

# The Colonist.

Devoted to the Interests of the Warm Springs Manufacturing Colony.

VOLUME I.

NEW YORK CITY AND WARM SPRINGS, N. C., MARCH 11, 1871.

No. 4.

## The Colonist;

PUBLISHED UNDER THE MANAGEMENT  
OF THE  
WARM SPRINGS  
MANUFACTURING COLONY.

Issued for the present in New York, but will be  
transferred for permanent location to  
Warm Springs, N. C.

A limited number of Advertisements will be taken.

## THE Warm Springs MANUFACTURING COLONY.

SHARES, - - - - \$110.

As an Initiation Fee,  
\$5 is Charged for  
the first Share.  
And \$1 per share for each  
additional share.

Any person of good moral character, may  
become a member by the payment of the above  
Initiation Fee, and may subscribe for any number  
of Shares from ONE to FIVE! Every member  
is entitled to ONE LOT for each paid-up Share.

The size of these Lots will be governed by the  
number of acres purchased by the Colony.

ALL LETTERS CONTAINING MONEY FOR  
SHARES, OR MEMBERSHIP, ARE TO BE  
SENT TO

J. B. LYMAN, Trustee,  
TRIBUNE BUILDINGS.

LETTERS ASKING INFORMATION SHOULD  
BE SENT TO

D. S. ELLIOTT, 214 Bowery.  
D. V. B. ORMSBY, Gen'l Agent.

Mr. LYMAN, gives his personal receipt for the  
money, as soon as it is received; and a certificate  
of stock and a member's book will be sent by the  
Secretary, as soon as they are made out.

### CHARTER.

AN ACT to incorporate the Warm Springs  
Colony, passed at the sessions of the General  
Assembly of North Carolina, of 1870  
and 1871.

Sec. 1. The General Assembly of North  
Carolina do enact, that Dwight S. Elliott,  
E. Porter Little, Joseph B. Lyman, Leonard  
C. Thorne, Edward J. Aston, Francis W.  
Nuber, William A. Morgan, and their associ-  
ates, successors and assigns, be, and they  
are hereby created, constituted, and  
declared to be a body politic and corporate,  
by, and under the name of "The Warm  
Springs Colony," and by that name, they  
and their successors shall have perpetual  
succession and a common seal, and shall  
be capable of suing and being sued, plead-  
ing and being impleaded in all courts, what-  
soever, and may hold, possess, acquire, sell,  
purchase, grant, lease, convey and mort-  
gage real and personal estate, and the  
capital stock thereof shall be one hundred  
and sixty-five thousand dollars, (\$165,000)  
but may be increased to five hundred thou-  
sand dollars, (\$500,000), to be divided into  
shares of one hundred and ten dollars,  
(\$110) each, and the said Colony shall have  
full power to pass all such By-Laws and  
regulations for their own government as  
they may deem necessary, not inconsistent  
with the laws of this State, or the United  
States.

Sec. 2. Be it further enacted, that it  
shall not be lawful for the said Colony to  
mortgage or pledge their real or personal  
estate to any person or persons, or corpo-  
ration, for any purpose whatsoever, to an  
amount greater than thirty-three and one-  
third, (33 $\frac{1}{3}$ ) per cent. of the actual cash  
value thereof: and it shall not be lawful  
for the said Colony to guarantee or pledge  
their credit to any person or company  
whatever, for any purpose other than that  
immediately connected with the legitimate  
business and concern of this Colony; pro-  
vided that nothing in this act shall be so  
construed as to prevent the said Colony  
from executing a mortgage to secure the  
payment of any purchase money still un-  
paid on the property so mortgaged.

Sec. 3. This act shall be in force from  
and after its ratification.

In General Assembly, read three times,  
and ratified this day of February, A. D.  
1871.

### The Origin and Purpose of this Movement.

It is natural for all men, and especially  
for Americans, to believe that some well con-  
sidered step in life, some purchase, or  
movement or combination, will greatly aid  
in securing a better fortune. Tens, yes  
hundreds of thousands of poor but indus-  
trious men in the Eastern and Middle  
states, have believed that the right thing  
for them to do was to go west, and thou-  
sands to-day are living in affluence on 160  
acres of rich land, all paid for, who, if they  
had stayed East, would to-day be grinding  
along at a poor, dying rate on stony pas-  
ture land not worth \$10 an acre.

Most colonies have been agricultural  
only, and their inquiry has been for land  
that was cheap yet productive. A few  
months ago a score or two of artisans be-  
gan to discuss the feasibility of going to  
some country where land and water-power  
is cheap, where food is abundant, health  
excellent, scenery noble, and where they  
could find a good local market for what  
they could make. They organized, elected  
officers and commenced correspondence  
and investigation. The high regions of the  
South attracted their attention; they stud-  
ied the Cumberland plateau, the moun-  
tains around Chattanooga, the broken re-  
gions of West Virginia; they made some  
search on the Pacific slope. These inqui-  
ries were kept up for many weeks, and the  
result of them was that for climate, health,  
scenery, water-power, timber, ease of access  
promise of good market, they turned with  
satisfaction to the mountains east of Knox-  
ville and Greenville. The next step was  
to learn what spot in all that region gave  
most promise. After careful search and  
asking many questions of good observers,  
their attention was arrested and fixed upon  
a property eight miles from the western  
base of the Alleghany mountains, 25 miles  
s. e. of Greenville, Tenn., the Warm Spring  
of Madison County, N. C. We gleaned all  
the facts with relation to it that were easily  
accessible, but feeling the importance of a  
judgment on the subject in which we might  
confide, Mr. Lyman of the TRIBUNE was  
employed to visit the region and give the  
property a minute examination.

His commission and the report which he  
has brought back will be found in another  
column, and will show that we were not  
misinformed as to the remarkable attrac-  
tions and capabilities of the Warm Spring  
property. We have bought it.

It will be seen by a study of Mr. Ly-  
man's report that a large number of me-  
chanics and skilled workmen can at once  
find employment. The repair and enlarge-  
ment of the hotel will imply an outlay of  
at least \$5,000. Its furniture and equip-  
ments, which we propose to make on the  
spot, will cost several thousand more. Our  
plan is to proceed at once to erect a saw-  
mill, grist-mill, a shop with all the machin-  
ery necessary for making furniture, tin-  
nery, and other articles of wooden-ware.

The organization on which we work is  
substantially as follows: The members of  
the Colony have elected a President, a Vice  
President, Secretary and Treasurer. Also  
three Trustees, three Auditors, and a Board  
of Directors, twelve in number. These,  
excepting the Auditors, compose a Board  
of Management who discuss and pass upon  
all matters relating to the interests of the  
Colony. All expenses are ordered by them  
and no bill can be paid without their ap-  
proval.

The duties of the Trustees are to devise  
the purchase of property, the erection of  
buildings, the purchase of machinery and  
supplies. No bill can be paid unless en-  
dorsed by two of the Trustees.

The leading feature of our plan is to allow  
and to urge every worker to be a part owner  
of the shop or building or yard in which he  
works. That is all we mean by the word  
co-operation. And we think the justice,  
equality and fairness of this plan will  
please every man who has suffered or seen  
others suffer from the tyranny of capital.  
Our motto is—"Strength in Union," down  
with the one man power, the man who puts  
in three hours of skilled labor is just as good  
as a man who puts in a dollar to buy the  
lathe that helps that skilled laborer. We

seek to flank this direct clash between  
money and muscle; and we do it by giv-  
ing every man a chance to be a part owner  
in the mill, the dam, the wheel, the band,  
and the machine with which he works. He  
is part owner of the ground around the  
mill, and of the stream on which it stands;  
yes, when he looks up from his work and  
sees a cloud capped mountain with its  
rough coat of pines, and ivy, and hemlock,  
and a wild stream dashing over the gran-  
ite, he can say; part of all that is mine,  
our line runs back of that peak, our child-  
ren can pick up those knots and limbs for  
firewood, they can gather chestnuts and  
berries or zinc, or iron or marble, or cop-  
per or tin, and is found under those rocks, I  
am part owner of the mine.

In this way we propose to make at Warm  
Springs a rational and chrisidian democracy,  
a town where there is nobody rich and no-  
body poor, where no mill-owner's carriage  
dashes mud on the legs of a tired worker  
in that mill; where the price of labor is  
regulated by the nature of things, and the  
actual state of the market; and the true  
relation of a day's work to a bushel of  
wheat, not by the will of the employer. If  
a man remains poor and helpless in such  
a community, the fault or misfortune is all  
his own; if another man wishes to be a  
grantee, he will find nobody to lord it over  
and nobody to hob-nob with. It is to se-  
cure this state of things that we have said  
to the world; "come, throw in a hundred  
dollars and unite in this movement, buy a  
share or two shares." Our call has been  
responded to, we have bought a large and  
valuable property, and made a handsome  
cash payment on both real and personal  
property. The enterprise is no longer a  
plan, it is a fact.

### How the Property was Chosen.

CO-OPERATIVE HALL, 214 Bowery,  
New York, Nov. 15, 1870.

JOSEPH LYMAN, Esq.,  
(Agricultural Editor of the N. Y. Tribune.)  
DEAR SIR:

At a meeting of the Western North Car-  
olina Co-operative Manufacturing and  
Agricultural Association, held at our Hall,  
on Saturday evening, the 13th instant, it  
was voted, as expressive of the desire of  
the Association, that you be requested to  
proceed immediately, or at your earliest  
convenience, to the Warm Springs, in Mad-  
ison County, North Carolina, and there  
confer with James H. Rumbough, Esq., the  
proprietor of the property, as to the exact  
condition of the place; its topography; its  
phenomena, its attractions; its extent; its  
buildings; its value; and the best terms on  
which the whole of the property, as de-  
scribed by Mr. Helper, in his several com-  
munications to us on the subject, which we  
herewith hand you, can be purchased.

For this purpose, the sum of \$125, which  
you will find enclosed, has been appropri-  
ated. We trust that you may be pleased  
to accept it, and that you will soon favor us  
with your good judgment, in the form of a  
full report, in reference to the Warm  
Springs property; the advantages it pos-  
sesses in its thermal waters; its prospects  
for a railroad; its eligibility as a site for  
a new town; its water-power, and other facili-  
ties for manufacturing; and its agricultural,  
horticultural, and pomological resources  
and capacities; also the mineral resources,  
if any, of the country adjacent: and any  
other information which you may deem of  
importance to our contemplated Colony.

We would also thank you for your opin-  
ion, and for other particulars, in relation  
to any other property or properties in  
Western North Carolina, which may come  
under your observation, and which, in your  
judgment, may fitly challenge the attention  
of our Association.

Yours, very respectfully,  
DWIGHT S. ELLIOTT, Pres't  
C. W. C. DREHER, Sec'y.

To the Officers and Members of the Warm  
Springs Co-operative Association.

GENTLEMEN:—In obedience to the in-  
structions in the above Commission, I have  
to report that I went to the Warm Springs  
property and examined it minutely, mak-

ing full notes of all its various attractions  
and capabilities. I then proceeded up the  
French Broad river to Asheville, and exam-  
ined a fine agricultural property on Elk  
Mountain, five miles from that town, and  
by inquiry informed myself of various other  
tracts of land and mill properties in the  
counties of Madison and Buncombe.

I found railroad access as far as the  
mouth of Wolf Creek, eight miles from the  
Springs. The stage road connecting these  
points is in some places quite steep, and  
in others rocky; but its character is a mat-  
ter of temporary importance, for the road  
is graded for a part of the way up the  
French Broad, and if work is actively re-  
newed the cars may be stopping at the de-  
pot, close by the Springs, early next season.  
The moneys of the road have been misap-  
plied and squandered, but enough has been  
rescued to buy the iron and complete the  
grading. The Warm Springs will be the  
point at which the Tennessee and North  
Carolina road connects with the Western  
North Carolina road. There is a difference  
of two or three inches in the gauge of these  
roads, and this will require a transfer of  
freight and passengers, and tend to make  
the station one of considerable importance.

The French Broad is a large stream,  
pouring down as much water as the Dela-  
ware at Easton, or the Connecticut at Brat-  
tleboro. The mountains through which  
its pathway is, cut rises in steeps, and  
sometimes in precipices, from the water's  
edge to the height of five hundred feet, and,  
at points, a thousand feet. But at this point  
they recede nearly a mile from the stream,  
and leave on the left or south bank a tract  
of excellent arable land. This land is flat  
and alluvial for an extent of about fifty  
acres. This field is smooth, in good con-  
dition, extending for nearly half a mile  
along the margin of the stream. It is now  
in winter wheat, and is likely to produce  
from 12 to 15 bushels per acre. Just back  
of this bottom is a steep bank about twenty  
feet high, and on reaching the top of it  
you see a second bottom, or table, of about  
fifty acres more, of land not so good as the  
first field, but suitable for potatoes, oats,  
clover, and admirably situated for building  
sites. A stream that rises in a spur of the  
Alleghanies, twenty or thirty miles south  
of the Springs, and pours through a wild  
and precipitous region, here empties itself  
into the French Broad. Its name is Spring  
Creek, and the waters of it are clear, cold,  
and abundant all the year. It is as low as  
at any time in the year, and I judge that it  
would fill a race eight or ten feet wide,  
four feet deep, and give in the race a velo-  
city of four or five miles an hour. Its fall  
is such that in several places a low dam  
and a race of a quarter of a mile in length  
would afford a head of from fifteen to twen-  
ty feet. A dam with a race of this charac-  
ter is in the place, and a saw and grist  
mill, which, by an outlay of, say, \$200,  
could be put in an running order.

On the west, or Tennessee side of Spring  
Creek, the land rolls more, but its quality  
is even better. There are about twenty-  
five acres of bottom on the creek, and a  
second bottom of thirty-five acres. Back  
of it is a field that has been plowed for an  
extent of about fifty acres, and beyond,  
on the west end of the property, is a pasture,  
or old field, of about thirty acres. In short,  
of valley land, arable and excellent for any  
purpose, I find about one hundred and  
twenty-five acres. Back of this, and run-  
ning up on the flanks of the mountain, and  
including some steep banks, of little value  
except for pasture, and some stony and  
some cool and springy land, but not unfit  
for cultivation, I find about one hundred  
and twenty-five acres, or two hundred and  
fifty acres of surface that can be cut into  
gardens and building lots. Back of this  
the mountains are steep, but worth some-  
thing for the firewood that grows on their  
sides, and which could easily be rolled  
down.

The whole area of the Spring's tract is  
somewhat over six hundred acres. Over  
about fifty acres there is a good timber  
growth of white pine, hemlock, oak, beech,  
and poplar. Much of the timber can be  
rolled up Spring Creek, and floated to  
the mill through the race. South of the

Spring's tract, but separated from it by a  
narrow strip belonging to J. J. Gudger, is  
the Canebroke farm. It lies on both sides  
of Spring Creek, and includes about two  
hundred acres of arable land, of which  
thirty or forty acres are quite strong and  
productive. A large boundary of wild  
land is connected with it, embracing some  
five hundred acres. Some of the timber is  
easy of access, and some is on the sides of  
steep mountains, covered with loose rock,  
and too remote from the stream to admit  
of floating. I went up one deep glen, or  
gorge, on this land, and saw very large  
hemlocks, poplars, oaks, and beeches, in  
great number, some white pines, and some  
hickory and ash, but not a great deal.

Going up Spring Creek, beginning, say,  
three miles from the Spring, I find a great  
wilderness. For five miles there is no habi-  
tation, and only a wild mountain bridle-  
path. This great forest is full of game, so  
much so that a ham of venison can gener-  
ally be bought at the Spring for fifty cents.  
Spring Creek runs directly through it, and  
in many places—I judge from the face of  
the country—hundreds of pines and hem-  
locks can be cut on the rocky sides of the  
steep mountains, rolled down to the water,  
and taken out in a flood. Such I find the  
Warm Springs and its connected tracts as  
a farming and lumbering property.

### AS A POPULAR RESORT.

The chief value of this estate consists in  
a remarkable spring on the margin of the  
river, and a large hotel near by. The  
spring boils up constantly, and in great  
quantities, from unknown depths in the  
earth, and the temperature of the water is  
almost exactly that of the human blood and  
body. As a warm bath it is wonderful, and  
hardly equalled in the country.

A wall of brick, laid in cement, has been  
built around the spring. It is about 10x20,  
and divided by a wooden wall into two  
pools, one for male and one for female  
bathers. The depth is about four and a  
half feet, and the bottom is clean and grav-  
elly. The flow of hot water is quite large.  
I judge it would, if all saved, fill a hogs-  
head in ten minutes. Besides its warmth,  
this water has mineral contents of con-  
siderable value. It contains magnesia and  
sodium, and has been found helpful as a  
beverage for those whose digestion is bad.

The hotel building, which stands a few  
yards from the spring, is built of brick, is  
very substantial, and in good repair. The  
main, or two-story part, is over two hun-  
dred feet long, and the continuation, one  
story high, is over two hundred feet long.  
There are two L's, one containing the  
kitchen and dining room of the main part,  
and another set of rear rooms on the con-  
tinuation. Though connected, the one-story  
group of buildings can be used separately  
from the two-story or main structure. I  
hear that four hundred persons have been  
entertained here, before the war. The rooms  
are too large, and much space is given to  
halls and entries that are of little use. By  
raising the roof of the two-story part, or  
rather turning it into a mansard, and di-  
viding the interior differently, at an outlay  
of, say \$5,000, would give this hotel a cap-  
acity for five hundred guests.

The Warm Springs are nearly two thou-  
sand feet above the level of the sea. High  
mountains enclose them on all sides, save  
the gorge through which the river has forced  
its pathway. It is uncommon to see  
ice over two inches thick, and the nights  
of July and August are so cool that one or  
two blankets are required for comfortable  
sleep. The water is all in rapid flow. The  
air is rendered pure and fragrant by the  
pine and hemlock forests that line the  
mountain sides.

You perceive that I am describing the  
choice situation in America, and one of the  
most favorable on the face of the earth for  
chest diseases of all sorts. I saw a number  
of persons who had suffered from bleeding  
of the lungs, and they have gained strength  
faster, and had been more exempt from  
pain and coughing, in this climate, than in  
any other. Patients of this class need  
comforts and refinements which the coun-  
try until recently has been unable to afford  
them. Many cannot endure a jolting ride  
over mountain roads. But as soon as di-