

1933-1967

FSTC: Cornelius A. Gaston: Foreign Country Correspondence

Fairhope

10517-a

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NATIONAL CAPITAL DEVELOPMENT COMMISSION

T & G BUILDING, HOBART PLACE, CANBERRA, A.C.T., *Australia.*
P.O. Box 373, Canberra City. Telegrams: "Comdev" Canberra. Telephone: J0499

IN REPLY PLEASE QUOTE:

25th July, 1967.

Dear Sir,

I shall be most grateful if you will be so kind as to supply me with descriptive information on the leasehold land and urban management arrangements for the City of Fairhope.

A recent letter to an Australian newspaper made a brief reference to these arrangements in your city and my curiosity was aroused. Here in Canberra, a city of 100,000 persons and the National Capital of Australia, the freehold of all the land is retained by the Commonwealth Government and 99-year leases made available to private persons and companies for building development. It could be that your arrangements have much in common with ours here in Canberra.

Yours faithfully,

A handwritten signature in blue ink that reads "R.W. Archer".

(R.W. ARCHER)

Principal Urban Economist

The President,
Fairhope Single Tax Corporation,
City of Fairhope,
ALABAMA. U.S.A.

Oct. 25, 1967

Mr. R. W. Archer
P. O. Box 373
Canberra City,
Australia

Dear Mr. Archer:

We are sending you herewith material that will explain our means of applying land value taxation here in Fairhope. In the planning and organizational stage those who became the founders of Fairhope had anticipated contributions of many thousands of dollars with which to purchase land on which they would establish their model community.

Unfortunately many who had been expected to provide the financial contributions were unable to do so when the time came. However, even though there were only a few hundreds in the land fund where they had expected thousands and less than a dozen families to pioneer in the new venture, a start was made. Instead of a tract comprising some fifteen thousand acres as they had fondly anticipated in the early organizational stage their initial start was on less than two hundred acres, and that not all in one solid tract.

While there have since been many additions as a result of later contributions to the land purchase fund, the community they started grew far faster than the ability of the pioneers to supply land for lease to later arrivals. As a result the land belonging to the Fairhope Single Tax Corporation, and subject to its 99 year leases constitutes only about one-fifth of the land area within the municipal boundaries of the City of Fairhope.

The City of Fairhope has a mayor-council form of government. It owns its water and sewer systems and its natural gas and electric distribution systems. In addition to many regulative ordinances it has a planning and zoning commission. Its revenues are provided by ad valorem taxes on land, buildings and many items of personal property. Our land and the buildings and personal property of our lessees are taxed to the same degree as are others. Additional revenues are derived from business licenses, taxes on all alcoholic beverages, cigarettes and some miscellaneous sources as well as a quite considerable amount in profits from the operation of the utilities.

I must confess that we have lagged behind in fully and effectively

anticipating the increases in the rental values of our lands and requiring those who lease the land to increase their contributions to the common fund accordingly. As a result of this neglect we adopted some arbitrary measures to prevent the private appropriation of such publicly created increases as you will note in the "Application For Land" form.

We are now attempting to develop more accurate and scientific means of determining such increases and revising the rental charges accordingly. We anticipate rescinding these arbitrary controls when we have made more progress along these lines. I would be interested in learning to what extent Canberra is able to depend upon its rent collections to defray local expenses.

Sincerely yours,

C. A. Gaston, Secretary

cc:
H. F. Inglis
Box 2959 GPO
Sydney Australia

STEPHEN KRAUSZ
Jokai-u.12
Budapest, Hungary

Budapest 19th December
1938.

To
the Managing Committee
of Fairhope Single Tax Corp.,

Fairhope.

Dear Sirs,

Entrusted by a Hungarian concern
intending to found a colony on Henry George's
principles, I beg you to kindly send us
descriptions upon Fairhope Single Tax Corp.

Thanking you beforehand for an
early reply, we are, dear Sirs

Yours faithfully
Stephen Krausz

return stamp.

Jan. 19, 1939.

Mr. Stephen Krausz,
Jokai-u.12
Budapest, Hungary,

Dear Sir:-

We were much interested to receive your enquiry concerning the operations of our Single Tax Colony and to learn that consideration is being given to the establishment of a Colony in Hungary.

I am enclosing some documents and forms which we use and under separate cover I am sending additional material which I hope will be of use to you. However the public revenue (taxation) system of your country may be quite different from that in force here and you may have to work along different lines.

As you will note from a study of the printed material we have only attempted to substitute rent for advalorem taxes and public improvement assessments that are levied upon the lands abutting, as sidewalks, street paving, sewers, etc. The multitude of indirect taxes hidden in the price of merchandise and cost of services, license charges on business and professional enterprises and on automobiles continue to fall as heavily on the members of our Colony as on others.

Perhaps the greatest benefit our Colony provides is that through its collection of the rent possession of land except for use is rendered unprofitable and the activities and growth of the community are unhindered by those who would hold land to reap the increased value resulting from the growth and needs of the community. Also since our leasing plan requires no payment to secure possession all investments in the Colony are for labor and labor products and therefore most effective in promoting exchanges.

Our demonstration has been prevented from showing the fullest benefits of our policy since we have had to pay taxes on lands held in reserve from which no rent is received but on which taxes were levied by the State and County and in Town by the municipality. Such lands are of course diminishing as time goes on and the rent fund available for lessee benefits is annually increasing.

At the outset our Corporation contracted with its lessees to not only pay the taxes levied by the political subdivisions on the land but also to pay all taxes levied on the improvements and personal property held by the lessee on his leasehold. In some cases these taxes came to exceed the rent paid by the lessee and it was considered that an element of danger to the life of the Corporation resulted

and that it were better to sacrifice a minor degree of principle to safeguard the Colony so you will note in the lease form I am sending you that the Corporation does not obligate itself to absorb taxes of lessees in an amount greater than the rent paid by the lessee except as such taxes are on the land only.

Fairhope, as you will note has now been carrying on its activities for more than forty years and has been growing steadily and the community improving in quality as the years pass. Some wonder why it is that in this time all the lands so freely available have not been taken up and the community forced to expand its boundaries. Fairhope is not in a section of the country that has the highest quality of soil nor where the social advantages are such as to create a demand for sites for industrial and commercial development. Its transportation facilities connecting with the rest of the country are of an inferior character and so its growth measured by its natural and economic disadvantages is the more striking since despite all this it is the largest town in the county and by far the most progressive and offers its citizens social advantages superior to many larger towns in this section.

I believe I have told all that will be of particular advantage to you but I assure you that I shall be most pleased to have further communication with you and to give any specific information you may desire. With sincere best wishes for a successful Single Tax Colony in Hungary I am,

Very truly yours,

Secretary.

**LÉGIPOSTA
PAR AVION**



NY
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In the

Managing Committee
of

Fairhope Single Tax Corp.,



par avion

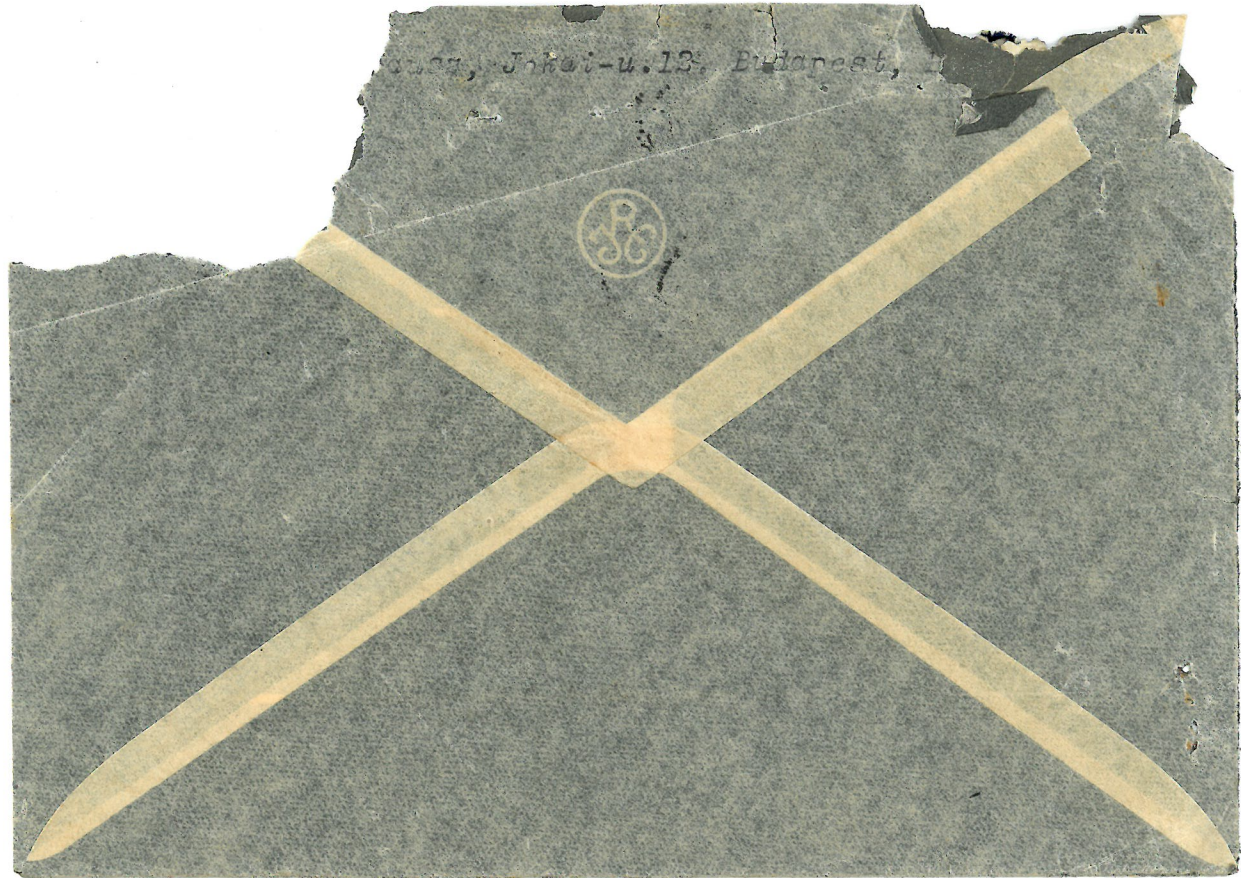


Fairhope

Alabama

U.S.A.

1857, Jikai-u. 13. Eitaneb, 1



Jan. 23, 1939.

Paul Hubai,
Budapest, Akasfa ucca 13,
Hungary, Europe,

Dear Sir:-

We are much pleased to learn of your continued interest in Fairhope and the economic demonstration we are carrying out here. We have not published any recent prospectus and under separate cover I am mailing you the 1938 issue and some other literature including a copy of our local paper, the Fairhope Courier.

My father, R. B. Gaston who was largely instrumental in the founding of Fairhope and who was more responsible for guiding it through the trying years of doubt and dissension passed on last year and many of the other original founders have gone on but contrary to predictions Fairhope adheres to the principles on which it was founded and the superiority of its fundamental economic policy is ever more apparent.

Fairhope is now the largest town in the county and has more public improvements than any other and is by far the most highly developed in a social way. This is probably due to the broader distribution of wealth here. The contrast between the very wealthy and the very poor is not found in Fairhope due to the fact that there is no opportunity to acquire inordinate wealth and there is an ever open opportunity for the ambitious poor to elevate their standard of living.

On the last pages of the prospectus under the title Important Events Sketched From Jan. 1920 to Aug. 1932 you will find reference to the annual rent collections and while there was some further decline in subsequent years due in large part to the surrender of lots that had been leased with a view to speculation, the last year's rent collections, \$33,231.95 are the highest in the history of the Colony and the lessees pay-the rent are almost entirely bona fide users of their leaseholds.

There have been no considerable additions to the Corporation's land holdings in recent years except the acquirement of some lands immediately in demand by lessees and the taking of a few town lots either as gifts or for credit on rent accounts of lessees. It is the opinion of the writer that the best policy is to withhold expansion until the pres-

ent holdings are under lease. Unleased lands are only productive in a very small way if at all and the burden of taxes on the lands held idle must necessarily come from the rents paid by lessees and to that extent the rent fund is not available for direct benefits in the way of public improvements and services. I believe too that if the present revenue and economic policies prevail there will be no difficulty in purchasing additional lands when needed at reasonable prices because the result will be continued failures of individuals forcing them to sell for whatever they can get.

Our Corporation now owns some 4,000 acres of agricultural land outside the Town of Fairhope and this is very largely under lease. Inside the Corporate limits there is a total of 1,316.42 acres of which our Corporation owns 327.27 acres or a little less than one-fourth. As evidence that the citizens of Fairhope have had confidence in the Corporation and appreciate the advantages its policy offers them in 1938 the total taxable value of improvements in the town was \$545,620 and the value of the improvements on our lands for tax purposes was \$440,965, thus more than four-fifths of the improvements are on less than one-fourth of the land. The total assessed value of the lands was 299,020 dollars while our less than one-fourth accounted for 141,720 dollars of this. Our lessees accounted for two-thirds of the assessed value of personal property.

I do not have any recent figures on population but the 1930 census listed 1549 residents in the town. I am sure this has increased by at least one-third and probably more but there will not be another official census until next year. I have no figures as to the number of these living on Corporation lands but I believe the property ratio would hold as to population. Most of the lessees live inside the Town and they are employed largely in the services and professions, Fairhope deriving much of its revenue from its resort features.

I hope the information given is what you desire but I shall welcome further questioning. I recently had a letter from Stephen Krauss, Jokai-u.12, your city, asking for information and stating that consideration was being given to starting a colony there. I note that I have given you some information not given him and perhaps you two will get together and compare notes. With every good wish for yourself and a sincere hope that troubled Europe may find the only true road to peace and prosperity I am,

Very truly yours,

Secretary.

Budapest.1938.dec.24.

To the Council of the City of Fairhope, Alabama.

Some years ago I had the pleasure to read about your City from the printed matter you published in memoriam of the foundation of your Colony.

As I am intensely interested in the improvement of Fairhope, I ask you, that in case there would further informations be published about the City to kindly send them to me. - If there would fail such, so will you please let me have your prospectus of the year of 1932.

There is of special interest to me of how many acres of areas is Fairhope located and what is the number of her population. - What is the price of an acre of land in Fairhope and what is the business of the people.

The abovementioned data would be necessary to have for those, who very well know Henry George's princip and are eagerly interested in the improvement of the city the life of wich is based upon it.

Very truly yours:

Paul Hubai

Budapest. Akácfa ucca 13.

Hungary, Europe.

** as you had prospectus*

Internet. replay copy

MAGYAR JÓZSEF

Budapest, July 12th 1933

The Municipality of Fairhope,

Fairhope, Alabama,

U.S.A.

Gentlemen:

I remember that, some time ago, I saw a copy of the periodical "The American Review of Reviews" containing an article by Mr. R. F. Powell and entitiled: A single-tax colony, An economic experiment at Fairhope.

I am a follower of Henry George's teachings and member of the Henry George Club of our city. I would, therefore, be obliged to you if you were kind enough to give me some informations of the experiment aiming the introduction of a single-tax system in your city.

If there has been published some books, pamphlets, etc. about your experiment and the events happened in your city, please notify me authors, titles and editors of them and to write me how to get them.

The above mentioned number of the "American Review of Reviews" would also be interesting for me.

Awaiting your reply, I am, Gentlemen, with many thanks in advance,

Yours faithfully

Joseph Magyar

Address:

Mr. Joseph Magyar,

Váci-uca 25,
Hungary. Budapest, IV.,

July 24, 1933.

Mr. Joseph Magyar,
Váci-ycca 25,
Budapest, IV.,
Hungary.

My Dear Mr. Magyar:-

Our mayor kindly handed to me for reply yours of 13th instant, to the "Municipality of Fairhope" and it gives me pleasure to do so.

Most of the information you desire, I think, will be best found in printed matter I am mailing. This includes a "Quarter Centennial History" a copy of our constitution; copy of our lease for, including application (which is a part of the lease contract; an address made by me at the Chicago Henry George Congress in 1928. Sorry I do not have yet in print a copy of address I made at Memphis, Tenn., last October.

In the Chicago address? "Single Tax Colonies or Enclaves," you will find on the second page in three marked paragraphs the general plan of our Colony. On the following page you will find a statement of claims of accomplishments,

In the "History" you will find interesting matter relative to the beginnings and in the latter part will find more on accomplishments.. Also on another little sheet which I am including, "Figures Showing Interesting Comparisons Between Fairhope and Other Alabama Towns" you will, as stated find "Interesting Comparisons."

I am also including with matter I send, the cover pages and some inside pages of a folder our local Chamber of Commerce issued a little while, but of all copies have been sent out, for the views it gives. Due mention was made of the Single Tax Colony."

I do not have available a copy of the Review of Reviews, with article by Mr. Powell, who died about a year ago.

I hope this matter will be found interesting and if any essential information is found lacking, you will advise me.

I am sending you late copies of the Fairhope Courier.

Sincerely and fraternally

E. L. Taylor

Secretary.

6 1 '66

C. A. Gaston
Fairhope
Alabama USA

Dear Mr Gaston , Thank you for copies of the Constitution of Fairhope Single Tax Corporation, the Lease form , Application for Land form , the 1964 Report and the leaflet setting out the inspiration of Fairhope's founders , and also for the copy of your letter which was sent to the secretary of the Royal Commission now sitting in Sydney and which is inquiring into valuations and rating . (I take it that copies of all the above documents were sent the secretary of the Commission .) Good use will be made of these prints.

The Commission has been sitting for some weeks now . The presiding judge has other duties which require his absence from the Commission from time to time . So there are delays . (Mr Justice Else Mitchell also presides at the Land and valuation Court which hears appeals on valuations of land and other apposite matters).

The case to be presented by the Land Values Research Committee has been prepared . It is a somewhat lengthy document . I shall see if I can get a copy sent you . A barrister has been retained to watch the Committee's interests and is ~~always~~ ^{always} present in Court . An odd lot of evidance has been heard so far . It is likely that the inquiry will go on for many months yet . Some reports will appear in GOOD GOVERNMENT (previously THE STANDARD) which I believe is posted to you .

Again my best thanks . I remain ,

yours sincerely ,

H. F. Inglis.

FOLD FLAPS BEFORE MOISTENING ADHESIVE

CHRISTMAS 1965

1 8-PM
6 JAN
1966
N.S.W. AUSTR.



10d AUSTRALIA

BY AIR MAIL PAR AVION

Mr C. A. Gaston

Secretary

FAIRHOPE SINGLE TAX CORPORATION

340 Fairhope Avenue

FAIRHOPE -- ALABAMA

(COUNTRY OF DESTINATION)

U. S. A.

AEROGRAMME

FIRST FOLD HERE

SECOND FOLD HERE

SENDER'S NAME AND ADDRESS.

Box 2959 GPO Sydney

Australia

IF ANYTHING IS ENCLOSED OR ANY TAPE OR STICKER ATTACHED, THIS FOR
MUST BEAR POSTAGE AT THE RATE FOR AIR MAIL LETTERS.

SPLIT HERE

SPLIT HERE

Henry George League,
18 George Pde., Melbourne,
13/5/57

The Secretary,
Fairhope Single Tax Corp.,
340 Fairhope Ave.,
FAIRHOPE. ALABAMA. U.S.A.

Dear Sir,

Many thanks for your informative letter of March 28th. Bad
Statue Law certainly stands in the way of progress!

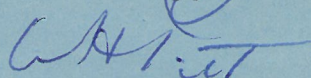
A copy of the letter has gone to our enquirer and use will be
made of it here.

It is good to see that you are able to extend your area from
time to time, also to rename the acquired street to note its liberation
from the speculators!

One point of particular interest would be details as to how
the annual rent appraised is made and information would be appreciated.
You will be aware that a goodly number of municipalities here are now -
thanks to efforts by our stalwarts over the years, - levying solely on
the value of the site alone. However this is on the sale values rather
than on the rentals as we would like it.

A thought here has been to produce maps, after the Copenhagen
fashion, recording both the municipal figures - which are most erratic
- and our own assessment of corrected sale values and also the site-rent
figures. Display of such maps would ensure early correction of the mun-
icipal records and your practical advice on this would be much appreciated.

Yours faithfully,



.....
(W.H.Pitt)

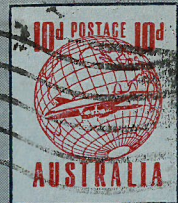
(Hon. Treasurer)

To open cut at top

BY AIR MAIL



AEROGRAMME



Mr. C.A. Gaston,
Fairhope Single Tax Corporation,
340 Fairhope Ave.,
FAIRHOPE. ALABAMA. U.S.A.

First fold here

Second fold here

If anything is enclosed, letter will be sent by ordinary mail.

Nov. 16, 1965

Mr. D. Feeney, Secretary
Royal Commission
Box 180 C, St James Post Office
Sydney, N. S. W., Australia

Dear Mr. Feeney:

At the request of Mr. Harold Inglis we are sending you the enclosed material concerning our Corporation's application of ground rent as a basis for providing public revenue. Unfortunately our Corporation owns and controls only about one-fifth of the land within the municipal boundaries of the City of Fairhope. The ground rent charged our lessees occupying our land in the City is more than sufficient to cover all ad valorem taxes levied by the State, County, School District and City on our land and on the buildings and personal property of our lessees and their tenants.

The current annual rent levied on our Corporation land in the City amounts to \$100,820.16, approximately 6.9 per cent of a rated capital value of \$1,462,000.00, which is probably appreciably under the true capital value if based on sales of adjacent lands in the City. The total tax levy of State, County, School District and City on our land and the taxable property of those who occupy the land amounts to \$88,547.78, of which the City's share amounts to \$33,921.00. To produce the same amount in ground rent would require a rate of 2.32 cents in the dollar compared to the seven pence in the pound reported by Mr. Inglis to be the rate in his area, which at the current rate of exchange would be equivalent to 2.92 cents in the dollar.

Unfortunately our City does not have the authority to levy but a fraction of the rental value of the land, approximately three-tenths of a cent in the dollar as estimated on the basis of the assessed value of our land. As a result buildings and personal property are taxed at the same rate as land and the total return falls short of adequately financing essential City services so business licenses, cigarette taxes and beer and liquor taxes and permits are resorted to to supply sufficient revenue. This low levy on the unimproved value of the land encourages land speculation. I hope you will be successful in preventing such levies there.

Very truly yours,

C. A. Gaston, Secretary

cc:
Mr. Inglis

22 9 '65

From , H. F. Inglis
Box 2959 G.P.O.,
Sydney , Australia .

The Secretary ,
THE SINGLE TAX CORPORATION
Fairhope , Alabama , U. S. A.

Dear Sir , A Royal Commission to enquire into
local government finance and land valuations is soon to
commence in New South Wales .

I should like you to send to the secretary of the Commission
some literature appertaining to your project in Fairhope .

The address for such material to be forwarded is :

Mr. D. Feeney
Secretary , Royal Commission ,
Box 180 C
St. James Post Office
Sydney , N. S. W.
Australia .

I am sure that anything you can tell the Commissioners
about Fairhope will be most helpful to their enquiry .

As you no doubt know , local government in the State of
New South Wales draws its revenue from land values . The land
is valued , except in some areas , by the Valuer-general , a
State government officer . Shires and municipalities then
" strike " a rate at so much in the pound (our unit of currency)
The rate in the area where I live is sevenpence in the pound .
It is rarely more than that . Some malcontents feel that
other forms of revenue , like a local income tax , should be
used to supplement this rate on the ^{unimproved} ~~unimproved~~ value of land ,
and they have been able to persuade a new government to set up
the above-mentioned Commission to enquire into " all " aspects
of the matter .

I shall keep you informed of eventualities .

With kinds regards ,
Sincerely,

Harold Inglis.

02917

Apr. 11, 1952

Sr. Josè Anglada
Sitjas, 3, pral., 1.^o
Barcelona, Spain

Dear Senor:

We were pleased to get your enquiry concerning our Fairhope Colony. We are particularly pleased to learn that in your country there is a continued interest in the great reform proposed by Henry George. Only through the institution of his just, practical and simple proposals can we have satisfying order in today's complex world.

It was the purpose of the Fairhope Colony's founders to apply those principles to the fullest possible extent on such land as they might acquire. A corporation was formed which was financed by contributions from members. These funds were used to locate and purchase a colony site. Members and others leased the land of the corporation on 99 yearx leases that provide for annual payment to the corporation of the rental value of the land held under such leases. These annual payments increase as the land becomes more valuable as a result of the institution of public services and as demand increases as a result of increased population.

This requirement of payment to the corporation of the annual rental value of its land prevents such land from having any sale value and destroys the incentive to hold land for speculation or out of use. As a consequence the corporation's unleased lands are continually available, without purchase price to meet the expanding needs of a growing population. When the colonists took possession of the land early in 1895 there was nothing of value on the land. Today this land is the most intensely and most effectively used of all the land in this county. Nowhere else in the county is there such concentration of investment of individually owned private capital in physical improvements such as residences and commercial buildings.

However we must admit that Fairhope is powerless to fully illustrate the benefits that might be expected from a full application of the Henry George proposals. Our limited and inferior natural resources make it impossible for us to produce locally most of the things needed to maintain our current standard of living. Since these are produced where the single tax does not prevail the pur-

chase price is inflated with the taxes that have been levied before it reaches the consumer. Also since we agree to pay for the lessee improver of our land the taxes on his buildings and other property held upon the land leased from the Colony and such taxes must reflect the inefficiencies and extravagance of political government such payment constitute a drain on the rent collection fund out of fair proportion to the benefits returned in the way of government expenditures.

Despite all obstacles and limitations we have accomplished an outstanding demonstration that is apparent to the casual observer when he compares the development on Colony land with that elsewhere in this section. We are enclosing a copy of our constitution, lease contract, etc. which you will no doubt find interesting. Should you want to make further enquiry we will be glad to hear from you.

Very truly yours,

Secretary

TARJETA POSTAL



The Secretary,
Single Tax Corporation,

FAIRHOPE, Alabama

U. S. A.

REMITENTE:

JOSÉ ANGLADA

SITJAS, 3, prol., 1.º - TELÉFONO 26011

BARCELONA

Dear Sirs: In a prospectus my friend Mr. J. Rupert Mason of San Francisco sent me I learnt about your Corporation, and as I am interested to know the details about it which you so kindly offer, I beg you to give me full information about your organization based on the single tax system.

Thanking you beforehand for your attention, I remain, dear Sirs,

Yours very truly,

J. Anglin

26-II-1952

March 17, 1952

Jose Gomez Ibars
Calabria, 222, tienda
Barcelona, Spain

Dear Sir:

As reported to you in his letter of November 29, Robert Clancy, Director of the Henry George School, sent us a copy of your letter of July 14, 1951. With sincere regret I must report that conditions in our colony are as he informed you.

Due to their poverty the founders of Fairhope were able to acquire title to a quite limited area of land and that, not of the most productive quality. Despite these deficiencies our application of the single tax principle has enabled us to produce a community that, in many respects excels its sister communities in this locality. By requiring that those who occupy our lands must pay to the corporation the annual rental value of such occupancy, we are quite successful in preventing the holding of the land out of use. Consequently those desiring land for use can secure it directly from the corporation without the payment of any purchase price. This enables them to put such capital as they may possess into buildings and other improvements on the land.

Since our lease contracts with those who occupy our lands provide that all income from the collection of rent, remaining after payment of our expenses and taxes must be treated as a trust fund and expended in the common interest of the lessees we have no fund available for aiding such as you. All who arrive here as did the founders do so of their own initiative and at their own expense. All the corporation can assure them is equality of opportunity in securing access to its land.

We can only hope that some time this just principle will be adopted by our government. Then our great land will again become the haven for Europeans that it was for our ancestors who became here before the land had all passed into private ownership. However if the European Governments should apply the same principle opportunity there would be greatly expanded and many would desire to remain in the land of their fathers. With sincere regret that we cannot assist you and assurance that you will be welcome should you manage to get to Fairhope, I am,

Most sincerely yours,

HENRY GEORGE SCHOOL OF SOCIAL SCIENCE

CHARTERED BY THE UNIVERSITY OF THE STATE OF NEW YORK

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

TELEPHONE: RHINELANDER 4-8700

November 30, 1951

Mr. C. A. Gaston
Fairhope
Alabama

Dear Mr. Gaston:

Enclosed is copy of a letter we have
received from

Jose Gomez Ibars
Calabria, 222, tienda
Barcelona, Spain

and a copy of my reply.

If you have any additional information
which may help Senor Gomez, will you please let
me know or write to him directly.

Kindest personal regards,

Sincerely yours,


Robert Clancy
Director

RC:mlc

(COPY)

Henry George School
of Social Science
New York, N. Y.

Dear gentlemen:

We are two married couples deeply and enthusiastically interested in Georgism, which we have just begun to study by reading the Spanish edition of "Progress and Poverty", "A Perplexed Philosopher" and others, and having got your address through Mister Jose Anglada Prior, we write you this letter begging you to put us in touch with the Georgist colonies in Canada and Australia, about which we want to obtain as much information as possible.

We are particularly interested in knowing whether it would be possible for us to enter one or another of these colonies or communities as members of it. In the affirmative case we are disposed to pay for ourselves the cost of our voyage from Spain to the placement of the colony, but we want to know whether the colony could supply us with any labour contract or other similar document helping us to arrange our passports, visats and other requirements.

The younger of us is 25, and the older, 32. One of the women is a good book-keeper and also a dressmaker, and the other, a good tailor. As for the men, one is a responsible office clerk, but being the son of a farmer, he is quite familiarized with agricultural labours and is ready to work hard. He speaks English and French.

The other man (the writer of this letter), would be obliged to render services of an intellectual character, owing to his total blindness. He, or better to say, I, can teach French, Spanish, Esperanto, Music and esoteric philosophy.

Hoping to have soon your kind reply, I am

Cordially yours

One of the four friends,

Jose GOMEZ IBARS

Address: Calabria, 222, tienda, Barcelona (Spain)

July 14th, 1951

(COPY)

November 29, 1951

Sr. Jose Gomez Ibars
Calabria, 222, tienda
Barcelona, Spain

Dear Sr. Gomez:

I regret this delay in answering your letter of July 14th, which has been passed around for the advice of various people and somehow became temporarily mislaid.

I am afraid there isn't much hope of settling in any of the so-called Single Tax colonies in this country, apart from the general requirements for entering the United States of America. They are not really self-governing communities, but are part of the United States. There are only two active colonies, one in Arden, Delaware, and one in Fairhope, Alabama. Both are very small and I do not think they have any facilities for providing labor contracts or anything of that sort. I am, however, writing to people in both of these places and asking them to communicate with you.

We have recently heard from Sr. Anglada, also another Georgist in Barcelona, Santiago Serra Gasulla. I presume you are in touch with both these gentlemen.

Sincerely yours,

Robert Clancy
Director

March 11th.1949

C. Villalobos-Dominguez,
Av Pueyrredon 1504
Buenos Aires.
Dear Sir:

I was quite pleased to receive your letter of Feb. 25 and to learn there is still interest in Argentina in the sound economic principles of Henry George. I recall that some years ago there was a quite active group there. We used to receive a publication reporting their activities. I had feared the Peronistas might have totally suppressed them.

I am mailing you herewith a copy of our constitution and the forms used in the issuance of leases. You will note we are a private corporation, have no political authority but apply the single tax principles through the contractual authority of a landlord corporation.

As you will see our standard lease is for 99 years reserving to the lessee, both the right to transfer and to surrender, paragraphs (11) and (13) respectively. In paragraph (1) of the lease contract you will note the consideration is not a fixed rental but the amount of rent to be paid from year to year is subject to appraisal by the Executive Council.

Each year the Executive Council makes a more or less on the ground inspection of the corporation lands. They take into consideration any new benefits the various sections may be receiving as a result of public improvements such as improved roads or sidewalks, extension of of water, sewer and electric services, etc. These factors together with popular demand for sites guide the Council in fixing the rent for the ensuing year.

Our town land rents are calculated on the Somers System of Urban Land Valuations, with some minor modifications to meet purely local conditions. While we had the benefit of Mr. Somers personal guidance in adopting the system we have a text on the subject, that may be secured from the Manufacturers' Appraisal Company, 4021 Walnut Street, Philadelphia Pennsylvania, U.S.A. Our copy was purchased in 1939 for \$3.00.

Under the Somers' System street frontage rates are used to reflect the comparative values in different locations. Tables are used to apply these rates to Lots of varying depth and for ascertaining the enhancement of value in the corner locations. We find this system provides an accurate and efficient means of fixing the equitable rental value of urban lots. Our country land rentals are fixed on a per acre rental basis. Deductions in the rent charge are allowed for physical defects in the land. The per acre rental rate is influenced, as in town, by location values, lands on good roads rent at a higher rate than lands on poor roads, lands nearer to town at a higher rate than those more distant.

I hope the material sent and this brief explanation will be sufficient to answer your questions. I want to assure you, however that it will be a pleasure to hear from you and of any prospect of the application of single tax principles in your Country.

(2)

I have one question to which you might be able to give me the answer Your Sister Republic, Uruguay has been notably absent from the news in my Country. Nearly every other South American and Central American Country has come into the news of late. I very much regret that internal or international conflict or apprehension of conflict was the most common cause of such news mention. I am therefore curious to learn what there is about the internal or international affairs of Uruguay that has enabled her to escape the attention of spectacular News gatherers.

I have understood that Uruguay is one of the most enlightened Nations of South America. Has her Government been established on so Democratic a basis that there is general internal satisfaction? If that is the case that would account for the absence of conflict with her neighbors.

Again expressing my hope that the information given here and in the material furnished will be helpful and assuring you I will be grateful for any attention you can give my question I am

Most sincerely yours,

C.A.Gaston.

Secretary.

Copy to --J.Rupert Mason

February 25, 1949

C. VILLALOBOS-DOMÍNGUEZ
AV. PUEYRREDÓN 1504
BUENOS AIRES

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

Dear Sir:

Mr. J.Rupert Mason, of San Francisco, suggests me to write to you about some informations I am interested to have.

I wish to know the formulas used in Fairhope for revising periodically the urban and rural rents, and on what basis the assessors give to each parcel an assessed valuation; how long are the periods, etc. Also how are managed the questions of transmission of holdings when the holder dies or moves away.

I beg to you to send me copies of regulations on these matters.

Very truly yours,

C. Villalobos-Dominguez

REPORTAGES

DES GRANDES CONFÉRENCES DE PARIS

■ RÉDACTION, ADMINISTRATION, 9 RUE FRIANT, PARIS ■ VAUG. 14-01 ■ CH. POST. PARIS 334-47

■ doctus in compendia
Tot literarum et nominum
Notare currenti stylo,
Quot lingua currens diceret.

■ Sidoine Apollinaire
■ (471 A. C.)
R.C. SEINE 566.626 ■

Rédacteur **MARCEL PESCH**
Sténographe parlementaire
de la SOCIÉTÉ DES NATIONS

Paris, 9 rue Friant,
March 2nd, 1935.

To the Editor,
The Fairhope Courier,
Fairhope, near Mobile (U.S.A.)

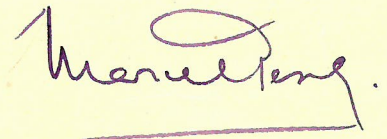
Sir,

May I ask of your kindness to let me
have one copy of your paper, The Fairhope
Courier ?

I am personally much interested in
the practice of Henry George's principles
which a serious study has shown me to be
the Truth in economic matters.

With many thank beforehand, I am, Sir,

Faithfully yours.



PS.- Please send the paper direct to my private
address : (Mr.) Marcel Pesch, 38 boulevard
Lefebvre, Paris (France). I cant inclose money
for it, as I dont know its price.



March 15, 1935.

Marcel Pesch,
38 Boulevard Lefebvre
Paris, France.

Dear Sir:-

I am pleased at receipt of your favor of March 2nd with request for a copy of the Fairhope Courier.

I am not only glad to send you a copy of the last issue of the paper but another issue or so prior; mindful that press of advertising in the current issue has crowded out the usual editorial matter devoted to that for which the paper, its editor and the community of Fairhope primarily stands.

I am also sending you printed matter regarding our Single Tax Colony, which I am sure you will find interesting.

I shall hope to hear from you further and would be glad to have your subscription to the paper.

Yours most sincerely,

Editor Courier, Sec. Single Tax Colony.

May 8, 1933.

James F. Muirhead,
12 Camden Hill Square,
W. 8.

Dear Mr. Muirhead:-

When in our mayor's office a few days ago, he called attention to a letter received from you and requested that I reply, which I take pleasure in doing.

It seems to me the experience of Fairhope in applying its selected short-cut application of the Single Tax, as far as possible without change in the law, has strongly vindicated the merits of the proposition. Indeed, it appears to me quite remarkable that from our feeble beginning we have been able to maintain constant growth throughout the years against varied and serious obstacles and accomplish what we have.

I think the information which ~~in~~ I infer you desire can most conveniently and most satisfactorily be put before you through matter in type I am mailing you herewith a lot of material. If it leaves anything essential lacking, I will be glad to have you write me and put any questions you desire, which I will try and answer.

I am sorry that I do not have a copy to send you of the address I made at the Henry George Congress in Memphis, Tennessee in October last, which I titled "Propaganda by Demonstration" but am entirely out, as also of address I made at Copenhagen in 1926.

Most sincerely yours,

Secretary.

*Deak.
E. J. C. Booklet
History
1926 Janu. Booklet
Chicago address
Boughtin News page
Misc. notes & Buried bones.
Appri for land.*

April 14, 1937

TEL. PARK 5479.

12, CAMPDEN HILL SQUARE,
LONDON,
W. 8.

Dear Sir,

I should be greatly obliged if you ^{would} send me, for use in a little book I am preparing, the latest information about the Henry George Settlement of Fairhope (population, industry, growth, etc.). I trust it is thriving.

Something like a general recognition of the ~~value~~ ^{merit} of the Taxation-of-Land-Values gospel seems nearer now than ever. A prime object of my book is to persuade persons of very different ⁱⁿ political views that the George doctrine will help and not impede any reasonable reform they have in view. One can (e.g.) quite logically be a Single Taxer without being a Socialist or a One-sided Free Trader. (Though universal Free Trade would, we believe, be a result of Free Land.)

Yours very truly

James F. Murhead

^{to} the Mayor of Fairhope.

American Shrines on English Soil

By JAMES F. MUIRHEAD, M.A., L.H.D., F.R.S.L.,
(DORLAND AGENCY, 14, Regent Street, London, 1924.)

PRESS NOTICES.

DAILY TELEGRAPH.—“The actual author is Dr. J. F. Muirhead, than whom none could write on so wide and fascinating a subject with more exhaustive and intimate knowledge. . . . Not only does Dr. Muirhead write with infinite charm, but he is able to suggest the spirit of those hardy pioneers.”

SPECTATOR.—“The tourist will find American associations in almost every district in England. Certainly there has never been so successful an attempt to classify and describe them, and we hope that Dr. Muirhead will extend his work and prepare similar volumes on Scotland and Ireland.”

GRAPHIC.—“An ideal book for American visitors, though English readers will also get much little-known information.”

TIMES LITERARY SUPPLEMENT.—“This attractively-written book is the work of the well-known English editor of Bædeker's Guide-books. . . . There are particularly interesting notes on Harvard . . . Dr. Muirhead has evidently taken great pains with his subject; he has cast his net wide, and it is probable that very little has escaped him.”

CONTEMPORARY REVIEW.—“Mr. J. F. Muirhead's richly illustrated ‘American Shrines on English Soil’ will prove scarcely less interesting to English readers than to our American visitors, for whom it is mainly intended. . . . Mr. Muirhead possesses wide knowledge of history and literature, and most of his readers will be surprised at the richness of his harvest. . . . This unpretentious little volume should teach readers on both sides of the Atlantic to study more deeply and intelligently the lives and haunts of the men who, whether friends or foes, have helped to build up the proud edifice of Anglo-Saxon civilisation.”

MR. HAROLD SPENDER in THE LANDMARK.—“The indefatigable Dr. J. F. Muirhead has put together in one volume a summary of all the contacts between England and America. . . . It is of special value that so admirable a writer as Dr. Muirhead should produce a book of this quality, treating so fully all the ties between England and America. It is a model text-book.”

TATLER.—“If you are interested in any sort of historical association, the book will charm you. . . . Mr. Muirhead's delightfully-written book.”

M. E. W., in NOTES AND QUERIES.—“May I suggest to Q. H. F. that he should secure the most instructive (and, incidentally, the most charmingly written) book of the early autumn season.”

MR. ARTHUR L. HUMPHREYS in the DAILY EXPRESS.—“A small book of real merit recently issued which has not so far had its right measure of praise or recognition. . . . This admirable book.”

ST. LOUIS DAILY GLOBE-DEMOCRAT.—“The book is in every way one that Americans . . . should want to have in their libraries, and certainly they owe a debt of gratitude to those who made such a book possible.”

ABERDEEN FREE PRESS.—“Style marked by charm and distinction.”

YORKSHIRE OBSERVER.—“If it could be placed in the hands of all adults in this country and America, it would serve to bind us as close as rational people should be bound.”

BIRMINGHAM POST.—“Without the slightest hesitation, we give the warmest welcome to ‘American Shrines on English Soil.’”

LIVERPOOL COURIER.—“A most readable volume.”

DAILY NEWS.—“Mr. Muirhead has done his work with the thoroughness which we expect from an author so long connected with the indispensable and unexcelled Bædeker.”

OUTLOOK.—“Competently done. . . . A book of this sort requires a technical knowledge of no small order.”

T.P.'S AND CASSELL'S WEEKLY.—“This tempting volume. . . . Many delightful illustrations. . . . A book that will appeal to a wide public in both English-speaking countries . . . that will interest Americans and help English people to recover England.”

WORLD TRAVEL GAZETTE.—“This charming little book.”

DAILY EXPRESS.—“It is a fascinating book, exceptionally well illustrated.”

FINANCIAL TIMES.—“The choice of author for such a work could hardly be bettered.”

GLASGOW HERALD.—“A very readable book.”

YORKSHIRE POST.—“There is as little as possible of the ordinary guide-book about Mr. Muirhead's narrative. . . . (He) is an expert in making topography picturesque and chatty.”

March 28, 1957

Hon. L. A. Tits, Treasurer
Henry George League
18 George Parade
Melbourne, C. I.
Victoria, Australia

Dear Sir:

Your letter of enquiry concerning Fairhope, which you addressed to The Director, Henry George School of Social Science, New York City was forwarded to me for reply.

Due to inadequate finances Fairhope's founders were not able to acquire a large enough body of land on which to fully carry out their purpose which was: "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." 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 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 value of land must be applied to the value of buildings and taxable personal property.

State statutes provide no efficient means for 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. The municipal government of Fairhope, not the colony corporation, is therefore forced to develop whatever sources of revenue that may be legally available.

The Single Tax Colony lands constitute only about one-fourth of the land within the corporate limits of the City of Fair-

hope. The colony corporation does not levy upon its lessees any tax or charge of any kind other than the annually appraised rental value of the land which aims to equalize the varying advantages of location and natural qualities of different tracts. The receipts are used to pay for the lessees the property taxes that are levied upon their properties by the municipal government and other taxing authorities as well as to pay the taxes on the colony owned land and its expenses of operation.

It has not been found to be practical for the colony to reimburse its lessees for the amount of municipal tax they pay on beer, liquor, amusements and business licenses but they are rewarded with advantages in excess of those enjoyed by residents in the non-colony areas of the city. Unquestionably the greatest reward is in being able to acquire property without the payment of any investment in the land. In addition, however the colony corporation provides those who occupy its lands with superior road developments that are fully paid for out of the rent fund collected by it. It also provides its lessees with free cemetery space and provides the community with a free public library.

Motivated by a desire to maintain good public relations in our mixed community, the colony corporation makes comparatively liberal contributions to civic organizations and to education. All such expenditures are from the funds derived by the colony's collection of the annual rental value of its lands.

In 1956 the colony rent charges on its leased city lands amounted to \$68,176.52. In the same year the City collected from the entire community, both colony and non-colony, \$71,248.29 in property taxes (land, buildings and personal property), automobile taxes and licenses, beer and liquor taxes and permits, excise tax on financial institutions, state and county gasoline tax, insurance company franchises, amusement tax and business licenses. In maintaining its essential services in 1956, including law enforcement, the City government expended for pay rolls, supplies and expenses \$83,186.94 and received from the law enforcement department, \$5,732.00 in fines and costs. It would appear, from these figures that had the City government collected only the rental value of the land within its jurisdiction it would have had more money and less expense.

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 was authored by Dr. Paul E. Alyea, a professor of finance in the University's School of Finance and Business Administration, and his wife.

We hope this will clear matters some for both you and your supporter.

Sincerely yours,

C. A. Gaston, Secretary



IN FLIGHT

ABOARD

HENRY GEORGE LEAGUE,
18 George Parade,
MELBOURNE. C.1. VIC. AUST.
15th March, 1957.

Dear Sir,

One of our supporters here has a 1954 report on Fairhope telling that this previously Georgist enclave now levies tax on liquor, beer, amusements and business licences, etc. He wonders how this has come about, and why. Perhaps you have something on your files as to this and could let us have it for his and our information.

We have already suggested to him that maybe the valuations on which the Fairhope site-rents are assessed have become out of date. This has happened with many of our municipalities here. Previously they were reasonably well administered from our point of view but, post-war, the valuations have all got out-dated, there are consequent injustices and anomalies which are being used by our opponents as arguments for modification or abandonment of the Georgist system within the municipalities. Arguments over what, - properly, is maladministration, is being converted into argument against the principle itself. It works to our disadvantage and is a deterrent to further progress here.

Anything helpful as to the ^{recent} history of Fairhope or the other enclaves would be appreciated.

Yours sincerely,

.....

(Hon. Treasurer)

P.S. I remitted \$2 for my personal sub to H.G. News through National Bank here on 20/12/54 and assume you now have it.

(Not enclosed)

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enclosed which is appreciated.

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First fold here

To open cut at top

BY AIR MAIL



AEROG



THE DIRECTOR,

HENRY GEORGE SCHOOL OF SOCIAL SCIENCE,

50 EAST 69th STREET,

NEW YORK, 21, N.Y.

Approved by Postmaster General for acceptance as Aerogramme No. 14.

If anything is enclosed, letter will be sent by ordinary mail

Second fold here