

Mr. Eilers's suggestion for increasing the demand for harness by increasing the prosperity of farmers, was to raise public revenues by "making each man contribute to the public treasury an amount in proportion to the value of the land he owns," and lifting "the entire burden of taxation from every form of industry." That would do it, too, as every thoughtful man realizes as soon as he really thinks about it.

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Unearned Increment in Cleveland.

We recommend reflective reading of the Cleveland Plain Dealer's summary of an official publication soon to be made by John A. Zangerle, secretary of the new tax board of Cuyahoga county, Ohio, which we reproduce in News Narrative this week. It makes an interesting and suggestive disclosure of that public gold mine which Frederic C. Howe, another member of the same board, finds in the site of every city, most of the annual output of which is by city land monopolization diverted from the public treasury where it, justly belongs into the pockets of make-believe tax payers—the owners of the city's site.

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Mr. Zangerle marshals figures to show that in the ten years since the last previous appraisement of Cleveland real estate, the increase in capital value of sites and buildings has been over \$400,000,000. As the previous appraisement, however, was on the basis of 60 per cent of true value, and the basis of the present one is 100 per cent, the increase is not so great; but even with allowance for that discrepancy there is an increase in those ten years of nearly \$250,000,000. To get at the share of this which is unearned increment, the increase in building values must of course be deducted; for every dollar of increased building value means that much work done, that much improvement made, that much labor product created, whereas increase in land value represents not increase in labor product but increase in the premiums for opportunities for labor to produce. Deducting the increased value of buildings, then, we have, as the increase in the value of Cleveland's site as a working opportunity (allowing for the difference between 60 and 100 per cent as the basis of valuation), the sum of more than \$175,000,000.

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In the business center alone, to which Mr. Zangerle calls special attention, the increase has aggregated, for site and buildings, \$134,000,000. Of this

the increase in building or individually earned values is \$43,000,000; the increase in site or community-earned values is \$91,000,000. It will be seen then that more than half—as \$91,000,000 is to \$175,000,000—of the entire increase in site values in Cleveland during the past ten years—has attached to the business center. Another point: the land values at the business center are nearly double the building values (as \$91,000,000 is to \$43,000,000), whereas the city as a whole shows the opposite relation of about \$175,000,000 increase in land values to \$225,000,000 increase in site values—the building value increase being \$50,000,000 more than the site value increase.

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No wonder the owners of the business center sites of our cities try to deceive home owners into the notion that taxing land values and exempting building values would "destroy the thrifty man's home." But in truth, isn't Mr. Zangerle's suggestion that 15 or 20 per cent of the site values' increase be used to wipe out the interest-bearing debt of Cleveland, a very good suggestion? Isn't it, indeed, very moderate?

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THE IMPERIAL THEODORE.

Roosevelt idolaters, who seem at present to include a majority of the voting population of the United States, can see no flaw in their idol. They do not presume to question his acts, much less his motives. No strain is too severe for his popularity to withstand.

Prof. W. G. Sumner, in his interesting if somewhat prejudiced biography of Andrew Jackson, recorded that the only reply a Jacksonian would make to any aspersion upon Old Hickory was, "Hurrah for Jackson!"

So the politician of Oyster Bay can do nothing apparently that will not elicit from his admirers the cry, "Hurrah for Teddy!"

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If it were possible for Mr. Roosevelt by his own acts to discredit himself, his course since his return from Europe would have accomplished it.

No politician has ever made a more conspicuous effort to carry water on both shoulders, but his ability "to get away with it" has proved truly marvelous.

Several times he has had each of the two irreconcilable elements within his party alternating between hope and fear that he was about to commit himself definitely to one side or the other;

but as yet, both are kept guessing about his ultimate political destination.

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It is evident from the press dispatches that Mr. Roosevelt came perilously near to a break with President Taft.

It is equally evident, and very noteworthy, that the near break was due, not to Mr. Roosevelt's disapproval of Mr. Taft's reactionary policies and standpat alliances, but to Mr. Roosevelt's temporary belief that his successor—the man he made President—had been party to a personal snub administered to Mr. Roosevelt by the machine Republicans of New York State.

The vanity of "the world's foremost citizen" was deeply wounded, and he breathed out fierce threats of the havoc he would work if proper amends were not immediately forthcoming from the vacillating and distracted President at Beverly.

Mr. Taft hastened to make the demanded apology; and we witnessed the humiliating spectacle of the President of the Republic crawling on his belly to appease the fierce Rooseveltian wrath. It was truly a comfort to read that Mr. Roosevelt had accepted the apology, and to learn that on his western trip he "would make no attack on the Taft administration."

This degrading incident, it would seem, ought to open the eyes of the intelligent admirers of Mr. Roosevelt to the monumental selfishness which explains his entire public career.

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He has had no criticism for the President who broke faith with the American people.

He has uttered no condemnation for Mr. Taft's alliance with the most reactionary and selfish elements in American political and business life.

He has voiced no disapproval of the tariff revision betrayal, nor of the attempt—foiled so far by Pinchot and Glavis—to give over to the Guggenheims the rich Alaska coal fields.

All these things he has passed over in a silence that gives assent.

Progressive leaders in many States have waited in vain for the word of encouragement from Oyster Bay that would have made their battle easier of winning.

La Follette, fighting a desperate fight in Wisconsin, has heard no outgiving calculated to help him.

The progressives of Iowa and Kansas won without any aid from the man who claims to be the embodiment of progressivism.

When the claim was made that Mr. Roosevelt sympathized with the Insurgent cause in California, he promptly denied it over his own signature.

In company with Senator H. C. Lodge, one of the most pronounced reactionaries of the Washington oligarchy, Mr. Roosevelt visited President Taft at Beverly and greeted him as his friend, at a time when all the influence of the Administration was being brought to bear against the progressives in half a dozen States.

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But if Mr. Roosevelt was not willing to break with the Taft administration on any question that involved political principle or common political honesty, he was willing enough to break with it when his own egotism was dealt a painful blow by the unterrified standpatters of the New York machine.

Some mischief maker led him to think that the President had prior knowledge of the plot to defeat him for the temporary chairmanship of a petty State convention. Then, indeed, was there a fierce Rooseveltian eruption that threatened to submerge the Administration. Politicians great and small were kept on the anxious seat, while the tingling wires from Sagamore Hill for days carried rumors of the bloodthirsty disposition of the Rough Rider.

Happily all danger of immediate conflict seems to be over. Peace reigns and the government at Washington still lives.

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But peace will not long prevail.

Mr. Roosevelt is plotting to succeed Mr. Taft in the White House. That is the motive for the present barn-storming tour of the West. And he hopes to attain his goal, if possible, without being forced to a definite alignment with either standpatters or progressives.

In sympathy Mr. Roosevelt is a tory and imperialist; but he appears to be as lacking in real convictions as is President Taft himself. A remarkably keen politician, his instincts tell him that he must capitalize the progressive sentiment if he would again mount the throne; but he shows no disposition to define his progressiveness with an exactness that could cost him any reactionary support.

D. K. I.

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After all, nobody does implicitly believe in land-lordism.—Herbert Spencer, in 1850, "Social Statics," Chap. ix.