

I concluded, I would give a slightly higher rental but not much higher, for the shadow side. Having reached this conclusion inductively, I began to observe the facts and found my theory verified. While the situation values on the two sides were not so disparate as in the case of the North-and-South street, yet it became evident that a slight advantage remained with the South side which escaped the ruinous affect of the afternoon sun on its window goods. Slightly higher rents are obtainable, and the South side has established itself as the more fashionable one.

We sometimes say that if sunshine could be laid hold of and its value capitalized, it would be sold out in parcels just as land is. Do such examples as I have given, and which can be matched in every city, not prove that even sunshine is not exempt from the clutches of the fore-staller under the ill-balanced economic system under which we live? It is, of course, obvious that the benefits of municipal government and the spending of tax-raised money in street paving, lighting and sanitation, reflect themselves in increased values-of-position all over a city, but unequally according as each position happens to enjoy or does not enjoy the respective advantages of sunshine and shade. Does it not seem wildly unjust that the benefits of government which reflect themselves in these position-values should not be paid for by those who get the values, and in proportion to those values? In the case of the North-and-South street which first attracted my attention, justice demands that the proprietors on the West side should make double the contribution per lineal foot-front to the public expenses, as compared to the demand that should be made upon the East-side proprietors. Yet I can think of one enterprising proprietor on the unfashionable side who is certainly making a larger contribution per foot-front because of his having erected a handsome building, than another I have in my mind's eye who retains an old and inadequate two-story building on his much more valuable site on the fashionable side.

I trouble you with these personal memories in the hope they may stimulate some

of your readers to make similar observations in American cities, and to realize how under present economic conditions even sunshine and shadow are capable of being monopolized and sold out to the highest bidder for private profit.

ALEX. MACKENDRICK.

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### MRS. FELS AND PARTY IN CALIFORNIA.

#### SECOND LETTER.

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Mrs. Joseph Fels and her party had intended to take the coast route from San Francisco to Los Angeles; but, on learning that by going on the San Joaquin Valley route, they would have an opportunity to visit the Single Tax irrigation districts of the State, a change was made in the programme. They arrived in Modesto on Sept. 3, having traveled some eighty miles from Sacramento on two electric railways. Mr. F. L. Wisecarver, Secretary of the Modesto Chamber of Commerce, met the party with autos, and the afternoon was spent in driving about the Single Tax Modesto Irrigation District.

In this district no land was idle. Every acre was producing some fruit or vegetable. The diversity of the farming made the trip very interesting. The farmers here raise five and six different products on twenty acre tracts. A row of raisin grapes will be followed by a patch of alfalfa, then corn, next cantaloupes, peaches, beans, berries of all kinds, garden vegetables and many others that cause a constant change in the scene, so that one is never tired of driving about these farms.

We saw one section that seven years ago was a vast wheat field of 1,700 acres, which now is covered with beautiful homes, and has an attendance of 114 children at its public school. Mrs. Fels and Daniel Kiefer were picking ripe almonds off the tree in the orchard, and all of the party ate them. They became the providers of the party, and Mrs. Fels gathered some ripe cantaloupes from the vines, which we all enjoyed.

The Modesto Chamber of Commerce had delegated Mr. Sol. Elias, one of its

members, to read a paper at the Single Tax Conference at San Francisco. In that paper Mr. Elias laid stress on the fact that the exemption of improvements and personal property from taxation, and the collection of the revenue of the district by a tax on the value of the land, had tended to cause a subdivision of the lands of the district, and brought great prosperity to the town and country. Mr. Elias visited Mrs. Fels at the Hotel Modesto, and in conversation at the table said that the Single Tax had its disadvantages as well as its advantages. Mrs. Fels asked him what this bad effect was. He said that the exempting of improvements from taxation caused men who had money to invest to take a chance that they would not take if the improvement were taxed. As a result, two new hotels had been built in the town, when there was need for but one, and neither hotel prospered.

Mr. Elias also said that the exempting of buildings from taxation caused many persons to erect dwellings for rent. As they are of modern construction, tenants moved out of the old dwellings, leaving them vacant. These vacancies reduced rents in all dwellings, and as a consequence, land values in the town have gone down, and a lot can be purchased now for less than before, although the population has increased. Mrs. Fels told Mr. Elias that she did not consider the reduction of rents and of land values an evil condition.

During the evening a meeting was held in the public square of the town, which had been arranged for by the Socialists. Mrs. Fels, Dr. John W. Slaughter, Professor Earl Barnes and I spoke. Much interest was manifested by those present, and many questions were asked, especially by the women. During the day a visit was made to the office of the irrigation district. Mr. Charles Abbott, who has been Secretary of the district for twenty years, told that in the beginning land and improvements were assessed. In 1911, the owners of the land, who lived in the district, had, by vote, adopted the Single Tax. They are so well satisfied with it that they would not go back to the old system, which they call "the double tax." Modesto has more

small homes about it than any other city of its size in California, due to the Single Tax.—EDWARD P. E. TROY.

#### THE COLORADO MOVEMENT.

The Colorado Single Tax Association celebrated the seventy-sixth anniversary of Henry George's birthday by holding a public meeting in Weaver's Hall at which Ex-Senator James C. Crosby was the principal speaker. Mr. Crosby attained to fame during the famous Bucklin fight. As a member of the legislature, 1896-97, he battled for the rights of his constituency in a manner that puts to shame many of our so-called statesmen. But the strong arm of privilege proved too powerful at the time, and although our distinguished representative filibustered the whole night in vain attempt to save the Bucklin bill from slaughter, his efforts proved futile. Undaunted by defeat, he again joined hands with the Bucklinites in the session of 1898-99, and after a struggle that will live in the history of monopoly-ridden Colorado, the Bucklin bill was referred to the voters of this State.

Mr. Crosby is still in the harness and doing valiant work. His address at the Henry George anniversary meeting was a masterful oration, delightful and inspiring to his auditors.

Our meeting was honored with the presence of notable Single Taxers from distant cities; Mrs. Vernon J. Rose, of Kansas City, Mr. Valjean Trimble, of San Antonio, Texas, and Mr. Edwin W. Ashton of Chicago. Mr. Trimble and Mr. Ashton favored us with short, but extremely interesting addresses.

Ben. J. Salmon, secretary of the Association, is addressing noon-day meetings at factories throughout the city and addressing street meetings at the principal street intersections, 16th and Champa, every Wednesday and Saturday nights. During the month of August, eighty three new members were enrolled in the association, and several thousand pieces of literature were distributed.

Another meeting in celebration of Henry George's birthday was held at the