

1951-1971

FSTC: Cornelius A. Gaston : N-R R

Fairhope

10517-a
174

June 22, 1957

Mr. Robert R. Nahrgang
Fairhope, Alabama

Dear Mr. Nahrgang:

Your letter of May 27 was brought to the attention of the council at its meeting last Thursday night.

The council is wholly opposed to disposing with the title to any of its land so there appears to be no basis for any discussion of the matter.

Very truly yours,

Secretary

Fairhope, Ala.
May 27, 1957

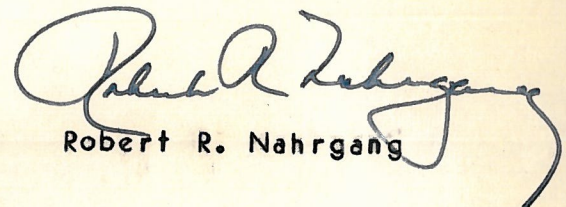
Mr. C. A. Gaston
Fairhope Single Tax Corp/
Fairhope, Alabama

Dear Mr. Gaston:

I should appreciate that you bring before your Council for reconsideration the feasibility of exchanging for \$1.00 consideration property owned by me on the south side of Fairhope Ave. (old golf course area) for the sites of the Patlynn and the unfinished apartment.

For discussion, I should be pleased to meet with either your Council or Committee thereof at ~~your~~ **THEIR** convenience upon ten days notice.

Yours very truly,


Robert R. Nahrgang

March 9, 1968

Mr. Robert R. Nahrgang
Fairhope, Alabama

Dear Mr. Nahrgang:

Your letter of March 5 in which you propose an exchange of deeds was presented to our Executive Council at its Thursday meeting and I was directed to reply stating that a study will be made of the proposal.

Very truly yours,

C. A. Gaston, Secretary

Fairhope, Alabama
March 5, 1968

Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

For your consideration I would like to propose
and exchange of warranty deeds for the following
described properties:

Presently owned by FSTC: Lot 8, John M.
Green Subdivision of $W\frac{1}{2}$ of $NE\frac{1}{4}$, Sec. 17.

Presently owned by RRN: That parcel
bound on the East by the East Line of
the Baron de Ferriet Grant; on the
Southwest by the center line of Bayou
Charbonne; and, on the North by the
South Margin of Fairhope Avenue.

I would appreciate your response to the above
proposal at your earliest convenience.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Robert R. Nahrgang". The signature is fluid and cursive, with the first name "Robert" and last name "Nahrgang" clearly distinguishable.

Robert R. Nahrgang

May 31, 1956

Mr. G. E. Nuokols, Chief
Appraisal Section
Veterans Administration
400 Lee Street
Montgomery, Alabama

Re: 3022-4BC, Golf Course S/D S/S
Johnson St., Lot 5, Blk. 6
Fairhope, Alabama

Dear Mr. Nuokols:

The Fairhope Single Tax Corporation is the owner of the above referred to Golf Course Subdivision in which is located Lot 5, Block 6 referred to in your letter to Pitman Realty Company, dated April 30, 1956. Mr. Pitman passed your letter on to us together with VA Form VB 4-1887.

It does not appear practical for us to execute this form since we do not, in any respect, act as the sponsor of development on our lands. We lease our lands to individuals and corporations on a 99 year lease contract, per enclosed copy for which the lessee pays a lease issuance fee of \$5.00 and an advance payment of six months' rent.

Subject only to the City of Fairhope's building code and zoning ordinance and paragraph (2) of the lease contract lessees are free to use their leased land in whatever manner seems to them most practical in satisfying their needs and desires. The considerable advantages to the lessee and builder on our land are: (1) Having to make no investment in the purchase of land he may invest his entire capital in buildings and other improvements on the land. (2) Receipts for taxes paid on buildings and other taxable property held upon the leased land are receivable by the corporation's treasurer in lieu of cash payment of rent. See paragraph (3) of the lease contract.

Many veterans as well as a majority of Fairhope residents have availed themselves of the opportunity we offer to secure land on which to build their homes and business establishments. The capital saved is reflected in the generally attractive appearance of the premises of many of quite modest means. In addition to the many veterans who have secured VA insured loans from various sources we refer you to the following direct loans listed in the Montgomery office: DL-237-Ala-3, Richard E. Pinson; DL-303-Ala-19, James William Lipscomb; DL-446-Ala-19, Benjamin W. Under-

wood; DL-467-Ala-16, Richard Johns Spader; DL-1753-Ala-10, Alvin B. Robinson.

Our Golf Course Subdivision map is recorded in the Probate Records of Baldwin County, Alabama in Map Book 4, Page 191. It is a recent resubdivision of Blocks 39 to 44 and 46 to 57, Division 4 of our lands in the City of Fairhope, Alabama as shown on a plat of such lands filed for record Sept. 13, 1911 and recorded in Misc. Book No. 1, Pages 320-21, Probate Records of Baldwin County, Alabama.

Except for a conditional conveyance to the City of a part thereof for use a Municipal Golf Course, Sept. 30, 1932 and terminated Sept. 26, 1952 all of the land shown on the above referred to map of the Golf Course Subdivision has been in the possession of our corporation for more than fifty years.

All of the lots now leased and now available for lease in the Golf Course Subdivision are located on hard surfaced all weather streets and have access to the City of Fairhope's municipally owned utility services such as water, gas, electricity and sanitary sewer. The subdivision is three-eighths to three-quarters of a mile east of the central business district and only a little further from the public elementary and high schools and the principal church denominations.

Our corporation was founded on the principle that all have an equal right to the use of land. That to preserve this common right on terms of equality government should and our corporation does require holders of its land to pay to the corporation as the community's representative, all of the community created value as such value is reflected by the demand for land at various locations.

We trust that the information herewith conveyed will be sufficient but will be pleased to supply more if needed. We are interested in serving our lessees in so far as it is reasonably possible for us to do so.

Very truly yours,

Secretary

Enc. Lease, Land Application, Constitution, Annual Report.

Copy to:
Fitman Realty Company

Pitman Realty Company

OFFICE
PHONE WA 8-9786

"Let Us Make Your Dreams A Reality"

RESIDENCE
PHONE WA 8-8166

FAIRHOPE, ALABAMA

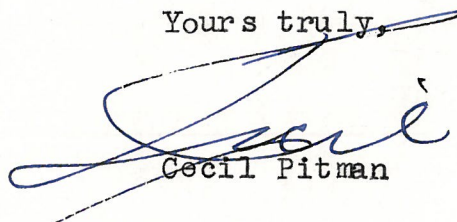
May 2, 1956

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

Dear Dr. Gaston:

Enclosed please find a letter, which I believe is self-explanatory, and subdivision forms from the Veterans Administration's appraisal section. It would be of benefit to the veterans interested in purchasing in this area to have this information cleared through the appropriate office. I would appreciate your mailing these forms to Mr. G. E. Nuckols, Chief, Appraisal Section, at your earliest convenience.

Yours truly,



Cecil Pitman

CP:sc
Encl.

cc: Mr. G. E. Nuckols

May 21, 1956

Mr. G. E. Nuckols, Chief
Appraisal Section
Veterans Administration
400 Lee Street
Montgomery 4, Alabama

Re: 3022-4BC - Case No. 64974
Lot 5, Block 6, Golf Course Subd.
Fairhope, Alabama

Dear Mr. Nuckols:

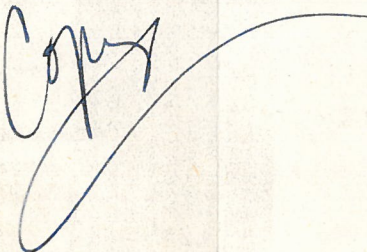
I deposited subdivision information requested with the secretary of the Fairhope Single Tax Colony on the above captioned case. Dr. Gaston is working this up and will have it in your office within a few days. I would appreciate your keeping the file open until this information is received from them.

Yours truly,

Cecil Pitman

CP:sc

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





VETERANS ADMINISTRATION

REGIONAL OFFICE
400 LEE STREET
MONTGOMERY 4, ALABAMA

April 30, 1956

YOUR FILE REFERENCE:

• Pitman Realty Company
Fairhope, Alabama

IN REPLY REFER TO: 3022-4BC

Golf Course S/D
S/S Johnson Street
Lot 5 Blk 6
Fairhope, Baldwin, Alabama

Gentlemen:

We have been informed that subject Subdivision has been developed since December 8, 1952. Please let us know if this information is correct. Certificates of Reasonable Value cannot be issued on properties located in this subdivision until this matter is clarified.

If this is a new development or has been developed since December 8, 1952, subdivision criteria should be furnished our office. Please have the sponsors or developers complete all items on the enclosed blank VA Forms 4-1887 and submit this Subdivision information to us in triplicate along with all exhibits listed in Part A on the face of Form 4-1887.

If this Subdivision was developed prior to December 8, 1952 it will be necessary to furnish copy of Recorded Plat and existing covenants showing Book and Page numbers of each, also evidence that considerable amount of work was done toward development such as streets, utilities etc., prior to date recorded.

Very truly yours,

G. E. NUCKOLS
Chief, Appraisal Section
or Designee

April 30, 1956

Pitman Realty Company
Fairhope, Alabama

3022-4BC

Golf Course S/D
S/S Johnson Street
Lot 5 Blk 6
Fairhope, Baldwin, Alabama

Gentlemen:

We have been informed that subject Subdivision has been developed since December 8, 1952. Please let us know if this information is correct. Certificates of Reasonable Value cannot be issued on properties located in this subdivision until this matter is clarified.

If this is a new development or has been developed since December 8, 1952, subdivision criteria should be furnished our office. Please have the sponsors or developers complete all items on the enclosed blank VA Forms 4-1887 and submit this Subdivision information to us in triplicate along with all exhibits listed in Part A on the face of Form 4-1887.

If this Subdivision was developed prior to December 8, 1952 it will be necessary to furnish copy of Recorded Plat and existing covenants showing Book and Page numbers of each, also evidence that considerable amount of work was done toward development such as streets, utilities etc., prior to date recorded.

Very truly yours,

G. E. NUCKOLS
Chief, Appraisal Section
or Designee

SUBDIVISION INFORMATION

SUBDIVISION:

Name Section

Location

City or Civil Division

County State

INSTRUCTIONS FOR SPONSOR

1. Fill in Part A and Part B.
If you have a definite proposal for developing your land, it is important that you indicate it by filling in Part C on the reverse side of this form, to the extent known.
2. Assemble exhibits as advised by local VA office and submit three copies each of this form and two copies each of the exhibits to local office.

PART A. SPONSOR'S REQUEST

VETERANS ADMINISTRATION:

The sponsor requests the VA, without charge or obligation, to make ☐ a preliminary analysis ☐ a complete analysis of this land and to offer VA advice and suggestions.

The following exhibits are attached in duplicate:

- | | |
|---|---|
| <input type="checkbox"/> Location map. | <input type="checkbox"/> Subdivision Sewage Disposal |
| <input type="checkbox"/> Land inspection sketch. | Report, VA Form 4-1888. |
| <input type="checkbox"/> Topographic map. | <input type="checkbox"/> General plan. |
| <input type="checkbox"/> Photographs. | <input type="checkbox"/> Typical house and lot plans. |
| <input type="checkbox"/> Existing covenants. | <input type="checkbox"/> Detailed development plan. |
| <input type="checkbox"/> Subdivision regulations. | |
| <input type="checkbox"/> Zoning ordinance. | |

Other information and exhibits for this proposed development ☐ have ☐ have not been submitted previously. The sponsor represents that to the best of his knowledge and belief the information hereon and on the exhibits is true and correct.

Signed
(Sponsor or agent)

Title Date

PART B. EXISTING CONDITIONS

1. SPONSOR, LAND OWNER AND BUILDER

- a. Sponsor's name
☐ Owner ☐ His agent ☐ Contract purchaser ☐ Option holder
Street
City Phone

- b. Name of land owner, if not sponsor
c. Name of builder, if not sponsor

2. LAND AREA, COVENANTS, AND VALUE

- a. Area of subdivision or section to be analyzed, acres
b. Any adjoining land in same ownership? Acres
c. Any protective covenants recorded for subject land?
Yes ☐ No ☐ For any adjoining lands? Yes ☐ No ☐
d. Any subdiv. plat recorded for subject land? Yes ☐ No ☐

- | | | |
|--|--|--|
| e. Any easements on subject land?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | If answered
"Yes," explain
under Remarks |
| f. Any mineral rights reserved?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| g. Special assessments outstanding? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
- h. Tax assessor's valuation, \$..... based upon
.....% of market value. Tax rate, \$..... per \$100
i. Land value in present condition, \$..... per acre, or
with existing improvements, \$..... per front foot

3. LOCAL PLANNING REGULATIONS

- | | |
|---|--|
| a. Do local authorities have a master plan for area?..... | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| b. Is official street map in effect for area?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| c. Are local subdivision regulations in effect?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| d. Is zoning ordinance in effect?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |

4. SPECIAL HAZARDS AND NUISANCES

Is this land characterized by or exposed to:

- | | | |
|---|--|--|
| a. Steep grades or ravines?..... | Yes <input type="checkbox"/> No <input type="checkbox"/> | h. Explosives or fire? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> |
| b. Soil erosion?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | i. Smoke?..... |
| c. Subsidence?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | j. Chemical fumes?..... |
| d. Floods?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | k. Other odors?..... |
| e. Heavy vehicular traffic?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | l. Poor surface drainage?..... |
| f. Unusual air traffic?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | m. High water table?..... |
| g. Other unusual noise or vibration?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | n. Swamp or marsh?..... |
| | | o. Unsightly views?..... |

Under Remarks or on exhibits, describe ground water conditions and type of soil, and explain any item answered "Yes."

PART B. EXISTING CONDITIONS (Continued)

5. COMMUNITY FACILITIES

From the center of the land to be analyzed, is the walking distance less than $\frac{3}{4}$ of a mile to:

- | | | | | | |
|---|------------------------------|-----------------------------|-------------------------------|------------------------------|-----------------------------|
| | Yes | No | | Yes | No |
| a. Elementary school?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No | d. Main shopping center?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. High school, or junior and senior high schools?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No | e. Neighborhood stores?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| c. Employment?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No | f. Park or playground?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | | | g. Churches?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Where answer is "No," state under Remarks the location of the nearest facility, the type of public transportation available, the walking distance to it from the center of this land, the frequency of service during the hours in which trips would customarily be made, the time consumed in transit, and the cost for a one-way trip.

6. UTILITIES, SERVICES, AND STREET IMPROVEMENTS

Are the following present or readily available:

- | | | | | | |
|------------------------------|------------------------------|-----------------------------|------------------------------|------------------------------|-----------------------------|
| | Yes | No | | Yes | No |
| a. Pub. water supply?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No | f. Street lighting?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. Fire protection?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No | g. Garbage removal?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| c. Pub. sanitary sewer?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No | h. Police protection?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| d. Gas?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No | i. Storm sewers?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| e. Elec. and phone?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No | j. Paved access street?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Under Remarks, explain any above item answered "No."

7. UNDER REMARKS or on exhibits describe other existing conditions.

REMARKS

Identify by item number and letter

(Continued)

PART C. DEVELOPMENT PROPOSAL

8. BUILDING PROGRAM

- a. Dwellings: ☐ one-family detached ☐ _____
- b. Price range including lot, \$ _____ to \$ _____
- c. Sales price of typical property, \$ _____
- d. Typical dwelling: _____ stories; _____ rooms and _____ baths; garage: ☐ built-in ☐ attached ☐ detached ☐ none.
- e. Date construction expected to start _____
- f. Number of dwellings to be built per year _____
- g. Will dwellings be built progressively on contiguous lots? _____ If not, explain under Remarks.

9. LAND PROGRAM

- a. Number of residential lots _____
- b. Typical lot width and depth _____
- c. Total area (acres) _____
- d. Business area (acres) _____
- e. Park area (acres) _____
- f. _____ area (acres) _____
- g. Typical lot value with utilities and st. improv., \$ _____
- h. Will dwelling be built on each residential lot before lot is sold? _____ If not, explain under Remarks.

THIS SECTION	ENTIRE TRACT

10. PROTECTIVE COVENANTS

- a. Min. bldg. setback _____ ft. d. Min. lot area _____ sq. ft.
- b. Min. side yard _____ ft. e. Min. dwell. cost, \$ _____
- c. Min. lot width _____ ft. f. Min. 1-story _____ sq. ft.

11. NEIGHBORHOOD DESIGN

Per development plan. Enter comments under Remarks.

12. MAINTENANCE AND FINANCING

- a. Will all utilities and street improvements be publicly maintained? Yes ☐ No ☐
 - b. Will utilities and st. imp. be installed without applying liens and assessments against properties? Yes ☐ No ☐
- Under Remarks, explain any item answered "No."

13. UTILITIES

- a. Water-supply system: ☐ public ☐ _____
- b. Sanitary sewerage system: ☐ public ☐ _____
- c. Electric lines: ☐ along interior lot lines ☐ in street.
- d. Telephone lines: ☐ along interior lot lines ☐ in street.
- e. Fire hydrants? _____ f. Gas? _____ g. St. lighting? _____
- h. Cost of utilities to sponsor: \$ _____ per lin. ft. of street.

14. STREET IMPROVEMENTS

- | | RIGHT-OF-WAY | PAVEMENT | SIDEWALKS |
|---|--------------|----------|-----------|
| a. Street widths: | | | |
| Arterial streets _____ | | | |
| Collector streets _____ | | | |
| Minor streets _____ | | | |
| Marginal access streets _____ | | | |
| Access street to tract _____ | | | |
| b. Storm-sewer system? _____ If not, explain method of storm-water disposal under Remarks. | | | |
| c. Curb and gutter: _____ (Dimensions, type, and material) | | | |
| d. Pavement base: _____ (Thickness and material) | | | |
| e. Pavement wearing surface: _____ (Thickness and material) | | | |
| f. Driveways to property line: _____ (Width, thickness, and material) | | | |
| g. Sidewalks: <input type="checkbox"/> 4 in. P. C. conc. <input type="checkbox"/> _____ | | | |
| h. Street trees: _____ in. caliper, averaging _____ ft. apart. | | | |
| i. Planting strips: <input type="checkbox"/> seeding <input type="checkbox"/> sodding <input type="checkbox"/> sprigging. | | | |
| j. Street name signs at all intersections? Yes <input type="checkbox"/> No <input type="checkbox"/> | | | |
| k. Cost of street improvements to sponsor: \$ _____ per lin. ft. of minor street. | | | |

15. TYPICAL LOT IMPROVEMENTS

- a. Driveway on lot: _____ (Width, thickness, and material)
- b. Entrance walk: _____ (Width, thickness, and material)
- c. Lawn: ☐ entire lot area ☐ _____; _____ in. topsoil; ☐ seeding ☐ sodding ☐ sprigging.
- d. Planting: _____ trees; _____ shrubs, incl. _____ evergreens.
- e. Cost of lot imp., excluding rough grading: \$ _____ per lot.

FOR VA USE

- 1. Received _____ Subdivision No. _____
- 2. Assigned: ☐ Preliminary Analysis. ☐ Complete Analysis.
- 3. Preliminary advice to sponsor _____
- 4. Complete information received _____
- 5. Complete information verified _____
- 6. Special conditions to sponsor _____

16. UNDER REMARKS, describe any protective screening, park improvements, existing structures to be removed, neighborhood entrance-ways, or other proposed features. Also identify competitive developments and indicate basis upon which this development is expected to compete successfully.

REMARKS

Identify by item number and letter

SUBDIVISION INFORMATION

SUBDIVISION:

Name Section

Location

City or Civil Division

County State

INSTRUCTIONS FOR SPONSOR

1. Fill in Part A and Part B.
If you have a definite proposal for developing your land, it is important that you indicate it by filling in Part C on the reverse side of this form, to the extent known.
2. Assemble exhibits as advised by local VA office and submit three copies each of this form and two copies each of the exhibits to local office.

PART A. SPONSOR'S REQUEST

VETERANS ADMINISTRATION:

The sponsor requests the VA, without charge or obligation, to make ☐ a preliminary analysis ☐ a complete analysis of this land and to offer VA advice and suggestions.

The following exhibits are attached in duplicate:

- | | |
|---|---|
| <input type="checkbox"/> Location map. | <input type="checkbox"/> Subdivision Sewage Disposal |
| <input type="checkbox"/> Land inspection sketch. | Report, VA Form 4-1888. |
| <input type="checkbox"/> Topographic map. | <input type="checkbox"/> General plan. |
| <input type="checkbox"/> Photographs. | <input type="checkbox"/> Typical house and lot plans. |
| <input type="checkbox"/> Existing covenants. | <input type="checkbox"/> Detailed development plan. |
| <input type="checkbox"/> Subdivision regulations. | |
| <input type="checkbox"/> Zoning ordinance. | |

Other information and exhibits for this proposed development ☐ have ☐ have not been submitted previously. The sponsor represents that to the best of his knowledge and belief the information hereon and on the exhibits is true and correct.

Signed
(Sponsor or agent)

Title Date

PART B. EXISTING CONDITIONS

1. SPONSOR, LAND OWNER AND BUILDER

- a. Sponsor's name
☐ Owner ☐ His agent ☐ Contract purchaser ☐ Option holder
Street

City Phone

b. Name of land owner, if not sponsor

c. Name of builder, if not sponsor

2. LAND AREA, COVENANTS, AND VALUE

- a. Area of subdivision or section to be analyzed, acres
b. Any adjoining land in same ownership? Acres
c. Any protective covenants recorded for subject land?
Yes ☐ No ☐ For any adjoining lands? Yes ☐ No ☐
d. Any subdiv. plat recorded for subject land? Yes ☐ No ☐

- | | | |
|---|---|--|
| e. Any easements on subject land?... | <input type="checkbox"/> <input type="checkbox"/> | If answered
"Yes," explain
under Remarks |
| f. Any mineral rights reserved?..... | <input type="checkbox"/> <input type="checkbox"/> | |
| g. Special assessments outstanding? <input type="checkbox"/> <input type="checkbox"/> | | |
- h. Tax assessor's valuation, \$..... based upon
.....% of market value. Tax rate, \$..... per \$100
i. Land value in present condition, \$..... per acre, or
with existing improvements, \$..... per front foot

3. LOCAL PLANNING REGULATIONS

- | | |
|---|---|
| a. Do local authorities have a master plan for area?... | <input type="checkbox"/> <input type="checkbox"/> |
| b. Is official street map in effect for area?..... | <input type="checkbox"/> <input type="checkbox"/> |
| c. Are local subdivision regulations in effect?..... | <input type="checkbox"/> <input type="checkbox"/> |
| d. Is zoning ordinance in effect?..... | <input type="checkbox"/> <input type="checkbox"/> |

4. SPECIAL HAZARDS AND NUISANCES

Is this land characterized by or exposed to:

- | | | |
|---|--|--|
| a. Steep grades or ravines?..... | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| b. Soil erosion?..... | <input type="checkbox"/> <input type="checkbox"/> | h. Explosives or fire? <input type="checkbox"/> <input type="checkbox"/> |
| c. Subsidence? | <input type="checkbox"/> <input type="checkbox"/> | i. Smoke? |
| d. Floods? | <input type="checkbox"/> <input type="checkbox"/> | j. Chemical fumes?... |
| e. Heavy vehicular traffic?..... | <input type="checkbox"/> <input type="checkbox"/> | k. Other odors?..... |
| f. Unusual air traffic? <input type="checkbox"/> <input type="checkbox"/> | | l. Poor surface drainage?..... |
| g. Other unusual noise or vibration?..... | <input type="checkbox"/> <input type="checkbox"/> | m. High water table?.. |
| | | n. Swamp or marsh?.. |
| | | o. Unsightly views?... |

Under Remarks or on exhibits, describe ground water conditions and type of soil, and explain any item answered "Yes."

PART B. EXISTING CONDITIONS (Continued)

5. COMMUNITY FACILITIES

From the center of the land to be analyzed, is the walking distance less than ¼ of a mile to:

- | | | | |
|---|---|--|---|
| Yes | No | Yes | No |
| a. Elementary school? <input type="checkbox"/> <input type="checkbox"/> | | d. Main shopping center? <input type="checkbox"/> <input type="checkbox"/> | |
| b. High school, or junior and senior high schools?..... | <input type="checkbox"/> <input type="checkbox"/> | e. Neighborhood stores?.. | <input type="checkbox"/> <input type="checkbox"/> |
| c. Employment? | <input type="checkbox"/> <input type="checkbox"/> | f. Park or playground?... | <input type="checkbox"/> <input type="checkbox"/> |
| | | g. Churches? | <input type="checkbox"/> <input type="checkbox"/> |

Where answer is "No," state under Remarks the location of the nearest facility, the type of public transportation available, the walking distance to it from the center of this land, the frequency of service during the hours in which trips would customarily be made, the time consumed in transit, and the cost for a one-way trip.

6. UTILITIES, SERVICES, AND STREET IMPROVEMENTS

Are the following present or readily available:

- | | | | |
|---|---|---|---|
| Yes | No | Yes | No |
| a. Pub. water supply?.. | <input type="checkbox"/> <input type="checkbox"/> | f. Street lighting?..... | <input type="checkbox"/> <input type="checkbox"/> |
| b. Fire protection?..... | <input type="checkbox"/> <input type="checkbox"/> | g. Garbage removal?... | <input type="checkbox"/> <input type="checkbox"/> |
| c. Pub. sanitary sewer? <input type="checkbox"/> <input type="checkbox"/> | | h. Police protection?... | <input type="checkbox"/> <input type="checkbox"/> |
| d. Gas? | <input type="checkbox"/> <input type="checkbox"/> | i. Storm sewers?..... | <input type="checkbox"/> <input type="checkbox"/> |
| e. Elec. and phone?..... | <input type="checkbox"/> <input type="checkbox"/> | j. Paved access street? <input type="checkbox"/> <input type="checkbox"/> | |

Under Remarks, explain any above item answered "No."

7. UNDER REMARKS or on exhibits describe other existing conditions.

REMARKS

Identify by item number and letter

(Continued)

PART C. DEVELOPMENT PROPOSAL

FOR VA USE

8. BUILDING PROGRAM

- a. Dwellings: ☐ one-family detached ☐ _____
- b. Price range including lot, \$ _____ to \$ _____
- c. Sales price of typical property, \$ _____
- d. Typical dwelling: _____ stories; _____ rooms and _____ baths; garage: ☐ built-in ☐ attached ☐ detached ☐ none.
- e. Date construction expected to start _____
- f. Number of dwellings to be built per year _____
- g. Will dwellings be built progressively on contiguous lots? _____ If not, explain under Remarks.

- 1. Received _____ Subdivision No. _____
- 2. Assigned: ☐ Preliminary Analysis. ☐ Complete Analysis.
- 3. Preliminary advice to sponsor _____
- 4. Complete information received _____
- 5. Complete information verified _____
- 6. Special conditions to sponsor _____

9. LAND PROGRAM

- a. Number of residential lots _____
- b. Typical lot width and depth _____
- c. Total area (acres) _____
- d. Business area (acres) _____
- e. Park area (acres) _____
- f. _____ area (acres) _____
- g. Typical lot value with utilities and st. improv., \$ _____
- h. Will dwelling be built on each residential lot before lot is sold? _____ If not, explain under Remarks.

THIS SECTION	ENTIRE TRACT

10. PROTECTIVE COVENANTS

- a. Min. bldg. setback _____ ft. d. Min. lot area _____ sq. ft.
- b. Min. side yard _____ ft. e. Min. dwell. cost, \$ _____
- c. Min. lot width _____ ft. f. Min. 1-story _____ sq. ft.

11. NEIGHBORHOOD DESIGN

Per development plan. Enter comments under Remarks.

12. MAINTENANCE AND FINANCING

- a. Will all utilities and street improvements be publicly maintained? Yes ☐ No ☐
- b. Will utilities and st. imp. be installed without applying liens and assessments against properties? Yes ☐ No ☐ Under Remarks, explain any item answered "No."

13. UTILITIES

- a. Water-supply system: ☐ public ☐ _____
- b. Sanitary sewerage system: ☐ public ☐ _____
- c. Electric lines: ☐ along interior lot lines ☐ in street.
- d. Telephone lines: ☐ along interior lot lines ☐ in street.
- e. Fire hydrants? _____ f. Gas? _____ g. St. lighting? _____
- h. Cost of utilities to sponsor: \$ _____ per lin. ft. of street.

14. STREET IMPROVEMENTS

- a. Street widths:

RIGHT-OF-WAY	PAVEMENT	SIDEWALKS
Arterial streets _____		
Collector streets _____		
Minor streets _____		
Marginal access streets _____		
Access street to tract _____		
- b. Storm-sewer system? _____ If not, explain method of storm-water disposal under Remarks.
- c. Curb and gutter: _____ (Dimensions, type, and material)
- d. Pavement base: _____ (Thickness and material)
- e. Pavement wearing surface: _____ (Thickness and material)
- f. Driveways to property line: _____ (Width, thickness, and material)
- g. Sidewalks: ☐ 4 in. P. C. conc. ☐ _____
- h. Street trees: _____ in. caliper, averaging _____ ft. apart.
- i. Planting strips: ☐ seeding ☐ sodding ☐ sprigging.
- j. Street name signs at all intersections? Yes ☐ No ☐
- k. Cost of street improvements to sponsor: \$ _____ per lin. ft. of minor street.

15. TYPICAL LOT IMPROVEMENTS

- a. Driveway on lot: _____ (Width, thickness, and material)
- b. Entrance walk: _____ (Width, thickness, and material)
- c. Lawn: ☐ entire lot area ☐ _____; _____ in. topsoil; ☐ seeding ☐ sodding ☐ sprigging.
- d. Planting: _____ trees; _____ shrubs, incl. _____ evergreens.
- e. Cost of lot imp., excluding rough grading: \$ _____ per lot.

16. UNDER REMARKS, describe any protective screening, park improvements, existing structures to be removed, neighborhood entrance-ways, or other proposed features. Also identify competitive developments and indicate basis upon which this development is expected to compete successfully.

REMARKS

Identify by item number and letter

SUBDIVISION INFORMATION

SUBDIVISION:

Name _____ Section _____

Location _____

City or Civil Division _____

County _____ State _____

INSTRUCTIONS FOR SPONSOR

1. Fill in Part A and Part B.
If you have a definite proposal for developing your land, it is important that you indicate it by filling in Part C on the reverse side of this form, to the extent known.
2. Assemble exhibits as advised by local VA office and submit three copies each of this form and two copies each of the exhibits to local office.

PART A. SPONSOR'S REQUEST

VETERANS ADMINISTRATION:

The sponsor requests the VA, without charge or obligation, to make ☐ a preliminary analysis ☐ a complete analysis of this land and to offer VA advice and suggestions.

The following exhibits are attached in duplicate:

- | | |
|---|---|
| <input type="checkbox"/> Location map. | <input type="checkbox"/> Subdivision Sewage Disposal |
| <input type="checkbox"/> Land inspection sketch. | Report, VA Form 4-1888. |
| <input type="checkbox"/> Topographic map. | <input type="checkbox"/> General plan. |
| <input type="checkbox"/> Photographs. | <input type="checkbox"/> Typical house and lot plans. |
| <input type="checkbox"/> Existing covenants. | <input type="checkbox"/> Detailed development plan. |
| <input type="checkbox"/> Subdivision regulations. | |
| <input type="checkbox"/> Zoning ordinance. | |

Other information and exhibits for this proposed development ☐ have ☐ have not been submitted previously. The sponsor represents that to the best of his knowledge and belief the information hereon and on the exhibits is true and correct.

Signed _____
(Sponsor or agent)

Title _____ Date _____

PART B. EXISTING CONDITIONS

1. SPONSOR, LAND OWNER AND BUILDER

- a. Sponsor's name _____
☐ Owner ☐ His agent ☐ Contract purchaser ☐ Option holder
Street _____
City _____ Phone _____

- b. Name of land owner, if not sponsor _____
c. Name of builder, if not sponsor _____

2. LAND AREA, COVENANTS, AND VALUE

- a. Area of subdivision or section to be analyzed, _____ acres
b. Any adjoining land in same ownership? _____ Acres _____
c. Any protective covenants recorded for subject land?
Yes ☐ No ☐ For any adjoining lands? Yes ☐ No ☐
d. Any subdiv. plat recorded for subject land? Yes ☐ No ☐

- | | | |
|---|---|--|
| e. Any easements on subject land?... | <input type="checkbox"/> <input type="checkbox"/> | If answered
"Yes," explain
under Remarks |
| f. Any mineral rights reserved?..... | <input type="checkbox"/> <input type="checkbox"/> | |
| g. Special assessments outstanding? <input type="checkbox"/> <input type="checkbox"/> | | |
- h. Tax assessor's valuation, \$_____ based upon
_____ % of market value. Tax rate, \$_____ per \$100
i. Land value in present condition, \$_____ per acre, or
with existing improvements, \$_____ per front foot

3. LOCAL PLANNING REGULATIONS

- | | |
|---|---|
| a. Do local authorities have a master plan for area?... | <input type="checkbox"/> <input type="checkbox"/> |
| b. Is official street map in effect for area?..... | <input type="checkbox"/> <input type="checkbox"/> |
| c. Are local subdivision regulations in effect?..... | <input type="checkbox"/> <input type="checkbox"/> |
| d. Is zoning ordinance in effect?..... | <input type="checkbox"/> <input type="checkbox"/> |

4. SPECIAL HAZARDS AND NUISANCES

Is this land characterized by or exposed to:

- | | | |
|---|--|--|
| a. Steep grades or
ravines?..... | Yes <input type="checkbox"/> No <input type="checkbox"/> | h. Explosives or fire? <input type="checkbox"/> <input type="checkbox"/> |
| b. Soil erosion?..... | <input type="checkbox"/> <input type="checkbox"/> | i. Smoke?..... |
| c. Subsidence? | <input type="checkbox"/> <input type="checkbox"/> | j. Chemical fumes?..... |
| d. Floods? | <input type="checkbox"/> <input type="checkbox"/> | k. Other odors?..... |
| e. Heavy vehicular
traffic?..... | <input type="checkbox"/> <input type="checkbox"/> | l. Poor surface
drainage?..... |
| f. Unusual air traffic? <input type="checkbox"/> <input type="checkbox"/> | | m. High water table? <input type="checkbox"/> <input type="checkbox"/> |
| g. Other unusual noise
or vibration?..... | <input type="checkbox"/> <input type="checkbox"/> | n. Swamp or marsh? <input type="checkbox"/> <input type="checkbox"/> |
| | | o. Unsightly views? <input type="checkbox"/> <input type="checkbox"/> |

Under Remarks or on exhibits, describe ground water conditions and type of soil, and explain any item answered "Yes."

PART B. EXISTING CONDITIONS (Continued)

5. COMMUNITY FACILITIES

From the center of the land to be analyzed, is the walking distance less than ¼ of a mile to:

- | | | | | | |
|---|---|----|---|---|----|
| | Yes | No | | Yes | No |
| a. Elementary school? <input type="checkbox"/> <input type="checkbox"/> | | | d. Main shopping center? <input type="checkbox"/> <input type="checkbox"/> | | |
| b. High school, or
junior and senior
high schools?..... <input type="checkbox"/> <input type="checkbox"/> | | | e. Neighborhood stores?.. <input type="checkbox"/> <input type="checkbox"/> | | |
| c. Employment? | <input type="checkbox"/> <input type="checkbox"/> | | f. Park or playground?... <input type="checkbox"/> <input type="checkbox"/> | | |
| | | | g. Churches? | <input type="checkbox"/> <input type="checkbox"/> | |

Where answer is "No," state under Remarks the location of the nearest facility, the type of public transportation available, the walking distance to it from the center of this land, the frequency of service during the hours in which trips would customarily be made, the time consumed in transit, and the cost for a one-way trip.

6. UTILITIES, SERVICES, AND STREET IMPROVEMENTS

Are the following present or readily available:

- | | | | | | |
|--|---|----|--|-----|----|
| | Yes | No | | Yes | No |
| a. Pub. water supply?.. <input type="checkbox"/> <input type="checkbox"/> | | | f. Street lighting?..... <input type="checkbox"/> <input type="checkbox"/> | | |
| b. Fire protection?..... <input type="checkbox"/> <input type="checkbox"/> | | | g. Garbage removal?.. <input type="checkbox"/> <input type="checkbox"/> | | |
| c. Pub. sanitary sewer? <input type="checkbox"/> <input type="checkbox"/> | | | h. Police protection?.. <input type="checkbox"/> <input type="checkbox"/> | | |
| d. Gas? | <input type="checkbox"/> <input type="checkbox"/> | | i. Storm sewers?..... <input type="checkbox"/> <input type="checkbox"/> | | |
| e. Elec. and phone?..... <input type="checkbox"/> <input type="checkbox"/> | | | j. Paved access street? <input type="checkbox"/> <input type="checkbox"/> | | |

Under Remarks, explain any above item answered "No."

7. UNDER REMARKS or on exhibits describe other existing conditions.

REMARKS

Identify by item number and letter

(Continued)

PART C. DEVELOPMENT PROPOSAL

FOR VA USE

8. BUILDING PROGRAM

- a. Dwellings: ☐ one-family detached ☐ _____
b. Price range including lot, \$ _____ to \$ _____
c. Sales price of typical property, \$ _____
d. Typical dwelling: _____ stories; _____ rooms and _____ baths;
garage: ☐ built-in ☐ attached ☐ detached ☐ none.
e. Date construction expected to start _____
f. Number of dwellings to be built per year _____
g. Will dwellings be built progressively on contiguous
lots? _____ If not, explain under Remarks.

1. Received _____ Subdivision No. _____
2. Assigned: ☐ Preliminary Analysis. ☐ Complete Analysis.
3. Preliminary advice to sponsor _____
4. Complete information received _____
5. Complete information verified _____
6. Special conditions to sponsor _____

9. LAND PROGRAM

- a. Number of residential lots _____
b. Typical lot width and depth _____
c. Total area (acres) _____
d. Business area (acres) _____
e. Park area (acres) _____
f. _____ area (acres) _____
g. Typical lot value with utilities and st. improv., \$ _____
h. Will dwelling be built on each residential lot before lot is
sold? _____ If not, explain under Remarks.

THIS SECTION	ENTIRE TRACT

10. PROTECTIVE COVENANTS

- a. Min. bldg. setback _____ ft. d. Min. lot area _____ sq. ft.
b. Min. side yard _____ ft. e. Min. dwell. cost, \$ _____
c. Min. lot width _____ ft. f. Min. 1-story _____ sq. ft.

11. NEIGHBORHOOD DESIGN

Per development plan. Enter comments under Remarks.

12. MAINTENANCE AND FINANCING

- a. Will all utilities and street improvements be publicly
maintained? Yes ☐ No ☐
b. Will utilities and st. imp. be installed without applying
liens and assessments against properties? Yes ☐ No ☐
Under Remarks, explain any item answered "No."

13. UTILITIES

- a. Water-supply system: ☐ public ☐ _____
b. Sanitary sewerage system: ☐ public ☐ _____
c. Electric lines: ☐ along interior lot lines ☐ in street.
d. Telephone lines: ☐ along interior lot lines ☐ in street.
e. Fire hydrants? _____ f. Gas? _____ g. St. lighting? _____
h. Cost of utilities to sponsor: \$ _____ per lin. ft. of street.

14. STREET IMPROVEMENTS

- a. Street widths:
Arterial streets _____
Collector streets _____
Minor streets _____
Marginal access streets _____
Access street to tract _____
b. Storm-sewer system? _____ If not, explain method
of storm-water disposal under Remarks.
c. Curb and gutter: _____
(Dimensions, type, and material)
d. Pavement base: _____
(Thickness and material)
e. Pavement wearing surface: _____
(Thickness and material)
f. Driveways to property line: _____
(Width, thickness, and material)
g. Sidewalks: ☐ 4 in. P. C. conc. ☐ _____
h. Street trees: _____ in. caliper, averaging _____ ft. apart.
i. Planting strips: ☐ seeding ☐ sodding ☐ sprigging.
j. Street name signs at all intersections? Yes ☐ No ☐
k. Cost of street improvements to sponsor: \$ _____
per lin. ft. of minor street.

RIGHT- OF-WAY	PAVEMENT	SIDEWALKS

15. TYPICAL LOT IMPROVEMENTS

- a. Driveway on lot: _____
(Width, thickness, and material)
b. Entrance walk: _____
(Width, thickness, and material)
c. Lawn: ☐ entire lot area ☐ _____;
_____ in. topsoil; ☐ seeding ☐ sodding ☐ sprigging.
d. Planting: _____ trees; _____ shrubs, incl. _____ evergreens.
e. Cost of lot imp., excluding rough grading: \$ _____ per lot.

REMARKS

Identify by item number and letter

SUBDIVISION INFORMATION

SUBDIVISION:

Name _____ Section _____

Location _____

City or Civil Division _____

County _____ State _____

INSTRUCTIONS FOR SPONSOR

1. Fill in Part A and Part B.
If you have a definite proposal for developing your land, it is important that you indicate it by filling in Part C on the reverse side of this form, to the extent known.
2. Assemble exhibits as advised by local VA office and submit three copies each of this form and two copies each of the exhibits to local office.

PART A. SPONSOR'S REQUEST

VETERANS ADMINISTRATION:

The sponsor requests the VA, without charge or obligation, to make ☐ a preliminary analysis ☐ a complete analysis of this land and to offer VA advice and suggestions.

The following exhibits are attached in duplicate:

- | | |
|---|---|
| <input type="checkbox"/> Location map. | <input type="checkbox"/> Subdivision Sewage Disposal |
| <input type="checkbox"/> Land inspection sketch. | <input type="checkbox"/> Report, VA Form 4-1888. |
| <input type="checkbox"/> Topographic map. | <input type="checkbox"/> General plan. |
| <input type="checkbox"/> Photographs. | <input type="checkbox"/> Typical house and lot plans. |
| <input type="checkbox"/> Existing covenants. | <input type="checkbox"/> Detailed development plan. |
| <input type="checkbox"/> Subdivision regulations. | |
| <input type="checkbox"/> Zoning ordinance. | |

Other information and exhibits for this proposed development ☐ have ☐ have not been submitted previously. The sponsor represents that to the best of his knowledge and belief the information hereon and on the exhibits is true and correct.

Signed _____
(Sponsor or agent)

Title _____ Date _____

PART B. EXISTING CONDITIONS

1. SPONSOR, LAND OWNER AND BUILDER

- a. Sponsor's name _____
☐ Owner ☐ His agent ☐ Contract purchaser ☐ Option holder
Street _____
City _____ Phone _____

- b. Name of land owner, if not sponsor _____
c. Name of builder, if not sponsor _____

2. LAND AREA, COVENANTS, AND VALUE

- a. Area of subdivision or section to be analyzed, _____ acres
b. Any adjoining land in same ownership? _____ Acres _____
c. Any protective covenants recorded for subject land?
Yes ☐ No ☐ For any adjoining lands? Yes ☐ No ☐
d. Any subdiv. plat recorded for subject land? Yes ☐ No ☐

- | | | |
|--|--|--|
| e. Any easements on subject land?... | <input type="checkbox"/> Yes <input type="checkbox"/> No | If answered
"Yes," explain
under Remarks |
| f. Any mineral rights reserved?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| g. Special assessments outstanding? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
- h. Tax assessor's valuation, \$_____ based upon
_____ % of market value. Tax rate, \$_____ per \$100
i. Land value in present condition, \$_____ per acre, or
with existing improvements, \$_____ per front foot

3. LOCAL PLANNING REGULATIONS

- | | |
|---|--|
| a. Do local authorities have a master plan for area?... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| b. Is official street map in effect for area?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| c. Are local subdivision regulations in effect?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| d. Is zoning ordinance in effect?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |

4. SPECIAL HAZARDS AND NUISANCES

Is this land characterized by or exposed to:

- | | | |
|--|--|---|
| a. Steep grades or ravines?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | h. Explosives or fire? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| b. Soil erosion?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | i. Smoke?..... |
| c. Subsidence? | <input type="checkbox"/> Yes <input type="checkbox"/> No | j. Chemical fumes?..... |
| d. Floods? | <input type="checkbox"/> Yes <input type="checkbox"/> No | k. Other odors?..... |
| e. Heavy vehicular traffic?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | l. Poor surface drainage?..... |
| f. Unusual air traffic? <input type="checkbox"/> Yes <input type="checkbox"/> No | | m. High water table?..... |
| g. Other unusual noise or vibration?..... | <input type="checkbox"/> Yes <input type="checkbox"/> No | n. Swamp or marsh?..... |
| | | o. Unsightly views?..... |

Under Remarks or on exhibits, describe ground water conditions and type of soil, and explain any item answered "Yes."

PART B. EXISTING CONDITIONS (Continued)

5. COMMUNITY FACILITIES

From the center of the land to be analyzed, is the walking distance less than ¼ of a mile to:

- | | | | | | |
|--|--|----|--|--|----|
| | Yes | No | | Yes | No |
| a. Elementary school? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | d. Main shopping center? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| b. High school, or junior and senior high schools?..... <input type="checkbox"/> Yes <input type="checkbox"/> No | | | e. Neighborhood stores?.. <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| c. Employment? | <input type="checkbox"/> Yes <input type="checkbox"/> No | | f. Park or playground?... <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | | | g. Churches? | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Where answer is "No," state under Remarks the location of the nearest facility, the type of public transportation available, the walking distance to it from the center of this land, the frequency of service during the hours in which trips would customarily be made, the time consumed in transit, and the cost for a one-way trip.

6. UTILITIES, SERVICES, AND STREET IMPROVEMENTS

Are the following present or readily available:

- | | | | | | |
|---|--|----|---|-----|----|
| | Yes | No | | Yes | No |
| a. Pub. water supply?.. <input type="checkbox"/> Yes <input type="checkbox"/> No | | | f. Street lighting?..... <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| b. Fire protection?..... <input type="checkbox"/> Yes <input type="checkbox"/> No | | | g. Garbage removal?... <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| c. Pub. sanitary sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | h. Police protection?.. <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| d. Gas? | <input type="checkbox"/> Yes <input type="checkbox"/> No | | i. Storm sewers?..... <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| e. Elec. and phone?..... <input type="checkbox"/> Yes <input type="checkbox"/> No | | | j. Paved access street? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

Under Remarks, explain any above item answered "No."

7. UNDER REMARKS or on exhibits describe other existing conditions.

REMARKS

Identify by item number and letter

(Continued)

PART C. DEVELOPMENT PROPOSAL

8. BUILDING PROGRAM

- a. Dwellings: ☐ one-family detached ☐ _____
b. Price range including lot, \$_____ to \$_____
c. Sales price of typical property, \$_____
d. Typical dwelling: _____ stories; _____ rooms and _____ baths;
garage: ☐ built-in ☐ attached ☐ detached ☐ none.
e. Date construction expected to start _____
f. Number of dwellings to be built per year _____
g. Will dwellings be built progressively on contiguous
lots? _____ If not, explain under Remarks.

9. LAND PROGRAM

- | | THIS
SECTION | ENTIRE
TRACT |
|---|-----------------|-----------------|
| a. Number of residential lots | | |
| b. Typical lot width and depth | | |
| c. Total area (acres) | | |
| d. Business area (acres) | | |
| e. Park area (acres) | | |
| f. _____ area (acres) | | |
| g. Typical lot value with utilities and st. improv., \$ | | |
| h. Will dwelling be built on each residential lot before lot is
sold? _____ If not, explain under Remarks. | | |

10. PROTECTIVE COVENANTS

- a. Min. bldg. setback _____ ft. d. Min. lot area _____ sq. ft.
b. Min. side yard _____ ft. e. Min. dwell. cost, \$_____
c. Min. lot width _____ ft. f. Min. 1-story _____ sq. ft.

11. NEIGHBORHOOD DESIGN

Per development plan. Enter comments under Remarks.

12. MAINTENANCE AND FINANCING

- a. Will all utilities and street improvements be publicly
maintained? Yes ☐ No ☐
b. Will utilities and st. imp. be installed without applying
liens and assessments against properties? Yes ☐ No ☐
Under Remarks, explain any item answered "No."

13. UTILITIES

- a. Water-supply system: ☐ public ☐ _____
b. Sanitary sewerage system: ☐ public ☐ _____
c. Electric lines: ☐ along interior lot lines ☐ in street.
d. Telephone lines: ☐ along interior lot lines ☐ in street.
e. Fire hydrants? _____ f. Gas? _____ g. St. lighting? _____
h. Cost of utilities to sponsor: \$_____ per lin. ft. of street.

14. STREET IMPROVEMENTS

- | | RIGHT-
OF-WAY | PAVEMENT | SIDEWALKS |
|---|------------------|----------|-----------|
| a. Street widths: | | | |
| Arterial streets | | | |
| Collector streets | | | |
| Minor streets | | | |
| Marginal access streets | | | |
| Access street to tract | | | |
| b. Storm-sewer system? _____ If not, explain method
of storm-water disposal under Remarks. | | | |
| c. Curb and gutter: _____
(Dimensions, type, and material) | | | |
| d. Pavement base: _____
(Thickness and material) | | | |
| e. Pavement wearing surface: _____
(Thickness and material) | | | |
| f. Driveways to property line: _____
(Width, thickness, and material) | | | |
| g. Sidewalks: <input type="checkbox"/> 4 in. P. C. conc. <input type="checkbox"/> _____ | | | |
| h. Street trees: _____ in. caliper, averaging _____ ft. apart. | | | |
| i. Planting strips: <input type="checkbox"/> seeding <input type="checkbox"/> sodding <input type="checkbox"/> sprigging. | | | |
| j. Street name signs at all intersections? Yes <input type="checkbox"/> No <input type="checkbox"/> | | | |
| k. Cost of street improvements to sponsor: \$_____
per lin. ft. of minor street. | | | |

15. TYPICAL LOT IMPROVEMENTS

- a. Driveway on lot: _____
(Width, thickness, and material)
b. Entrance walk: _____
(Width, thickness, and material)
c. Lawn: ☐ entire lot area ☐ _____;
_____ in. topsoil; ☐ seeding ☐ sodding ☐ sprigging.
d. Planting: _____ trees; _____ shrubs, incl. _____ evergreens.
e. Cost of lot imp., excluding rough grading: \$_____ per lot.

FOR VA USE

1. Received _____ Subdivision No. _____
2. Assigned: ☐ Preliminary Analysis. ☐ Complete Analysis.
3. Preliminary advice to sponsor _____
4. Complete information received _____
5. Complete information verified _____
6. Special conditions to sponsor _____

16. UNDER REMARKS, describe any protective screening, park
improvements, existing structures to be removed, neighbor-
hood entrance-ways, or other proposed features. Also
identify competitive developments and indicate basis upon
which this development is expected to compete successfully.

REMARKS

Identify by item number and letter

June 23, 1966

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

Gentlemen (and ladies):

I wish to take this means of extending my personal appreciation and approval of the action you took with reference to the Single Tax land on which the Big Casino now stands.

Some time ago I appeared before the City Council in protest of the price the Fairhope tax payers were to pay for the privilege of tearing down the Big Casino. In my opinion, the razing or repairing of this building should be the obligation of the doctor who owns same. Maybe someone with gumption enough will get this message across to him and enforce it.

In no way do I term your action in this matter as an obstacle to beach improvement. We are all aware that the Single Tax Corporation and the City Council must work hand in hand if Fairhope is to continue its progress.

Yours truly,

Mrs. Frank H. Newman

Mrs. Frank H. Newman
308 N. Bayview,
Fairhope, Alabama

PS And isn't the Red Cross Building a "thing of beauty and a joy forever"?

November 22, 1968

Mrs. Martha Nichols
556 Morphy Ave.
Fairhope, Alabama 36532

Dear Martha:

On behalf of the Executive Council, membership and lessees of the Fairhope Single Tax Corporation I wish to express appreciation for your thoughtfulness and generosity in giving the lovely painting for our office.

It is beautiful, appropriate and makes us proud to have a work by such a fine artist as yourself for everyone to enjoy.

Thank you!

Fraternally yours,

Secretary

CAG:rer

Apr. 21, 1958

Mrs. Ivy P. Norton
3571 N. Nottingham St.
Falls Church, Va.

Dear Ivy:

Our records show that the price paid you for the improvements was \$14,175.00. The transfer endorsement appears to have been signed by you January 4, 1958, and it is my recollection that the money was paid to you at that time so it would appear to me that it would be shown in your 1958 not your 1957 income tax report.

The transfer to you was made by an instrument in writing signed by your mother, dated February 1, 1940. Our executive Council's approval is shown to be May 8, 1940. At that time the assessed value was \$1800 as it had been for some years. The present assessed value is \$2000. Seldom does the assessed value conform to the 60% value as provided in the statutes and there has been no attempt on the part of assessors to increase assessed values to conform with inflation.

I looked through our minutes for 1940 to see what other transfers might have been made then and found the transfer of the McConnel home next to Mrs. duChoine was made in January, 1940 and Mrs. Dacovich says the price paid was \$7500. Considering the dollar value in 1940 and today I doubt very much that you made a profit on the sale.

I hope this will be what you need but will be glad to be further help if not. We, too have been having a cool spring. The flowers are on the wane now but they have been exceptionally beautiful.

Sincerely,

Gallo Church Va.

April 18, 1958

Dear Corrie, -

I need your help. My papers are all in my safe down in Fairhope and I don't remember the exact dates of some of the things I will have to have to know. Please tell me the date Mother made me a joint tenant in the Colony lease?

(2) What was the property assessed at for tax purposes?

(3) How is the assessed value determined?

(4) What was my sales price of the improvements, not the furniture and equipment - just what I got for the improvements.

I have been told by a tax accountant that the best way to arrive at the value was to have two men that I were familiar with the property at the time I acquired it write a letter stating what they considered a fair price at that time (there were eleven rooms and two baths at that time). I built the garage apt, added a ^{kitchen} ~~room~~ and bath to the north apt down stairs - added a bedroom to the South apt down stairs - took out partitions, put in a vestibule, changed the stairs so as to give 3 private entrances from the front porch and built a hall and porch to give each apt a rear entrance.

I cut my price from \$20,000.00 to \$8,000.00

to make the sale because of my ill health and my age (74 yrs) I guess I really lost money on the deal but it is such a relief to know I am free of the worry and work of running a place as big as that was. The Dr has for 3 years ~~has~~ been trying to get me to retire on account of my heart. I got a housekeeper and moved down to the cottage and you know how disastrously that turned out.

If you will be so good as to give me a letter or statement stating what you consider was a fair price at that time I acquired it. (that I may file with my income tax)

Please answer the questions in your letter to me. I will certainly appreciate same.

I hated to leave Fairhope with its beautiful dog wood, yaleas, red buds and wisteria. We are having sunny days here but cool and they say spring is here.

With best wishes and appreciation for your prompt reply. I am

Sincerely
Loy

Loy C. Weston
3571 N. Wittingham St.
Falls Church, Va.
Co W A Group.

July 8, 1958

Mr. Olcott
Gulf Power Company
Advertising Dept.
Pensacola, Florida

Dear Mr. Olcott:

We were pleased to learn from Mr. Claude Bagge of Gulf States that you had been favorably impressed with Henry George's Single Tax principle in your studies of economics.

In 1894 when my father Ernest B. Gaston and associates decided to establish a community to be based upon the single tax principle individual initiative and free enterprise were threatened mainly by land monopoly and monopolies that resulted from government franchises and charters to individuals and corporations.

The resultant effects as we see them today have been and will continue to be to force government to expand its paternalistic socialistic activities and supervisions to the complete extinction of free enterprise and individual initiative.

So long as government permits land owners to collect and retain the publicly created land values individual initiative and free enterprise will find an ever diminishing field in which to exercise their productive powers. The result will be an everincreasing demand on government for paternalistic socialistic measures that can be supported only by destructive increases in the burden of taxation.

On the small area of land that is under the supervision and control of our corporation our application of the sound principle of land value taxation as a source of public revenue has brought satisfying results. We are enclosing a copy of our application for land, lease contract and constitution for your information. We will be pleased to have you call at our office if you should come to Fairhope.

Sincerely yours,

Secretary

Parkhurst Box 8207

GUILFORD COLLEGE

CHARTERED 1834 FOUNDED 1837

GREENSBORO, NORTH CAROLINA

27410

July 16, 1971

Dr. Carney Gaston,
Single Tax Corporation,
Fairhope Avenue,
Fairhope, Alabama 36532

Dear Dr. Gaston:

Since I teach a course in public finance and fiscal policy, and am also in the process of attempting to write a paper on the possible uses of differential property taxes to accomplish purposes of public policy, an interview with someone familiar with Fairhope's experience in the application of the "Henry George Single Tax System" would be of great interest to me.

My July 5th inquiry to the mayor's office in Fairhope was forwarded to the Chamber of Commerce and Sue B. Boone, the Secretary, has written to me a letter which I received today advising me that you are the person to contact concerning the local situation. The opportunity of meeting with you to get some notes on the operation of the Single Tax would be much appreciated.

I am taking my family on a trip to Mexico and would like to stop at Fairhope along the way, expecting to arrive sometime in the late afternoon on Tuesday, July 20. I will be able to be in Fairhope during the following day, Wednesday, July 21st, before proceeding on the remainder of the trip. I hope that your schedule is sufficiently open at that time, as I am looking forward to seeing you.

Sincerely,

A handwritten signature in blue ink that reads "Frederick W. Parkhurst Jr." The signature is written in a cursive, flowing style.

Frederick W. Parkhurst Jr.,
Associate Professor of Economics,
Box 8207, Guilford College,
Greensboro, North Carolina 27410

Sept. 27, 1956

Mrs. Hazel W. Payne
Fairhope, Alabama

Dear Hazel:

I am sorry I was out when you came in with the transfer of Mrs. Payne's membership certificate. The regular procedure for becoming a member either by initial payment of the \$100.00 fee or by transfer of a certificate is to submit an application on the regularly prescribed form which is herewith enclosed.

On submission of a membership application to the council the president customarily appoints a committee to examine the applicant as to his knowledge of single tax principles and the policies of the colony corporation. Also of concern to the Colony is the purpose of the applicant in seeking membership.

If you have not read Henry George's Progress and Poverty I would suggest that you at least read the Introduction, entitled "The Problem", Book V, The Problem Solved, Book VI, The Remedy, Book VII, Justice of the Remedy, and Book VIII Application of the Remedy. This constitutes only 176 of the 528 pages and I believe you will find it easy reading. Of course we hope you will be interested to read all of the book which is available at the Library.

Another way to acquaint or reacquaint yourself with the policies is to attend the ten lessor course that starts next Monday night at the Organic School. I am enclosing a copy of the constitution, application and lease contract so you may again study them. Will be expecting to hear from you later. I am also returning the transfer for you to present with your application,

Sincerely

C. A. Gaston, Secretary

Pitman Realty Company

OFFICE
PHONE WA 8-9786

"Let Us Make Your Dreams A Reality"

RESIDENCE
PHONE WA 8-8166

FAIRHOPE, ALABAMA

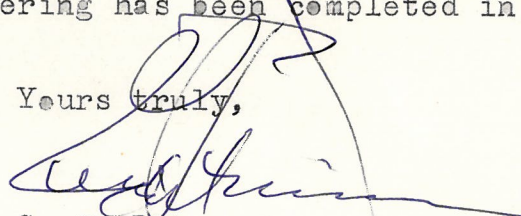
June 13, 1961

Fairhope Single Tax Corp.
City

Gentlemen:

I respectfully request your consideration to lease Lots A and B Block 8 North of the Golf Course Subdivision. I would appreciate it if this action could be taken at your Thursday meeting on June 15th, on the basis that I have appropriately petitioned the Colony at an earlier date and waited the perscribed length of time. These two lots were temporarily withheld pending final engineering and survey. It is my understanding that the engineering has been completed in order to make them available for lease.

Yours truly,



Cecil Pitman

CP/gl

June 16, 1961

Mr. Cecil Pitman
Fairhope, Alabama

Dear Member:

Your letter of June 13 concerning your application for lease to Lots A and B, Block 8-N, Golf Course Subdv. was read to the Executive Council at its regular meeting last night.

No action was taken. You will recall that when your application therefor was considered by the council April 6 action was taken as follows: "It was moved and carried to accept no applications for land until a study of prospectively available lots could be made and information as to their availability noted in the published council proceedings."

Also appearing in the minutes of that meeting is the following:

"Applications from Sam Dyson and Cecil Pitman for lots in the Golf Course Sub. were declared to be out of order, due to the fact that no prior action by the council had given notice of their availability.

"The secretary reported that he had asked Eng. Arnold to inspect unleased areas of Colony land and advise as to what lots he considered to be suitable for development at this time so report could be made to the council and notice of such availability reported in the published council proceedings."

At that meeting and again last night the council stated that trees and other improvements on lots offered for lease should be appraised prior to offering same for lease so prospective applicants would have full knowledge of the cost prior to making application.

I trust that your letter will have the effect of getting early action on these matters and I will endeavor to keep you posted.

Sincerely yours,

Secretary

Dear Corrie,

Thank you again and many times for your concern for Mother's interests. I am sending you a copy of the letter I am sending to Dr. Jordan, - just to keep the record straight. I hope some good may come of it.

Gratefully,

Mary Lio (Pond)

July 17, 1961

Dear Dr. Jordan,

It has recently come to my notice that you are selling my Mother's house - for fifteen hundred dollars.

I would ask you to please look into this matter again. Last year when Mrs. Thames told me I might be asked to accept power of attorney for my Mother, as I wished to be clear as to what that involves I consulted a lawyer for instructions. The gist of these instructions was that the person holding power of attorney is bound to care for the financial interests of the incompetent person as he would his own, but for the other's benefit.

I cannot believe that were this little property yours, Sir, you would be willing to sell it at this price. When I had expected to have the power of attorney I planned to sell the house and asked a real estate dealer to look at it. This was less than a year ago, was it not? At that time Mr. Bales said it was a good buy at three thousand dollars. I know it cannot have fallen half its value in less than a year. In three days, with a few phone calls (I only contacted two people) I was able to get a cash offer of two thousand. I can get it for you in writing. Given a bit more time I am sure I could get the three thousand and it is worth. You have more opportunities and contacts than I, therefore I am sure had my Mother's interest been paramount you would not be offering her property for sale at the unrealistic price of fifteen hundred dollars.

There is another aspect of this matter I think you would do well to reconsider and re-appraise. This is Mother's competence to sign away her property. Last autumn when she was still able, at times, to be up and about, and could still read and write, she was adjudged incompetent to handle her own affairs - hence the power of attorney. Now, when to any lay observer, she is definitely not in anything approaching full use of her faculties and cannot even collect herself sufficiently to sign her name, she has been asked, or told, to make her mark on an agreement that is, I repeat, not in

her best interests. You may remember telling me yourself, last autumn when this power of attorney matter was broached that Mother's mind had been plainly deteriorating for some time past (I believe you said then, "for the past two years") as a result of many small strokes.

I know that you want the money that is owing to you. Last autumn there was a bill for seven hundred and fifty dollars. You got did you not, the five hundred dollar was paid? And there has been seven months rent from the house. Not too much I would think can have accrued since then. It is my understanding that when the county provides money for the care of an aged person you are, as one might say, under contract, "for as much as much per month as agra & care for this person." The constant addition of small amounts to be paid by the patient, which in the aggregate are not small, puzzle me. What happens to those who do not have other resources? If this sale as proposed goes through may one hope to see something appreciably less than a photo-finish between what Mother owns and what she owes? The reason I am trying so hard for a three thousand dollar sale is to assure Mother of having something left to go on with, as Mrs. Thames explained to me last year that the sale of the house would end county assistance. As you didn't expect more than the fifteen hundred, with ~~the~~ a three thousand dollar sale, at least the extra fifteen hundred should be hers with no bill to match.

Mrs. Thames said recently, out of a clear sky, "There won't be much left for the heirs, I can promise you." An odd remark. We were not discussing the heirs, and we are not now. My Mother is not dead. She is alive, she needs care and she needs to be able to pay for it. With her best interests in mind will you please look again into this whole matter of the sale of her property.

Sincerely

(Mrs.) Mary L. Pond

P.S. I do not protest the \$750 bill.

I know it was for her broken hip.

I just don't think much in addition is legitimate. M.L.P.

a copy of this letter is being sent to
D. H. C. A. Gaston

Apr. 23, 1955

Mr. J. M. Ponder
Ponder Company
Fairhope, Alabama

Dear Mr. Ponder:

We are pleased to report that your bid of \$1.24 per linear foot for installation of sewer connections in our Golf Course subdivision was found to be the lowest and best bid. As a result our Executive Council voted to accept your bid and to authorize our engineer, C. W. Arnold to write a contract providing for early completion of this project.

We wish to express our appreciation for your bid and our hope that you will realize a profit from the work.

Sincerely yours,

C. A. Gaston, Secretary

Copy to C. W. Arnold

PROPOSAL FOR UNIT PRICE CONSTRUCTION CONTRACT

Proposal of: Ponder Co.,
(Name)

Fairhope, Ala.
(Address)

to furnish and deliver all materials and to do and perform all work necessary, in accordance with the plans and specifications, for the construction of

APPROXIMATELY 480 feet of HOUSE SEWER SERVICE CONNECTIONS,

This work being located in Fairhope, Alabama, on the lands of the Fairhope Single Tax Corporations, and further being on Johnson and Berglin Streets, in the area known as "The Golf Course Subdivision".

TO: FAIRHOPE SINGLE TAX CORPORATION,
FAIRHOPE, ALABAMA.

Gentlemen:

The undersigned bidder has examined the Plans and specifications referred to above, and has visited the site of the work, and will provide all necessary labor and equipment and material necessary to do and perform all of the work to complete the construction of the above mentioned work in accordance with the requirements of the said specifications and to the satisfaction of the Engineer.

The undersigned bidder understands that the quantities of work shown herein are approximate only and are subject to increase or decrease, and offers to do the work whether the quantities are increased or decreased, at the following stated unit prices:

Approximately 480 feet of 4" vitrified clay pipe sewer, being 30 house sewer service connections, to extend from the existing main line sewer to a point 16 feet from the center-line of the existing right-of-way (street right-of-way):

Price: ONE & 24/100 (\$1.24) Dollars per linear foot.

The undersigned bidder also agrees to begin work within three days from the date of Notice of Acceptance, and to prosecute said work in such manner as to complete it within 15 calendar days after beginning it, provided a reasonable allowance for days lost because of rain is made.

Dated: 4-21-55

BIDDER:

By:

Ponder Co.
J. M. Ponder
(Signature)

Bidder's Address: Fairhope, Ala

The Sacramento Union



a Copley Newspaper

A part of California's great history
— Dedicated to her greater future

Carlyle Reed, Publisher and General Manager
James C. Anderson, Editor

Offices at 1910 Capitol Ave. P.O. Box 2711 95812 Phone 442-7811

Henry George

Land Tax Theories Never Got off Ground

The persisting demand of the Statewide Homeowners Association and such spokesmen as Sacramento County Assessor Irene Hickman and John Nagy of San Diego, president of the homeowners group, that the 19th Century single tax theories of Henry George be made the law of the land in 1967 continues to puzzle us no end.

The single tax theories of George even in a time when land was close to still being our greatest economic asset never got anywhere — simply because unimproved land has no source of income save the hope of unearned increment that is a concomitant of time and surrounding development, and because of this any tax levied against unimproved land must be paid from income earned by the owner through other sources.

We can understand the desire of members of the Statewide Homeowners Association — of all homeowners — to have their taxes reduced to a basis of land valuation alone; but since land value versus improvements on a homesite averages out at 20 to 25 per cent of the whole, the tax income from a home under such an assessing system plummets unless the land assessment be raised to the former level of the whole.

Such a theory of allocation of the tax burden in no way affects the taxes paid by any community and its people. It only affects the distribution of its tax load. The only way to achieve a true tax deduction is by reducing the amount of money to be raised by taxation.

And as for the theory that unimproved land can afford to pay taxes equal to those paid on improved land — the theory just does not hold water. Most unimproved land is bought on speculation that is keyed to expected improvement, and any heavy tax load imposed upon that speculation could cripple all development, especially in the home building field.

The homeowner, charging off such a tax to his rental budget,

however strained his finances may be, is yet the only logical source of the major share of homesite taxation. And the homeowner who happens to have a vacant lot, on which he may build and rent or sell as is, is in no position to pay high taxes on land which returns him nothing and on which he already is losing interest on his invested capital.

This applies with equal clarity to land acquired for business expansion. Until such land is improved and becomes income producing, any heavy tax structure imposed upon it at once becomes a burden that can pretty effectively discourage business growth. And especially does this apply in industry requiring large areas. It is well proven that high taxes on land can inhibit drastically economic development.

The glib answer that he who cannot afford to own unimproved land should sell to one who can is not any answer. Nobody with capital to invest will invest in property that immediately becomes a heavy drain upon his investment. If he is to buy on speculation he must be able to expect an ultimate return upon his capital greater than he could realize on simple bank interest or stocks, bonds, or mortgages.

Henry George, onetime Sacramento Union printer and who borrowed heavily from David Ricardo without having Ricardo's depth, was in deep water even as he wrote and without ever having learned to swim in the sea in which he soon found himself floundering. His book, "Progress and Poverty," dedicated to tax theories that had but little basis in reality, soon had property owners throughout the entire Western world agog; and that was the word for it — agog. That and nothing more.

Any attempt to revive and promote the tax theories of Henry George in this age of high urbanization and industrialization is even more unreal than were the theories of Henry George in his own time.



hospital and released. Police said her husband was cited for running a red light. The tanker was driven by Melville P. Steele, 56, 217 S St. Photo by Gary Bryant; The Union welcomes spot news photos and will pay for them.

30 'Victims' Plan to Test Hospital

American River Hospital in Carmichael will be a busy place for a while Thursday.

There will be a bus accident in Carmichael Park and 30 victims will be taken to the hospital.

It will not be the real thing, of course. The simulated accident will be part of a drill to test the hospital's efficiency.

The "victims" — all properly made up to simulate injuries — will be Boy Scouts and members of the hospital's junior auxiliary, the Aquamints.

Three area ambulance services will donate their resources to get the "victims" to the hospital and the Carmichael Fire Department will help administer first aid.

HAMILTON'S 29th ANNIVERSARY SALE

savings on quality furnishings. **We need space.** So delivery merchandise arriving daily necessitates these **drastic reductions.** for longer than **two weeks after purchase.** Bring your check (s) and make tremendous savings in every department of our

START AND ENDING MONDAY, AUGUST 28TH

then the prices are returned to Hamilton's Regular Low Price as listed. No exceptions.



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LAR \$299.95
SALE

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Dining Room/Dinette Savings

- 899.95 Basic Witz Mediterranean 8 Pc. Set **\$749.95**
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- 184.95 Laminated veneers pl. 7 pc. dinette... **\$129.95**
- 119.95 Bernhardt Maple hutch buffet **\$ 79.95**
- 134.95 Ethan Allen Maple drop leaf table... **\$ 89.95**
- 469.95 Bernhardt cherry Prov. 8 pc. set..... **\$349.95**
- 134.95 Bernhardt French Prov. dining table **\$ 89.95**
- 64.95 Stickley Maple tea cart with castors **\$ 39.95**
- 249.95 Virtue white top table b. chairs, 5 pc. **\$149.95**
- 157.95 Virtue round dinette, print chrs, 7 pc. **\$ 99.95**
- 109.95 Virtue 5 pc. round dinette set..... **\$ 79.95**

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Discontinued & Ones-of-A-Kind

- 149.95 3 Pc. group. Formica tops. Modern **\$ 79.95**
- 59.95 Modern end tbl. w/dr. Formica top **\$ 29.95**
- 49.95 Modern lamp table w/formica top... **\$ 24.95**
- 54.95 Modern Oiled Wal. drum table..... **\$ 29.95**
- 59.95 Modern Parquet wal. Drum Table... **\$ 29.95**
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- 67.95 Fr. Prov. fruitwood wedge table..... **\$ 39.95**

Home Entertainment Specials

- 619.95 Zenith Fr. Prov. Cherry cons. col. TV **\$549.95**
- 659.95 Zenith Medit. style 295 sq. in. col. TV **\$569.95**
- 199.95 Wal. finish Hi-Fi AM/FM stereo.... **\$149.95**

Oct. 11, 1967

Mrs. Edith Prine
4106 Valiant Street
Carmichael, Calif.
95608

Dear Mrs. Prine:

Thanks so much for sending me the editorial clipping from "The Sacramento Union". I must apologize for my unseemly delay in giving the editorial the attention it so apparently needed; and also in making courteous acknowledgement of your letter.

It was a great pleasure to hear from you and to get the news of your family. I was particularly pleased to learn of your continuing interest in Fairhope. I am sorry to report that we do not have any lots available at the present time. However we do have some tracts available for subdivision when we can get to it. Also as the community grows it will become unprofitable to retain for present use some of the larger leaseholds and they will be subdivided making more home sites.

I am enclosing a copy of my letter to Editor Anderson. I rather doubt that he will publish it but I hope it may be effective in giving him a somewhat different viewpoint. I am also sending a copy to Dr. Hickman together with some additional publications concerning the Colony.

Last year I had a letter from the Veterans Administration in which they stated the mortgage note marked paid, the original mortgage, insurance policy and plat survey were mailed to Mr. Prine in care of Title Insurance Co., Mobile, Ala. on July 21, 1965. If the lease we issued to you and our assent to the mortgage were included in the papers returned to you we would very much appreciate your sending them to us. If not and you have any idea where the lease might be please let us know. With very best wishes to all of you I am,

Sincerely yours,

Secretary

4106 Valiant St.
Carmichael, Calif.
Aug 24, 1968

Dear Mr Gaston,

Here is an article I thought you might be interested in seeing.

Sacramento is in a quandary knowing what to do about their taxes - they are high to say the least - an average lot size out here 60x100 costs approximately \$450 to \$500 a yr. Duane Hickman, Sacramento County tax assessor is a very intelligent woman, to say the least, she is a member of the - I believe this is right - the mensa society. if I am incorrect it is the society that only 10% of the world population is entitled to be members of because of their intelligence. But she surely is having a great deal of

difficulty explaining the idea of Single
Lap & we thought it might help her if
you would be kind enough to send
her some information. We are sure it
would be a terrific help to her.

Orton, Alan, Rosemary & I surely do
miss Fairhope as much as we've seen
out here these past two yrs. they can have
it. Do you have any more lots available -
we surely would be interested in obtaining
another & coming home in the future.
Jeanne & Mac are doing fine. They enjoyed
a nice visit from Fuzzy & Albert last
summer. Orton & I went over to Mac's
to see them - they look well.

Sincerely,
Edith Crane
(Mrs M. P. Crane)



COUNTY ASSESSOR

IRENE HICKMAN
COUNTY ASSESSOR

COUNTY OF SACRAMENTO
827 7TH STREET
SACRAMENTO, CALIFORNIA 95814

LOUIS P. GUTENBERGER
ASSISTANT ASSESSOR

October 17, 1967

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

Dear Mr. Gaston:

Thank you for the copy of your letter to The Sacramento Union and the pamphlet by your Single Tax Corporation.

I have written to Mrs. Prine. Since we both believe in the same principals and both live in Carmichael, I think it's time we knew each other.

My best wishes for the success of your organizations pursuits.

Sincerely,

IRENE HICKMAN
County Assessor

IH/c

Oct. 12, 1967

Dr. Irene Hickman, Assessor
Sacramento County
Sacramento, California

Dear Dr. Hickman:

I am herewith enclosing a copy of a letter addressed to Editor James C. Anderson of the Sacramento Union, I believe may be of interest to you. The former resident of Fairhope, referred to in the letter is Mrs. M. P. Prine, now living in Carmichael, in your county, I presume. Mrs Prine writes very complimentarily of you and of your efforts to achieve equitable revenue laws in your County.

Mrs. Prine says you are having some "difficulty in explaining the idea of Single Tax". She thought it might be helpful to you and to the cause if I would give you some of my thoughts on the subject. Some years ago I published in the enclosed "Single Tax Principles That Inspired Fairhope's Founders", a summation of my thoughts.

I very much doubt that Editor Anderson will publish my letter or that it will change his attitude toward you and the Single Tax. I am reminded that "There are none so blind as those who will not see." With sincere best wishes for your success and my appreciation for your effort, I am,

Sincerely yours,

C. A. Gaston, Secretary

Oct. 11, 1967

Mr. James C. Anderson, Editor
The Sacramento Union
P. O. Box 2711
Sacramento, Calif. 95812

Dear Editor Anderson:

I am indebted to a former resident of our community, Fairhope, Alabama, and a lessee of the Fairhope Single Tax Corporation, for a clipping from the editorial page of your paper containing the editorial, "Henry George Land Tax Theories Never Got off Ground".

Your editorial would indicate it to be your opinion that owners of land purchased and held for speculation constitute an economic asset to the community. It appears to us, who believe land value taxation should be the primary and major source of public revenue, that the speculative holding of land is the greatest hindrance to the orderly, efficient and economic growth of a community.

We hold that, if all holders of land in private ownership were required to make annual payments to government, equivalent to the potential use value, only those who needed land for productive use could afford to own it. Not the owners of land as such, but the users of land contribute to the economic welfare of a community.

Sincerely yours,

C. A. Gaston, Secretary

1760 Dauphin St.
Mobile, Ala.
Sept. 20, 1965

Fairhope Single Tax Corporation
340 Fairhope Ave.
Fairhope, Ala.

Dear Sirs:

I would like to assess my property at 203 Nichols, Fairhope, Alabama, at \$5,000 and have made no improvements in several years.

I want to enter a protest in the raise on the assessment on this property from \$54.22 to \$71.47 which was done in the past couple of years. The property has gone down in value due to no improvements and general wear and tear, and it has been impossible to keep it rented. It was rented last year for only a few months and has been rented this year for only one month so with no rentals, this additional assessment has been a financial drain on me.

I was out of town last year when the assessment was made and my daughter called in to say to assess as of the year before and it should have been protested then. I was not aware that the assessment had gone up as she attends to my business and writes my checks for me.

I would appreciate your consideration in this matter and hope you can favor me with a reduction in this tax.

I will be glad to furnish any additional information.

Cordially yours,

Mrs. Archie J. Provost

(Mrs.) Archie J. Provost

P. O. Box 114
Montrose, Alabama
23 February 1955

Single Tax Colony
Fairhope, Alabama

Gentlemen:

Never have we seen such gracious cooperation -- the Single Tax Colony really acts when it offers its assistance.

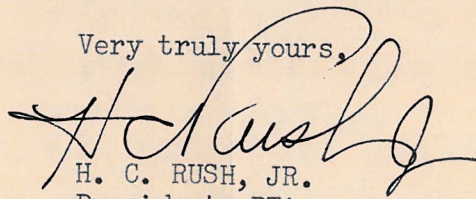
We are elated over the wonderful way that the Single Tax Colony, the Fairhope City Council, and the clubs and citizens of Fairhope are responding to our appeal to make recreation available to the youth of the city. A long-range program of playground improvement was our goal; however, if your cooperation is a sample of what we are to expect from others, the school playground will be in such a condition by vacation time, that it will start to act as a countermeasure against juvenile delinquency much early than we expected.

Of course, we do not know how much you can do for the Fairhope School; however, we are confident that you will do what your resources and policy permit you to do.

People from everywhere talk about the beauty of Fairhope. Fortunately, they have not been able to see the school grounds, because it is so located that one has to go out of the way to see it. We believe that by this time next year, all Fairhophians will go out of their way to point visitors and other prospective new citizens to the prettiest and most up-to-date play ground in the State.

Again, we say "Thank You".

Very truly yours,



H. C. RUSH, JR.
President, PTA
Elementary & Junior High Schools

P. O. Box 14
Montrose, Alabama
14 February 1955

Single Tax Colony
City of Fairhope
Fairhope, Alabama

Gentlemen:

As you have probably read in the Fairhope COURIER, the PTA has launched into a long-range extensive program of improvement to playgrounds of the Fairhope Elementary School. This program is built around the ideal of having one of the most attractive school playgrounds in the county or state; one that will make every citizen of Fairhope swell with pride. If our accomplishments are as big as our plans, we vision write ups in some of our national magazines. Our publicity will include pictures of "before" and "after".

To date, we are gratified and encouraged in our efforts by the hearty cooperation that has been given by the City of Fairhope and many of its citizens. This cooperation has been in the form of donations of money, material and labor. The Bank of Fairhope has given us a nice contribution.

In surveying the school grounds to determine grading and filling needs, we found that one of the gullies is on Single Tax Colony property, at least it appears so from the information available. As any landscaping which involves drainage will be affected by both gullies, we are most anxious to have them filled. We believe the City of Fairhope will perform the necessary work of barricading and filling the gully on the school property. Your assistance in correcting the existing danger to school children and prevention of complete landscaping of school grounds by the gully on Colony property will be greatly appreciated.

We do not know your policy of giving financial assistance to the schools of Fairhope; however, some of our parents voiced the opinion of such an act being possible because of their residence on Colony land. Your serious consideration in connection this phase of assistance is sincerely requested.

Everyone agrees (to their surprise when viewing the playground for the first time), that the Fairhope Elementary School playground is a most desolate looking place as far as PLAY is concerned. Swings are broken; slides are damaged; grounds are rutted and holely; teeters are rotten; and there are deep gullies furnishing temptation for use as dangerous play facilities.

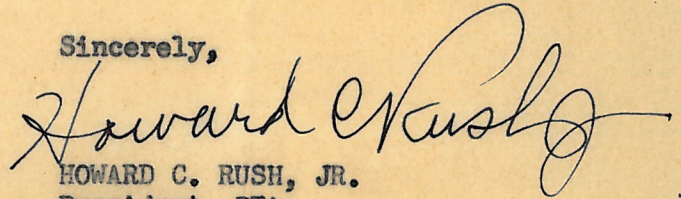
Single Tax Colony

-2-

14 February 1955

The prospect is here; the PTA plans to do something about it; we need help; we ask help from all Fairhoppers who are interested in the good name of its schools which play a vital part in making a good name for the City.

Sincerely,



HOWARD C. RUSH, JR.
President, PTA
Fairhope Elementary &
Junior High School

cc: City of Fairhope ✓
Fairhope, Alabama

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

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

REgent 4-2639

LAWSON PURDY
PRESIDENT

February 21, 1957.

Dear Mr. Gaston:

I thank you warmly for the gift of fifty dollars which the Fairhope Single Tax Corporation has made to the Robert Schalkenbach Foundation. This is a substantial sum for you to give and a substantial sum for us to receive. We are grateful for it. I am personally grateful for your expressions of appreciation for such services as I have been able to render.

It is one of my satisfactions that I had the privilege and the profit of knowing your father. His contribution was great, both as to what he gave, himself, and for what he contributed through his children.

Very sincerely yours,

Lawson Purdy
President.

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

LP.mg

Dear Mr. Gaston

*May I please add my own
personal thanks, and explain that
I signed Mr. Purdy's name for him
because his eyes are now so poor.*

Sincerely

Violetta Peterson

The Payment of Taxes Becomes
Due Oct. 1; Delinquent Jan. 1

TAX



COLLECTOR

When Requesting Information
Give Description of Property

BALDWIN COUNTY

M. H. WILKINS, Tax Collector

BAY MINETTE, ALA.

"We Are At Your Service"
DIAL 2581

December 14, 1955

Honorable John Patterson
Attorney General of the State of Alabama
Montgomery, Alabama

Dear Sir:

Part of the land in and around the city of Fairhope, Baldwin County, Alabama, is owned by Fairhope Single Tax Corporation administering Fairhope Single Tax Colony. This corporation leases its land to individuals for varying periods of time, not exceeding a 99 year term.

Under the provisions of the leases made by this corporation, the Lessee owns all improvements made upon the corporation's land and is obligated to pay the tax for such improvements. These improvements are assessed by the Lessee as: "improvements upon (here the leased property is described)".

The Single Tax Colony assess and pay the tax on the land it owns, its Lessee assess and pay the tax upon the improvements they make on this land.

Under the foregoing facts, am I, as Tax Collector of Baldwin County, Alabama, authorized to treat these improvements as realty and sell them for non-payment of ad Valorem tax in the manner set out in Chapter 14 of Title 51 of the 1940 Code of Alabama.

Respectfully yours,

M. H. Wilkins

Aug. 31, 1961

Mr. Sam Price, Jr., Gen. Mgr.
Price Broadcasting Corp.
P. O. Box 1317
Fairhope, Alabama

Dear Mr. Price:

I must apologize for my neglect in replying to your most generous offer to our corporation. We are sorry not to have been numbered among those who at the initiation of your service, welcomed you into the business, civic and cultural life of Fairhope. Surely we do want to assure you that our corporation does commend your initiative and enterprise in providing our area with radio service. We have no doubt the service will be valuable to Fairhope and we sincerely hope it will be profitable to you.

We have had no experience in preparing radio scripts. The two enclosures are submitted for your criticism and suggestion. Again assuring you of our appreciation of your generous offer and apologizing for our tardiness in its acknowledgement, I am,

Sincerely yours,

Secretary

WABF

1220 KC DA-D

Price Broadcasting Corp.

SAM PRICE, JR.
GENERAL MANAGER

P. O. BOX 1317

Fairhope, Alabama

7/31/61

Fairhope Single Tax Colony
Fairhope Avenue
Fairhope, Alabama

Gentlemen;

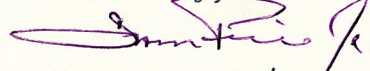
WABF goes on the air August 12th of this year.

We are offering you the opportunity to prepare several two minute scripts on the Single Tax Colony....explaining it's existence...it's usefulness...it's purpose...and it's goals. These scripts would then be recorded by a member of your company...and broadcast over this station...free of charge...as long as no sales pitch is incorporated within the scripts.

We fee the people of Fairhope deserve the information..... and it will be good public relations for you. Many Thanks.

Please call my secretary at WA 6-2384...to arrange a recording date.

Sincerely;



Sam Price, Jr.

Fairhope owes its existence and its name to a small group that came to Baldwin County's Eastern Shore of Mobile Bay in November, 1894. They were motivated by a belief that the economic conditions under which they lived and labored were unnatural and unjust, in violation of natural rights, at war with the nobler impulses of humanity and opposed to its highest development.

Unlike others who also protested the injustice of current economic conditions, they found no fault with democracy or our republican form of government, nor did they believe it necessary or desirable for government to engage in general production and distribution. On the contrary, they proposed changes that would establish and insure a more favorable condition for the development and expansion of private enterprise and individual initiative.

They found two factors to be primarily and fundamentally responsible for the unjust conditions of which they complained. These were the speculative holding of land, not for use but for resale at a profit and confiscatory taxes levied by government on the legitimate productive activities and produce of labor and capital. To secure for themselves and for those associating with them such relief from these ills as it might be possible to secure under existing laws, they purchased the land on which Fairhope had its birth.

To make the land available for individual use they provided for its leasing on long term leases, subject to conditions that would make speculative holding unprofitable and that would provide a source of revenue for public use that would stimulate and encourage production. To accomplish this they adopted the single tax proposal of Henry George.

The single tax proposal of Henry George embraced by the Fairhope Single Tax Corporation in its domain, about one-fourth of the land within the municipal boundaries of Fairhope and some thirty-six hundred net acres outside is based upon the obvious conclusion that all men are common heirs to the earth upon which they must live, and from which, by their labor, they must extract everything that ministers to their continued existence and the satisfaction of their ever expanding ambitions and desires. It recognizes the right of every man to be the sole owner of that which his labor has brought forth.

Since much of that which results from man's labor on the land cannot be separated from the land upon which it is produced, it follows, that to have for himself the full ownership of that which he has produced he must have exclusive title to the land involved in the production. To prevent such exclusive title from constituting a denial of the equal rights of all others the single tax requires the holder of such title to pay into a common fund, for the equal benefit of all, an annual rental equal to the value of the special privilege of exclusive title to the land.

This value is measured by the market value set by those who want land to use at its fullest productive capacity. This makes it unprofitable to hold land out of use or for inferior uses. Consequently, if the single tax were adopted by government, poorly used land would have to be put to its most productive use to make its holding profitable. Land put to no productive use would become total loss to the holder and would then become freely available to provide employment to labor and capital with which to supply the ever expanding needs of a progressive and ambitious people.

The single tax proposal of Henry George embraced by the Fairhope Single Tax Corporation in its domain, about one-fourth of the land within the municipal boundaries of Fairhope and some thirty-six hundred net acres outside is based upon the obvious conclusion that all men are common heirs to the earth upon which they must live, and from which, by their labor, they must extract everything that ministers to their continued existence and the satisfaction of their ever expanding ambitions and desires. It recognizes the right of every man to be the sole owner of that which his labor has brought forth, our existing tax laws to the contrary notwithstanding.

Since much of that which results from man's labor on the land cannot be separated from the land upon which it is produced, it follows, that to have for himself the full ownership of that which he has produced he must have exclusive title to the land involved in the production. To prevent such exclusive title from constituting a denial of the equal rights of all others the single tax requires the holder of such title to pay into a common fund, for the equal benefit of all, an annual rental (single tax) equal to the

value of the special privilege of exclusive title to the land.

This value is not measured by such use or missuse as the holder may make of the land he holds. Rather it is measured by the market value set by those who want land to use at its fullest productive capacity. This makes it unprofitable to hold land out of use or for inferior uses. Consequently, if the principle of single tax were applied by government, as a public revenue policy, poorly or wastefully used land would have to be put to its most productive use to make its holding profitable. Since the holding of land put to no productive use would be a total loss to the holder all such land would become freely available to provide employment to labor and capital with which to meet the ever expanding needs of a progressive and ambitious people.

Fairhope owes its existence and its name to a small group that came to Baldwin County's Eastern Shore of Mobile Bay in November, 1894. They were motivated by a belief that the economic conditions under which they lived and labored were unnatural and unjust, in violation of natural rights, at war with the nobler impulses of humanity and opposed to its highest development.

Unlike others who also protested the injustice of current economic conditions, they found no fault with democracy or our republican form of government, nor did they believe it necessary or desirable for government to engage in the fields of general production and distribution. On the contrary, they proposed changes that would establish and insure a more favorable condition for the development and expansion of individual initiative and free enterprise.

They found two factors to be primarily and basically responsible for the unjust conditions of which they complained. These were the speculative ownership of land, not for use but for resale at a profit and confiscatory taxes levied by government on the legitimate productive activities and produce of labor and capital. To

secure for themselves and for those who cared to associate with them such relief from these ills as it might be possible to secure under existing laws, they purchased the land on which Fairhope had its birth.

To make the land available for individual use they provided for its leasing on long term leases, subject to conditions that would make speculative holding unprofitable and that would provide a source of revenue for public use that would stimulate and encourage production. To accomplish this they adopted the single tax proposal of Henry George.

Those leasing land from the Fairhope Single Tax Corporation contract to pay to the corporation the annual rental value of the land they hold for their exclusive use. It is recognized and understood that such rental value will increase from time to time as the community grows and demand for land increases. The corporation agrees that in-so-far as it will suffice, the rent paid by an individual lessee will be used to lighten the burden of taxation levied by government on his buildings, other taxable improvements and personal property held by him upon his leased land.

RICKARBY & RICKARBY

ELLIOTT G. RICKARBY

FAIRHOPE, ALABAMA

E. G. RICKARBY, JR.

2 May 1952

Fairhope Single Tax Corporation
Fairhope, Alabama

Attention: Mr. C. A. Gaston

Dear Dr. Gaston:

On the deed dated April 12, 1906 executed by Suah Mann and Mary E. Mann, his wife, the Northwest Quarter and the west half of the Northeast Quarter and the south half of the Southeast Quarter of Section 27, Township 6 South, Range 2 East, was conveyed to the Fairhope Single Tax Corporation.

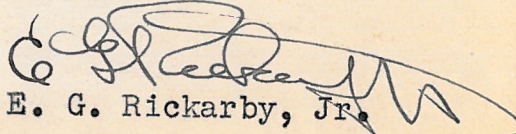
By deed dated 15 October, 1924 tax deed was made by the State of Alabama to Julie B. Moody to the Northwest Quarter of the Southeast Quarter of the northwest Quarter of Section 27, Township 6 South, Range 2 East.

Since that time Julie B. Moody and her heirs appear to have been paying taxes on that property together with the Southwest Quarter of the Northwest Quarter of Section 27, Township 6 South, Range 2 East which Julie B. Moody obtained from you by a deed dated 27 December 1938. You can see this leaves in you a claim to the northwest Quarter of the Southeast Quarter of the Northwest Quarter subject to the Moody tax title. We understand you do not claim this land and it would help Mrs. Moody, or rather Mrs. Moody's heirs convey this property if you would give them a quitclaim deed to this property.

We have therefore drawn up a quitclaim deed to this ten acres and ask that you execute it at your earliest convenience. The facts which we have given you we have obtained from abstract prepared by Fairhope Title & Survey for the Moody heirs on April 10, 1952. This is the same piece of property that has been discussed with you by both Mr. Arnold and Mr. Pitman.

Thanks for your co-operation.

Sincerely,


E. G. Rickarby, Jr.

EGRjr/fc
1424

March 7, 1957

Mr. John Randolph
111 Hamburg Turnpike
Bloomington, N. J.

Dear Mr. Randolph:

Our Postmaster, Robert Mason, handed me your letter of March 4 and I was quite interested in you plans to return to Fairhope. I well remember the wedding under the Magnolia tree.

The house on Fels Ave. is now occupied by the owner, Mrs. L. K. Riggs who purchased it in 1938.

Our corporation is still very active and accountable for the greater part of the improved section of the town. We have a hard time keeping a supply of land for leasing to prospective home builders but properties both on our land and on other land in the community are on the market for sale in good supply, with a wide variety of choice.

Our School of Organic Education is still operating here and I believe you would find it suitable for your boy. Though Mrs. Johnson, the founder has been dead for a number of years the school tried to preserve her policy of keeping children interested and satisfactorily occupied in their own age groups.

Fairhope has grown considerably since you were here and its growth continues at an accelerated pace due to expanded opportunities for employment in the Mobile area though it is still a residence community. The census of 1910 showed a population of 590 as compared with today's more than 5,000. However the growth has not deprived us of many of the unique characteristics that endeared Fairhope to so many of those who came to know it.

Under separate cover I am sending you a copy of the local paper. You will find in it a number of property listings. I would suggest that you come first and look us over again before purchasing, or plan to rent for a while until you find something to your taste. Here I believe you could do as well on your \$200.00 as almost any place. With very best wishes I am,

Sincerely yours,

Secretary

1111 Hamburg Turnpike
Bloomingdale, N. J.

Post Master,
Fairhope, Ala.

Mar. 4th, 1957.

Please give this letter to whomever it is, in Fairhope, who handles publicity or will give information about your town, if there is any such person or organization. Your help in this will be truly appreciated.

Sincerely
John Lillard Randolph.

I was married, Dec. 31st, 1910, under a great magnolia tree which shaded a platform of wood on the shore of Mobile Bay at Fairhope.

My wife and I were building a home which was nearly completed, but my business at the time forced us to travel and we left Fairhope in January, expecting to return the next September.

We went to ^{Dallas, Fort Worth, Little Rock, Memphis, Nashville,} Texas, Arkansas and Tennessee and then to Birmingham Ala. where my wife died on July 4th, 1911.

Our affairs at the time were in the hands of

=

Judge Foster, of Fairhope and Mobile and, after the death of my wife, I wrote to him, asking him to dispose of our equity in Fairhope and send the proceeds, if any, to my wife's sister - after collecting his fees and paying Fairhope claims ^{if any}.

I never returned to Fairhope, married another lady in Charleston S.C. in 1912.

We had a daughter born in Charleston, another born in Pa. and a third in Waterbury Conn. They all grew up and married.

One daughter died, the one born in S.C. is now living ^{near} Boston Mass in summer and Fla. in winter. The daughter born in Conn. is now living on a plantation on the Ashley River near Charleston S.C.

My only other relatives are a sister in San Antonio, Tex. and another who has homes in Maine, Argentina and usually spends her winters in Southern Spain.

I am now retired - Have a son 12 years old by my third wife. ~~We are~~ (in 7th Grade ^{at} school)

School Principal wished to put him in 8th grade last Sept. ^{but I refused as} ~~that~~ he is now the youngest pupil in his class and I wished to keep him in his age and physical size group -

I have always had Fairhope in my mind and heart and would like to live there for my few remaining years - We are all in perfect health.

I am active. Secy of our local Democratic Club, manage a Little League ball team - (was Pres. of our League last year but gave it up to have the greater fun of again managing a team)

There is nothing to hold us in Bloomingdale N.J. (where I have lived since 1934) except some property which is ~~saleable~~ at any time and which I would like to sell and move to Fairhope.

This is no sudden idea. When I married my present wife 17 years ago, (I was President of our local factory union - 1250 members - at the time) I told her that I planned to move to Fairhope when I was "retired for age" and we have expected

to do so whenever it should be possible
if Fairhope was still there and could
find a home for another family.

I would like to know -

Is F. still a "Single Tax" Henry George
plan town?

Could a family of three live there on
\$200⁰⁰ a month? (The amount of my pension)

Are there houses available or would we
have to build?

I wrote a long letter to give you an idea
of what kind of folks we were and why We
picked Fairhope for our ~~the~~ first choice home.

We could arrange to move down there
by next October - other things being favorable.

Hoping some one in F. will answer this
letter I remain

Sincerely

John Randolph

Nov. 1, 1955

Mr. & Mrs. Steve Radiola
Fairhope, Alabama

Dear Lessees:

Our records show that you owe all of the 1955 rent and the last half of the 1954 rent. The record also shows that you hold tax receipts for 1953 and 1954 that

would entitle you to credits amounting to \$31.38 if delivered to our cashier.

The last credit entered on your account was made on May 22, 1954. It is probable that you also have 1954 car or truck tax receipts that may be credited to your account.

Paragraph (6) of the lease contract authorizes us, whenever the rent or any part of it is due and unpaid for six months "to sell at public sale the improvements on any leasehold, for satisfaction of the amount due, after first giving ten days notice by one publication in some paper published at Fairhope, Alabama, the cost of such publication and making of such sale to be paid with the rent out of the proceeds of such sale."

You will note that we have allowed much more than the six months to which you are entitled under the lease contract. Including interest calculated to the 10th of this month you now owe \$160.65. Please give this matter your immediate attention.

Very truly yours,

Secretary

Copy to:
Bank of Fairhope, Mortgagee

Rec'd by Bank

Dec 5

Paid to 11/10/55 6.51

September 27, 1970

Mrs. Ruth E. Rockwell
Fairhope Single Tax Corporation
Fairhope, Alabama

Dear Mrs. Rockwell:

This is to acknowledge your letter of September 10, 1970, addressed to the trustees of the Fairhope Single Tax Corporation.

Please be assured that the trustees are well aware of the obligations of this office. However, we feel that along with the duties assigned to the trustees in Section 8 of the Constitution, there are certain implied requirements that should apply to the officers and the employees of the corporation. Among these, it seems to us that the trustees should be furnished with copies of the monthly treasurer's report as well as any and all other reports and records pertaining to the financial affairs of the corporation.

Up to this time we have been furnished only with the Secretary's annual report which we receive as members and which we have reviewed. We have found these to be satisfactory and in no way indicating any special reason for the trustees to be concerned about the operations of the corporation.

To be of any real value, it is our opinion that an audit must be made at an unannounced time and only at the discretion of those who are in no way connected with the accounts of the organization. We do not acknowledge that "in view of recent events" an audit of the corporation books be made as soon as possible. We feel, however, that an audit at this time would only serve to give aid and comfort to those who would like to see us in disagreement among ourselves.

Sincerely,

Robert M. Schneider
Robert M. Schneider

Bart Jennings
Bart Jennings

Olive W. Gaston

cc: Executive Council
Fairhope Single Tax Corporation

Olive W. Gaston

September 10, 1970

Robert M. Schneider
Bart H. Jennings, Jr.
Olive W. Gaston
Trustees, Fairhope Single Tax Corporation
Fairhope, Alabama

Dear Trustees:

Particularly in view of recent events and since it is provided for in our constitution it is imperative that an audit of our corporation books be made as soon as can be arranged.

This has not been done for 1968 or 1969 although the constitution requires that it be done annually and charges the trustees with this responsibility.

The failure to do this places an unfair and unnecessary responsibility on the treasurer, the cashier and on anyone else employed to work on the accounts.

Trusting this will be accomplished in the very near future, I remain,

Sincerely,

(Mrs.) Ruth E. Rockwell
Cashier

CC: Executive Council
Fairhope Single Tax Corporation

April 12, 1955

Mr. Roy Gunther
c/o Remington Rand
Mobile, Alabama

Dear Mr. Gunther:

We have mailed our check to Buffalo for items listed on invoices 411-4500 and 411-4301. We have not, however, as yet paid the bill of \$89.98 for ledger leaves, invoice 411-4029. You will recall, we had anticipated being able to get these for \$30.00 per M and these were billed at \$40.165, more than one third higher.

Our Executive Council felt they were entitled to an adjustment and to know if future supplies were to be at this high a charge. If so, it may be advisable for us to shop around a bit. Please see what can be done for us in this matter and let us hear from you as soon as possible.

Very truly yours,

Secretary

cc: Remington Rand
Buffalo, N.Y.



GROSSMONT COLLEGE

8800 GROSSMONT COLLEGE DRIVE, EL CAJON, CALIFORNIA 92020

July 22, 1966

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

Dear Mr. Gaston:

Lack of word from you has persuaded me that my proposal for disposing of the Howland materials was unacceptable to you. Perhaps my suggestion that some of the material might be sold for research funds did not "sit well" with you. On thinking about it, I agree it was not a sensible idea, although frankly I hardly expected to accrue more than a few dollars from the sales.

Would you be willing to ship the materials direct to Dr. Henry Madden, Librarian at Fresno State College, where the colony papers are being preserved, and let him decide on what is worth remaining in the collection? I would be happy to pay the freight costs.

One of these days I hope to visit Fairhope to look in the Courier files. I hope we can get acquainted then.

Sincerely yours,

Ray R.
Ray Reynolds
Chairman
English Department

JOHN S. HANSEN, PRESIDENT

LAURANCE E. COONS, DEAN OF ADMISSIONS & GUIDANCE

JOHN A. BURDICK, DEAN OF STUDENT AFFAIRS

CHARLES C. COLLINS, DEAN OF INSTRUCTION C. ALLEN PAUL, DIRECTOR OF TECHNICAL EDUCATION C. H. PALMER, ACTING DIRECTOR, EVENING DIVISION



reynolds

GROSSMONT COLLEGE

8800 GROSSMONT COLLEGE DRIVE
EL CAJON, CALIFORNIA 92020



Ray P. Reynolds
English Dept.
Grossmont College
El Cajon, California

Grossmont College

GROSSMONT JUNIOR COLLEGE DISTRICT
3230 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA

JOHN S. HANSEN, PRESIDENT
JOHN A. BURDICK, DEAN OF STUDENT AFFAIRS
CHARLES C. COLLINS, DEAN OF INSTRUCTION
LAURANCE E. COONS, DEAN OF ADMISSIONS & GUIDANCE

April 14 1966

C.A. Gaston
Fairhope Single Tax Corp.
340 Fairhope Ave.
Fairhope, Ala.

Dear Mr. Gaston:

Thank you very much for the copy of the Marie Howland obituary. It is amazing how many things fall into place when one's birth year is known!

I am in touch with Mrs. Rachel Barton, daughter of Mr. Fiske Warren. She lives much of the time in Ireland, where she married, but passes the summer in Massachusetts at the Warren estate, where her father's papers are kept. She has become interested in my project and has volunteered to look over her father's papers this summer. It may be that she will run across letters written by your father. If you would like me to, I will ask her to keep an eye out for material which might interest you for your archives.

I have the slimmest hope that the location of Mrs. Howland's journal may turn up in the Warren papers, perhaps in a letter written to Mr. Warren by Mrs. LaPierre. I have two other possibilities: 1, to find the descendants of Mrs. LaPierre and 2, to find out to whom Mrs. Bemis left her estate. It is most probable that Mrs. Howland would have left the journal to her sister, Mrs. Bemis, who survived her. Would it be possible, without too much trouble, to locate the obituary notice of Mrs. Bemis in the Courier? I assure you this will be my last request for assistance in my research!

Grossmont College

GROSSMONT JUNIOR COLLEGE DISTRICT
3230 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA

JOHN S. HANSEN, PRESIDENT
JOHN A. BURDICK, DEAN OF STUDENT AFFAIRS
CHARLES C. COLLINS, DEAN OF INSTRUCTION
LAURANCE E. COONS, DEAN OF ADMISSIONS & GUIDANCE

As to the case of etchings and drawings, I would be happy to pay Railway Express costs of shipping the case to San Diego, if you can see your way to letting me find the best place for the contents. I feel the case would make a fine memento for the ~~San~~ Fresno State College collection of Topo materials, and I would like very much to inspect the etchings simply out of my intense interest in the Howlands. Their attempts to find Utopia will be the backbone of my book. With their story, I will take the colony history up to 1898, when there was an ideological climax. I hope to finish off the story in a second volume.

Probably most of the materials in the case are of little or no value--I really do not know this to be the case, of course, but I suspect so. Engravings were a dime a dozen in the 19th Century. If by any chance some of the engravings are valuable, they could very well be hung in the special collection room at Fresno State or, with your permission, sold to defray the freight costs and other research costs I am running into continually. As you know, teachers aren't rich!

In any event, thank you for past favors, and if I run into any additional materials which might be of value to your archives, I shall be ~~glad~~ glad to tell you of them.

Sincerely yours,

Ray Reynolds
English Dept.

Ray Reynolds

Daphne B. Anderson
xxxxxxx

April 6, 1966

Mr. Ray Reynolds
6614 Estrella
San Diego, Calif.
92101

Dear Mr. Reynolds:

The letter you sent was from my father and I was glad to have it for our files. The material I have is almost altogether copies of engravings and pictures that I presume were collected during her stay in France while studying art. They are contained in a wooden case 20 $\frac{1}{2}$ inches wide, 23 $\frac{1}{2}$ inches long and 4 inches deep. They completely fill the case and it must weigh 25 pounds. The only thing of a really personal nature contained is diploma she received from the Board of Education of the City of New York as Maria S. Case on a sheet 19 inches wide by 22 inches long, bearing the seal of the Board of Education of the City of New York.

The inscription on it is as follows:

BOARD OF EDUCATION
OF THE CITY OF NEW YORK
NORMAL SCHOOLS

This Certifies that MARIA S. CASE having been a Member of the Female Normal School under the care of the Board of Education of the City of New York and having completed the prescribed course of Study is deemed by the Instructors of the Institution to be well qualified to discharge the duties of Teacher.

(Signed) Leonard Hazelton, Principal

After due examination, We the Executive Committee on Normal Schools of the Board of Education concurring with the above Certificate have granted this Diploma this 14th day of July, 1859.

The instrument bears the signature of the Chairman and the six Board members, the Clerk and the President.

Enclosed is a copy of the obituary notice as it appeared in the Sept. 23, 1921 Fairhope Courier which you will note gives the year of her birth. Many of the files of the Courier are accessible that contain "Mrs. Howland's Letters," but I doubt they would be of value to you. Let me know if you have any suggestions as to what disposition should be made of the wooden case and its contents.

Sincerely yours,

C. A. Gaston, Secretary



GROSSMONT COLLEGE

8800 GROSSMONT COLLEGE DRIVE, EL CAJON, CALIFORNIA 92020

Oct. 17, 1955

Dr. C.A. Gaston
President
Fairhope Single Tax Corp.

Dear Mr. Gaston:

Mr. Eugene Tays has told me of your kindnesses to him during his visit to Fairhope in search of information concerning his father and incidentally to help me in my research concerning Marie Howland.

From data supplied by Mr. Tays, I have been told of a Mrs. LaPierre, a great friend of Mrs. Howland's in her last years. Do you know where any descendants or friends of Mrs. LaPierre might be living? I am trying to track down Marie Howland's diary, as Mr. Tays may have told you. I would be grateful for any help you can give.

Incidentally, should you wish to dispose of the Howland materials you have, I would be happy to make them part of the Fresno State College collection on Topo, which I am hoping to make the most comprehensive of its kind.

Sincerely yours,

Ray Reynolds

Ray Reynolds

PS Please give my regards to Mrs. Carr should you see her. I still hope to hear from her one of these days.

JOHN S. HANSEN, PRESIDENT LAURANCE E. COONS, DEAN OF ADMISSIONS & GUIDANCE JOHN A. BURDICK, DEAN OF STUDENT AFFAIRS
CHARLES C. COLLINS, DEAN OF INSTRUCTION C. ALLEN PAUL, DIRECTOR OF TECHNICAL EDUCATION C. H. PALMER, ACTING DIRECTOR, EVENING DIVISION

Sept. 23, 1969

Mr. R. Roy Reynolds
604 Bellangee St.
Fairhope, Alabama

Dear Lessee:

Your letter of Sept. 17, 1969 concerning your desire to lease Lot 8 of Green Subdivision for a home site was brought to the attention of the Council at its September 18 meeting and was discussed.

lot The Council wished for time to further examine the/to determine what prospect there might be for its development in a manner that would provide more than just one home site. Also there is some very valuable timber on the lot and it was desired to have an estimate of the value made before entertaining any offer to lease it.

In the past several of our lessees on the North side of Fairhope Avenue have indicated that they would like to be considered when any plans were made for the leasing of the land so they might have an opportunity to extend there existing leaseholds, at least on to the gully.

Certainly, whatever is done consideration will be given to your request. I am sorry not to be able to give you a conclusive answer at this time.

Sincerely yours,

Secretary

REYNOLDS OIL CO.
R. ROY REYNOLDS, WHOLESALE AGENT



Happy Motoring!

507 Fairhope Ave.
FAIRHOPE, ALA.

Phone: 928-2343
Sept. 17, 1969

Fairhope Single Tax Corp.
Fairhope Ave.
Fairhope, Ala.

Dear Sir:

I am writing you again a bout the plot of land on Blue Island, aprox. 330x660 just to the rear of the Lieser's on the west side of the street. I do realize that the rent will be more than just a lot. We especially like the size and location. We are anxious to hear from you on this matter.

Respectfully Yours

R. Roy Reynolds
R. Roy Reynolds

RRR/jr

William Lowndes Yancey
State Junior College

Bay Minette, Alabama

36507

April 5, 1968

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

Dear Dr. Gaston:

Dr. Lathem Sibert, the President of Yancey State College, and I would like to thank you for allowing us to place our college exhibit in your window during the Arts and Crafts Tour. You were more than cooperative and we are very appreciative.

Perhaps some day you would care to come to the college and allow me to give you a tour of the campus. I will be happy to have you at any time.

Thank you again.

Sincerely,



Doris Rich
Director Public Relation

WS

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69TH STREET, NEW YORK, N. Y. 10021

REgent 4-2468

December 27, 1971

My dear Friends:

We are most grateful for your generous gift of fifty dollars. Thank you very much.

We have started a fund to finance another motion picture on which some preliminary research already has been started. A theme which interests us is, "What Happens to Government Subsidies?" We believe that money handed out by the government ends up enhancing land values and land prices, and we hope to be able to find supporting proof that can be put on camera.

Your splendid gift is going into that fund.

Sincerely yours,

V. M. Peterson
Executive Secretary

Fairhope Single Tax Corporation

336 Fairhope Avenue

Fairhope, Ala 36532

Enc. "Arguments for Changing the Real Estate Tax to a Land Value Tax," by Arthur P. Becker.

Feb. 12, 1957

Mr. Lawson Purdy, President
Robert Schalkenbach Foundation
50 East 69th Street
New York 21, N. Y.

Dear Mr. Purdy:

Your Thanksgiving letter was brought to the attention of our Executive Council at its last Thursday's regular meeting. I am sure all shared with me a feeling of gratitude to the providence that allotted you an excess over man's traditional three score and ten years. It pleases us to feel that this bounty to you, and to us, is a recognition of the inestimable value of your self-imposed labor in the vineyard propagating the just principles of Henry George.

Feeling that the Fairhope Single Tax Corporation would like to share in assisting the able work you and the Foundation are doing, even though it must be a very modest share, the council authorized a contribution of \$50.00 and its check for that amount is herewith enclosed. With every hope that another Thanksgiving will bring a personal message from you, I am,

Most sincerely and appreciatively,

Secretary

ROBERT SCHALKENBACH FOUNDATION

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

REgent 4-2639

*# 50.00 contribution
allowed Feb. 7, 1957
L. G. Gaston, Sec.*

LAWSON PURDY
PRESIDENT

Thanksgiving, 1956

Dear Mr. Gaston:

As I count my blessings at age ninety-three, I may say that one of them is the immunity I have enjoyed from such stock questions as -- "To what do you attribute your longevity?"

It seems that the mere attainment of "a ripe old age" automatically converts one into a seer, a dietary wizard, and an authority on the art of clinging to life. Having been spared these dubious honors, my friends may wish to know what compensations one finds to offset the burden of advancing years.

Life is worth living at any age if you can look back on some small contribution to the welfare of your fellow man, and look ahead with hope that he is making headway -- no matter how halting and painful -- toward a better and more rational economy.

When I look back, I find an inner satisfaction in my long association with the works of Henry George -- beginning with those thrilling years when I was privileged to have him as my friend and mentor, and continuing for more than half a century since his departure. And when I look ahead, I gain equal pleasure from the knowledge that this work of "giving light" has lost none of its meaning and urgency.

Time and again I have thought of these words: "It is better to light one candle than to curse the darkness." We at Schalkenbach have lit many "candles." You will know what I mean as you read the enclosure.

The "candles" that we hope to light in the year before us should glow with a special brightness, for they will cast their beams in places where many thousands can see them -- perhaps for the first time.

These "candles" will be lighted a lot faster if you care enough to help. I have asked that your contribution and personal messages be brought to my attention so that I may have, once more, the pleasure of saying "thank you, thank you for giving us a helping hand."

Very sincerely yours,

Lawson Purdy
President

Contributions to the Robert Schalkenbach Foundation are deductible for income tax purposes.

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

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

REgent 4-2639

LAWSON PURDY
PRESIDENT

Thanksgiving, 1957

Dear Mr. Gaston:

I was just four years old when Nobel invented dynamite. That force has since been dwarfed by atomic power and now, 90 years later, the Sputniks are racing through outer space.

"Isn't it wonderful," some people say, "that you have lived to see the dawn of interplanetary travel." To this my answer is: Man is reaching for the moon before he has learned to live at peace with his earthbound neighbors, and indeed, with himself.

Our adventures into the unknown bear witness to man's creative ability, but no matter how high or how fast we fly, we cannot escape from the problems of hunger and insecurity.

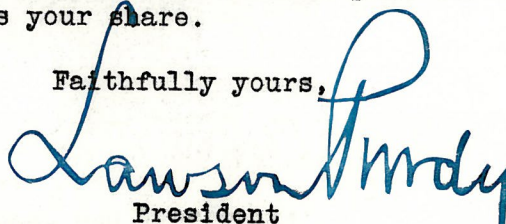
The good earth has always been our home, as it will always be. If our social and economic progress could keep pace with science and technology, we could regard space satellites with serenity, instead of viewing them as potential messengers of death.

That is why I am reminded more and more of the words and wisdom of Henry George. You will recall how in "Progress and Poverty" he posed the contradiction between "laborsaving inventions.... of this marvelous era" and the squalor and misery everywhere in evidence, saying "It is the riddle which the Sphinx of Fate puts to our civilization, and which not to answer is to be destroyed...."

George gave us an answer to the riddle, and with your help the good people at the Robert Schalkenbach Foundation have been striving within their means, to make it more widely known.

I commend to you the enclosed accounting of work done and work now under way. If you believe with me that we must push forward, you will give what you think is your share.

Faithfully yours,


President

Contributions to the Robert Schalkenbach Foundation are deductible for income tax purposes.

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

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

REGENT 4-2639

LAWSON PURDY
President

January 24, 1958.

My dear Mr. Gaston:

It was a great thrill to me to be told of your fifty dollar contribution, sent to us by the Fairhope Single Tax Corporation. This continues the support of our work by your Corporation of previous years.

I have now passed my ninety-fourth birthday, and on the whole my health is remarkably good for a man of those years; although as I have told you before, my eyesight has all but left me. It is unlikely that I shall ever make another trip to Fairhope, but I shall always remember the pleasant days I spent there. It is a great joy to me in these days to think of Fairhope and the progress it has made. It is also a very great comfort to realize that Henry George's work will go on through the well established organizations such as our own Robert Schalkenbach Foundation and the Henry George School. Some day our goal will be reached. We do not know when, but we do know that there are willing hearts and hands which will labor until that time comes.

Very sincerely yours,

Lawson Purdy
President. (reversed)

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

LP.mg

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

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

REgent 4-2639

Christmas, 1958

LAWSON PURDY
PRESIDENT EMERITUS

Gentlemen:

In the Book of Luke, these words are written:

"No man, having put his hand to the plough, and
looking back, is fit for the Kingdom of God."

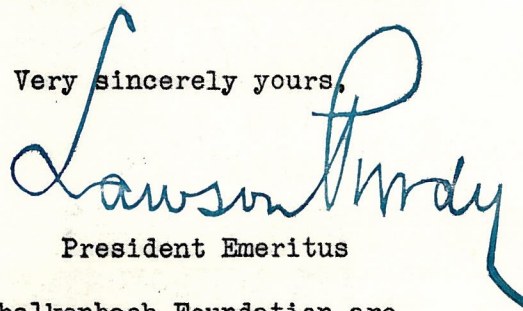
If, in my 95th year, I sign this letter as President Emeritus of the Robert Schalkenbach Foundation, you will know that while my hand is still on the plough, I am encouraging younger men among my colleagues to take over the reins of leadership.

To me, and I am sure to you, as well, the gratifying fact is that we have willing hands and hearts to carry forward the great trust bequeathed to us. I dare not let this occasion pass without bearing witness to the tireless and dedicated efforts of my fellow directors; among them, some who are continuing a second-generation family tradition of interest and loyalty to the cause of Henry George.

As I review and assess the work of the past year, I find that we have much to be thankful for. I am profoundly impressed by the headway already made on campus and in academic circles, and heartily in accord with the follow-up procedures outlined in the enclosed report. I can only say that I hope I may be spared long enough to see this work unfold.

Please do me the honor of reading "If Henry George Received His Due," and by your generous support to this once-a-year appeal for funds, show us that you are expressing a vote of confidence in the men who are leaving nothing undone to achieve that goal. I shall greatly appreciate it.

Very sincerely yours,



President Emeritus

Contributions to the Robert Schalkenbach Foundation are deductible for income tax purposes.

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69TH STREET, NEW YORK 21, N. Y. • REGENT 4-2639

January 9, 1959

My dear Mr. Gaston:

I am personally grateful to the Fairhope Single Tax Corporation for its generous gift of fifty dollars towards our work. I suspect that you had a part in bringing this about; and if I am right, I am thankful for your efforts.

In these closing years of my life, it is comforting to me to realize that the work is well established and that it will go forward. There are good men to step into my shoes when the time comes; but as long as I can keep going, I shall keep my hand on the wheel.

I shall not see Fairhope again. Even if my strength allowed it, my eyes would no longer serve me, but I shall always remember its beauties and be grateful for the happy visit my wife and I made there.

With best wishes for the continued success of the conclave and for your personal well-being,

Sincerely yours,

Lawson Pindy
President Emeritus

Mr. Cornelius A. Gaston,
Fairhope Single Tax Corporation,
340 Fairhope Ave.,
Fairhope, Ala.

LP.mg

ROBERT SCHALKENBACH FOUNDATION

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

REgent 4-2639

LAWSON PURDY
President

Maria Motel
Tyler Texas
January 23, 1959

Dear Mr. Gaston,

Marjorie and I thoroughly enjoyed our visit at Fairhope. Once we had met and talked with Paul, we knew that we must make the detour to Fairhope on our way to Texas, and the visit with you and Mrs. Gaston met our every expectation.

I have reread your chapter "The Fairhope Colony" in Land Value Taxation Around the World with new understanding. Now we are most anxious to secure Professor Alyeas' book. We have already tried two book stores, one a University bookstore, without success, so I have asked Vie Peterson to forward it to me, as she has my various mailing addresses.

I very much enjoyed reading the manuscript from which you made your presentation to the Unitarians last Sunday. It is an able statement of the single tax. I think you will be interested to know that just this morning, Dr. Luan, a Chinese, who is professor of economics at Bishop College in Marshall, spoke of how great a part the lack of a job played in delinquency, both juvenile and adult, and I was reminded by that of the fine closing paragraph in your paper.

Marjorie joins me in thanks for your gracious hospitality and in best wishes to you both.

Sincerely,



WELD S. CARTER

P.S.

Marjorie points out that the American Automobile Association's Southeastern Tour Book (1958-1959 Edition) on page 17 under "Fairhope" carries a succinct description of the town and its founding in 1894, identifying it with Henry George's Single Tax system.

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

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

REGENT 4-²⁴⁶⁸₂₄₆₉

December 28, 1961

Fairhope Single Tax Corporation
340 Fairhope Avenue
Fairhope, Alabama

Dear Friends:

Thank you for your gift of fifty dollars,
the sixth you have made to us in as many years.

That the activities are expanding is happily
apparent to us all. A translation of the English abridgment
of "Progress and Poverty" has been authorized, another into
Japanese, of the full book, is under way. Just last night
I spent several hours with the head of the Economics Depart-
ment of a mid-Western University, going over plans for our
1962 academic institute, following the lines of the one we
held last August out in Colorado.

To use to the best possible advantage all
monies contributed by our friends is at the same time our
sacred trust and firm intention.

Wishing all of you a Happy and Prosperous
New Year,

Very sincerely,



President

AP/lc

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

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

REGENT 4-²⁴⁶⁸₂₄₆₉

December 17, 1963

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


My dear Mr. Gaston:

We are most grateful for the generous gift of fifty dollars received from the Fairhope Single Tax Corporation. Will you please pass our thanks to your fellow officers.

I am asking Miss Peterson to send you a copy of the new Hebrew translation of "Progress and Poverty (Condensed)," which will be an interesting item for your library. This translation was subsidized by our Foundation, as also was the new Spanish translation, which is unabridged. A shipment of the Spanish book is on its way to us. It comes in both paper and cloth editions.

May the blessings of this Christmas Season rest with you and yours.

Most sincerely,


President

AP/lc
encl.

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69TH STREET, NEW YORK, N. Y. 10021

REgent 4-2468

December, 1966

Gentlemen:

... gaining and finding new allies ...

If we were asked to sum up the essence of our recent work and progress -- as outlined in the enclosed report -- we would rest our case on those five words above.

"But," you may say, "isn't that just what we Georgists have been trying to do for a long, long time?"

Of course it is. I cannot think of any other group of people who have worked harder or rendered such unselfish service to the cause of tax reform. It has been a lonely, uphill struggle, made doubly difficult by our lack of funds and the fact that in our affluent society we treat symptoms instead of trying to effect a cure.

Now we can see the cracks widening in the once solid walls of public apathy. City planners who listened with only half an ear and wrote us off as impractical dreamers are today giving us a respectful audience, and calling for thousands of reprints of Foundation pamphlets for distribution to their fellow workers.

Editors, journalists, and columnists whose writings reach millions of people are taking a hard and critical look at what one of them calls our "Alice-in-Wonderland system" of property taxes.

What we have tried to do with truly encouraging results is to focus our efforts where they can prove most productive. If you like the direction in which we are moving, please give us the urgently needed aid and comfort of your liberal support.

Sincerely yours,


Albert Pleydell
President

Contributions are deductible for U. S. income tax purposes.

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69TH STREET, NEW YORK, N. Y. 10021

REGENT 4- { 2468
2469

February 24, 1967

Dear Friends:

We are very grateful for your generous gift of fifty dollars to further the progress of the work in which we are engaged. Our heartfelt thanks go to each and every member of the Corporation.

The impact of a stone dropped into a pool is seen in widening circles. Our work with the city planners is having similar results. Three times already we have been asked for speakers to address local chapters of the American Institute of Planners, and on April 24th we are providing three men for a panel discussion of land value taxation at a meeting in Baltimore, Md. Meantime, individuals are writing in for copies of the enclosed pamphlet, "The Death of Cities."

Up to now Mr. Prentice's article has been our most appropriate piece for the planning people. However, we expect within the next week to commission the writing of a new pamphlet which will draw upon letters, speeches and articles received and published recently. This accumulation of data includes statements by three congressmen and others whose names are known and respected. It is to the cost of writing, printing and distributing this pamphlet that we intend to apply your present gift. It may take as long as three months to get it ready, but when it is published, we shall send you copies.

Please accept from all of us up here our continued appreciation for your interest and help.

Sincerely yours,

V. H. Putnam
Executive Secretary

Fairhope Single Tax Corporation
340 Fairhope Avenue
Fairhope, Ala. 36532

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69TH STREET, NEW YORK, N. Y. 10021

REgent 4-2468

December 27, 1967

Gentlemen:

Each year, as the gifts from our friends come in, I tell myself that there should be a way of expressing our gratitude more meaningful than the words "thank you."

But, "thank you" is all I find to say. Thank you, and thank you again.

Perhaps, after all, the best response we can make is our devotion to the work to which you and we are dedicated.

With the help of our friends we hope to make 1968 a banner year.

May your life in the New Year be abundantly blessed.

Sincerely yours,



Executive Secretary

Fairhope Single Tax Corporation
340 Fairhope Avenue
Fairhope, Alabama 36532

ROBERT SCHALKENBACH FOUNDATION

To Promote the Economics of Henry George

50 EAST 69TH STREET, NEW YORK, N. Y. 10021

REgent 4-2468

December 27, 1968

Dear Friends:

We are very grateful for your gift of fifty dollars.
Our heartfelt thanks.

We are very much encouraged by the things that are being written and said about a reform of the property tax to lighten the burden on improvements and increase it correspondingly on land values. We have just seen, for instance, a draft copy of the report of the National Commission on Urban Problems, appointed by President Johnson two years ago, headed by former Senator Paul Douglas. This report recommends that state governments consider differential taxation for their cities. So far as we know, this is the first Federal agency to make such a recommendation.

May 1969 be a year of accomplishment for all of us.

Most sincerely yours,


Executive Secretary

Fairhope Single Tax Corporation

336-340 Fairhope Avenue

Fairhope, Ala 36532

Dec. 13, 1957

Roberts & Son ^{19th}
520-30 South ~~Nineth~~ St.
Birmingham, Alabama

Attn: Bill Hackbarth

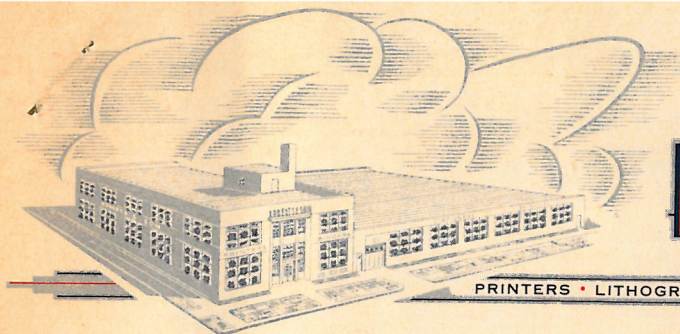
Gentlemen:

Thanks for your letter of May 10 and samples
of your Velvet Ball Pencil, Regular No. 10 and Richard
Best Order Writer P 71.

Please send us by parcel post, two dozen of the
former and one dozen of the latter and bill us for same.

Very truly yours,

Secretary



ROBERTS & Son

I N C O R P O R A T E D

PRINTERS • LITHOGRAPHERS • ENGRAVERS • STATIONERY SUPPLIES • OFFICE FURNITURE

ESTABLISHED IN 1872

520-30 SOUTH NINETEENTH STREET
BIRMINGHAM, ALABAMA

May 10, 1957

Fairhope Single Tax Corporation
c/o Dr. C. A. Gaston
Fairhope, Alabama

Dear Mr. Gaston:

Our mutual friend Mr. Dennis Howell in the Courthouse at Bay Minette tells me that you are interested in buying some ball point pencils. I am enclosing two samples for your consideration. We will be pleased to send you any amount you desire. We also sell printing, engraving, office furniture, and office supplies.

We are happy to be service to you in this instance and look forward to hearing from you.

Sincerely yours,

ROBERTS & SON

Bill Hackbarth
Bill Hackbarth

BH:bb

June 11, 1956

R. Lucier Rockwell
Fairhope, Alabama

Dear Lucier:

Presented to the Executive Council at its last meeting, June 7, was an application for membership from George H. J. Krog.

Since Mr. Krog attended your classes and states that he holds a certificate of Henry George School of Social Science in its Fundamental Economics course President Dyson appointed you to serve with me as a committee to report to the council on Mr. Krog's qualifications for membership in our corporation.

I have some acquaintance with Mr. Krog and recall that when he first came to Fairhope he expressed himself as being most favorably impressed with the Colony plan. However I feel that I should talk with him further. I want particularly to be assured that he believes that the Colony should aim to collect the full economic rent from its lessees.

In his application Mr. Krog does not state that he has read any of Henry George's books. Please let me know when you can give consideration to this matter.

Faternally yours,

C. A. Gaston, Secretary

Fairhope Ala.
9-15-59

Executive Council,
Fairhope Single Tax Corp.
Fairhope Ala.

Gentlemen:

The tract of land which is bounded by Young St on the West, Belange St. on the South and the gully on the Northeast could, I believe, be opened for lease as utilities are available.

We would like very much to lease the part of this block that lies East of the lots which would front on Young St. I have been over this lot and find that it is not large enough to make two desirable lots, so suggest that you make the lot on Young St as deep as desirable and the remainder would make a good lot.

I request that you open this tract for lease to members and that you accept my application for the part I have described.

Respectfully

R. L. Rockwell

P. O. Box 765
Fairhope, Alabama 36532
July 18, 1968

Fairhope Single Tax
Corporation Council
Fairhope, Alabama

Gentlemen:

As Chairman of a committee to outline a rent study plan,
I am making this proposal:

1. That a pedestrian and car traffic count be made. This would take 90 - 12 hr. man days to make the count. 10 or 12 car counters can be had for cost of installing new batteries (\$9.90 each), and we should buy about 30 hand operated counters at \$2.60 each. The total cost of survey would be about \$1400.
2. Even if the above is not done, I feel that a frontage value should be put on all rural land. If the survey and computer study are not made, some other re-evaluation should be made at once.

Yours very truly,

R Lucier Rockwell

R. Lucier Rockwell

*Reported to the Council 7/18/68
and expenditures up to \$1500.00
Authorized.*

RLR:rg

G. A. Gaston, Sec.

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

August 21, 1968

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

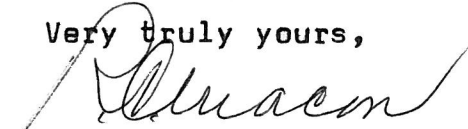
Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

This is to confirm oral permission for the Fairhope Single Tax Corporation to make a traffic and pedestrain count in the City of Fairhope; you are hereby granted permission as requested in your letter of August 21, 1968.

The City is glad to cooperate in this project, feeling it will be beneficial to the community to have this information at hand.

Very truly yours,



R. C. Macon, Mayor

RCM/es

August 21, 1968

Hon. R. C. Macon, Mayor
City of Fairhope
Fairhope, Alabama

Dear Mr. Macon:

Regarding our recent conversation I would appreciate confirmation of your permission for the Fairhope Single Tax Corporation to place and maintain mechanical traffic counters at various corners in the City of Fairhope and also to make manual pedestrian counts on these corners. This will of course include required equipment.

This work is scheduled to begin the last week of August and will continue until the necessary number of days for each position have been completed. It is not planned to have people on the streets counting at night.

We will appreciate an early reply.

Very truly yours,

R. Lucier Rockwell, Chairman
Rent Study Committee

RLR/rer

November 21, 1968

Executive Council
Fairhope Single Tax Corporation

Gentlemen:

After a great deal of investigation and comparison I have the following recommendation to make regarding the purchase of draperies for the office.

1. They can be made locally by Frankie Dunaway who does very good work, is available and charges a reasonable price.

2. The most satisfactory material so far found is the material used by the First National Bank. It is 100% Fiberglas which combines maximum durability, minimum care, color fastness and a pleasing texture with a reasonable price. This material may be purchased locally (Fairhope Upholstery) with an early delivery. I have conferred with several members of the Corporation, both men and women, on the selection of this fabric.

3. The overall cost would be approximately \$300.00 including installation and all accessories. This price compares favorably with the cost from any other source investigated for comparable quality and would permit us to deal with local people.

I therefor request that I be authorized to proceed with the procurement of these draperies as set forth.

Very truly yours

A handwritten signature in cursive script, reading "Ruth E. Rockwell".

(Mrs.) Ruth E. Rockwell

W
S. RODMAN SONS

Watches

P L A Z A 7 - 0 5 9 0 , 0 5 9 1

N E W Y O R K 3 6 , N . Y .

5 8 0 F I F T H A V E N U E



March 2, 1955

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

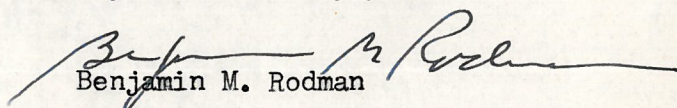
Dear Mr. Gaston:

Thank you for your letter and your 1953 report for Fairhope. This has been most interesting and helpful for our committee study.

Fairhope is to be congratulated when one stops to consider that 57 years ago they bought 135 acres at \$6.00 per acre, and as per your 1950 report you have made such definite progress.

We will advise you how we are progressing and if we have any information which we think would be interesting to you we will be pleased to send it to you.

Cordially and sincerely yours


Benjamin M. Rodman

Feb. 15, 1955

Mr. Benjamin M. Rodman
580 Fifth Avenue
New York 19, N. Y.

Dear Mr. Rodman:

Please accept my sincere apology for my too long delay in replying to your letters of Jan. 19 and Feb. 2. They arrived while I was deeply engrossed in the preparation of the annual report of our Colony corporation's 1954 activities, and at the same time necessarily attending to the most urgent of current routine business. It would seem that I might at least have acknowledged, and explained the need for delay.

Since 1914 we have been using the Somers Unit System in calculating our rents. We had the benefit of Mr. William A. Somers' personal services when we adopted his system. The system is thoroughly explained in "The Science and Practice of Urban Land Valuation", published by The Manufacturers' Appraisal Co., 4021 Walnut St., Philadelphia, Pa.

Initially, lessees' meetings were held and committees selected from the various sections of the Colony community. The committees reported their opinions as to the relative value of their section as compared to other sections and as to particular locations in their section. After all committees had completed their assignments they held a joint meeting. At this meeting agreement was reached as to the most valuable location.

With its street frontage value fixed at 100 the relative value of all other locations was shown by the selection of street frontage rates of lesser amounts. Then an annual rental dollar value was agreed to for the most valuable location. It was then possible by use of the various street frontage rates, the depth curve of values for lots more or less than 100 feet deep and the corner value tables where indicated, to calculate accurately the rental value of all Colony leaseholds.

From time to time in succeeding years lessees were called in to assist the Colony's executive Council in reappraising the rent to meet changing conditions. This has not been done for some years. The executive council reviews the rent structure every year both with respect to street frontage rates and the multiplier used

to determine the dollar value of the rental unit. It is changed only when the appraisement indicates a general increase or decrease in the annual rental value of all the land.

However scarcely a year goes by in our community when there is not some indicated change in one or more of the street frontage rates. Community growth creates not only a demand for the use of additional land. It creates a demand that land already in use be put to new and more productive uses to best serve the changing community needs. The land use needs of Fairhope as of other growing communities call for the conversion from residence use to business use and for the conversion from fruit and truck garden use to residence use. Reappraisals that reflect the resulting change in market values help immensely to overcome normal human inertias that might retard the needed changes in land use that are essential to the common interest.

All these factors are considered by us in arriving at what we consider to be the real rental value of our land. Should our appraisement be in excess of real value the most desirable lands would be passed up and inferior sites used to the detriment of the community's best interest. Such of the more desirable land as might be taken in spite of the excessive charge would tend to be in parcels too small to suitably accommodate the buildings and other improvements instituted thereon.

A most important guide is the market for improved leaseholds. If the market will not afford owners a fair and reasonable price for their improvements and prospective purchasers are building for themselves at no saving, and on inferior locations, an excessive appraisal of rental value may be indicated. On the other hand if prices paid exceed the fair value of the seller's improvements value a failure to fully appraise actual rental value may be indicated. There are, however, factors that raise building prices that are unrelated to rent. During the war when restrictions were imposed on the use of building material house prices in Fairhope acquired a scarcity value unrelated to the availability of land on which to build more houses.

Our experience here convinces me that rent appraisers must constantly interpret and reinterpret the common interest. The greatest common interest is in having available for public use the full measure of the rental value of the land. Demand as demonstrated by willingness to pay is an essential and valuable guide. Under appraisals of rental values not only deprive the public of its common interest. They are also a factor in depriving those who need land, or require them to pay to others the full rental value, depriving the community of its just due. Over appraisal will have the effect of denying to individuals their natural right to use land and to have for their individual satisfaction the full measure of reward from such use.

It may be possible to develop positive formulas for determining the full rental value of any given area, based on population, per capita income, etc. However it is my opinion that final reliance must be placed in the law of supply and demand. Only an accurate

appraisal and an effective collection of rent can best promote and secure the public in its common interest and the individual in his natural right.

Fairhope has grown rapidly in the past decade. Our population of 1845 in 1940 had increased to 3354 in 1950 as shown by the Federal census. While many of those who live here today are occupying land that was unleased and unoccupied in 1940 a very considerable number share the occupancy of land that was then leased and occupied. We are confident that much of this willingness to share was stimulated by our reappraisal of rental values resulting from the growing demand. In 1944 our total rent charges amounted to \$35,856.94 and in 1954, \$77,570.08.

Many and varied are the individual opinions of the type of community desired but there can be no right to the preservation of any pattern except as it may conform to the wishes and needs of those who occupy and those who would occupy the land from time to time. In Fairhope we have depended upon the will and capacity of those who occupy our lands to create such community as their combined individual ambitions and capacities would create. We strongly question any conclusion that the results achieved could have resulted had we not permitted the individual freedom that has prevailed.

We hope the observations contained herein will be of some help to you in your studies and we assure you of our willingness to be of such further service as we may.

Sincerely yours,

Secretary

P.S. We have our published annual reports from 1944 as per the enclosed for 1953. The 1954 report is not yet published. All contain some information concerning rent. If you would like a set we can furnish them for you. They may have a set either at the School or in the file of the Schalkenbach Foundation.

Apr. 23, 1955

Ruffles Company Inc.
Fairhope, Alabama

Gentlemen:

In addition to your bid on our House Service Sewer Connection in our Golf Course subdivision, bids were received from J. E. Wooley and from Ponder Company.

Ponder Company made the lowest bid and was accepted by our Executive Council.

We wish to express our appreciation to you for your having made an offer on our job and hope that you will do so on any future work we may have.

Very truly yours,

C. A. Gaston, Secretary

PROPOSAL FOR UNIT PRICE CONSTRUCTION CONTRACT

Proposal of: Ruffles Co.,
(Name)
Fairhope, Ala.
(Address)

to furnish and deliver all materials and to do and perform all work necessary, in accordance with the plans and specifications for the construction of

APPROXIMATELY 480 feet of HOUSE SEWER SERVICE CONNECTIONS, This work being located in Fairhope, Alabama, on the lands of the Fairhope Single Tax Corporations, and further being on Johnson and Berglin Streets, in the area known as "The Golf Course Subdivision".

TO: FAIRHOPE SINGLE TAX CORPORATION,
FAIRHOPE, ALABAMA.

Gentlemen:

The undersigned bidder has examined the Plans and specifications referred to above, and has visited the site of the work, and will provide all necessary labor and equipment and material necessary to do and perform all of the work to complete the construction of the above mentioned work in accordance with the requirements of the said specifications and to the satisfaction of the Engineer.

The undersigned bidder understands that the quantities of work shown herein are approximate only and are subject to increase or decrease, and offers to do the work whether the quantities are increased or decreased, at the following stated unit prices:

Approximately 480 feet of 4" vitrified clay pipe sewer, being 30 house sewer service connections, to extend from the existing main line sewer to a point 16 feet from the center-line of the existing right-of-way (street right-of-way):

Price: Two dollars and sixty one cents Dollars per linear foot.

The undersigned bidder also agrees to begin work within three days from the date of Notice of Acceptance, and to prosecute said work in such manner as to complete it within 15 calendar days after beginning it, provided a reasonable allowance for days lost because of rain is made.

Dated: April 21, 1955

BIDDER: Ruffles Co

By: Chester B. Ruff

(Signature)

Bidder's Address: Fairhope Ala.

Aug. 1, 1956

Mr. W. C. Russell
203 Baker Street
Andalusia, Alabama

Dear Mr. Russell:

We do not have any very desirable lots available at the present time. In the Golf Course Subdivision, one-half mile East of the center of Town we have three lots. Two are corner lots that had to be graded down and bare with no trees and would possibly need some topsoil. The other is a two level lot that would require a special design of building to be put to its best use.

We do have plans for the extension of Orange St. on which your other lots were located, East from Church St. This will give us some additional lots but we will probably not get at that until some time next year. There are, of course many deeded lots for sale but the price asked for these is getting too high for profitable development.

We are sorry we can't report more favorably.

Sincerely yours,

C. A. Gaston, Secretary

203 Baker Street
Andalusia, Alabama

July 26, 1956


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

Dear Sir:

Please advise me if the Single Tax Corporation has any colony lots which will be available for leasing this year.

I would like to build a summer home on a colony lot and perhaps later, occupy the house as a permanent home.

Yours truly,



M. C. Russell

19 Ranelagh Gardens,
London S. W. 13,
England.

31st March 1956

Dear Mr Evans,

Thank you very much
for the particulars that you so kindly
sent my wife and me.

I am getting together
as much material as I can to show how
Land Value Taxation works in practice. My
special interest is in the method of valuation and
I am trying to get as much information in the
form of land value maps, photographs etc. to
show how LVT works.

Your kind offer to
answer any questions prompts me to ask if you
have any such material as I mentioned.

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Any material you were able to let me have would be most appreciated.

Once again thank you for the kindness of sending me such full information about Fairhope.

All the best,
Victor Saldyis