500,000 People Emerging From Poverty to Plenty

Remarkable Success Crowns the Labors of the Land Commissioners in Ireland

Continued From Page 5

ernment bought out the lands and titles which the people once had to pay for the support of the Anglican church in Ireland. This disestablishment was one of the belated acts of justice which mark the progress of Ireland in the nineteenth century. The first income, about $205,000, was increased later, and capital grants were also made. The present annual income is about $431,000.

PURCHASE OF CLARE ISLAND

One of the earliest and most successful experiments by the board was the purchase of Clare island, off the west coast of Mayo. Here the experts learned to deal with the intricacies that had arisen under landlordism. Most of the land was held by the tenants under the system known as rundale, an almost infinitely complicated division and subdivision. For example, a man 50 years ago rented a few acres of ground and by arduous labor converted it into a farm. As his sons grew up and his daughters married he sublet to sons and sons in law small portions of his holding. As the soil varied in value he did not rent each one a single portion, but a small part of each of half a dozen or a dozen fields. In time these divisions were subdivided, deaths caused new adjustments and allotments, until when the board bought the island only the tenacious memories of the inhabitants could decide the boundaries of each man's holdings. And of course these holdings were scattered. A man who paid rent for 10 acres might have it in 20 or 30 scattered patches. Many a field of a single acre was tilled in tiny plots by six or eight different tenants.

This archaic system of rundale, indeed, has confronted the board in all its operations. Only by infinite patience and infinite tact have the members been able to redivide the lands in such a way as to give each tenant purchaser a compact farm. It was here that they ran counter to complex agreements and prejudices. The man who, by the labor of his hands, had created from stony ground or swamp 20 plots of fertile land could not forget the years of heart breaking labor. The farm offered to him in one compact piece might be as large and as good as his 20 plots, but into each of those tiny patches he had poured his very lifeblood, and it was a bitter wrench to give them up. To allay these suspicions and prejudices and to satisfy the passionate longing of the people for their own lands have been the most delicate and difficult of the board's duties.

BUILT FIVE MILE WALL

Clare island, then, was bought from the landlord for $25,000. There was not a fence on the island, and the cattle and sheep, pastured in common, had to be kept out of the tilled lands by watchers. Moreover, the tilled ground, as I have explained, was divided with tiny, scattered patches, held under agreements and subagreements in bewildering confusion. The board's first act was to build a five mile wall clear across the island, separating the grazing land from the tillage land. This wall cost $8,000. When the tillage land was thrown into a pool, as it were, and divided afresh among the tenants, each man received in one section an equivalent for the scattered patches he had held before. More than 50 miles of fences, running from the main dividing wall to the sea, were constructed, marking plainly the boundaries of each man's farm. In all, the board spent more on these improvements than it had paid for the land. Yet it lost only a comparatively trifling amount. It resold the land for $50,000 to the tenants, who contracted to pay annuities of 3¾ per cent, this covering the interest on the loan and creating a sinking fund that wipes out the debt in about 68 years.

Now mark what was accomplished here. All the interminable tangle of land holding was straightened out, and each farmer received a compact piece of ground instead of a score or more of detached and scattered patches, with a consequent enormous saving in time and labor. The grazing lands were divided from the farms by a wall, and the farms from each other by fences. And the occupiers paid less money annually toward purchase of their holdings than they had paid formerly in rent. Was it worth while?

SELF SUPPORTING COMMUNITY

Clare island is not an abode of luxury, or even of prosperity, as the American farmer understands it. But it has been transformed from an abode of bleak misery to a self-supporting and self-respecting community. In the old days the people were so desperately poor that they were forced literally to defy the laws. A writ for debt was utterly useless, because no one but the inhabitants knew who owned the cattle pastured on the common, and the bailiff dare not seize the animals indiscriminately. Since the readjustment and the change from tenants to owners, the people pay their just debts promptly; they are as peaceable as those in any other part of Ireland and as comfortable as the inhabitants of such an inhospitable land can be. They must still struggle to live decently, but at least the rewards of their labor go to themselves and not to a rapacious absentee landlord.

The French estate had been purchased and dealt with before, and the Leonard estate was taken over later. These three properties totaled 6,690 acres. Several others were added in 1897 and 1898, but it was the purchase of the huge Dillon estate in 1899 which marked the end of small experiments and the inauguration of the huge scheme of resettlement which has been in operation since my former visit to Ireland. The Dillon estate consisted of no less than 93,000 acres, with 4,300 tenants, who paid rentals aggregating $100,000 a year. Most of the land was poor, and most of the farms were "uneconomic"—that is, they did not yield a sufficient return to maintain the occupiers at a decent standard of living.

Yet even this great task was performed without loss to the board, and to the infinite benefit of the people. The total purchase price was $1,625,000, and $350,000 was expended on improvements. Nevertheless, the 4,300 tenants were virtually all provided for with greatly improved holdings, the annual purchase price they pay being less than their former rents, while the board recovered not only the amount paid the landlord, but the cost of improvements as well.

HAPPY AS CHOIR OF ANGELS

Unfortunately, there was little untenanted land in the neighborhood of the estate, and only a few of the tenants could be moved. But by the building of roads and fences, and the construction of extensive drainage works, the direct value and fertility of the land were so greatly enhanced that the condition of all the tenants was vastly improved. Probably half of the farms are still uneconomic, but half of these will gradually be made economic within a few years by better agricultural treatment. Meanwhile the Dillon estate tenants are virtually owners of their lands, and are "as happy," as one of them said to me seven years ago, "as a choir of angels." One of the most important improvements, of course, has been the erection of some hundreds of neat, comfortable homes in place of the wretched houses formerly used. These we shall describe as we make a tour of the big property in later articles.

Prior to the passage of the land act of 1903, the board purchased 46 estates, with a total area of about 175,000 acres, and tenants numbering more than 6,500. The total purchase price was about $2,850,000, and $950,000 was expended in improvements. (The board paid for purchased lands out of advances made by the land commission. As each holding was resold to a tenant, the commission wrote off a corresponding part of the debt.) On all these large undertakings the board's loss was $175,000.

The act of 1903 marked a new stage in the work. It not only increased the financial provision, but gave the board a freer hand in buying untenanted lands and migrating families from congested districts. But it had numerous defects, and these the Irish parliamentary party seeks to remedy in the bill now pending.

WRIGHT TRIUMPHS IN AIRSHIP TEST

Carries Army Lieutenant in Ten Mile Flight at Speed of 42 Miles an Hour

Continued From Page 5

trend made it necessary to climb rapidly to get up in the air above the hills."

Even more dramatic than its departure from Fort Myer was the advent of the aeroplane and its passengers at the southerly turning point on Shuter hill, just outside of Alexandria. There the usual crowd was gazing eagerly into the sky.

The detail of cavalry on duty to keep back the people forgot the purpose of their presence and sat rapt upon their horses watching the blurred apparition.

It was quickly seen that through some miscalculation of steering the aeroplane, if it kept a straight course, must turn the stake balloon from the east to the right instead of from the west to the left, as had been expected. Suddenly the navigator "put his helm over" and the craft, with a sharp list to starboard, so to speak, cut across the course and turned the aerial buoy from the west. Undoubtedly he lost precious seconds by the maneuver, but it afforded a splendid exhibition of the aeroplane's responsiveness and perfect dirigibility.

Beyond the high promontory of Shuter hill the aeroplane was easily 300 feet above ground, but the trees and buildings on the hill called for a still greater altitude to clear them. The watching crowd clearly saw the foreplanes tilted, the great canvas bird breasted another air wave and rose into a higher stratum.

The fantastic craft swept by. Wright and Lieutenant Foulers could be distinctly seen, the former very much engrossed in the manipulation of his levers, the soldier calmly scanning the distance where the triumph was to come.

General James Allen, chief signal officer of the army, announced after the flight that the training of Lieutenants Lahm and Foulers in the operation of the aeroplane will take place at some point on the Potomac river near Washington, where the ground is more level and freer from obstructions. There will be no more flights at Fort Myer.

Tomorrow the official board will determine the speed made today. It is said that it exceeded 42 miles an hour. The Wrights will therefore receive $30,000, including a bonus of $5,000 for their aeroplane.

Starts Well, but Fails

[Special Dispatch to The Call]

CHICAGO, July 30. — A mysterious nocturnal visitor that had been disturbing residents of the north and northwest sides of Chicago made its appearance in daylight today and caused even more of a sensation than it did on th night trips. A lone man astride a frame, swung below a huge gas bag, sailed in the air over Ravenswood and then started on the first daylight test of his machine. The aeronaut was William Mattry, who invented the ship in which he made the flight today.

The gas bag was inflated in the Gunther ball park at North Clark street and Leland avenue, and the airship then was towed across the park and allowed to rise.

Mattry then mounted to his seat and started the machinery. The motor whirred encouragingly and, with a word to his assistants and the small crowd gathered there, the inventor cast loose and rose in the air. Circling the field once, Mattry headed for the west, and at a height of about 1,000 feet made rapid progress across the city.

Mattry guided his craft high above the roofs west as far as Warren avenue, and then sweeping in a big circle he headed for the city. In making the turn, however, something seemed to go wrong with the motor, and although it was started several times the propeller worked erratically, and when Webster avenue was reached a descent was made on the roof of the Rader, Ross & Co.'s lumber shed.

SICK HEADACHE

CARTER'S LITTLE LIVER PILLS.

Positively cured by these Little Pills.

They also relieve Distress from Dyspepsia, Indigestion and Too Hearty Eating. A perfect remedy for Dizziness, Nausea, Drowsiness, Bad Taste in the Mouth, Coated Tongue, Pain in the Side, TORPID LIVER. They regulate the Bowels. Purely Vegetable.

SMALL PILL. SMALL DOSE. SMALL PRICE.

CARTER'S LITTLE LIVER PILLS.

Genuine Must Bear Fac-Simile Signature

Brent Good

REFUSE SUBSTITUTES.

TARIFF REPORT IS OPEN TO CRITICISM

Reductions Said to Be Not Seriously Made in Interest of Lower Prices

Administrative Features of Bill Find Favor With Critics at Capital

Continued From Page 7

will be printed together as one document.

President Satisfied

WASHINGTON, July 30.—President Taft expressed himself today as pleased with the tariff bill, as agreed to by the conferees last evening. It is known he is not entirely satisfied with all of the bill, and he told several of his callers that it would be a miracle if a tariff bill could be designed that would please everybody.

The president said there were a great many things about the bill that he was delighted to have had a part in, and that he would be equally delighted to sign and defend the measure in its finished state.

President Taft made it plain that he was invited into the conference before he attempted to give advice which finally brought about a settlement of the controverted points. In addition to inviting the views of the president, the conferees went so far as to take votes on certain schedules, the decision thus reached to stand only in the event of its meeting the president's approval.

Without attempting to go into the details of the schedules recently in controversy, the president declared today that in a great many ways the new tariff law would be a marked improvement over the Dingley act.

The president pointed out as great forward steps the enactment of the Philippines tariff, the corporation tax, the establishment of a customs report, the adoption of the new maximum and minimum provisions, the establishment of a commission to advise the president in the operation of the maximum and minimum clause and on matters generally connected with the tariff.

As to the corporation tax, it is said that the president let it plainly be known that while he was much in favor of such a tax, he was not so wrapped up in it that he was willing to sacrifice downward revision just to have it adopted as a part of the tariff bill. While the corporation tax was adopted in the nature of a substitute for the income tax the president declared that the end attained in submitting to the states the proposition for an amendment to the constiuion permiting the enactment of an income tax was one of the triumphs of the present fight. No constitutional amendment has been adopted since the days of the civil war.

SUPERVISOR BURKE HAS EXCITING EXPERIENCE

His Horse Becomes Maddened With Burr Under Saddle

[Special Dispatch to The Call]

SAN RAFAEL, July 30.—Supervisor M. Burke had a narrow escape from death today at the Valencia deer camp when the horse which he was riding became enraged at a burr, which some miscreant had inserted under the saddle blanket, and, after dashing over fences and through underbrush with the rider, suddenly stopped near a stream and threw Burke into the water.

Burke, unaware of the hidden burr, led the horse over to a fence in order to mount. As soon as his heavy weight pressed down upon the saddle the horse appeared to go mad. He rushed through the camp kicking and bucking, leaped a meadow fence and stampeded a herd of cows.

The horse then ran toward a creek. Although Burke put up a hard fight to keep astride the animal's back, he was finally tossed off into the stream, escaping with a ducking.

SEEKS TO OUST LESSEE—Santa Rosa, July 30.—Former Congressman Thomas J. Geary filed a suit in ejectment here today for former President A. W. Foster of the Northwestern Pacific railroad company against L. C. Cnopius and damages in the sum of $1,000 and rents from July 23 of $500 for the Camp Vacation grounds on Russian river.

WOULD ABOLISH TENDERLOIN DISTRICT—Santa Rosa, July 30.—The first prosecution by the district attorney's office in the effort to break up the redlight district in this city was begun before Justice A. J. Atchinson today when Eva Lowell was brought to trial. Most of the day was occupied in securing five jurors, after which an adjournment was taken until Tuesday.

HOTEL DESTROYED BY FIRE—Redding, July 30.—The Oaks hotel, located midway between Anderson and Redding, was destroyed last night by fire caused by the overturning of a lamp. Loss, $1,500.

Rent Your Rooms

If you will drop a line to "The Ad Man," care The Call, or phone Kearny 86, we will be pleased to call on you and explain how you can rent your rooms.

Real Estate Values in City Comparatively Low

Progressive Broker Reviews Conditions in Seattle in Support of Local Contention

R. E. Fazackerley, assistant secretary of Baldwin & Howell, believes that a man who is in the real estate business should travel during his vacation and learn what other cities are doing in the real estate way. There is one thing which Fazackerley does which should be copied by other real estate men. He puts his impressions down in black and white for the benefit of his fellow citizens, and thus spreads abroad the result of his investigations.

It will be remembered that three weeks ago it was stated in these columns that real estate values in this city, as compared with real estate values in Seattle and at Los Angeles, were low, and this statement is borne out by the investigations of Fazackerley, who looked into the real estate question while in Seattle.

SEATTLE VALUES A PUZZLE

He says: "I have not been able to fathom realty values in Seattle. Except for a block at the bay shore, Seattle is on rising ground and so are its realty values. One must admire the spirit of enthusiasm of its people. They have great faith in their city and place their money on it. Seven, eight and ten story buildings are on every side. It has more hotels than any city of its size I have seen. An ordinary lodging house must pay $10 a room a month rental; apartment houses get better rents than in San Francisco; store rents are also higher; dwelling property is fully one-third higher than in Portland, and in comparison twice as high as here.

"I was pointed out select residence property held at $250 a front foot, where I considered the surroundings could not compare with our Presidio heights or Presidio terrace lots at $150 a foot."

CITY OF ENTERPRISE

While Fazackerley admires the spirit of enterprise at Seattle, he regrets that San Francisco property owners have not shown similar zeal. It will be remembered that on one of E. H. Harriman's recent visits to this city he asked what we had done to cut down our hills, and when told "Nothing," he referred to what had been done at Seattle. Fazackerley says:

"Seattle is taken up with the removal of large areas of hill land, and doing it in phenomenal shape. It has been a great undertaking and effected a great change in the contour of Seattle, a veritable city of hills.

"The work done has cost millions and compelled many owners to sell their property rather than pay for the work. The sluicing and disposal of the debris by car has been very slow.

EXAMPLE TO FOLLOW

"San Francisco is blessed with a fair level area on its water front, but should awaken to the realization of what it is costing Seattle to get what we can add to our present advantages by extending our level area on the water front at a small cost.

"It is too bad that Rincon hill sets at our water front a bump of obstruction, of no earthly benefit in its present shape, rendering the property of nominal value. If the owners would only open their eyes and awaken to the importance of the location of their property they would not delay in leveling this hill.

"The merchants' association appreciates what these points mean, and are making some impression in getting the roadway of Beale street cut down. The entire Rincon hill section from Howard to Brannan and Main to Third streets should be graded. Even to correspond to the present grade of Second street from Howard to Brannan it would be an admirable improvement. The level of Second street at Folsom is 42 feet above sea level, and at Brannan street 27 feet above base."

OTHERS HAVE TROUBLE

Portland, according to the assistant secretary, also has trouble over its water system, and the newspapers there are loud in demanding improvements, and in speaking of them he said:

"They are having a trial with their water system at Portland. The city pipes its water about 30 miles, and under a system of general charges has been losing money. A schedule of meter charges on all services was adopted, by which matters were made still worse. Dwellings formerly compelled to pay a flat rate of one to two dollars were reduced to 25 cents. Public criticism of the management of the water system has been rampant. The newspapers say there is something wrong somewhere."

PORTOLA FESTIVAL

Fazackerley makes a good suggestion with regard to the approaching Portola festival. He is of the opinion that it should be more widely advertised, for he remarks:

"I saw a few scattered stickers announcing our great Portola festival in the northwest. Every one going should spread a few to attract those seeking the fair for diversion. Then we should consider we have provided millions for improvements and we should do what they do in the north. Nobody allows a visitor to leave the city without seeing their improvements. They make it a business to let their light so shine that all know their good works.

"I should like to see our public officials put on a little show of what they are doing with public enterprise that will shine alongside of the efforts of our private achievements of the last three years. Our movements for the bettering of our city will then accomplish something in the eyes of our visitors to the Portola festival, and harmonize with what has been accomplished by individuals. We have a harbor, a city, and a rich inland empire productive and rich in natural resources. We must show others and make them see whereof we speak."

BUILDING IS BRISK IN HAYWARD PARK

Pay by the Month Proves a Strong Attraction

No home building proposition has attracted more attention than the plan being carried out in Hayward park at San Mateo by Baldwin & Howell. They have been selling lots in this tract for some time, but their pay by the month bungalow building proposition is a recent development devised principally to build up the tract.

"We found that too many people were inclined to buy lots in Hayward park for speculation and that a sufficient proportion of them were not building," said Frank S. Grummon, the San Mateo representative of Baldwin & Howell. "Every one knows that property always brings more money when it is in a built up neighborhood, and as we had many thousands of dollars tied up in Hayward park and believed we would be warranted, after a while, in raising prices, we have set about to encourage building in order to make the remaining lots more valuable.

"It is a business proposition, and every cent we loan to those who build will come back in time from the increased value each bungalow will give to all adjoining lots. We are simply doing on a large scale what many shrewd home seekers do in a small way when they buy these lots—build on the middle one and sell the one each side of them at a profit on account of the attractiveness of their own home."

MRS. JAMESON ARRAIGNED—Mrs. Anna M. Jameson, wife of a bricklayer, was arraigned in Police Judge Conlan's court yesterday on a charge of passing a fictitious check. The case was continued till August 5.

WILL BUILD RESIDENCE IN PRESIDIO TERRACE

Mrs. W. W. Van Arsdale Having Plans Prepared for Home

Mrs. W. W. Van Arsdale, who has disposed of her residence at the northwest corner of Scott and Jackson streets to the Sacred Heart academy for a figure approximating $150,000, has purchased through Baldwin & Howell lot 12 in Presidio terrace for $9,500. The lot has a frontage of 70 feet in the main avenue in the terrace and an average depth of about 120 feet. Mrs. Van Arsdale has employed Charles F. Whittlesey to prepare plans for a handsome residence on the lot, which will be completed in a few days, and work will be commenced in all probability within the next 30 days.

Another recent sale in the Presidio terrace was made by Baldwin & Howell to Attorney Frank V. Keesling, who purchased lot 20, the size of which is about 50 by 130 feet, for $7,500. A residence costing about $12,000 will be constructed by Keesling at once on this property.

Other residences in course of construction in Presidio terrace are as follows: One by Dr. C. F. Welty on lot 18, costing about $15,000; Paul T. Carroll on lot 11, costing about $10,000; Arthur A. Brown on lot 10, costing about $15,000; Walter G. Sachs on lot 27, at a cost of about $12,000; the M. Fisher company is constructing a residence on lot 25 to cost about $10,000.

INCOME TAX WANTED—Montgomery, Ala., July 30.—Both houses reported favorably today the national income tax amendment.

Selling Service

We sell more than gas. We sell gas plus delivery and the two combined are covered in the term "gas service."

This service differs very much from the delivery department of a mercantile house or dairy. It is constant every one of the twenty-four hours and 365 days in the year. It is at your command instantly for the case of sudden sickness in the early hours of the morning as easily as it is for the preparation of the midday meal.

It is a service that must be prepared at any and all times to be sufficient to the greatest simultaneous demand. Everyone appreciates the fact that many more gas burners are in operation from 5 to 8 o'clock in the evening than during any other period of the day. It is also apparent that the darker and shorter the day the heavier will be the gas consumption.

Our works must be large enough to care for the maximum demand of the average day, and the maximum demand of the shortest and darkest day in the year. This means that during the most of the time a big percentage of our capacity stands idle.

Besides this we must at all times, in our gas holders, retain a large reserve supply of gas to be used in cases of accident or emergency at the works.

SAN FRANCISCO GAS AND ELECTRIC COMPANY

Copyright 1909

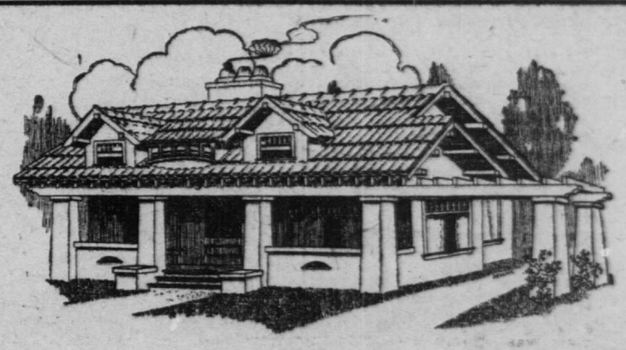
Big Kearny Street Piano Store Ready for Business

This morning marks an epoch in the history of the piano industry in San Francisco. Our great store, at 135-153 Kearny and 217-225 Sutter Sts., is open for business today. More than a year has been consumed in its construction, and it stands out today as an example of the highest development of commercial architecture and the most perfectly adapted building in the West to the needs of the business for which it was designed. While some details remain yet to be completed before our formal opening is announced, we have been receiving and placing on our floors carload after carload of the finest products of the largest Eastern factories until about four hundred pianos are now on display on the upper floors of our big, new home. We are ready now to show this magnificent assortment, and to offer to intending purchasers better pianos at smaller prices than ever before in San Francisco.

The Wiley B. Allen Co.

KNABE PIANOS

135-153 Kearny and 217-225 Sutter Sts. Oakland, 510 Twelfth and 1105 Washington Sts. Other stores: Los Angeles, Sacramento, San Jose, Stockton, San Diego; Phoenix, Ariz.; Reno, Nev.; Portland, Ore.



"You've got the best building proposition for the man of small means that I ever saw," said a prominent San Mateo capitalist to a member of our firm yesterday.

"Hayward Park is the coming location of hundreds of homes," he continued, "and any young man who will take up the proposition you are offering and who will be careful to keep up his payments will not only soon find himself in complete possession of a home, but will find that during the time he has been paying for it, values have been increasing and he will have a piece of property worth considerably more than it cost him."

"Yes, but why do you think this property will ever be worth more?" said another member of the party.

"I'll tell you why," he answered. "It's mostly because of geographical conditions. San Francisco is a peninsula and the point of this peninsula is unquestionably destined to become a great commercial center. Now, people have to have homes, and they are getting so they want fresh air and flowers and gardens. They are thinking more of their health than ever before. They won't be satisfied with flats and tenements, they don't like to cross the bay on account of fogs, so where else can they go except down around San Mateo? Every bit of desirable residential land around San Mateo will be taken up and much of it will be sold again and again within the next five years at a profit at every turn."

"Well, it certainly looks like a good opportunity for the installment buyer who holds on," replied the other party. "People pay rent anyhow, so they'll be ahead, no matter how you figure it."

—So if you want to make some money—

—And you want to own a home—

—And be independent of landlords, and have a garden where your little wife can potter around among the flowers and drink in the sunshine—

—If you are interested in living in a place where you can stretch out in a hammock under the roof of your own porch; where cobblestones are only used for chimneys and foundations; where dust is unknown and fogs are forgotten, then read the following proposition:

HAYWARD PARK

—We will agree to advance the cost of any house any one wishes to build in Hayward Park providing they buy the lot of us and pay cash for it.

—If the house is not too expensive we will require nothing further down and let you pay for it by the month like rent—

—We will make you a proposition that will fit your bank account and your income and allow you to build just the house you like the best.

—We don't want any one to hesitate about seeing us on this proposition, because there will be no harm done if, after talking confidentially, we find it wouldn't be advisable for you to go into it.

—Buying a home on installments is always a success if everything is understood at the start, so be sure to talk to us and see Hayward Park before you decide to accept any proposition from anybody.

BALDWIN & HOWELL

SALES AGENTS

318-324 Kearny Street, San Francisco

FRANK S. GRUMMON, San Mateo, Resident Agent.