

most highly trained technicians that the ordinary artisan or workman, but a cog in the wheels, goes on playing his part mechanically, almost unconsciously, hypnotized by the rhythmic hum of the wheels; but awakened suddenly to the real situation through some natural or economic catastrophe, he too often finds himself a helpless supernumerary among the unemployed, absolutely lacking in any independent resources or means of even a simple subsistence. Death-rates may fall through the application of now well-understood sanitary and scientific methods against the contagious diseases, the maternity nurse may soothe the brow of even the most helpless victim of the system in the slum, perhaps made tidy by the inspector; but the human wrong will continue until somehow, somewhere and sometime the daughter of the horse-leech with her cry:—Give, give, give! is forcibly or, if need be rudely, stopped from taking her toll of rent, interest, and profits growing out of the anomalies of our land system and of its congener, viz.:

How real is the necessity for education along ethical lines may be judged from a closing paragraph in the Third Annual Report of the Philadelphia Housing Commission:

"The more conditions improve, the greater the difficulty, but the more imperative the duty to do this work. What is won can only be retained by protective measures. Thus in Philadelphia, with the development of the city as it has been going on, certain definite causes stand out as responsible for communal defects. These causes are continually active and cannot be controlled unless, for example, a zoning system is established, regulating the occupancy of residential areas and also the changes in the uses to which buildings are put, so that a well-established home district cannot be depreciated in value nor transformed as to its desirability by the incoming of an undesirable trade.

"Again, the system of taxation has a direct effect upon the building of homes and home ownership. Some changes need to be introduced that will more equitably distribute the assessment and tax levy. Moreover, it is not at all inconceivable that a preferential system of taxes may be necessary in order to stimulate ownership and retention of homes by the small wage-earning class. It may be advisable also for the municipality to create loans similar to the plan of the continental cities, to enable the wage-earner to borrow at low rates funds to provide himself with a home. Especially is it true that, where conditions exist that were once legal but, owing to a better knowledge of sanitation, with its attendant law, now are illegal, municipal loans should also be made available to enable the home owners to make the improvements with money borrowed from the city, the repayment of which can be scattered over a period of years and collected as are taxes."

The idea that capital can exist, pursue its way and prosper without the coöperation of that labor, which called it into being, indeed, fondled and