

Suggests Co-Operative Housing Plan for Town

Committee Formed to Consider All the Details of Co-operative Method to Provide Homes for Timmins People. What has been Accomplished Elsewhere.

(By H. Roy Clifton, Education Director of the Consumers Co-operative Society Limited)

The place we live in is an important factor in our happiness, hardly less important than meat and drink; and we all wish as much and as good as we can for the money we spend on housing. Co-operative housing projects undertaken elsewhere seem to provide a way of obtaining more for a given expenditure on housing than any other way, and in some cases providing their own homes for persons unable to raise the money in any other way. This problem is especially pressing in Timmins, where accommodation is relatively scarce and dear. Some weeks ago a committee was formed to study these co-operative housing projects, and they believe that what has been done in other places can be done here also. The secretary of this committee is Mr. S. W. Woods.

The two largest co-operative housing developments in New York City provide housing accommodation for 860 families. Last year they placed \$19,000 into reserves for expansion of services, and returned to themselves \$19,000 in cash savings refunds on their operations for 1937. These societies operate their own milk delivery and laundry service, grocery store, dairy store and power plant, and provide libraries, playgrounds, drama and adult education classes, bus service, and a children's summer camp for their members.

A very interesting point was brought out by a recent study of comparative costs. A similar venture under private management as a limited dividend corporation showed overhead (legal accounting, advertising and salary) expenses \$15.67 per room per year (Knickerbocker Village); a P. W. A. housing project showed the same charges as \$14.23 per room per year; while in the co-operative housing projects referred to, the overhead charge per room per year was \$4.98.

This is an admirable demonstration in the field of housing of what we all know, that when we take the trouble to do things for ourselves, we can al-

ways do them for a less expenditure of money than when we instruct someone else to do it, and merely pay the bill when it comes. The contribution of our time, effort and thought is not only less expensive than lazily signing a cheque, but it is also much more fun.

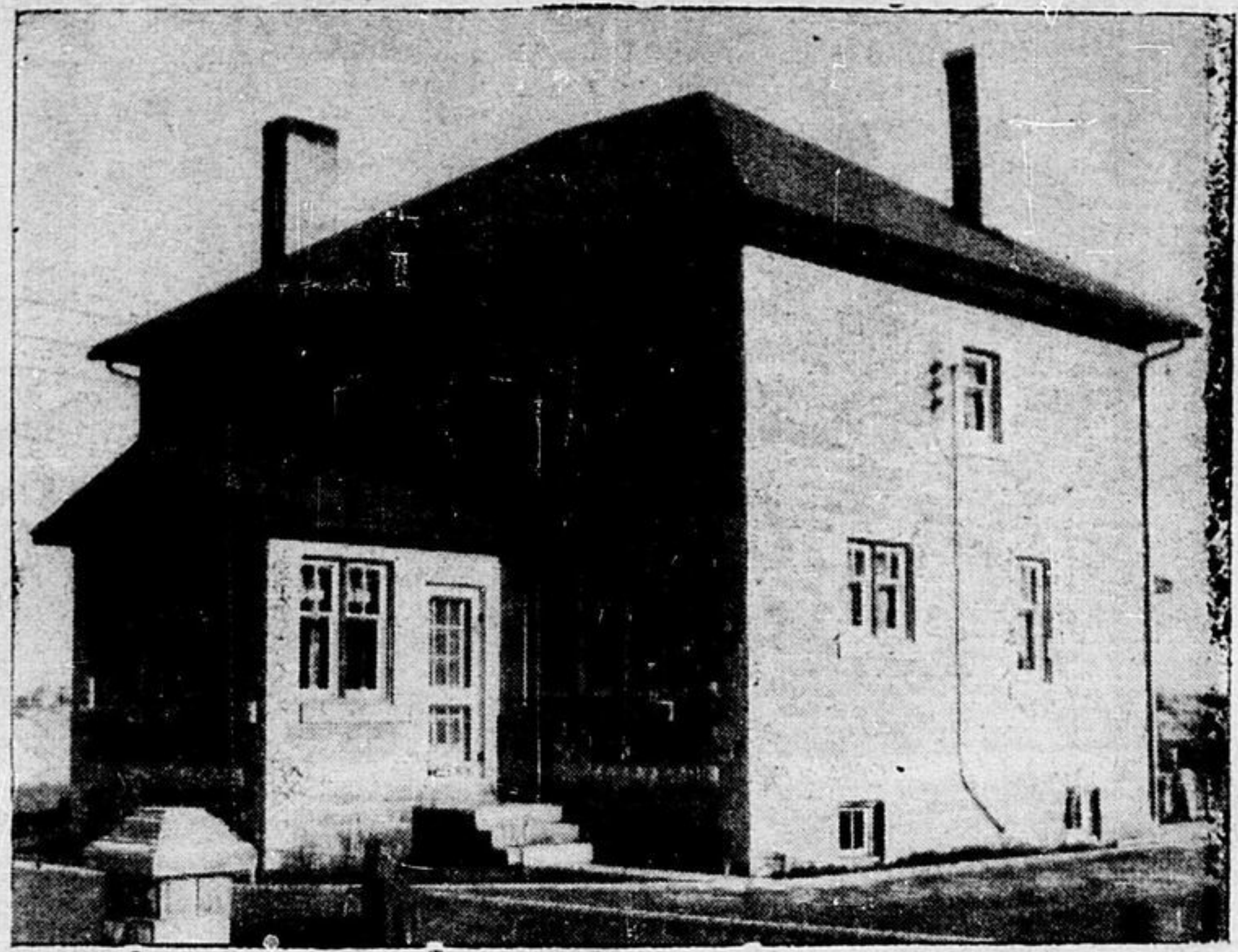
The New York projects, in a high population area, took the form of apartment blocks; the Wisconsin development has taken the form of an estate outside the city, with individual houses for each family. The co-operative method has proved equally adaptable to each enterprise. In each case the entire property is owned by the Society, and in the Wisconsin project, each member has a 99-year lease of his own house, subject to his paying his proportion of the expenses of operation. Each member, irrespective of the value of his house or the amount of his investment, has one vote and only one, in the affairs of the society. No person is admitted a member unless he signs a statement of intention to build a home in the estate as soon as possible; in other words, the membership is confined to persons who desire homes, not an investment.

To avoid any standardization of design or materials, the society has retained an architect to draw plans to suit the needs and tastes of the individual members. Many economies of mass purchase of land improvements materials and services have been effected. For example, the land purchased was farm land, sub-divided by the society itself.

The objective of co-operative housing societies does not stop at the erection of a group of houses at a substantial saving, but also includes the building up in the minds of those who occupy the houses, of the sense of fellowship and neighborliness, without which any group of dwelling, however beautiful to look at, will never begin to be a community in fact. For this reason, as well as to ensure financial stability, selection on the basis of character (not on a basis of wealth) is characteristic of the co-operative housing society.

As every resident of Timmins is aware, the conditions of growth in the

CEMENT BLOCK HOME



Residence of Mr. Alex Miller, manager of the Northern Cement, Brick, Block and Tile Co. A fine example of cement block construction. Warm, comfortable, fine appearing.

Advance Engraving

town have, perhaps unavoidably, produced a crop of houses, which are neither beautifully designed nor laid out, and expensive to rent. There is no doubt whatever of the need for a co-operative housing project. Mass purchase of land and materials will provide a better house for a given expenditure of money.

Control of membership, and ownership of the property by the Society will enable the home-owner to live in a planned area, both with respect to the physical appearance of the Society's property and the persons who live upon it, thus providing the maximum of control over the environment in which both the adults and the children must spend a great part of their time. It will greatly enhance the pleasures of the life in community which necessarily forms so great a part of our existence.

The Timmins Committee has obtained preliminary estimates of the average cost per house, after settling on the average size of house required. They are now working on the question of raising the funds. Apparently loans under the Dominion Housing Act have not, up till now, been made in the camp. Whether it will be possible to invoke the provisions of this Act or not, is not yet known. But it is felt that a society would be in a better position to invoke them than individuals.

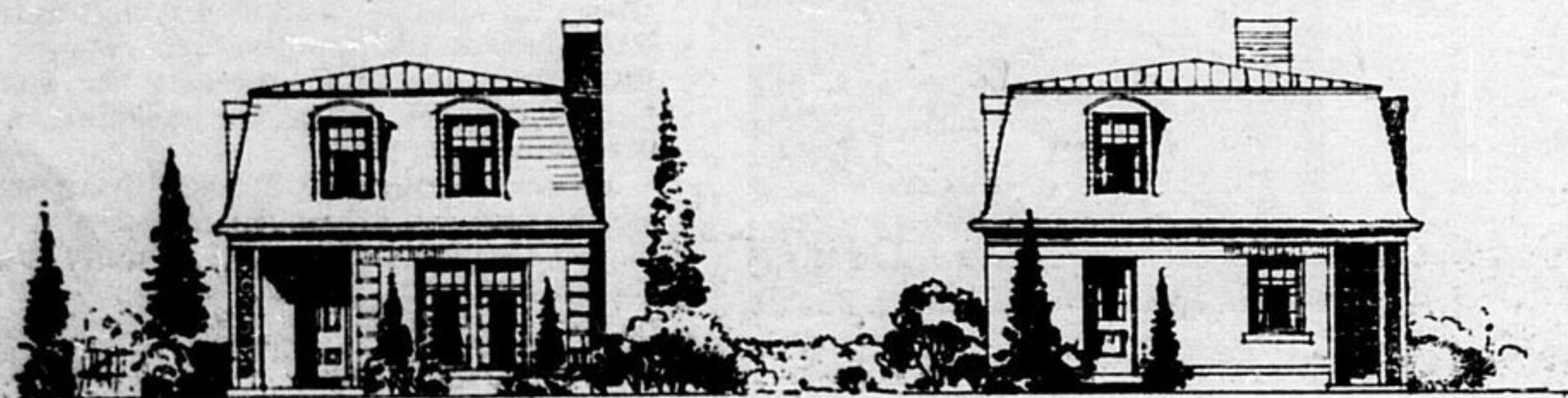
Many factors enter into the problem, stability of property values being probably the most important; but the committee up to the present has had no reason to be anything but optimistic.

It is of interest to observe that the Extension Department of the St. Francis Xavier University, famous across the continent for its adult education work, has been working on the problem of co-operative housing for some months, and expects to have its first co-operative housing society in operation at Reserve Mines in September. There is no reason for supposing that there is less enterprise or resourcefulness in the Porcupine than at Reserve Mines, so if we cannot have the first co-operative housing society in Canada, there is no reason why we shouldn't form the second.

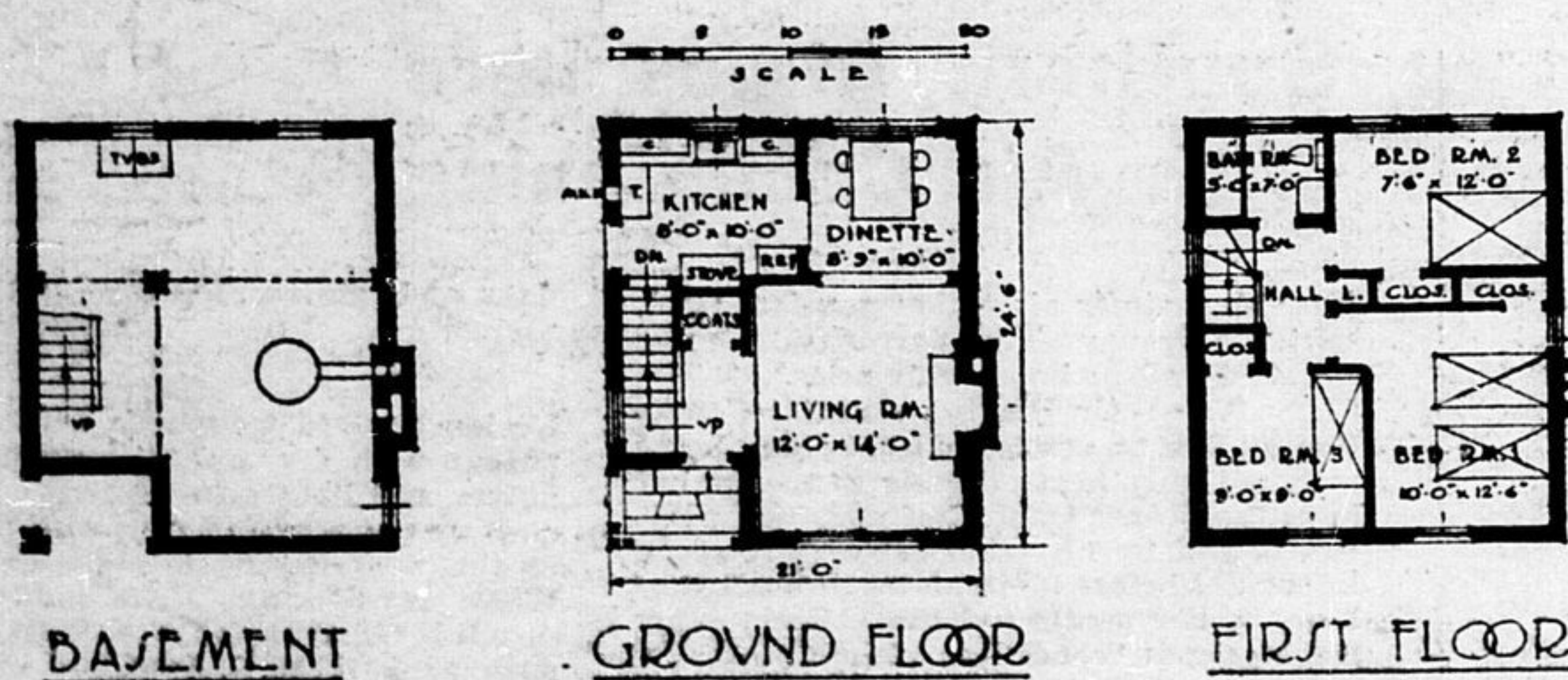
Suggestions for Making Temporary Lawn in Hurry

A temporary lawn. Many times it is impossible to start a new lawn until late spring or early summer. But these are unfavorable seasons for new seedings of permanent lawn grasses, due to injury by heat, drought and competition of weeds. Still, a luxuriant temporary green lawn may be produced within three weeks' time under a great variety of soil conditions, and with proper care will persist through the summer until the lawn proper may be established. To this end spade the area to be seeded and loosen the surface 2" of soil. Apply a complete fertilizer carrying at least 4 per cent. of available nitrogen, at the rate of 10 lbs. per 1000 square feet of surface. Distribute the fertilizer evenly and mix well with the upper soil. Rake, and seed with perennial rye grass or domestic rye grass at the rate of 5 to 8 pounds per 1000 square feet. Keep ground moderately moist until the grass is well established, and mow at a height of 2" during the first month of growth. These directions come from the Agricultural Experiment Station at New Brunswick, N.J.

HERE IS A DISTINCTIVE HOME



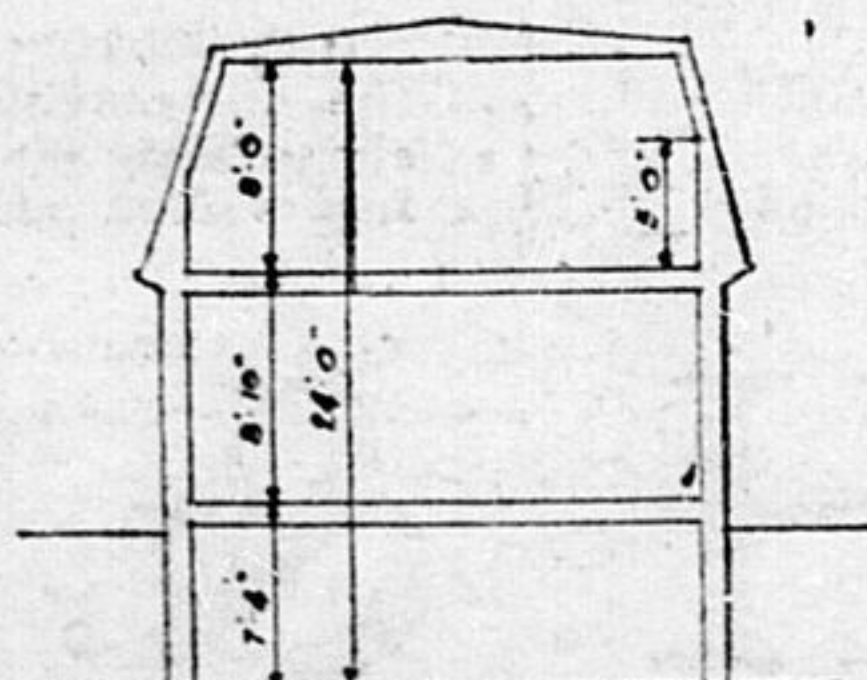
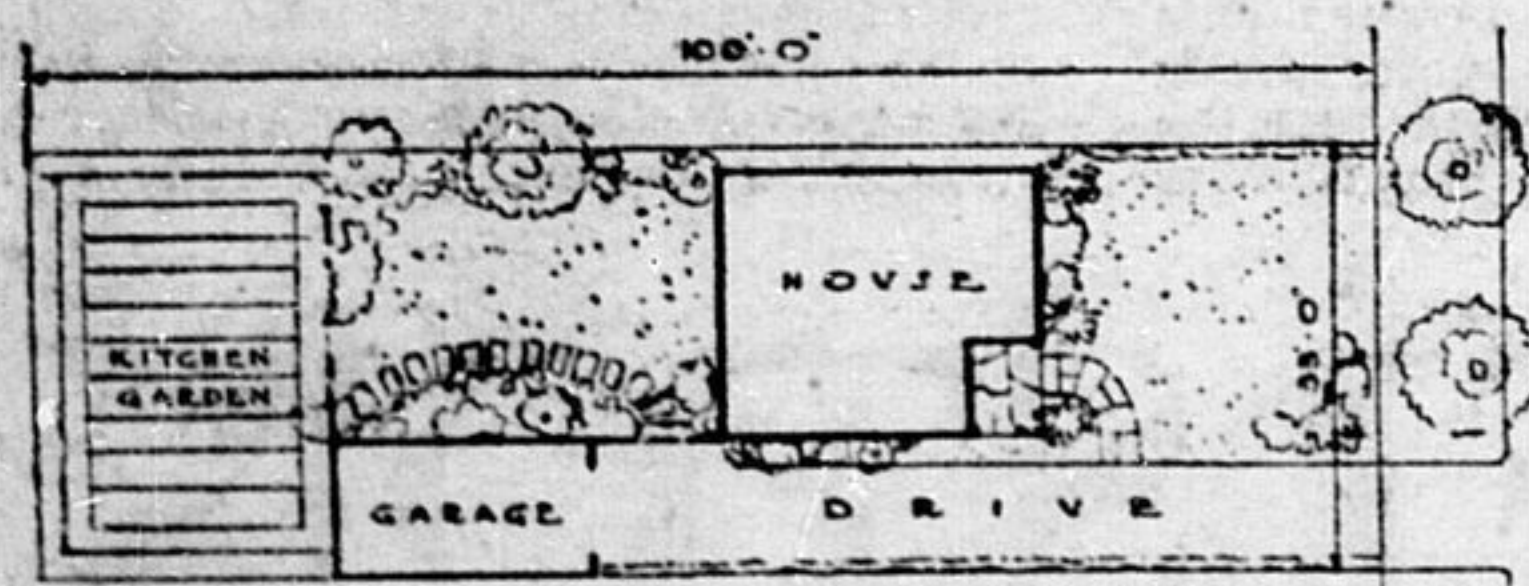
FRONT ELEVATION SIDE ELEVATION



BASEMENT

GROVND FLOOR

FIRST FLOOR



A distinctive French flavour pervades this charming Mansard roof home. The architect, D. E. Kertland, has produced the utmost in livable space for a house 21 by 24½ feet in size. A large living room, dinette and model kitchen comprise the first floor while

the second provides three spacious bedrooms, each with closet and a carefully planned bathroom. This type of home could be of clapboard, stucco or shingle construction and retain its charm although it was originally designed for stone and brick.

In Gratitude

(By Helen Fay Baird)

A wee new house your hands have built for me;
It sits four square upon a little hill
In all its beauty, facing out to sea;
The dreams of early years are now fulfilled.

Each driven nail, each stud, each rafter too,
Each shingle on the roof, each pane of glass,
Bespeaks the loving care I've had from you,
These score of years that we've together passed.

And now when winter storms shall rage without,
How dear and cozy shall it be inside,
Enfolding warmth dispelling every doubt,
Feeling your sheltering love, whatever be side.

The home is the foundation of the nation. Better homes mean better nations.