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RUGBY,

MORGAN COUNTY, TENNESSEE,

SETTLEMENT .

Founded October 5th, 1880,

BY THE

BOARD OF AID TO LAND OWNERSHIP (LIMITED),

OF LONDON, ENGLAND.

THOMAS HUGHES, ESQ, Q.C., PRESIDENT.

CINCINNATI:
ROBERT CLARKE & CO., PRINT.

1880.

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RUGBY, TENNESSEE.

NOTICE.

The publication of this pamphlet has been delayed by reason of the great influx of visitors and settlers since opening day (5th October). There is still considerable pressure on the house room at the disposal of the Board, and intending settlers and visitors are, therefore, requested to give a few days' notice, addressed to "The Secretary of the Board of Aid, etc., Rugby, Tenn.," of the accommodation which they will require.

RUGBY, TENNESSEE, *October 25, 1880.*

The office of *The Board of Aid to Land Ownership, Limited*, is at 57 Moorgate street, London, E. C. They have agencies at 43 Beaver street, *New York*, and (till the end of this year) at 11 Pemberton Square, *Boston*, U. S. A., where all information as to the settlement can be obtained. The Board was originally formed in Boston during the hard times there, but these passing away before it had completed its arrangements, its contract for land in East Tennessee passed into the hands of the present London Board, who took up the enterprise as a business matter, but in conjunction with the original members of the Boston Board, and with the implied understanding that they would promote their objects should occasion require. The Board have since acquired the site of Rugby and other lands between it and the point on the Cincinnati Southern Railway (221 miles from Cincinnati, 7 miles from Rugby), where their newly opened

station (*Sedgemoor*) stands, and have made a road from the station to Rugby. The town site of the latter was formally opened on the 5th of October, 1880, by Mr. Thos. Hughes, the President of the Board, assisted by the Bishop of Tennessee, and many other American and English friends. On this occasion the President delivered the following address:

ADDRESS OF THE PRESIDENT.

I am anxious to take this opportunity—the first public one I have had—to remove an impression which seems to have got abroad that the settlement we are planting on these mountains and opening to-day is intended to be an English colony in a somewhat exclusive sense. Nothing can be further from the wishes and intentions of the founders. In a sense it is an English colony, no doubt, because at present all the settlers are English, but we hope that this will very soon cease to be so. Our settlement is open to all who like our principles and our ways, and care to come here to make homes for themselves, freely, without reserve or condition of any kind which does not bind us English also. Although the majority of us—the members of this board—are English, we have already amongst us a large, and, I am happy to say, an increasing number of American citizens. Leading men, not only in Boston, where the enterprise was first undertaken, but in New York, Philadelphia, and Cincinnati belong to us, and are as earnest and active in the work as any of our English members. They are as firmly convinced as we, that the future of our own race, and indeed of the world, in which our race is so clearly destined to play the leading part, can never be what it should be until the most cordial alliance, the most intimate relations, have been established firmly, without any risk or possibility of disturbance or misunderstanding between its two great branches. We know of no way in which this can be brought about better than by such efforts as this we are making, in which Englishmen and Americans can stand shoulder to shoulder, and work with one mind and one heart for the same great end. If we knew of any such better ways we would gladly

exchange our own for them. These, then, are our views, which we have already endeavored to express on more than one occasion in this State. And here let me take the opportunity of expressing our cordial thanks for and appreciation of the more than friendly spirit with which we have been met here, in our adopted home of Eastern Tennessee. We have been the guests already, by special invitation, of the citizens of Chattanooga and Knoxville, and have received invitations from Memphis, Nashville, and Louisville, which we greatly regret not to have been able to accept; in short, we have on all sides met not only with a lavish and thoughtful hospitality, but with assurances of sympathy and cordial understanding and appreciation, which have gone far to strengthen our purpose and remove all fears of failure in this mountain home, where we are trying our 'prentice hands on problems which we shall need all the strength and all the wisdom we can get hold of to solve satisfactorily. And while expressing our thanks let me add my own confident belief that our kind neighbours, many of whom I trust are here to-day, will not find any reason to regret the frank and generous welcome which they have given to a band of strangers.

And now turning to the business on hand, let me say, at least for myself, that I do not know how any group of men and women, gathered together to-day in any part of the world, can be engaged in a more absorbingly interesting, or, indeed, in a more responsible, and I will add solemn, work than that to which I hope most of us have now made up our minds to put our hands earnestly, here, in this place, at this time. For we are about to open a town here—in other words, to create a new centre of human life, human interests, human activities—in this strangely beautiful solitude; a centre in which, as we trust, a healthy, hopeful, reverent, or in one word godly, life shall grow up from the first, and shall spread itself, so we hope, over all the neighbouring region of these Southern highlands. Now, surely just to put this idea into words ought to be enough to sober the spirits and brace up the energies of the lightest hearted and strongest amongst us. He to whom the work does not commend itself in this light had better not put his hand to it at all in this place.

We are here, then, to-day—in this year 1880, as pioneers—following, I hope and believe, as true an instinct, or, I should rather say, as true a call, as any that has been leading our fathers across the Atlantic to this land of promise for the last quarter of a millennium. There seem to be as clear indications now as in the

early years of the seventeenth century in the political and social conditions of all the old settled Nations of Christendom, and in none more than our own England, that this is a swarming time of the race, a time of great movements of population which no human power can check, but which may be either left to work themselves out by rule of thumb without intelligent direction and guidance, or ordered and directed from the first on distinct principles. Well, those who are interested in this enterprise have no doubt as to which of these alternatives is to be preferred. We are to do our best to organize our infant community on such lines and principles as our own experience and observation, and the study of the efforts of those who have gone before us, seem to point out as the right and true ones.

Well, then, how are we to set about this great work? What is to be our starting point? What the idea which we are to try to realize? This is our first need. We must spare no pains to clear our minds on this point. Unless we do so, we shall get no coherence and consistency in our later efforts. We shall be pulling different ways, and building up a Babel, and not a community, which sooner or later will share the fate of all Babels, which the Lord will come down and scatter abroad. In this search, then, let us see whether the word I have already used will not give us our clue. We want to establish a *community*. What does that imply? This much, at any rate, that we should all have *something* in common; that we should recognize *some* bond which binds us all together, and endeavour, each and all of us, to keep this in view, to strengthen it in all ways. But what bond—what is it to be that we who come to live here are to have in common? The word community has gained an unenviable character in our day. We can scarcely think of a community without coming upon the traces of those who have kept and are keeping the Old World in a state of dangerous distrust and alarm, and even in the New World have given some ominous signs of sinister life. Certainly we can all agree at once that we have no sympathy whatever with the state communism of Europe, represented by Lasalle and Karl Marx, and on this continent by very inferior, and even more violent and anarchic persons. We have no vision whatever to realize of a paternal state, the owner of all property, finding easy employment and liberal maintenance for all citizens, reserving all profits for the community, and paying no dividends to individuals. Again, while respecting the motives and lives of many of those who have

founded or are carrying on communistic experiments here and in Europe, we have no desire or intention to follow in their steps. We are content with the laws relating to private property, and family life, as we find them, feeling quite able to modify them for ourselves in certain directions as our corporate conscience ripens, and becomes impatient of some of the evils which have resulted from that overstrained desire of possession and worship of possessions which marks our day. But it is time to leave negation, and to get upon positive ground. As a community, we must have something in common. What is it to be, and how are we going to treat it?

Well, in the first place, there is this lovely corner of God's earth which has been intrusted to us. What, as a community, is our first duty with regard to it? There can be no hesitation about the answer. It is, to treat it lovingly and reverently. We can add little, perhaps, to its natural beauty, but at least we can be careful to spoil it as little as possible. We may take care that our children, or whoever our successors may be here, shall not have cause to say: "See, what a glorious chance those old fellows had when they came here in 1880, and how they threw it away! This town might have been the most beautiful on this continent, and look what they made of it!"

How, then, are we going to treat our site so that this reproach may never follow our memories? First as to the laying out of our town here. We must do this with a view to the common good, and with care that neither convenience nor beauty is neglected. And as the guiding rule we may start with this, that there shall be ample provision for all public wants from the first. We have here two beautiful streams which will be a delight forever to those who dwell here if they are left free for the use and enjoyment of all. Therefore, in laying out the town we have reserved a strip of various widths along the banks which will remain common property, and along which we hope to see walks and rides carefully laid out, and kept in order by the municipal authorities. We have already, in a rough way, made a beginning by carrying a ride along the banks of the Clear Fork and White Oak streams. Then there must be reservations for parks, gardens, and recreation grounds. In the present plans provision has been made for these purposes. There is Beacon Hill, the highest point, from which there is a view of the whole surrounding country such as few towns in the old or new world can boast. This also will be common property, and the English gardens,

lawn tennis and cricket ground. What, if any thing, more is required, I hope we may consider and determine at once, and I can assure you that the proprietors are ready and anxious to consult with and meet the wishes of those who propose to make homes here. Our wish is to preserve the natural beauties of this place for the people who live and visit here, and make them a constant means of educating the eye and mind. With this example and ideal before their eyes we may hope that the lots which pass into the hands of private owners will also be handled with an eye to the common good. Private property must be of course fenced in, but the fences may surely be made with some regard to others than the owners. It is hoped that the impervious walls and fences, so common in England, may be avoided, and that in dealing with lawns and trees we may each of us bear his part in producing a beautiful picture.

Next comes the question of buildings, and here we must bear in mind that these are, in fact, or should be, the expression in timber, brick, and stone of the thought of men and women as to the external conditions under which folk should live. Consider for a moment the different impressions in this matter which the visitor carries away from the streets of Chester, or Wells, or Salisbury, and from those of a town in our manufacturing districts. Now we hope that visitors from the first will carry away from this place the feeling that we here have understood something of what homes should be. Of course we must act prudently and cut our coats according to our cloth. We have no money to spare for superfluous decoration, and our first buildings, both public and private, must be simple and even rough in materials and construction. But there is no reason whatever why they should not at the same time be slightly and good in form and proportion. And at this I hope we shall all aim.

We shall try to set you a good example in the public buildings. These will consist, in the first instance, of a church and school-house, and then of a court-house and town hall, which will be built as soon as we can see our way to doing so prudently, and can make arrangements with the government of the state for our establishment as a county town. We shall also promote, so far as we can, good habits in this matter of building, by providing plans and models of houses of different sizes, such as we think will suit the site and do us credit as a community. Of course every man will build his house according to his own fancy, and use it for whatever purposes he pleases, except for the

sale of intoxicating liquors, which will be strictly prohibited ; but if as a community we can guide his fancy in certain directions, we shall be glad, and consider that we have done good service.

So far, then, I hope, we have travelled the same road without disagreement. We shall be all of one mind, I think, as to the preservation of all natural beauty here in the treatment of grounds and buildings, and the sense of a common interest and life which an ample provision of public buildings and grounds will secure to our community.

Shall I carry you with me in the next step ? Hitherto we have been concerned only in the first and most necessary step of housing ourselves, but now, we have to ask, whether, after we are housed, and living in our houses, the idea of a common life and common interests must cease, and the isolated straggle for existence, in which every man's hand will be for himself and against his neighbour, must begin. The survival of the fittest is recognized as a natural law, which means that men will always live upon, and not for, one another. Are we prepared to accept it unconditionally, or to try how far it can be modified by reason and agreement ? I, myself, have no doubt that it can and ought to be so modified, and that we have a good opportunity here for making the attempt. And there is, fortunately, no question as to the direction which that effort should take in the first instance. We have all of us a number of imperative wants which must be provided for and satisfied day by day. We want food, clothes, furniture, and a great variety of things besides, which our nurture and culture have made all but essential to us. These must all be provided here, either by each of us for himself or by some common machinery. Well, we believe that it can be done best by a common machinery, in which we should like to see every one take a hand. We have a commissary already established, and have used that word rather than "store" to indicate our own wishes and intentions, as a commissary is especially a public institution. Our wish is to make this commissary a centre of supply, and that every settler, or at any rate every householder here, should become a member and part owner of it. The machinery by which this can be done is perfectly familiar in England, and here also. If it is adopted, the cost price of establishing the present commissary, as it stands, will be divided into small shares of five dollars each, so that the poorest settler may not be inconvenienced by the

outlay for membership. Every one will get whatever profits are made on his own consumption, and the business will be directed and superintended by a board of council chosen by the members themselves. In this way again we shall have a common interest and common property, and in the supplying of our own daily wants shall feel that if one member suffers, all suffer; if one rejoices, all rejoice. In this way, too, if we please, we may be rid once for all of the evils which have turned retail trade into a keen and anxious and, generally, a dishonest scramble in older communities; rid of adulteration, of false pretenses, of indebtedness, of bankruptcy. Trade has been a potent civilizer of mankind, but only so far and so long as it has been kept in its place as a servant. As a master and an idol, it has proved a destroyer in the past, like all other idolatries, and is proving itself so in the present in many places we know of. Let us, as a community, take hold of it and master it here from the first, and never release our grasp and control of it.

There is another direction in which like common action may be taken at once. The company will for many years own large tracts of land round the town site which are well adapted to raising and pasturing cattle. We intend to establish this industry here at once, and desire to do so on the same lines as those already indicated with respect to the commissary. When it has been settled, therefore, what amount of capital will be required to make the experiment on the most favorable conditions, settlers will be invited to subscribe in small shares for such portion as they please and the balance will be taken by the company. The common herd will be managed by a committee elected by the share-holders. It is probable that considerable difficulty may occur in managing a large herd in this country, but the experiment can be made gradually and at once, and the Board are ready to give all the help in their power.

As time goes on, many other openings of a like kind may occur, but these will, for the present, be sufficient to establish and keep alive the corporate feeling which is the main strength of all healthy communities.

If any of you should doubt whether such arrangements as these will not interfere with and dwarf the energy and enterprise of an infant community, and keep from it the ablest and most vigorous kind of men, I would submit that there will be full scope in other directions. No doubt there is a healthy and worthy rivalry which should exist in every community; but

surely this may well be satisfied in the development of the numberless productive industries for which this region offers so wide a field: Who shall grow the best corn, tobacco, fruit; who shall raise the best stock on their own farms; produce the best articles, be they what they may; write the best books or articles; teach best, govern best; in a word, live most nobly. Surely here may well be scope enough for all energy, without rivalry of shop-keeping and the tricks of trade, adulteration, puffing and feverish meannesses which follow too surely in its train.

I must take you yet one step higher, and then I have done. Hitherto, we have been dealing with the outside only of our lives here, and questioning how far the idea of a community can be healthily realized in relation to these visible material things which we can see and taste and handle. But we all know, and confess to ourselves, if not to others, that no success in dealing with or handling these can satisfy us as men—or at any rate ought to satisfy us—that we are one and all in contact with and living in a world in which we have to do with other things than those which rust and moth can corrupt. But here at once, it may be urged, we are fighting against the *Zeit Geist*—the spirit of our time—no where so strong and so decided as here in America—if we make any effort to deal as a community with the invisible. Here, at any rate, we may be told, experience speaks emphatically that men must be left free to follow the guidings of their own consciences. You may possibly succeed in supplying the material wants of all by one central organization started at once, but the spiritual wants you will leave, if you are wise, to find their own satisfaction, and to develop in such directions and by such methods as chance may determine.

Now let me say at once and with emphasis, that there will be no attempt here to interfere with individual freedom. Every one will be free to worship in his own way, and to provide for whatever religious ministrations he requires, out of his own funds and according to his own ideas. But, this being granted, is there not still something which we may profitably attempt as a community? We think there is, and have accordingly appropriated certain lots as a means of supporting public worship and religious ministrations here.

We are putting up a temporary building as a church in which the experiment will be tried whether the members of different Christian denominations can not agree well enough to use one

building for their several acts of worship. In it I trust there will always be heard the Common Prayer of that Liturgy, which both in England and America has proved itself the best expression through many generations of the joys, hopes, and aspirations of a large portion of those who speak our language, and has risen from innumerable gatherings all round the globe laden with confessions of our short-comings and appeals for guidance and strength in the mighty work which has been laid upon our race.

I am, personally, not without hope, that the meaning and beauty and value of Common Prayers will commend themselves to our community, and that all our citizens may learn to feel their pathos and their grandeur, and to use them with comfort and profit, though they may not be members of the National Church of England, or of the Episcopal Church of this country. But, as there will undoubtedly be also a desire for other forms of worship, in which more direct expression can be given (in the opinion of the worshipers), to the fleeting as well as the permanent hopes and fears of erring and rejoicing and penitent men and women, we shall rejoice if they will use the same building with us, as a pledge of Christian brotherhood and an acknowledgement that, however far apart our courses may seem to lie, we steer by one compass and seek one port.

I take it that some at least amongst you may have detected a noteworthy gap in what I have been saying in this opening address. The prospectuses and pamphlets of the numerous corporations and individuals who are just now engaged in this work of settling and developing the unoccupied lands on this glorious continent, are full of figures and statements showing the rapidity with which enormous gain will be made in the several regions to which they desire to attract settlers. This being so, you may fairly ask, what have I, standing here as the representative of the founders of this settlement, to say upon this subject?

I answer them broadly and frankly; we have nothing to say. We believe that our lands have been well bought, and that those who settle here and buy from us will get good value for their money, and will find it as easy as it is at all well that it should be to make a living here. Beyond this we are not careful to travel. Whether the lands will double or quadruple in value before you have fairly learned how to live on them; whether you will make five or twenty or one hundred per cent. on your investments, we offer no opinions. You can judge for yourselves

of the chances, if these are your main aims. Speaking for myself, however, I must say that I look with distrust rather than with hope to very rapid pecuniary returns. I am old-fashioned enough to prefer slow and steady growth. I like to give the cream plenty of time to rise before you skim it.

The wise men wait; it is the foolish haste,
And, ere the scenes are in the slides would play,
And, while the instruments are tuning, dance.

So far as I have been able to judge, these new settlements are being, as a rule, dwarfed and demoralized by hurrying forward in the pursuit of gain, allowing this to become the absorbing propensity of each infant community. Then follows, as surely as night follows day, that feverish activity of mercantile speculation, which is the great danger, and, to my mind, the great disgrace of our time. If it must come it must, but, so far as we are concerned, it shall get no help or furtherance here.

On the other hand, all that helps to make healthy, brave, modest, and true men and women will get from us all the cordial sympathy and help we are able to give. In one word, our aim and hope are to plant on these highlands a community of gentlemen and ladies; not that artificial class which goes by those grand names, both in Europe and here, the joint product of fendalism and wealth, but a society in which the humblest members, who live (as we hope most if not all of them will, to some extent) by the labour of their own hands, will be of such strain and culture that they will be able to meet princes in the gate without embarrassment and without self-assertion, should any such strange persons ever present themselves before the gate tower of Rugby in the New World.

Other addresses were delivered, and an ode of greeting by a well-known authoress of Tennessee read.

Before the formal opening settlers had begun to arrive. Since then more have come, and taken up land and town lots, and many villa lots have been taken, the purchasers either intending to make Rugby their permanent abode on account of the healthiness of its climate, the beauty of its scenery, and its social advantages; or to escape the rigorous climate of the Northern States during winter; or to pass their summer holidays in a part

of the country which is fresh and breezy when not only the Southern cities, but New York and Boston are suffering from the heat. Dr. C. R. Agnew, of New York, has given instructions on the spot on sanitary matters, which will be carefully carried out by the officers of the Board.

INFORMATION.

The highlands of Tennessee, on which Rugby, and all the property owned by the Board, stand, appear on the United States comparative health map among the very healthiest parts of the continent. They are wooded, but with very little under brush. They are intersected in every direction by never-failing streams, with gorges from 100 to over 300 feet below the general surface. The soil is for the most part a sandy loam, the best possible for all garden produce, and apple and most fruit trees. There is also a considerable extent of light sandy soil, requiring manure to make it productive, and there are fertile bottoms which give good crops of maize and wheat. Tobacco thrives. All the native vines flourish, and it is intended to give a fair trial to the European sorts, which have not as yet taken well east of the Rocky Mountains, as the Southern exposures of the deep gorges afford, it is believed, a sufficient shelter during the winter. The latter is very mild as compared with that of New York and New England. Cattle and sheep thrive well, and are said to be singularly free from disease. The climate admits of their running through the winter, but no one should undertake to keep them who is not able to fodder and shelter them from two to four months in the year according as the season may be mild or severe.

LANDS, AND TOWN AND VILLA LOTS.

The land of the Board is at present sold at from \$3 to \$10 an acre, according to quality and position, in lots of 5 up to 500 acres. The price of town lots at Rugby is at present from \$50 to \$125; that of villa lots from \$100 to \$250, but no guarantee is given that these will rule beyond 15th of next month (November). The town site at Sedgemoor (our station on the Cincinnati Southern Railway) has not as yet been laid out.

HOW TO GET TO RUGBY.

From England by any of the lines of steamers to New York, Boston, or Philadelphia, but the latter line is to be preferred by

those who do not mind a rather longer passage, as Philadelphia is nearest to Rugby, and it is confidently expected that arrangements will soon be made, by which passengers may be booked through from London or Liverpool to Sedgemoor Station, Cincinnati Southern Railway (for Rugby), by "American" or "Red Star" lines to Philadelphia, from which port they will leave by the Pennsylvania Railroad and its connecting lines to Cincinnati and Sedgemoor. Inquiries should be made before sailing from England at the offices of these two lines. Similar arrangements for through tickets at reduced rates from Boston, New York, and Philadelphia, to Sedgemoor, will also be made. For information apply at the offices of the Board as before mentioned, or at the offices of the Pennsylvania Railroad, in Philadelphia, New York, and Boston. The visitor or intending settler has generally to stay a night in Cincinnati, and take the 8:40 A. M. train on the Cincinnati Southern Railway to Sedgemoor, which is reached between 5 and 6 P. M. A conveyance for Rugby meets this train, as also that from the South, leaving Chattanooga at 4:30 A. M. and reaching Sedgemoor at 9:20 A. M. As soon as the Station at Sedgemoor is built passengers will be able to come by the night trains either from Cincinnati or Chattanooga. At Rugby there is a newly opened hotel, "The Tabard," where visitors can put up at \$2 per day, or \$8 to \$10 per week, according to size, etc., of room.

The new lodging house will be open by the end of this month (October) at much lower rates, and there are other houses in the place where board and lodging are to be had. Visitors and settlers should apply at the hotel to Mr. W. H. Hughes, who has undertaken to receive them, ascertain their requirements, and see that these are attended to.

WHAT HAS BEEN DONE

1. By the Board of Aid. They have made the road between the Station and Rugby before mentioned, well graded and with a good bridge over White Oak stream. This will be carried on beyond Rugby as required, and as it will be the only really good and practicable road for a large tract of country west of Rugby, it is probable that it will ere long be converted into a railroad. A building will be very soon completed by the Board one part of which is to serve during the early days of the settlement as a place of worship for the different Christian churches represented, and

the other as a school. Much larger spaces have been allotted for recreation than is usual in the laying out of town sites, and the care of these and the walks along the gorges of White Oak and Clear Fork will be handed over, under certain conditions, to the care of the municipality as soon as it is organized. Thirty feet on either side of the road to the Station is also reserved with the same object, and the same space will be reserved on the main road beyond Rugby. The Board have handed over the commissary store (of groceries, hardware, and dry goods), hitherto run by them, to such of the settlers and neighbors, as like to become subscribing members, without any charge for good will, and leaving their capital in the concern till it shall have accumulated enough of its own, only requiring to be satisfied with the Trustees appointed by the members. They have been satisfied on this point, and the newly organized "Rugby Commissary" has been doing business since the 23d of last month. Its plan is, to balance at the end of every quarter, and, after allowing interest on capital at the rate of six per cent. per annum, to divide the net profits among the members (the Board through their representative being the principal of these), *pro ratâ* according to the amount of their purchases during the quarter.

The Board have thus made it free to all settlers, who see the advantage of it, to deal direct with the manufacturing and wholesale houses, with only the slight addition to first cost entailed by an economical management under the control of the members themselves. The liberal offer of the Board was the more readily accepted by the settlers and their neighbors, as its acceptance did not cause any injury to private interests; this being the chief objection which naturally stands in the way of carrying out a similar plan in old communities.

A garden and orchard have been laid out, under an experienced manager, with the view of ascertaining, for the benefit of settlers, what vegetables and fruit trees can be cultivated to best advantage, and a vineyard is to be planted with various sorts of vines, in the coming season, with a like object.

The garden manager (an Englishman, settled in this part of the country for many years as a successful farmer) has a thorough knowledge of forestry, and settlers new to the country are strongly recommended to take his advice, which he gives without charge as the Board's representative, as to clearing, stocking, and cropping their land. By doing this, and acting on the

advice given, they will avoid many mistakes which they would otherwise be almost sure to make, however well they might understand farming, gardening, or stock raising, under other conditions.

2. **By the Settlers.** Since the 23d of September, ult., they have (though at present few in number) reorganized, in conjunction with the officers of the Board, the before referred to "Rugby Commissary;" founded the church of Rugby under the name of Christchurch, and come to such an understanding among themselves as will render easy the fixing of the different times at which the services of the various denominations of Christians here represented, shall be held in the building now in course of erection; and formed the "Rugby Library and Reading-room" Society, which has already had presented to it by the publishers of Boston, New York, and Philadelphia, some twelve hundred volumes; and which intends, as funds allow of it, to build a substantial sandstone library near the hotel and overlooking the slope towards Clear Fork of the English garden, the plan for which, capable of being extended as occasion may require, has been already supplied.

WHOM THE SETTLEMENT LIKELY TO SUIT.

The address of Mr. Hughes will have shown that all hard-working, law-abiding citizens, of whatever nationality, who approve of the prohibition of liquor traffic which the Board of Aid, with the full concurrence of the first settlers, has decided on, will be welcome here. There is no other restriction, the intention of the Board being to hand over to the municipality, so soon as formed, all charges which fall within its province, and to leave all other matters relating to the welfare of the settlement to an already formed healthy public feeling. Those whom the settlement is most likely in its early days to suit as a place wherein to gain a livelihood, are: Gardeners, small farmers, stock-raisers, whether from the old, or from other less favored parts of the new country, with enough capital to pay down one-fourth of the purchase-money of their land, and to stock it and carry them over the first year; carpenters; and younger sons of clergymen, merchants, and others, with small means, who decide on leading an open-air life, and are not ashamed to work hard with their hands, but who decline to go into the wilds for that purpose. As a health-resort it is believed, on good evidence, to have no superior this side of the Rocky Mountains, and in

beauty and grandeur of scenery the present inhabitants believe it to have none, either on this side or the other. It remains only to add a Glossary, in which will be found answers to all pertinent questions which have been asked of the President of the Board of Aid, or the Settlers of Rugby, during the last two months.

GLOSSARY.

A.

ALIENS, Rights of, in Tenn.

Same as those of citizens, without electoral vote.

ALLEGHANY CHAIN, Distance to.

80 or 90 miles.

ASSISTANCE offered by Board.

Wherein consisting?

Deferred payments for land, public works, &c., within referred to.

See:—Credit given by Board.

B.

BACON, Price at Settlement.

11c. per lb.

BEEF, Price at Settlement.

5c. to 6c. per lb.

BUTTER, Price at Settlement.

25c. per lb.

BEE-KEEPING, Information as to.

Bees do very well.

BOARDING-HOUSES, What existing?

Otis Brown (meals only).

Mrs. O'Connor (meals only).

Tim. Galloway (meals only).

"Barracks" (meals and sleeping), nearly completed.

BOARD OF AID, &c., Scope and Purpose of.

See:—Body of Pamphlet, President's Address, &c.

BRICKS, Price at Settlement.

None for sale at present. \$8.00 per thousand, probable price, estimated.

C.

CAPITAL, Amount required by Settlers.

Those with a family should have from \$500 to \$1,000.

CARPENTERS, Wages at Settlement.

\$1.50 to \$2.25 per day.

CATTLE, Price at Settlement.

2 years old in spring, \$7.00 to \$10.00.

Draught oxen, \$50 to \$75 per pair.

CHURCH ACCOMMODATION, What existing?

Two services in Hotel on Sunday, pending completion of Church.

—, When to be opened.

January 1, 1881, at latest.

CLIMATE, Maximum and minimum, temperature, snow, drought, and floods.

No reliable data. Highest summer temperature, about 90°. Lowest winter temperature, 10° to 15°. Average summer temperature, 71°. Average winter temperature, about 35°. Snow only lies a few days in winter. Rain-fall estimated at 50 to 55 inches. Rivers often in flood, but do not reach cultivated lands.

COAL, Obtainable for fuel.

Large supplies within short distance of settlement.

COFFEE, Price at Settlement.

20c. per lb.

COLONISTS, What classes at Settlement?

Officials, artisans, agricultural and other settlers.

See, also:—Residents.

—, What classes expected?

Agricultural and manufacturing.

CO-OPERATION, Store, herd, &c.—Information.

Five dollar shares can be taken by settlers, entitling them to share of profits in proportion to amount of their purchases.

CORN CROPS, Prospect of.

Healthy, but not a heavy yield.

CORN, Price at Settlement.

50c. per bushel.

CREDIT given by Board.

Four years' installments on land-purchases outside town. One-fourth cash; one-fourth end of the second year; one-fourth end of the third year; balance end of the fourth year. Interest, six per cent. Town-lots, no credit.

D.

DRAINAGE OF TOWN, System to be adopted.

A plan has been submitted by an eminent medical authority, which will be put in force as required.

DWELLING-HOUSES, Any to rent?

None at present.

E.

EMPLOYMENT, Temporary, for Immigrants.

Does Board find any?

No difficulty in obtaining work, but Board can not guarantee it.

—, of Settlers. What branches most remunerative?

Gardening, small farming, and stock-raising.

F.

FARES (Railroad).

See:—Body of Pamphlet.

FIREWOOD, Price at Settlement.

\$1.00 per cord, 4 ft. long, delivered.

FLOUR, Price at Settlement.

\$5.00 to \$7.00 per bbl.

FREIGHTS to nearest market.

Rates on Cincinnati Southern Railway very moderate.

Connecting lines have favorable rates.

FRUIT-GROWING, Prospects of.

Very good; large and certain market.

FURNITURE, Purchasable on spot?

Can be bought in Cincinnati, or can be ordered through the Commissary.

G.

GAME, What kinds?

Bear (seen occasionally).	Rabbits.
Deer (fairly numerous).	Raccoon.
Turkey (fairly numerous).	Opossum.
Wood Grouse (common).	Fish (Bass, Pike, &c.)
Quail (common).	Squirrels (common).
Duck (occasional).	

GARDENING, Prospects of.

Very good.

GRASS, Green all the year?

Good growth of winter grass, but stock require feeding during part of most winters.

GRASSES OF THE PLATEAU.

Sedge luxurious in the spring, and excellent early food, followed by good growth of the southern winter grasses, and a variety of herbs and shrubs furnish good feed as well. Orchard and red-top, as well as clovers, will repay cultivation. Bermuda is worthy of trial.

H.

HAULING, Can it be hired?

Horse, team and driver, \$2.50 per day.

Oxen, team and driver, \$2.75.

HAY CROP, Prospect of.

Clover, millet, and rye yield heavy crops.

HELP, Female, Cost at Settlement.

Scarce: \$6.00 to \$8.00 per month.

HERD, Information as to.

Board contemplate organizing one.

See:—President's Address.

HOGS, Price at Settlement.

Very cheap.

HORSES, Price at Settlement.

\$60 to \$125.

—, How fed in winter?

Corn, millet, hay, &c.

HORSE-FEED, Price at Settlement?

Corn, 50c. per bushel; Hay, \$20 per ton.

HOTEL, Any at Settlement?

Tabard Hotel, first class, but limited accommodation.

HOUSES, Cost of.

Four rooms, \$200; others in proportion.

HOUSEHOLD UTENSILS.

To be obtained at Commissary.

HUNTSVILLE, Population, and how many stores?

Population, about 100; several stores.

I.

IMPROVEMENTS, Does Board allow for?

No leases granted at present, but the point will be considered, should occasion arise.

INTEREST CHARGED BY BOARD.

Six per cent. on deferred payments.

J.

JAMESTOWN, Population of, and how many stores?

Population, about 100; two stores.

L.

LIQUOR, Restrictions on sale of.

Manufacture and sale positively prohibited.

LUMBER, Price at Colony.

\$12 per thousand, delivered on town site; price liable to revision.

LABOR, Household and field, male and female. Cost of?

Male, \$1.00 per day, without board.

Female, \$2.00 per week, with board.

Colored or white? Both.

LANDS, Cost of?

Farm lands, \$3.00 to \$10.00 per acre.

Description of—hilly or flat, &c.

Mostly undulating plateau, with deep gorges.

On or near new road, price of?

\$6.00 to \$10.00 per acre.

Who will show?

Officers of the Board, at Rugby.

M.

MALARIA, Any in region?

None.

MAPS OF REGION, What published?

Map of Tennessee, Colton, New York.

Map of Tennessee, Killebrew, Nashville.

Plan of town-site, by Board, and other surveys in progress.

MARKET, Nearest, for grain, cattle, sheep, &c.

Cincinnati and Kentucky towns.

Chattanooga and the South.

MILCH COWS, Price at Settlement.

\$15 to \$30.

MOSQUITOES, Any?

None.

MUTTON, Price at Settlement.

O.

OXEN, Draught, Price at Settlement.

See above.

P.

PASTURE, Character of.

Natural grass good in spring and summer; moderate in winter. Will be much improved by sowing.

PLANS OF LANDS FOR SALE.

Surveys in progress. Plans will be shown at Rugby by Board's engineer.

PLOUGHS, Price at Settlement.

Common, \$6.00 to \$8.00.

POST-OFFICE, Information as to.

Post-office at Rugby.

Post-office at Sedgemoor Station, on railroad.

POULTRY, Price at Settlement.

About 12c. apiece.

PROFESSIONAL MEN, Opening for.

Filled up at present.

R.

RECOMMENDATIONS, Any required?

None; but it would be well for persons seeking employment to bring some credentials.

RESIDENTS AT SETTLEMENT.

Many sites have been already selected for residences of families wishing for a climate mild as compared with Northern winters, and never oppressively hot in summer.

ROAD TO RAILROAD, Any made?

Good road, $6\frac{3}{4}$ miles to Sedgemoor Station.

ROBBINS, Where located?

8 miles east from Rugby; 219 miles from Cincinnati.

RULES AND REGULATIONS to be enforced.

Liquor selling prohibited; other points left to public feeling.

RUNNING WATER, Supply of on lands.

Abundant and unfailing supply from mountain streams and deep springs.

S.

STORE-HOUSES, Any to be rented?

None.

STORE-KEEPER, Any opening for?

Not at present.

SUGAR, Price at Settlement.

9c. to 12c. per lb.

SNAKES, Any?

Yes, but not troublesome.

SOIL OF BOARD LANDS, Nature of.

Sandy loams and clay.

SOUTHERN SUSCEPTIBILITIES, Are they likely to cause trouble?

No.

STOCK-FARMING, Prospects of.

Pronounced good by independent experts.

STONE, Building, Supply at Settlement.

Excellent building stone every-where; no quarries opened at present.

SANITARY CONDITION OF REGION.

Region remarkably healthy.

SCHOOL ACCOMMODATION, What existing?

Day school already established by two Indiana ladies.
Board school in course of erection.

SEDGEMOOR, Board station on Cincinnati Southern Railway.

6 $\frac{3}{4}$ miles from settlement; 221 miles from Cincinnati.

SEEDS, Agricultural, Price at Settlement.

Ten per cent. over principal markets.

SETTLEMENT, Present population.

(October, 1880), 120.

SHEEP-FARMING LANDS, Price, and how situated to town.

\$3.00 to \$6.00; within a ten-mile radius.

SKUNKS, Any?

Yes; called pole-cats.

T.

TAXATION, State.

30c. on \$100.

Local, never exceeds state tax.

TEAMS, Cost at Settlement.

See:—Wagons, Horses, Oxen.

TENNESSEE, State Laws of.

Liberal to aliens.

TERMS OF PAYMENT FOR LANDS.

See:—Credit.

TIMBER, Character—close or open.

Open on plateau; heavy in river valleys; not much under-brush.

TITLES, Tennessee, State of.

Board titles clear and guaranteed.

TOOLS, Farm, Price?

Ten to fifteen per cent. over principal markets.

TOWNS IN VICINITY, and population.

Huntsville, population 100, county seat, Scott county, distant 14 miles.

Jamestown, population 100, county seat, Fentress county, distant 18 miles.

Wartburg, population 300, county seat, Morgan county, distant 22 miles.

V.

VEGETABLE RAISING, Prospects of.

Very good.

W.

WAGES, in Settlement.

Laborers, 50c. per day, and board.

Laborers, \$1.00 per day, without board.

WAGONS, Prices.

\$60 to \$100.

WATER, At what depth?

Springs and streams in abundance; a 20 ft. well will strike water almost anywhere.

WOOD-CUTTING, Can it be hired?

\$1.00 per day.

LUMBER, Supplied by the Board from their saw mill, at White Oak stream, at \$12 per thousand feet.

MANUFACTURES, None as yet established. Hemp and flax, beet-root sugar, and woodworking, contemplated.

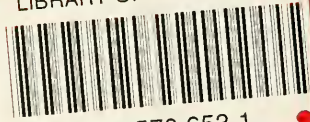




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