

DEMOCRATIC HOUSEKEEPING.

From *Common Sense*, of Cleveland.

The large house has ceased to be an investment owing to the scarcity of domestic servants.

The servant problem has ceased to be a problem for the simple reason that there are no servants.

A woman up in Chicago fought off flat or hotel living by building a servantless house.

Nearly all the first floor is one large room in which the family actually live. There is also an entry hall with a small ante-room to one side for formal callers; a kitchen in the rear that is as well lighted and decorated as any room in the house and as compact as that of a kitchen in a dining-car, with every inch of space carefully thought out. There are paneled lockers and its utensils selected to serve a decorative purpose; that is, the pans and kettles are of harmonious shapes in copper. The cooking heat is supplied by electricity and an electric motor and compressor supply compressed air for cleaning purposes.

There is no dining-room, mind you!

The family eat before the fire in winter, and out on a wire and vine-screened porch in summer.

The food is brought in to wherever the table may be, on a little two-story rubber-tired wagon that is equipped with a warming lamp. The different courses are taken off by the mistress without rising from her place. When the meal is finished the "dead" are cleared away into the lower story of the wagon and the whole drawn to the kitchen.

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LAND TENURE IN GERMANY'S ONE SUCCESSFUL COLONY.

From *The Westminster Review*, as Reprinted in the *New York Sun* of July 20, 1908.

The system of land tenure adopted in Kiao-chau is largely responsible for this phenomenal rise of a previously unknown place. On taking over the land at the price ruling before the seizure by the German government, the order of September 2, 1898, stipulated that the buyer of land shall pay a tax of 33 per cent on the increased value and that if a plot of land is not sold for twenty-five years the owners shall pay tax of 33 per cent on the increased value found by assessment to have taken place. The owner of land has to give notice of any intended sale, and (in order to prevent under-assessment) the government has the first option to buy at the owner's figure. In addition every land owner has to pay each year a tax of 6 per cent of the capital value of his land. The owner's valuation is taken, but again (in order to avoid under-assessment) the government has the right to buy at the owner's figure. This tax effectually stops all speculation in land and prevents the holding

of land idle. The withholding of land from use is further checked by the regulation that if land is not being built upon at a certain date, in accordance with the stipulated plan of building, the owner forfeits his right of property and the government takes it back, paying only half the assessed value. Instead of forfeiting the right of property the order of December 31, 1903, imposes a progressive land value tax, which effects the same purpose of forcing the land into use.

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THE BRAIN-FAG OF THE REPUBLICAN EDITORS.

Lona Ingham Robinson in the *Des Moines Daily Tribune* of August 21.

Every day it is becoming more obvious how hard pressed Republican papers are for persuasive editorials in the coming Presidential campaign. If the truth should be told, the daily editors must tear their hair and gnash their teeth as they actually come up against the problem of a daily grist of Republican campaign stuff, with all argument, recent history and circumstances on the other side of the fence. They begin to realize that they are trying to win a game against an antagonist holding the right bower, ace, king and queen, while they have only the left bower, some small trumps and the joker; and they don't want to say anything about the joker. . . .

So the distracted editor gives another frenzied wrench at his thinning hair and emits such gleams as: The undefinable quality of political capital by which a public man holds the public interest is seldom found in a man who has been twice defeated as candidate for the Presidency. Seldom by a man whose middle name begins with J., but it is usually possessed in a notable degree by a man who has always held appointive offices and whose middle name begins with H. And although we said last June that Mr. Taft was sent out to the Iowa University as a feeler, to test the strength of the public interest, and did not raise a ripple of interest, why of course it was speaking relatively, having in mind at the time Mr. Bryan, of whom the people are so tired that they have no interest in him at all, or at least if the opposite sometimes seems to be the case—here the editor holds his head under the faucet till he revives. Then he turns on the cartoon orator to fill in the space on the front page, and goes on writing on Fleas, or Huckleberries, or Elbow-sleeves. Someway a picture-lie does not seem so bad as a printed one; the expressions are funny and a laugh is a laugh after all.

But the cartoonist, secretly admiring Bryan all the time, has rheumatism of the brain and paralysis of the heart; he is harried all his days and slumberless at night. Then, although he knows that the ax ought to be laid at the root of the tree