

And if we are at all successful in making the spirit of association in mutual service a formative influence in our town, that also will produce its corresponding outward expression in the very appearance of the place. Sincerity in following out our principles will issue in beauty in our town. A real civic enthusiasm, with a religious basis, has often impelled cities to undertake some monumental work, which has enriched the whole world. Will our town councils ever begin to pass resolutions like that which ordered the building of the Cathedral of Florence: "We order Arnolfo, Head Master of our commune, to make a design for the renovation of Santa Reparata in a style of magnificence which neither the industry nor the power of man can surpass," so that the result "may correspond with that noblest sort of heart which is composed of the united will of many citizens." We cannot say whether the joy of life in our New Town will blossom out in such a way into a central flower. It may perhaps rather be that the joy will be diffused throughout all the town, in which every vista will be pleasant to the eye, and every inhabitant will delight to add some touch, in garden or house-front, to enhance the beauty of the whole.

Rate of Growth. The rate of development of New Town will depend on several factors. It may be retarded by a difficulty in obtaining sufficient capital. There is also much uncertainty at present as to what conditions will govern the supply of building material after peace is signed, and as to the extent and availability of State financial aid to housing schemes. New Town will press for the full amount of assistance that may be given, either to local authorities or "public utility societies," in order to overcome the great and special difficulties of the times. It may well be, however, that such assistance will not be granted unless the directors can show that there is a very definite demand for the immediate provision of houses