

1955-1971

FSTC : Cornelius A. Gaston : C-D

Fairhope

10517-a

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Jan. 30, 1961

Mr. James D. Callaway
1305 Hudson St.
Kenner, La.

Dear Lessee:

In accordance with the declared policy of our Colony corporation and as provided by our constitution and in paragraph (1) of our lease contract and application for land the executive council declared an increase in the rental value of all its lands.

On country lands this increase was declared to be an increase of ten percent in the acreage charge. In 1960 your rent was charged at an annual rate of \$2.42 per acre, less one-third off on 4 acres and two-thirds off on 2 acres. This year the per acre charge is \$2.66. After making the transfer to W. T. Walley you have remaining 71.552 acres. The rental charge of \$2.66 per acre would make a total charge of \$190.33. However the deduction of one-third on 4 acres and two-thirds on 2 acres amounts to \$7.09 which reduces your annual rental charge to \$183.24, one half of which \$91.62 is now due.

The rental value of your land is not affected in any way by your occupancy or non-occupancy, nor by whether or not you have buildings of personal property on the land, rather it is determined by the measure of the demand for land to use and upon which to make improvements to provide for its profitable use.

If it is your wish to do so we hope you will be able to make a satisfactory sale of your interests or to lease them at a fair return to you.

Sincerely yours,

Secretary

1305 Hudson Street
Kenner, Louisiana

January 27, 1961

Fairhope Single Tax Colony
Fairhope, Alabama

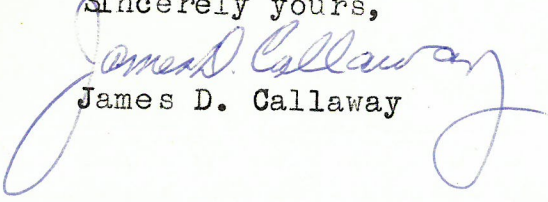
Gentlemen:

Will you please check our lease on our farm
and see if there has been an error made in the
sum of rent due.

We have not lived on the farm since July, 1959.
At that time all our personal belongings were
moved. The farm equipment, including milking
equipment was moved in May, 1959. It would seem
to us that the rent should be considerably lower
even with the increase in rates.

We had a letter from the Bank of Fairhope that
it was due and the amount was \$91.00. Will you
let us know why it is so high.

Sincerely yours,


James D. Callaway

Sept. 17, 1955

Mr. George Cartwright
801 El Terino Ave.
Modeston, Calif.

Dear Mr. Cartwright:

My sister handed me your letter of Sept. 8 and I found your comments on persons and items of mutual interest very entertaining. Too bad you didn't realize your anticipation of getting to Fairhope. Had it been possible for the Fairhope colonists to have secured a site in a more productive area and of sufficiently large dimension perhaps old age assistance from state and federal sources could have been ignored.

While Alabama is still pretty far down on the scale with respect to individual income and consequently in revenue with which to meet old age assistance payments the southward trend of industries is slowly changing the picture. Particularly is that true of the Mobile area and many of these who are employed there are appreciating the economies offered by our Colony plan in securing homes within commuting distance from their employment. As a consequence we are continually pressed to keep up with the demand for lots and are behind demand most of the time.

At the present rate we will soon be out of land to subdivide and the price of land is now too high for us to consider additions to our holdings. It was good to hear from you and we want to wish you and Mrs. Cartwright many more years of enjoyable living.

Sincerely yours,

Secretary

801 El Terino Avenue,
MODESTO, Calif.
Sept. 8th, 1955.

Frances Gaston Crawford,
Editor, The Fairhope Courier,
Fairhope, Alabama

Dear Friend of Liberty:

Its a matter of regret that I cannot at this time extend my subscription to The Courier. When I subscribed I had in mind the possibility of trying to sell our home here and moving there, produce a little from land and Mrs. C., try for Court work as interpreter in Mobile. She speaks Spanish, French, English and Italian--four languages, and I only speak two, viz., English and Profane. The weak spot in my plan is the fact Ala., Old Age Pensions are lower than Calif., \$75 a month and we would be far removed from DRUGLESS PHYSICIANS' medical service, within 55 miles in Calif.; in fact one Physician of that group in Modesto.

I understand, however, that The Interpreter of Brookville, Ohio, and Mr. Ken Kern of Oakhurst, Calif., are promoting some colony similar to Fairhope, out here, of which I've not yet had opportunity to learn details.

A dramatic incident involving Fairhope comes to mind. One morning Mr & Mrs Jos. Fels came in to Mayor Tom L. Johnson's outer office, (Cleveland, O.). While waiting for Mr. Johnson to conclude conversation with some other folks, I enquired, "How are things in Fairhope?" "Fine, they're fighting like hell," was Mr. Fels reply. "How do you figure they are fine and fighting," I enquired. "Pups are always healthy, when they are fighting," was his comment.

Mr. Johnson told me to bring in anything to be signed so he could take care of that while talking to Mr & Mrs Fels. The St. RR Co., was trying to show he had a financial interest in the 3¢ fare lines. A few days before he had called in the Reporters to tell them he was broke and creditors threatening foreclosure. After asking about his health, Mr. Fels remarked: "I saw by Phila., papers you're having financial trouble, and I came up to tell you I've got a hundred thousand that's not doing me much good, you're welcome to it if it will help." Mayor Tom's face flushed. His reply was: "Joe, you don't know how grateful I am for your offer, but I can't do that." Later when things broke badly at Lorain, O., (his brother's Estate steel plants) he made a loan from Fels. When both departed this life Mr. Kiefer of Cincinnati had to try to clear matters up for Mrs Fels. I worked with Mr. Johnson until one week before he died, when I went to Canada to bring my parents to Cleveland.

"My Story," T.L.J.'s Life, nor "Life of Jos. Fels," by Mrs. Fels makes no mention of this history. Neither does she mention the Fairhope land he bought nor the 500 Pounds Sterling he loaned Lenin and a Russian group in 1907, when broke and marooned in London, Eng., see Manchester Guardian, Mar. 12th, 1953. These bits of history are sweet memories in the close of my 79th year.

With sincerest good wishes for your continued success, as ever
Sincerely yours,

Geo. Cartwright

Dear Cornie.

Feb 7/69

I was just wondering - Twix
you & me, is the object of having a
president just to have a figurehead?

Young
H. J.



U. S. POSTAGE

D. C. Gaston
S. T. Corporation
Fairhope Ave Fairhope

June 29, 1956

Mr. James Casebere
18797 Whitby Road
Livonia, Michigan

Dear Jim:

I have your letter of June 24. No Paul and family are not here but we are expecting them in August for a few weeks between terms. They presented us with a granddaughter, Margaret Chinta, May 15 and I have to wait until their vacation for a chance to see her. Margaret was there to assist with the extra duties.

I am sorry that I have no knowledge of the customary charges of attorneys for the probating of wills. I have talked with Henry Bishop of the Bank of Fairhope and he had found that the costs differed greatly depending to some extent on the value of the estate and on the lawyer. He said that he had found E. G. Rickarby Jr. to be the most humane and therefore the most reasonable in cases where he believed reasonableness was justified.

If the will is a simple one in which the executor is not required to file an inventory, bond or accounting; and if the devisees are the natural heirs of the deceased and they would authorize a consent decree the charge should not be more than the minimum.

I know Mr. Rickarby very well so took the liberty to discuss the matter with him. I asked if he would advise you of the probable cost provided you furnished him with a copy of the will and he said that he would. He told me that the allowable cost is 5% of the appraised value of the estate but that he thought that to be high in some cases. He did not recall that he had been approached in the matter so it was possibly Mr. Bailey to whom you talked.

I suggest that you write Mr. Rickarby, sending him a copy of the will and an estimate as to the value of the estate, etc. I believe he will be as reasonable as any. Needless to say I shall be glad to be of any help I can.

Sincerely,

18797 Whitby Rd.
Livonia, Michigan
June 24, 1956

Dear Dr. Gaston:

Greetings to all of you! I don't suppose that includes Paul and family for, though I read his book reviews in the Courier, that doesn't necessarily mean he is in Fairhope.

I should like to read the book. It sounds like a real tribute to what all of you have done with the Colony and should contribute to the general understanding. I was struck by the one point regarding wider participation in Colony affairs. Whether it's possible or practical, I don't know, but probably it's the only way any democratic institution can succeed; yet, beyond that is probably the problem of creating personalities who, in a rather complacent age, feel it imperative to be committed to any movement with a moral or intellectual basis.

But just now I am being considerably bothered by my small son who wants to type too, so I had better get on to a question I wanted to ask you.

My sister was here this weekend and she suggested that I ask your advice. Or rather, ask for information. Do you know what lawyers customarily charge for seeing that wills are probated? We talked with one attorney in Fairhope about starting proceedings but since coming back here we have found that his fees (he named court fees as well as his in one package without any breakdown) are far more than are charged in Michigan or Ohio in comparable situations. We realize that an attorney bases fees on the value of property, but his seem way out of proportion. Being at this distance, we can't make any comparisons by talking with other attorneys and we don't personally know any of those in Fairhope. Since you probably have as much knowledge of this as anyone, we thought perhaps you could give us an idea about customary charges and possibly we could figure out an intelligent approach to the problem. We are not yet committed to any action.

Handling the property and other problems at this distance is somewhat more than a headache. Camilla Bonnell is handling renting the house for us. We are fortunate there, I think, inasmuch as she is a fine person and also interested in keeping up the quality of the neighborhood. We thought we would rent until we could pay off a \$1200 debt we contracted to pay Dad's hospital bill, and then probably sell. But, most actions hinge on probating the will, which we hesitate to do under the circumstances. If you can suggest what we should reasonably expect to have to pay, we will surely appreciate it.

Meanwhile, give my regards to Margaret, and the best of everything to both of you.

Sincerely,

Jim Caspere

Aug. 16, 1955

Mr. M. M. Caswell
12 Benedict Place
Mobile 18, Alabama

Dear Mr. Caswell:

People residing in the neighborhood of your vacant lot on Kiefer St. are complaining about the high grass and weeds on your lot. One of the families has a son who suffers from hay fever and they feel that the growth on your lot constitutes a health hazard for their son.

We have contacted City Manager C. B. Niemeyer and he says that the City mower will mow the lot for a reasonable charge if you authorize them to do so. Your early attention to this matter will be appreciated by the neighbors and by,

Yours very truly,

Secretary



CERTIFIED ELECTRIC CORPORATION

INCANDESCENT LAMPS • FLUORESCENT LAMPS • FLUORESCENT FIXTURES • FLUORESCENT STARTERS
EMERALDESCENT LAMPS • PLUG FUSES • RENEWABLE CARTRIDGE FUSES
SPIRALAMPS

FACTORY AT CLARENDON, PA.
EXECUTIVE OFFICES

WARREN • PENNSYLVANIA

May 17, 1957

Fairhope Single Tax Corp.
340 Fairhope Avenue
Fairhope, Alabama

Gentlemen:

Thank you for your remittance to pay our invoice No. 149329.

We are sorry you were inconvenienced by having to arrange for delivery of your order from the Express office in Mobile. The difficulty was that the package was too big to be accepted for shipment between two first class post offices. If either you or we had been served by a second class office it would have been possible to ship parcel post, but under existing regulations it seemed that Express was the best method of shipment.

It would have been possible to break your order down into two cartons of six tubes each to get under the postal size limit, but we hesitate to do that because two small shipments are much more vulnerable to damage. Our Mr. Davis will keep your problem in mind and, we hope, may be able to devise some better method of routing your next order.

Very truly yours,

CERTIFIED ELECTRIC CORPORATION

Sales Department

RAForbes/AA

cc FEDavis

18797 Whitby Rd.
Livonia, Michigan

Dear Cornie:

Thanks a lot for taking the time to talk with Mr. Rickarby and to write me such a detailed letter of suggestions. I do appreciate it.

As you suggested, I wrote to Mr. Rickarby and this morning received a long letter listing various costs. Of course he hasn't enough information to name exact costs, particularly when he doesn't know exactly what has to be done. But it does give me a much clearer picture of the problems.

I suppose you are eagerly looking forward to Paul's visit and to meeting your new grand daughter. Quite an event! This seems to be the season for reunions. Camilla writes that Peggy has brought her grand daughter home for a re-acquainting time.

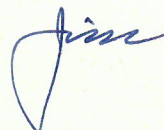
Thanks for your congratulations about my job. It moves me to put in a plug for the Organic School and Fairhope in general. I'm always thrilled to realize that most modern schools these days are developed around the principles that Mrs. Johnson advocated so long ago. This school is as "Organic" as she could have wished. It's a new school with a new staff and I was hired specifically because of my educational viewpoint with instructions to hire a staff with similar views.

It is one of two junior high schools in the city, both of which are expected to operate within the framework of this philosophy. The senior high school (grades 10 thru 12) does not, but in the adjacent community there is an 1800 member school which carries such a program straight through. The junior high school I just left is rapidly moving in the same direction. We are fortunate in these rapidly growing suburbs where people take real interest in their schools and want them brought up to date.

As for me, I can always appreciate the experience of growing up in Fairhope where there was always a diversity of ideas and individuals and where one thus develops a more objective outlook with less prejudice against what is different. I think that's a unique contribution of our town.

Thanks again for all you did. It has been a great help to us. Please say hello to Margaret and to Paul and wife when they come. And best wishes to all of you.

Sincerely,



The Birmingham News

EVENING AND SUNDAY

EDITORIAL DEPARTMENT

CHARLES A. FELL, MANAGING EDITOR

MCCLELLAN VAN DER VEER, EDITORIAL EDITOR

BIRMINGHAM, 2 ALA.

August 11, 1955.

Mrs. Frances G. Crawford
Editor
The Fairhope Courier
Fairhope, Ala.

Dear Mrs. Crawford:

It was most pleasant seeing and talking with you at Fairhope.

In addition, while I realize fully the subject of the paper and its future is a completely indefinite matter, our conversation has given me and Mrs. Chadwick many moments of enthusiastic, though possibly pipe-dream, contemplation.

Please allow me to assure you, however, that we are both completely serious in our hope that you and your brothers will give us a chance to put in our "two cents" should the family decide to retire from active publishing. I think I can say truthfully, no one would try harder to carry on The Courier tradition. I would not think it wise to comment on our ability to do that, but I do feel we have one advantage in having a considerable bit of Fairhope in our shoes as well as our thoughts.

We shall not take advantage of our conversation and neither have we nor shall we even mention the remote possibility of the paper to anyone. We shall keep our own counsel until we hear from you. So long as we know we at least have a "chance", we are entirely willing to be patient.

As always, it was most difficult to leave Fairhope. It was even more difficult to get back to the daily grind. Reading that we missed a jubilee by a matter of weeks was "distressing", too. I'm certain that if we're ever there during a jubilee I'll have no difficulty getting to the scene. The News, incidentally, gave it Page 1 play.

We were sorry to hear of your brother's accident. We hope he has recovered completely by this time.

I'm hoping the Colony feature will run in September, but am inclined to believe Oct. 9 will be the more likely date. We will, of course, send you copies.

With kindest personal regards from Mrs. Chadwick and myself

Sincerely,

John R. Chadwick
John R. Chadwick

The Birmingham News

EVENING AND SUNDAY

EDITORIAL DEPARTMENT

CHARLES A. FELL, MANAGING EDITOR

MCLELLAN VAN DER VEER, EDITORIAL EDITOR

BIRMINGHAM, 2 ALA.

August 11, 1955.

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

Dear Dr. Gaston:

The pull of the "wild horses" was in the direction of Fairhope this year, but the necessity of remaining employed overcame the pull and forced us back to the daily grind.

It was most pleasant seeing you and talking with you again.

I would be much less than truthful if I did not add we both are more than mildly enthusiastic over even the remote possibility we may sometime be considered a prospect should the family decide to retire from the active publishing field.

We shall not, I assure you, take advantage of your confidence in any manner, and are only willing to be content with the thought we will have your consideration in the indefinite future.

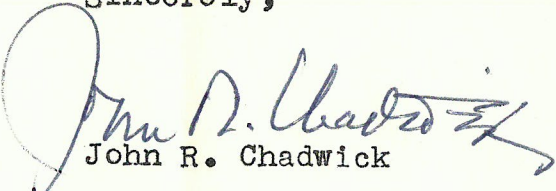
Please forgive me for repeating our sincere interest if the family should ever make a decision such as we discussed. As I have written your sister, we can be both patient and content, with even the thought.

Our Sunday editor tells me he plans to use the Colony story in either September or October. I would imagine the latter month as being the most likely, which would make it Oct. 9. I will send you several copies, of course, if you'll promise not to make me eat them. Since it is scheduled with a color photo, it might be somewhat more edible than some of the black and white items I've had to digest.

Please tell Bruce I delivered his message to Ben Davis and Ben tells me he "may" get to the coast over Labor Day. And please give Bruce our best.

With our kindest regards

Sincerely,


John R. Chadwick

Oct. 18, 1955

Mr. John R. Chadwick
The Birmingham News
Birmingham 2, Alabama

Dear Mr. Chadwick:

Thanks very much for forewarning me about the foul-up in your article in the Sunday Magazine section for October 9. Your letter of Sept. 30 arrived just as my office was being deluged by lessees calling to report on their assessments for 1956. Though I started a letter following your suggestion I was unable to finish it due to the many interruptions. However possibly no great damage was done as I have received notice from several who saw the article and without any of these querying me as to when I had declared for Socialism

I have prepared copy for an article in this week's Courier stating that the impression you intended to convey, and expressing the appreciation of the Courier for the fine publicity given Fairhope and its Single Tax Colony by you and the News. In it I stated that: "Mr. Chadwick intended the article to state it to be Dr. Gaston's opinion that the present trends of government indicated that the unhappy alternative (to the single tax) might be Socialism." Also I state: "In selecting a policy for the governing of their colony experiment some of Fairhope's founders did give consideration to both socialism and the single tax. The single tax was selected because they saw in it the means of expanding the opportunities for the individual initiative and free enterprise which they deemed so essential to securing the greatest progress. Socialism was rejected because it was their opinion that it must necessarily result in a sacrifice of many existing opportunities for these two essentials.

Another matter that I considered might best be more clearly defined was that of determining the rent of Colony land. This I treated as follows: "The article states that the rent of land in the Colony is 'determined generally on the basis of to what use the land is devoted.' Rather it is governed by that use to which the land might be best devoted in the interest of the community. The Colony lessee who holds lease to valuable land must pay rent on the basis of that value whether or not he puts it to its most suitable use. This discourages the holding of

Colony land out of use or the using of it for inferior purposes. This is probably the reason Fairhope has developed so attractively. "

Thanks again for your interest in our Colony and community and the valuable service you and the News are rendering us. While my son Paul was here he reviewed Dr. Barker's book for the Courier and I am herewith enclosing a clipping, in case you missed it. We hope that some day things will work out so we may have a closer association with you and Mrs. Chadwick.

Sincerely yours,

The Birmingham News

EVENING AND SUNDAY

EDITORIAL DEPARTMENT

CHARLES A. FELL, MANAGING EDITOR

MCCLELLAN VAN DER VEER, EDITORIAL EDITOR

BIRMINGHAM, 2 ALA.

Sept. 30, 1955.

Dear Dr. Gaston:

Must confess I was a bit horror struck when the Louisville printers of our monthly magazine section sent our Oct. 9 issue of the News Sunday Magazine.

Since it has my effort on the Colony in it, I was naturally a little more interested than ordinary.

My horror was evoked by the accompanying tear sheet, in which several words were omitted from my original copy.

What I had written was a general quotation from ^a discussion I had with you last Summer with reference to your views on the future of the Single Tax movement. As I wrote it, I quoted you as saying the federal government would someday have to come to a form of single tax or expand socialistic programs such as Social Security, etc.

That was the general trend of my quote, certainly NOT as it appears. Whether it occurred in editing on the Sunday desk's part, or in the printing, we'll probably never know.

Our problem is this. The entire Oct. 9 Magazine has been run off at Louisville, where the section is printed. Do you suggest we run a correction story in our regular news pages of our Sunday editions of that date, or let it stand and hope it will be "read over."

I'm sincerely distressed about the error, though I must truthfully pass the buck to someone else. But I am genuinely interested in the Colony and would never knowingly do anything to cause it, or you

The Birmingham News

EVENING AND SUNDAY

EDITORIAL DEPARTMENT

CHARLES A. FELL, MANAGING EDITOR

MCCLELLAN VAN DER VEER, EDITORIAL EDITOR

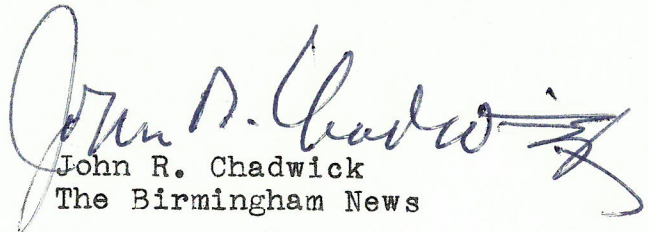
BIRMINGHAM, 2 ALA.

the slightest embarrassment.

I will appreciate your views as soon as it is convenient.

With best wishes to you all

Sincerely,



John R. Chadwick
The Birmingham News

PUBLISHERS

The Birmingham News

EVENING AND SUNDAY

AGENTS FOR

Birmingham Post-Herald

A Scripps-Howard Newspaper

MORNING EXCEPT SUNDAY

Feb. 26, 1956.

Dear Dr. Gaston:

Mrs. Chadwick and I hope to be in Fairhope for a brief visit early next week for a part of a several times postponed vacation.

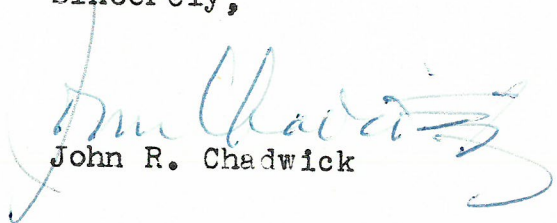
We hope to be there the 6th and 7th, and that we will be able to drop by at your office and have a chance to catch up on anything that hasn't been in The Courier.

Had been hoping to have our review copy of Dr. Alyea's book before we leave so I could get some suggestions from you before I do a review on it for The News. Have stayed on our book page editor's neck, but he says he just hasn't heard anything from the Univ. Press since their last announcement.

Hope we will be able to see you and Mrs. Crawford.

With best wishes,

Sincerely,


John R. Chadwick

Colonial Hospital, Rochester, Minn.



8B-H815

Rochester Minn. May 17-57

My dear friend

Arrived here last Monday night. Took room at Hotel

Rochester. Only got my first

appointment Friday. Dr.

Addison was my first ex-

aminer. Had blood & urine

tests Friday & Saturday.

Expect decision Tuesday next.

Am overwhelmed by the

size of the Mayo Clinic, its

system, the lines of waiting

patients - like those at

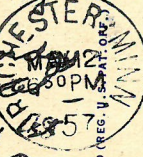
a league baseball game, and

the belt line like orderlies.

Please give my greetings to

Mrs. Gaston & Glen Evans.

Very truly yours, M. J. J. J. J.



POST CARD

Mr. C. A. Gaston

C/o Single Tax Corporation

Bainbridge Ave.

(July, August 1959)

Studio News

George O. Christensen,

General Delivery 10,

Salt Lake City, Utah

No. 1.

June-July, 1959.

A NATIONAL PENSION AND REEMPLOYMENT PROGRAM

An outline of a possible measure, addressed to the consideration of the National Congress, providing for an annual increase in the purchase price of gold and silver at the interest rate of three percent per year, providing for a tax of one percent on the annual production in gold and silver accompanied by a one percent tax on the importation of these metal values, and providing for a tax on publicly created land valuations for public welfare requirements related to unemployment and age security pensions to welfare workers, marginal farmers, migratory laborers, and the unemployed in general.

Be it enacted (in recognition of a primary purpose in the maintaining of a public money system based on a development of land and rock resources in which the value of these recovered resources as a medium of exchange is to allow for their further development through the employment of further individuals therein as needed to effect a balance between the production and exchange of monetary wealth and the production and exchange of commodities employing a medium of exchange therefor)

It is the meaning of this enactment that, in furtherance of further private employment, the purchase price of gold and silver will be increased in twelve periodical revaluations of value in manner and form as set forth herein--

That during the calendar year succeeding the passage of this measure the price paid by the Treasury of the United States for gold and silver currently produced within the U.S.A. will be three percent in advance of the price paid for newly mined gold and silver during the year preceding the passage of this enactment.

That during each succeeding year, for a period of eleven years, the purchase price of gold and silver will be three percent in advance of the purchase price of United States (the opinion of the President concurring or directing therein) may suspend the purchase price increase and production tax provisions of the enactment for one or more years during a period of recognized price inflation.

That a tax of one percent on the annual production of gold and silver related to this enactment is hereby created as an addition to any tax existing on the passage of this measure and a tax of one percent levied on import values of gold and silver (to retain the tariff status of these commodities elsewhere defined by the National Congress). A tax of one percent per year on the annual assessment value of land related to this enactment is hereby created and, where lands are found to have increased in value due to the operation of this enactment, or to Federal funds expended in the construction of access highways, or the improvement of main highways related thereto, a further tax on these publicly created land valuations for public welfare requirements will be provided by legislation related hereto.

That the returns of these land value taxes inclusive of a tax on publicly created land valuations for public welfare requirements, and the returns of the production and import taxes provided by this enactment, and the returns of funds accruing to the Treasury from the operation of monetary funds as contemplated by this enactment are hereby made annually expendible in marginal farm and unemployment welfare payments and age security pensions to welfare workers, migratory laborers and the unemployed in general.

The principles of the foregoing measure can be extended to other metal, mineral and agricultural values and to the expenditure of Federal Funds in the construction of highways in any state or interstate area and a national land value tax inclusive of a tax on Federal or publicly created land valuations maintained in the interest of the general welfare. The reported absence of extremes of wealth and poverty in Denmark and New South Wales is believed by many who have studied economic conditions in those areas to be due to the existence of land credit and land taxation laws that enclude the principle of a tax on publicly created land valuations to meet the basic requirements of public employment and public welfare in these respective areas.

Further overland:

George O. Christensen

Salt Lake City, Ut.
General Delivery 10,
July 1, 1959.

Single Tax Community Organization
Fairhope, Alabama.

Dear Secretary Gaston:

I am enclosing this
item touching on the
topic of a tax on publicly
created land valuations
for public welfare
requirements and will
like to be favored with
its possible discussion in
a meeting of your organization
or corporation board
& be favored with some suggested
addresses who may find this
item of interest. Very truly yours
George C. Christensen.

Both the Robert Schalkenbach Foundation and the Henry George School of Social Science, same address, have much material of value.

April 17, 1957

Mr. Wallace Clausen
Swarthmore College
Swarthmore, Pa.

Dear Mr. Wallace:

In reply to your request of April 13 I am enclosing our constitution, application for lease and lease contract. These cite all the provisions governing the leasing of our lands. The provisions of ARTICLE IX--FINANCIAL, are not in active use now nor have they been for many years, though their use during the first years of the colony was quite extensive. The provisions of ARTICLE X--PUBLIC UTILITIES, are not in active use by the colony now. When the community of Fairhope incorporated as a municipal corporation the public utilities then conducted by the colony were conveyed to the municipal government. The provisions of ARTICLE XI--INSURANCE, have never been implemented by the colony.

From my limited knowledge of present applications of land value taxation I am convinced that it is more fully implemented here than elsewhere. Do you know that Arden, Delaware, 20 miles south of Philadelphia is a single tax enclave or colony? I am sure you would be welcome to visit this interesting community. It was founded in 1900 by Frank Stevens and Will Price and Donald Stevens, a son of the founder is an active resident of the community and would, I am sure be helpful.

I believe you would find very valuable for your enquiry a 1955 publication by the Robert Schalkenbach Foundation, Inc., 50 East 69th Street, New York 21, "Land Value Taxation Around the World." The table of contents covers the following: Australia, New Zealand, The Union of South Africa, Denmark, Canada, The United States with sub-topics, Taxation of Real Estate in U.S.A., Pennsylvania, The Single Tax Colonies, United States--Historical, Great Britain, Argentina, Hungary, China, Germany.

Our effort at Fairhope is most completely covered, from its very beginning in 1894 to 1954, in a volume published last year by the University of Alabama Press, "Fairhope 1894-1954", authored by Paul E. Alyea, a professor in the University's School of Business Administration and Finance and his wife Blanch R. Alyea. I hope your library can make these books available to you.

35

Since 1944 our corporation has published in pamphlet form the annual report the secretary is required to make to the members. under separate cover I am sending you such reports to and including the report for 1955 and in addition, the Fairhope Courier containing the 1956 report which remains to be published in pamphlet form. These cover pretty well the colony activities for those years. When you are finished with them may I request that you see if the College library would keep them on file for other students who may be interested?

Unfortunately, due to the meagre funds available to Fairhope's founders, it was not possible to secure title to enough land to insure that a full application of the principle could be made effective in the entire community. As a result the community they established came shortly to extend beyond the confines of the colony owned land. Since it was not practical to give non-colony residents participation in the colony corporation nor for the colony to represent their interests the entire community applied to the state for a municipal charter. While the colony corporation is a private land owning corporation with full authority of self management the municipality of Fairhope is a political authority and subject to all of the state statutes governing the operation of such municipal corporations. The property tax rate is fixed by statute and cannot be discriminatory. The same rate that is applied to the assessed value of land must be applied to the assessed value of buildings and taxable personal property.

State statutes provide no efficient means of securing proper assessment of taxable properties and the result is unrealistically low property assessments. Consequently the restricted tax rate will not produce enough revenue to enable the municipal government to maintain essential services. As a result the municipal government has been forced to make up the difference to draw upon whatever sources of revenue that may be legally available. Last year's audit shows that in addition to the general property tax it derived revenue from automobile licenses and taxes, beer and liquor taxes and permits, excise taxes on financial institutions, state and county gasoline tax, insurance company franchises, amusement taxes and business licenses, as well as fines and costs from its law enforcement department and profits from the operation of its public utilities.

Our collections of ground rent from our city lands indicate that had the city had and used the authority to collect ground rent on all the land within its boundaries that one source would have provided more revenue than it collected from the various sources it developed. I wish you success with your paper and will be glad if I have made a contribution to such success.

Sincerely yours,

C. A. Gaston, Secretary

Swarthmore College
Swarthmore, Pa.
April 13, 1957

Dear Mr. Gaston:

I have recently corresponded with your son, Mr. Paul Gaston, with regard to acquiring information on the Single Tax Movement in general and the Fairhope experiment. He recommended a few books on the subject and said that you could furnish me with some pamphlets on the Movement and the Fairhope colony.

I would appreciate any material you could send me. I am writing a research paper on the subject which is due in the near future.

Thank you. — Sincerely,
Wallace Clausen

April 27, 1957

Dear Mr. Gaston:

Thank you very much for your material. It gives me a better feeling for the type of community Fairhope really is. I have the book on Fairhope by the atlas and I am working on my paper now.

Thank you again ... it is nice to know there are people like you and your son who will go out of your way to be helpful.

yours truly,

Wallace Clausen
Swarthmore College

Mar. 3, 1959

Mr. George C. Christensen
General Delivery 10,
Salt Lake City, Utah

Dear Mr. Christensen:

Your letter of February 27 read with interest. However we do not know of any prospect of single tax enclaves or colonies being established anywhere. Present inflated land prices would appear to make the cost prohibitive. Fairhope colonists came to an area where land values were low as a result of the recent panic (1893), the fact that the land was not of the most productive quality and was difficult of access.

The Robert Schalkenbach Foundation, 50 East 69th Street, New York 21, N. Y. is organized to promote the principles of the single tax and the Henry George School of Social Science, same address, has branches throughout the country. There are branches in both Los Angeles and San Francisco. California's drainage and irrigation districts are financed in large part by collection of the land value tax.

Because of the wording of the U.S. Constitution, Article 1, Section 2, paragraph 3 requiring the apportionment of direct taxes among the several states according to their respective numbers as determined by a census, a land value tax by the Federal government has been considered impracticable. It was for that reason that the direct income tax required a constitutional amendment. Except as limited by their own constitutions which they may amend states are empowered to adopt the single tax, but none seem presently inclined to do so.

We hope the information given above may be of some value to you.

Very truly yours,

Secretary

Salt Lake City, Utah
General Delivery 10,
February - 1959.

Memorandum:

A national land value tax in advance of repayment can sustain the cost of a modified Brannon plan and social security accounts to producers and consumers of agricultural products not adequately covered by the provisions of other social security laws. Other social welfare or education measures can also be financed by the returns of a tax on socially created land valuations in city, town and rural areas.

George C. Christensen.

Salt Lake City, Utah
General Delivery 10,
February 27, 1959.

Single Tax Association
Fairhope, Alabama
Gentlemen:

Am enclosing an
item on a tax on socially
created land valuations
for farm and social
welfare expenditures
and will like to be advised
of the address of a California
Single Tax Association, a national
singletax association, and
of any organization that

may consider the
establishing of a single
Tax Enclave in more
western areas, or possibly
more than one in the
immediate future.

I have been working
on designs, means and
methods of recovering
moisture from the atmosphere
for garden culture and
other projects that should
increase the output of water by
many considerable times over the
air well condensation basins known
in the Mediterranean area ^{for centuries}, I believe.

Very truly yours
George C. Christensen.

March 28, 1957

Mr. B. L. Chiaruttin
30 East 13th St.
New York 3, N. Y.

Dear Sir:

Replying to your letter of March 12 addressed to Department of Information Fairhope was founded by members of the Fairhope Industrial Association, a corporation incorporated in the State of Iowa February 7, 1894, thus the name was derived from the founding corporation.

The constitution of the Fairhope Industrial Association states in Article II: "Its purpose shall be to establish and conduct a model community or colony, free from all forms of private monopoly, and to secure to its members therein, equality of opportunity, the full reward of individual efforts, and the benefits of co-operation in matters of general concern."

The founding members of the Fairhope Industrial Association arrived in Baldwin County in mid-November, 1894 and found temporary quarters a few miles from the site of their proposed community which had been selected earlier by a location committee. The corporation's secretary, Ernest B. Gaston was the first to establish residence on Colony land, he and his family moving into their newly built home in mid-January, 1895.

August 9, 1904 the Fairhope Single Tax Corporation was chartered as an Alabama corporation and succeeded the Fairhope Industrial Association. Neither of the Colony corporations were financially able to secure title to a large block of land. Consequently after its initial establishment by the colony members others were attracted to the adjoining non-Colony owned lands and Fairhope became a mixed community.

Since those living in the community but on privately owned land could not be represented by or participate in the Colony corporation, in 1907 citizens, both colony members and lessees and those living on land they owned instituted a movement to incorporate the community as an Alabama municipality. On April 9, 1908 an election was held as provided by the statutes and with but one dissenting vote they voted to apply for a municipal charter.

Last year the University of Alabama Press, University,

Alabama, published a 351 page volume entitled Fairhope 1894-1954, The Story of a Single Tax Colony, price \$4.50. The book is authored by Dr. Paul E. Alyea, a professor of finance in the University School of Finance and Business Administration, and his wife. I am quite sure that this book can be seen at offices of the Robert Schalkenbach Foundation and the Henry George School of Social Science, 50 East 69th Street, New York City. There I feel sure you can see other publications containing much more information about Fairhope.

We would be interested to know the purpose of your enquiry concerning our community.

Sincerely yours,

C. A. Gaston, Secretary

March 12, 1957

Director
Department of Information
City Hall
Fairhope, Alabama

Dear Sir:

Please send me as soon as possible a brief history of Fairhope which will include:

- 1) Date founded
- 2) Exact date incorporated
- 3) How its name originated

Thank you.

B. L. CHIARUTTINI
30 EAST 13th ST.
N. Y. 3, New York

August 20, 1956

Dear John:

Your letter of the 10th should certainly have had earlier consideration. However the Courier force had its collective nose to the grindstone all of last week due to the absence of their chief printer, Jimmy Emmons. Spider was not free even to get out for our customary coffee break.

Now that I have had a chance to talk with them we are agreed that we should have payment of half the purchase price when the business is turned over to the purchaser and we feel we would not want to consider less than a third.

It was so nice of you and Carol to send us the cocktail fodder. It will certainly be much appreciated while Paul and Mary are here. All but Margaret Chinta, I am sure will be grateful, including Kay-Thomas, but I am sure he will be dissatisfied with the very meagre portion that will fall to him.

Margaret has certainly worked prodigiously on the new room and it is beginning to have a quite finished appearance. She insists that some things will have to be left undone until later but I am sure no one, at least no one riding by on a galloping horse could detect the omissions. We have both worked after supper most evenings and have been getting up around five-thirty in the mornings, I doing inside what could be trusted to my masculine clumsiness and putting in quite a bit of time dressing up the yard which had been too long neglected. Oh, I must confess that I was unable to resist the convention, which happily was very graciously understood by Margaret.

We had a card from Paul yesterday advising that they will get in Thursday afternoon and that will give Margaret time to get the furniture in and get the rest of the house in order for her brief moments of satisfaction. Surely more or less disorder will have to prevail while the children are here.

It was such good news to learn that Carol's father was so much improved. We hope there will be no interruption and that he may enjoy many years of agreeable retirement from necessary labors. We shall hope to see you in about a week and have an opportunity to discuss all pertinent matters. Best wishes to you and Carol and a hope that all may work out well for you to take over the Courier. There is no one to whom we would rather entrust its continued existence.

Sincerely,

The Birmingham News

EVENING AND SUNDAY

NEWS DEPARTMENT

VINCENT TOWNSEND, MANAGING EDITOR

BIRMINGHAM 2, ALA.

Friday the 10th

Dear Dr. Gaston:

Carol and I enjoyed our all too brief two weeks tremendously. Certainly a large part of stay was made much more pleasant by the chance we had to visit with you and Margaret and to talk with Spider and Mrs. Crawford.

We both appreciated your devoting so much time to us and hope we didn't make too great demands upon your time. We knew Margaret was anxious to get the painting behind her and only hope the interruptions didn't cause her to paint herself into a state of arm-in-sling. P

Can't say we approached the return with any great degree of enthusiasm, and this first week is always a draggy one after the determination to make the best of it begins to fade after the first few days. We can always look forward to the week-ends, however.

Carol's father appears to have perked up considerably on his new schedule and giving up smoking. I haven't had an opportunity to make any definite inquiries through his doctors, but intend to learn as much as they'll tell me very soon. It may quite possibly be a case of his being able to lead a generally normal life if he can resign himself to limited activity. And he appears to be approaching his full retirement status with some enthusiasm.

The possible change I might make appears to have evaporated here at the paper. A confidant in the editorial writing group tells me the News management is making a determined effort to cut corners to impress the new ownership and are not likely to refill the post when the present occupant retires. I am considerably relieved in many respects, for I'm not at all certain I would have been happy writing under the very definite restrictions of a fence-riding position the paper maintains on most issues. Too, that clears up a point that could have had a possible bearing on our discussion with your family about the Courier.

I guess the situation now boils down to a matter of getting a ^{reasonable} ~~xxxxxxx~~ idea of what Carol's family situation will be and whether or not we feel we can make a go of it, plus, of course, the Gaston family's continued willingness to "deal" with us.

One point I should have asked and didn't, since it might possibly be wise to get as many points cleared as possible as early as possible, is what amount or percentage of the total selling price the family would want as a down payment. I am asking this, of course, in a general way as based on a general consideration of approximately one year's gross business. I'm not trying to pin anything down to brass tacks, but simply to get a rough idea so we could fold that into our overall thinking.

We hope we will be able to get down for the Labor Day week-end, but will wait until the folks decide what they will do.

The Birmingham News

EVENING AND SUNDAY

NEWS DEPARTMENT

VINCENT TOWNSEND, MANAGING EDITOR

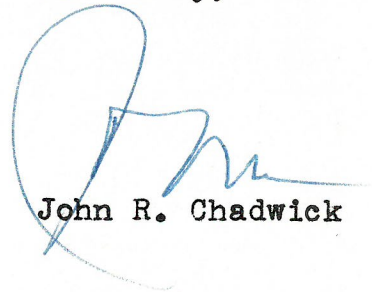
BIRMINGHAM 2, ALA.

Will drop you a line whether plans go through about the week-end or not.

Sorry we missed the jubilee, although I can't imagine what we'd have done with a tub of fish and crabs.

Please give our best wishes to Margaret and to the family and to Bruce.

Sincerely,

A handwritten signature in blue ink, appearing to be "John R. Chadwick", with a large, looping initial "J" and a stylized "C".

John R. Chadwick

THE BIRMINGHAM NEWS COMPANY
BIRMINGHAM 2, ALA.

PUBLISHERS
The Birmingham News
EVENING AND SUNDAY

AGENTS FOR
Birmingham Post-Herald
A Scripps-Howard Newspaper
MORNING EXCEPT SUNDAY

Sunday the 18th

Dear Dr. Gaston:

It was most pleasant seeing you again and talking with you.

Carol and I especially appreciated your's and Mrs. Gaston's kindness.

I have written Francis Brown, book editor of The Times Sunday book review section and proposed that he allow me to review Dr. Alyea's book when it comes out. However, as two of my sisters who know him much better than I do have observed, his agreement will depend upon the mood he is in when he receives my note. I'll advise you.

Carol and I plan to be in Fairhope for two weeks commencing July 22. We have missed out on getting our usual cottage arrangement because of permanent rental plans of the owners, so are shopping for something else. We are pursuing the matter and will appreciate a line if you should hear of anything that might be available for that period. We shall send Mrs. Crawford an ad and also inquire of the Pat-Linn.

We will look forward to seeing you.

Sincerely,



223 Strathmeade St.
Falls Church, Va.
Dec. 27, 1957.

Dear Connie:

Thanks for all your trouble re: mother's estate, we all deeply appreciate what you have done.

I am sending you my personal check covering the statement sent to you by Fairbairn Title & Survey Co. because if you pay it for us you will know it is paid. Could you please have them receipt the bill and return it to me for my papers in settlement of the estate.

I was very sorry to engage another attorney but it seemed important to hurry

for the trustee in Philadelphia
sent word that if we did not
proceed we ran the chance
of losing the inheritance
to the State of Pennsylvania.

I talked to Tassie and she
said she had planned to pay
you herself and not charge it
to the estate. I told her that
was unnecessary and foolish.
no doubt she was waiting
to obtain the money.

We all miss Fairhope
immensely and all our friends
there. I note by the Courier
that it has really grown.

A happy new year.

yours sincerely

Grace ~~Contant~~ Chappell

Fairhope, Ala..
Dec. 19, 1957

Mrs. Grace C. Chappell
223 Strathmeade St.
Falls Church, Virginia

Dear Grace:

Mr. Rickarby, to whom I referred your letter concerning the problem of your mother's estate informs me that you had made arrangements to employ another attorney.

In August when Tassie called me concerning the matter I engaged the Fairhope Title and Survey Company to check the probate records and see what they might reveal. I sent the results to her together with their bill for \$5.00 for the service rendered.

I did not hear further from her and the first of this month I got another bill from the Company as enclosed herewith. I do hope you will be successful in getting this matter attended to. I am sorry I was not at home when your letter arrived so it could have received more prompt attention. With best wishes for a happy holiday season,

Sincerely yours,

C. A. Gaston

LAW OFFICES
E. G. RICKARBY
P. O. BOX 71
FAIRHOPE, ALABAMA
TELEPHONE WA 8-9836

November 13, 1957

Mrs. Grace C. Chappell
223 Strathmeade St.
Falls Church, Virginia

Dear Mrs. Chappell:

Your letter to Mr. C. A. Gaston was turned over to me today. He has been off on a vacation and just came back a day or so ago and asked me to explain the delay.

I would be very glad to handle the administration of the estate of your mother, Mrs. Cope, and I judge from your letter that the estate is a simple one and she died having very few assets.

Mr. Gaston informed me that Mrs. Cope died over ten years ago and the first question that presents itself to me is, are the expenses of administration of this estate, in Baldwin County, necessary. In order for me to answer this question to you, I will have to know: (1) When and where, Mrs. Cope died; when she died, what property did she own? (2) Did she leave a Will? (3) Who are the next of kin?

In order to simplify your answering the question, "Who are the next of kin?"-- first, did she die leaving a husband? If so, give his name, age and address. Then, were there any children? If so, give their names, ages, and addresses. Were there any children who have died? If so, give the ages and addresses of their children, specifying who their parents, through whom they are inheriting, were, so that I can determine the fractional interest of the estate to which they are entitled.

Roughly, the expenses of administration are: Between \$20.00 and \$50.00 court costs, depending upon whether the heirs of the estate will consent to the administration and settlement, or whether you have to advertise for them; Bond for the Administrator, which runs about

Ltr. to Mrs. Chappell
Continued.
Re: Estate of Mrs. Cope

\$10.00 a thousand, for the total value of the estate; 5% commission for the Administrator of the estate; and an attorney's fee, which generally runs around 5% of the value of the estate, with a minimum fee of \$50.00.

Yours very truly,

EGR/ts
11-28-57
cc: Dr. C. A. Gaston

Mrs. Alfred F. Wilcox
Box 11, Fogelsville, Pa.

Aug. 13, 1957

Dear Tassie:

It was so good to hear your voice again and we would be so happy to have you come to Fairhope again, if only for a visit. Of course Fairhope has changed greatly but I feel that the changes have been less unwholesome than is commonly the case. Despite the generally encouraged trend to conformity the plea of Fairhope's founders for a high degree of individual liberty and tolerance of individual belief, I feel, is still effective, not as effective as they or I could hope for but still enough to make Fairhope distinctive.

I am enclosing the report of the abstractor which, as I reported was negative as to the probate of your mother's estate. I have talked with Piny Wood Gaston and she has no recollection of finding anything in her mother's papers concerning your mother. Mrs. Wood died in January, 1942.

I am also sending you his copied will of Mr. Cope and the probate record which would indicate that I concluded the matters concerning the estate by June, 1924. If I have any of the records I would not have any idea where they might be found. I was then working for Dad in the printing office. My reference in our conversation concerning brothers and mining stock, it would appear, had no bearing on Mr. Cope's estate.

You will note that I am charged with \$5.00 for the abstractor's report. I hope that your interest in the "silver mine" will justify the expense, if not, forget it and I will settle with the abstractor. If I can be of any further service let me know and be assured that Margaret and I would be greatly pleased to hear from you at any time and more so to have the pleasure of seeing you again.

Sincerely,

*Catherine
Eleanor
Grace
Ralph*

The Birmingham News

EVENING AND SUNDAY

NEWS DEPARTMENT

VINCENT TOWNSEND, MANAGING EDITOR

BIRMINGHAM 2, ALA.

Monday the 27th

Dear Cornie:

We appreciated your letter and thank you for the supplementary information.

It appears at the present time Carol's folks won't be coming down in time for us to make a long Labor Day week-end of it, but will delay their trip to Fairhope for possibly some weeks. Seems they (the doctors and the family) have persuaded her mother to have some long-postponed dental work done, which probably will involve minor surgery. She had an extraction done years ago by a careless dentist that left her with a partial facial paralysis for several years and has shown a natural, if damaging, reluctance to keep the repairs in order. *she*

In any event, it now appears we will have to postpone our next jaunt down until a little later in the Fall when they are there. Perhaps that will give us greater opportunity to comb through the complexities of our situation to the extent we can at least yea, and perhaps get started on such things as dates-- or nay, and not hold you and the family up on your own plans.

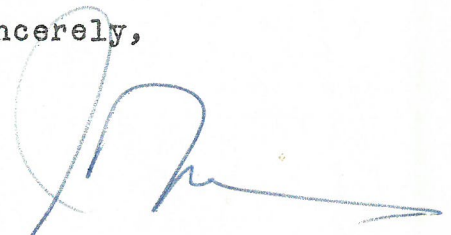
I confess I'm somewhat confused at times, not about the paper, but in facing the various combinations to possible stumbling blocks from a purely family viewpoint. I have no hope that we can resolve all the problems at any early date, but perhaps we can arrive at a decision firmly one way or the other. That much, I realize, is essential for the sake of all hands, even though you and the family have assured us an immediate decision isn't necessary. I suppose I become discouraged enough at times to just say we can't see our way clear for some time to come. But I assure you I am so hopeful things will work out I sometimes can't be very objective most of the time.

Glad Margaret is beating the construction deadline with your help. Know you will all have a wonderful time together. We are greatly disappointed the chances of our getting down while the children are there appear remote.

Carol and I send our best to you both and to all the family.

I will let you hear again soon.

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. H.', is written over the word 'Sincerely,'.

THE EASTERN SHORE CHAMBER OF COMMERCE

DAPHNE • FAIRHOPE • POINT CLEAR • SPANISH FORT
P. O. BOX 507 TELEPHONE 928-9324 FAIRHOPE, ALABAMA 36532

June 18, 1968

Dear Chamber Members:

The Annual Meeting of the Eastern Shore Chamber of Commerce has been set for 7:30 PM, Wednesday, June 26th at the Elks Lodge in Fairhope.

A social hour will begin at 6:30 PM.

Tickets will be \$2.50 per plate for a full course dinner, prepared by the Emblem Club of the Elks. (Famous for good eating.)

Mr. Eddie Khayat of Pascagoula will be the principal speaker. Mr. Khayat is famous for delivering a lot of good sense, information, and wit. We are fortunate in having such a guest.

The business of the meeting will include progress reports, 1969 plans, and the election of officers.

This is our most important event of the year. Please plan to attend.

Sincerely, and best wishes,


Robert H. Cowen, President
Eastern Shore Chamber of Commerce

RHC/sb

Oct. 17, 1964

Eastern Shore Chamber of Commerce
Ed Warley, President

Dear Sir:

Your letter of October 1 was brought to the attention of our Executive Council at its regular meeting this week.

As we have stated in past communications addressed to the Chamber, considering that the Fairhope Single Tax Corporation is not a business in the proper interpretation of the term, the Executive Council has agreed to reinstate its membership on the basis of annual dues of \$50.00 if acceptable to the Chamber; and we are herewith tendering our check in that amount, should the proposal be accepted.

Very truly yours,

Secretary

Edwin Hamilton

P. O. Address

Route 1, Box 82 A

Summersdale, Ala

P.M. Clemens
Spa View
Eadsburg Springs
Missouri

Dec. 30-1962

Dear friend, Happy New Year!

I trust this finds you and your well.

I think I owe you a reply to yours of March 5th, 1960. Since then I have had to move around the country so much in search of health, that letterwriting has become a matter of lesser importance. But your letter has continually come up in my mind. You remember, you advised me to buy the ~~Transaction~~. But I never did send for a subscription. I found, after looking it over that it had very little to offer in way of new propaganda, and was too broad for a little magazine to help the single cause. Most of it did suffer. Or I might say not old enough.

In our discussions at the s.t.
meetings you sometimes referred to
the French Physiocrats. And, now,
it has occurred to me of late, that
their terminology was more scient-
ific than that of the Georgists
— Physiocrat instead of theocrat
(nature-rule, instead of god-rule,
for example).

Then other phrases, such as, laissez
faire, laissez aller, impert uniquement
were appropriated by the
single taxers without giving
the physiocrats due credit.

That may have been due in part
to the partiality of the English
— Adam Smith economists, which
Henry George favored.

One of the most useful
things that an American student
of French could do would be to

To make translation of some
writings of the leading physicians
such as doctor Guinot and Luchet.

The first became known as The
Kings Thinker; the second became
a governor of one of the provinces (?)
I believe. The first the s.t. in operation
But the landlords could not labor, even
with the thing in favor of it.

How does that compare with the American
situation today? Is it similar?

Enclosed please find my original copy

The Two Plunders. If you still consider it worth
printing you have my permission.

My health is slowly dwindling - as
clearly shown by script

I have lost my cheap ball pen, so
please excuse the pencil

Paul M. Clemens

V H JOHNSON
128 VAN BUREN ST
VILLA PARK ILL

VILLA
PARK
ILL

Address me General Delivery
St. Petersburg, Florida

St. Petersburg, Jan 23/24

Dear Mr. Clement.

I am enclosing a statement showing building record for principal Florida towns, which may interest you. There does not appear to be a tremendous amount of building going on here. One fairly large office building is nearing completion & I notice three other buildings of considerable size on the ground, recently started. This is a purely resort city. It has no industries nor jobbing trade to support it. Nevertheless it is experiencing the wildest kind of a real estate "boom". The people are simply mad, crazy with speculative excitement. There must be fully 1000 realty offices & perhaps double that number. The "boom" has been going on for three years they tell me, & prices are now very much inflated. I would expect that it may collapse any time. The Tampa Bay region, including the old city of Tampa, St. Petersburg and a dozen or more other towns and resorts, seems to be the centre of speculative fever, but many other towns in other sections are also affected, particularly Miami on the south-east coast. Tampa has a great cigar mfg. industry, but most of the other places are simply resorts & depend entirely upon tourist trade. It seems to me there is little to base much great expectations on. I look for a great collapse almost any time. Florida is only a great sand bar at best, lying between the Gulf & the Atlantic. If you are interested, I will make further inquiry.

Sincerely, Dr. Buchanan

Yanuka, Fla, Feb 23/25

My Dear P. M.

I pleased to have the line from you. I hope you have got something good in Lincoln. I was in that city once, but not for long enough to learn very much about it. I met a little Jew from Winnipeg the other day who has an overalls factory there. He told me that Russell, the architect is here. The Florida "boom" is even of greater magnitude than I had first sized it up to be. It is on a much larger scale than the late California one, as that was confined largely to the Los Angeles city and region, but here it spreads out all over the state, particularly the southern half. Yanuka is also crowded with real estate offices & numerous new subdivisions are being offered, at fabulous prices, & there appears to be plenty of "suckers" from the north to ~~take~~ take the bait with a hook in it. The prices asked for lots and land are simply fabulous. Yanuka is a city of 100,000 pop & it is said to have 200 cigar factories. It is claimed to be the largest cigar centre in the world. Many of the factories are owned by Jews and the workers therein are largely Cubans and Italians. The Latin quarter is a city by itself, known as Ybro, pronounced "Ebro". I spent the day in the Latin quarter. I notice the children are much thinner than in the English-speaking towns, and almost every young man on the street has a cigar in his mouth. I think the "boom" here is kept up largely by the large sums spent in developing subdivisions. Around every town & city for miles many men are employed clearing land, grading & paving streets, putting in sewers, water, gas, ~~more~~

granolithic walks, etc. It is the custom here for the promoters of new town sites & subdivisions to do this development work. They also usually build a few houses scattered over their promotions, to give the appearance of settlement. An engineer who is engaged in this work told me that about April 1 all this work will cease. The custom is, he said, to start work when the tourists begin to arrive in the early winter, so as to make it look so as for them to buy, & keep it going until the tourist season is over, then shut down for the summer. The state is crowded with tourists as it has never been before and many of them are buying lots, nearly all for speculation, though I have been told that many buy on the promise of agents that they will be able to re-sell the lot or lots for them before the second payment comes due, at an advance. When they find that this cannot be done, they drop the money they have put into the land & let it go.

I notice that "The great Commoner" of Nebraska, the "silver-tongued orator," candidate for president, member of the Wilson Cabinet, moralist, teacher of ethics, civics & good citizenship generally, is writing letters to the press "booming" Florida as the great place to invest in and live in. The illustrious W. J. B. (William Jennings Bryan) tells the people that his one investment in Florida made him more money than he made in working. He says "God has been good" in giving all this land & climate & resources off Florida to the people, but it never seems to have occurred to him that it is this great teacher of morals that it is an immoral thing to risk in between the people and the Creator & so gamble in this free gift that it is rendered unprofitable for use. If I can be of any service to you when I get back to Wkg, kindly advise me. Expect to return early in April.

Sincerely - Brothman

2513 Twelfth Street, N. W.
Washington, D. C.
Jan. 27, 1941

Dear Mr Clemens:

Yours of 23rd received. I am glad to see what you do in writing letters to your paper. You do it very well, and you know the value of brevity. I am returning your copies for you ought to be able to send them to others on occasion.

I suggest that it is because of the universality of the George philosophy that it reaches to and satisfies people of such very various temperaments. We are not accidentally Republican or Democratic. Usually the reasons run deep. But think how far our philosophy reaches. It includes not only the two you have mentioned, but also Anarchists and Socialists, individualists and collectivists, intellectuals and simple folk, Protestants, Roman Catholics, Jews and atheists, people of the English-speaking races, Germans, Swiss, French, Hungarians, Danes, Belgians, Spanish, South Americans, Chinese, and many more. Let us be glad that our prized philosophy has so universal appeal. I suggest that you make a tactful study of why your Republican friends in the movement hold on to their Republicanism. I think the motive is deepseated in their temperaments, and when you discover it you will know why you disagree with them, but perhaps you will also be glad that they can work with us.

I am very glad that your eyes hold out so well, and it is going to be a great pleasure to me to send you some reading matter from time to time. Do not in the least be troubled over my paying these little amounts in postage. This is my way of doing propaganda work-- sending out my printed matter to those who will use it ~~and perhaps pass~~ ^{and perhaps pass} it on.

You will find Land and Freedom often very individualistic, and you may not agree with it. Nevertheless it is sincere and records important things, and is well printed.

Very cordially yours,

Alice Walker Ford

January 9, 1941

Dear Mr Clemens:

It was nice to get your letter and know of how you are getting on.

Even though Louis Post was my husband I do not put him in the important place as compared with Henry George that you so kindly do. He did write very good English, but not so exciting or so original as the English of Mr George. But we do not have to compare them. Every man has his own place in the world, and his own especial usefulness. And our usefulness in the world varies at different times in our lives. We cannot do as much in our elderly lives as when we are young, but it has its own especial kind of good for the world, all the same. You have a usefulness now possible to you which you must not overlook. It is a part of my faith that our thinking is worth while even if we do not say a great deal about it. Our thoughts are a part of the thinking of the world, and if no one was thinking, except perhaps the few who run the government, we would all sink into barbarism and an animal life. Think things through in the highest way you can. Then talk about your thinking with other people, even if they are very simple people, when you have a chance. You will be surprised at the depth and earnestness of the thinking of many very simple people in these difficult days, even if they do not know how to put their thoughts in good English. And the sum of the thinking of them all, along with your own, is worth while in the world.

I am very glad to hear of the marriage of your daughter and the improved health of Mrs Clemens. You have much to rejoice over. And your own good health is another thing, for even if you were courageous about ill health you would have to regret being a care to some one.

You do well to attend the meetings of the Single Tax group, and I hope you contribute well-thought-out ideas to what they consider.

You report your health as very satisfactory. I hope that includes your

Page Two

eyesight, and that you are able to read much. Do you see the Single-T^a_x period-
ical, Land and Freedom? If not would you like to have me send you some copies
from time to time, and also some other periodicals— Single-T^a_x and others?
Perhaps this would give you added reading matter for home use, even if you go
often to the public libraries. Reading is my main evening occupation, and
I have various things coming into my house, some of which I feel I ought to
send on to others when I have read them.

I am enclosing an envelope self-addressed for you to send a few lines
letting me know if you could use some such matter.

Always with the best of good wishes,

Sincerely yours,

Alice Thacher Post

NEW ORLEANS PUBLIC SERVICE INC.

NEW ORLEANS 9, LA.

June 11, 1958

W. E. CLEMENT

DIRECTOR UTILIZATION & RESEARCH

Mr. C.A. Gaston, Secretary
Fairhope Improvement Association
Fairhope, Alabama

Dear Mr. Gaston:

This is a (somewhat delayed) congratulatory message on the Fairhope, Golden Anniversary, celebration. Your fine sister, and the Courier staff, are to be commended on wonderful work in getting out such an issues. Those pictures bring back, early day, visits to Fairhope and contacts with your father. In this connection I was glad to note (and cut out for my scrapbook) the excellent picture of that good friend, "Founder of Fairhope Courier and First Postmaster".

In my (youngster) yachting days our craft often anchored near the Fairhope pier. This was while on the annual visits to Point Clear. I would lead my friends on a tour of the little town and, of course, a call on the Fairhope editor. Once while passing through New Orleans I met your father at the train and he spent the night at my home. All of that commenced in the late "gay nineties" and continued throughout the years.

At present I am putting finishing touches to a, long worked on, book, Winston Churchill's Anti-Depression Proposal. This will be on the market in the next three months; in time to meet that need which I think will be rather evident when people find out that "prosperity cannot be legislated". The use of Churchill's name (and fame) is of course an attempt to get public attention. This use of Churchill's excellent writings and speeches on the L.V.T. need is not new as writer Louis Wallis, in 1941, put out a very fine, 30 page, booklet on the subject with backing of the, then, Henry George School. I, however, am amplifying this to full book size including about fifty pictures.

With best wishes and promising to keep in touch with you on this subject, I am

Cordially yours,



W.E. Clement

WEC/kmh

WILLIAM E. CLEMENT

502 HIBERNIA BANK BLDG.
NEW ORLEANS 12, LOUISIANA

February 27, 1964

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

Dear friend Gaston:

It was a great pleasure (and, in a way, relief) to note your - highly readable - "Single Tax Corp. (Courier) Annual Report". Somehow I had feared that something had gone wrong in "Colony" matter - as related to such publicity. No longer would I see "Courier" mention of S. T., Henry George etc. Gone, without a trace, taboo! And now, in the February 13, 1964 Courier there appears this - basic to Fairhope's history - presentation - a fine come back, and under C. A. Gaston's well remembered, economics and penmanship.

Somehow in my enthusiasm for the part Fairhope S. T. Corp. so nobly played in the past (U. S. economic picture) I must have (inadvertently) written something that aroused opposition in the thinking of your able Mr. Ferguson, "Eastern Shore Publishers" Editor, and, Courier boss, of today. My second letter - seeking clarification and, if possible friendship - went unanswered. Times change of course and, so must we.

Getting back to the Annual Report I note your regret as to lack of, hoped for, "research", covering a study of "land values"; - rental values "considerably less than the economic rent of the land leased". In that I was reminded of a, long ago, chat with your, able and hard-working Dad. I had expressed surprise at (what appeared to me strangely low) land rental prices - as quoted on certain prominent locations. It was then I saw the difficulty he - and his committee - were confronted with. That evidently has "followed through" all over the years.

Even so, when I think of it the rental collection, (L. V. T.) in Australia and New Zealand seemed to me low - as related to values. All this is very interesting in connection with a new booklet, bringing things-up-to-the minute - Something I am trying to put together. When it comes to the importance of Human Rights, as compared to the present furor over Civil Rights - and great need for an expanding economy - it seems a great opportunity exists for us Georgists.

With all kind wishes, and hoping things are going well with you - and that fine youngster of yours, I am

Faithfully yours,

William

William E. Clement

WEC:ldg

P.S. Suggest you read Saterpart, Harlem Negro, situation.

Not necessary to return any of the enclosures WEC

FULL USE OF LAND VALUE TAXATION (LVT) WILL
SWEEP BACK COMMUNISM IN LATIN AMERICA

But first a powerful and arresting, Alliance for Progress, style must be developed in the program's advocacy of "Land and Taxation Reform".

As Robert Tideman, editor of THE ANALYST (October issue), said in this California publication: "For more than 300 years Latin America's millions have been ruled and robbed by their landed aristocracy, but until the Communists began to move in we heard little about it. Muddleheaded and power hungry though they are, the Communists appear to be good for something after all." Their land confiscation scheme proved successful in enslaving Cuba because the opposition had no countering and creative - Alliance for Progress land program.

We, however, cannot hope for the badly needed, complete success unless we implement Land and Taxation Reform with "Land Utilization Committees" in each community, close to the people. Without this accompaniment, an observation of the nationally known Land Value Taxation advocate, General Robert E. Wood (former chairman Sears, Roebuck & Co.), is bound to hold true. Wood once called the LVT program "economically unassailable and politically impossible"--and so it was before Cuba.

In this day of radio, television, and fast travel we can now put this great economic LVT truth before the world's people. Pull their lying "land for the people" props right out from under the - already faltering - Communist position. When given the right orientation, the politicians will quickly back up this great new, fraternal, humanism movement, get out in front, as related to LVT, Land Utilization Committees, the oneness, true rights, greatness and divinity of man. As concerns today's, LVT, featuring of man's heritage, (free-market land use) Walt Whitman, without knowing how it ^{could} ~~can~~ come to fruition, long ago wrote: "Democracy most of all affiliates with the open air, is sunny and hardy and sane only with Nature."

In a further passage Whitman said: "I conceive of no flourishing and heroic elements of Democracy maintaining itself at all, without the Nature - health - element forming a main part." Whitman's LEAVES OF GRASS essay, seems made to order for the world-wide promotion of LVT. That which underlies the "whole of politics, sanity, religion". Men and women will thrill to Whitman's: "I want the people: most of all the people: the crowd, the mass, the whole body of the people: men, women, children: I want them to have what belongs to them: not a part of it, not most of it, but all of it: I want anything that will give the people their proper opportunities--their full life: anything, anything: whether by one means or another, I want the people to be given their due."

Whitman, unfortunately, presented no objective treatment of the festering land problem of the "Dispossessed"--as related to wealth, poverty, that consequent rebarbarization which, of late years, has produced Communism. Even so, he, in his impassioned and, never equaled, writing, called for someone, some day to find a way to "give the people their full opportunities---their full life---their due." As Newton Arvin wrote, we "inherit no fuller or braver anticipatory statement." Therein lies great hope if this "call" is coupled with the Alliance for Progress Land and Taxation Reform, coupled - strongly and honestly - with "Land Utilization Committees," close to the people in each community.

WILLIAM E. CLEMENT
502 HIBERNIA BANK BUILDING
NEW ORLEANS, LOUISIANA

ALLIANCE FOR PROGRESS

Its "Land and Taxation Reform" basic feature embodies a great future for the Land Value Taxation (LVT) cause

While saluting the U. S. Government and Latin America leaders for drafting the, bold and creative, charter of the "Alliance for Progress," the L.V.T. Fraternity should do everything in their power to help in avoiding pit-falls. A much overlooked danger is covered in the book MEMOIRS OF A SUPERFLUOUS MAN; a profound and helpful study by the late Albert Jay Nock, published in 1943. A rereading of this (six edition) book showed Nock made strong affirmation that "Men can never become socially or politically free until they are economically free." Nock said he was a firm believer in the Land Value Taxation "philosophy and fiscal methods." He said this with one (only one), reservation. Nock very ably pointed out the failure to evolve Administrative Machinery.

"Suppose you have your system all installed, complete and perfect, it will still have to be administered,--very well, what kind of people can you get to administer it except the people you've got?" Nock tells that while he was friendly with many of the top L.V.T. leaders of the old days he "never had received an answer to that question." This brilliant writer, friendly as he was to the "Cause," went on to say: "In a society of just men, made perfect, George's L.V.T. system would be administered admirably--and would work like clockwork. The trouble is we have no such society--far from it." Nock quotes Thomas Paine, "The trade of governing has always been a monopoly of the most ignorant and most vicious of mankind." While Land Value Taxation, in countries like Australia and New Zealand has spread encouragingly the good effects have not made the world-wide sensation their great leaders had strong reasons to expect. Even so, they are in an enviable position as regards the change here suggested.

The answer may lie in the failure to accompany L.V.T. with the institution of Land Use Clinics, as suggested by W. E. Clement in his book Winston Churchill's Anti-Depression Proposal. The Clinics, or "Land Utilization Committees," would be composed of local representatives of capital, labor, consumers, and land owners. This suggestion "rang the bell" with a long-time student -and proselyter- of the L.V.T. cause, Erick S. Hansch of Portland, Oregon. He wrote author Clement as follows:

"The more I dig into the L.V.T. and associated problems of properly assessing land values, either agricultural, urban sites, or natural material resources, the more I feel the necessity of having an organ functioning in such a way that it would be an adjunct to the office of tax assessor, either in a purely advisory capacity, or as an appraisal unit with deputy assessor standing, or as a remedial and appeal instance, or perhaps all combined. Your Land Use Clinics-idea should be expanded to perform these functions. The office and function of county assessors working in a loose sort of way with a State Tax Commission and a Legislative Interim Committee on Taxation is not enough. There must be something functioning closer to the people in a smaller district, where one is more familiar with actual conditions."

In the coming -epochal- fight to save freedom and "free enterprise" in the countries to the south of us there lies great hope for extension of this same -L.V.T.- principle to our, much endangered, North America. It is fortunate the "Behavioural Scientists" are now taking hold of this problem on a "scientific taxation" basis. Very few know that in our great engineering and "science" Universities a course in "The Humanities" is now a part of the curriculum. The invention of the Atomic Bomb must now be matched by an equal advance in scientific, full freedom, opportunity for all, Human Relationship.

WILLIAM E. CLEMENT

502 HIBERNIA BANK BUILDING

NEW ORLEANS, LOUISIANA

WILLIAM E. CLEMENT
502 HIBERNIA BANK BUILDING
NEW ORLEANS, LOUISIANA

C O P Y

Mr. D. Lee Chesnut, Scientist-Author
615 Riverside Avenue
Scotia, New York

Dear Friend Chesnut:

When in THE FREEMAN Magazine, I read "The New Science and The New Faith" article by Dr. Andrews of Johns Hopkins University my thoughts went back to you (and your related to all of this) summing up of the Atom Pattern Shows The Way chapter in my Winston Churchill Proposal book. It is hardly necessary to say I wrote congratulating the able Johns Hopkins scientist. I very much like his brilliant interpretation of life in this "New Perspective". He sees a man as "Not a machine but an atomic symphony". It may be I can "sell" him on the idea of going further, environmental conditions. Man is a "land animal" and in order for the "symphony" (atomic relation) to work out in full harmony, he must change his ways, allow full and free-market, "access to land" as shown in the Winston Churchill Proposal (atom pattern) book. The Dr. Andrews "Perspective" (when combined with my "land is basic to all," atomic parallel), "Symphony," idea, may yet register with the scientists as the "ultimate" we are all working toward.

Apparently I was fortunate in that one of my "review" books (in early 1959) got into the hands of the publisher of House & Home magazine, a Henry R. Luce publication. Perry Prentice, Editor of House & Home wrote me a fine encouraging letter. They used the Churchill Proposal material in extenso. Have been strongly proselyting the idea--with however, no mention of the "Atom Pattern" chapter. If we can bring the scientists to our side a tremendous advance will have been made. Each day that passes makes it more imperative.

I am endeavoring to show that therein lies not only the solution of the (truly frightening) war problem of today, but the freedom, atomic structure (pattern) way by which we may go forward to a period of -all enveloping- peace and plenty. In House & Home our Country's present day, land-price inflation (a highly unnatural and business-killing restriction of human energy) is brought out in startling fashion, 82 pages of editorial matter, an August 1960 "Special Issue". Our now, badly faltering, business situation is a reflection of the failure to use Common-Sense, "Atom Pattern" scientific, thinking in our taxation and land utilization methods. From this, very real, danger of war and internal collapse it would seem we could best be rescued by our scientists taking hold, fundamentally. Political "expediency" is at last bringing us to near disaster.

In a recent issue of the Bulletin of the Atomic Scientists I was much impressed by the "Playing With Death" analysis. Yes, the "Threat of atomic destruction for all makes imperative a quick rejection of present day ideological approaches to world problems." We must, as it was said, seek to "Build Bridges". I wrote the "Bulletin" editor sending the Andrews pamphlet and a copy of this letter to you.

With best wishes, and hoping to hear from you at your convenience I am,

Sincerely,

WILLIAM E. CLEMENT

PELICAN PUBLISHING COMPANY

924 MARITIME BUILDING
NEW ORLEANS 12, LA.

WHAT A PROMINENT SCIENTIST SAYS ABOUT THE BOOK,
"WINSTON CHURCHILL'S ANTI-DEPRESSION PROPOSAL"

BY WILLIAM E. CLEMENT

D. Lee Chesnut of Scotia, N. Y., engineer, lecturer and nationally known author of The Atom Speaks and Echoes The Word of God,* summarizes the Churchill, collection of ground rent for community purposes, as follows:

"You have followed a very understandable pattern:

- (A) — Presenting the tax problem as a PROBLEM of the first order, and one for which your entire reading audience agrees needs a solution;
- (B) — Building a platform on Churchill's views, with Churchill being recognized as probably one of the worlds greatest current statesmen, and practical political figure;
- (C) — Reducing the complicated problem to the simple building-block design of the atom [protons, neutrons, electrons] with God as the author of its design and relationship;
- (D) — Suggesting the same 'building block' approach to the solution of our current problem, with the emphasis that our human relationship must be based upon Gods immutable laws.

I like your method—it can be followed very clearly—and you should stimulate a great deal of serious thinking about the subject."

*The Atom Speaks and Echoes The Word of God,
Wm. B. Erdmans Publishing Company, Grand Rapids, Michigan.

TELETYPE TRANSMISSION COMPANY

NEW ORLEANS, LA.
JANUARY 1964

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✓

WILLIAM E. CLEMENT
718 HIBERNIA BANK BUILDING
NEW ORLEANS, LOUISIANA

C O P Y

Mr. W. H. Chamberlin, Writer
c/o Foundation for Economic Education
Irvington-on Hudson, New York

Dear Mr. Chamberlin:

Your eight page, "Revolution Comes in Different Packages", article in The Freeman is a strong and beautifully written, defense of our "American Revolution", as compared to the abortive, Russian, Chinese and French Revolutions with - accompanying horrors. As to what happened in Russia you say it as an "impressive example that revolution is not in itself intrinsically desirable". No mention is made of festering land monopoly, the fact that men of that period, such as Tolstoy and Winston Churchill, tried in vain to induce the Grand Dukes and great land owners to adopt land-value taxation.

Something which, basically, is a recognition of the peoples rights in the God-given, land of their countries. At that time when seething revolution was about to break, Tolstoy tried to impress on the leaders that true justice was the only fair solution, the only way to placate the aroused Russian people. As matters now stand the Communist solution is patently wrong, and so is the Western stand - as shown by our, deteriorating, position.

You quote Arnold Toynbee's recent statement that "America has lost the leadership of her own revolution". Unfortunately, neither you nor Toynbee seems to have paid serious, and basic, attention to the differing, American land situation of long ago. Toynbee is, rightfully, pessimistic as to our future, but, does not pin-point this as being a consequence of the disappearance of our, once, open frontier, easy access to land, situation.

I am glad you quoted Thomas Jefferson where, in comparing America to the terrible happenings in France, wrote: "Here everyone may have land to labor for himself if he chooses". There you have the key as to what saved our American Revolution. That which kept it going safely until disappearance of the "Great American Frontier". Then came adoption of the Welfare State idea, income tax, hot and cold wars, foreign aid etc. Man is essentially a land animal, therefore, as related to all this, I am enclosing a copy of my "Common Sense Answer To The Violence Problem".

Hoping to hear from you, I am,

Very sincerely yours,

W. E. Clement

WILLIAM E. CLEMENT

WEC:ya
Enclosed



KIWANIS CLUB OF FRISCO CITY

"We Build"

FRISCO CITY, ALABAMA 36445

May 24, 1968

Fairhope Single Tax Corporation
Fairhope, Alabama

Dear Sirs:

In this day of much discussion about tax reform and equalization it was refreshing to hear from a truly progressive point of view when Mr. C.W. Arnold spoke to our club. He spoke not only as a knowledgeable person but with great zeal about the fundamentals of the system you use in Fairhope.

Although some of us could recall the name of Henry George from our days in college, we were all benefitted by the explanation of his ideas by Mr. Arnold. Along with this author there were two others mentioned by our speaker in order to leave us with a bibliography for the bases of the tax system you practice.

Mr. Arnold was careful to point out that Fairhope had made outstanding progress as a community and he attributed this to the presence there of the Single Tax Corporation.

We are glad to have had someone from your organization come and share ideas with us.

Sincerely,

Ed Cotten, Correspondent

Oct. 29, 1955

Mr. & Mrs. David M. Courtney
2117 Bragg St.
Mobile, Ala.

Dear Lessees:

On checking your 1955 assessment sheet at Bay Minette we found that the Board of Review had added a boat with an assessed value of \$1,000.00. This results in an additional tax of \$36.00 for 1955.

You will note in paragraph (3) of the lease agreement that our obligation for lessees' taxes is limited to the buildings and personal property held by the lessee upon the land leased from us.

We are prepared to pay the 1955 tax on your buildings and personal property on the land amounting to \$35.22 but the collector will not accept it unless the \$36.00 tax is paid on the boat at the same time. If you will send us a check payable to M. H. Wilkins in the amount of the \$36.00 boat tax we will forward it to him with our check covering the tax due on the buildings and personal property. This must be attended to before the end of the year to avoid tax penalties.

Very truly yours,

Secretary

Mr. Courtney called by phone 11/15 and said he had had no boat for two years and that he was referring the matter to his lawyer in Foley to get the assessment corrected.

PROTECTION OF STRUCTURES

The Contractor shall protect all structures in connection with this contract ~~from floating or overturning~~ during construction and shall repair any damage done by same at his own expense. Every precaution shall be taken to protect any structures owned by others adjacent to the site of the work, and the Contractor shall repair any and all damage to same at his own expense.

Any water mains, sewers, conduits, and any and all other underground structures damaged by the contractor during the prosecution of work under this contract shall be repaired or replaced to its original condition by the contractor at no expense to the Owner.

Dec. 20, 1967

Miss Ellen W. Connor
Box 212,
208 Meeting St.
Providence, R. I. 02906

Dear Miss Connor:

While Fairhope had its beginning in 1894 as an "intentional community", as you will note in some of the inclosed literature, the entire community has expanded to embrace an area that is not subject to the intent and purpose of the founders. The founders had visions of being able to acquire title to a parcel of land large enough and of sufficient productive quality to contain and sustain their entire community.

Unfortunately their very limited financial means prevented them from acquiring title to more than a small fraction of the area they had visioned as essential to the fullest realization of their aim. However the community the founders started on the land they had acquired, stimulated settlement and development on the adjacent lands until now the land controlled by and subject to the intent of the founders and constituting an "intentional community", accounts for probably less than one-fifth the area of the entire community.

We are pleased with the results achieved from the application of our land value taxation principle to the land we control and are convinced that the institution of that principle by government in a realistic form would go far toward solving our troublesome social and economic problems.

We hope the enclosed materials will be of help to you in your effore.

Sincerely yours,

C. A. Gaston, Secretary

Box #212
208 Meeting St.
Providence, R.I.
02906

Fairhope
Fairhope, Alabama

Dear Sir:

I am writing a thesis on intentional communities in the United States. Would you be so kind as to send me any information available about the nature, purpose, and goals of your community. I would appreciate any help that you could give me.

Thank you very much.

Sincerely,

Ellen W. Connor

Pembroke College

APR 15

7690 Madison Avenue
Lemon Grove, California
April 13, 1957

The Chamber of Commerce of Fairhope
Fairhope, Alabama

Gentlemen:

For the past three years, I have been attending classes in the theories of Henry George here in Lemon Grove, which is an unincorporated suburb of San Diego, and from time to time, your community has been mentioned as one founded by "single-taxers".

I should like you to send me as much information about Fairhope, as is possible for both the Georgists who simply want to know if you have found land-value taxation successful in practice and for those who have mentioned a desire to visit a single-tax community in their vacation travels.

Please answer soon, as this may be mentioned at our May meeting. Some of our people are already starting out on their Spring vacations.

Very truly yours,
Sylvia Curtis
(Mrs. Earl Curtis)

April 18, 1957

Mrs. Carl Curtis
7690 Madison Ave.
Lemon Grove, Calif.

Dear Mrs. Curtis:

Your letter sent to the Chamber of Commerce has been delivered to our office for reply.

Due to a very lean treasury our founders were not able to secure land in the quantity they desired and set up a full sized community under the plan. They did, however, buy all the land possible and started a colony. Others were attracted to the locale and purchased land privately. The City of Fairhope therefore contains lands of the Fairhope Single Tax Corporation and land held by private individuals under fee simple title.

The colony was founded in 1894 by a group of 25 including children. In order to work under the plan they believed in, it was necessary to organize as a corporation under the statutes of Alabama. We now own about 325 acres within the city and 3710 acres of farmland in the surrounding rural area. We do not sell our land, instead, we give 99 year leases on parcels of land to individuals who desire the use of such land. The lease is renewable for another 99 years at any time the lessee so desires for a \$1.00 fee. Any time the land changes hands for any reason, gift, sale of improvements, or inheritance, the new lessee receives a new lease for 99 years.

I am sending to you a copy of the constitution, lease, and application for land. I am also sending several of our annual reports. I believe you will find them interesting and informative. The history of the Colony has been ably treated by Paul E. Alyea, Professor of Finance at the University of Ala., School of Commerce and Business Administration, and his wife Blanche in a book, Fairhope 1894-1954 The Story of a Single Tax Colony. It sells for \$4.50 and may be obtained from The University of Alabama Press, University, Alabama.

Lands of the Corporation, and improvements thereon, are subject to the same tax levies of State and Municipality as any other and must be entered on the tax rolls and taxed. The corporation therefore acts as agent for all its lessees and makes assessment for them. We collect from our lessees the economic rent of the land annually and in return we pay for them taxes on improvements and personal property held on the leasehold. This includes furniture, boats, autos, etc as well as the buildings. We will not, however, pay more than the rent received. We also pay the poll taxes and provide free burial space in the cemetery which we own.

The remainder of the receipts of the corporation go to pay for the expenses of running the business end of the corporation, the maintenance of the public library which we own and for public expenditures that will, in the opinion of the executive council, be of most benefit to the majority of our lessees. Our chief expenditures for the past few years have been in the Lands & Highways Dept. including paving of streets and sidewalks and extension of sewer and utility services, and drainage.

We are often asked, "Has the plan been successful? Is it accepted by the community?" We reply by pointing out that while our 325 acres are only one fourth the area of the city, and include the business district, 60% of the residents live on our land and 60% of the taxable improvements are on our land. We also tell them, and it is true, that deeded lots are available in abundance and are not being sold rapidly at all and we have no available land left to lease. We get requests every week. We will open a new subdivision this year.

We will be delighted to receive members of your community at our office individually or in groups. We receive visitors every week from all parts of the country and some from outside the United States. If you come this way, bring your fishing tackle. This is a fisherman's paradise.

If you have any further questions, please feel free to write us or visit us at any time. We will be most happy to furnish any information possible.

Very truly yours,

Bruce Evans, Jr.
Ass't to the Secretary

PHONES:
DAY WA 8-8644
NIGHT WA 8-8849

SALES
&
SERVICE

CRAFT COMPANY, INC.

PLUMBING - HEATING - ELECTRICAL - APPLIANCES

P. O. BOX 265
DAPHNE, ALABAMA

March 7, 1958

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

Dear Mr. Gaston,

With reference your letter dated March 3, 1958, we deny all accusations.

We have been asked about the lot several times and we have told them we plan to build on this lot, at a future date.

Irvin P. Craft
Irvin P. Craft

Ann B. Craft
Ann B. Craft

*Mr. Craft told the secretary he hopes
to build in about six months.
C.A.G.*

Reported to the council 3/20/58

C. A. Gaston, Sec.

Mrs. Nellie P. Turner reports renting for 30 months at \$15.00 per month and getting a price for transfer of \$2500.00.

Mr. Vick reported Craft told him he would transfer for \$2500.00.

George Stejskal reported he was asked to pay \$1500.00 for transfer of lease.

Total rent paid by Craft $\frac{1}{2}$ 1948 through 1957, \$183.19.

Mar. 3, 1958

Mr. & Mrs. Irvin P. Craft
Daphne, Alabama

Dear Lessees:

Reports have come to us of offers by you to transfer the leasehold interest in the 25 x 71 $\frac{1}{2}$ ft. lot in Lot 5, Block 6, Division 1, now leased to you at various considerations up to a maximum of \$2500.00. At a recent meeting of our Executive Council it was suggested that you be reminded, in a letter, of the conditions under which this land is leased to you.

You acknowledged an understanding of the purpose of the Colony to be to prevent anyone profiting from the holding of its land, other than by the bona fide use of the same. You agreed that you would neither ask nor accept a bonus for the transfer of the unimproved leasehold and that the proved attempt to do so should be cause for forfeiture of your lease.

You also agreed to advise the Corporation, before the transfer of an improved leasehold should be effective, of the exact consideration for the transaction and, subject to certain considerations, the Corporation could refuse to approve the transfer if the consideration included a charge for the land over and above the value of the improvements.

You pledged that while you held lease of Colony land you would not oppose the full application of the principles set forth in the Colony constitution. Article VIII, Sec. 6 states: If any lessee shall exact or attempt to exact from another a greater value for the use of the land exclusive of improvements, than the rent paid by him to the Corporation, the Executive Council shall immediately, upon proof of such fact, increase the rental charge against such land to the amount so charged or sought to be charged. If the rent charged Mrs. Turner and her son exceeded the rent paid to us this clause was violated.

If your plans to use the lot yourselves has been abandoned, you cannot hold the lot to your benefit without violating the terms of your agreement and we would suggest that you surrender your lease. If the reports made to us are unwarranted we would be pleased to receive your denial.

Very truly yours,

Secretary

Apr. 8, 1954

Mr. & Mrs. Irvin P. Craft
Fairhope, Ala.

Dear Lessees:

A recent surrender to us of land in your block on the south side of Pinecrest Lane would make it possible for us to replat the lots in that block in a manner that would be to the advantage of you and other lessees we believe. It would also make it possible for us to more nearly conform to the proposals of the recently established Planning Commission.

Below we show a sketch of your lots as now platted and a sketch of the proposed replat. You will note that the proposed replat would provide you with rectangular lots somewhat larger than the lots are as presently leased to you. We believe revised plat affords you a considerable advantage

We hope such proposed revision will meet with your approval and that you will so inform us at once. The change in your lease will be made at no expense to you other than a revision of your rent charge to conform to the increased size of your leasehold.

Very truly yours,

O. K. Irvin P. Craft

Secretary

145
84
229

152
96
248

84
72
156
73
229

96
76
172
76
248

Apr. 8, 1954

Mr. & Mrs. Irvin P. Craft
Fairhope, Ala.

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We hope such proposed revision will meet with your approval and that you will so inform us at once. The change in your lease will be made at no expense to you other than a revision of your rent charge to conform to the increased size of your leasehold.

Very truly yours,

D. R. Craft

Secretary

March 29, 1955

Mr. Walter Crook
110 Magnolia Ave.
Fairhope, Alabama

Dear Sir:

It has come to our attention that you are obstructing the alley to the south of the leasehold you occupy with your garden. This alley was created by our corporation so that all occupying the leaseholds abutting thereon might have alley access to their leasehold properties. Obviously such access cannot be used while you have a garden taking up approximately one-half of the width.

Not only does your garden obstruct the use of the alley by our lessees it may also interfere with the City's need for access to its utility lines that are located in the alley. We request that you take immediate steps to relocate your garden on the land leased to your landlord Mr. Maury, removing all obstructions to the full use of the alley for traffic purposes.

Very truly yours,

Secretary

Copy to
City of Fairhope
L. C. Maury

July 18, 1966

Mr. John Craig
P. O. Box 847
Fairhope, Ala.

Dear John:

With respect to our viewpoint concerning the appraisal of the value of the property belonging to those who occupy our land it may be helpful to consider the advice we give to prospective purchasers of such property who have to be interviewed by mail. The following excerpts from one such letter will give some idea of our point of view:

"Our corporation is a non-profit corporation having as its purpose the conducting of a demonstration of the social and economic efficacy of a single tax on land values as proposed by Henry George in his great work, Progress and Poverty, and other publications. Having no authority to change the tax laws of the State, our corporation holds title to the lands on which it conducts its demonstration.

"So that individuals may have security of tenure to land to use for their personal interest and profit, we execute to acceptable applicants, 99 year leases. Such leases provide for the corporation's collecting from the lessee, the full rental value of the land leased, as annually appraised by our executive council. Since all land value, rental value as well as selling value, is governed by demand rent charges are bound to increase in a growing community. Thus, should you become a lessee you can expect the rent charge to increase from time to time as demand for land increases with population increases

"To most effectively conduct our demonstration we desire, though do not demand, that lessees be sympathetic with our purposes and policies so we encourage all to learn as much about them as they will. Particularly we strongly advise that they read our constitution, lease and application for land so there can be no question as to their obligation to the corporation, or any misunderstandings. We are therefore enclosing copies of these.

"All, such as you, who may become lessees through purchase from our lessees, of their buildings and other improvements on the land, should understand that the price paid for such buildings and other improvements should be no more than their fair value, and in no case should include any charge for the unimproved value of the land.

Fairhope Single Tax Corp.

July 18, 1966

John Craig

Page 22

"We have no facilities for making detailed appraisals of properties that are being purchased. We expect the buyer to attend to seeing that the price is a fair one, keeping in mind that he is not buying title to the land. Should disaster destroy all improvements and other development of value on the land the lessee can be prevented by us, under the terms of the contract, from selling his lease to the bare unimproved land."

If there is any desire for further discussion of the question will be glad to hear further from you.

Sincerely,

Oct. 20, 1958

Mrs. Pearl Crews
Route 4, Box 584 B
Sylacauga, Alabama

Dear Mrs. Crews:

In reply to your letter of October 16, our records show that you did pay Mr. Walker the \$300.00 for the property you purchased from him. However the record does not show whose money was used to make the purchase.

The lease we issued to the land was to both you and Mr. Crews and both of you joined in making the transfer to Mr. and Mrs. Roy Cecil White. I witnessed Mr. Crews' Mark preceding your signing for him.

I hope you will be able to straighten out your affairs without loss to you. I wish I could make a more positive statement as to the facts of the transaction.

Sincerely yours,

Secretary

Oct 16 1958

Sydney Ala
Fairhope Single Sister
of Fairhope Ala

Dear Sir I am writing you in order to get
a statement showing that I bought and
paid for the 2 acres of land that me and
my husband got from Mr. Walker there
in Fairhope this statement will mean
a lot to me as my husband has left me
he has brought suite a lawsuit me for
valuable consideration he claims the
place we owned in Fairhope was sold
and the money was put in the home and
place here I owned the place I have here
before I married my husband you see I
was the one that paid Mr. Walker the
3 hundred dollars for the 2 acres of land
I paid him in hand right there in
front of you and witness didn't I
so if you will please

Send me a statement from you saying
that I was the one who payed for the
2 acres of land I sure will thank you
it will mean so much to me as you
well no Tom a buckle and will go on
beginning buckle as long as I live I hope
to hear from you very soon
Thanking you very much

Mrs Pearl Brews

Post Office Box 584 B

Sylvauga Ala

or Mrs Alice Fielley

I am going to write Mr Walker a letter
to I am now living here with my
widowed sister

My husband is James G Brews we
lived there a few
months ago

April 27, 1955

Dear Mr. Crippen:

I have your letter of April 23 and have carefully noted all you have to say with respect to the irregular nature of your original transaction with Mr. and Mrs. Gregg. However, I fear there is no way, legal or otherwise, by which you can secure performance of the Gregg agreement as intended and understood by you and Mrs. Crippen.

We have in our file the duplicate of the lease issued to you and Mrs. Crippin Feb. 23, 1934. Attached to this lease is a note dated Chicago, 7/2-44, as follows: "Dear Mr. Wolcott: I've disposed of this property to Jas. Gregg. So will you please send this bill to him? Thank you. Sincerely, Stuart S. Crippen." Also noted thereon over my signature is the approval of such transfer by the Executive Council 12/21/44. The council minutes of that date show the transfer was subject to an existing sales contract.

Evidence of the satisfaction of such sales contract is contained in an endorsement on the back of the above referred to lease as Follows:

September 2nd 1948.

Stuart S. Crippen and Anna Bell Crippen, A certain vendors' purchase agreement having been met and paid by James B. Gregg and Virginia Dell Gregg, acting herein by Carl L. Bloxham, their attorney in fact, do hereby assign and transfer unto said James B. Gregg and Virginia Dell Gregg, the within leasehold and said Stuart S. Crippen and Anna Bell Crippen having lost their Lessees' copy of same, The said The Fairhope Single Tax Corporation is hereby authorized to make transfer accordingly and to cancel all rights heretofore held by any persons other than the Transferees hereinabove named.
Fairhope, Alabama Stuart S. Crippen and Anna Bell Crippen

By//s// Carl L. Bloxham
Their Attorney in Fact
Recorded in Misc. Book No. 8
Page 205, Baldwin County.

No lease was issued to the Greggs due to their strained relationship. However, at later dates, James B. Gregg, March 26, 1951 and Virginia Dell Hoffman Mitchell (formerly Gregg) April 27, 1951,

separately and individually executed instruments selling and transferring all their interests in the property to J. Emerson Kerr and wife Margaret B. Kerr.

As a consequence, we issued a lease to Mr. and Mrs. Kerr and it would appear to me that the foregoing places them firmly and legally in full possession and ownership of the property. If such is the case, Mr. Gregg and the former Mrs. Gregg are without any power to restore ownership of the property to you and Mrs. Crippen. I am not unwilling to review the contract and correspondence to which you refer but, in view of the foregoing I cannot see how my doing so can possibly be of any service to you and Mrs. Crippen.

With best regards to both of you, I am,

Very truly yours,

Secretary

MR. and MRS. STUART S. CRIPPEN
'mongst the Oaks

1132 POTTER ROAD • PARK RIDGE, ILL.

April 23-55

Fairhope Single Tax Colony.
Fairhope, Ala. Attention, - Chairman.

Personal.

Dear Sir!

In 1933 my wife Anna, and I, bought a frame house on single Tax property (next door to Mr. Stimpson's-) on the two corner lots at school & Stimpson St.

In about three months it- and all our possessions, were a charged mess. The Townspeople saw us thru.- to the last man; we love them for that and good old Fairhope, too.

We rebuilt- Sam Dyson, our Contractor and his 6' stalwart son, did a grand job of converting the "building necessities" into a charming home- "Villa Celeste" (Sweet Home) we called it- our honeymoon home,.

In due time business called us back to Chicago and to my three sons, my co-partners in business.

I rented the property to a tenant who, by his perversity, proved an undesirable tenant. We visited Fairhope- and my wife and I were hospitably entertained as dinner guists in the tiny, two room home of two neighboring, - young friends- Mr. and Mrs. Jim Gregg (Mrs. Dell Gregg was the charming daughter of your then Pastor in the Christian Church, of which we were members).

Noting their cramped two-room quarters, ^{about 15' x 20'} two tiny for their growing family, we sympathetically- agreed to sell (?) them our lovely Fairhope home on easy payment terms- as the only way by which we could give them possession.

The price- \$2500.00- was but a token price- & the conditions ^{were} made to fit the existing H.O.L.C.'s condition; That no tenant could, during these war times, be removed by anyone but an owner. The understanding was that we would- and we did- give them a bill of sale and in every way ~~we~~ we would ~~we~~ we did (on our part) conform to the -
letter

* those dear people now wonderful neighbors
Mr. Stimpson brought me to care my home.
air hope found its Christian spirit in the town. We
love all of you. S.S.C.

②

letter & the spirit of the- what we felt was-
in-agratifiable transaction. *H.O.L.C. agrees - in writing.*
The financial part was ^{in fact} completed by Jim Gregg
and us- and Bill-of-Sale given, the understand-
-ing being that the home was to be returned
to us when their personal physical need for it
had transpired.

Financial adjustment, formerly agreed upon as
satisfactory, was to follow and the property to be
returned.

Jim Gregg wrote us that he was willing to sign
his release, but that his wife was "a co-
signer" so his signature is still the missing
link in the transaction *(so, she also refuses to sign).*

We very much desire our home back! We love
Fairhope and our honey-moon home. May I submit
to you the written material supporting these
statements? I will gladly pay you for your
time required to peruse the material submitted
to you for the basis of your decision. The
material includes statements by both Jim and
Dell Gregg, showing that they all along re-
garded the home as, technically, ours, subject
to concluding readjustments *for final agreement.*
I am inclined to feel the H.O.L.C. would gladly
justify our needed handling of the matter.

I would appreciate your permission to send you
the cross- correspondence that passed between
the Greggs and our-selves (my wife and me);
particularly, the contract, drawn up, for the
Greggs, by your local attorney, Rickarby. We
endeavored, by erasure and correction, to make
it harmonize with our mutually, understood -
terms- but, failed to do so, felt there was too
great a difference between legality- per the
Rickarby, viewpoint". and integrity- per the
Crippen-Gregg Viewpoint (as mutually determined
by the Greggs evident and- seemingly apparent
need we waved the legal aspect (as evidenced)
and acted upon the needed-integrity aspect,
Is there not something you can do- or re-
commend? Please pray about it -then advise,

Sincerely, in His name,

Mr. and Mrs. Stuart. S. Crippen.

*P.S. My wife is my favorite
typist - her first try I feel it a
good one. My vision is not top.*

Stuart S. Crippen
*P.S. I regret and am sorry that the
this property as imperfect
under these con-
ditions - I hope!*

in evidence and part

Aug. 1, 1956

Mr. H. J. Coenen
723 Alta Vista Ave.
Roseville, Calif.

Dear Sir:

Probably the man most responsible for founding of our Single Tax Colony was my father, Ernest B. Gaston of Des Moines, Iowa. The founding corporation, Fairhope Industrial Association, had its origin at a meeting in his office in Des Moines and he was elected secretary of the organization which was incorporated in Iowa. Except for one term (one year) when he declined to stand for reelection, he continued as secretary of the Fairhope Industrial Association and its successor, the Fairhope Single Tax Corporation, an Alabama corporation until February, 1936 when he again declined to stand for reelection and at which time I was elected to the office which I have since held. My father died in December, 1937.

The "Large Soap Co. Owner" to whom you refer was Joseph Fels, of the Fels Naptha Soap Company, Philadelphia and London. Mr. Fels first learned of the Fairhope Colony several years after its founding here in 1894 when he read an article on the Colony in a Philadelphia publication, Justice, edited by A. G. Pleydell. Already a convert to the Henry George policy Mr. Fels became interested in our effort to apply the single tax. He not only purchased land which he gave to the Colony to administer, but he contributed financially to local civic activities and ventures and loyally supported the Colony when it came under criticism by some of the National Singletaxers. In addition he gave financial assistance to some of the Colony personnel he considered vital to the Colony and who were under heavy economic pressure.

"Fairhope, 1894-1954 The Story of a Single Tax Colony" was published this year by University of Alabama Press, University, Alabama, Price \$4.50. It was written by Paul E. and Blanche R. Alyea. It could be ordered directly or your local book dealer could order it for you. Dr. Alyea is a professor of finance at the University. He and Mrs. Alyea had made available to them all of the Colony records from its very beginning as well as the files of The Fairhope Courier which had its beginning with the Colony in Des Moines in 1894. In this book you will find a quite complete history of the Fairhope Colony and Mr. Fels' participation. Mr. Fels died in 1914.

Sincerely yours,

_____, Sec.

H. J. COENEN
723 ALTA VISTA AV.
ROSEVILLE, CALIF.

July, 27th. 1956.

Manager
FAIRHOPE LAND COLONY
Fairhope, Baldwin Co.
Alabama.

Dear Mr. Manager, Please give me the name and address of the TOP MAN or the Starter if he is still alive, of the Single Tax Colony, in Fairhope, I believe that it was started by a Large Soap Co. Owner. I am enclosing a stamp for your convenience.

Yours Truly


H. J. COENEN

THE LATEST AND GREATEST

I am starting a movement to build a new City, probably in Southern Arizona. It will have a Mayor, Alderman and Police, that is about all that will be required.

There will be a sepearte corporation formed, probably named the Lot Owners Corporation. This will all be started od a solid section of raw land. The land will be surveyed and laid out in lots of Ten to an Acre. Even after allowing lots for Churches, Schools and Parks, 640 Acres and ten per acre will make 6400 Lots to be sold for \$600.00 per Lot. \$100.00 will be for starting cost, land, etc. The other \$500.00 will be for one share of stock in the Lot Owners Corporation, 6400 Checks of \$500.00 each will be the money to be used in building Factories, Stores, and make other improvements. There. will be a Block for a park for the Youngsters, a park for grown ups, and a zoo, a park for a Berry patch.

The Streets will be wide enough so that Fruit and Nut trees can be growing between the walk and curb. For instance: There will be a mile of Peach trees growing on each side of Peach street, for the Canning Plant. A mile of English Walnuts on each side of Walnut Street, for the Candy Factory. Pecan and Beach Nut trees will be in the Parks and the Nuts will go to the Candy Factory or Grocery. There will be no Fire Engine as it will not be needed. In case of fire the City Engineer will start the big Electric pump when the fire bell ring, then the hose truck will come with Firemen and they will connect 2 hose to each Hydrant, 4 Hydrants one on each corner of every street. This will make it possible to throw 8 streams of water on the burning building, in just a few minutes.

The lot owners can buy the House they want, on a monthly payment plan just sa soon as the lot is paid for, no other security needed. I am going to suggest calling the City WONDERBERG. Every lot owner will be interested in the welfare of the City and the Lot Owners Corp.

There will be City Water Supply, Gas Mfg. plant, Electricity Making plant, one store of every description, and only one, a Flour Mill, Bread Factory, Grocery, now let this sink in, if the Flour Mill Factory, the Grocery, the 3 make only 8¢ on a loaf of Bread and each lot owners family will only use a half loaf of bread a day, on the average, the lot owners will make \$256.00 a day on bread alone, then figure on Soap, Shoes, Shirts, Clothing, Beer, Soad Water and lots and lots of other things.

Remember the lot owners will have funds enough to have anything their owners may want, may go into our Neighbors Country and buy 320 acres, 100 miles south into Mexico, have 100 acres set to Sugar Canè for our Sugar Refinery and 20 acres set to Bananas for our Grocery.

Now here is the BIG saving, no rent to pay for anyone, no salesmens commission, no delivering, if needed call the Taxi, no license for the Saloon, no Bank nite for the Theater, no advertising, as it will not be needed, as the Lot Owners will want to buy everything from themselves.

Buy a new Car or have the old one repaired, buy Ice Cream or get a Hair cut and all from themselves.

Drop me a line with a dime and a few 3¢ stamps and I will keep you posted on developments. Also tell me if you want your name registered as a probable Lot Owner. Of course, mentioning that will not make it binding. So Long, Good Bye and Good Luck.

Very truly yours,

H. J. Coenen
723 Alta Vista
Roseville, Calif.

H. J. COENEN
723 ALTA VISTA AV.
ROSEVILLE, CALIF.

Aug. 7th. 1956.

FAIRHOPE SINGLE TAX CORP.
Fairhope, Alabama.

Dear Mr. C. A. Gaston; I thank you for your kind answer to my letter, I was in Baldwin Co. in 1906 when that terrible storm hit, I was in Fairhope a year or so thereafter, I hired a Horse and Rig to drive me to Fairhope to catch a boat for Mobile, it was so terrible cold that I walked most of the way, I was taken sick in Fairhope, but the next morning I took the Boat for Mobile and for home in Wisconsin.

Mr. Gaston my aim in writing you was, to try to get someone or firm to help me to get my Pet proposition established, I thought of Fairhope and the man who started that Colony, a Bank President here said, you have explained the very best plan that has ever been explained to me and he added it is legal. Read the enclosed circular over, then think of what it means to be able to buy everything from yourself, it means that a person and his family could live for less than half of what it costs to live in any other community. Just imagine a person living in WONDERBERG could buy anything buy a new Car or have the old one repaired, buy a dish of Ice Cream or have a barber shave him and the profits come back to him every 90 days. Also it would be the only City in the Union, where the Mayor could control the appetite for Liquor, as the Saloon would belong to the Lot Owners Corp. And the Theater would not have to have a Bank nite as people would go to their own Theater often because the profits would come back. The only City where a Lot owner could borrow money from his own bank just on his note, if course his profits would go to the bank till his note was repaid.

If the Fairhope Colony has available a whole solid section, to be laid out in Lots, ten to an acre, there would have to be lots reserved to be given to the Schools and Churches, also a Zoo and a Park, a small Zoo would be a good advertisement and that block could also be used for a berry patch, for the people who lived there. Every family would be interested in keeping the City clean, because they would all be owners. Ten Lots to an acre even after lots were reserved for Schools and Churches would mean 6400 lots, and at \$600.00 per lot, would give the Lot Owners enough money to build stores and factories, a lot of these factories could be started on a limited capital, for instance, my Cousin started the Weyenberg Shoe Mfg. Co. on what his Father received from 40 acres of Watermelons, now they operate two Factories in Milwaukee. A Cobbler who could make Shoes could start by making shoes for the inhabitants and keep on branching out, that is the way Wm. Weyenberg started, a Clothing Factory could start in the same way. But if course the Lot Owners Corp. could not employ all the people, but we would get hundreds of people who were on a permanent pension, I have heard from several people who said, one in particular said, I am 70 but I want one of the first lots offered for sale.

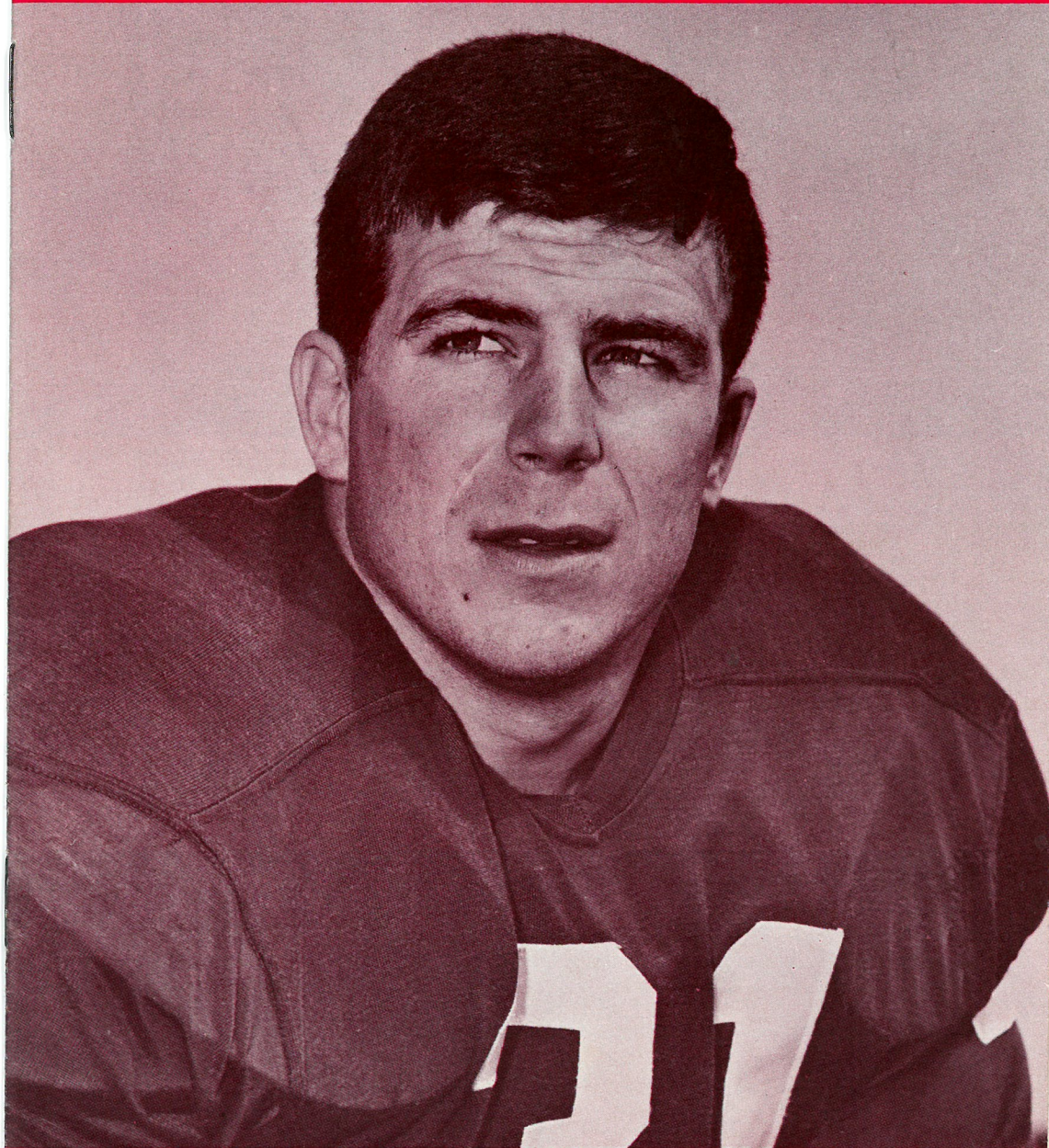
Mr. Gaston, would it be advisable to write to Mr. Alyea at Montgomery? I will be anxious to hear from you, think of this, if we could get started in Baldwin Co. you and I could reap a handsome profit, \$500.00 for stock that means 6400 checks of \$500.00 each, but also that many checks of \$100.00 for you and I, out of that amount would come out the price of the Land only. as lots will be priced at \$600. It is the easiest way to get to be well off, because the lots will sell so easily, after the store is up, and after the land is deeded to us, we could borrow money on the Land, to get started, the start is the hardest, but just think of the advertising value afterwards, there would be visitors from all over the United States each and every day, think it over and write me.

Yours Truly

H. J. Coenen
H. J. COENEN

DAVID CHATWOOD

DAY



SOUVENIR PROGRAM 50¢

JAN. 27, 1968

Compliments of
POSER PRINTING
Company, inc.
WE SHIP TO 23 STATES

PHONE 928-2133

FAIRHOPE, ALABAMA



SCHEDULE OF EVENTS

JANUARY 27, 1968

PARADE — 3:30 TO END AT FOOTBALL STADIUM
WHERE PROGRAM WILL BE HELD.

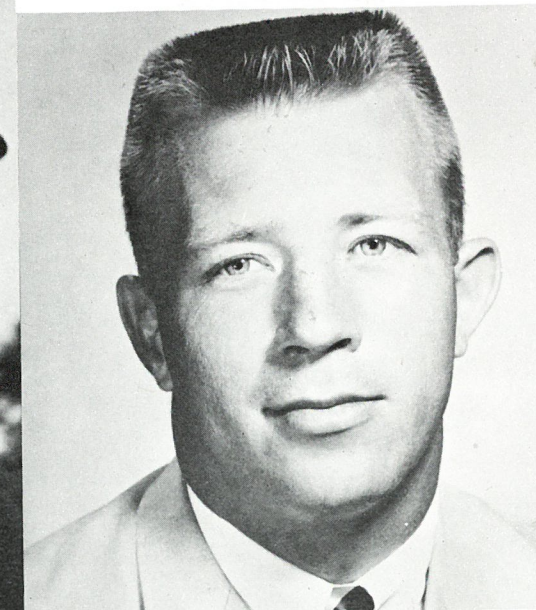
BANQUET — 7:00 P.M. ELKS LODGE

GUEST SPEAKERS Paul "Bear" Bryant and Jimmy Sharpe

SPECIAL GUESTS Dennis Homan, Kenny Stabler, Stan Moss,
Dicky Thompson, Charlie Harris, Terry Killgore,
and Lyle Underwood



Coach Bryant



Coach Sharpe

**BAY NAUTICAL
& SUPPLY**

Distributors For
O'DAY SAILBOATS
702 North Section
PHONE 928-8486
Best of Luck from All the Glovers

Congratulations David

**Baldwin National Bank
of Robertsdale**

9 4 7 - 2 4 0 2

Fairhope Branch 928-2156

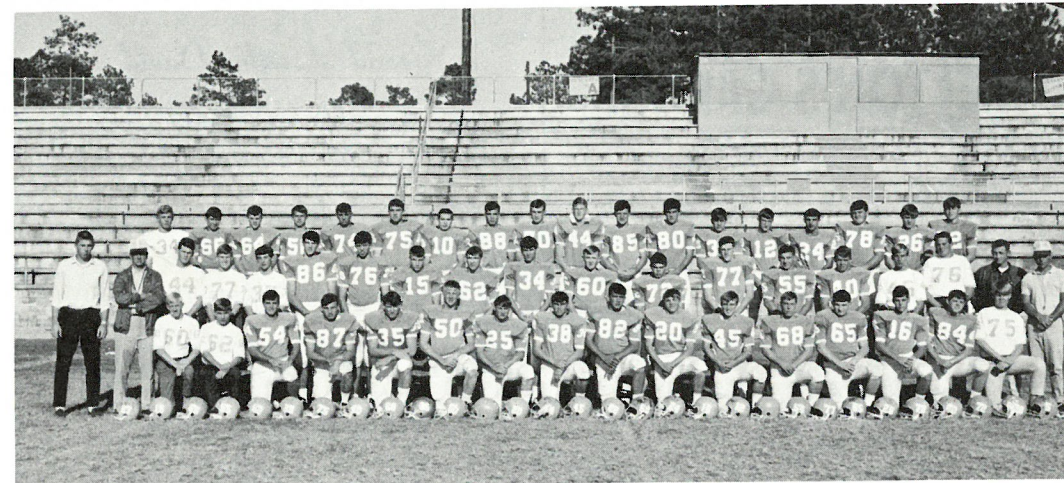
Loxley Branch 967-2971

LIONS CLUB



Good Luck David

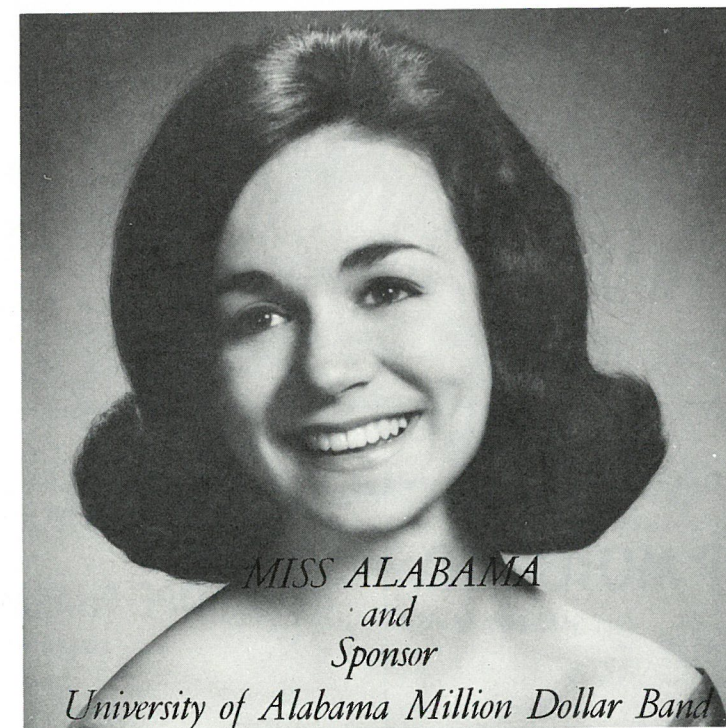
Congratulations David



Pirates of 1967
10-0

Fairhope is proud of...

AMANDA SAWYER



*MISS ALABAMA
and
Sponsor
University of Alabama Million Dollar Band*

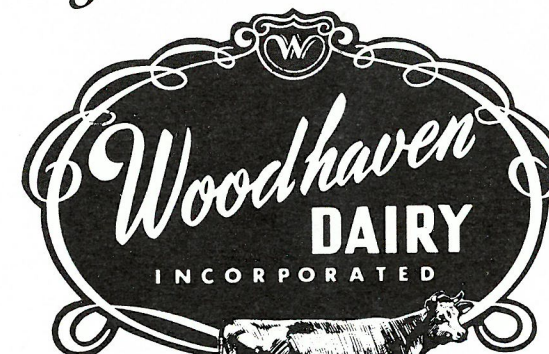
Compliments MELTON'S GARAGE	DELTA EXTERMINATORS <i>Good Luck David</i> YEA AUBURN Bill Malone
Compliments <i>Colony Shop</i> DEL-FAIR FAIRHOPE, ALABAMA	Compliments HOLLAND PHARMACY "YOUR REXALL STORE" FAIRHOPE, ALABAMA
Compliments JAX BEVERAGE CO. FAIRHOPE, ALABAMA	<i>Congratulations David</i> Fairhope Restaurant & Billiards
<i>I BELIEVE...</i> Ed Warley	<i>Best Wishes David</i> Shell's Variety Store BEST OF LUCK DAVID
Compliments KLUMPP MOTOR CO. CHEVROLET - OLDSMOBILE DEALER	<i>Congratulations David</i> FAIRHOPE PHARMACY

Best of Luck David



ELKS LODGE

Congratulations David



Dedicated to Quality

Phone: Windsor 7-2622 Robertsdale

ROBERTSDALE, ALABAMA 36567

JOHN R. FUGARD
President

W. G. McKIBBON
Vice-President and Manager

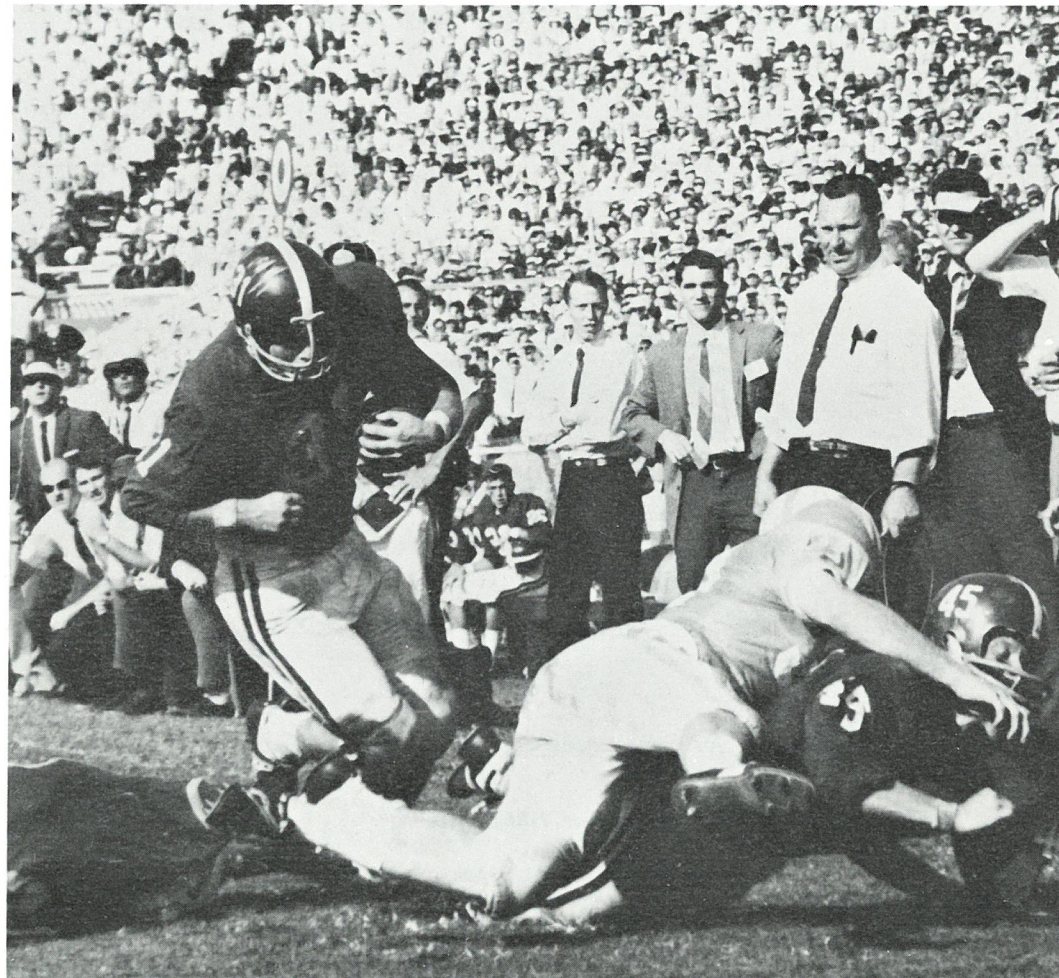
at Fairhope High School...

David was selected to the High School All-American Team for his performance as a junior on the Pirate eleven. His junior year, David crossed the goal line 22 times to establish a County Record, which still stands. David was All-State twice, lettered 4 years, in which he scored 44 touchdowns, was a standout on defense, and team captain his senior year.

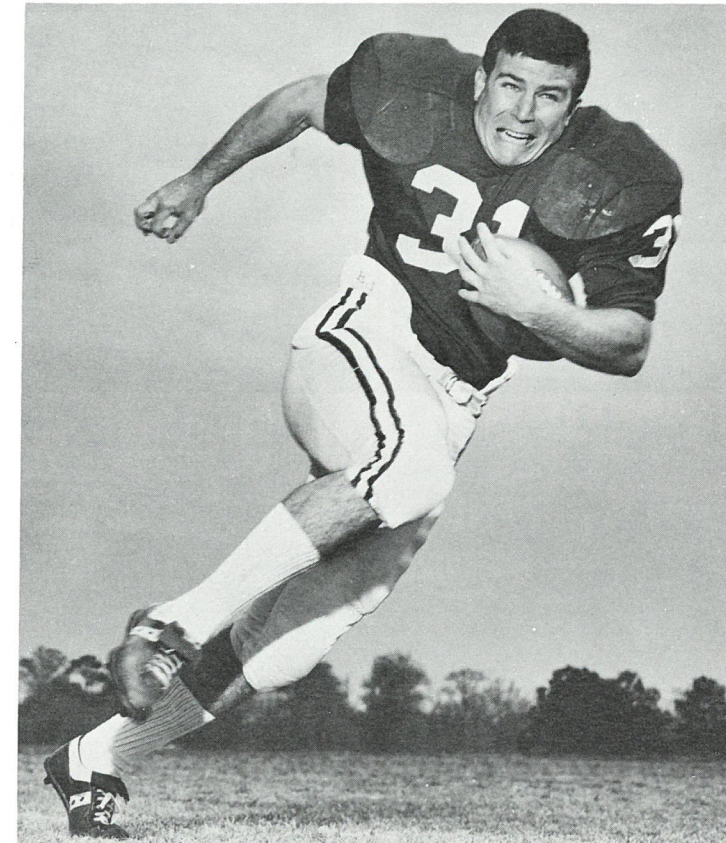
David also lettered 5 years in baseball, 3 years in basketball and 2 years in track.

David played in the North-South All Star Game at Tuscaloosa, and was leading ground gainer.

During the summer months for the last 7 years, David has used his talents and energies to help the youngsters of Fairhope develop their athletic abilities, while working on the City Recreation Boards summer program.



at University of Alabama...



David, as a freshman played on the offensive and defensive teams of the Frosh 11, and showed promise as a defensive specialist.

As a sophomore on a national champion team, David started several games and played a lot of football as a defensive rover. He was moved to fullback in the spring and showed he could also run with the ball.

As a junior, David shared the starting fullback berth and was the starting fullback against Nebraska in the Sugar Bowl. On this undefeated tide team David carried 74 times for 271 yards and scored 3 touchdowns to be the teams third leading rusher.

As a Senior, David, a now seasoned fullback, was game captain 5 times, and logged the most time in the fullback position used principally for his blocking ability. He was the leading rusher in the Cotton Bowl.

While at the University of Alabama David played on a team that won 28, lost only 3 and tied 2. Alabama University was National Champions 1 year, and had the longest undefeated string in the nation. David went to all three of the major bowls in the south, the Orange Bowl, Sugar Bowl and the Cotton Bowl.



<i>Congratulations David</i> REYNOLD'S ENCO R. ROY REYNOLDS	<i>Congratulations David</i> MANNICH'S CITY MARKET Home Owned and Operated Get the BEST for LESS Owner, ARTHUR MANNICH
<i>Good Luck David</i> Compliments of Stowe's Bama Jewelers	<i>Congratulations David</i> Eastern Shore Cleaners
<i>Congratulations David</i> Compliments of Lewis Yeager Tobacco Co.	<i>Congratulations David</i> SPORTSMAN'S STORE from ALL the Summerlins
US "WAR EAGLES" Congratulate You David Huffman - Robertson Ins. Agency 225 FAIRHOPE AVENUE	<i>Congratulations David</i> M & S Service Station FAIRHOPE, ALABAMA
<i>Best Wishes David</i> Charlie's T V <i>Best in RCA Color</i> CHARLIE ALLEN	<i>Good Luck David</i> Alabama Farm Bureau AUTO FIRE LIFE HAL BIGGS

BEDSOLE'S GOODS ARE GOOD GOODS FAIRLY PRICED

BEDSOLE'S
OF FAIRHOPE

IS THE PLACE TO GO

Compliments of

BALDWIN COUNTY SAVINGS & LOAN ASSOCIATION



105 S. SECTION ST.
FAIRHOPE, ALABAMA

Start Your College Fund
Today By Opening A
Savings Account With Us

GOOD LUCK DAVID



W. J. Nelson & Sons

<i>Congratulations David</i> Compliments of KEY CLUB	RUFFLES CO. ELECTRICAL — PLUMBING and AIR CONDITIONING <i>Congratulations David</i>
	Gulf Coast Molasses Co., Inc. <i>Best Wishes David</i> IRMA D. DONALD, Pres.
<i>Baldwin Motor Company</i> ROBERTSDALE, ALA. 947-2642 MARCUS STONE	Compliments of Fairhope Garden Center
ROLL TIDE	<i>Good Luck David</i> SARATOGA INN
INGLESIDE GROCERY Charles E. Nelson	Maury Insurance Agency Congratulations David
Busy Bee Garage - Fairhope, Ala. Vincent J. Klein	GEORGE FOWLER

FIRST NATIONAL BANK OF FAIRHOPE

Serving Baldwin County Continuously For Over 50 Years

FAIRHOPE DAPHNE SPANISH FORT ROBERTSDALE

Good Luck David

Fairhope Jr. Chamber of Commerce

FAIRHOPE, ALABAMA

GOOD LUCK DAVID



Exchange Club

OFFICERS

A. "Hop" Allen, Pres.
W. O. "Bill" Donald Vice Pres.
Bill Pattton, Sec.

BOARD OF DIRECTORS

Bill Wiley
Gene McWilliams
Walter Northcutt
Barney Shull
John Robinson

Fairhope is

FORD Country

GASTON MOTOR CO.



Good Luck David

Cummings - Wilson & Thomas

FAIRHOPE, ALABAMA

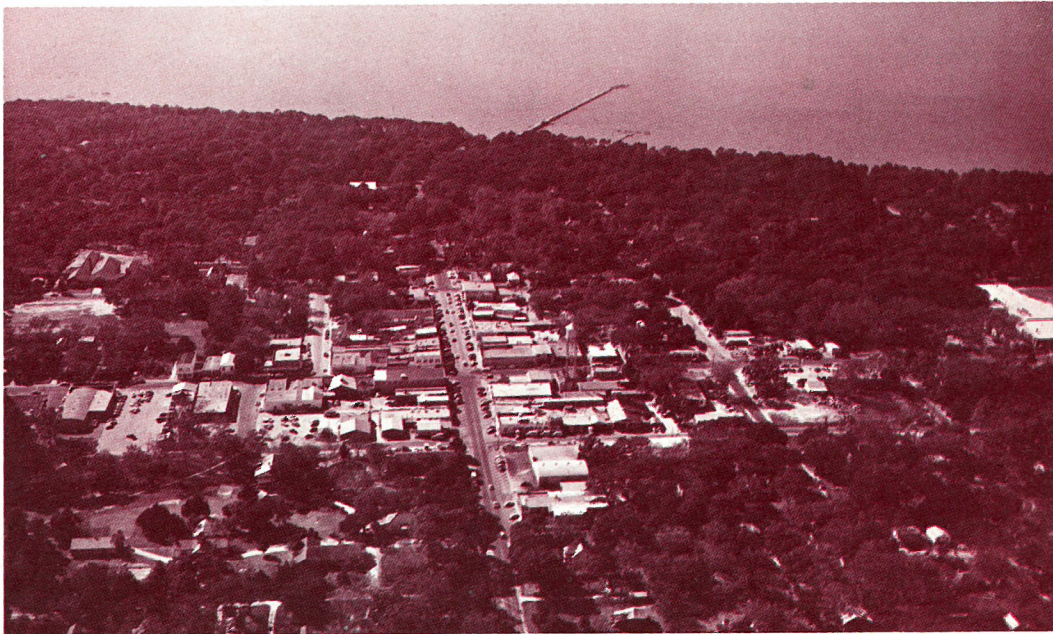
FAIRHOPE...

.....SPORTS UNLIMITED!

and a wonderful place to live.

Offering all water sports, fine hunting and top family recreation, year around, Fairhope has become one of the nation's most desirable residential locations.

***To Come and See is to
Come and Stay!***



CITY OF FAIRHOPE

Mar. 25, 1958

Mr. P. B. Day, District Engineer
Bay Minette, Alabama

Dear Mr. Day:

We appear to have lost the right of way deed for the extension of the Belforest road through our lands South of Fairhope Avenue. If you will prepare another and send it to us we will execute and return it.

The description should take account of the fact that Fairhope Avenue West of the Belforest road is 66 feet not 80 feet wide increasing the West right of way line seven feet.

Very truly yours,

Secretary

Feb. 28, 1958

Mr. P. B. Day
Bay Minette, Ala.

Dear Mr. Day:

Thank you for getting Mr. Bill down so promptly. I went over the ground with him. As a result of my personal inspection and the information he gave me I have written to all our lessees that are involved. I have asked them to check the new line at once as it effects them and let us hear from them immediately.

I told them that we had already allowed 33 feet on each side of the section line for the existing road so it would only be necessary to take 7 feet from their present leasehold. I also told them that only about 30 of the 40 feet would be used for road construction which would probably make it unnecessary to remove trees now growing on the land that has been leased to them. However I did tell the lessee with the pine grove that it would be advisable for him to market all the trees that would be in the right of way.

I told all of them that existing fences would be moved to the new line by the highway department. I also told them, however that the department would not supply any new fencing or fence posts and advised them to see if any such were needed and have them on hand. With respect to T. J. Klumpp Sr. I told him the fence would be moved just west of the row of pecan trees.

I will try to push this matter through as rapidly as possible and get the deed off to you.

Very truly yours,

Secretary

Feb. 27, 1958

Mr. Edgar B. Copas
Fairhope, Ala.

Dear Mr. Copas:

The County has asked us to deed them for road use 40 feet on each side of the Section line. The present right of way provides only 33 feet so it will be necessary to move the east line of your leasehold on the west side of the road 7 feet west and the line on the lease hold on the east side of the road 7 feet to the east.

Your new lines have been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe there is anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts to 1/5 acre and we will adjust your rent charge accordingly.

The portion of the 40 feet used for construction will be only about 30 feet so it will probably not be necessary to remove trees that are presently growing on the land that has been leased to you, unless they interfere with the relocating of your fence if you have any.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

E. B. Copas
3-14-58

Very truly yours,

Secretary

Mr. Zep Gafford
Fairhope, Ala.

Dear Lessee:

The county has asked us to deed them 40 feet on each side of the Section line for road use. The present right of way provides only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe you have anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts to 6/100 acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove trees that are now growing on the land that has been leased to you, unless they interfere with the relocation of your fence, if any, on the new line.

We will appreciate it if you will check the new line at one and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

Feb. 27, 1958

Mr. & Mrs. Clarence E. Jernigan
Fairhope, Ala.

Dear Lessees:

The county has asked us to deed them 40 feet on each side of the Section line for road use. The present right of way provides only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe you have anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts to 11/100 acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove trees that are now growing on the land leased to you, unless they interfere with the relocation of your fence, if any, on the new line.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

Feb. 27, 1958

Messrs. Raymond W. & Vincent Klein et al:
Fairhope, Alabama

Dear Lessees:

The county has asked us to deed them 40 feet on each side of the Section line for road use. The present right of way provides only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe you have anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts to 21/100 acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove trees that are now growing on the land that has been leased to you, unless they interfere with the relocation of your fence, if any, on the new line.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

Feb. 27, 1958

Mr. & Mrs. George B. Klumpp
Fairhope, Ala.

Dear Lessees:

The county has asked us to deed them 40 feet on each side of the Section line for road use and at your corner they will want to cut the corner as on the other side of Fairhope Ave. The present right of way provides only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. Also the corner is marked with a stake on the south side of Fairhope Ave. and on the new east line. We do not believe you have anything of particular value in this seven foot strip or in the corner, except pine trees, that will constitute a loss to you and we would suggest that these be marketed. The area involved in your case amounts to 34/100 acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove other than pine trees growing in the ~~12~~ 7 foot strip now leased to you.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

OK

George B. Klumpp
March 8, 1958

Feb. 28, 1958

Mr. T. J. Klumpp Sr.
Fairhope, Ala.

Dear Lessee:

The county has asked us to deed them 40 feet on each side of the Section line between sections 14 and 15, for road use. The present right of way provides only 33 feet so it will be necessary to add the west 7 feet of your leasehold south of Fairhope Ave. Since your west row of pecan trees is approximately on this line Mr. Day says that they will relocate your west fence just west of that row of trees.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe you have anything of particular value in this seven foot strip, other than the pecan trees that will constitute a loss to you. The area involved in your case amounts to $31/100$ acre and we will adjust your rent account accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove any other trees that are growing on the land that has been leased to you, unless they interfere with the relocation of your fence south of the pecan orchard, on the new line.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. The highway department will move the fences. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

O.K.
T. J. Klumpp Sr.
March 3rd 1958

Feb. 27, 1958

Mr. & Mrs. Jos. P. Manifold
Fairhope, Alabama

Dear Lessees:

The County has asked us to deed them 40 feet on each side of the Section line for road use. The present right of way provided only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

Your new line has been surveyed by highway surveyors and you should find survey stakes every 200 feet along the line. We do not believe there is anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts 1/10 acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove trees that are now growing on the land that has been leased to you, unless they interfere with the relocation of your fence if any, on the new line.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

Feb. 27, 1958

Mr. & Mrs. James Puckett
Fairhope, Ala.

Dear Lessees:

The County has asked us to deed them 40 feet on each side of the Section line for road use. The present right of way provides only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe you have anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts to 4/100 acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove trees, etc that are now growing on the land that has been leased to you, unless they interfere with the relocation of your fence, if any, on the new line.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

James Puckett
March 19 28

Secretary

Feb. 27, 1958

Mr. C. W. Quiggle
Fairhope, Ala.

Dear Lessee:

The county has asked us to deed them 40 feet on each side of the Section line for road use. The present right of way in Section 22 provides only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe you have anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts to 15/100 acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove trees that are now growing on the land that has been leased to you, unless they interfere with the relocation of your fence, if any, on the new line.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

C. W. Quiggle
3/4/58

Feb. 27, 1958

J. O. Stimpson Jr.
Fairhope, Ala.

Dear Lessee:

The county has asked us to deed them 40 feet on each side of the Section line for road use. The present right of way provides only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe you have anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts to $3/100$ acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove trees that are now growing on the land that has been leased to you, unless they interfere with the relocation of your fence, if any, on the new line.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

J. O. Stimpson Jr.
March 1, 1958

Feb. 27, 1958

Mr. George Walley
Fairhope, Ala.

Dear Lessee:

The County has asked us to deed them 40 feet on each side of the Section line for road use. The present right of way provides only 33 feet so it will be necessary to move the east line of your leasehold 7 feet to the west.

The new line has been surveyed by highway engineers and you should find survey stakes every 200 feet along the line. We do not believe you have anything of particular value in this seven foot strip that will constitute a loss to you. The area involved in your case amounts to 11/100 acre and we will adjust your rent charge accordingly.

Only 30 of the 40 feet will be used for road construction so it will probably not be necessary to remove trees that are now growing on the land that has been leased to you, unless they interfere with the relocation of your fence if any, on the new line.

We will appreciate it if you will check the new line at once and let us know what, if any, damage will be suffered by you that will not be offset by having a much improved road for access to your premises. Where there are fences to be moved the highway department will move them. They will not, however, supply any new fencing or fence posts so it will be advisable for you to see if any such are needed and have them on hand.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

Secretary

OK
George Walley
3/6/58



HERMAN L. NELSON
STATE HIGHWAY DIRECTOR
MONTGOMERY

STATE OF ALABAMA
HIGHWAY DEPARTMENT

SIXTH DIVISION
OFFICE OF DIVISION ENGINEER

~~GROVE HILL, ALABAMA~~
Bay Minette, Alabama
February 20, 1958

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

Re: Fig Street

Dear Sir:

With reference to your inquiry of necessary work required prior to our paving same on the above street, I wish to advise that if the State would be required to maintain this street after same was paved, the requirements would be in line with the sheets which I left with you as to quantities and estimated cost. Then if we laid the pavement it would have to be done on special work authorization, approved by the Highway Director before we could do the work.

Mr. Robertson did not give me a copy of his letter, but Mr. Humphries informed me of its contents. To the best of my memory the cost would run something over \$25,000.00 not counting the paving which when approved would be done by the State.

I will stop and talk with you the First of next week.

Yours very truly,

P. B. Day,
Resident Engineer

PBD/egg

cc: Mr. C. B. Niemeyer
Mr. A. R. Ward
File

Feb. 11, 1958

Mr. P. B. Day
Bay Minette, Ala.

Dear Mr. Day:

Mr. Robertson has advised of the offer of the County Commission to surface Fig St. outside the City limits provided it is based and drainage structures placed and approved by you.

We appreciate this offer but will need to know just what you will require and the probable cost. We will very much appreciate it if you will come down at your earliest convenience and go over the details with us and our engineer.

Very truly yours,

Secretary

Feb. 11, 1958

Mr. R. J. Robertson, Chairman
County Commission
Bay Minette, Alabama

Dear Mr. Robertson:

We very much appreciate the offer of the County Commission to assist in the improvement of Fig Street. You may be assured that our corporation will give full cooperation and it is hoped that others interested will do the same.

We have written to Mr. Day and asked him to come down at his earliest convenience to go over with us the details of just what will be required. Thanking you and your fellow commissioners for your offer, we are, v

Appreciatively yours,

Sec.
Fairhope Single Tax Corp.

COUNTY COMMISSION
BALDWIN COUNTY
BAY MINETTE, ALA.

MEMBERS
M. E. BRYANT
R. J. ROBERTSON
DAVID BARNHILL
ELMER KINSEY, SR.

February 6, 1958

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

Dear Sir:

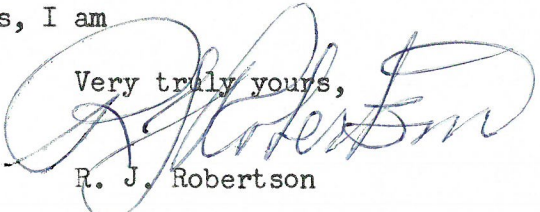
Sometime ago at a meeting of the County Commission you discussed the matter of the repairing and improving of Fig Street in your city. At that time it was also stated that the county had nothing to do with the construction of this street within or outside the city limits. Since that time we have received several inquiries as to just what the county might be able to do in the premises.

This matter was again discussed at a recent meeting of this Commission and I was authorized to inform you that the county would like very much to see this repair and improvement made and if that portion of the street outside the city limits is based and proper drainage structures placed and approved by the County Engineer the county will surface the same with black-top and take over for maintenance.

Since the county had nothing to do with the original construction of this street the Commission does not feel that it is responsible for the maintenance of the same until the street has been placed in proper condition for maintenance.

With kindest personal regards, I am

Very truly yours,


R. J. Robertson

RJR/ew

Revised and mailed 4/4/58.

Dec. 24, 1957

Mr. P. B. Day
Bay Minette, Alabama

Dear Mr. Day:

At our council meeting Dec. 19, the officers were authorized to execute the R/W deed to land in Sections 14, 15, 22, in T 6 S, R 2 E and in Sec. 2-7-2, subject to my prior notification to lessees involved. I went to the location with Claude Arnold yesterday to see what effect it would have on these leaseholds. We did not locate any of your stakes but it appeared that the W 40 ft. of Sec. 14 would take in a row of pecan trees on land leased to T. J. Klumpp Sr.

In checking our measurements against the measurements shown on the R/W deed we find the S $\frac{1}{2}$ of Sections 14 and 15 to be 2647 ft. In Sec. 14 deductions for roads are 40 ft. on North and 33 ft. on South, leaving 2574 ft. Of this the N. 1945.25 ft. is leased to T. J. Klumpp Sr. and the S. 628.75 ft. to Edgar B. Copas. In Section 15 the deduction for road on North is 33 ft. instead of 40 ft. as you will note on our R/W deed of Dec. 1, 1949.; on South it is 33 ft. as in Sec. 14 you will note we show 8.3 ft. more than you. Our lessees are G. B. Klumpp, N. 1952.25 and Edgar B. Copas, S. 628.7 ft.

However in Sec. 22 our record shows only 5320.4 ft. while *you* show 5328.7 ft. so we appear to agree on the overall measurement. There we allowed for roads 33 ft. on both North and South. The leaseholds there from N. to S. are Jos. Manifold, 632.05, Geo. Walley, 665.05, Jas. Puckett, 248 ft., J. Owen Stimpson, 210 ft., Jas. D. Callaway, 207.05 ft. Robt. D. Jernigan, 665.05, H. W. & V. J. Klein, 1330.1 ft., Zepp Gafford, 378 ft., and C. W. Quiggle, 919.05 ft.

It would be a considerable convenience to us if you could stake the E & W side of the R/W at approximately the leasehold corners as indicated above. Our record shows concrete corners placed at 1323.5' distances between sections 14 & 15 and at 1330.1' distances between 22 & 23. If the section line can be established we would like to have it used as R/W center line.

c/c County Commissioners
c/C C. W. Arnold.

Very truly yours,

RIGHT-OF-WAY DEED FOR PUBLIC ROAD

STATE OF ALABAMA

FAIRHOPE SINGLE TAX COLONY

BALDWIN

County }

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, _____ of the _____ and wife _____

County and State aforesaid, in and for the consideration of one dollar (\$1.00) in hand paid by _____ BALDWIN COUNTY _____ the receipt whereof is hereby

acknowledged and for the further consideration of the benefit accruing to us and to the public from the construction or improvement of a public road through our lands, in _____ BALDWIN _____ County, do hereby give, grant, bargain, sell and convey

unto _____ BALDWIN COUNTY _____, its successors or assigns, a Right-of-Way hereinafter described, over and across our said lands in _____ BALDWIN _____

County, Ala., for a public road; which right-of-way shall be _____ 40 _____ feet in width on _____ each _____ side of the center line of said road, as it is now

located and staked out by the State Highway Department or as much of our lands as is required to make a _____ 80 _____ foot right-of-way across our lands, said

right-of-way herein conveyed being more particularly described as follows, to-wit:

And as shown by the Right-of-way map of Project 23, Klump's Airport, South to U.S. 98 West of Fish River, as recorded in the office of the Judge of Probate of Baldwin County:

Parcel No. 1

Beginning at the N. E. Corner of the SE $\frac{1}{4}$ of Section 15, Tn-6-S, Rn-2-E, run 40.0 feet S. 0°-30' W. to the point of beginning at the North property line, thence 40.0 feet S. 89°-30' E. thence 2598.7 feet S. 0°-30' W. thence 40.0 feet N. 89°-30' W. thence 5328.7 feet S. 0°-20' W. thence 40.0 feet N. 89°-40' W. thence 5328.7 feet N. 0°-20' E. thence 2548.7 feet N. 0°-30' E. thence 70.1 feet N. 44°-30' W. thence 90.0 feet S. 89°-30' E. to the point of beginning.

Said Right-of-way being on each side of the center line of Survey, lying in the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 14, the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 15, the east $\frac{1}{2}$ of the East $\frac{1}{2}$ of Section 22, all in Tn-6-S, Rn-2-E, of Baldwin County and containing 9.694 acres more or less including the present roadway.

Parcel No. 2

Beginning at the N. W. Corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Tn-7-S, Rn-2-E, the point of beginning at Station 226/14.5, the North property line, thence 1332.2 feet S. 0°-21' W. along the center line of survey to Station 239/46.7, the point of ending at the South property line.

Said Right-of-way being 40 feet in width on the East side of said center line, lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of section 2, Tn-7-S, Rn-2-E, of Baldwin County and containing 1.223 acres more or less including the present roadway.

To Have and To Hold by _____ Baldwin _____ County, or its Assigns, and for and in consideration of the benefit to our property by reason of the construction or improvement of said road, we hereby release the _____ County _____ aforesaid, and all of its employees and officers, and the State of Alabama and all of its employees and officers from all consequential damages, present or prospective, to our property, arising out of the construction, improvement, maintenance or repair of said road, and that said road is a benefit to our property is hereby admitted and acknowledged. All agreements covering the moving, relocating and/or changing of the buildings and/or structures located wholly or partially on the above described right-of-way shall be in writing and approved by the State Highway Department before same shall be valid and binding on the said State Highway Department. The grantor hereby grants permission with right of ingress and egress to grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right-of-way.

In witness whereof, we have hereunto set our hands and seal this the _____

Witness: _____ day of _____ 19____.

(Seal)

(Seal)

STATE OF ALABAMA }
ACKNOWLEDGMENT FOR INDIVIDUAL
County }

I, _____, a _____ in and for said
County, in said State hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who _____ known
to me, acknowledged before me on this day that, being informed of the contents of
this conveyance, _____ executed the same voluntarily on the day the same
bears date.

Given under my hand this _____ day of _____, A.D. 19____.

(Official Title)

ACKNOWLEDGMENT FOR WIFE

STATE OF ALABAMA, }

County }

I, _____, a _____ in and for said
State and County, do hereby certify that on _____ day of _____, 19____,
came before me the within named _____, known to me
to be the wife of _____ who being examined
separately and apart from her husband, touching her signature to the within con-
veyance, acknowledged that she signed the same of her own free will and accord
and without fear, constraint or threats on the part of her husband.

In witness hereof, I hereunto set my hand this the _____ day of
_____, 19____,

(Official Title)

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA, }

County }

I, _____, a _____ in and for said
County, in said State, hereby certify that _____

whose name as _____ of the _____
Company, a corporation, is signed to the foregoing conveyance, and who is known to
me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he, as such officer and with full authority, executed the same volun-
tarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 19____.

(Official Title)

STATE OF ALABAMA
to
County of _____, Ala.

RIGHT-OF-WAY FOR PUBLIC ROAD

STATE OF ALABAMA

County of _____
I, _____
Judge of Probate in and for said State and
County, hereby certify that the within con-
veyance was filed in my office at _____
o'clock _____ M., on the _____ day of
_____ 19____, and duly
recorded in Deed Record _____
page _____.

Dated _____ day of _____, 19____.

Judge of Probate

County, Ala.

C
O
P
Y

November 7, 1966

Emory E. Day, Jr.
10 Fels Ave.
Fairhope, Ala.

Dear Lessee:

We note that you have allowed your rent to become overdue in a considerable amount.

Your account to date shows that you owe \$44.82 in delinquent rent from 1965, all of the 1966 rent which amounts to \$97.62 and is now delinquent and \$23.91 in penalty charges for a total of \$166.25.

Your account continues to get further behind each year.

In view of this we must insist that some action on your part be taken at once.

Urgently yours,

C. A. Gaston, Secretary

CAG:r
cc: J. Andrew Douglas

P.S. As you know, it will be impossible for us to pay the 1966

139 Florence Place
Mobile, Alabama
10 November 1966

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

Dear Dr. Gaston:

Thank you for the copy of your letter of November 7,
1966 to Mr. E. E. Day, Jr., advising of the arrears in
rent to the Corporation for 1965 and 1966.

Naturally, I regret this very much - especially as it
concerns the place which was once home to me - and I
shall try to get in touch with Mr. Day to see if I can
help in the matter.

Very truly yours,



J. A. Douglas

copy: E. E. Day,
Fairhope, Ala.

November 7, 1966

Mr + Mrs. John W. Henry
409 Forster Drive
Fairhope, Alabama

Dear Lessees:

We note that you have allowed your rent to become overdue in a considerable amount.

Your account to date shows that you owe \$37.04 in delinquent rent from 1965, all of the 1966 rent which amounts to \$79.68 and is now delinquent, and \$9.44 in penalty charges for a total of \$126.16.

The only credit to your account this year was your 1965 State, County and City tax receipt.

In view of this we must insist that some action on your part be taken at once.

Urgently yours,

C. A. Gaston, Secretary

C
O
P
Y

November 7, 1966

Mr. and Mrs. Cecil Edge
P. O. Box 385
Fairhope, Ala.

Dear Lessees:

We note that you have allowed your rent to become overdue in a considerable amount.

Your account to date shows that you owe \$21.28 in delinquent rent from 1965, all of the 1966 rent which amounts to \$110.00 and is now delinquent, and \$6.73 in penalty charges for a total of \$138.01.

The only credit to your account this year was your 1965 State, County and City tax receipt.

In view of this we must insist that some action on your part be taken at once.

Urgently yours,

C. A. Gaston, Secretary

CAG:r
cc: Mrs. William Gray

P. S. As you know, it will be impossible for us to pay the 1966 taxes on your property unless this amount is paid in full before the end of December.

September 10, 1966

Mr. E. S. Tunstall
Tax Assessor
Baldwin County
Bay Minette, Alabama

Dear Mr. Tunstall:

According to our records the following changes should be made on your books:

- #203 Mrs. Karl Dingeldein - was an error in copying from the previous year and should have remained at the original amount of \$500.
- #212 Norvin DuBrock had only \$1700 Homestead Exemption instead of the \$2000 as allowed.
- #235 Mrs. Lois Estoup had \$40 Personal value not listed on the abstract.
- #238 Lyle Euler should not have Homestead Exemption on this account.
- #302 Amon Gates had \$100 Personal value not listed on the abstract.
- #422 Claude Jansen had \$120 Personal value instead of the \$40 listed on the abstract.
- #688 Harold Raske should not have a Homestead Exemption allowed.
- #856 A. J. Verhoestra had \$360 Personal value not listed.

C

1/3/67

FAIRHOPE SINGLE TAX
FAIRHOPE - ALABAMA

DEAR MR. GASTON

THIS WILL ADVISE
YOU THAT I WISH TO
TRANSFER TITLE OF
THE ANTON KOPECKY ESTATE
TO MR & MRS. AMON GATES
OF FAIRHOPE.

THE PURCHASE PRICE
IS \$1500.

I AM ENCLOSING
CHECK IN THE AMOUNT
OF \$53.42 FOR TAXES
FOR 1966

SINCERELY

PUBLIC MEETING TO BE HELD IN CONJUNCTION WITH THE REGULAR
MEETING OF THE FAIRHOPE PLANNING AND ZONING COMMISSION ON
MONDAY, FEBRUARY 6, 1967, AT 7:00P.M. AT CITY HALL

To discuss the request of G.F. McCoy to rezone from
R-2 to R-1 the following described land:

Front Lot: The East 148 ft. of the west 511.64 ft.
of the South 150 ft. of land East of Brown Street
and North of Fairhope Ave., Div. 4 of the land of
Fairhope Single Tax Corporation

Back Lot: East 210.88 ft. of the west 510.88 ft.
of the North 150 ft. of land East of Brown Street
between Stimpson Street, if extended, and Fairhope
Ave., Div. 4 of the land of the Fairhope Single
Tax Corporation.

Land located at 563-565 Fairhope Avenue adjoining
the west line of the Foster McCoy home location.

If you are interested, please plan to attend.

Claire T. Wilson, Secretary

June 15, 1967

To the Executive Council:

Since last meeting I have investigated other brands of typewriters and procured prices with the following results.

The Olympia typewriter has the extra features listed below which the others did not and which are a distinct asset for the type of work we do in this office:

1. Three extra keys for a total of six extra characters.
2. Paper feed lever for ease of insertion and for bringing the paper to a particular spot on the paper automatically.
3. Spacings fo ½, 1, 1½, 2, 2½ & 3 lines.
4. Lining holes properly spaced for boxing in type, a must for our work.
5. D o u b l e s p a c e or accent key. Good for filling in lines on checks etc.

In addition, the tabulator bar and settings are easier to use and the margin setting and the end of page indicator are easier to see and set and the whole machine is easier to clean. There is possibly very little actual difference in the mechanical workings of the machines.

I have been successful in obtaining a discount of 10% on the Olympia machine making the total price \$234.00 plus tax and on the Royal with the same retail price the discount would bring it down to \$210.00 plus tax, or a difference of \$24.00 for the five extra features of the Olympia and the other extra features it offers. Consequently, I recommend that we purchase the Olympia typewriter as I feel that the extra features are well worth the small difference in price.

Respectfully submitted,

Ruth C. Rakwell

Mar. 22, 1967

Mr. C. B. Niemeyer,
Executive Assistant
City of Fairhope

Dear Mr. Niemeyer:

I did, as you suggested, bring to the attention of our executive council the matter of an improved concrete sidewalk on the East side of Section St. between Fairhope Avenue and Oak St.

The general opinion of the council appeared to be that it would be best to delay any such permanent improvement until land use in the area had become more stable.

Sincerely yours,

Secretary

FAIRHOPE TITLE & SURVEY CO., INC.

P. O. BOX 502
FAIRHOPE, ALABAMA
MISS DIAN STITT, SECRETARY
TEL. 928-9163

CLAUDE W. ARNOLD
ENGINEER

R. B. WELKER

GARY THOMAS
SURVEYORS

J. H. ARNOLD
GRACE A. KING
ABSTRACTOR

August 14, 1968

Mr. C. A. Gaston, Secretary,
Fairhope Single Tax Corp.,
Fairhope, Ala. 36532

Dear Mr. Gaston:

This is to report that we have re-run the Dan Horn surveys in the South $1/2$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 17, T6S, R2E; that we found some error in our previous surveys, and have made the proper corrections.

In making this re-survey, we worked from the SE Corner and the SW Cor. of the SE $\frac{1}{4}$ of Sec. 17; established the SE Cor. of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and from it and from the SW Cor. of the SE $\frac{1}{4}$ set the East-west division line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$.

The East-West division line through said forty is set 663 feet north of the South boundary of the section; and is set 665 feet south of the north boundary of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$. In other words, the line is set One foot south of the true East-west center line. This location adheres to the "Parker-Young Subdivision" plat, and conforms well to the oldest fences and fence evidence in the locations.

This re-survey resulted in a 5.2-foot movement southwardly of the corner that Mrs. Beaty questioned, which she thought was out of place. We were unable to find the iron mentioned in my previous survey report, and fence destruction and construction since the time of that survey has rendered the fence references, with respect to that iron, ineffective.

The line is now correctly located, I am sure, as we ran the line the entire length of the forty, by traverse only slightly off-set from the correct location, and corrected the lot corner points along the line, on the south side of it. We have not researched the

BUILDING PERMIT, CITY OF FAIRHOPE

No. 99

Rept. No. 99

ALTERATION AND REPAIR

NEW ☐

REMODEL ☒

REROOF ☐

FEE \$ 1.50

KIND OF BUILDING

CONST TYPE V OCCUPANCY GROUP B-1
OFFICE BUSINESS

ON LOT

BLOCK

ADDITION

ZONE

B-2

MATERIAL

FIRE ZONE 1

STORIES

2

HEIGHT OF EACH STORY

15 FT

SEPTIC TANK ☐

SEWER ☒

ROOF

BUILT UP CLASS 11

ESTIMATED COST

500.00

CONTRACTOR

MCNEECE ROOFING CO

STREET NO.

338-340 FAIRHOPE AVE

OWNER

FAIRHOPE SINGLE TAX CORP

ADDRESS

POINT CLEAR

REMARKS

GULF COAST BLIND AND DRYING CO LOXLEY

DATE

3-10-67

Geo. Lyson FOR BUILDING INSPECTOR

March 2, 1967

Be it unanimously resolved by the Executive Council of the Fairhope Single Tax Corporation that the Officers of the said Corporation are hereby authorized and directed to acquire ownership of the improvements on the lands described as follows, to-wit:

The same to be acquired in the name of the Corporation on the terms offered by the present lessees and upon assignment by the said lessees of their lease to the said lands and by cancellation of the said lease.

Be it further resolved that this purchase be effective on _____ 1967 with proration of income and expense items to be adjusted as of that date.

Fairhope Single Tax Corporation

Executive Council: In Special Session, March 4, 1967, 2:00 P.M.,
In the Colony Offices, Section Street.

MEETING called to order at 2:10 P. M. by President Daphne Anderson

Vice President C. W. Arnold appointed Secretary Pro-Tem.

At Councilman Gaston's request, the Report given by Councilman Dyson at the Regular Meeting of Thursday, March 2, was again read and discussed.

~~XXXXXXXXXXXXXXXXXXXX~~

(Resolution)

The following resolution was presented by Councilman Dyson, and its adoption was moved, Seconded by Councilman Nichols: Secretary Pro-tem Arnold reported that Councilman Berglin had requested that the Council be informed that he, (Councilman Berglin) anticipating the move to adopt the resolution, which had been under study since the Thursday, March 2nd meeting, wanted to record his vote in FAVOR of the Motion to Adopt the Resolution.

A vote was then called for, and the resolution adopted unanimously.

Motion made that the Gaston Estate be notified that Fairhope Single Tax Corporation would insure the building immediately, and that said Estate would therefore be free to cancel its insurance if it so wished. Passed.

Motion made to authorize Council Sam Dyson to contract with Cecil Pitman of Pitman Realty Co. for the insurance on the building; insurance to be fire, lightning and extended coverage in amount of \$10,000.00; Mr. Pitman being the only member of the corporation engaged in the insurance business, locally. Motion seconded by Councilman Gaston and passed.

Motion made to authorize and instruct Councilman Sam Dyson to proceed with roof repairs, replacement of marquee (awning), window repair, and outside painting, as rapidly as possible, but without interfering with the current temporary use of parts of the building as exhibition space for the Arts and Crafts Tour. Motion passed.

Motion no other repairs or alterations to be undertaken until further deliberation as to plans for improvements and repairs by the Council.

FAIRHOPE, ALABAMA.

March 4, 1967.

Mr. Cecil Pitman
Pitman Insurance Agency
Fairhope, Alabama.

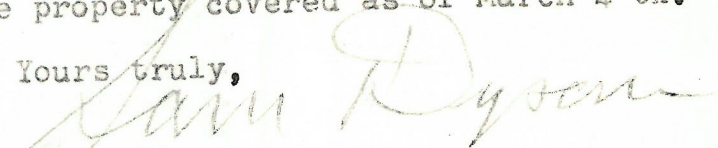
Dear Sir,

The Fairhope Single Tax Corporation Executive Council held a special meeting on Saturday March 4 th. 1967 at which an agreement was made to acquire the Gaston Building on the South Side of Fairhope Avenue by purchase from the E. B. Gaston Estate.

I have been authorized to ask you to write Fire and Lightning and Extended Coverage in the amount of \$10,000.00 on the property in the name of Fairhope Single Tax Corporation as owners.

We shall consider the property covered as of March 4 th.

Yours truly,


Sam Dyson

By Authority of the Executive Council
Fairhope Single Tax Corporation

Copyto: Fairhope Single Tax Corporation

FAIRHOPE, ALABAMA.

March 4, 1967.

Mr. John W. Finch
Gulf Coast Blind & Awning Co.
Loxley, Alabama. 36551

Dear Sir,

We are accepting your proposal to place a new "Marquee" on the front of the Fairhope Single Tax Corporation Building on Fairhope Avenue in Fairhope, Alabama at the price quoted in your letter to Sam Dyson dated Feb. 24 th. 1967.

It is understood that the work will be similar and equal to the installation on the Lewis Yeager Tobacco Building here in Fairhope and the size shall be 35 ft. across the front of the building and extending 5 ft. over the walkway. The new Marquee shall be installed above the transoms and will be anchored to the concrete beam over the windows. The work will also include removal of the old wood awning and disposal of the old materials.

Price for Marquee as quoted	\$262.50
Removal of old awning	25.00
Total price	\$ 287.50

Yours truly,


Sam Dyson

For: Fairhope Single Tax Corporation
Fairhope, Ala.

PS: We do not want the work to be done until some time after March 13 th. after the end of the "Arts and Crafts Week".

We will want work to be done as quickly afterward as possible.

Feb. 13, 1967

Mrs. George A. Mizerany
501 S. Church St.
Fairhope, Alabama

Dear Mrs. Mizerany:

The within is a sketch showing how I suggested your leasehold might be subdivided into three lots. If such information as I have is correct your building improvements are wholly on the 116 foot lot fronting on Church St. and 120 feet deep. As noted on the sketch, this year's rent on that lot amounts to \$104.48.

Remaining in your present leasehold would be the corner lot with 84 feet on Church St. and 120 feet on Pecan St., on which the 1967 rent is \$107.28 and a Pecan St. lot $81\frac{1}{2}$ feet wide and 200 feet deep, on which the 1967 rent is \$84.64. If you are interested in such subdivision I believe our executive council might be willing to cooperate in submitting it to the Planning and Zoning

EXECUTIVE COUNCIL,
FAIRHOPE SINGLE TAX CORPORATION,
FAIRHOPE, ALABAMA.

C.W. Arnold, Engineer,
207 Fels Ave., Fairhope.
February 16, 1967

ENGINEER'S REPORT

- 1.- Attended Fairhope City Council Meeting on January 23; heard and participated, along with the Corporation Secretary Dr. C. A. Gaston, in lengthy discussion of park lands: conclusion of conversations---City Council decided to withdraw action of last previous meeting in regard to Architect's Contract for preliminary plans for Knoll Park Building Construction.
- 2.- Inspected Beach Park in front of Blocks 13-F and 14F; These Park Areas are in fact in vastly better condition than was the case 10 years ago. No erosion threatening the above bluff buildings is apparent. There is an evident nuisance created by the misbehaviour of users of the Park, but this is a Police problem, rather than an engineering maintenance problem. In view of what appears to me to be the facts, I must recommend that the petitions presently under consideration asking for the lands to be declared "Out of Park Usage" and leased to abutting property leaseholders be abandoned or denied.
- 3.- In Accordance with Council instruction of Feb. 2, surveyed the KOPECKY Leasehold in Block 15: drawing and invoice attached. A report concerning adjacent park lands will be filed at next Council meeting.
- 4.- Collected, in part, data concerning the present location of Morphy Ave., between Div. 1 & Div. 2, from Church St. to Summitt St.; this work undertaken upon my own initiative and without council instruction, and therefore may be declined. The information, however, seems to be necessary, and the time costs of survey and research work to date are \$150.00, with partial report and invoice attached. To pursue this work will cost about as much or 1 and $\frac{1}{2}$ times as much more. Upon authorization, we will proceed to map and report the complete situation, which involves serious encroachments by the City in at least three locations, and upon one leasehold.

City of Fairhope

"ON BEAUTIFUL MOBILE BAY"

R. C. MACON
MAYOR
C. B. NIEMEYER
EXECUTIVE ASSISTANT
MARIE MOORE
CITY CLERK

P. O. DRAWER 429
FAIRHOPE, ALABAMA, 36532

December 28, 1966

COUNCILMEN:
R. J. SPADER, PLACE 1
R. ROY REYNOLDS, PLACE 2
JACK A. STIPES, PLACE 3
JAMES GASTON, JR. PLACE 4
ROBERT H. STINE, PLACE 5

The Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

At a special council meeting December 28, 1966, at 10:00 a.m., the following motion was made and passed:

Motion by Councilman Stine, seconded by Councilman Gaston, that the City purchase the Ruffle's property north of and adjacent to present City Hall at the quoted price of \$13,500.00, subject to the approval of the Fairhope Single Tax Colony; and furthermore that monies for this transaction be obtained from whichever funds the Finance Director deems adviseable.

And,

Motion by Councilman Stipes, seconded by Councilman Reynolds, that the Fairhope Single Tax Colony be requested by letter to poll their membership to ascertain if this Ruffle's property, to be used for future City Hall expansion can be conveyed to the City of Fairhope under the same terms as the present City Hall land. Motion carried unanimously.

11 March 1967

Single Tax corporation

Dear Sir:

Request my (B.F. Borom and Hyl G Borom)
application for purchase of Lot #10, Block #8,
Golf Course Subdivision be considered
and approved.

B.F. Borom

BEASLEY NURSING HOME, INC.

108 CHURCH STREET
FAIRHOPE, ALABAMA

NOVEMBER 28, 1966

FAIRHOPE SINGLE TAX CORPORATION
FAIRHOPE, ALABAMA

ATTENTION: DR. C. A. GASTON

DEAR SIR:

THE DIRECTORS OF THE BEASLEY NURSING HOME, INC. HAVE INSTRUCTED ME TO ADVISE YOU THAT THEY ARE VERY INTERESTED IN INCLUDING THE FOLLOWING PARTS OF SINGLE TAX CORPORATION LAND IN THEIR PRESENT LEASEHOLD:

PARCEL 1. ALL LAND LYING SOUTH OF OUR PRESENT LEASEHOLD TO THE NORTH BOUNDARY OF MORPHY AVENUE

AND

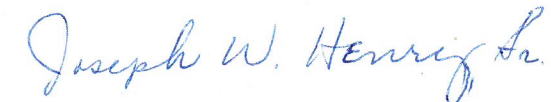
PARCEL 2. ALL LAND LYING WEST OF OUR PRESENT LEASEHOLD TO THE EAST BOUNDARY OF SUMMIT STREET AND SOUTH OF THE SCHOOL PROPERTY.

WE WOULD LIKE TO INCLUDE THOSE LANDS DESCRIBED IN PARCEL 2 AS SOON AS POSSIBLE SO THAT WE CAN EXTEND OUR NORTH FENCE TO SUMMIT STREET IN AN EFFORT TO CLEAN UP THIS AREA AND BUILD A DRIVEWAY INTO THE REAR OF OUR NURSING HOME.

WE ARE IN HOPES THAT PARCEL 1 CAN BE TURNED INTO A PARKING LOT FOR EMPLOYEES AND VISITORS AFTER THE GULLY IN THIS AREA HAS BEEN FILLED. WE FEEL THAT THIS WILL HELP TO RELIEVE THE CONGESTION THAT NOW EXISTS ON CHURCH STREET.

PLEASE ADVISE US AS TO WHAT ACTION CAN BE TAKEN TO INCLUDE THESE LANDS IN OUR PRESENT LEASEHOLD.

RESPECTFULLY YOURS,



JOSEPH W. HENRY,
ADMINISTRATOR

BEASLEY NURSING HOME, INC.

NOVEMBER 28, 1966

CITY OF FAIRHOPE
FAIRHOPE, ALABAMA

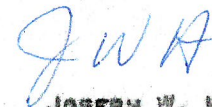
ATTENTION: MR. C. B. NIEMEYER
CITY MANAGER

DEAR SIR:

WE HAVE REQUESTED THAT THE FAIRHOPE SINGLE TAX CORPORATION INCLUDE IN OUR PRESENT LEASEHOLD THOSE LANDS LYING WEST OF OUR PRESENT LEASEHOLD TO THE EAST RIGHT OF WAY OF SUMMIT STREET AND SOUTH OF THE SCHOOL PROPERTY. WE PLAN TO CLEAN UP THIS AREA AND BUILD A DRIVEWAY INTO THE BACK OF OUR NURSING HOME. PLEASE ADVISE ME AS TO WHAT ACTION I MUST TAKE TO GET THE CITY TO MOVE THE FENCE AND GATE THAT NOW CLOSES OFF SUMMIT STREET AT MORPHY AVENUE, DURING SCHOOL HOURS, TO THE NORTH PROPERTY LINE OF OUR PRESENT LEASEHOLD.

WE ARE ALSO INTERESTED IN OBTAINING USE OF THOSE LANDS LYING SOUTH OF OUR PRESENT LEASEHOLD TO MORPHY AVENUE. WE WOULD LIKE TO IMPROVE THIS AREA INTO A PARKING LOT FOR EMPLOYEES AND VISITORS. THIS WOULD ALSO RELIEVE THE CONGESTION THAT NOW EXISTS ON CHURCH STREET, ESPECIALLY WHEN SCHOOL IS IN SESSION.

RESPECTFULLY YOURS,



JOSEPH W. HENRY,
ADMINISTRATOR
BEASLEY NURSING HOME, INC.
P. O. DRAWER M
FAIRHOPE, ALABAMA

JWH:BB

CC: DR. C. A. GASTON, SECRETARY
FAIRHOPE SINGLE TAX COLONY
FAIRHOPE, ALA.

4 December, 1958

Mr Claude Arnold, Engineer
Fairhope Title and Survey
South Section Street
Fairhope, Alabama

Dear Mr. Arnold:

Reference street extensions on Orange and Church
streets as per plans by Byrd Moore with modifications
we are pleased to quote the following prices:

204-N	Pipe Removed	lf	114	\$ 2.50	\$ 285.00
207-B	Common Excavation	cy	560	.75	420.00
303-A	Watering	M-gal	20	2.50	50.00
310-B	Gran Soil Base	cy	550	2.00	1100.00
401-A	Bit Treat "A"	sy	2170	.10	217.00
411-B	Plant Mix, Type I	Ton	152	11.70	1778.40
604-C	Concrete Gutter	lf	1733	1.80	3119.40
604-C	Conc Roll Gutter	lf	242	1.95	471.90
625	Fertilizer	lbs	310	.10	31.00
627-A	Sprigging	sy	1520	.10	152.00
630-A	Solid Sodding	sy	215	1.30	279.50

Total \$7904.20

Thank you,

CARGILE CONSTRUCTION CO.

Charles J. Cargile, Jr.

4d P. 1000 @ 101

18.20

7 Plant unit @ 1170

166.37

4d Fuel @ 2.00

91.00

275.57

Eng fee 10%

27.56

2) 303.13

151.57

Other incl of Eng

27.50

179.07

4d Fuel @ 1.98

162.34

341.43

Dec. 6, 1954

Mr. Sam Dyson
Fairhope, Ala.

Dear Sam:

With respect to your protest against the charge for trees on the lots for which you made application Nov. 18, it has long been an established rule to charge for trees and any other items of value that are attached to lands offered for lease by the corporation. Others who have taken up leaseholds on Johnson St. and on Bellangee St. have paid the colony \$410.00 for trees that were on their leaseholds.

Generally Mr. Johnson and I have made the appraisals. It has commonly been our practice to secure the services of Jesse Stimpson to cruise the timber first and make an estimate of the commercial stumpage value. We have then gone onto the land where we have tried to give consideration to every factor involved in arriving at an equitable charge. Discounting factors considered are both general and particular. If the lot has on it a dense growth of worthless underbrush and vines that will be difficult and expensive to remove, the tree value is correspondingly discounted and in some cases offset entirely. Another discounting factor is the evident necessity of removing otherwise valuable trees for a house site. Enhancing factors are the relative freedom of the lot from underbrush and the strategic location of trees where they can add much to the attractiveness of the site.

While the assessment of rent is wholly relied upon to accomplish the colony purpose to "equalize the varying advantages of location and natural qualities of different tracts" (Con., Art. VII, Sec. 2), in the earliest days of the colony it was recognized that there were some values that were not submissive to rent adjustment. Some of the land since purchased by the colony was

knots and logs that were liberally scattered over all the land hereabouts.

Later when the demand here in town came to be primarily for residence sites it developed that the great majority wanted lots on which there were trees already growing. The trees are not equally distributed so a policy of appraising and charging for the trees on individual lots was adopted. Clearing is, however, still recognized as a factor of value and cleared lots from which the stumps have been removed are charged for on a value basis of \$75.00 per acre for clearing. In these matters as with rent the purpose and intent is to equalize the advantage values.

Today the commercial value of the trees on our unleased lands amounts to a considerable sum and the colony, in my opinion, cannot forego its collection. I am inclined to believe that the colony should undertake the correction of removable defects before offering lots for lease. I also believe that the colony should give more attention to properly caring for its unleased lands so as to retard or prevent undesirable undergrowth which sometimes furnishes a breeding place for mosquitoes and other pests as well as inviting unlawful disposal of refuse.

I hope these observations will better enable you to judge fairly our policy of charging individual lessees for other than site values that exist upon their lands.

Fraternally yours,

Secretary

Copy to
Axil Johnson
M. Dyson

161 Fig Street
Fairhope, Alabama
September 14, 1958

Fairhope Single Tax Corporation
Fairhope, Alabama

Attention Mr. Gaston

Dear Mr. Gaston:

Just a reminder of the deplorable condition of Fig Street.

We as tenants of the Single Tax Colony feel that we have been very patient with the Colony; we have repeatedly requested you to do something to correct this condition. We realize the Colony has a problem; however, we do not feel that we should have to suffer for past mistakes of the Fairhope Single Tax Colony.

The approach to our property is in far worse condition than it was at the time we leased said property and yet the Single Tax Colony has raised the rent.

The paving project seems to have been delayed and the rainy season will not wait. We are asking you again to please do something about maintaining this street.

Very truly yours,

Selwyn A. Del Homme
Mrs. Selwyn A. Del Homme

Mr. and Mrs. Selwyn A. Del Homme

July 3, 1963

Miss Ethel O. Darrow
Fairhope, Alabama

Dear Lessee:

Your neighbor, Mrs. McCutcheon, has complained about your and your dog's trespass upon her leasehold.

As you know Mrs. McCutcheon is no longer young and we trust you will give her as little cause for annoyance as possible.

Sincerely yours,

Secretary

July 3, 1963

Miss Ethel O. Darrow
Fairhope, Ala.

Dear Miss Darrow:

Your neighbor, Mrs. McCutcheon about you and
your dog's trespass upon her leasehold.

161 Fig Street
Fairhope, Alabama

NOVEMBER 4, 1958

Single Tax Corporation
Fairhope, Alabama

Attention Mr. Gaston:

Dear Mr. Gaston:

Several weeks ago when talking with you about the condition of Fig Street, I thought I understood you to say you had engaged the services of Mr. Creamer to scrape and drag Fig Street - what has happened in the meantime? Now again, the weather has changed to rain, the condition of the street is still deplorable, and we are again taking this opportunity to ask you to please do something about maintaining this street before we are again unable to get through at all. This has been going on for over eighteen (18) months now, surely the Colony is ready to accept its responsibilities.

Very truly yours,

A handwritten signature in dark ink, appearing to be "S.M. III", is written over the typed name "S.M. III".

ESTABLISHED 1885

PLANTS

BIRMINGHAM, ALA.
CHATTANOOGA, TENN.
MERIDIAN, MISS.
PITTSBURG, KANS.
SASPAMCO, TEX.
TEXARKANA, TEX., ARK.

W.S. DICKEY CLAY MFG. CO.

MANUFACTURERS OF CLAY PRODUCTS

BIRMINGHAM 1, ALA.

December 21, 1953

DISTRIBUTION YARDS

ATLANTA, GA.
KANSAS CITY, MO.
MACON, GA.
NEW ORLEANS, LA.
ROMA, GA.
SAN ANTONIO, TEX.

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

RE: FAIRHOPE, ALABAMA
SANITARY SEWERS

Dear Dr. Gaston:

It is our understanding that Contractor J. E. Woolley has completed the installation of sanitary sewers in your new subdivision project in Fairhope.

It has been a genuine pleasure to supply "Old Reliable" Dickey Vitrified Clay Pipe, and attached you will find a properly executed Guarantee of our materials against the gases, acids, etc. normally found in sanitary sewers. You may be sure this is one utility which you will not have to replace because of a pipe wearing out. May we take this opportunity to thank you for letting us be of service, and to wish for you and yours a very Merry Christmas and a Prosperous and Happy New Year.

Yours very truly,

Manager

GUARANTEE

OF VITRIFIED CLAY PIPE & FITTINGS

The W. S. DICKEY CLAY MFG. CO.

of Birmingham, Alabama

Warrant and Guarantee to
Single Tax Corporation

that all vitrified clay sewer pipe and fittings manufactured by the above said
company and furnished for installation in Fairhope, Alabama

under contract dated March 6, 1953
between J. E. Woolley, Contr and this Company

are proof against impairment of service or failure due to rust, corrosion, decay, chemical decomposition and/or disintegration caused by any action of acids, alkalis, sewage, sewer gases, ground waters or industrial wastes, excepting Hydrofluoric Acid only, whether used in sanitary sewers and/or in sewers for transmission of industrial wastes, for residential requirements, for storm sewers or for general drainage purposes. Also guaranteed against destruction by rats, rodents or termites.

The undersigned bind themselves for a period of

FIFTY YEARS

after date hereof to furnish to the above named Single Tax Corporation free of cost, vitrified clay pipe and fittings in the same quantity and sizes equal to any of the vitrified clay pipe and fittings manufactured and furnished by above named manufacturer under said contract which may have been damaged, destroyed or impaired in service by reason of any of the above named causes.

It is expressly understood that the conditions of This Guarantee do not provide for Furnishing of Pipe which have been broken or impaired by reason of Improper Handling, Placement or Trench Loading.

The W. S. Dickey Clay Mfg. Company

139 Florence Place
Mobile, Ala. 36607

7 November 1968.

Fairhope Single Tax Corporation
Fairhope, Ala.

Gentlemen:

I am enclosing a copy of "How To Make
Shums and Create Barbarians", from the American
Institute for Economic Research".

It reminded me of the articles which Mr. E.B. Gaston
used to publish in the early days of Fairhope,
and I thought you might like it for your
files.

If you already have a copy, this could be an
"extra."

Very truly yours,

Mar. 14. 1955

Mr. Raymond Dominey
Fairhope, Ala.

Dear Mr. Dominey:

Your verbal offer to make up an audit of our accounts for the year 1955 was accepted by our Executive Council March 1, at your quoted cost of \$175.00.

I am sorry to have been so late in notifying you. Our books will be available whenever you are ready and our cashier, Mt. Evans will give all cooperation needed.

Very truly yours,

Secretary

Sept. 26, 1956

Department of the Interior
Bureau of Land Management
Patent Division
Washington, D. C.

Gentlemen:

From time to time our lessees are required by mortgagees to provide insured titles to the land leased to them by us. Title search in some cases develops that the patent was never recorded in Baldwin County Probate Court.

In such a case in 1950 we secured the patent from your office and our notes show the charge to have been \$1.00. We would like to know that is the present charge and enclose herewith a stamped self addressed envelope for your reply. With assurance of our appreciation for your services in this matter we are,

Very truly yours,

Secretary

Feb. 11, 1957

Mr. Marmaduke Dyson
Fairhope, Alabama

Dear Mr. Dyson:

It is my personal pleasure to advise you that at its regular meeting Thursday night, February 7, 1957 the Executive Council of the Fairhope Single Tax Corporation unanimously adopted the following resolution:

BE IT RESOLVED, That there be spread upon the minutes of this meeting of February 7, 1957, expression of the council's sincere and grateful appreciation for the many years of able and faithful service rendered our corporation by Marmaduke Dyson as its president; and of our gratitude for his consent, upon retiring from that office, to continue his valued service in the less arduous office of vice-president.

To the foregoing I wish to add my personal appreciation of the splendid cooperation you have always given me during all the years of our association in our respective offices; and of my sincere pleasure that such association is assured of continuing even though it may be in lesser degree.

Sincerely and Fraternaly yours,

Secretary

March 21, 1955

Mr. Sam Dyson
Fairhope, Ala.

Dear Sam:

Our lessee to land adjoining your property occupied by your tenant, Fuel Oil Supply Company, Foster Mc Coy reported to me this morning that an inspection of the drainage facilities after Saturday night's rain indicated the considerable possibility of damage to his valuable plantings bordering the ditch.

I went out with him and we talked to Ted Dyer and Mrs. Donald. Ted said that all oil change drainage was collected into drums and not disposed of on the premises and that no tanks were washed out on the premises. He did say, however that drivers do sometimes wash the tanks off on the lot and a considerable amount of oil does come off; also that such oil may melt and drip off while the tank is parked on the lot in sunshine.

All agreed that if such oil got on growing things it would kill them and that its saturation into the ground would make the ground barren. It appears certain that such oil will get into the ground leased to Mr. McCoy both from the ditch and from the lot draining to the North. Also along you North line erosion from your fill is washing onto the McCoy garden indicating the possible need for some retaining wall.

The hazards do appear to be considerable and the prospective extent of damage could run to several thousand dollars. It occurs to me that there is a possibility that

FAIRHOPE. ALABAMA.

Nov. 3, 1955.

Fairhope Single Tax Corporation
Fairhope, Alabama.

Gentlemen,

Re; Filling and Grading
Horace Hall Leasehold
Fairhope Ave-East of Brown St.
North Side.

It has been brought to my attention that the above subject filling and grading has been done in a manner to cause the rain and storm drainage from the Hall leasehold to run over onto my leasehold and that no provision has been made for directing said flow of water into the catch basins of ditch.

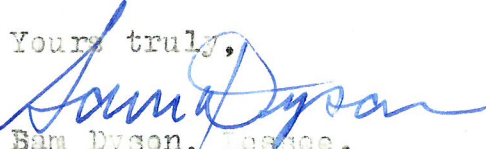
It is a matter of record that I went to considerable expense to provide catch basins and drainage and that the corporation participated in some of the costs of said work and I believe it would be in order to require that the same consideration be taken into account in the Hall case.

It is also true that I spent \$440.39 in a retaining wall and other work to protect my neighbor to the East from any damage that might be caused by my filling and grading work.

In view of the above conditions I believe it is incumbent upon Horace Hall to make provision to provide such means as might be necessary to protect my leasehold against damage from his filling and grading work.

It also seems that we should withhold further participation in any filling and or grading work on our lands except under the direction of our Engineer and in cases where it can be determined in advance that all parties can agree.

Yours truly,


Sam Dyson, Lessee.

*Moved and carried to actual ditch
drainage.*

Jan. 11, 1956

Mr. Robt. F. Diehl
263 St. Francis St.
Mobile, Alabama

Dear Mr. Diehl:

We will greatly appreciate it if you will execute the within affidavit and return it to us.

We have a veteran lessee who is a building his home on a part of the land and we have to perfect our title before he can get veteran's financing.

If you are over this way we are sure you would be interested to see how this and adjoining lands we purchased from your parents and grandparents has developed, since we provided roads and opened it for development a couple of years ago. Thanking you very much for your past services I am,

Very truly yours,

Secretary

C. A. GASTON

FAIRHOPE, ALABAMA.

December 21, 1955.

To the President, Officers,
And Members of the Executive Council
Fairhope Single Tax Corporation.

Gentlemen,

In accordance with the suggestion made at our
Meeting of Dec. 15, 1955, it is proposed that lease fees
and other charges be revised as outlined in the following
schedule.

Fee for an original lease, \$ 5.00
(This fee to accompany application
to include cost of notice etc. not
returnable unless application is
denied)

Transfer Fee 5.00
(This fee to accompany request
for transfer and not returnable
if transfer is approved by the
council)

Fee for an assent to mortgage, 2.00
(This fee to accompany request
and not refundable unless assent
is denied)

Special transfer fee for special action
by the council at other than a regular
session, 5.00 plus 12.00 12.00
(This fee not refundable unless
transfer denied)

.....
It is further suggested that all applicants
making application for land for the first
time be required to make such original
application in person at the office of the
corporation with the regular fee of \$5.00
attached.
.....

Yours truly,

Sam Dysan

July 11, 1955

Mr. Sam Dyson
Fairhope, Ala.

Dear Sam:

At its meeting July 7 the Executive Council accepted the bid you submitted for M. Dyson for the construction of a five foot concrete sidewalk on the East side of Church St., such construction to conform to plans and specifications prepared by Engineer C. W. Arnold and as stated in your proposal.

Very truly yours,

Secretary

P. S. We have notified Engineer Arnold of the acceptance of your bid and have directed him to prepare suitable contract.

July 11, 1955

Engineer C. W. Arnold
Fairhope, Alabama

Dear Claude:

At its meeting July 7 our Executive Council accepted the bid of M. Dyson as submitted by Sam Dyson for the construction of the five foot sidewalk on the East side of Church St. for \$805.10.

The proposal was executed on the form prepared by you with the following addition:

Concrete to be as specified with $\frac{1}{2}$ " Expansion joint every 30 ft. Mixture to produce 2500# concrete (7 days test). Testing to be at the Owners expense but letter from the supplier of the concrete will be furnished.

Contract should be worked out with Sam Dyson as agent for M. Dyson.

Very truly yours,

Secretary

PROPOSAL FOR LUMP SUM CONTRACT

Proposal of: M. Dyson
Fairhope, Alabama.

TO FURNISH AND DELIVER ALL MATERIALS TO AND TO DO AND PERFORM ALL NECESSARY WORK FOR THE CONSTRUCTION OF 395.4 linear feet of sidewalk 5 feet in width, this work being situated as follows: on the East side of Church Street, extending southwardly from the south edge of the present concrete sidewalk on Delmar Street to the south boundary of the Warren Stears leasehold, on lands of Fairhope Single Tax Corporation, Fairhope, Alabama.

TO: Fairhope Single Tax Corporation,
Fairhope, Alabama.

Gentlemen:

The undersigned bidder will provide all necessary labor, machinery, tools, apparatus, and other means of construction and do all of the work and furnish all materials necessary for the construction of the above described sidewalk, in accordance with the engineer's specification and instructions, for the lump sum of:

Concrete sidewalk, \$ 805.10

Bituminous Cement (Shell Aggregate) sidewalk \$

M. Dyson

By, Sgt. H. J. [illegible]

Concrete to be as specified with $\frac{3}{4}$ " Expansion joints every 30 ft.
Mixture to produce 2500# concrete (7 day test). Testing to be at the
owners expense but letter from the supplier of the concrete will be
furnished.

July 7, 1855

To Fairhope Single Tax Conf.

Proposed to do work + furnish
materials as per Plan "Sidewalk
East side of Church St 39' - 5' wide

1 5/6" Asphalt -

699 11

4" 3000^{lb} Concrete

1199 11

Lester H. Boone
Fairhope Paving Co

PROPOSAL FOR LUMP SUM CONTRACT

Proposal of: _____

TO FURNISH AND DELIVER ALL MATERIALS TO AND TO DO AND PERFORM ALL NECESSARY WORK FOR THE CONSTRUCTION OF 395.4 linear feet of sidewalk 5 feet in width, this work being situated as follows: on the East side of Church Street, extending southwardly from the south edge of the present concrete sidewalk on Delmar Street to the south boundary of the Warren Stears leasehold, on lands of Fairhope Single Tax Corporation, Fairhope, Alabama.

TO: Fairhope Single Tax Corporation,
Fairhope, Alabama.

Gentlemen:

The undersigned bidder will provide all necessary labor, machinery, tools, apparatus, and other means of construction and do all of the work and furnish all materials necessary for the construction of the above described sidewalk, in accordance with the engineer's specification and instructions, for the lump sum of:

Concrete sidewalk, \$ _____

Bituminous Cement (Shell Aggregate) sidewalk \$ _____

July 11, 1955

Mr. C. B. Niemeyer
City Manager
City of Fairhope

Dear Mr. Niemeyer:

Pursuant to your request submitted to us on behalf of the City Council we have made arrangements to construct a five foot concrete sidewalk on the east side of Church St., extending south from De La Mare St. to the south line of the land leased by us to Mrs. W. C. Stearns, replacing the present asphalt sidewalk.

The work is to be done by Sam Dyson for M. Dyson. The material to be used is to 2500# concrete 4 inches thick, in 6 foot panels with expansion joints every 30 feet. The engineer supervising the work will be C. W. Arnold. The sidewalk planned is to substantially follow the existing grade except as shown on the blue print herewith submitted.

If approved please so advise us as it is desired to proceed with this work at once.

Respectfully yours,

Secretary

FAIRHOPE SINGLE TAX CORPORATION
Fairhope, Ala.

**SIDEWALK ON EAST SIDE OF CHURCH STREET, FROM DELMAR WALK SOUTH
TO SOUTH BOUNDARY W. STEARNS LEASEHOLD**

1.- Scope of Work:

To furnish all labor, materials, and necessary equipment for construction of 395.4 feet (linear) of sidewalk 5 feet in width in above noted location.

2.2 SPECIFICATIONS A.0 (For Concrete walk):

6 foot panels of 1:2:3 concrete, expansion joints of $\frac{1}{2}$ -inch bituminous material, either prepared filler or paved joints. Excavation for roots as shown on plans; no back-fill required except as necessary where root-excavation is performed.

A.1 (For Bituminous Concrete walk)

Shell Aggregate Bituminous Concrete, cold laid, to be laid over base prepared by contractor of 2-inches of sand-clay base material, placed before forms are set, and tamped to a degree of compaction satisfactory to engineer, not to exceed 85% of maximum dry weight of material

GENERAL SPECIFICATION: All work to be performed to the satisfaction of the engineer.

TIME OF WORK: Work to be commenced within One week (7 days) from date of notice of acceptance of bid, and completed within one week of the beginning date. A reasonable allowance will be made for working days lost because of rain, if necessary.

NOTICE OF ACCEPTANCE:

Acceptance of bid will be indicated by letter from the Secretary of the Fairhope Single Tax Corporation, and will be given within three days of the bid-opening date, which is July 7th, 1955.

PAYMENT FOR WORK:

Upon receipt of written notice that the work is ready for final inspection and acceptance, the engineer shall promptly make such inspection, and when the work is found satisfactory he shall promptly issue a final certificate, and the contract sum shall be paid to the contractor within fifteen (15) days after the date of said final certificate.

ENGINEER: The engineer for this work will be Claude W. Arnold, of Fairhope Title & Survey Co., Telephones: Office, WA8-5031, Home, WA8-3911, address Fairhope Ave. over Shell Stores.

THE FAIRHOPE SINGLE TAX CORPORATION RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

FROM: SAM DYSON

Battles Wharf Alabama.
Nov. 17, 1957

Officers and Members of the Executive Council
Fairhope, Single Tax Corporation
Fairhope, Alabama.

Gentlemen,

At this writing it seems ~~that~~ it will not be possible for me to be present at the regular meeting scheduled for Nov. 21 st, and since we postponed action ~~of~~ the change in rents from the last meeting I would like to propose the following.

That the recommendation of the committee of the whole be accepted and approved ~~and~~ that rents be increased ~~8%~~ on the lands within the City and that a 10% increase be applied to the rents on the "Country" lands. This will be in accordance with the general discussion and agreement of the committee at its meeting on Oct. 31 st. 1957. I further propose that action on the proposal for rent increase be accompanied by a motion to increase the remuneration of the members of the council from \$5.00 per meeting to \$20.00 per month based on attendance ~~of~~ twenty four meeting per calendar year (Meetings may be either regular, special or committee) The trustees fee for conducting elections should be increased from \$5.00 to \$10.00. Rental paid on the office quarters should be increased to \$50.00 monthly, and an increase in salary of \$25.00 for the secretary and \$10.00 for the clerk and assistant to the secretary should be included in the changes.

I am making these recommendations in this manner because I had intended to propose these changes at our last regular meeting but due to the illness of the Secretary and Councilman Berglin time did not permit me to.

I want to strongly urge that all the proposals as outlined above be put into effect by action of the council to become effective on Jan 1, 1958, if there be no legal obstacles and if there are any such obstacles then to become effective at the earliest possible date.

Since I feel that action on the above matters should not be postponed further I recommend ~~XXXX~~ passage of the entire proposal. If it developes that approval of the entire recommendation can not be reached I request that no action be taken until I have an opportunity to present the facts and figures which I have gathered in support of these proposals.

Respectfully submitted

Sam Dyson
Sam Dyson, Councilman.

CITY OF FAIRHOPE

Nº 161

CERTIFICATE OF OCCUPANCY

ISSUED TO FAIRHOPE SINGLE TAX CORP

STREET 338-340 FAIRHOPE AVE USE ZONE B-2

OFFICE BUILDING ALTERATION

AND REMODEL CONST TYPE V

OCCUPANCY GROUP B-1

BUILDING PERMIT # 168
ISSUED 6-11-1968

AS PER ORDINANCE No. 295
DATED JANUARY 14, 1963

George Dyer
BUILDING OFFICIAL

1-3-1968

DATE

June 16, 1967.

Mr. Ack Moore
Mr. Thad. Ingram
Byrd L. Moore & Company, Engrs.
North Section Street
Fairhope, Alabama.

Engineers for City of Fairhope, Alabama.

Gentlemen,

This is to call your attention to the situation created at the intersection of Laurel St. and Pomelo St. in Fairhope, Alabama, resulting from the work being done by the City of Fairhope in connection with paving of certain streets.

At present there is a drainage ditch along the east side of Pomelo Street which runs directly across Laurel Street thereby cutting off all access to Blocks 24 and 26 in the (South half) Magnolia Beach Addition to Fairhope, Alabama, in which we own lots 4, 5 and 6 in Block 24 and lots 4, 5 and 6 in Block 26. South half.

Approximately two months ago I was assured by Mr. Ingram that a suitable culvert with accessory work would be installed in this location to provide some sort of access to this property.

Since it now appears that the contractor is nearing completion of work in this area we now call upon you to cooperate with us in this matter and to do whatever may be necessary to have access to these lots provided. As you may know there has been access to these lots for more than fifty years prior to this date and we feel that the ditch as described above has damaged our property. Upon inspection of the site, agree with us and that you will make arrangements to have it corrected.

Yours truly,

Sam Dyson

For M. Dyson Building Co. Inc.
Raymond, George & Sam Dyson

Copy; City of Fairhope
Fairhope, Ala.
Attn. Mrs. Marie Moore

April 10, 1967

Mrs. May Moss Dyson Parker
P. O. Box 373
Fairhope, Alabama

Dear May Moss:

We are pleased to inform you that your application for membership in the Fairhope Single Tax Corporation has been approved by the Membership Committee and we are prepared to execute your membership certificate upon receipt of the \$100.00 fee as provided by our constitution.

Fraternally yours,

C. A. Gaston, Secretary

CAG:rer

May 30, 1963.

Dear Cornie:

As noted this letter was sent to all Councilmen
and the Mayor.

I presume you have heard the talk about Mr. Howie (Sp)
and the Casino property.

Sam Dyson

May 30, 1963

Mr. Pete Burns
City of Fairhope
Fairhope, Alabama

Dear Sir:

In view of recent developments within our state regarding the use of publicly owned recreation facilities, the following suggestions are offered for your consideration:

- 1 - Any decision to build or create recreation facilities should be indefinitely suspended until the situation in general is clarified.
- 2 - No commitments should be made to provide public recreation facilities.
- 3 - Consider and immediately adopt an ordinance restricting the use of Fairhope's existing public recreation facilities to residents of Fairhope and members and lessees of the Single Tax Corporation.

Friendly relations between all the citizens of Fairhope have existed for over 50 years and it will be to the best interest of all the citizens of Fairhope to preserve these friendly relations.

Yours truly,

Sam Dyson

SD:dm

This letter is being mailed to all members of the City Council.

SAM DYSON
FAIRHOPE, ALABAMA.

September 11, 1959

To: J. E. Gaston, President
C. A. Gaston, Secretary
M. O. Berglin, Councilman
R. H. Brown, Councilman
Marvin Nichols, Councilman
O. M. Rockwell, Councilman
Fairhope Single Tax Corporation

Gentlemen,

Re: Petitions for Membership

For some time it has appeared advisable for the Single Tax Corporation Council to establish rules of procedure to be followed in considering all petitions for membership in the corporation. The following suggestions are made for your consideration in establishing such rules of procedure.

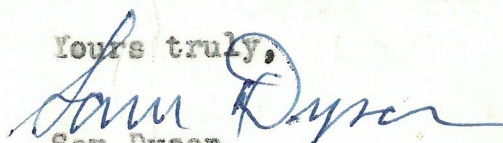
- 1, Petitioner should make application in writing on an approved form similar to the form being used presently.
- 2, Petitions should then be considered by an investigating committee.

The investigating committee should be appointed and approved by the council at its first meeting following each annual election.

The investigating committee should be allowed at least thirty days in which to make its investigation and report its findings.

- 3, A knowledge of the Single Tax Principal through attendance at a series of classes should be required.
- 4, A reasonable knowledge of our method of operation and some of our history should be known.
- 5, Petitioners should be accepted for membership after due consideration to what they might add to our organization without regard for any personal circumstances.

Yours truly,


Sam Dyson

Feb. 25, 1960

Mrs. Margaret Dyson
Fairhope, Alabama

Dear Mrs. Dyson:

Your resignation from the position of Colony representative on the library board reminded us of the many years of extremely valuable service you rendered in that position and of the many other services you have rendered our Colony corporation and the community.

We hope you will approve the appointment of another Dyson, Helen, to be your successor. While we appreciate that resignations must be in order as time passes and the years accumulate they cannot come but with regret from such as you.

Faternally yours,

Secretary

Feb. 25, 1960

Mrs. Helen Dyson
Fairhope, Alabama

Dear Helen:

The resignation of Mrs. Margaret Dyson from the Library Board was presented to the corporation at the last meeting of the executive council.

Our president, J. E. Gaston, appointed you to fill the vacancy resulting from this resignation. We trust you will accept the appointment and we are confident of your ability to render valued service to this important institution.

Faternally yours,

Secretary

c/c Mrs. J. E. Gaston, Pres.
Library Association

Sam Dyson
November 9, 1961

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

Dear Sir:

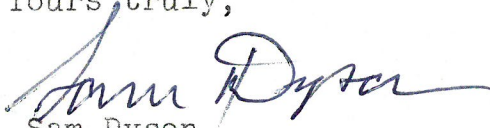
Sometime ago the council directed that a committee be appointed to report on the values of improvement on certain unleased lots. It was directed that after the committee made its report, the said lots would then be offered for lease to members.

It is recognized that the said committee had a very difficult task to perform; because, we have no formula for arriving at the value of trees and clearing, etc.

In view of the above, it is suggested that the members be notified of all the lots presently available for lease and that the interested members be given opportunities to submit offers for the improvements on each lot along with their applications.

The suggested procedure should make these lots available in a manner fair to all members.

Yours truly,


Sam Dyson

SD:ds

April 3, 1962

SAM DYSON
Fairhope, Alabama.

Committee on:
Re: Proposal to Municipalize
the Library.

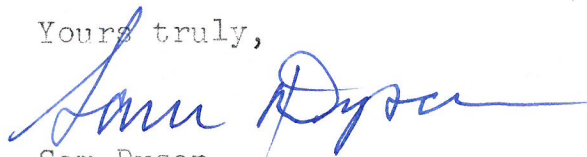
Mr. James E. Gaston
President: Fairhope Single Tax Corporation
Fairhope, Alabama

Dear Sir:

In as much as I am in favor of continuing to operate the library under the present plan, I hereby tender my resignation from the Committee in connection with this proposal.

I am convinced that the City has the power through its recreation board to help in the support of the library under the present library organization.

Yours truly,



Sam Dyson

SD:ds

Home Investment Corporation

P. O. Box 22 -- Fairhope, Alabama

BUILDERS and FINANCIERS
OF ECONOMY HOMES

January 30, 1963

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

Dear Corny:

I thought the following figures might be of interest to you. The following is a list of charges and assessments made by the City of Fairhope on the new house at #157 Pinecrest Lane.

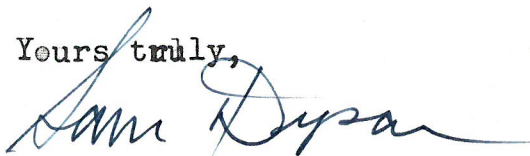
Building Permit	\$ 2.00
Water Connection Fee	30.00
Gas Service Fee	50.00
Sewer Permit Fee	10.00
Paving Repair Fee	30.00
Electrical Service Connection Fee	46.24
	\$168.24

We understand that the new building permit fee would amount to approximately \$35.00 on this house also that there would be a \$75.00 sewer connection fee in addition to the above if the Single Tax Corporation had not installed this sewer.

These are some of the expenses which are presently being included in construction costs which should not be included in assessment evaluation.

Present methods are causing a duplication of taxes where these expenses are involved.

Yours truly,



Sam Dyson

SD:ab

* * *

Property Tax Answer

Editor, The Wall Street Journal:

The editorial page article "Property Tax Debate" (Aug. 9) failed to point out the different economic effect produced by an ad valorem tax on land as compared with an ad valorem tax on improvements and personal property. A tax on the latter discourages the improvement of property and the holding of business inventories and tends to raise rents and prices. But a tax on the former (land) encourages the use of land, stimulates productive activity and helps hold the price of land down.

There is no question that taxes on improvements and personal property are too high. But it is also clear that the ad valorem tax on land is too low. The high price of land is proof of this.

What's the answer? Amend the property tax so that it falls at a lower rate, or not at all, on improvements and personalty. Recover the difference with higher taxes on land. The whole community would then benefit. Land that is currently underused or entirely vacant would become available for builders. Slumlords would no longer find it profitable to let their properties deteriorate.

ROBERT DE FREMERY

San Francisco, Calif.

1965 August 24

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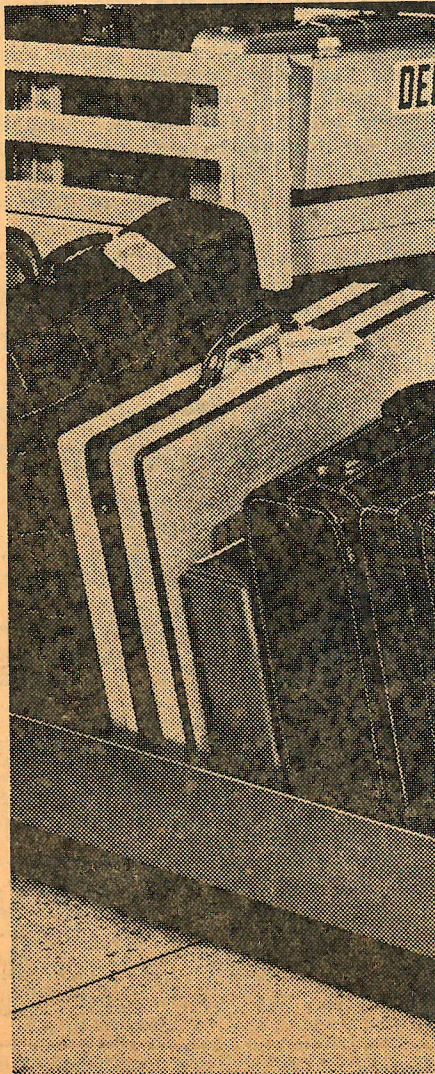
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139 Florence Place
Mobile, Ala.

31 October 1965

Dear Dr. Gaston:

I'm going over some back issues of newspapers, I ran across this clipping, and felt sure you would like to see it, - you might even want it for your files.

Unfortunately, I do not have the ^{article} editorial ^{page} to which it refers - nor do I remember reading it.

Another idea which has struck me is that with all the new commemorative stamps being issued - why not one honoring Henry George?

An excellent background for his portrait would contrast the feeble economic condition of New York City (for which he originally proposed his ideas) to the satisfactory prosperity of Fairhope (as reflected in the Colony's Annual reports).

Trust this finds you quite well -

Kindest personal regards

Andrew Douglas.

C J Ewing

1305 South 11th Ave

Maywood Ill

253 Chisester Ave

Mobile Ala

Mr Mawin

H R Conley

473-8730

2558 Kocow St

HUFFMAN-SLYE REAL ESTATE BROKERS

225 FAIRHOPE AVENUE

FAIRHOPE, ALABAMA

Executive Council
Fairhope Single Tax Corp.
City

Whereas the Fairhope
Single Sex Corporation
has suffered a great loss
in the passing of one of
its valued members
Margaret M. Foster,
Wife of our Secretary Dr.
C. A. Foster, and
whereas the Executive Council
recognizes the contributions
made by Mrs. Foster and
wishes to ~~express~~ ~~the~~ ~~best~~
express its feelings by
placing ~~presenting~~ a book in
her memory ~~to~~ in the
Fairhope Library.

Wherefore be it
resolved ~~by the~~ ~~to~~ that
a suitable book with
inscription be placed
in the library by the
Fairhope Single Sex
Corporation in
Memory of Mrs. Foster

The members present at the last meeting were of the opinion that any request for return of this land should not originate with the FSTC.

May 9, 1970

Mr. John V. Duck, Attorney
for Lessees in Block 14-F,
Division 2.

Dear Sir:

The May 1 petition of your clients, addressed to Mrs. Daphne Anderson, President and Single Tax Council Members, was presented by Mrs. Anderson to the Council members present at the regular May 7 meeting. In attendance were Councilmen Sam Dyson, Marvin Nichols and O. M. Rockwell. Councilmen M. O. Berglin and J. E. Gaston, Jr. were absent.

After some discussion of petitioners' request that the Executive Council request the City of Fairhope to return to the Fairhope Single Tax Corporation, the strip of park land in front of their homes so the same may be added to their present leaseholds, the secretary was directed to write you, informing you that, "The members present were of the opinion that any request for return of this land should not originate with the Fairhope Single Tax Corporation."

Respectfully yours,

C. A. Gaston, Secretary

cc:

Mrs. Margarita G. Walsh
Miss Lucia Higbee
H. J. Miller, Jr.
Paul B. Bonham
Emmett J. Evans, Jr.

May 5th 1970

Dear Mrs Anderson -

Hate to bother you again, but we would all appreciate it so much if you would present the attached request at the next Single Tax meeting

I do think we are entitled to a written answer (and we're hoping for a favorable one!) and that ample time has passed and action can be taken at this meeting -

Thank you again for your kindness and consideration on our part -

Sincerely -

Lucia Higbee

John V
319 May
8-21-91

May 1, 1970

Mrs. Daphne Anderson, President
and Single Tax Council Members

Dear Mrs. Anderson:

We, the undersigned leaseholders, respectfully request that you render a decision on whether or not you will request the City of Fairhope to return the strip of park land in front of our homes to you in order that you may in turn lease same to us.

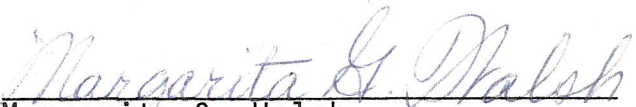
We want to assure you that we will properly maintain this property, and have already made plans for bulkheading to be installed and fill pumped in at our own expense.

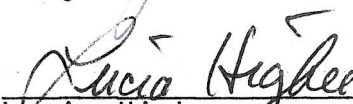
Since our first request to you, this section of bluff has further deteriorated, and it is imperative that some action be taken at once.

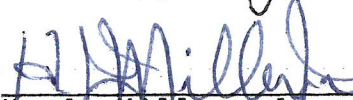
The Mayor and City Council have reassured us that they stand ready and willing to pass the necessary Resolution and give you a quit-claim deed to the property in question.

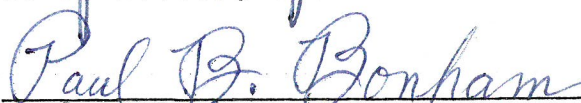
We would appreciate your decision, in writing, sent to our attorney, John V. Duck, at your earliest convenience.

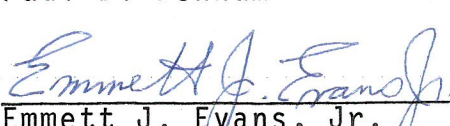
Sincerely,


Margarita G. Walsh


Lucia Higbee


H. J. Miller, Jr.


Paul B. Bonham


Emmett J. Evans, Jr.

DYSON & COMPANY

Contractors and Builders and
Dealers in Building Material

P. O. Box 22

PENSACOLA, FLORIDA

Fairhope, Alabama
April 24, 1955.

Observations Regarding Mr. Henry Ware's Fifty Questions & Answers.

I believe these questions and answers are very good but would like to consider some possible changes. As follows.

- (6) In the answer to question No. 6, I would add into the first line after the word would, "aim to eventually" ~~XXXXXXXX~~
- (7) In the answer to question No. 7 I would eliminate the reference to the unemployed and simply state the fact that we must sell in order to buy and vice versa.
- (9) In No. 9. add to the answer that the single tax would eventually bring about free trade with its advantages.
- (10) No. 10 should be eliminated in its entirety
- (17 & 18) The entire answer to No. 17 should be eliminated and question no 18 should be added to No. 17 with the answer to No. 18 serving as the answer to the combined question 17 & 18
- (21) I see no real objection to No. 21 but fail to see any advantage to its inclusion in this group of questions.
- (22) The figure 3% is far out of date on the income tax. This should be omitted from the answer
- (29) In the answer reference to removal of tariff walls should be omitted or modified to the category of the "Eventual"
- (31) No 31 is out of date and had best be omitted.
- (32) No. 32 There is nothing objectionable in any of 32 and it should probably be included but I fail to see too much value in putting this on a religious basis.
- (33) In 33 substitute the word "Attitude" for ignorance in the next to last line of answer
- (36) In the answer to 36 eliminate the word "Cunning"
- (38) In the answer to 38 omit the last two words
- (39) In No. 39 both question and answer substitute the word "man" for widow
- (41) Omit both question and answer

Two.

- (43) Eliminate both question and answer
- (47) In the answer to 47 the reference to "Nine Tenths" of salaries to office holders would be difficult to substantiate even if true. Reference to this should be eliminated.

Sam Dysen

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