

So rose the walls of Athens,
So gleamed the marble of Rome,
Jerusalem, Carthage and Florence,
A tyrant but never a home,
Made by the hands of the many,
In toll and fear and love,
Bartered by grim tradition,
To iron hands above.

Your streets disgorge the builders,
In shabby hungry mass,
In solitude the owners—
They count them as they pass.
And in the market places,
The people kneel and bend
Before the bloody bearded gods
Of Rent and Dividend.

City, O my city!
When shall you learn at last,
To build for the sunset's glory,
And build for the mouths that fast.
Build for the fluted beauty,
And build for the human soul,
Till the one shall greet the other,
In God's immortal whole!

STUART CHASE.

BOOKS

PRACTICAL MUNICIPAL REFORM.

European Cities At Work. By Frederic C. Howe.
Published by Charles Scribner's Sons, New
York. 1913. Price, \$1.75 net.

The traveler in foreign lands who is not particularly interested in the cafés and "night-life" of the great cities of Europe and who has become surfeited with the endless exhibition of museums and antiquities, will find an inexhaustible source of pleasure and profit in a study of the people themselves, their ideals and their strivings. It is in such a spirit that Dr. Howe approaches his study of European cities. Most of the book is devoted to German cities, those marvels of modern organizing efficiency.

One who has never seen what is being done to make life in the city devoid of many of its modern disadvantages, might suspect the author of indulging in the wild extravagances of an enthusiast; but those who know of the conditions he describes will realize that his work is the cold analysis of the trained observer. We read of Frankfurt resolving to make of itself a Rhine port and so spending eighteen million dollars in creating a navigable channel to the Rhine, in developing docks and harbors and providing sites for factories and workmen's homes. "And the whole undertaking is being paid for in a manner quite usual in Germany. Officials and the public generally seem to resent the idea of enriching private speculators by the community's activities. So the city is financing the project by retaining the unearned

increment which the improvements create. Sites are being sold or leased on a basis which is expected to reimburse the city for the undertaking, and to leave the harbor and all of the improvements in the possession of the city without any indebtedness whatever. And in order that the land may be used for industry rather than speculation, the city provides in the contract for sale or lease that the site must be used for the purpose agreed upon, while the buyer is required to improve the property within a certain period of time previous to which the land must not be sold." This accounts for much of the spirit pervading the administration of public works in Germany. The privileges of the individual are always subordinated to the rights of the community, even though that individual be a man of wealth and influence.

Singletaxers will be most interested in the chapter on the Unearned-Increment Tax. This, as Dr. Howe explains, is not an approximation toward the Singletax, but is simply an appropriation by the cities, and for some years by the Empire, of a part of the unearned advances in land-values. This new conception of a public function has spread throughout Germany with amazing rapidity, and while of comparatively slight practical importance, has been a tremendous force in educating the communities in the practicability and justice of the taxation of land values, or, as the Boden-Reformers call it, the Gemeinenwert (community-value), which is perhaps a more exact term.

The author analyzes the German city and seeks an explanation for it. His psychological investigation leads him to the belief that after crediting much to a national love of accuracy and efficiency, much to inherited traditions from feudal times of the duties of public service, the fundamental cause is freedom. The German city, though part of the State and the Empire, is permitted to conduct its internal affairs with almost no interference from the central governments. It is almost an *imperium in imperio*. And being free, the city realizes its dignity and responsibilities; its citizens feel a love and patriotism for the city as they do for the Fatherland; so its aspirations are unlimited, its achievements truly great.

JOSEPH DANZIGER.

BOOKS RECEIVED

—Mexico and the United States. By Frederick Starr. Published by the Bible House, 443 S. Dearborn St., Chicago, 1914.

—Annual Magazine Subject-Index and Dramatic Index, 1913. Edited by Frederick Winthrop Faxon. Published by the Boston Book Co., Boston, 1914.

—Final Report of the Departmental Committee on Local Taxation: England and Wales. Presented to both Houses of Parliament, and printed under the authority of His Majesty's Stationery Office. For