollars for sewers and improvement of waterworks, which would have a revivifying effect on business, and we are getting a new hard road within a very short distance of us, which is going to help greatly.

Fairhope has ~~been~~ done much more building in the last year than any town in this territory and is the largest town in Baldwin County.

Hoping that this information is about what you want to know, I am,

Yours very sincerely,

E. B. Gaston

Secretary.

Sept. 29, 1934.

Henry Wood Shelton,
LaJolla, Cal.

Dear Mr. Shelton;

In writing you yesterday regarding Mr. Fuller, I was hardly able to complete a paragraph without being called to attend to something else and find on looking over the carbon copy, that paragraph 4 is hardly intelligible, to make the total tax on the property \$99.20, it is necessary to add to the \$3,000 for the building, \$200 of personal, or a total of \$3200, the tax on which at 31 mills, state, county and town is 99.20.

Yours truly,

1933 - 247.62
1934 218.99
38.63

49.88
59.90

104.78

2 28
2 07
2 07
2 07
2 07
2 07
2 07
2 59
3 17
4 31
4 50
4 50
4 77
2 35
2 69
2 69
2 84
2 84

49.00*

Geo. E. Fuller

Rent to Dec 31-34-861.49

Rent " Oct 1-34 662.3

927.72

All rent on
Playhouse
Home

Geo E Miller

Paul - 1932

Int $\begin{array}{r} 19.20 \\ 268 \\ \hline \end{array}$

21.88

1933

Int $\begin{array}{r} 39.20 \\ 235 \\ \hline \end{array}$

41.55

63.43

HENRY WOOD SHELTON
1560 TORREY PINES ROAD
P. O. BOX 297 48
LA JOLLA, CALIFORNIA

April 9, 1937.

Fairhope Single Tax Corporation,
Fairhope, Ala.

Gentlemen:

On March 15 I wrote you asking whether Mr. Geo. E. Fuller is keeping up-to-date in his payment of obligations to the Colony in the way of taxes and rentals for the "Playhouse" property? Keeping such payments fully up-to-date is one of the conditions of his contract with me, and it is important for me to know how he stands in his account with you.

I enclosed stamped self-addressed envelope for your reply, but have as yet not heard from you. In case my letter went astray, I write again, and ask that you let me know as soon as possible whether and to what extent he is in arrears with you.

Thanking you for whatever information you are able to give me,

Sincerely,

Henry W. Shelton.

Thurs
Wednesday Morning

Dec. 18, 1952

Mr. James L. Shepard
% Henry George School of Social Science
725 Bakewell Bldg.
Pittsburgh, Pa.

Dear Jim:

My neglect of your interesting and informative correspondence might well justify you in the erroneous conclusion that I am neither interested in the topics you presented nor in you personally. Let me assure you both are wholly wrong impressions. We remember you with pleasurable interest and are quite intrigued with your adventures both active and prospective. The inattention on my part is due to many and diverse circumstances. I delayed in sending a reply to your Augusta letter to Washington because you were not to be there for some time and procrastination was fatal. Your more recent letter from Pittsburgh arrived just as the council had overwhelmed me with work in figuring rent changes, a job that had to be accomplished before the end of the year. Just now I am beginning to see a little ahead.

The prospect of a colony in Pennsylvania or any place is of great interest. Fairhope is not at all jealous of its singularity. It's almost impossible to advise as to a pattern to be followed in the development of a colony. So much must depend both on the productive capacity of the site and on the will of the those who will occupy the land. Much has been done in the development of plans for land utilization. These could and should be used in the planning for streets and other public needs for land. Those who come to occupy the lands may alter the advance planning but some such is essential, and I am always surprised at how well the early planning for use of Fairhope lands has turned out despite the revolutionary changes that have taken place in the past 57 years.

I am enclosing a copy of our application for land, lease form and constitution, some annual reports, etc. also a copy of the State law under which the colony is incorporated. I would say that Fairhope's greatest difficulties were in the field of supplying utility services. Possibly the colony tried to meet an insufficient demand for service, that is insufficient to insure profitable operation. Really I believe it would be valuable for ~~the~~ a representative of the prospective colony initiators to come to Fairhope and make an historic study. I'll be glad to be of any help I can. Best holiday greetings to you two from Margaret and me.

Sincerely

HENRY GEORGE SCHOOL OF SOCIAL SCIENCE

CHARTERED BY THE UNIVERSITY OF THE STATE OF NEW YORK

(QUALIFIED IN PENNSYLVANIA)

725 BAKEWELL BUILDING, PITTSBURGH, PA.

TELEPHONE COURT 0713

19 November 1952

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

Dear Corny,

I was here in Pittsburgh for sometime before I ran across the group who carry on the good work of Henry George. You may well know more about the efforts which have been made in this city toward shifting taxes to "land values" than I could tell you in a letter. There is evidence of considerable interest in that direction still.

I have discussed the Fairhope "demonstration" to several here and they are presently interested in the possibilities of doing something similar. The interested persons have a possible site of about 6000 acres, continuous, on which such a colony or community might be established.

Mr. Mario Bove, treasurer of The Henry George School of Social Science, Pittsburgh Branch, from whose office this is being mailed asked about the possibility of your being interested in passing on any information which might be of assistance in such an enterprise. I felt certain of your interest and since I can think of no one as well qualified by knowledge and experience to offer sound council with respect to such an adventure.

Especially, Mr. Bove would be pleased to have a copy of the corporation Charter, the Constitution and any documents of that sort which you will consent to mail. The Colonies' annual report would be of interest, too, I believe.

The project is only in the discussion stage at the present time. The intention is to give it the name of McNair Village, after William N. McNair, who was Mayor of this city from 1934-36 and worked resolutely to bring about such reforms in the direction of public collection of rent as conditions and circumstances would permit. Enclosed you will find a copy of his last speech, which will indicate something of the calibre of the man. I personally am sorry not to have known him.

Anything you can send in the way of information and recommendations will be appreciated.

I still have not gotten to Oregon. I did write Jim Bryant, and gathered I did not hear from you there. My best regards to you and your wife.

*Please address answer as per
letter head. Jim*

Sincerely,

James L. Shepard
James L. Shepard

Best regards

Mario L. Bove

COFFEE

OPEN LETTER

PITTSBURGH, PENNSYLVANIA
July 25, 1949

His Eminence
Francis Cardinal Spellman
New York City, N. Y.

Your Eminence:

I read in the Pittsburgh Post-Gazette, issue July 23, 1949, under the title "What They Said," the dispute between your Eminence and Mrs. Eleanor Roosevelt on how to divide among American children a few gallons of milk.

I do realize in full the value of the principles involved in this milk dispute, in relation to the lives of each and everyone of us, so-called free Americans of today. My contention, however, is that we are economic slaves. In answer to your call to safeguard the principles of justice, I for one, respectfully declare that this milk dispute is of no value at all to the miscarriage of justice being perpetrated at present.

Yes, injustice is evidenced by the presence of strikes, war, poverty, incidents like the imprisonment of our beloved Cardinal Mindzenty, today as always because of the faults of the ancient system of the Robbery of Taxation, which robbery is legalized by the acquiescence of everyone including churches of all denominations.

The distribution of a few gallons of milk, which our self-styled humanitarian politicians allow to be divided among American children are pure and simple "corpus delicti" or small parts from a big loot, the Robbery of Taxation, or a special rebate to children. The so-called legal operation of this Robbery is a very simple one. Day by day, from the times of Caesar, congregations of Tax Collectors have been robbing us children of God, of our daily production of wealth, thus creating the miseries of poverty; therefore, to defend justice it is not a question of milk for the children at the expense of the whole people and it is not a question of how to divide it, but it is a question of stopping through education and later through the ballots the congregations of Tax Collectors, who day in and day out are at work robbing and dividing "Sibi Vestimenta Populorum." This legal Robbery of Taxation produces for the politicians a lot more than the few gallons of milk that they are willing to donate as charity to the American Children. Statistical data have determined that not less than 58% of all our wealth that we the people are producing is taken by our politicians via the Robbery of Taxation. These poor creatures, these harmless and charity-minded politicians at the same time are allowing a few families and corporations to collect and use for themselves Land Rent, which is the production of all people.

The circle is vicious!

The politicians are robbed of Land Rent by a few families and corporations and these politicians instead of stopping these few families and corporations from robbing them, they resort to their own robbery, and they rob all us people, children of God. Now and then, they allow a few gallons of milk for the children of America and little dole or charities for the old and young people that they reduce and keep in poverty via the Robbery of Taxation. When Land Rent, the production of all us people will be used for all of us people, justice will be a free reality, unconcerned of "What they or anybody else will say" and our children and our people old and young will have all the milk that they desire.

May God give all of us the sincerity to call a "spade a spade," in our game of life and give us the strength to remove with education and not violence the cause of Poverty, which cause is what was in the secula-seculorum, the ROBBERY of TAXATION.

Yes, this was true also at the time of the now dead Delano Roosevelt.

With profound respect, I am,

Sincerely yours,

Mario L. Bove
Democrat of Pittsburgh

131 Arlington Hgts, West
North Augusta, S. C.

Dear Mr. & Mrs Gaston,

We are sorry not to have seen you to say "fare well" before we took off from Fairhope. We came to your place to do that, but you were out at the time, and so we missed you.

Our ~~decision~~ decision was made suddenly. I got a letter from the outfit I worked for in Key West to come to Augusta for a job, and as we were falling behind financially in Fairhope rather than getting ahead, the move seemed wise.

And so far, so good. I've been working steadily since we got here, and Florence has a fairly pleasant job - in a Pawn shop. She meets a very interesting class of people.

We found Augusta to be pleasanter than we expected. It is a distress area with respect to housing, but the town was laid out generously originally - as you may know - and the congestion is not as severe as it might otherwise be; as Key West, for instance, where the streets are little more than foot paths. I'm working on a housing project. The big bomb site is just twenty miles away, and that project has drawn a lot of people to this area.

We had a fine time in Fairhope and, for a lot of reasons, we would like to have stayed. We got acquainted with more interesting people there in a month and a half than we usually do in a year and a half. And, of course, the Colony; we are fond of it. We are especially grateful to you both for getting acquainted with both the colony and the people.

You will please extend our regards to the Andrews. We enjoyed meeting them and were much complimented by their hospitality.

It may be that we will come back to Fairhope to live. Mainly, we are encouraged in that direction, but we want to look around some more before settling down. (Having been mostly unsettled for years, it may be a habit by now.) Feeling myself to be actually participating in the community life was fine and a new experience to me. In all other communities in which I have lived, I have always been at "odds bodkins" and unable to find a satisfactory point of contact with them. To some extent, at least, that point of contact is available in Fairhope.

Saturday 28 June 52

The foregoing was written sometime back - I forget just when - at least before the "unseasonable weather" set in, which has robbed me of any inclination to write. Tonite it is cool enough to breath again for the first time in nearly a month, so I will get this belated letter off to you. As nice as you good people were to we two strangers within thy gates, it isn't nice of us to have waited so long to give an account of ourselves.

Some matters have developed since page one was written which may be of interest to you. Bob Allan (of the red beard) arrived on the Isle of Pines early in May and is still there, planning to leave there the first week in July and meet us here, and then the three of us will drive back to Oregon.

Actually we are headed for the Isle, but by way of Oregon. As I remember telling you, we were acting in similar capacities for each other, he to case the Isle while we made a survey of Fairhope. Bob has been somewhat obscure with respect to details concerning the situation there but has been quite definitely encouraging as to the possibilities of establishing a colony there. Beyond that, I have no particulars. He advised that he preferred not to discuss it by letter, and so now we are impatient for his arrival in person. At the first opportunity, I will enlarge on the subject in the knowledge that you will be interested.

Apparently - from his letteres - the people of the Isle (Pinaros) took Bob to their hearts. I gather they didn't suffer the same state of shock which characterizes the average American reaction to his appearance. And Bob was equally taken with them. He reports that there is no evidence of racial discrimination there, which confirms other reports we have had. Curiously, the negro element ~~xxx~~ speaks English fluently, being from either Jamaica or Cayman Island, while the "whites" tend to speak only Spanish. As a result of the language factor, Bob found himself more in association with the negroes than with the whites. To quote him:

"A majority of the Negroes can speak English (not a highly grammatical English but easier to understand than Southern U.S. negro speech.) Amongst the Pinaros there seems to be no social distinction made on the basis of color. I make friends here amongst the negroes on exactly the same basis as with the whites - no special deference to me on account of color (no "Mr. Bob" here). Probably because of the language situation, most of my friends are negro (not many whites speak English and the state of my Spanish, while it steadily improves, prohibits lengthy or diversified conversation)."

He reports the current climate to be about 15 to 20 degrees cooler than here in Georgia. (I suppose Fairhope has been having some "hot", too).

In an early letter he writes: "Lately I've spent most of my time in Gerona where I've tried my hand at all the pastimes which are popular with the natives - strolling about town, watching the boats come and go down at the river, playing billiards or dominoes at any of the many bars about town, or

chatting over a glass of beer or wine. The bars here are more on the European model than the American. (Bob spent a year in France & Germany during the war). They are the social centers for the men of the community - and to a lesser extent, the women. There are usually several children hanging around them too. One doesn't find the usual collection of drunken bums that hang around American bars. In addition to the regular bars, all the grocery stores and restaurants are equipped with bars. The grocery stores tend, in appearance, to be much like the Cuban grocery stores in Key West."

With respect to our chief enthusiasm, he writes: "There are definite reasons why I'd rather wait until I see you before elaborating on the prospects here. I'll explain then. But at any rate I see a great adventure in store for us - for the first time something tangible to work with".

In his last letter, Bob mentions: "I received a letter from Jim Bryant. In both letters he (Bob had an earlier letter from Jim while still in Miami) inquired about you and wanted particularly to know more about Fairhope."

Jim Bryant was a close friend of the late WRB Willcox, who wrote the little book on "the public collection of Rent". Jim was a long-time "Single Taxer" and was later converted to an appreciation that rent is payment for community (labor publicly invested) and not for land, as you Single Taxers so carelessly insist.

The clarification with respect to the real nature of Rent did not in the least discourage Jim's feeling of love and admiration for Henry George. In spirit, I think Jim is properly to be called a Georgist. However that may be, it was Jim Bryant who first acquainted me with the writings of George and, also, with WRB Willcox's book, as so, with WRB. For having read the book, I improved the first opportunity to meet the great man. So much for history.

Now, Dear Doctor, I would be most appreciative if you would send my friend, Jim Bryant, 2445 Kincaid St, Eugene Oregon, such printed information as you have on the Fairhope Colony. What I have principally in mind are yearly reports, your Constitution, and such. It may be that you have still other and more exciting matter which would be of interest to him. I will trust your judgment in the selection of such material. And rest assured that it will be appreciated by both Jims.

Incidentally, while Jim Bryant is somewhat older than yourself, Corny, he is the one I mentioned who bears so striking a resemblance to yourself. In his younger days, he was an enthusiast for "Community Organization" and achieved some recognition for his work on a national scale; getting write-ups in The Ladies Home Journal, The Country Gentleman and lesser periodicals. He carried the ball to the Oregon State Legislature, got the University of Oregon department of Sociology and the U President behind him, got an appropriation to promote a state-wide program supposedly on the community level (grass roots, that is) and then got sold out politically.

After the sell-out, Jim was never quite himself again. Mainly, he hasn't found an opportunity for using his own particular abilities since then, and is pretty frustrated. I have

thot how unfortunate he could not have found some such purposeful employment as your own. Alas, much human genius is wasted in this commercial crazy world.

I'm sure Jim would greatly appreciate a personal letter or note with such material as you might send. What I have in mind is a kind of historical account, and your own estimate of the Fairhope "demonstration". I do not mean to burden you with anything beyond what you feel you have the time and inclination for, but you may be sure you will have a hearty response from Jim.

Of course, I will be seeing him in a few weeks myself and will give him as comprehensive an impression of Fairhope as I got from my too brief stay. Unfortunately, in my hurry to get to Augusta, I neglected to come by the same printed material I am asking you to mail to Jim Bryant. Come to think of it, why don't you just send the material in question to me at Eugene in care of Jim Bryant and at his address and write HOLD on it and be sure I will be pleased to find a personal letter from you. I will take it from there.

We would very much like to drop in on you on our way back to Oregon, but considering the season and that there are more Northly routes where we haven't been before, we will seek cooler weather. But you may expect to see us on our return trip in the Fall, when we plan to head for the Isle in earnest. Meanwhile, I will be pleased to hear from you c/o Jim Bryant.

We are both remarkably well considering the weather we've been weathering and the hard work and unholy living conditions. Happily, we have gotten prosperous enough to get ourselves a better, later model Plymouth to go West in, so there is a good chance we will make it both ways in good shape.

Again, let me remind you that our stay in Fairhope was uniquely pleasant and improving. We remember you all most affectionately and wish you all possible success.

Forgive me if I again affirm my distress at your unregenerate insistence on being "Single Taxers" and forever talking "land, land, land". I felt some challenge to stay in Fairhope and instigate that much of an intellectual revolution, that you people would see that rent is to community what wages are to labor and interest is to capital; that at bottom and in final analysis, rent and interest as well as wages are all payments for human labor and for nothing else.

With respect to the production and distribution of wealth formula, therefore: Wealth is produced by labor in its several categorical forms, labor, capital and community and is distributed in its several categorical forms, wages, interest and rent.

In the just above observation, I do not intend to minimize the importance of land as affecting human life. Land is of course, absolutely important. We are land creatures, Earth beings, and without the substances, processes and forces of "nature", life in any form is unimaginable. But this is not to place a price or a value on land, for to do so is to suggest a relative importance, which is not the case. Land

is not valuable; it is invaluable. Land has no price; it is priceless.

I consider it most unfortunate to presume land to be a contributing factor in production, for dismissing the presumption, it is a self-evident truth that land is a noncontributing, and, if you please, neutral factor. That man discovers how to use the land for purposes of his own is a quite different meaning than that which is found in the presumption that the purpose resides in the land as a productive factor. Whatever the purposes of nature may be, apart from human nature, they cannot be shown to be in any particular concerned with what we mean when we think or speak of the production of wealth. The production of wealth, in other words, is a purely human phenomenon, and were it equitably distributed, it would all be found, at any particular moment of investigation, in the possession of those who produced it; either the product in particular or its exact facsimile of value. In short, the bed-rock principle upon which sound economic reflection must ultimately depend, as I think of it is that: "To the producer belongs the product".

It is of equal importance to recognize that all compensations among men are, in essence, payments for human labor and for nothing else, and finally, such compensations are made with human labor. Thus, it may be seen that all exchanges of wealth are, at bottom, exchanges of labor.

It is not far to see that the presumption of land value or that rent is payment for land or for the use of land depends upon a metaphysical presumption, whoever collects it, taxes it or what. The Georgist theory, based as it is upon the so-called Ricardian Law, depends upon the metaphysical premise that a loving Providence gave "land value" to all men as a common inheritance, and that Rent, therefore, properly may be taken by the community of men. This reasoning, in my judgment, provides the weakest kind of entitlement of the communities' right to collect the rent when compared to the evidence that community produces the very common wealth for which rent is the measure of value at any particular site.

may have
In some unconscious way, I suspect, George felt the weakness of his own case in proposing the public confiscation of rent by taxation; for it is not necessary to confiscate what is yours. Such a procedure, furthermore, is morally discouraging as it is practically demoralizing. Let any man of moral sensibility recognize that rent belongs to community simply and directly because it is earned by community and he will want to see it paid to community by every private beneficiary of common wealth. In so far as we are concerned with the ethics of the case, it is not necessary to take by might what is ours by right. I regard that as a most cynical mind which believes men must be or can be forced to do what is right. ~~One~~ must understand what is right, comprehensively, and then ~~one~~ choose it of ~~his~~ own volition.

So I have ran on at great length. Perhaps you may see more clearly the uneasy dilemma I found myself in at Fairhope. I cannot but be sympathetic to the "Colony" adventure, for the partial truth it demonstrates at the same time that I am offended

at seeing how a larger truth is concealed by nomenclature and conception which confuse the issue.

Almost always I was being introduced as a "single taxpayer", and always obliged to insist that I was not. For whatever I may be, I certainly am not a "single taxpayer". I do believe that "the laborer is worthy of his hire", and so do I believe that the community is worthy of its hire. I should like to be fully compensated for my labor, both individual and as a participant in the community, and to live in a world in which I was permitted to pay my way with those who contribute to my wellbeing, both severally and collectively.

As I may have mentioned to you all, I am not what is called a Christian, either. The basic premise of Christianity is, as I understand it, vicarious atonement; i.e., that the death of Jesus was a sacrifice of heaven by virtue of which those who can believe it may find salvation.

So, by definition, I am not a Christian, because I don't believe in the dogma, the theory, and in the same sense, I'm not a Single Taxer, because I don't believe in the single tax theory. At the same time, I am convinced of the truth of many of the teachings of George just as I am convinced of the truth of many of the teachings attributed to Jesus.

I'm enclosing \$1.00, which please hand to Luceer (2) Rockwell for the copy of Economics "Mystified" which I got from him. I did enjoy getting acquainted with him, his Dad, and his new brother-in-law, Chick. We had some fine discussions in the economics class. I was sorry for it to end simply because the sorry little book was finished. Of course, the book is of considerable value when held in a critical and reflective light, but to be taken as "gospel" and swallowed whole is to accept gross contradictions, unsubstantiated assertions which simply are not true, and quite a lot of purest nonsense, along with some fairly acceptable observations and discussion.

This turns out to be about book-length instead of a letter. I'll knock it off now. Remember I will be pleased to hear from you. Remembering, I think it would be fine to drop in on you about now for a Bourbon Hi and a good chat on our favorite subject. Remember us to any of those who might be interested. How is Friend Madam Duncan. Tell her Howdy if you see her.

Best regards

Jim E. Florence
Jim Shepard

Oct. 17, 1945

Mr. Charles H. Sheraton
Route 5, Box 53
Roebuck Highlands
Birmingham 6, Alabama

Dear Mr. Sheraton:

Mayor Ruge handed me your letter of recent date and I was pleased to learn of your prospective visit to our section of the state. I feel sure you will find Fairhope a convenient place from which to consider home sites here.

Of course we hope you will find what you want at Fairhope and I believe there is good prospect you may. As the Mayor wrote you Fairhope's accommodations have been under pressure during the war, but now, with the lifting of all other than normal restrictions, I feel sure both sites and houses will be adequate to a normal demand.

The past forty years have surely brought many changes to Fairhope and to this section, as you will note from literature sent you by the Mayor. However we still retain many individual and unusual attractions that make Fairhope a desirable place in which to live.

With best wishes and the pleasant anticipation of meeting you and Mrs. Sheraton in the Spring I am,

Very truly yours,

(Charles H. Sheraton)

THE ANCHORAGE
ROUTE 5, BOX ~~16~~xxxxx 53
ROEBUCK HIGHLANDS
BIRMINGHAM 6, ALABAMA

10/11/45

Mayor,
Fairhope,
Alabama

Dear Sir:

I address this letter to you because I am not certain just whom to address it too. The purpose I will now explain and then you can decide just ^{by} whom this note should be answered

I am seeking information relative to locating in your town or the vicinity and would like, if it can be obtained, a home of some four or five rooms, fairly modern and not to exceed three thousand dollars

I am retired from active work, and with my wife live at our residence given at top, both fairly active and interested in life and have monthly income, pension, which while modest is sufficient for us

Years ago I sailed out of Mobile and visited your Town and County and have always wanted to go back there, and would have done so some time ago, but war interfered

As we are on list for a new car we expect to drive down not later than April, and look over the place once again, even though some forty years has changed it

If you know of nothing in your vicinity you think might be suitable for us, Can you suggest anyone to contact with in some other section of the County, but near the Gulf, for its lack of being near the water that is the main reason we want to leave our present location

Some one informed me that there were places in the Perdido Bay section we might like? Have you any knowledge of this? Respectfully yours

Charles H. Sheraton

October 13, 1945.

Mr. Chas. H. Sheraton,
Route 5, Box 53
Roebuck Highlands,
Birmingham, Ala.

Dear Mr. Sheraton:

Your inquiry received and contents noted. Due to the increase in population and the scarcity of building materials, Fairhope is not overly burdened with vacant houses of the description outlined.

However, it seems logical to assume that with building restrictions removed as of October 15th., you should be able to secure a suitable building lot either by purchase or by lease from the Fairhope Single Tax Corporation, a non-profit corporation, leasing land for 99 years, and have a house constructed, to suit your needs.

I am turning your inquiry over to the Secretary of the above mentioned organization, who will probably contact you. Please do not think that this is an attempt to high-pressure you into something questionable. It has been going on since about the time of your first visit to this area and as Fairhope is the largest (and much the youngest) town in Baldwin County, it certainly is worth investigation.

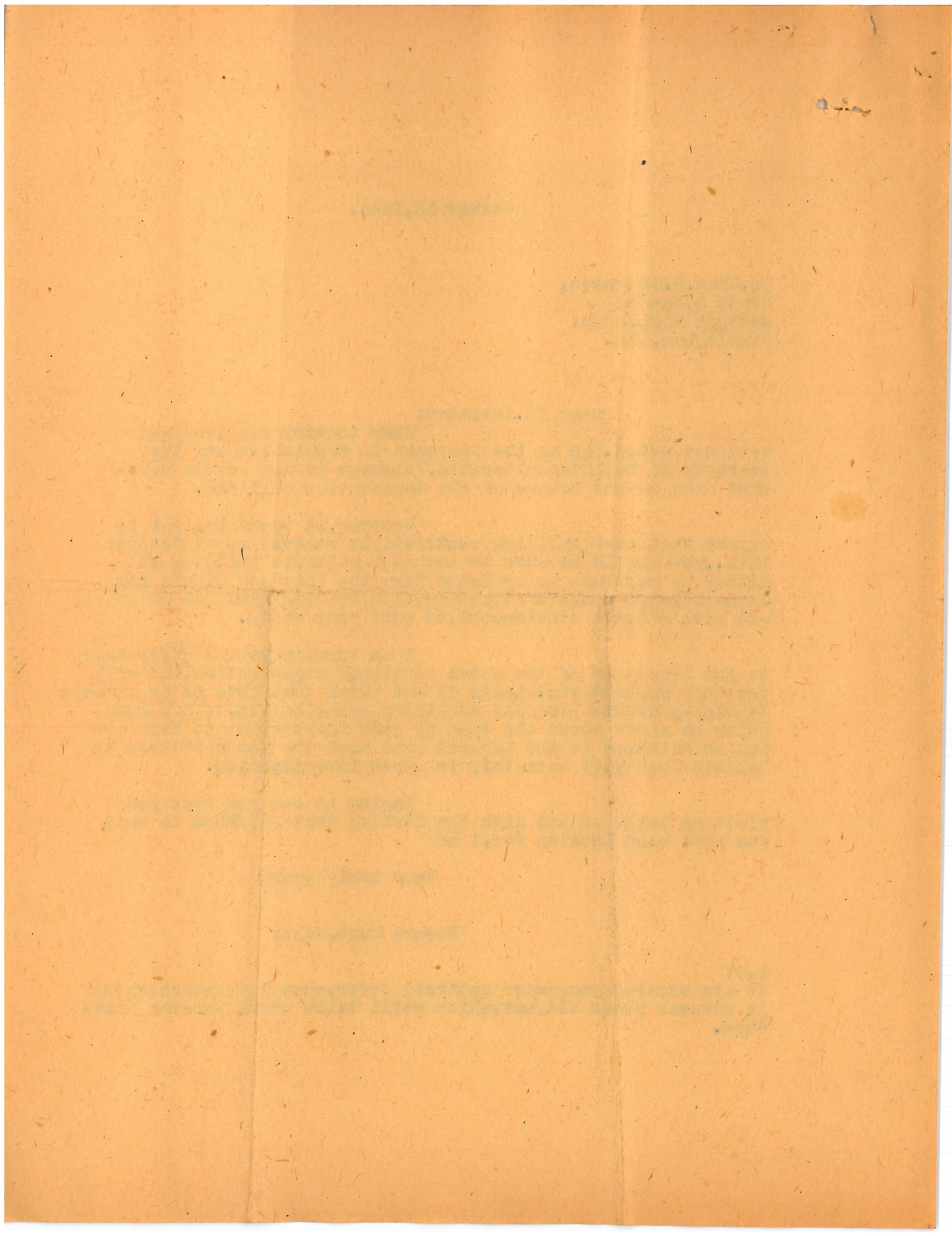
Hoping to see you when you visit us later on and with the feeling that Fairhope is what you have been looking for, I am

Very truly yours

Howard Ruge, Mayor

P.S:

We are sending you, under separate cover, some literature, which is several years old, but, which still tells about pre-war Fairhope.



Oct. 14, 1941

Mr. Charles H. Sheraton
145 99th St., Brooklyn
New York City

Dear Mr. Sheraton:

Judging by present building costs which are higher than usual because of the war, such a building as you describe would cost from \$2,000.00 to \$3,000.00 to build substantially and of good workmanship.

Most of our blocks are platted into lots of 66 ft front and 132 ft. depth and the annual rental amounts to between \$10.00 and \$50.00 approximately for such sites as are available at this time. One is not limited to the amount of land he can lease but there is no incentive to lease more than one can profitably use.

There are some lots inside the municipality that are still uncleared and on which the native timber is growing and on which the rent is quite reasonable. Most of the land outside the municipality is rated as agricultural land and all that is near the town is under lease. All unleased land is open for lease and there is a quite large assortment of sites from which to select.

I am pleased to learn that you plan to look in on us and assure you that we will be glad to show you whatever is available. Often there are opportunities to buy improvements here at a fair value. If you desire any further detailed information please write.

Very truly yours,

Secretary.

CHARLES H. SHERATON
145 - 99TH STREET
BROOKLYN
NEW YORK CITY

Wednesday Oct 8th 194

INVESTIGATOR
WRITER OF FACT STORIES

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

Dear Mr Gaston;

Your letter with the printed matter came
in day before yesterday and many thanks for the
courtesy

May I ask for the following information,
not alone for myself, but for a couple of others whom
I meet at the Adventurers Club at lunch's or at
dinners

What would an average bungalow cost to erect
there, say four rooms at most, or three rooms with
large sun porch, nothing fancy at all and with the
usual bathroom etc

What also is the average rental for the land
on the usual lot there, I do not see the size mentioned,
in pamphlets. Also can such land be secured say on the
outside of the township in the pines etc? or is there
only specified sections leased out?

I wrote this without waiting longer because I
had been asked these questions by others. I certainly will
stop and see the place anyhow when the time comes forme to
retire which is next April

Thanks again foür letter in answer to my
first note.

Respectfully yours,

Charles H Sheraton

Oct. 5, 1941

Mr. Charles H. Sheraton,
145 99th Street,
Brooklyn, New York City

Dear Mr. Sheraton:

Please pardon my delay in replying to your letter of Sept. 25. It arrived on the eve of a brief absence from my office.

It is apparent you do not have a clear picture of Fairhope. Fairhope is not a co-operative community except that we have, in effect, co-operative ownership of land and share co-operatively in the proceeds from such ownership.

I am enclosing a little folder which tells briefly how our plan operates and under separate cover I am sending you some additional literature which I hope you will find of interest.

Judging from your letter I may say that I believe you would ^{get} greater satisfaction from spending your years of retirement here than any other place I know of. I also believe it will ^{be} possible for you to establish yourself and to live here as economically or more so than any other place.

Our corporation has many desirable residence building lots that can be secured under our plan without investment in the title to the land. If you have money with which to build a residence such as you will want I should say that your income would enable you to live comfortably in Fairhope as I am sure many here do not have that much.

When you do retire I would suggest that you pay us a visit before making any definite plans. We do have a number of residents who are on the retired list and you should find congenial company. However Fairhope is also a growing progressive community and there is much to maintain an interest for those who, though retired are still active and constructively minded.

I hope you will write me further should you desire more specific information. We will be glad to have you join us in Fairhope.

Very truly yours,

Secretary.

CHARLES H. SHERATON
145 - 99TH STREET
BROOKLYN
NEW YORK CITY

INVESTIGATOR

WRITER OF FACT STORIES

Manager

Fairhope Community:
Fairhope,
Alabama

Sept 25th 1941

Sirs:

I am desirous of obtaining information relative to the Fairhope Community, and to ascertain if I with my wife are eligible for membership in that co-operative organization

Outside of my military experience in various parts of the globe, I have ^{had} a long period of police work and am due to retire at the age of 65 which comes along in a few months. I am in excellent health

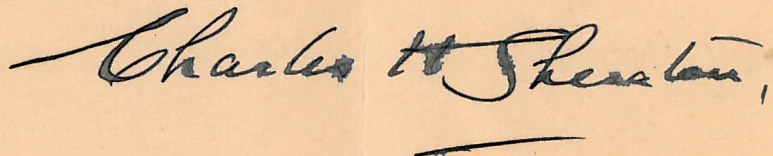
I will have some cash of course and a annuity that altogeather will bring me in from eighty to one hundred dollars per month.

Incidently I know the South and lived for a time in Mobile where I was married. This some thirty odd years ago

At any rate I attach postage to cover your reply and would appreciate your answer. J.P. Warbasse of the Rochdale Inatitute called your community to my attention when I wrote to him of my problem,

Very truly,

(Charles H. Sheraton)



April 29, 1949

Sherlock, Smith & Adams Inc.
Architects & Engineers
301 Washington Avenue,
Montgomery, Alabama.

Att- Mr. Sherlock.

Dear Mr. Sherlock:

We very much appreciate your informing us of the availability of your engineering service in our area.

For the present we have employed the services of surveyors to make a ground survey of our streets with respect to grades, elevations, present improvements etc.

We are filing your letter and should we later need constructive engineering service will certainly give consideration to your firm.

Very truly yours,

C.A. Gaston

Secretary.



SHERLOCK, SMITH & ADAMS

INCORPORATED

ARCHITECTS & ENGINEERS

301 WASHINGTON AVENUE

Montgomery, Alabama

April 22, 1949

Hon. C. A. Gaston
Mayor
Fairhope, Alabama

Dear Sir:

I understand that your municipality is interested in street paving and other improvements requiring the services of qualified engineers. The principals of our firm have over 60 years experience in engineering and architecture and with our large force of assistants, we are in position to give you any engineering service which you may desire.

The writer will be glad to meet you at your convenience to discuss the matter, and the writer will be glad to meet with the city council if you think advisable.

Awaiting to hear from you, I am

Sincerely yours,

Chris J. Sherlock
SHERLOCK, SMITH & ADAMS, INC.

CJS:JM

SHERRILL OIL COMPANY

DISTRIBUTORS OF PURE OIL COMPANY PRODUCTS

PENSACOLA, FLA.

November

17
1937

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

Dear Sir:

Answering your letter of November 9th,
we wish to advise that we believe the personal
property assessment of \$150.00 is a proper valua-
tion of our personal property in Fairhope.

Yours very truly,

SHERRILL OIL COMPANY

By: 

WDB:R

Jan. 9, 1940.

Sherrill Oil Company,
Pensacola, Fla.

Att: Mr. A. C. Johnson.

Dear Sirs:

In reply yours of Jan. 6th., we did pay the 1939 Taxes to both the County and the Town, and I enclose herewith receipted bill from the County Collector and will be glad to furnish you with a duplicate receipt for the Town Taxes if needed for your records.

These 1939 Taxes were an obligation against our 1939 rent collections from you and their payment by us prior to the close of the year is an appreciable saving to us on the Federal and State Income Taxes.

Within a few days we will mail you a bill for the first half year 1940 rent.

With sincere appreciation for your business-like cooperative and prompt attention in our business relations, I am

Yours very truly,

Secretary

CAG:HC

SHERRILL OIL COMPANY

A.C. JOHNSON
VICE PRESIDENT
TREASURER

DISTRIBUTORS OF PURE OIL COMPANY PRODUCTS

PENSACOLA, FLA.

January 6, 1940

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

Dear Mr. Gaston:

The Baldwin county tax collector advises that the taxes on our Fairhope property were paid December 30th.

Will you kindly advise if you paid these taxes, and those for the City of Fairhope?

Yours very truly,

SHERRILL OIL COMPANY

By: 

WDB:w

ALL QUOTATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

ALL AGREEMENTS CONTINGENT UPON STRIKES, FIRES, ACTS OF THE GOVERNMENT AND CARRIERS AND ALL OTHER CAUSES BEYOND OUR CONTROL

1

July 15, 1938.

Sherill Oil Co.,
Pensacola, Fla.,

Gentlemen:-

Referring to your statement of June 30th, I wish to refer you to my letter of March 22nd in which I informed you that it would be necessary for you to deliver to us either the original or duplicate receipts for taxes paid to the county and town before we could accept liability for rent credits on your account by reason of your payment of such taxes.

When you do this I calculate ~~that~~ the total of such credits to be \$60.45 instead of \$61.40 as shown on your statement. The improvements and personal property on your leaseholds is assessed at \$1950.00 and the combined rate of the state, county and school district is \$2.10 per hundred, making the tax payable to the county tax collector \$40.95; the Town of Fairhope tax rate is \$1.00 per hundred, giving a tax on your property of \$19.50. Any amount greater than this that you may have been required to pay is by reason of interest or fees and must be borne by you.

I enclose a corrected statement for the rent for the remainder of this year in the amount of \$71.62. This amount is now due and if you will send us tax receipts as I have outlined above and your check for \$11.17 we will send you a receipt for full payment of the above account.

Very truly yours,

Secretary.

March 22, 1938

Sherril Oil Co.
Pensacola, Fla.

Gentlemen:

Regarding the enclosed charge against our Corporation I wish to call to your attention the provision of paragraph (3) of the lease contract which states that the Corporation "will accept from the lessee on rent, receipts of the County Tax Collector or Clerk of Town of Fairhope."

If it is necessary for you to keep these receipts in your files you can secure duplicate receipts from the respective officers which we will accept, crediting the full amount of tax paid to your rent charge.

The charge made by you is 55¢ more than I calculated your county tax to be and I assume that 5¢ is for interest from Jan. 1st to date of payment and 50¢ collector's fee. If this is the case the 55¢ will be deducted from the credit since it is not tax but penalty and could have been avoided by making payment before Jan. 1st.

I learn from the office of the Clerk of the Town of Fairhope that your Town tax of \$19.50 has not been paid and I am informed that remittance must be accompanied by interest at the rate of six per cent per annum. In making payment I suggest that you ask for receipt in duplicate, forwarding one to us for credit on your rent account.

Very truly yours,

Secretary

CAG/mg

Jan. 20, 1951

Mrs. Charles Shields
429 South Holt Ave.,
Los Angeles 36, Calif.

Dear Mrs. Shields:

Some years ago when you had Colony land and property that I assessed for you my name got on the assessment of some of your deeded property, and in consequence I have just received the enclosed notice of delinquent taxes. I had lost track of your whereabouts but got this address from Mr. Bloxham.

It appears that there should be an additional dollar added to this bill to pay the 50¢ assessor's fee and the 50¢ collector's fee. I believe they were omitted through an error in the collector's office. This bill should be paid at once to avoid additional cost.

Opportunities are quite good now to dispose of property at reasonable prices and I suggest that you arrange with Mr. Bloxham, who tells me that one of your tax bills comes in his care, to arrange for the sale of your interests here, if they are for sale. If not I suggest that you furnish the County collector and the clerk of the City of Fairhope your address so bills can be sent directly to you.

Your failure to yourself make assessments of your property or to have some one here make them for you is costing you additional taxation. If you arrange with a local agent to attend to this for you, or if you write the assessor each year for your assessment sheet he will send it to you so you can assess your property before the third Monday in January, after which there is a penalty of a ten per cent increase in the assessed value. Trusting you and family are well I am,

Very truly yours,

Copy to
Carl L. Bloxham

Secretary

Chas Shields

1934 Colony rent received \$82.50

Management and upkeep 42 60

39.90

Colony rent \$91.90

42 60

Short 49.30 of paying Colony rent

6978 Ridge Blvd
Chicago, Ill
February 18-1935

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

Dear Mr. Gaston

your letter of February 11 relative
to being in arrears in my Colony rent
received

as the amount being \$403.06 including
the penalty of \$31.88, you state that a very
substantial portion of what is due must be
paid within thirty days or the property ~~will~~
will be advertised for sale, this is not very
good news but under the present circumstances
it may be expected

as for the officers or directors of the
Colony Corporation they have acted very
decisive about the rent, under ordinary
conditions, I would have the rent all
paid up to date

If I had remained in Fairhope and
looked after my business and have bought
no Colony property I would have been
better off, I spent considerable time
in Chicago working in the building trade
to pay for it, and then improve it, but
I just about managed to get it paid for
when the depression came, with my expenses
back and forth to Chicago, and the high
rate of interest to the Bank of Fairhope on the
loan the property cost me about \$3000.00
So I did not get a chance to make any
improvements, ~~then~~ the property has not
come near to paying the Colony rent any year

Mrs. Shields and the family thought I was
doing so well in Chicago, that they would dispose
of the business, and move to Chicago, they had

Mr E.B. Gaston

little knowledge at the time that there was a depression on the way, well the learned later that it had arrived, as positions were hard to secure, and rather uncertain as to how long the position would last. many employers were going to the wall, the bottom had fallen out of the building trade, although I had earned a bit of money up to the end of 1931. Since then it has been pretty slow for my class of work.

They families move cost a lot of money furnishing an apartment here and paying high rent, so far the suffered no hardship have been living comfortable, partly through their own efforts along with my assistance, and I hope the depression is near an end, nothing to budge about good times just able to meet expenses otherwise my rent would be paid.

I tried several times to borrow or get a loan from the Bank of Fairhope on my Colony property nothing doing, also from the Baldwin County Building and Loan Association Mr Cummings wrote me the Association never loaned money on Colony property.

I have nothing but praise for Fairhope and the Colony System, for the size of the town and ^{the} hospital tolerant people, it is the finest little town in the United States, I have travelled considerable in England Ireland Scotland and parts of the U.S. & anywhere in Baldwin County for climate fishing etc it has always appealed to me and especially Fairhope, but you must find a way to make a living, the rent from my forty acre farm at Robertdale just pays the taxes, so land values are not very high. But in the city eggs butter meat pork and potatoes are high just know.

Well Mr Gaston please excuse this long letter, and let me know at your earliest convenience, just what is the least the Colony will accept as a payment on the above amount. State and County taxes are paid up to date.

I thank you for your inquiry as to the health of the family and myself. we are all fairly well Mary has been thrown last week with the flu a real bad winter here lots of sickness.

Yours very Truly
Charles Shields

Feb. 23, 1935.

Chas. M. Shields,
6978 Ridge Road,
Chicago, Ills.

My Dear Mr. Shields:-

Your communication of Feb. 18th received and duly considered. Certainly do we appreciate the splendid feeling expressed toward Fairhope and the officers of the Colony corporation, in spite of the hardship worked on you by trying to pay for the place on the corner. There was assuredly no intention to treat you other than fairly in comparison with all others.

We find that one great reason for your bill getting so large is that you have not exercised your privilege of turning in your tax receipts to apply on the Colony rent.

According to Treasurer Wolcott, no tax receipts have been turned in since 1931. That year the amount was \$37.20. If the succeeding three years 1932, '33 and '34 were the same the total would be \$111.60, which deducted from the balance of \$403.06, which the treasurer has figured on enclosed sheet, would leave, \$291.46. There is another way to get some relief, (after six months notice, which would be to surrender the north 50 ft, leaving you a lot 100 ft. deep. As I figure this would reduce the annual rent \$19.00. But, as I stated such a surrender would not be effective until six months after approval of the surrender by the Council.

Should you turn in the tax receipts which it is presumed you have, thereby reducing the debt to \$291.46, and further reduce it a cash payment of \$75, or possibly \$50, and agree that the amount should not get larger, I think the Colony would agree to same and give you more time to work out of your tight.

I note you say the place cost you approximately, which was twice as much as it was ever worth in my opinion. I looked up the date when you acquired it, and found that it was in March, 1927. Those were the boom times, as you will recall, when all but a few of Singlataxers waxes went wild and looked for land to double and treble in value---and "then some."

I am about to run out of paper, so will close and await your response, with regards from myself and Mr. Wolcott to you and all Shields family.

Most sincerely,

May 8, 1944

Mr. F. B. Shirley
1004 Wayne St.
St. Joseph, Mich.

Dear Mr. Shirley:

I regret to inform you that we have no five acre tracts for rent. Our country land s which rent on an acreage basis are all under lease at annual rentals ranging from 85¢ an acre to \$2.75 an acre.

Our town lands are rented on a street frontage basis and while we have sites in town available for lease we have no tract of as much as five acres that is not under lease. Our town land is mostly platted into lots of 66ft. frontage 132 feet deep and such lots rent for from two or three dollars ~~xxxxxx~~ a year up to sixty or seventy dollars a year.

At the present we have locations where you might have one to two acres at a rental of thirty to fifty dollars annually. I consider it very impractical to bargain for anything at so great a distance and would suggest you come down and investigate the situation. It is possible you may find what you want already developed, if not on our land on other land in this neighborhood.

Very truly yours,

Secretary.

Mr. C.A. Gaston Secy. F. S. I. Corp. Fairhope Ala.

Dear Sir:- At hand your letter of Apr 20th,
with enc explaining the workings of your
Company.

If convenient; would like to know the
expense for leasing 5 acres, or
any other information you care
to give under present conditions.

I ran a reconnaissance Ry Survey
from Pensacola to a point on Mobil
Bay, through the battle field there,
we were run out by Yellow
fever, this was in May 1901 - & nothing
was further done about it, there was not
over 3- houses then, on that route
between Perdido Bay River & the Bay.
So am more or less familiar as
to soil etc.

Truly Yours.

F.B. Shirley

1004 - Wayne St

H. Joseph Mich

April 30th 1944.

Apr. 20, 1944

Mr. F. B. Shirley
1004 Wayne Street
St. Joseph, Mich.

Dear Mr. Shirley:

In reply to your letter of April 16 I regret to inform you that the present is not a favorable time to secure what you want in this section. The greatly increased demand for property here by war workers in the Mobile area has cause prices to go too high. We have land for lease under our leasing plan on an economical rental basis but government restrictions on building make it impossible for one to provide himself with a comfortable house.

I would suggest that you wait until after the pressure of war, when it is probable you can purchase an improved property at a reasonable price or you can lease the land and build what you want.

I must advise you though that the better land is not near the water. To get good land for gardens, etc. one must get land a half mile to a mile back from the bay. The land along the bay is in the main quite light and sandy.

I am sending you herewith literature and forms which explain our plan and if you have any further questions at this time I shall be glad to write you further.

Very truly yours,

Secretary.

Fairhope Single Tax Corporation

Fairhope Ala.

Gentleman:- My self & wife, want to locate
in Baldwin Co, near the water, & would
like one or more acres of improved
land, with comfortable house, want to
locate in a permant place on good
land, to raise a garden & have
panthry etc.

Can you advise me of such a
place, the terms & conditions
of your Corporation, for which I would
thank you.

Truly Yours.

F.B. Shirley

1004 - Wayne St
St Joseph Mich
April 16th 1944.

July 21, 1954

Miss Kathy Shoaf
907 Race Street
Cincinnati 2, Ohio

Dear Miss Shoaf:

Your enquiry postmarked July 8 addressed to the Editor, Fairhope Courier, was placed on my desk for reply at a time when I was unfortunately not available to give an immediate reply.

Since 1895 our corporation has been actively applying the principles of Henry George on its lands here in Fairhope. In the early days when the practical details of application were being worked out there were, of course, many meetings and public discussions concerning method and policy.

During the years what appears to be a very effective basis for such application has been developed and now the corporation's primary concern is one of administration. This is handled from our office by an Executive Secretary, myself, and a cashier and bookkeeper or treasurer, under the direction of an Executive Council composed of a President and five councilmen who meet twice monthly.

We have in our office a fairly complete set of records and we would be glad to have you or any other student come to Fairhope and observe and study our method of application and the results achieved. We believe you might get more of real worth from that than could be gotten from attendance at a series of discussion meetings. It has been my observations that nearly all such meetings involve a considerable amount of extraneous matter and diverse social problems, many of which cannot be solved satisfactorily until the application of single tax principles has been achieved.

Should you decide to pay us a visit please give us notice and we assure you of full cooperation.

Sincerely yours,

Secretary

907 Race Street
Cincinnati 2, Ohio

July 3, 1954

Editor,
The Fairhope Paper
Fairhope, Alabama

Dear Sir:

During my studies of Henry George, I came across mention of Fairhope. Will you please let me know if there are public meetings for the discussion of Henry George which I could attend if I should come to Fairhope on my vacation?

Thanking you for a reply on this question, I
am,

Very truly yours,

Kathy Shoaf

Apr 6, 1945

Mr. William J. Shockey
1532 Milvia St., Apt. #3
Berkeley 7, Calif.

Dear Mr. Shockey:

It is a particular pleasure to have an opportunity to tell you of the Fairhope Single Tax Corporation and to furnish you material for your study of our plan. The primary purpose of our corporation is to perform a service to society by accomplishing a demonstration of a public revenue program that will promote rather than hinder industrial development. It is our hope others will be stimulated by our example, hence our pleasure in your enquiry.

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 in the opportunities for employment. They also agreed with Henry George that the limiting factor in employment is the availability of land, since all employment whether self employment or employment by another is dependent on access to land.

While they believed the Henry George plan to make it unprofitable to hold land out of use must eventually be adopted by government they also realized that such might not be the case in their time and that they might hasten it by setting up a demonstration that would prove the value of the plan. 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 our lease contracts compel the lessee to use his land or suffer a financial loss. They also insure that such use must change with the needs of the community for the Fairhope Single Tax Corporation, recognizing that the growth of the community increases the value of the privilege of leasing its lands, increases its rental charges. This compels the lessees 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 had the advantage of having a part of its lands administered on this plan that Fairhope

has become the largest and most progressive town in the 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. Fairhope has no railway connection and is not even located on a through motor highway.

It should not be necessary to organize a single tax corporation to give every other community and section the same advantages we enjoy at Fairhope. All that is needed is a change in the public revenue (taxation) laws, making it possible to collect from all who enjoy the privilege of owning land, the market value of that privilege. The privilege of land ownership has no market value except where society is performing services for the benefit of the owner and such a system merely makes it possible for society to collect for services rendered from the individual to whom such service is rendered.

Fairhope's founders held convictions respecting the theory of cooperative efficiency in certain fields of production and distribution, but experience did not secure the expected results and, except for our municipally owned water system and electric plant, individual private enterprise is relied upon for production and distribution.

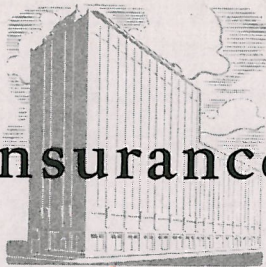
Despite the foregoing, Fairhope has a wide reputation locally and abroad as a highly cooperative community. I believe this is because our land and revenue plan offers no opportunity to greedy predatory interests. The result is that only cooperative neighborliness pays dividends. Since the development of community projects will be reflected in the rents, in proportion to benefits received, no selfish interest is involved and sound proposals receive general support.

Enclosed and under separate cover I am sending you printed material I believe you will find interesting and, I hope, helpful. I shall be glad to hear further from you and to be of any service I can.

Very truly yours,

Secretary.

State Farm Insurance Companies



HOME OFFICE • BLOOMINGTON, ILLINOIS

1532 Milvia St., apt. #3
Berkeley 7, California
March 31, 1945

Fair Hope Single Tax Corporation
Fair Hope, Alabama.

Dear sir:

I should like very much to learn about the organization and promotion of the Fair Hope Cooperative community. This type of project has interested me for some time and I have reached the point where I am making plans to promote a cooperative housing society near Berkeley.

Any information which you have available on your Fair Hope Cooperative Community will be greatly appreciated.

Sincerely yours,
William J. Shockey

STATE FARM MUTUAL AUTOMOBILE INSURANCE CO.



STATE FARM LIFE INSURANCE COMPANY

STATE FARM FIRE INSURANCE COMPANY

SHROPSHIRE & COMPANY

INVESTMENT SECURITIES

PHONE: BELMONT 2326

TELETYPE MOBI 82

211 FIRST NATIONAL BANK ANNEX

MOBILE, ALABAMA

NEW ISSUES

Free from present Federal Income Tax and all Alabama Taxation.

CITY OF MOBILE, ALABAMA

\$421,000 Alabama State Docks Port Facilities Refunding 3% Bonds, dated Feb. 1, 1940

200,000 Mobile State Docks Extention Refunding 3% Bonds, dated Dec. 1, 1939

472,000 Mobile State Docks Cold Storage Refunding 3% Bonds, dated Dec. 1, 1939

Principal and semi-annual interest payable at Irving Trust Company, New York, N. Y. Coupon bonds in \$1000 denomination, registerable as to principal only. Callable at 107 for the first five years after the date of the bonds and at 105 thereafter.

THESE BONDS ARE SPECIAL OBLIGATIONS OF THE CITY OF MOBILE. EACH ISSUE IS SECURED BY AND PAYABLE FROM THE LEASE TO THE STATE OF ALABAMA HEREIN DESCRIBED AND FROM THE INCOME FROM THE LEASED FACILITY, BUT NOT FROM ANY TAX OR OTHER REVENUES OF THE CITY OF MOBILE.

At the time of or prior to the delivery of the above bonds, the State of Alabama, acting through its Department of Docks and Terminals, will agree to acquire by lease from the City of Mobile certain facilities to be operated by the State as a part of its State Docks and Terminals at Mobile.

The lease shall provide that the money to be paid the city by way of rentals, which are required to be sufficient to pay the refunding bonds and interest thereon as they mature, must be paid from the first gross operating revenues (gross income from operations) of the leased facilities, as to each separate issue, then as to the surplus from each of the other two leased facilities, but with the further provision that if for any reason and at any time such first gross operating revenues are insufficient to make such payments, and to the extent of such insufficiency, such rentals shall be payable from the gross operating revenues derived from the operations of all of the state-owned terminals at the port and City of Mobile, which rentals shall be payable as operating expenses of the State Department of Docks and Terminals as an expense charge, prior to the principal of and interest on State of Alabama Harbor Improvement bonds.

Said lease shall obligate the State of Alabama through its Department of Docks and Terminals to operate, maintain and insure the facilities leased and assume the cost of such operation, maintenance and insurance as operating expenses chargeable against the general operating revenues of the Department of State Docks and Terminals.

Legality of bonds and lease to be approved by Messrs. Chapman and Cutler of Chicago for the bankers and by Mr. S. Palmer Gaillard, Jr., of Mobile for the City. Legality of lease to be approved by Hon. Norville R. Leigh, Jr. for the State Department of Docks & Terminals.

\$421,000				\$200,000				\$472,000			
Due Feb. 1st.				Due Dec. 1st.				Due Dec. 1st.			
AMOUNT	MATURITY	PRICE	YIELD	AMOUNT	MATURITY	AMOUNT	MATURITY	PRICE	YIELD		
\$12,000	1941	101.42	.55	6,000	1940	13,000	1940	101.04	.50		
12,000	1942	103.05	1.05	7,000	1941	14,000	1941	102.81	1.00		
13,000	1943	104.30	1.30	7,000	1942	15,000	1942	104.15	1.25		
17,000	1944	105.03	1.55	7,000	1943	20,000	1943	104.98	1.50		
18,000	1945	105.26	1.80	7,000	1944	20,000	1944	105.29	1.75		
18,000	1946	104.99	2.05	9,000	1945	20,000	1945	105.11	2.00		
18,000	1947	105.19	2.15	9,000	1946	20,000	1946	105.07	2.15		
19,000	1948	104.84	2.30	9,000	1947	22,000	1947	104.75	2.30		
21,000	1949	104.63	2.40	9,000	1948	22,000	1948	104.55	2.40		
21,000	1950	104.24	2.50	9,000	1949	24,000	1949	104.17	2.50		
22,000	1951	103.68	2.60	9,000	1950	25,000	1950	103.63	2.60		
22,000	1952	102.97	2.70	10,000	1951	25,000	1951	102.93	2.70		
23,000	1953	102.64	2.75	10,000	1952	26,000	1952	102.61	2.75		
24,000	1954	102.25	2.80	11,000	1953	26,000	1953	102.22	2.80		
24,000	1955	101.78	2.85	12,000	1954	27,000	1954	101.76	2.85		
24,000	1956	101.88	2.85	12,000	1955	28,000	1955	101.86	2.85		
28,000	1957	101.31	2.90	13,000	1956	30,000	1956	101.30	2.90		
28,000	1958	101.37	2.90	14,000	1957	31,000	1957	101.36	2.90		
28,000	1959	100.71	2.95	15,000	1958	32,000	1958	100.71	2.95		
29,000	1960	100.74	2.95	15,000	1959	32,000	1959	100.73	2.95		

SHROPSHIRE & COMPANY

INVESTMENT SECURITIES

PHONE: BELMONT 2326

TELETYPE MOBI 82

211 FIRST NATIONAL BANK ANNEX

MOBILE, ALABAMA

#2

In a recent test case the Supreme Court of Alabama upheld the validity of the proposed lease of one of the facilities and said:

"The evidence shows without conflict that the facilities which the city proposes to lease to the Department of State Docks and Terminals of the State of Alabama constitute a unit needed by the Port of Mobile to round out and supplement other facilities now owned and operated by the State; that the equipment and facilities are of an improved design especially adapted for handling a special type of cargo moving through the port, and that the public interest of the port, the state and the users of the facilities now installed can best be served by having the municipal facilities operated as a part or unit of the entire state-owned terminals, of which, in fact, they are a physical part. That the facilities which the city proposes to lease to the Department of State Docks and Terminals would in themselves produce revenues yearly sufficient to pay the proposed rental and in addition would produce a revenue for the state as a part of its general operating revenue; that the use of said facilities to be acquired under the proposed lease would effect economies and increase the efficient operation of the existing state owned facilities;"

The facilities were originally constructed by the City of Mobile with the proceeds of Federal grants and three loans payable from the income from the facilities only. It is reported that the total cost of the facilities was \$1,998,000. The bonds are being refinanced to effect an interest saving. Very substantial additional security is provided by the above lease. Upon payment of all the bonds, title to the facilities will be vested in the State. These facilities consist of a bulk material handling plant, a cold storage plant, and a pier, all located adjacent to the State Docks and on land owned by the State, thereby permitting operation of the facilities as an integral part of the State Docks.

The management of the Port is in the hands of the State Department of Docks & Terminals, headed by the Governor, who acts through a Director, and is assisted by an advisory board of three members appointed by the Governor.

The rentals are to be paid to the First National Bank of Mobile in trust by the State Department of Docks and Terminals, in semi-annual installments, thirty days prior to each maturity of principal and interest on these bonds.

We are advised by the Secretary-Treasury of the State Department of Docks & Terminals that revenues and expenses of that department have been as follows:

Years Ended Sept. 30th	Gross Revenues	Operating Expenses	Net Revenues
1939	\$1,099,418	\$573,490	\$525,928
1938	1,015,840	496,371	519,469
1937	1,002,976	543,530	459,446
1936	756,674	406,302	350,372
1935	607,423	358,208	249,215
1934	605,297	360,406	244,891
1933	602,970	366,289	236,681
1932	630,320	419,708	210,612
1931	1,032,160	695,107	337,053
AVERAGE	\$817,009	468,824	\$348,185

The average annual charge to pay principal and interest on these refunding bonds is \$74,116.50. It is estimated by the Department of State Docks and Terminals that the three new facilities will be self-liquidating without recourse to the gross operating revenues of the Department of State Docks and Terminals.

July 8, 1940

Dec. 8, 1948

Mr. Walter Siegmeister
% Mrs. Bessie Siegmeister
4924-17 Ave.
Brooklyn 4, N. Y.

Dear Mr. Seigmeister:

Mrs. Schoettle asked me to reply to your questions in your letter of Nov. 24. She is not very well and has difficulty writing. She did not advise me how many acres she has but said her land would not be suitable for you.

While we have some very productive lands in this section, all need fertilizer and are deficient in humus. The latter is mainly supplied by the growing of cover crops intermittently. We have a well distributed and abundant rainfall and do not irrigate.

There are frequent opportunities to buy improved properties of varying size and also opportunities to rent. Prices here are generally high now just as they are in many other sections of the country. Our section is still expanding and prices may stay up here longer than in some other sections. However if one is on the ground it is often possible to get fair value. Mrs. Schoettle believes it would be best for you to come to Fairhope first as suitable temporary accommodations might more surely be secured here.

We generally consider our winter months to be December, January and February, but may have quite cool weather as early as October and as late as March and April. We have had no frost so far this year. Vegetables of one kind or another can be grown the year around but the most popular garden seasons are Spring and Fall. Potatoes are planted in January and February for the early crop, others follow a little later.

It is strongly advisable to visit here for an inspection trip before making a definite decision. Particulars as to temperatures, rainfall, crops, etc. might be gotten by addressing Mr. Otto Brown, Supt., Gulf Coast Sub-Station, Fairhope, Ala. If I can be of further service write me or call at my office when in Fairhope.

Very truly yours,

Secretary

Apr. 3, 1945

Mr. T. G. Siekerman
815 Forest Ave.,
Evanston, Ill.

Dear Mr. Siekerman:

I enclose literature that will explain to you the plan of operation of our corporation.

At the present time our corporation has only residence sites available. Our country lands are all leased. Residence lots are generally 66ft. front by 132 ft. deep and I should say the average annual rental is between \$30.00 and \$40.00. These figures are for inside lots, corner lot would be slightly higher. However such lots do rent for as little as \$4.00 and as much as \$123.00 annually, the latter figure, however, applying to bay frontage in only one block.

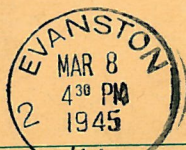
In these times while there is federal restriction on building opportunities, improved properties are selling at much higher than normal prices. Ordinarily improved properties will sell for no more than a reasonable price since prospective buyers can secure lots and build for themselves.

Our plan has worked so well that Fairhope has become the largest and most attractive town in the county, though other towns are more favorably situated. It is our conviction that land is the primary essential of man's welfare and that it is the obligation of society to establish such measures as will insure that men who do not have land or men who need more land will be able to freely occupy any lands that are not being fully used by another.

The rental charges provided for in our lease contracts are designed to make it unprofitable to hold land without putting it to its most productive use. Rental charges increase with the growth of the community and lessees must keep up, putting their land to an increasingly productive use in keeping with the needs of the community or suffer a financial loss. Assuring you of our pleasure in having your enquiry, I am,

Very truly yours,

Secretary.



THIS SIDE OF CARD IS FOR ADDRESS

County Clerk
Baldwin County
Alabama

3/7/45

Dear Sir:

I am interested in
your Single Tax Property
Will you kindly send
me literature pertaining
to this type of Real Estate.
I understand the taxes are
reasonable.

Thank You

J. G. Siekerman

815 Forest Ave

Evanston, Ill.

Jan. 29, 1940.

Mr. Upton Sinclair,
Sta. A.,
Pasadena, Calif.,

Dear Mr. Sinclair:-

Your recent enquiry to the School of Organic Education concerning our Corporation was brought to my attention this morning and I hasten to assure you that the Fairhope Single Tax Colony is still operating and is, I believe, more effectively demonstrating its worth now than at any time in the past.

The only considerable change in policy since the founding of the colony was an amendment to the constitution a few years back relieving the corporation of the obligation to pay out in taxes for a lessee a greater amount than had been collected in rent from such lessee and a corresponding change in the lease contract. While there are a comparatively few such cases it occasioned quite a little criticism from some who inferred that the result was the poor man paying the rich man's taxes.

Another change was to put teeth in the application for land and the lease contract to enable the administration to prevent speculation in leaseholds without applying the drastic rule of the constitution providing an increase in the rent to the amount of the bonus price asked or secured. ~~from~~ Under separate cover I am sending you copies of the revised application, lease and the amended constitution.

I have not yet been able to secure a copy of the New Republic and the article you refer to but shall endeavor to do so and if not to write the editor in any event.

I have pleasant recollections of you when you were in Fairhope and my father Ernest B. Gaston who died a couple of years ago held a high opinion of you and your efforts in the common cause of humanity.

It is my hope that Fairhope may have the opportunity to dispel from the minds of some of our leaders the defeatism that seems to infect them now and lead them to assume that facism, nazism or communism is sure to come and that we must start now to providing that it come in the least objectionable form.

With every good wish for you and the hope that you may long be able to continue your valuable work I am,

Sincerely yours,

Secretary.

Sept. 28, 1938.

Mr. Stephen C. Singleton, Esq. Sec.,
Key West Chamber of Commerce,
Key West, Florida,

Dear Sir:-

Mayor Ruge handed me your letter of Sept. 8th and I was, of course, much interested in your references to my father and to the Fairhope Single Tax Colony.

My father died last December. He was Secretary of the Corporation until a year or two before his death when his health became such that he refused to continue in office. I was elected to fill his place and am still holding that office. His daughter, Mrs. Frances Crawford and another son A. F. Gaston are continuing the publication of the Fairhope Courier, edited by him for so many years.

We, too, still think that the Single Tax is the answer to the world's economic distress and it appears to us that the experience of Fairhope is more clearly demonstrating this as time goes on. Though the influence of our land policy is far from producing the full effects that might be expected from a general application of the Single Tax the generally higher social and economic status of this community is an apparent contrast to that of surrounding communities.

Under separate cover I am sending you some literature which I am sure you will find interesting. I am sorry that we have not a greater variety and a greater supply but this is a condition that we hope in the near future to correct. Should you desire further information or literature I shall be glad to hear from you. With sincere best wishes and the hope that opportunity will afford for you to pay us a visit I am,

Very truly yours,

Secretary.

CHARLES E. SMITH
President

FRED J. DION
Treasurer

STEPHEN C. SINGLETON
Executive Secretary

Key West Chamber of Commerce

SERVING THE FLORIDA KEYS

"From Key Largo to the Dry Tortugas, Inclusive"

KEY WEST, FLORIDA September 8, 1938

Hon. Howard Ruge,
Mayor,
Fairhope, ALABAMA.

Dear Sir,

The Fairhope books arrived and you are certainly entitled to congratulations. I found the article "THE BACKGROUND" mighty interesting.

I have always wondered if I should not have gone to Fairhope when I left Wilmington, Del. for the South, over 20 years ago.

When editor Ernest B. Gaston came to Wilmington to deliver a talk to the little group of Single Taxers who were at that time active there, I wished to meet him more personally and he stayed at my house that night and the next morning and we found him a most interesting guest.

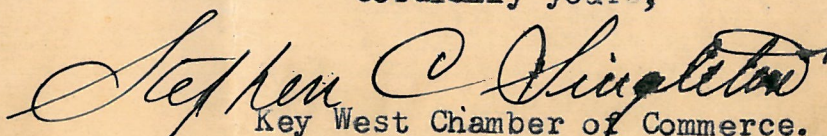
I still think that the Single Tax is the answer to many of our economic problems, but I don't seem to be getting anywhere with it. For that matter, the advocates of other economic systems don't seem to be getting any place, either.

Civilizations seem to begin from free access to natural resources and to ripen and rot as these become monopolized until things topple and the "purge" leaves a bare-handed group to start another civilization.

It interests me to note that, according to such conclusions as are available to me, none of the dated prophecies in the Bible extend beyond 1940. Just what that adds up to, I do not know.

Thanking you for the booklets (I could use a few more) I remain,

Cordially yours,



Exec. Sec'y.

Key West Chamber of Commerce.

Feb. 11, 1943

Mrs. Frank S. Skorupa
146 North Humphrey Avenue
Oak Park, Illinois

Dear Mrs. Skorupa:

I am pleased to have your letter of Feb. 8 making inquiry about Fairhope and the Single Tax, and in addition to the enclosed I am sending you under separate cover other printed material. Also I would like to call to your attention the Henry George School of Social Science, of Chicago, and the Chicago magazine Cause and Effect. There is no charge for the material sent and I shall be glad to receive any further inquiry you may care to make.

Fairhope has completed its forty-seventh year and in that year collected ground rent to the amount of \$38,433.84, an amount sufficient to pay \$25,407.38 of taxes levied by governmental agencies on the assessed value of the land and on the improvements and personal property belonging to the corporation's lessees, \$1,252.32 of federal and state income and capital stock taxes, \$3,486.26 for street paving assessments and street maintenance, \$787.82 toward public library operation costs, several hundred dollars in additional civic expenditures and additional amount for investment in U.S. Victory Bonds which will constitute a back-log for public improvements after the war.

The Fairhope demonstration illustrates that the single tax policy has among its advantages the following:

(1) All unused land is constantly available, without title investment, to meet the expanding needs of the growing community, leaving all ~~the~~ investment capital available for development.

(2) All payments for land use, instead of being an additional charge over and above taxes, are used as a substitute for taxes.

(3) Incentive to hold land out of use or poorly used primarily for speculation is destroyed and with only the most suitable land put to productive use the return to the producer is enhanced and the margin of cultivation is drawn closer to the essential public services and the centers of population where the products are used.

(4) From a single simple source government is supplied with a large part, if not all, the public revenue needed for essential public requirements, and in manner that is based entirely on equity, since the payment required from each is a measure of the benefits of government available to him.

It is our confident belief that if this plan were extended over our entire nation the benefits would be so great that we need not fear any former "isms" and the United States would become the natural leader in world progress both social and economic.

Very truly yours,

Secretary.

146 North Humphrey Avenue
Oak Park, Illinois

February 8, 1943

Fairhope Single Tax Corporation
Fairhope
Alabama

Gentlemen:

I should appreciate it very much if you will please send me all the literature you have available regarding your community and the single tax idea.

If there is a charge for this information, just drop me a line in the enclosed self-addressed stamped envelope, and I shall be glad to take care of the charge.

Very truly yours,

Helene Skorupa
(Mrs. Frank S. Skorupa.)

Crossville, Alabama
Route Three
March 19, 1949

Chamber Of Commerce
Fairhope, Alabama

Dear Sirs:

In our Ninth grade study of Alabama we are preparing
to study about your town.

I wonder if you would send me any material that will
be helpful to me in our study, any information will do.

It will be gratefully appreciated.

Sincerely,

(Miss) Martha Slater

Oct. 22, 1938.

Mrs. Ruth Slocum,
152 E. 154th St.,
Harvey, Ill.,

Dear Mrs. Slocum:-

The Assessor was here a week ago for two days and will be back Wednesday the 26th for his last engagement here. However I shall be going to Bay-Minette later in the year to make the Corporation's assessments as well as for some of the lessees for whom I am agent and I shall be glad to look after your assessment for you if you will supply me with your last return and any changes that may have taken place in the past year.

I note that your rent is entirely paid for this year and if you like, we will pay your taxes for you instead of your paying them and turning in the receipts to us on rent. I will make a note on my book that I am to pay the taxes now and if you desire otherwise please notify me.

There is no charge for the assessment service and I shall be glad to attend to it for you.

Very truly yours,

Secretary.



THIS SIDE OF CARD IS FOR ADDRESS



Dr. C. a. Gaston
Fairhope,
Ala.

152 East 154th St. Harvey, Ill.
Oct. 20/38.

Dr. Gaston,

Dear Sir:

I have been wondering about when the assessor will come to Fairhope, & if I mail you my last assessment sheets if you will attend to this matter for me, in case I do not arrive home in time to attend to this myself. also what is the latest date for the taxes must be paid to avoid the penalty? Certainly do thank you.
Mrs. Ruth Slocum.

April 21, 1938

Sloss-Sheffield Steel & Iron Co.
Birmingham, Ala.
Mr. Russell Hunt, Vice Pres., Sales

Dear Sir:

I was glad to get your request of April 19, and enclose a few leaflets, "The Single Tax Colony at Fairhope, Ala.," and some general literature on the subject.

Should you or your prospects desire additional copies or specific information concerning Fairhope I shall be glad to hear further from you.

Our Colony Corporation was never in better shape. It is confining its activities to the supervision of its lands and the collection of ground rent.

Very truly yours,

Secretary

CAG/mg
ENCS.

SLOSS-SHEFFIELD STEEL & IRON COMPANY

BIRMINGHAM, ALABAMA

April 19, 1938.

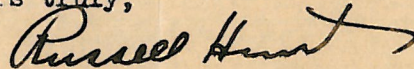
THE COURIER,
Fairhope, Alabama.

Gentlemen:

I wonder if you have any pamphlets or other information about Fairhope's tax system that you could send me. I want this for an influential business man in the Northwest and I really believe it would be worthwhile to send what you can to me.

I would appreciate hearing from you promptly.

Yours truly,

A handwritten signature in dark ink, appearing to read "Russell Hunt", with a stylized flourish at the end.

VICE PRESIDENT, SALES.

RH/mch