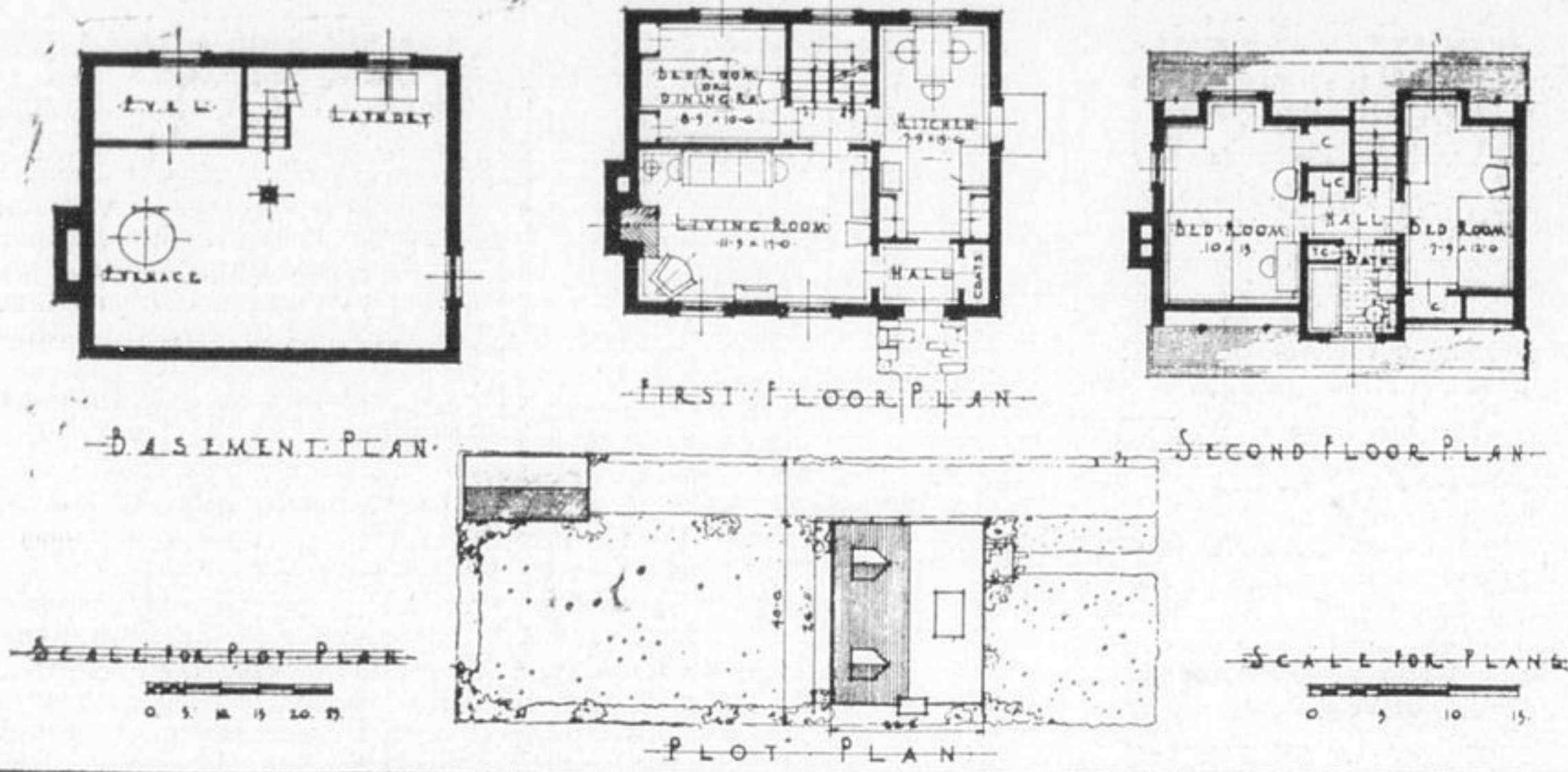
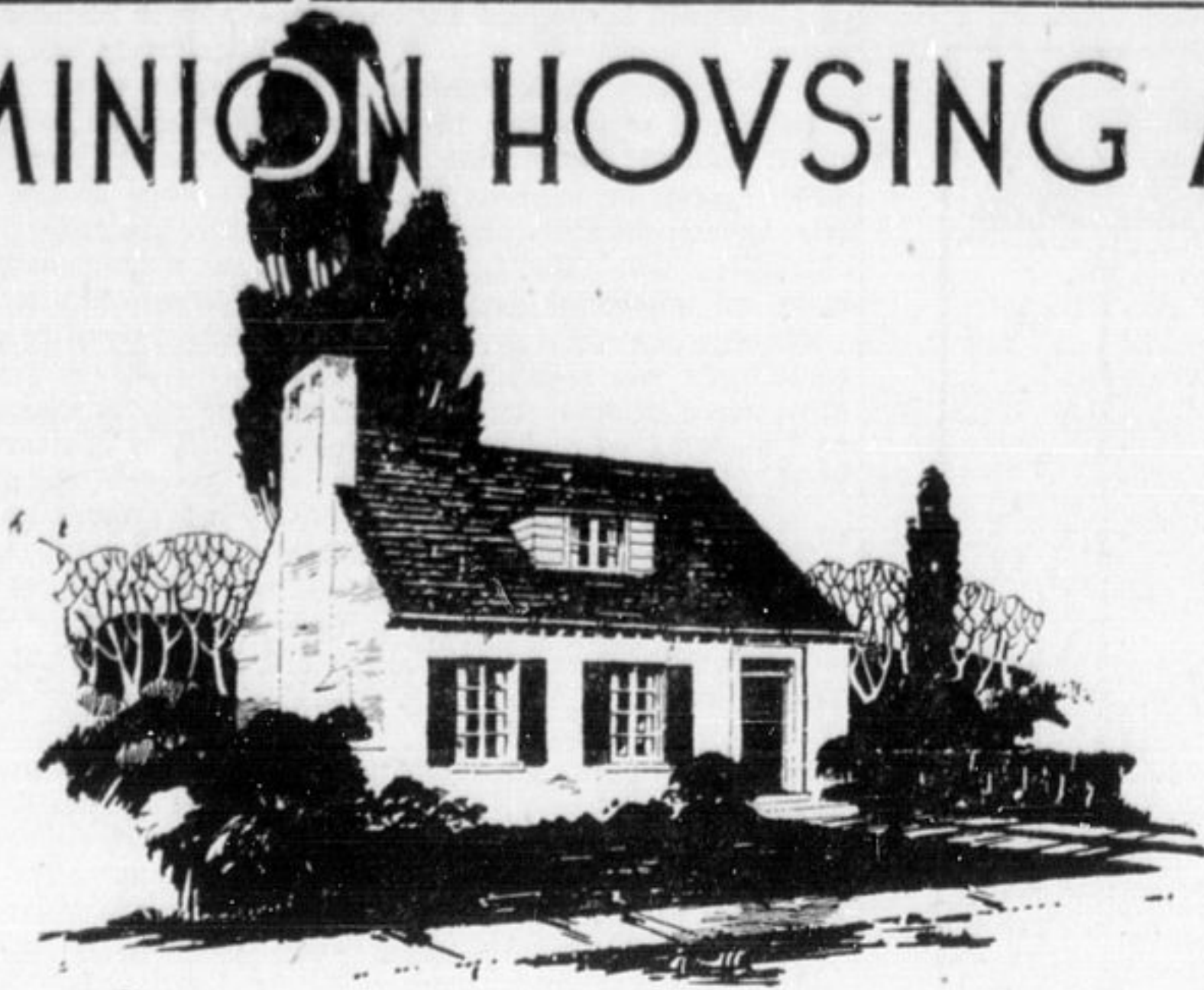


DOMINION HOUSING ACT



DOMINION HOUSING ACT. MODEL HOUSE DESIGN NO 196.

GREENHOUSES & LANGLEY,
M.P.R.A.C.
230 Bloor St. Toronto, Ont.

WORKING DRAWINGS OF THIS HOUSE HAVE BEEN PURCHASED BY THE GOVERNMENT FROM THE ARCHITECTS, AND A COMPLETE SET CONSISTING OF 4 SETS OF BLUE PRINTS AND 4 DOMINION HOUSING MEMORANDUM SPECIFICATIONS (TO BE FILLED IN BY THE OWNER & BUILDER) MAY BE PURCHASED FOR THE SUM OF \$10.00
ORDER BY NUMBER FROM: HOUSING ADMINISTRATION DEPARTMENT OF FINANCE OTTAWA, ONTARIO.

ONE OF THE ADVANCE'S SERIES OF D. H. A. HOUSE DESIGNS

This government-approved home can be built in this district for \$4,600, according to an estimate of local contractors. If erected on a \$400 lot the whole project can be financed with \$1,000 in cash and monthly payments of \$42.20.

These equal payments will retire the \$4000 mortgage and pay the 5 per cent. interest charges. After that time the property is free and clear with nothing further to pay.

Good Houses Possible At Reasonable Costs

Large Corporation Proves that Careful Planning, Selection of Materials, Proper Construction Methods and Sound Workmanship Make Inexpensive Homes Practical.

A booklet recently sent to The Advance shows that by actual test by one of Canada's major building materials companies has provided an answer to one of the most important questions in the problem of low-cost housing: Can cheap housing in the minimum cost class offer durability and low maintenance expense in addition to the advantage of low initial cost? Results of the demonstration to date justify a finding that it can, on a practical basis.

The answer "yes" must be qualified. For main essentials are required if the cheap housing unit is to meet certain standards. These requirements include minimum cost, durability and soundness, and restriction to an economical minimum of the cost for heating, periodic refurnishing, and other maintenance. Study of the demonstration house in question, erected by Gypsum, Lime and Alabastine Ltd., at an overall cost below \$2500, indicates that these essentials are:

1. Careful planning of the design and specifications of the dwelling.
2. Skillful selection of materials used so as to combine low cost with serviceability.
3. Proper construction methods and sound workmanship to ensure that the finished product is in conformity with specifications.
4. Reasonable costs for site, materials and labor, preferably assurance of low or moderate taxes.

Obstacles to Low Cost
Obstacles in the way of valid low-price housing in Canada have been twofold. On the one hand, sponsors and designers of low-cost plans have inclined to be over-optimistic. Actual cost of building units according to their specifications has too often exceeded their estimates. On the other hand, dwellings erected with the primary objective of keeping within an arbitrary low cost estimate have frequently fallen below desirable standards of habitability, durability and maintenance cost.

In many instances, small cost plans appeared valid when translated into detailed bills for materials and labour, or even carried through into actual construction of one or more dwellings. But they proved defective because they would not stand up in actual use, had limited durability, and produced costs for heating, repairs and general maintenance out of proportion to the limited initial cost.

Comparative Cost

These obstacles have been largely overcome by the test undertaken by Gypsum, Lime and Alabastine, and a

practical contribution made toward initiating cheap housing on a definite basis. Company announcement of the results of its experiment not only covers in close detail the specifications and cost of erection, but actual maintenance cost during two years of occupancy. It also provides a concrete basis on which commercial costs of building, renting or sale of cheap houses can be computed for various parts of the country.

A report on the house was deliberately withheld to enable erection costs to be supplemented with results of actual occupancy. Cost to date of repairs, renovation and maintenance has been well below \$50 a winter. Last winter the actual cost was \$42 for 3 1/2 tons of anthracite coal, used in a warm-air furnace.

Actual cost of constructing the house was \$2,025.75 comprising \$1024.10 for materials, and \$1,001.65 for labour. This does not include cost of the lot, architect's fee or allowance for contractor's profit. As the house was built on a section of the company's plant property at Beachville, Ont., it is difficult to set a figure for cost of site. Outside of the larger urban centres, however, a suitable lot could probably be obtained for an average of \$75 to \$150.

Normally, architects' fees amount to 8-10 per cent. of the cost of a project. Detailed plans and specifications for the Gypsum, Lime and Alabastine house are available, however, for a nominal fee of \$15, by arrangement between the company and the architects, Govan, Ferguson and Lindsay, 515 Jarvis street, Toronto. Author of the design was James Govan. Working plans for low-cost dwellings are available from the National Housing Act administration for \$10 per set and from another building supply firm for \$2, though in neither case do the plans carry the "proved performance" appeal of the G.L.A. design.

Variable factors relating to good management and smooth operation make the allowance of contractor's profit on housing construction somewhat conjectural. It is doubtful, however, whether the profit practically obtainable on a cheap house would exceed 15 per cent. or about \$300 on a unit such as the G.L.A. house. If such houses were built in quantity, profit per house could be lowered.

It would thus appear that including an architect's fee, price of lot and contractor's profit would only raise the overall commercial cost figure for a unit similar to the Beachville house to \$2350. Even if allowance is made for

extras such as legal fees, financing charges and special fixtures, the gross cost would be comfortably below \$2500. It should be noted that such a cost figure qualifies a house for a loan under the new National Housing Act up to 90 per cent. of the cost, and that doubts have been expressed in some quarters that a habitable dwelling could be built for as little as that.

The house is currently being rented for \$13 a month which has been found sufficient to cover annual charges and taxes on the dwelling. The company believes this rent to be on a basis comparable with what a private builder would have to get to earn a reasonable return on his investment. But it appears to be a little low if allowance is made for amortization, taxes and maintenance. On a 20-year basis, amortification at 5 per cent. a year, interest at the same rate, taxes at about 2 per cent. and maintenance averaging \$15 annually, would require rental at about \$25 a month. Exclusion of amortization, should the owner not attempt to get back his investment would cut rent to \$15.

Four Advantages

The company's report cites four main advantages of what it describes as the "sound," permanent construction and modern practice embodied in the building of the house:

1. Fire-resisting construction to the utmost possible in house construction.
2. Free use of insulating materials, ensuring house comfort in summer and adequate warmth in winter with a minimum of heating cost.
3. Selection of materials and method of erection assures low upkeep cost and minimum deterioration over a period of years.
4. Modern construction affording a large measure of protection against obsolescence.

While small and of simple design the

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house offers adequate satisfaction for modest requirements of a family of ordinary size. It includes full-size basement, three bedrooms, bathroom, and kitchen, and living room, all on one floor. Dining space is available in either the kitchen or living room. The house design is adaptable to addition of a dining room or other extra features at small additional cost.

Brampton Conservator:—Hon. Dr. Manion and Colonel Drew marched at the head of their units in the great military parade on Saturday. Upwards of two hours were required to pass a given point. These gentlemen have not forgotten their wartime companions.

North Bay Nugget:—Although his qualifications to speak on the subject are unquestionable, it is doubtful if the Dominion Government will heed the statement of Sir Thomas White that relief and unemployment are a national problem.

10¢ Here's a bit Of sage advice CLUB's the chew At any price!

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YOU MIGHT AS WELL CHEW THE BEST

Curtains Help Make the Home Beautiful

Different Houses and Different Localities Require Different Treatment.

(By Catherine Crean)

There's a rustic little cottage out on a woody hillside with an abundance of trees, shrubs, and other woodland greenery on all four sides. Beyond the living room windows an old oak tree swishes and rustles its leaves. Bedroom windows look right into the hillside, where birds twitter and flit from branch to branch. Beyond the dining room at the back, a ravine digs down through a few rocks and winds off into the distance. On the fourth side several bird houses swing from huge branches and always are successful in getting tenants each spring.

But when the bride and groom moved into this rustic cottage they had little experience in curtaining windows, and they made the mistake of treating them just as they would have done in any city apartment. The young wife spent weeks which dragged into months sewing the hems of glass curtains. She measured and measured to make the curtains even, a difficult thing to do when windows in a cabin like this are not always exactly true.

When all her labor was completed and the curtains hung, unfortunately they shut out all of the beautiful foliage, the lovely vistas, the interesting out-of-door life. So a guest waking up in the south bedroom one morning would never know she was not in a city bungalow with neighbors' windows or ugly walls just outside the curtained windows.

Of course we learn often by our mistakes. How much better it would have been to have framed the windows in some way with floral patterned chintz, or simple strips of plain heavy cotton repp, or sent a few vines up the side of the windows! Anything to keep the glass free from fabrics, so that the lovely outdoor scenes could have been kept as part of the homey interior.

Windows in the home are like pictures when they overlook gardens, trees or other outdoor beauty. The view beyond the glass forms the painting, or scenery, as it were, while the draperies, cornice, or valance make up the frame.

Even city apartments and bungalows along crowded city streets, usually have at least one window with a view which makes it possible to leave the glass bare and bring into the room some of the out-of-doors. Perhaps only a distant tree can be seen from the chairs in the living room. Yet, hollyhocks planted outside the window could grow to nod their heads as a fringe at the base of the window, or a window box planted with petunias or little pines could supplement the slim out-door

view. Thinking of the window as a picture is a good way to begin. Even then, the problem is by no means solved. To sit on the other side of the room and study out some interesting method of building an appropriate framework with draperies, or cornice, or grill work, or valance, plants or vines, is the next step.

Some very successful windows which brought the whole wealth of outdoor beauty into the home were examined recently. They were out in Highland Park and Glencoe, along Chicago's north shore where homes have an abundance of woods and gardens—long vistas with spacious spreads of sky above and plenty of grassy green below.

Several examples of how to frame a lovely scene, how to overcome some of the handicaps in architectural lines, and how to make the most of what one has, were shown by Earl and Sarah Proberg, interior decorators in Highland Park. It was like having a personally conducted tour through homes where the window problems were all settled, and the spaciousness of the outdoors brought successfully into the home.

One dining room with three groups of windows formed a bay, and looked out over an expanse of garden the shape of a horseshoe, with trees and shrubs beyond. The furniture in the room was of Adam design, decorated in ivory and green, and the hand-blocked cretonne was in ivory and white with a Pompeian medallion design.

German Reich Building Homes for Workingmen

Berlin.—In the Third Reich the provision of dwellings for workers has been made an essential feature of its social policy. The Labor Minister took the matter in hand and designed a workman's house in accordance with what was considered to be fair requirements. In the course of four years, 1,100,000 such houses have been erected and occupied, and although extraordinary demands are being made on the German economy in furtherance of the Four Year Plan, the Labor Minister still hopes to construct some 300,000 such houses annually.

While the ministry aims at getting the workers out of the unhealthy slum dwellings and flats, it also hopes that the possession of a home will encourage the workers to feel that they are part and parcel of the enterprise that provides them with sustenance. The authorities also hope that by providing agricultural workers with suitable houses and with opportunities for growing vegetables and for keeping pigs or other edible small animals, it will put an end to the "flight from the land."

Owing to the various well-known causes the cost of building materials has risen considerably in Germany, but the Labor Ministry insists that the

maximum cost of such a house for the town worker shall be R.M.6700 (\$2680). On the ground floor is a combined living room and kitchen with a floor surface of 17.6 square yards and a bedroom for parents with a floor surface of 14.4 square yards; on the upper floor are two bedrooms for children measuring 14 and 15.4 square yards, respectively. There is a cellar, and modern sanitary arrangements.

Building Contracts Show Gain in Canada for June

Toronto, Ont.—Construction contracts awarded in the Dominion for June showed an increase of 12.5 per cent. over May, according to figures compiled by MacLean Building Reports, Ltd., of this city. Total awards for the month amounted to \$20,928,100, as compared with \$18,590,000 for May. This brings the total awards for the year to date to \$80,655,200, a higher figure than for any year since 1932, with the exception of 1937.

Ontario led the provinces with \$9,200,600; Quebec, \$5,486,500; New Brunswick, \$2,391,000; Nova Scotia, \$1,708,200. In the Toronto area 370 contracts were awarded totalling \$2,442,800, and in the Montreal district 242 contracts amounting to \$1,274,900.

Contemplated work, reported for the first time during the month of June, amounted to \$23,419,100, bringing the total for the year to date to \$158,118,500.

Wanted to Go Round the Block Hundred Times

(From Picton Gazette)

When wisdom deserts us now and then, and hurry thoughts take possession of us, we go tearing around hither and yon with a look of desperation upon our faces. Goodness, how busy we are! We huff and puff and we struggle and strain and rack ourselves. When we go home at night the members of the family peer out timidly from the windows and if they see the cement of the sidewalks cracking under our determined stride, they bolt out of the back door and take to the mountains. As for ourselves, we go inside, and, without taking off either overcoat or galoshes, we throw ourselves into an easy chair and gloom.

But when we get rested, or get away from the office on a trip and have time to see ourselves and our job in perspective, we chuckle. We can see that our hustling, bustling, driving, strenuous self is like the drunk who hailed a taxi and fell into the back seat. He barked an executive order.

"Shay, driver," he ordered, "drive me around the block a hundred times." The driver, a slave for obedience to superior intellects, drove around and around. On his sixty-fifth trip, the stew shouted to the driver, "Step on it, buddy, I'm in a hurry."



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