

tion. Their answers indicate a deep understanding of the text, which is, of course, "Progress and Poverty."

The question papers are marked and criticised by a number of graduates of the headquarters school, under the supervision of several thorough Georgeists. This is a further training for the teaching of classes. As the number of enrollments increases, new instructors, taken from the advanced or training courses, are enlisted in the work. There are now fifteen correspondence course instructors. It will be necessary to increase this force more rapidly due to the increasing enrollments.

The need of this department now is for more and more names to circularize. Send names—anybody who in your opinion may, should or will be interested in learning what Henry George gave to the world.

## Forty-Niner Found "Pay Dirt" Richer Here than in California

**A**MONG those who joined the gold rush to California in '49 from New York was a forty-four year old real estate man—one Mathew Byrnes.

Realizing the opportunity for trade among the thousands flocking to the gold fields he took a large stock of general merchandise to San Francisco, starting the largest general store in that fast growing community. Byrnes cleared \$100,000 from that venture, incidentally staking Collis P. Huntington in the process. Huntington gained a vast fortune largely through getting great land grants along the rights of way of railroads, the building of which was government-subsidized.

Byrnes, coming back to New York to purchase supplies to restock his store, looked over the possible growth of land value as compared to the gold country. "Why there is more pay dirt in this city than in the whole of California," he declared with the fervor of an inspiration.

Instead of returning to his general store or to the gold-fields, he started building up a fortune that far exceeded most California fortunes and he did it less precariously.

Byrnes bought land, chiefly corner locations in what were known in those days as "uptown areas." He bought more than six hundred lots between 34th street and Central Park before he died in 1888.

Among the hundreds of lots Byrnes purchased were five on the southeast corner of Fifth Avenue and Forty-fifth Street. For the corner lot he paid Frederick H. Cositt \$24,000 in 1867. The two adjoining lots on the avenue he had purchased the year previous for \$16,000 each and the two next to the corner on Forty-fifth for \$22,800. The plot, containing about 12,600 square feet, cost him a total of \$80,000.

Today this land, five lots, is assessed at \$2,500,000.

What did he or his heirs do to bring this increase in value? They simply guessed correctly that this location

would become a center of population; that inventions and improvements in the arts and sciences, would increase the rental value of this land with little or no effort on their part.

More people pass the five lots at the southeast corner of Fifth Avenue and Forty-fifth Street in twenty-four hours than lived in California in '49. It is one of the busiest corners north of Forty-second Street on the avenue today, due to the fact the Forty-fifth street is the first street north of the Grand Central Station extending uninterruptedly from river to river.

Seventy years have elapsed since Mathew Byrnes paid \$80,000 for the five lots "away up town." Panics have come and gone, values have dropped only to return and to exceed their former levels as each crisis passed and justified Byrnes' judgment that under our present system a fortunate land holder may levy tremendous toll on the development of society without producing wealth himself.—LANCASTER GREEN.

## Twelfth Annual Henry George Congress to Meet in Detroit

**T**HE executive committee of the Henry George Foundation has chosen Detroit as the place of meeting for the Twelfth Annual Henry George Congress and has selected a much earlier date than has prevailed for several years. Acting on the advice of the Detroit Single Taxers, the Congress will assemble on Thursday, August 26, and continue through Friday and Saturday, August 27 and 28.

President George E. Evans has appointed A. Laurence Smith, a prominent Detroit manufacturer and President of the Detroit Single Tax organization, as Chairman of the Convention Committee. It will be recalled that Mr. Smith presented at Cincinnati last fall a very urgent invitation to American Single Taxers to go to Detroit this year and he has in mind a convention of a different type to be devoted largely to the consideration and discussion of methods of promotion and salesmanship with a number of our ablest leaders participating in the programme.

It is confidently expected that the choice of a late August date for this year's gathering will strongly appeal to many who have not heretofore or recently been able to attend our annual gatherings, particularly many of the young people who are active in the Henry George School and Fellowship. Plan your vacation this summer so that you can be in Detroit, August 26 to 28.

Friends of the movement having definite suggestions to offer with reference to this year's programme should communicate promptly with Secretary P. R. Williams, 809 Keystone Building, Pittsburgh, Pa.; or with Chairman A. Laurence Smith, 2460 East Grand Boulevard, Detroit, Mich.