

435) as to make the increase of only a part of it greater than the total cost of the entire subway.

In Glasgow, the success of municipal ownership and operation of the street cars, has vastly increased the value of Glasgow land.

On this point of public improvements as the cause of increase of city land values, there is an illuminative editorial in the Liverpool Daily Post and Mercury of August 17, 1909. We quote from it as follows, especially for the facts it reveals regarding the influence in Great Britain of public improvements upon land values:

Every work of public improvement reacts to the benefit of the owner of the soil. The opening of a ferry or a tram route at once raises the rents and land values in the districts served by the new facilities. Everybody knows that when parks and open spaces are provided at the public cost the price of land in the neighborhood goes up at once, so that the poor cannot afford to live in the neighborhood and enjoy the improvements. From the examples given in the Budget League handbook we may quote the case of the Corporation of Glasgow, which paid £29,000 for 82 acres of land, to be laid out as a park, at the rate of £350 per acre. The price of land in the immediate neighborhood at once rose from £350 to £500 per acre. Another example is quoted from Govanhill, where the whole of the land belongs to two owners. A park was made at public expense in the center of the district; one of the first effects was to increase the value of the surrounding land from 20s per square yard to 25s, or even 30s. An even more striking result occurred at Darwen, where two parks were formed, for which the land alone cost the Corporation £3,500. As a result, land in their neighborhood, which was let eight years ago at ¼d per yard, has since been let at 3d per yard, and latterly at 4d. The monopoly which enables the price of land to be raised in this way as a result of public improvements also gives the landowner the power to extort an unduly high price when land is required for public use. Cases of sales to the Government or to public bodies at extortionate prices might be multiplied indefinitely.

And so it is everywhere. The values of city land are kept constantly rising by public improvements. It is a natural law, as we shall show upon good business authority in our next editorial on this subject.

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In the foregoing glance at instances of the increase of city land values, while we have stopped far short of the exhibit that might be easily made, we have gone farther than would be necessary if these common facts of every day life were not elusive. It is when his spectacles are on his head that the average man hunts for them. And so with this obtrusive phenomenon of the persistent increase of city land values. It is so familiar that the average city man seldom sees it—except,

perhaps, for money-making purposes. He is "from Missouri and has to be shown," when common interests are at stake; which is our excuse for devoting so much space to instances of a fact so universal and commonplace. But fact it has been in the whole history of cities, and fact it is in every city today. Of course this includes Chicago.

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## NEWS NARRATIVE

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To use the reference figures of this Department for obtaining continuous news narratives:

Observe the reference figures in any article; turn back to the page they indicate and find there the next preceding article, on the same subject; observe the reference figures in that article, and turn back as before; continue until you come to the earliest article on the subject; then retrace your course through the indicated pages, reading each article in chronological order, and you will have a continuous news narrative of the subject from its historical beginnings to date.

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Week ending Tuesday, November 2, 1909.

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### The Election in Cleveland.

The municipal election in Cleveland (p. 1043) came off on the 2d, with the defeat of Tom L. Johnson in his campaign for Mayor for the fifth consecutive term.

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From the 26th to the 30th, both days inclusive, the issues were debated, on alternate days, in the Cleveland Press, upon its invitation, by the Republican candidate, Herman Baehr on one side, and Mayor Johnson on the other. Senator Burton entered the campaign for Mr. Baehr on the 26th. This introduced a note of national politics, from the fact that Senator Burton had followed the lead of Senator Aldrich on the tariff bill in the United States senate. He defended his course in this respect on the ground that he is a protectionist, and that "President Taft has justified the course of those who voted for the bill." Mr. Baehr received a challenge from Mayor Johnson to meet him in debate at any time or place—"in my tent, in his tent or in the Public Square"—but the challenge was ignored. As Mr. Baehr is not accustomed to public speaking, Mayor Johnson broadened his challenge so as to include any representative Mr. Baehr might name, but this challenge also was ignored. According to the Plain Dealer of the 29th, Mr. Baehr's candidacy represented the court house ring. The betting in Cleveland on the result rose from odds against Johnson, to \$100 for Johnson against \$60 for Baehr.

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The returns are as yet very meager, but Mayor Johnson concedes his defeat and announces his intention of being a candidate two years hence. He will meanwhile stand guard as a private citizen against corporation influences.