

BIG LANDLORDS' UNTAXED WEALTH

Campaign by Duke of Norfolk Leads to Exposure of Debt Evading System.

HIMSELF GREAT BENEFICIARY.

London's Artstocratic Ground Landlords Own Nearly All Real Estate and Escape Taxes.

Special Correspondence. ONDON, March 1 .- His grace, the Duke of Norfolk, Earl of Arundel, Surrey and Norfolk, Baron Fitz-Alan, Clun, Oswaldestre and Maltravers, earl marshal, hereditary grand

to his property from the increase of the town, and so on, without making any special contribution to the rate for the benefit of the community?" And the agent, as the mouthpiece of the champion of the oppressed ratepayers, answered. "I do." Very few people in London know even the names of the owners of the land on which they live, yet nearly the whole of London is the monopoly of a few families who draw enormous revenues under the London leasehold system. They hardly ever sell any of their property outright. They seldom build themselves. ERECTED BY OTHERS.

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ERECTED BY OTHERS. The vast majority of the buildings which stand on their estates, as in the case of the Duke of Norfolk, have been erected by others. They grant leases, varying from 20 to 30 years up-wards, at the expiration of which time the property with all its improvements that have in the meantime been wrought upon it becomes theirs again outright. A great ground landlord will for instance, lease slum property for building purposes. At the end of 20, 30, or 40 years, he or his family gets it all back, transformed into fine residences, business offices or shops. In the mean-time he has been extracting a handsome ground rental from the property and the occupants of the buildings have paid the rates.

The extent of the princely incomes obtained by the ground landlords from their London estates it is impossible to ascertain accurately as there are no eturns made on the subject and the investigations of public bodies are not welcomed. But it has been estimated by an expert that the Duke of West-minster gets \$750,000 a year from his London property; the Duke of Bedford \$500,000; the Duke of Portland \$400,000, and Lord Portman \$300,000. "New Life" Ruined Archduke's Bliss.

The Queerest of its Kind in Existence is the Swiss Sect of "Nature's Children,", Whose Primitive Manner of Life and Scanty Attire, Have Proved So Attractive to Nobleman's Wife That She Refuses to Give Them Up.

Special Correspondence. ONDON, March 1 .- Through the di-

vorce proceedings recently begun by Herr Leopold Wolfling-formeriy the Archduke Leopold Ferdinand-against his wife, the one-time concert singer Wilhelmina Adamovics. the colony of "New Men" or "Nature's Children" on the shores of Lake Maggiore, has been brought into unexpected prominence.

Surprisingly little has found its way into print, however, about the members of this sect-which is surely one of the freaklest in existence-and its queer history, despite the world-wide attention that was attracted by the earlier stages of the trouble which Frau Wolfling's wholesale adoption of the "New Life" principles made between her and

her aristocratic husband. I am glad, therefore, to be able to send what is likely to be the first account published

cantons, and especially in that of Tessin, which borders on Lake Maggiore. ever, well Half an hour from Locarno, in a most beautiful situation, is Ascona, near which village on Monte Verlja-the 'Mount of Truth"-the "New Men" have founded their home. The "Mount of "Truth" is 500 feet above sea level, and here are gathered some 25 men and wonien who make up the settle-

A primitive board fence broken down in many places, surrounds the settlement, to which visitors can gain admittance for two francs. Inside one finds a few small, brown, wooden huts containing very little in the way of household and very infine in the way of nousehold goods and chattels, especially so far as cooking utensils are concerned. The male members of the colony have long. Howing hair and a band of ribbon across their forcheads with mystic characters inscribed upon it. A coarse shirt is the main feature of their wearing apparel, and their general appearance rather re-sembles that of the shepherds on the Jordan. The women also have a long

"new life." With some persons, how

"new life." With some persons, how-ever, it seems to agree remarkably well. Last year a famous Parisian critic arrived in a deplorably low state, and left a month afterward in robust condition. Visitors come from all coun-tries to try the cure, but most of them give it up after a brief trial. Not all the members live in the same manyer. Some prefer a but in a shel-tered nook in the forest, while others choose the steep fillside. Out an almost inaccessible rock one finds a lonely but inhabited by a bache-lor. He has long haft and a long beard, both unkempt and uncared for, and his only shirt hangs outside wait-ing for a shower of rain to launder it. This settler prefers the contemplative life and lies dreaming in the sunshine of a future state without toil or care. When he feels hungry he seeks ber-ries in the woods, or desiring some-ting more appetizing, goes to a com-rade for provisions. HOME AMID RUINS.

HOME AMID RUINS.

Another hermit has chosen an covered ruin for his home, where

disgusted with it, became more enam-ored of it than ever. She went the limit in the practise of its tenets, She discorded all her pretty gowns, and adopted the single garment style of dress, sans shoes and stockings. She gave up using her toothbrush and threw away all her hairpins. As beauty un-adorned she was not a success, Leopold, in fact, made slighting comments on her personal appearance, for the diet of "Nature's Children" has a had effect on the temper of an unregenerate man. Finally, he told her flatly that she would have to choose between him and the "new life." And she chose the "new life." expressing a devout hope that the time would come when he, top, woull be ripe for it." CONSULTED LAWYER.

CONSULTED LAWYER.

The archduke consulted a lawyer, with the result that, as has doubless already been cabled to America, he filed a petition with the Geneva court for a divorce from his wife. But the Swiss divorce laws are not so elastic as those of some of the American States. The judges decided that the fact that Mrs. Welfling was "living a life consonant with nature" did not con-stitute sufficient ground for severing the nupcialities that bound her to the the nuprialities that bound her to the archduke.

archduke, seeks ber-ring some-is to a com-to to a life separation by mutual consent. It turned out that although the fair Wilhelmina had become one of "Na-ture's Children," and as such had re-nounced all the pomps and vanities of this world, she still retained a very worldly appreciation of the value of money. She demanded a big price be-fore she would consent to the separa-tion, and by the aid of Leopold's aris-toratic relations she got it.

AUSTRIAN ROMANCES.

Romances have caused quite a shun

tomances have caused quite a slump among Austrian archdukes of late years. They seem to be for the most part an illufilanced lot, and when they fall in love they lose their heads, Leo-pold Ferdinand's friends attribute his

The other such angust lineage and high rank marriage with a woman of the people, according to the special code of ethics that governs royal folk, consti-tuted the one unpardonable sin.

ENCOURAGED BY JOSEPH

But-

A PLANT MARK AND A PLANT AND A

To be wise and love

Is scarcely granted to the gods above

About his time Loopold's married sis-ter. Louise Antoinette Marie, their crown princess of Saxony, had tired o her coarse, boorish husband and feller

anadiy to love with a dapper if Frenchman, M. Andre Ciron, her ch-ren's tutor. Leopoid sympathized of her, and plauned a generational do clopement. Louise was visiting father, the Grand Duke of Tuscous Sathare. On the wishes of Duscous

ARSAW, Poland, March 1,---Never, perhaps, since the "weird sisters" in "Much made their ghastly brew of "dog's tongue, adder's fork and ba-

marshal and hereditary chief butler of England, K. G., P. G., G. C., V. O., has come out in a new role, that of the champion of the oppressed ratepayers. With a rent roll of \$750,000 a year derived from his 50,000 broad acres, and nobody knows how much more from his enormously valuable London property, the premier duke of England isn't worried by the tax col-lector. But he feels sorry for those

who are. As president of the Municipal so-clety, he has issued a flamboyant man-ifesto to the London ratepayers de-nouncing the "progressive" members of the London county council for wast-ing their money and appealing to them to vote for the candidates of his party—the "Moderates" as they are hearty at the fortherming and party-the "Moderates" as they are termed-at the forthcoming county election, as the only means of getting the burden of the rates reduced. The Moderates are opposed to municipal ownership. Just how the taxes are to be reduced by turning the streetcar lines and other public utilities over to private corporations to make money out of instead of curving them for of, instead of running them fo out of, instead of running them for the benefit and profit of the commun-ity isn't clear to everybody. However, that is a debateable question. The duke's intrusion in the campaign has out caused the limelight to be turned or caused the impendant to be turned on him as a shifting example of a great London ground landlord who profits enormously by "uncarned increment" and pays practically no local rates. Whereby the argument is forced home that the best way to lighten the bun den of taxation under which the Lor bur don ratepayers are staggering is to put a fair share of it on the backs of the Duke of Norfolk and other of his ilk.

INCREASING REVENUE.

INCREASING REVENUE. The bulk of the Duke's London property in Norfolk. Howard, Surrey, and Arundel street, Strand, is situated on the site of his ancestor's town house which was leased to speculative bulk or the site of his ancestor's town house which was leased to speculative bulk the eighteenth century and the houses which other men had bulk became the property of the Dukes of Norfolk. The dukes went on letting there and and 30 years' leases, set-ing a premium for renewal every dime. The building of the Thames em-backment resulted in a tremendous property. This enormously costly work was paid for by the ratepayers. The duke outributed nothing to it. Ho merely profited by it by doubling and private hote in Norfolk street was private hote in Norfolk street was private hote in Norfolk street was had expended \$15.000 in improving it, had their real raised on the expira-tion of their fixed on the expira-tion of their fixed on the expira-

had their rent raised on the expira-tion of their lease from \$750 to \$2.750 a year-an increase of considerably over 300 per cent. That was because their own improvements had added considerably to the value of the prop-erty over and above what it derived from public improvements. Thus did the duke increase the poor ratepay-ers' burdens when he got the chance.

SUBJECT OF INQUIRY.

These matters and others of a kin-These matters and others of a sin-dred character were made the subject of an inquiry at the time. Of course the dake did not appear before it in person. His agents attended to the raising and collecting of his rents. To

"You consider, as I understand, that the ground landlord has the right to all the improved value that may accrue

ADVANCED RATES.

The rates in London have increased during the last 30 years from \$20,000,000 per annum to \$50,000,000 per annum or 150 per cent, but no part of this in-crease has been borne by the owners of the land, the value of the land, the value of which has in-creased in equal proportion during the same time. The owners of the \$1,060,-000,000 representing the value of the buildings of London, pay rates amount-ing to \$45,000,000, whereas the owners of the \$2,090,000,000 representing the sep-arate value of the land contribute to the state only some \$2,500,000. In other words, on the property worth in build-ings \$5,000,000, \$200,000 is paid, while on land worth \$5,000,000 the payment is only which has i land worth \$5,000,000 the payment is only about \$5,000.

WILL NEVER PASS.

A bill is to be introduced in parlia A bin is to be announced to partic-ment for the taxation of site values as apart from the buildings standing on them. Of course a bill to lighten the burden of the ratepayers by taxing this source of enormous wealth, which is shared mainly among aristocratic familles, will never pass as long as there is a house of lords which, as one Conis a house of lords which, as one Con-servative speaker the other day de-voutly thanked God for, "has not the fear of the electors before his eyes." But a radical house of commons is pledged to put that fear into it, and then things are likely to happen which may cause his grace of Norfolk to feel a more genuine sympathy for the rate-nexes.

payer. Financially the Norfolk Howards are Financially the Norfolk Howards are a lucky house. They have always been noted for hanging on to whatever they could get or parting with it only for a good price. Thomas, Duke of Norfolk, led the English at Flodden Field when the king of Scotland was slain. For that he was granted the "augmenta-tion" to his coat of arms of a demi-lion pierced through the mouth by an arrow, and \$25 a week. The dukes dropped the half of the Scottish lion long ago but the \$25 was regularly collected until a few years ago when the present duke compounded with the government by accepting a lump sum. accepting a lump sum.

HAVE CRIMSON RECORDS.

In their day, the Howards have fig-ured in some terribly bloody records. Scarcely a generation of the early branches of the family failed to supply Scarcely a generation of the early branches of the family failed to supply either a victim to the headsman, or a wretched prisoner to the tower dun-geons. They have gambled for the crown and paid the penalty. Three times the dukedom has been under at-tainer, but they have always managed to get it back. Sometimes they have balanced matters by removing lesser fry. "Will your grace take wine with me" asked a gentleman of a former Duke of Norfolk, with whom he sat at dinner, and added. "There is a connec-tion between our families." "With great pleasure," sir answered the duke. "though I do not know what the con-nection is." "Why." he was answered, hung up three-and-twenty out of 27 of my family, and you must own that was a tie!" my fa

GAINED BY MARRYING.

The Howards have gained far more by marrying than by fighting. For cen-turies they have mated with the rich-est and noblest women of their times, as is sufficiently attested by many cadet lines of high estate. Their exaited here-ditary positions are now practically

(Continued on page fourteen.)

a America regarding the "Children of Nature," their leader and their record up to date, as well as to send some particularly interesting photographs of the community of which Frau Wolfling s now so zeatous a member. In one of these photographs, by the way, the for-

mer Wilhelmina Adamovics is shown in the scanty costume prescribed for the followers of the "new, free life." "MOTHER EVE" NOTION.

Meantime, as Americans will have leard, the former Archduke Leopold has learned that in Europe, at least, a man cannot get a divorce from his wife because she chooses to model her life after that of Mother Eve before the fall. As a concert-hall singer in Vienna, it may be remembered, Mille, Adam

ovics was famous for her good looks, if not for the quality of her voice, and in order to make her his wife the arch duke sacrificed his rank and all his august titles and settled down as Leopold Wolfing, a plain citizen of the Swiss republic.

Apparently, too, the strangely assorted couple got along about as well as most married folk do after the honeymoon is over, and all might have been well had it not been that on one evil day Leopold, accompanied by his wife, went to pay a visit to the colony of "New Men," which the lady particularly was highly curious to see.

To tired and weary souls whom the world often unkindly cass "cranks," Swlizerland seems to offer a most delightful refuge. There is solitude to be had for the asking in the mountainous

Jordan. The women also have a long chemise kind of dress. Neither men nor women wear either shoes or stock-ings. When engaged in their chief labor in the gardens around their huts they are said to be still more scantily attired. Fruit and bread are their sta-ple food. The bread is cooked on a rough piece of wood after a process in-vented by the founder of the order, in-

tead of being baked in an oven. Vegetables are provided only on very pecial occasions and are eaten with out salt, which is absolutely prohibited as are all other conditions. Animal products, too, are rigidly excluded. There are no Sundays and no holidays on the Mount of Truth. And each week has 10 days, a testimony to the business acumen of the founder.

HEAD OF COLONY.

A former Belgian consul numed Le gouve is the real head and founder o the colony, his authority being largely due to his knowledge of foreign lan-guages, in which he makes the mos guages, in which he makes the most damnatory speeches against flesh cat-ing, the use of solt and the wearing of superfluous clothing. He also depicts in most alluring terms the beauty of the climate of Bonte Verita and the joys of the "New Men's" life. Clad only in his coarse shirt, the former consul used to go to the neighboring market with a donkey cart until the scandalized au-thorities caused him to be arrested for appearing in public in such a guise. So

inorities caused min to be arrested for appearing in public in such a guise. So he now wears a long velvet dressing gown over this undergarment and a hand of orange-colored slik bound across his forehead. Some wonderful cures are reported in

the colony, though the only remedies provided are sunshine and moist clay, supplemented by a diet of apples and nuts. If the seeker after health does not become strong and well on this fare the colonists calmly explain that ft is because he is not yet ripe for the

ries to live entirely at one with nare. His only effort after comfort is own on the tottering walls, which has papered with dry leaves from a ure. neighboring wood. The married members of the colony

- The married members of the colony for the most part live in more comfort. Their houses ar almost pretty and their gardens are better cultivated. But all profess themselves eager to lead the new free life. Some engage in literary work, some in art, but most of them try to do nothing with more or less success. Not every new convert can stand the life. Many break down from exposure to the weather and the meagerly insuffi-cient nourishment and go back to civili-zation and plenty. Others find the life

real hourisanent and go ouck to even sative and plenty. Others find the life insupportably dull and are irrealstibly called back to the outside world and its distractions. Only a few persevere and at present there are no signs of the "New Men" ever becoming very numer-

fall in love they lose their heads, Leo-pold Ferdinand's friends attribute his erratic conduct to an unfortunate love affair which he had 11 years ago, when he was 25. He fell in love with Donna Elvira, the daughter of Don Carlos and was secretly betrothed to her. His parents, for political reasons, would not sanction the match, and the fickle Don-na Elvira put the finishing touch to Leopoid's despair by cloping with a painter. He plunged into dissipation. He became a sort of Austrian Prince Hat and consorted with all kinds of queer and disreputable folk. For a time he professed to be a Socialist. Once he wanted to marry a waitress at a rail-way buffet. His relations cured him of this infatuation by packing him off to an asylum for six months. He had not been out long hefore he fell head over heels in love with Wilhel-mina Adamovics. That caused more trouble in the family. But when he announce his intention of marrying her there was no end of a row. For a man of such august lineage and high To Frau Wolfling the life led by "Na To Frau Wolfling the life led by "Na-ture's Children" seemed an idyllic one. She was sure that if she and her hus-band joined the sect and adopted its practises they would be as happy as turtle doves, and that Leopold would never again yearn for the enervating and d basing luxuries of an archdueal ovictance. x intence

DIDN'T "COTTON" TO IT.

Leopold didn't cotton to the idea very such. He had a healthy but decidedly much. He had a healthy but decidedly arnal appetite, which refused to be atisfied with a det of fruit and bread, and he has an aristocratic aversion to coarse shirts. But finding that Mrs. Veiting was not to be dissuaded, he pure in, thinking that a brief trial of he "new life" would sufface to euro de wife of her infatuation for it. So hey both joined the strange sect which acks to cerain baradise on earth by to regain baradise on earth by is of another Garden of Eden. Leopold's astonishment and dis-his wife, after living the "new his wife, after living the "new for a week, instead of growing



mixture been concocted than that re-cently prepared by a simple minded Polish cook in the hope of regaining his master's favor, and thereby retaining his billet.

AMUSING ALL POLAND.

WITCH'S RECIPE

FOR FINE SAUCE

Terrible Mixture of Liver, Tails,

Eyes and Hearts of Many

Rodents.

KNOCKED OUT DINNER PARTY.

Maids and Grooms Joined Cook in

Weird Incantations About Seething

Caldron of Nobleman's Home.

AMUSING ALL POLAND. The new story, which is now amusing all Poland, recalls the old, in fact, for it appears to have been at the advice of a which that old Dimitri Pavoff pro-duced the "sauce" which came, within an ace of killing his master and his guests when served up to them, the other day. The scene of this incident was an isolated dvor-manor house-and it was because his ancient cook had latterly grown almost incapable that the lord of the manor declared he must be pensioned off. This did not please the venerable "cowdon bleu" who liked his quarters at the dvor far better than a crowded rillage-but. So obtaining a half holiday Pavoff visited a witch, who lived some versts off, and sold love petions and life elixirs to the neighboring peasantry. He reto the neighboring peasantry. He re-urned at midnight, tired but triumph-ant, with a small bundle tucked under

his sheenskin.

ALL BECAME ILL.

ALL BECAME H.L. Next day there were guests to dinner at the dvor. A dish of hare was served up with a sauce for which the cook was famous throughout the district. All praised it: and if some detected a peculiar flavor, they thought it was because the hare had been kept too long. But before they had finally set-ted down to their afternoon's game of cards-to get an appelite for subper-they all became very fly, so fill in fact that most of them by groaning on the floors and sofas, crying for a doetor and declaring they were killed. COOK AND KETTLE,

ENCOURAGED BY JOSEPH. The only member of his family who encouraged him was his younger broth-er Joseph. Joseph told him that in following the dictates of his own heart, he was doing the right thing, thut be-ing an archduke in these days was not all what it was cracked up to be, and that if ever he got a chance to marry such a paragon of perfection as the beautiful and angelle Wilhelmina he would chuck up all his titles without a moment's hesitation to do it. Had not Leopoid been so hard hit by Cupid, he might have suspected the disinterested-ness of his brother's advice, for att that Leopoid might lose by marrying Wilhelminia, Joseph stood to gain. Butand declaring thus were killed, COOK AND KETTLE, At last a doctor came, said they had been poisoned and gave them large doses of salt and warm water. Then he walked across the courtyard to see if the cook would tell him what had been served for dinner. A strange sight met his eyes. An old copper pot, long con-demaed as until for use, hang over the fire. The cook, scooms and kitch-en maids were executing a kind of deanh-dance cound it, hand in binn and singing some nonscieve to the time of a talk song.

THE WITCH'S RECIPE.

"What are you doing there?" mared the doctor, for they made such a noise that they did toi hour him. "The cook boked round and the others ded. "Why do you use that old thing?" the doctor went on. "Its not hi to be in the kitchen!"

"Plane doctor, she told me to bell it in an old copper pol," realist the

who told you to bell what?" asleed the doctor, "You've killed the grathe-folk as it is." constant is bound of the second of the second se

HIS MASTELES PAVOL.

HIS MASTERIS FAVOR. Then the cook with mady beens and pretextations, conformed. The which had been him a recipe for regulning his inver, mice's (alls, solidité cress and the basis of water-tais. These were to be bolled down in a coppar pat is the adding of the mixing stern to be put in one disk as every mest, wait the full ontained a good dose of the concection. The victims of this magic cookery re-strooms nor the muids, to say nothing of the witch can be induced to believe in the same. The functure the cook, the prooms nor the muids, to say nothing of the witch can be induced to believe in the same. They put their indiancestion the same. They put their indiancestion want of fullt.