

THOMPSON'S POINT: A SUMMER RESORT ON SINGLE TAX LINES.

(For the Review.)

With the continuous and rapid growth of our cities, both large and small, the multiplication of our factories and population, the wear and tear on the nervous and physical system as a result of the strenuous pursuit of fame or gold—but more often of a bare living—comes a growing need for rest and recreation.

With exasperating fidelity to detail there is conjured up in the memory a vision of a little lake nestling among the hills of old New England. A gentle wind fans the flow and wrinkles the cool water. Lounging in a hammock, one looks out over the water at the foot-hills and mountains in the distance. The sun is slowly sinking in the west and the stillness that precedes a summer's night is fast approaching. The air seems charged with a soothing, subtle tonic. Everywhere there is rest and peace. Rest for the weary body, peace for the perplexed mind.

The great majority instinctively long for such a retreat as this, and the lakes and ponds of New England offer many such.

It is a fact, however, that the most desirable locations for summer cottages and camps are fast being pre-empted.

Already the shores of our most beautiful lakes and ponds are very largely taken up and to quite an extent by land speculators. Every year it is becoming more and more difficult for a man of moderate means to secure a suitable location for a period of rest.

If this is true now, what of the future? Are the most desirable locations along the shores of the lakes and ponds of New England to be accessible only to those who possess wealth? If present methods of dealing with this matter are to be continued the answer must inevitably be yes, for the number and extent of such locations will never be any greater than now, while it is possible to conceive of the United States supporting a population many times in excess of its present number.

It seems to me that in justice to future generations this matter should be taken up and dealt with from the standpoint of the greatest good to all.

As an example of what can be accomplished even under present social conditions the policy of the town of Charlotte, Vermont, in dealing with the resort known as Thompson's Point, situated on Lake Champlain, may be interesting and also instructive as pointing to the method of dealing with this problem that might be adopted by other local communities and with equally good results.

Thompson's Point adjoins the town's poor farm and was formerly a part of it.

The property came into the hands of the town about 1848, but it is only within the

last fifteen years that it has been used to any extent as a summer resort, although before that time, such was its natural beauty, that it was a place much frequented by the townspeople as a picnic ground.

About fifteen years ago there were many who desired to secure lots on which to erect permanent cottages for summer use, and very wisely the town decided that, instead of selling these lots outright, they would rent them.

Accordingly a survey was made, and the Point divided up into goodly sized lots, and a rental of ten dollars a year for each lot decided upon. The plan was successful and the wisdom of this decision abundantly justified by the much greater income that the town now enjoys over what it would have received from a sale of the property.

In rentals the town now receives about \$450 a year and the lots are not yet all taken. In addition to this the Point furnishes an excellent market for the products of the town's poor farm.

Many of the cottages are handsome residences, and among these is the cottage of Justice Brewer of the Supreme Court. A great many of the cottages are owned by parties who use them only a part of the season and these have no trouble in renting them the balance of the season when they so desire. The great beauty of the scheme to a Single Taxer is, of course, that it follows to a certain extent the lines laid down by Henry George, and no doubt to this also may be attributed the democratic spirit that prevails at the Point. As time goes on the land will increase in value and the income to the town will increase accordingly. Even now some of the lots that were first taken, being more desirable than others, should command a higher rental and this is a point that will, no doubt, be taken up by the town authorities later. At present the rent is the same for each lot.

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ENFORCED PEACE.

(For the Review.)

The report for Thursday, October 6th, of the 13th International Peace Congress, held in Boston, was headed in the leading daily, "Would Force Peace." It was a clever comment by the reporter on Andrew Carnegie's proposition for stopping war immediately. Carnegie's letter to the congress proposes the most extreme war measure possible for the obtaining of peace, that of slavery. He says, "Suppose, for instance, that Great Britain, France, Germany and America, with such other minor States as would certainly join them, were to take that position (binding themselves to settlement of all disputes by arbitration), prepared, if defied, to enforce peaceful settlement, the first offender, if there ever were one, being rigorously dealt with, war