

DAILY JOURNAL

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SATURDAY.

IN the conversation Thursday evening, Mr. Noyes made the following remarks:

Mr. Noyes.—If any body will take the principle that I have been insisting upon, that we should be free and anxious to sell, and be very chaste about buying, I should be perfectly willing to risk the whole of our financial operations without keeping accounts, for our own benefit. I know we should get rich. I have no doubt but that if we should steadily pursue that principle and sell off all dead property and keep our productions or staple manufactures well sustained, we should clear ourselves from all mortgages and debts in a very short time.

I think it would be well in this connection to discuss what our policy should be about tenant houses. There are two courses we can take. One is to go on putting up tenant houses and renting them until we get a great village of tenants. The other way is to encourage our employees to buy lots and build their own houses, or get us to build them and pay us for them. We might encourage those tenants we have over across the creek to buy their houses and lots, and let us keep a part of

their wages until they are gradually paid for. These are the two policies before us, and it is a fair question which it is best for us to follow.

Mr. Burt.—I think this is a fair question, and a great deal is involved in it. The present system throws a heavy expense of building upon us, and thus we are liable, from time to time to have our houses unrented, and so get no profit from them. On the other hand get men to build and own their houses and we are free from all liabilities and risks.

Mr. Noyes.—If we place a village off as far as the Hitchcock farm I should be as willing to have people own their houses as not. If we cannot control them by moral and spiritual influences I should not expect to control them by house rent. There are several disadvantages in going on with the present system and keeping possession of the houses we build. We should have to get such houses insured or else run the risk they are exposed to by men we cannot control and are not insured themselves in heaven. That is one objection to furnishing houses. Another is, that it is a notorious fact that it takes a very sharp, hard-hearted man to make money as a landlord, or to get what he ought to have, to make himself whole and cover all the repairs and liabilities from fire, &c. And then I may say it is not according to our policy or in keeping with our principles, to go on and cover the land with little tenant houses for single families. We expect to build great Communities. I had rather if we have got to make use

of the system for a time, leave it to somebody else to build and take care of such houses. This system of little families living in houses by themselves belongs to the old concern. We can spend our time, talents and means in something better than putting up isolated cottages for other folks. And at the same time it will be a good thing for those who live around us in this isolated way, and are likely to for some time to come, to be encouraged to buy, and live in their own houses. It will be an advance for them beyond living as tenants and paying rent. It would increase their civilization, independence and self respect, and really bring them nearer the state of actual communism.

So it would not only save us great trouble and responsibility, but it would benefit our tenants. And if our three water-powers are well employed we shall be able to give employment to a great many work-people in the trap, silk and bag businesses. I hope in time to see a village built up on the Hitchcock farm. Every thing seems to favor it. I think it would be good policy for us, in our minds at least, to lay that farm out into village lots, and perhaps invite persons who want to come and live near us to buy there. Such persons could labor for us in our factories, or could raise small fruits, and perhaps large fruits also, for us to use in our preserving department. I do not know why we may not offer folks as good advantages for making a settlement there as they do in Vineland. There are more chances of getting a

living and of building up a village where there is a water power than in such a place as the Depot. Except for their railroads they have no special advantage in such a place as the Depot, while we have three good water-powers; and the Hitchcock farm lies midway between them and convenient to all. It is a good place for a village.

I would go on if I could and sell what we have already built. We must keep in mind that just as fast as we build up a village around us, we are making customers for our store, as well as laborers in our work-shops. I suppose the whole scheme depends upon our being willing to sell and on our being liberal enough to sell freely and wisely. I think you could easily get up an ambition among your tenants to buy and own their houses. I know it would be a real advantage to them.

Mr. Noyes left for New York yesterday at 5 P. M.

Mr. Campbell arrived home this morning.

Mr. Hamilton reported the following names for the committee on locating house-lots to be sold: Mr. Barron, Mr. Kellogg, Mr. Kinsley and Mr. Vanvelzer.

Bag orders for the week ending March 30, amount to \$1450.

METEOROLOGICAL.

March 30.

6 A. M. Mercury 26deg. Wind west. Slight snow in the night.

12 M. Mercury 32deg. Westerly wind.

6 P. M. Mercury 30deg. Clear, no wind.