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alone would necessitate a large increase in the number of cars, and consequently increased working expenses and fixed charges, for the same revenue." The Tramways Committee consider that even half-mile halfpenny stages on the main routes would cause loss of revenue. The experience of other towns lends considerable support to this view, but where the tramways are yielding a high profit the question may be raised whether it is better to apply a given sum to relief of rates or to reduction of fares and improved facilities. It is not very easy to give a positive answer, yet circumstances are conceivable where even halfpenny stages which absorbed some of the profit would be more socially beneficial than a slight relief of rates. The consumers' surplus would be very large if these statistics are trustworthy.

STANLEY H. TURNER

Housing Reform: A Handbook for Practical Use in American Cities. By LAWRENCE VEILLER. (Russell Sage Foundation: New York Charities Publication Committee, 1910.) Price \$1.25.

MR. VEILLER, who was Secretary of the Tenement House Committee of the New York Charity Organization Society, Secretary of the Tenement House Committee of 1900, and first Deputy-Commissioner of the New York Tenement House Department created to carry out the recommendations of that Committee, speaks with peculiar authority upon the housing question in American cities, and his book is a welcome addition to the publications of the Russell Sage Foundation.

To English readers it is particularly interesting, both because of the likeness and the unlikeness of the American problem to that with which reformers are struggling in English towns. Here, as in American cities, we have not only to clear away and improve the bad conditions which are the legacy of past ignorance and neglect, but the far more important, if less obvious, task of preventing such conditions from coming into existence again. We have to work out the problem of urban housing; the type of building best suited to different kinds of towns and different grades of occupiers; the bye-laws and building regulations which will effectively prevent bad conditions and yet not hamper building enterprise; the methods of management by which those who are not socially educated enough to treat their dwellings properly may become worthy tenants of decent houses. On all these problems, and the many issues with which the housing reformer

is familiar, Mr. Veiller's work throws much light; he is suggestive, thoughtful, and always interesting.

Fortunately, perhaps, for us, we have no conditions quite like those of New York, which are, indeed, abnormal. "In no other city is the mass of the working population housed as it is in New York; in tall tenement houses, extending up into the air fifty or sixty feet, and stretching for miles in every direction as far as the eye can reach. In no other city are there the same appalling conditions with regard to lack of light and air in the homes of the poor. In no other city is there so great congestion and overcrowding. In no other city do the poor so suffer from excessive rents." In England, we may add, the type of working population is entirely different. New York has to house a mass of varied nationalities in many stages of civilisation. In parts of London, and in some of our great ports, we have the same conditions, but not on so large a scale. Moreover, the difficulty which pervades all American social work, that of purifying municipal politics, of passing and administering legislation under the auspices of a corrupt party machine, is not one which we have to face. Allowing for these variations, however, many of Mr. Veiller's sensible recommendations and suggestions for securing improved laws and their proper administration, will commend themselves to English workers. Some of them are already, and have long been, embodied in our housing law, others are yet only in the air. In some ways the American standard is in advance of ours; for instance, Mr. Veiller says of New York workmen's dwellings, that "in 86 per cent. of all the new houses erected private baths for each family have been provided without compulsion by the builders, of their own volition." Improved legislation and better administration alone will not solve the housing problem. We have still to educate the tenants and the landlords, and it is interesting to note that Miss Octavia Hill's work has spread to America, where "excellent results have been obtained in Philadelphia by the work of the Octavia Hill Association." Mr. Veiller ends his excellent little book, with "a chapter of *Dont's*," most of which should be laid to heart by housing reformers. "Don't attempt to legislate first and then investigate afterwards." "Don't complain of the enforcing authorities until you are familiar with their methods of administration." "Don't cease your efforts after you have passed a good law."

No doubt Mr. Veiller will correct an irritating confusion of sheets made by his binders when he produces a second impression of his book.

L. FISHER