

Well wrapped in overcoat and rug against a biting north wind, on the seat with the driver, I had a delightful drive this morning through Saltney six miles to Hawarden, the home of Gladstone. We passed the chapel at Boughton, where the great man and persistent churchman frequently read the evening service, and on through Hawarden village to the church, which is full of Gladstonian associations. The view from the churchyard across the moor and the valley of the Dee towards Chester is most pleasing. The new and the old are mingled: at your feet the ancient tombstones, to the right long rows of splendid old trees, to the left the tall chimneys of great shipbuilding works, and near-by the new walls of a new grammar school. The main entrance to Hawarden Park is not far away, and the drive through the park passing near the house is charming. On the green in front preparations were going on for the coming celebration of the coming-of-age of Gladstone's grandson. The driver told me that near the same spot he had seen Gladstone stand on the stone wall in front and speak to thousands. On our return drive we passed the Church of St. Mary without the Walls, built, it is said, by the winnings of one of the Duke of Westminster's horses.

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There has been little in the local papers about Michael Davitt's death, except in a labor paper which I found in an off shop. Many columns have, of course, been given to the attack on the King of Spain. An editorial in one of the papers, entitled "Glitter and Gloom," seems worth quoting. After properly lamenting the attack, the writer says:

On the other hand, we may be grateful to this madman (seeing he has missed his aim) for helping to dissipate the gorgeous unreality which has enveloped these wedding scenes. We have all talked and written as though King Alfonso were the Spanish people and Madrid Spain; as though a monarch had merely to find an agreeable mate to render his people prosperous and contented; and as though it were enough that a capital should be amused for a day with a new sensation. The King and Queen of Spain have something more to do than to ride in mahogany coaches, deck themselves in costly dresses, and smile through a tedious ceremonial. . . . The outrage has a significance for us if it shows us that gold and glitter are not the only nor the most impressive things in the world. There is an under world supporting all this pageantry. There is a problem of poverty and hunger and misery in Spain which eludes the courtly scribes of yesterday but does not escape the scrutiny of a colder day.

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It may seem strange to send a letter from Chester without speaking of its most interesting ancientness, its old walls, its old buildings with their many historic memories, its memorials of Roman, Celt, Saxon, and Norman. But, as I have said, all these things can be found in the books. At one corner of the old wall stands a tower bearing this inscription, "King Charles I stood on this tower Sept. 24, 1645, and saw his army defeated on Rowton Moor." Let us hope that as the towers of this old wall once looked upon the undoing of a bigoted Stuart, so may they some not-too-distant day look upon the undoing of the long-surviving bigotry of English landlordism. As you look out from King Charles's tower, the massive splendor of Chester Cathedral stands close behind you. Will it help the new revolution? It is

a great question. The Dean's red hood shone gorgeous at the early service; it would be most interesting to know whether the learning which it betokens includes a knowledge of "Progress and Poverty."

J. H. DILLARD.

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FAIRHOPE.

Fairhope, Ala.—With a population of only a few hundred, Fairhope is one of the most interesting and progressive towns in the South; and it is unique among all the towns in the United States because its promoters and most of its public spirited citizens are pronounced opponents of the institution of private property in land. In fact, the main object in establishing the town has been to demonstrate by example the feasibility of Henry George's ideas.

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Fairhope had its inception more than twelve years ago, in an organization at Des Moines, Iowa. This organization, "The Fairhope Industrial Association," was incorporated under the laws of Iowa in 1894, for the purpose of establishing a single tax colony. Ten years later the organization received a charter from Alabama under its present name of the "Fairhope Single Tax Corporation."

At first a membership fee of \$200 was required to raise a fund with which to purchase colony land. The fee has since been reduced to \$100. The principal originators of the enterprise were Alfred Q. Wooster, Ernest B. Gaston and James Bellangee, and Mr. Gaston has from the first been the leading spirit.

After several months' investigation a committee on site recommended Baldwin county, Ala., where options on different tracts were secured; and in November, 1894, several families, coming as colonists from Iowa, Minnesota, Ohio and Pennsylvania, arrived at Battles, a small village on the Bay, a few miles south of Fairhope. About half of the party withdrew before a site had been selected, but others soon took their place.

The first tract taken, comprising about 150 acres, extended some 2,800 feet along the Bay and varied in depth from 2,000 to 2,600 feet. This tract cost about \$6 an acre. Options on adjoining lands were secured at about \$1.25, and later these also were purchased by the company. Additional purchases were made from time to time, and recently the corporation received a gift of 2,200 acres of contiguous land, making the total land holdings of the corporation about 4,000 acres.

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The gift of 2,200 acres mentioned above, was made by Joseph Fels, senior member of the firm of Fels & Co., manufacturers of Fels naphtha soap. He made the gift without other restrictions than such as are embodied in the constitution of the corporation, for he is a firm believer in the value of this experiment as a demonstration of the advantages of common ownership of land.

Mr. Fels has for several years been visiting Fairhope, and has kept in close and sympathetic touch with its workings and been in many ways an efficient adviser and supporter. His interest was

drawn to Fairhope by his connection with the vacant lot garden work at Philadelphia, which is one of the highly successful results of the famous Pingree "potato patch" plan of relief for the working poor in cities. It consists in utilizing vacant lots for gardening by persons willing to earn their living by labor on the land instead of becoming objects of charity. Mr. Fels has long been a liberal patron of this Philadelphia institution, and when he established a sales department of his house in London about four years ago he introduced the idea there. It was not easily done. When he proposed to one of the poor boards a farm labor colony for the inmates of their workhouse, they raised all manner of objections. The inmates wouldn't work; they had no land, etc. Mr. Fels pointed out the vacant lots in the district, but was told that the owners wouldn't allow them to be used for such purposes. Mr. Fels then offered a farm of 100 acres free of charge for three years on condition that the inmates of the workhouse be given employment, stipulating that no one should go upon this farm who did not do so freely, and that the workhouse should purchase the products at market prices, and distribute the proceeds among the producers as wages. The experience was so successful that Mr. Fels has since given a 1,300-acre tract near London, on the same conditions, on which nearly 1,000 men are now self-employed. The impressive object lesson on the relations of labor to land which these experiments afforded has led to the appointment by the British government of H. Rider Haggard as a commissioner to the United States to investigate and report upon the vacant lot gardens of this country and upon the single tax colony at Fairhope.

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The managers of the Fairhope enterprise regard themselves as justified in calling it a working model of the single tax, although they realize that no complete application of single tax principles is possible without a radical change in State and National legislation. When criticized on this point they reply that they are applying single tax principles as far as possible under existing State and National laws.

The corporation lands are leased to occupiers for a long term, on condition that they shall pay an annual ground rent to be periodically assessed by the town authorities. Consequently land in the town is not sold, but is rented, though with a fixed and long tenure, together with a guarantee of secure possession. The town levies no taxes on improvements or other property produced by labor; and in order that such property shall be free of outside taxes, and that the ground rentals shall be the only exaction, there is a provision in the leases which requires the Fairhope corporation to pay all taxes levied by county and State on all the land, and on the improvements and personal property (money and credits excepted) within the limits of the town. There is also a provision in the leases that no part of the ground rents collected shall be distributed in dividends to stockholders of the company, but that the rentals shall be treated as a trust fund for the equal benefit of the lessees. Another provision states that in the distribution of benefits, no distinction shall be made between indi-

viduals, whether members of the corporation or not, except that nonmembers are not allowed to participate as voters in the government of the corporation.

This undemocratic feature is the one most freely criticized by those who oppose the Fairhope management. But it is only fair to say that the promoters considered this feature well at the outset. They believe in government by the people just as much as their critics, and that ultimately they will free themselves from the prejudices and superstitions with which they are now enthralled; but in this experiment they dared take no chances that could be avoided. Their position might be illustrated by an incident at the National Anti-Trust Conference held in Chicago a few years ago. "Golden Rule" Jones, mayor of Toledo, took the position held by the critics of Fairhope. Eminent citizens from many States were gathered in Central Music Hall for several days, discussing ways and means for curbing the trusts. Resolutions had been drafted and discussed in harmony with the call of the conference, and a vote on their adoption was about to be taken. The point was raised that none but duly accredited delegates should be permitted to vote. Mayor Jones here arose and made an impassioned plea for everybody present to be permitted to vote, because he had faith in the people. The projectors of the conference, however, realized how easily the trusts could nullify their efforts if the hall were packed, and insisted on none but delegates voting. Similarly, to avoid a similar danger, the promoters of Fairhope feel justified in the precaution they have taken.

They have also been criticised for allowing non-residents to participate in the government—stockholders in the corporation. But the fact that these men have made an investment without receiving any benefit, or the expectation of any except as it will help to advance the principles in which they believe, and which they will be anxious to safeguard, would seem to be sufficient reason for giving them a voice.

Differences of local opinion have arisen over the distribution of ground rents, and the payment of county and State taxes, due largely it would seem not to defects in the principle which the colony is endeavoring to exemplify, but to the incongruity of this principle with the outside taxing methods. On land devoted to agriculture the improvements, consisting chiefly of clearing and stumping, are hardly noticed by the county assessor. In the residence district, some of the buildings are modern and for a primitive village in the South, quite costly, so that in some cases the taxes on the real estate are considerably in excess of the rentals for the land. This gives an impression that the "man at the margin," who under ultimate single tax conditions would be exempt from both rent and taxes, is forced to pay the taxes of the well-to-do. The tax on some of these residence properties is no doubt excessive. The assessor calls on the owner for assistance in appraising the property. Some of the owners, having in view the selling or trading of their property, are anxious to have the tax appraisal higher than they would tolerate were they responsible for the ultimate payment of the tax, and the assessor is likely to accommodate them. If

it were possible for the corporation to apply to public improvements the annual value of the idle land now held by the corporation for leasing purposes, the public benefits that would accrue to all lessees would be so great, I think, as to make even excessive rents seem insignificant.

I am convinced that the promoters of the Fairhope colony are endeavoring to conduct the colony in harmony with the underlying moral principle of the single tax, that the right to land is equal. To conserve this principle under existing laws the corporation is forced to reserve the power of a landlord in a restricted sense. But the leases provide for so fixing the rentals of the lands as to "equalize the varying advantages of location and natural qualities of the different tracts, and convert into the treasury of the corporation for the common benefit of its lessees all values attaching to such lands not due to the efforts or expenditures of the lessees."

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While Fairhope has never had a "boom," such as are common to "mushroom" towns, its growth in population and material prosperity has steadily increased each year, making a considerable advance over the preceding year. This notwithstanding the fact that many have come here from distant points to make their homes and gone away disappointed because the opportunities had not come up to their expectations.

While Fairhope is conducted with the chief view of illustrating the application of single tax principles, it is probable that a majority of the residents are not particularly concerned whether the single tax will work or not. They are here because of the delightful climate and superior social advantages—for the social advantages are superior relatively to the cost of living. Perhaps the most strenuous dissenters among the lessees are single taxers who are disappointed primarily with the soil. To produce vegetables or farm products from the soil at Fairhope without fertilizers is impossible, and a vast amount of labor must be expended in clearing and stumping the land. Some of these lessees who have taken large tracts of land and cleared and stumped it, now find after applying their labor as assiduously as they can, the utmost they can do is to make the land yield a bare living, while the constant tendency has been for their rentals to the corporation to increase.

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Fairhope is exceptionally well located, however, for a health, and summer or winter resort. It lies on the most southerly point on Mobile Bay at which the high land comes close to the shore. Between the high land and the sandy shore of the Bay, on the northern part of the colony's lands, there is a natural park, varying in width from one hundred to two hundred and fifty feet. Thickly wooded, it is a delightful resort for picnics and other outdoor gatherings. Back of this there is a bluff which rises almost perpendicularly to a height of nearly forty feet. From the top of this bluff the ground assumes an even and gradual slope for a full half mile, at which it rises to an elevation of one hundred and twenty feet above the sea, the level at which most of the colony's lands lie. There is a perfect natural

drainage, making this section entirely free from swamps. A constant breeze blows up from the Gulf of Mexico, which, perfumed with the fragrance of pine forests, serves as an excellent tonic. These Gulf breezes temper the atmosphere both in Summer and Winter. The Summers are long, but the mercury seldom rises higher during the heat of the day than in northern latitudes. The nights are invariably comfortable. January and February are the winter months, but frequently the weather during these months is no colder than in northern New York in October.

The soil of the Fairhope land is what is known as "pine uplands." It is a sandy loam, varying in color from black to gray and reddish. Six or seven inches in depth it is underlaid with a clay subsoil. The soil is not fertile, but with the aid of fertilizers will produce almost every variety of vegetables and plants. The cultivation of blackberries, dewberries and strawberries has been successful here; also of melons and Irish and sweet potatoes. The climate is adapted to the cultivation of grapes, pears, plums, peaches, figs and pecan nuts. A man of moderate means or with small income will find it an inviting place. If he loves flowers he can enjoy them in profusion the year around. The gardens and yards of Fairhope abundantly testify to the fulfillment of the Scriptural prophecy: "The wilderness and the solitary place shall be glad for them; and the desert shall rejoice and blossom as the rose." Fairhope has no saloons, no jail nor policemen. A drunken man on the streets here would be a curiosity, while it is as free from profanity or vulgarisms as a Chautauqua gathering. It has a society far above the average community of several times its population, in intelligence, morality and high-minded purpose entirely free from the allurements and temptations in most communities, but at the same time not affecting prudishness or a holler-than-thou puritanism. They have church societies, Sunday schools, Bible classes, and yet once or twice every week, after listening to a lecture on some civic subject, the chairs will be put to the sides and the large town hall will be filled with young folks and old folks, parents and children, and many from outside the colony, who until midnight will dance with an enjoyment unknown in a ball room in a metropolitan city. Here "there are gratification for the social and intellectual nature—for that part of the man that rises above the animal. * * * Though the ballroom be unplastered and the orchestra but a fiddle, the notes of the magician are yet in the strain and Cupid dances with the dancers."

Fairhope's public library contains fifteen hundred volumes, and has an accomplished librarian in the person of Mrs. Marie Howland. Fairhope's public school building is a modern ornate structure, the funds for building it being largely derived from the receipts of public entertainments given in the town. The teachers employed are of a higher order than are generally found in villages of similar population either North or South, and the schools are maintained for eight months in the year. In connection with the school a garden is conducted under the supervision of an experienced agriculturist and floriculturist. Here the elements of botany and gardening are taught, the school children doing all the work.

The Fairhope Association owns a wharf, the funds for building which were largely raised by the issue of certificates. One dollar and twenty-five cents in wharf certificates was issued for every dollar paid toward the wharf fund. These certificates were a lien on the earnings of the wharf, and the purchasers of them received a good dividend on the investment, as the certificates were redeemed within a few years after their issue. The corporation receives considerable revenue from this source, which is expended on public improvements.

The only salary paid to an officer of the colony is to the secretary, who receives twenty-five dollars a month.

The Association conducts a telephone system and is now installing a system of water works. The Fairhope House is a good hotel of 20 large airy rooms, with a delightful location overlooking Mobile Bay.

Among the manufacturing industries there are a saw mill, a brick yard and a cement block factory. The latter, although in its infancy, has erected several cement houses in Fairhope of an attractive style of architecture. The gravel for this purpose is found on the Fairhope tract of a quality beyond comparison with any other gravel deposit near Mobile. A weekly paper, the Courier, is devoted to the interests of the town and the economic principles on which it is founded.

D. S. LUTHER.

NEWS NARRATIVE

To use the reference figures of this Department for obtaining continuous news narratives:

Observe the reference figures in any article; turn back to the page they indicate and find there the next preceding article on the same subject; observe the reference figures in that article, and turn back as before; continue until you come to the earliest article on the subject; then retrace your course through the indicated pages, reading each article in chronological order, and you will have a continuous news narrative of the subject from its historical beginnings to date.

Week ending Wednesday, June 20.

Another Massacre in Russia.

A massacre of Jews as terrible as that at Kishineff (vol. vi, p. 214) is reported from Byallstok, a city in western Russia, near Warsaw, which numbers 65,000 inhabitants, mostly Jews. The Corpus Christi procession was passing through the streets on the 14th when a bomb was thrown into it from a balcony. It killed several persons, including a Russian priest. This assault was attributed to Jews, and a Christian mob immediately attacked the Jewish stores and murdered Jews wherever they were found. The mobbing of the Jews continued far into the night, and was renewed on the 15th. It was not until the 18th that reports were allowed to pass uncensored. At that time the extreme violence had subsided. According to the Associated Press dispatches of the 18th the fight was triangular—the Russian military, the Christian mob and the armed Jewish band. Details of the slaughter are horrible.

The Russian Douma.

No changes in the policy of the Douma (p. 249) are yet reported, although dispatches of the 18th from St. Petersburg indicate a more revolutionary tendency than heretofore among the "Cadets." This word, in frequent use, is the slang term for Constitutional Democrats, being pronounced "kah-day," the same as C. D., the initials of the party name. According to these dispatches, at a caucus of the "Cadets" the question of changing the party's tactics by abandoning any further attempt to postpone a rupture with the government was seriously debated, and the radical wing of the party urged the absolute necessity of keeping pace with the revolutionary movement. Others counseled caution, but the radicals were in the majority.

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Further light on the character of political issues, and especially of the land question (pp. 228, 256), in the Douma was given through a Chicago Daily News dispatch of the 13th from St. Petersburg, in an interview with Mr. Annikin, a peasant who is chairman of the labor group, which comprises about one-fourth of the Douma and claims to represent about three-fourths of the population of the Empire. This group is described as consisting of peasants, farm hands, country school teachers, employes, priests and handicraftsmen. Mr. Annikin said:

The cardinal point in our programme is the nationalization of land. Unlike the single taxers, we do not aim at fiscal reform, and, therefore, we do not touch city property. Our concern is only with the agricultural lands. In order to save the peasantry from starvation, the holdings must be enlarged. Intensive cultivation like that in Belgium, France and Germany requires improved machinery and a higher popular education, which is not to be thought of in Russia until the next generation. Wholesale emigration to Siberia is impossible. It would cost more in time, money and labor and would be less advantageous than to emigrate to the United States or Canada. To give the peasants land with titles to them is impracticable because the hungry and ignorant muzhik would sell his estate for a glass of vodka or a piece of bread. We therefore propose to nationalize the land, the state keeping the title and the peasant paying rent under a life tenure. In view of the immensity of the Empire, varied nationalities, climates, civilization, laws, habits and historical traditions, we propose to divide the country into districts, elaborating for each an appropriate system of tenure until time and advanced education will permit us to unify the land laws and give titles to the holders. In this we agree with the autonomists. We are also ready to grant each province and nationality a local administration based on popular democratic forms, but, like the Constitutional Democrats and the Conservatives, we utterly oppose the re-establishment of Poland or other kingdoms now composing the Empire. We believe in equal rights and home rule for all, but the Russian language and the army and navy institutions must remain those of the Empire, with the imperial Douma as the only lawmaking body. Our body, like nine-tenths of the people of the Empire, is opposed to the overthrow of the monarchy. We desire only liberty and the reorganization of the administration. Should the monarchy oppose this nobody can foretell the consequences.

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Bryan at the Douma.

William J. Bryan (p. 249) visited the Douma on the 14th, and as a guest of the American ambassador, he occupied a seat in the diplomatic box during one of the land question debates. He was again a spectator in the Douma on the 15th. After a call that day upon the Premier, he sailed for Stockholm.