



# Melbourne Village

*A Planned Community of Productive Homes for Creative Living*

MELBOURNE, FLORIDA

**U**PON a thousand acres of beautiful and fertile Florida land, a group of representative Americans, with their vision, their money, their skills and their labor, have started to create a new community. They believe it will be a better community than any they have known before. As they come into this group, new members will also have a share in the planning. Here is the picture:

- ◆ It will be a democratic community where each member has one vote, and where the New England Town meeting can come to life again. The organization has taken the form of a non-political, non-sectarian, non-profit corporation.

- ◆ The present members are, and every effort is being made to see that new members will be, people who have shown that they can be good neighbors; people who have the tolerance and patience to give group action a chance to work; people with courage, with faith in God, faith in other people and faith in themselves. Realists, with practical common sense, there must be; but not the disillusioned, not the tear-bidden nor the cynical. This group welcomes many different types of people, but it asks of all its members that they be ever open-minded, ready to learn, and determined to grow.

- ◆ At the center of the community life a new venture in adult education is being planned, an American Folk School, where men and women may learn the skills essential to the citizens of "a planned community for productive homes and creative living." Here folks can realize through their own experience what life in the real American tradition can mean. This school will not only welcome the Melbourne Villagers who choose to attend, but also those who come from outside for special study.

- ◆ This community looks forward to having its own business center with a cooperative store, such producers' cooperatives as the members choose to form, and business established by individual members; also a credit union.

- ◆ A Community Club House is included in the program for the social activities of the members and their guests. "Cooperative House" is planned as an interim lodging place for those not yet ready to establish their own productive homes. The picture also includes an auditorium for music, drama, lectures and other cultural activities, as well as buildings to house educational activities such as training in the various crafts, arts and sciences.



- ◆ The plot plan which has been prepared by Louise Odiorne, B. L. A., Ohio State University, 1938, shows clearly that the physical lay-out of this community will be distinctive and beautiful. The House and Grounds Committee feels fortunate in being able to secure the services of such an efficient community planner and landscape architect. Since Mrs. Odiorne is also a member of the corporation, her services can be secured for the planning of individual plots at a moderate cost.

- ◆ The neighboring city of Melbourne with its spirit of cordial cooperation, its schools for the children, its churches, bathing beaches, golf course and other facilities forms an important supplement to this picture.

## BUSINESS AND JOB OPPORTUNITIES

- ◆ Both the City of Melbourne and Melbourne Village will offer many business and job opportunities. Light manufacturing and processing industries are welcome. Rail and truck facilities are excellent, and sites, building costs and taxes are moderate.

- ◆ Many retail and direct mail opportunities are available. In some cases, the fields indicated on the back of this folder desperately need filling now. Without attempting to divide the occupations between "jobs" and "businesses," it is recommended that wherever your skill rests, you give consideration. Melbourne Village will maintain a clearing house for job and business counsel. Write us!

## MELBOURNE VILLAGE —

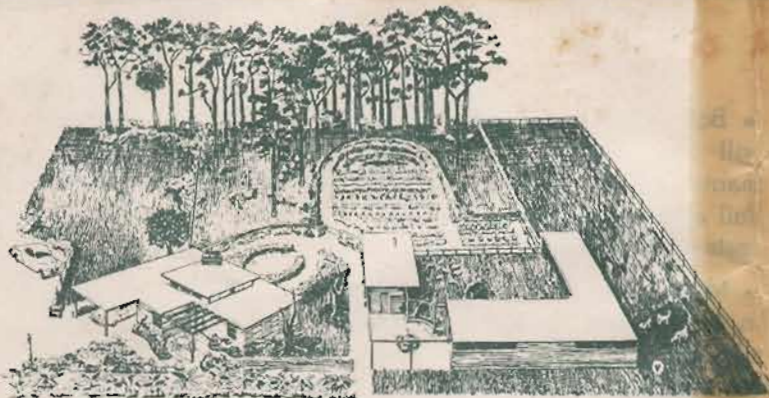
# "Where There's Magic In The Good Earth"

On these thousand acres some five hundred families will establish themselves to develop a way of life that offers **opportunity for the young people and security for the older folks**. Why do we believe this will be a unique opportunity? Because:

1. Florida offers the advantages and luxuries of civilization, while at the same time she is a frontier state, where numerous new occupations and resources are being developed. She also offers relative freedom from vested interests.
2. Both Melbourne Village and the City of Melbourne will require the services of men and women representing a variety of skills. (See back page.)
3. Land is available in Melbourne Village for a fraction of what comparable property would cost near a northern city or in California. And land ownership, is the greatest bulwark against inflation when it is used for production, rather than speculation.
4. The site of Melbourne Village not only offers year-round gardening and fruit producing possibilities, but with its perfect drainage and live artesian water it insures 100% water control. The efficient homesteader can have fresh fruit and vegetables practically the year round—which helps to balance the budget. And remember that the fuel bill will be negligible.
5. Finally, no state in the union offers such unusual health resources.

### WHICH IS YOUR PROBLEM?

**Looking for the Ideal Home?** Many couples who have or plan to have children, are looking for a place to live. Some even have the courage to look for the best possible place to live! Those who prefer independence and eco-



Each family homestead may have a full acre or more, ample room for garden, poultry, rabbits, squabs, etc. A heavy demand exists among clubs and hotels for all specially raised meats. Your acre can also have orange, grapefruit, guava and other fruit trees. Pasturage can be provided for those wanting cows or goats—for milk, cheese and butchering,

economic security to artificial luxury, and prefer creative activity to the treadmill of keeping up with the Joneses, should investigate Melbourne Village.

**Returning Veterans—Where Will You Settle?** In Melbourne Village you may find the rich fulfillment of your dreams; here you may experience the American way of life for which you fought; here individual and cooperative activities can take the place of impersonal mass production; here will be educational opportunities, too.

**Harassed by Economic Insecurity?** Especially now, complete dependence upon a pay check spells insecurity. Insecurity brings stomach ulcers and jangled nerves—and misery. Come run-away inflation and depression, and what have you? A sheaf of rent receipts, uncertainty of employment, possible dependence upon relief. In Melbourne Village you can produce most of your necessities if you need to—and with home production, a small cash income is enough.

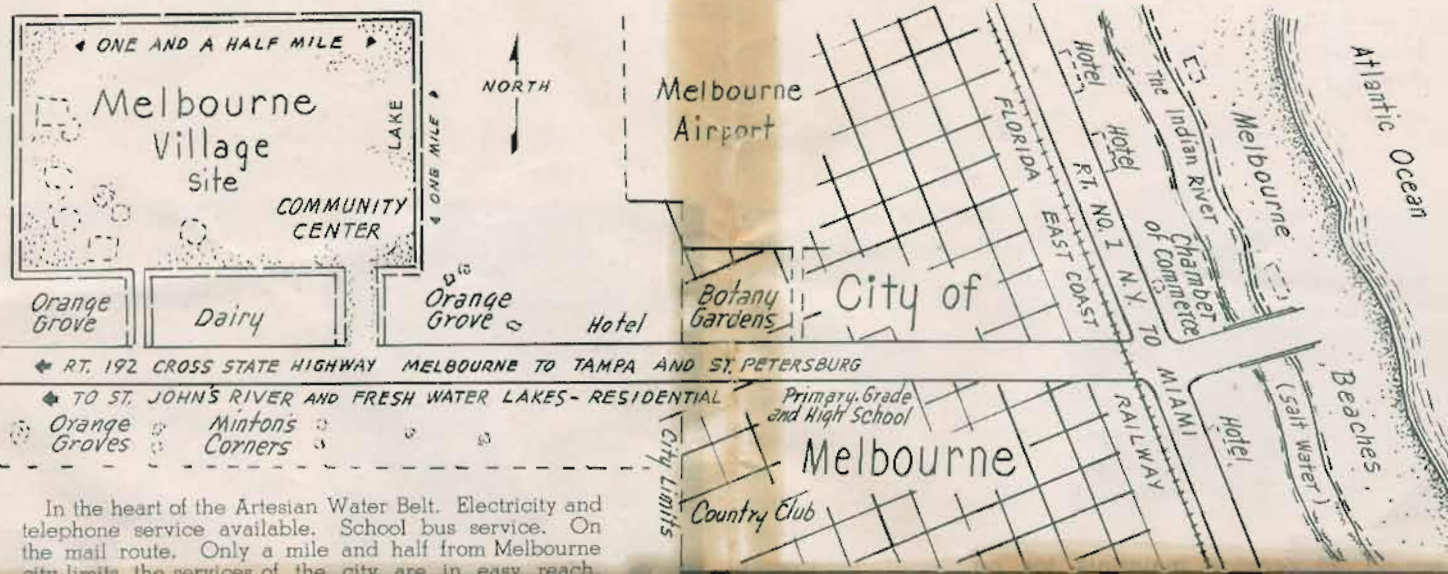
**Lonely?** The war has forced many to live on disability pensions. Others suffer from the vast impersonality of industrial employment. Many young women are seeking the homestead way of life. Melbourne Village will stand for real neighborliness. And don't forget about Cooperative House. This may be the answer to the drab rooming-house existence so often found in the city.

**Do You Want to Maintain Good Health?** Without health, one is handicapped indeed. In Melbourne Village, ideal climate with unusual freedom from the extremes of hot and cold, the best of food, plus health education, all work together to produce normal living from the physical standpoint. Arthritis? Asthma? Melbourne is located in the center of a unique "dry coast" area. Also suffers from certain sinus conditions and from heart disorders report that this area affords real relief.

**Retired? Or about to Retire?** **Retirement** should mean the **entrance** upon a new and better life. Science is now demonstrating that years of vital living can be added to one's life if he only knows what to do—and does it. The community adult education program should help older members to discover **what to do**, and the healthful congenial environment among stimulating friends should help in the actual **doing**. And think how much further your savings will go in a homestead community!

### YOUR SHANGRI-LA IN FLORIDA

Here in the heart of the Florida "Health Belt," is the famous Indian River Citrus Fruit; delicious seafood (to catch or to purchase); live artesian water (no pump necessary); drainage canals looking like picturesque little rivers upon



In the heart of the Artesian Water Belt. Electricity and telephone service available. School bus service. On the mail route. Only a mile and half from Melbourne city limits, the services of the city are in easy reach. Two miles farther is beautiful Melbourne Beach.

whose banks many of the members are planning to build their homes; fertile soil which can produce lush garden products practically all the year round; also the unusually equable climate of Florida. All these things combine to produce physical well-being and joy in living.

And here, too, is an abundance of sunshine, cool zephyrs from the Blue Atlantic, surf bathing, hunting and golf only minutes away. A custom-made climate! The stately loveliness of palms, the glory of hibiscus.

In this ideal setting you will find yourself a part of a social environment which provides opportunities for personal development through varied creative activities. If you've always wanted to daub a little, you can do it here. Are you a writer, a research man?—keep your living costs down while building your reputation here. Weave? Make Pottery? Develop new garden skills? Have your own bees? Poultry? Goats? The advice and help of experts at the American Folk School can make a big difference.

Your best years can be ahead of you. **You** may know the thrill of independence and fuller self-expression.

### SUBURBAN ACRE vs. HOMESTEAD ACRE

It is generally agreed among builders that most **suburban** developments having from five to nine houses per acre, cost from \$5000 to \$10,000 per acre to improve. Such costs are added to the price of the individual houses, and increased assessments are made by the tax collector. But such costs do not enter into the **homestead** community. In Melbourne Village most of you will have an acre or more, and the minor improvement costs are small compared to what suburbia requires.

Now look on the next page to see how you can have your own home; also the many excellent job and business opportunities offered you.



### Remember, Florida Has--

- No poll tax.
- No state income tax.
- No general sales tax.
- No state bonded debt.
- No state tax on lands.
- No tax on homesteads up to the value of \$5000.
- Exempted many new industries from taxes for fifteen years.
- More sunshine in winter and less in summer than any other state.
- A mean annual temperature ranging from 68.8 to 72.3 degrees—average rainfall 52.4 inches.
- World famous sunshine rich in health-building vitamins—one of the greatest natural resources to be found anywhere.

## Homes in Melbourne Village



The Board of Trustees have not overlooked the housing problem of its members. For instance, we have made arrangements with the PERMADOBE PRODUCTS COMPANY, an organization headed by a group of men with Cooperative and Decentralist back-

ground, to provide materials for houses at the lowest price consistent with structural soundness.

The PERMADOBE PRODUCTS COMPANY will produce treated adobe blocks and adobe walls—made directly from Florida soil. This type of construction entails no delay for want of raw materials. Long a favorite in the Southwest, because of special treatment by Bitudobe Stabilizer, PERMADOBE is impervious to rain, and provides sufficient insulation to allow a 30 degrees difference between indoor and outdoor temperatures.

Houses made of PERMADOBE are vermine-proof, termite-proof, moisture-proof and do not require weatherproofing. Most houses can be built with PERMADOBE at less cost; and many homeowners can erect their own homes, thus saving some of the labor cost.



The Community is being developed under the sponsorship of the American Homesteading Foundation, a group of civic-minded people. Membership provides for: (1) Ownership of a homesite of approximately an acre. (2) It covers the use of community buildings, recreational facilities, and a Fundamental Course in Homesteading, as these are developed. (3) It gives one priority of opportunity for the operation of an individual enterprise on the grounds. (4) Only members and their guests can use the facilities of the Community without assessment. (5) **Only**

## Business and Job Opportunities



### Fruit, Exchange Employees:

Checkers, Wrappers,  
Packers, Office Help

Insurance

Interior Decorating

Repairing Homesteading Equipment

Radio-Electric Repair

Servicing Office Equipment

Stenographic and Mimeo-  
graphing Service

Shoe Repair

Typewriter Rental, Repair

Well Driller

Wood and Metal Shop

All Building Trades  
Accountants for Small  
Businesses  
Care of the Aged  
Care of Children  
Community Teaching and  
Tutoring  
Developing Fine Arts in the  
Community:  
Drama — Dancing  
Choruses — Forums

Develop Vacation Resort  
Do-It-Yourself Laundries  
Editing and Publishing  
Electrical Linemen  
Farm and Garden Consult-  
ant  
Motion Picture Producer  
Palmetto Fiber Industry  
Poultry Raising  
Processing of Tropical Fruits  
for Luxury Trade



members have the right to vote the Community's policies. \* \* \* A Plat Map showing sites available will be supplied each applicant who requests it. Additional acreage can be purchased at market value. All membership applications are subject to the approval of the Committee on Applications. \* \* \* Membership fees are advanced on an average of each 50 accepted applicants to meet the naturally rising costs. A few Founder Memberships, **including the site you select**, for \$750. Arrangements made for installment payments if desired.

Write to: AMERICAN HOMESTEADING FOUNDATION, MELBOURNE VILLAGE, MELBOURNE, FLORIDA