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CANADIAN ILLUSTRATED NEWS.

Montreal, Saturday, July 3rd, 1875.

OUR NEW VOLUME.

With the present issue, the CANADIAN ILLUSTRATED NEWS enters upon its twelfth volume. Our readers cannot have failed to notice the improvements which have been introduced into every department of the journal, and the steady progress it has made in the special mission traced out for it. Indeed, the large and constantly increasing patronage we have received is a proof of the public appreciation with which our efforts have been viewed and it will serve as an incentive to still further endeavour to make the paper the best of its class and a welcome visitor into every household of the land. We cannot repeat it too often that ours is a national undertaking connected with the advancement of the fine arts and high-tone literature in Canada, and as such deserves the encouragement of every Canadian family.

The inducements we have offered in the shape of a Premium Chromo have, we are pleased to be able to state, been largely productive of good, but we may take this opportunity to urge upon all subscribers in arrears the necessity of prompt settlement. Those who cannot remit the whole of their arrearages should do so in part, for while the sums are trifling, as regards each individual, they form a considerable total to us, all of which is intended to be merged into the paper itself for the purpose of beautifying it and increasing its features of attraction. Let all our friends show their good will, and each one do his share towards increasing the circulation of the CANADIAN ILLUSTRATED NEWS.

DWELLINGS OF THE POOR.

This is a subject particularly adapted to the character of a family journal such as ours, and, by reference to the files of the CANADIAN ILLUSTRATED NEWS, it will be seen that we have taken frequent occasion to examine it in its various phases. We return to it again to day, impelled thereto by the renewed interest it has recently awakened in American scientific and sanitary publications. The tenement system, as known in large European Cities and in New York, is just creeping into Canada, notably into Montreal, and it is to guard against its many hygienic and moral abuses, that we desire to call attention to the admirable mode of buildings for the poorer classes inaugurated in the City of Philadelphia. That city erects real homes for the laboring classes and enables them to become the possessors of their own roof trees. The chief circumstances favoring the erection of this class of houses are the illimitable area of level ground which surrounds the original city, the system of ground rents—a legacy from the day of William Penn—and the co-operative building associations, of which there are hundreds in successful operation. When a poor man, earning a small day's wages, determines to secure himself a home, he goes to the extreme suburbs of the city, about three-quarters' of an hour's ride by street car from the State House, and buys a lot eighteen feet front, on a fifty-foot street, and ninety feet deep, for $200, without paying for it, by entering into an obligation to pay a yearly rental of twelve dollars, or six per cent. As long as this interest on the purchase money is paid annually, the ground-rent landlord, as he is called, cannot demand the principal. He now joins a building association, and takes say five shares. On each share $1 is to be paid monthly, and as there are 1,000 shares, each month $1,000 is paid to the association. Then the money so paid in is put up at auction among the members, and the bidding mounts up from five per cent. premium to perhaps twenty, at which it is knocked down to him. He agrees to pay besides his $1 per month per share—say $5 per month—the interest on $1,000, plus $200, 20 per cent. premium, amounting to $72 per annum. With this $1,000 he contracts with a competent builder, who puts him up a house 14½ feet front leaving a passage of 3½ feet on his 18-foot lot. His house is to be of brick, 32 feet deep, with a well and pump, and a shed over them, and his lot surrounded by fencing seven feet high. His house will be entered by a front door, opening on a parlor, having one window front and one on the side. Passing through the parlor a door opens on a small entry, from which straight stairs rise to the second story. On the opposite side of the entry a door opens into the dining room, lighted with one window, and through this passes to his kitchen, in which is a good range. At the kitchen door stands, under the shed, the pump. Behind this again is the garden lot, 50 by 18. The financial result stands as follows:

He pays ground rent per annum, 6 per cent. on $200	$12
Building association $5 per month, amounting to	60
Building association, interest on loan	72
Taxes $2 per $100 on valuation of house—say $800	16
Total	$160

Thus for $12.50 per month he has a home all to himself, where the morals of his family are preserved from the contaminating influences of the tenement house, where the comfort and domesticity of his household is promoted, and to which he is tempted to add one little thing and another. It is in effect a mortgage which never matures unless there is a failure to pay the interest; or it may be described as a rental which gives the renter a permanent possession of the estate if he promptly pays the rent. So familiar and popular has this mode of conveyance become that all the quotations of vacant lots are based upon this annual rent, or interest on the principal sum.

One of the important elements in this transaction is the building association. The relation of the laborer to this organization is thus stated: He borrows $1,000 in cash, agreeing to pay $1,200 and the interest; he stands charged with $1,200. Paying $60 per annum, it would take him twenty years to pay up $1,200. But at the end of the time, his shares being worth $1,200, he stops paying, and the house is his own. In fact, however, he is a participant in the profits; the premium and the interest he pays going to reimburse himself, and it only takes in practice ten or twelve years to put him in absolute possession of his home. As regards the building association, he in one relation represents the capitalist lending money and taking all the profit made by lending; in his other relation he is the borrower, paying for the use of the money. It ought here to be noted that the associations advance their money only on abundant security; and that also they are managed at very small expense and with perfect honesty. Not only, however, are such houses built by the owners, but whole blocks are built by large building firms, and afterwards retailed off to buyers, who get their money from the building associations. The building association illustrates the power of the aggregation of small sums, and is a most beneficent institution, promoting the habit of saving, and preserving many a man from squandering a mechanic's fortune, which consists in his possible savings.

In an exhaustive paper read before the N. Y. Public Health and Dwelling Reform Associations, Dr. Stephen Smith refers to the need of the erection of new and improved tenement houses in New York and other large cities. He holds that this reform should be carried out by private enterprise, or as a municipal measure. In London, a large number of associations have been formed for this purpose, and latterly they have become remunerative investments. They purchase the land, tear down the old buildings, and erect new ones, well adapted to the varying conditions and wants of the poor.

One of the most remarkable instances of municipal reform of the homes of the poor is now in progress in Glasgow, Scotland. Under the provisions of the Glasgow Police Act, of 1866, the trustees, who are members of the town council, are authorized to borrow $6,250,000 on the security of the assessment and property acquired by them. With this fund they are empowered to purchase, under proper regulations, such poor districts of the town as they may deem proper, destroy the worthless dwellings, lay out these areas on sanitary principles, rebuild, and sell the property thus acquired and improved. The plans were perfected at once, and the purchasing of the property needed commenced with vigor. It covers forty areas, in the worst of which, and in portions of the others, the population was housed at the rate of 1,000 persons to the acre, or 640,000 to the square mile. In these plague spots and fever nests the death-rate was as high as 70 in the 1,000 before the improvements began. The plans of the trustees involved the purchase and demolition of upwards of 10,000 houses which no structural alterations, however extensive, could make healthy residences; the gradual removal and spreading of the population resident there; the laying off the ground in open spaces, and formation of forty new streets to be cut through the center of the new district; removing-sanitary evils and affording commercial facilities; and the resale of the surplus lands for the erection of modern buildings, subject to the conditions, provisions, and restrictions of the act.

It was not until 1870 that the purchases could be so far perfected as to allow of the improvements to begin, but since that date the population has been gradually displaced without hardship to any one, and the areas reconstructed and partially rebuilt, with the most gratifying results. The health officer writes: "It is difficult to believe that districts through which any one may now walk with perfect safety were formerly the scene of many murders, robberies, and assaults of the most aggravated character." The official report of the police authorities states: "Through these operations the city has been cleared of the foulest dens of crime and profligacy, and their occupants been scattered amongst a population breathing a purer moral atmosphere."

ANOTHER COLONIAL CONFEDERATION.

It was Lord Carnarvon who, as the head of the Colonial Office, had the honor of linking his name with the Confederation of the British North American Provinces, a master stroke of statesmanship which has done wonders for Canada, and made every name connected with it an object of lasting national gratitude. The same noble Lord, who again presides over the Colonial Department, seems disposed to try a similar experiment with the outlying Colonies of South Africa. Our latest London exchanges give us full particulars of this project which we think sufficiently interesting to lay briefly before our readers.

The British colonies in South Africa are three in number. The Cape Colony, divided into the Eastern and Western Province, is the largest, the oldest, and the most considerable. Originally colonized by the Dutch, it fell into the hands of Britain eighty years ago, and with the exception of a brief cession after the Treaty of Amiens, it has remained there ever since, and has become a thoroughly English colony, though the majority of its white and half-breed inhabitants are still of Dutch descent. Natal also was founded by the Dutch; in 1837, a large body of Boers migrated from the Cape to the East Coast beyond the Drakenberg mountains, and so successfully warred down the Zulus that the Imperial Government was compelled to interfere, and to declare the territory a British possession. Neither the Cape nor Natal has shared as largely as might have been expected in the great British emigration of the last quarter of a century; their attractions for settlers have been outshone by those of the British North American and Australasian colonies. The population of the Cape is less than 600,000; that of Natal less than 300,000; and of these probably about a quarter of a million in the two colonies are of European blood. Griqualand West, the latest recognized of British colonies, is the territory that extends from the Orange River to the Batlapin tribe, about 140 miles in breath by 180 in length. It fills up in some form the gap between the Cape and Natal. The rush to the diamond fields in the summer of 1871 led to a state of things which induced the paramount native chief to petition for its annexation, which was accordingly proclaimed in October 1871. In 1873 it was erected into a Lieutenant-Governorship. The population is estimated at 40,000, of whom perhaps 15,000 are whites. Besides the three British colonies there are two Dutch Republics in South Africa. The Orange River Free State was colonized by the Dutch Boers for the same reasons that prompted their original settlement of Natal. It lies inland between the Orange River, which bounds the Cape on the north and its great branch the Vaal, beyond which lies the South African or Transvaal Republic. The Orange River territory was some years after the Dutch settlement declared under British sovereignty. Another Dutch Republic lies beyond the Vaal. This State, which is now called the South African Republic, was formally released from British allegiance in 1852, and in the following year the Independence of the Orange River Boers was also recognized.

Lord Carnarvon invites representatives from all these colonies to a conference with the view of forming a federative union of all the European States in Southern Africa —a work which "would tend to develop the prosperity of South Africa, to sweep away many subjects of prolonged and unfruitful discussion, and to knit together the scattered communities of European race into a powerful and harmonious union, valuable alike for the interests of themselves and of the whole Empire." His lordship states that no pressure must be placed on any State, whether British or Dutch, and that under the federal union it would not be necessary to insist upon a dead level of uniformity in the local Governments.

THE SPREAD OF NEWSPAPERS.

The American Newspaper Directory published by the great firm of George P. Rowell & Co., of New York, has just issued its seventh edition—an imperial octavo, of nearly a thousand pages, teeming with the most valuable information to advertisers in general and to the journalistic profession in especial. It contains the description of seven hundred and seventy-four daily, one hundred tri-weekly, one hundred and twenty-one semi-weekly, six thousand two hundred and eighty-seven weekly, twenty-seven bi-weekly, one hundred and eight semi-monthly, eight hundred and fifty monthly, ten bi-monthly, and seventy-one quarterly publications; a total of eight thousand three hundred and forty-eight, being an increase of five hundred and sixty-four over last year, one thousand and fifty-seven over 1873, one thousand four hundred and twenty-six over 1872, and one thousand nine hundred and ten over 1871.