

this philosophy is permeating public affairs. It is actively modifying and changing public views in every department of government. There are thousands of true single-taxers in every State, in every important city, who would rigorously deny that they ever sympathized with the movement. They will readily acknowledge that the assessment of a house should not be increased whenever its owner beautifies it with a new coat of paint; that a man should not be compelled to pay more taxes because he saves up his earnings and buys his daughters a piano. They acknowledge that the great and increasing value of sites in cities should go in some form to the public whose growth and enterprise create those values. They see clearly that the city should collect the rapidly growing value of public service franchises and rights-of-way. They will even admit that the old theory of "equal assessment of all property" is neither equitable or expedient; that it is a proved and admitted failure. They believe in the different items of single-tax belief; but they strenuously deny the philosophy as a whole. They will admit that the great values created by the public should be taken by the public; they will admit that the fresh coat of paint, or the new porch or piano, or even the new house should not be taxed; but they will not put the two thoughts together and see that if the former is taxed so as to absorb the annual value created by the community, the latter need not be taxed at all. But after all there is no other movement gaining such momentum, making such progress, and so modifying public opinion, as the philosophy of Henry George.

PROPOSED SINGLE TAX COLONY NEAR NEW YORK CITY.

The successful establishment of the Single Tax colony of Fairhope, Alabama, as related from time to time, in the *SINGLE TAX REVIEW*, and in the *New York World*, and by Ella Wheeler Wilcox in *The American*, recently, marks the opening of a new period in Single Tax development and ought to inspire the founding of other settlements of like character throughout the world.

The Fairhope colonists are the Pilgrim Fathers of the twentieth century as the practical representatives of the cause of economic liberty.

Let all who believe in the principles of freedom as set forth by Henry George, tender homage and gratitude to the Fairhope pioneers who, by their courage and energy, have blazed the way for all other believers in the grand cause of human emancipation.

While the Single Tax theory is invulnerable, it is complex, and therefore not easily understood by the people, so that though the doctrine has been ably preached by its exponents now for many years, the subject is yet in its academic stage, and conse-

quently too abstract for the masses to comprehend or put in practice. However great in itself a new idea may be, the efforts expended in a single practical demonstration will do more towards illustrating its merits to the average person than a hundred times as much labor of a theoretical educational nature alone can accomplish.

The Fairhope founders planned well. They first selected a mild and healthful climate. Then a location near a large commercial center and upon the shores of a great waterway, thus insuring forever the cheapest of all transportation facilities—navigation. Next a large tract of fertile ground at a very low price in a prosperous centrally located agricultural and manufacturing state—Alabama. These indispensable requisites secured, together with other and incidental advantages that are unnecessary to refer to—show that these brave pioneers planned upon the broadest lines for posterity and the cause of humanity in trying to establish a practical illustration of the workings of the Single Tax theory—as well as it could be done by humble beginnings and under existing political conditions.

With this successful example before us, it is now proposed that another Single Tax colony be organized and established within the closest practicable proximity of New York City, with all that that implies, and to start the project as quickly as possible. All persons who may be interested in the development of the enterprise are hereby respectfully requested to signify their willingness to cooperate in any way, by communicating with the undersigned to that effect.

After a sufficient number of persons have been heard from, a notice will then be sent to each one of the time and place where a meeting can be held, at which the whole subject can be discussed and a temporary organization started to carry the work along towards its further development by the proper organized effort in a permanent way.

Some persons to whom this suggestion has been made, have already given it their hearty approval and promised their fullest cooperation, but it is desirable that as many friends of the cause as possible be participants from the start and that the undertaking may have the greatest obtainable strength and vitality when launched.

No plan or locality is in mind other than that the settlement be somewhere near New York City, and that suggestion is not offered as an indispensable factor, but is proposed for the following reasons:

The Single Tax theory, it is believed, is known to more people in Greater New York than can be found in any community of equal area anywhere else in the world. Here in the person of Henry George, the cause received, we may say, one-third of the votes cast for mayor. Here he fought for the cause with an energy and persist-

once that cost him his life, finally, and made him its martyr.

It is reasonable, therefore, to suppose that his teachings have convinced a sufficient number of persons to combine them together to carry out this undertaking. And in this connection, let us hope that when such a settlement is named, that it be known as "George City," as a tribute to his memory.

Next, the grinding pressure of land rent is felt here with greater intensity and suffering, perhaps, than anywhere else on the globe. It is stated that the annual ground rent paid by the people here, is over \$200,000,000. Just think of it? Allowing \$500 as the average gross annual income of every man here, this means that 400,000 men are contributing their entire gross earnings every year to the land-owning class, for the privilege of being able to live and do business in this community. Bear in mind, this is for the bare land rent alone. Not for the use of the capital invested in buildings or other improvements, only the right to live on this particular spot of earth. This tribute must be paid and is paid out annually by the producers, to the non-producers of this congested community. Then comes the life-and-death competition for employment which keeps the rate of wages as near as possible to the starvation level. And, finally, the vast and constantly increasing army of incomers and emigrants that must also find their living here. These tremendous forces are all focussed here and make the question of minimized personal expenditures of paramount consideration. Surely in such a community, the matter of lightening the burden will be of the greatest interest and the remedy will be gladly accepted, if properly presented, by at least enough of the people to make a large and flourishing city in due time. Moreover, the agitation of the Single Tax theory constantly going on here in the different associations and meeting places, shows that the people are already in a receptive mood.

Then again, New York City being a great manufacturing community, the largest in the world, in fact, the shifting of a few thousand of its skilled citizens to a new settlement close to the city, ought to be an easy matter, compared with the inertia overcome by the Fairhope colonists who travelled thousands of miles to locate.

Now being located and settled, say, within fifty miles of New York, what would be the advantages to the colonists, independent of those of the application of the Single Tax principle? We will suppose our new city is somewhere up along Long Island Sound, either on Long Island or in Connecticut, or up the Hudson or down on the New Jersey shore, for instance. We then would have a line of steamboats making daily trips to and from New York, and we will, if possible, have the transportation for passengers and freight free to the colonists. They could then manufacture the same

articles or goods they now are making in New York and deliver them anywhere within the city limits as cheaply as can be done by the city manufacturers. Instead of paying enormous land rents the workmen and employers would have only nominal rents, and the saving in this respect would amount to fully twenty five per cent. of the gross earnings of the workers, and prove a corresponding economy to the employers.

A very large part of the manufacturing done in New York City is of a character that requires but very little fixed capital, such as large buildings and grounds and costly machinery. The sweatshops for instance, that were suppressed, and their present equivalents employ large numbers of operatives and need only sewing machines and the like to do the work, which is done in lofts, and improvised quarters like tenements and stores. This class of work could be done just as well in the colony under the favorable transportation arrangement suggested, and the saving in rent would enable the colonists to successfully compete with the city manufacturers.

By reason of the close proximity of New York, the great American market and distribution point, a great diversity of industries could be carried on, such as clothing, men and women's ware, small articles, &c., flour milling, hardware, &c., &c.

This would, of course, mean a manufacturing colony, but its advantages would be those of a large community on a small area of land. One manufacturing plant that employs say 200 heads of families, is equivalent to a settlement of 1000 persons, and that would require only a few acres of ground for factory and residence purposes. If the community were of an agricultural composition, it would mean a mile or two square of ground for their cultivation and maintenance.

But agricultural industry could also be carried on in products such as would suit the large market requirements of the city, like poultry, eggs, milk, garden truck, &c., that always pay with a near-by market and cheap transportation.

The free transportation feature may appear impracticable. But why? Why not free boats as well as free streets and roads? A boat is simply a road that moves. Nature furnishes the roadway—water—which nothing else equals as a level, easy riding surface. The boat is only a bridge, as it were, at each end of the trip. The colony could well afford to go to the limit in boats and wharf facilities towards making them absolutely free.

The people could have large lots to build houses and factories upon at a rental of only a few dollars per year, and no more than they must now pay in annual taxes on their city lots, even if they own them. The colonists would not be required to pay anything else for their ground, except the State and county taxes, which would be dis-

tributed according to the land values, exclusively.

Of course, the land would have to be bought first by the colony as a whole—but it could be bought at acre prices, say \$100 per acre or less. And an acre cuts up into ten city lots, 25 by 100 feet, with ample provision for streets, parks, schools, churches, and other public requirements. None of the Single Tax arguments need to be repeated here, as this article is intended for those who are familiar with this subject.

But we could offer the public the concrete facts, and let them learn the benefit of the Single Tax by its operations as exemplified in the colony. We could say to manufacturers, come and build factories with us. You need pay only the annual rental on the land occupied at acre prices. To the farmer, similar offers could be made. The State and county tax would be uniformly distributed over the land alone, and according to its locality values. The public improvements and administration expenses would, of course, be similarly distributed, and all the other details equitably worked out.

The Colony could be organized under the General State Corporation laws, or through a special charter obtained from the State.

The site, say 1,200 to 2,500 acres, could be bought at farm prices before settlement was made thereon, and the "unearned increment" of the enhanced value due to the settlement, would all go to the Colony as a whole, instead of to land speculators as now, when new towns or "suburbs" are developed.

This proposition can be so favorably presented to the public by a plain statement of the facts, that it is believed that it will receive a large and hearty support from the outset, and that in a very short time a city of from 5,000 to 10,000 population would be the result.

The immense and rapid development of the City of New York, while increasing the population, is expanding the business area and correspondingly reducing the residential territory, and to such an over-congested condition, that the people are forced to seek suburban homes in large numbers. The result is that large suburbs, 10 to 20 miles away, are being settled everywhere around the city, although the lots are sold at prices ranging from \$500 to \$3,000, and finding ready buyers all over the country on the instalment plan even at these inflated values.

Of course, the profits of the promoters of these "suburbs" are very great, but the purchasers never think of the immense ground rent tribute involved, unless they happen to understand the iniquity of private land ownership and have some comprehension of the Single Tax theory.

Now, it is believed that when the proposed settlement is properly presented to this vast community as a plain business proposition, it will be well received, because, in reality, it is substantially the same as asking the public to become stockholders

in a sound and profitable corporate enterprise, such as a railroad or the like, and in which public ownership is an established fact, only the "public" in corporations consists of the members who happen to be stockholders. This similarity can be so illustrated by arguments that the private ownership of the ground (or lots) in the colony will be shown to be nearly the same as now exists under present conditions, and the delusion of the fee simple ownership thereof would, in practice, work out its own destruction.

To put it in another way, it is as though a man rented a lot from, say, the New York Central Railroad in perpetuity for \$10 per annum, while the lot would be worth \$1,000 to a private owner in fee simple. Now, the lessee can, however, invest \$1,000 of his savings in improving his lot or else in the general stock of the railroad company, and thus derive indirectly his proportionate interest in his own lot and those of all the other lots of the railroad similarly held by others, as well as all the other property and assets of the corporation. If such a proposition were made by the New York Central Railroad it would be accepted with alacrity by the whole community. Now the inducements of the proposed colony are of an analagous character, only people start at the beginning with acre values, and secure to themselves collectively all the increased values which their presence would bring to the settlement.

Many other substantial reasons could be presented showing that such a project ought to be well received by the community and that it will prove a success from the beginning when properly organized and its merits explained. But these must be omitted in this article for want of space.

It is hoped a sufficient number of persons who believe in the importance and practicability of this suggestion will respond by communicating with the undersigned, and that a meeting for organization purposes can be called in the near future.

T. F. GAYNOR,
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WOMEN'S WORK IN WASHINGTON, D. C.

The first meeting of the season of the Women's Single Tax Club of the District of Columbia was held Monday, Oct. 3rd, 1904, and its regular meetings will be held the first Monday in each month until May, 1905.

Mrs. Annie E. George, widow of Henry George, having died during the recess of the club, it was voted that the president appoint a committee to draw up a suitable resolution, the same to be spread on the minutes of the club at its next meeting.

Mrs. M. Lora Coope gave an interesting report of the Women's National Single Tax League, held at St. Louis, Mo., the 11th,