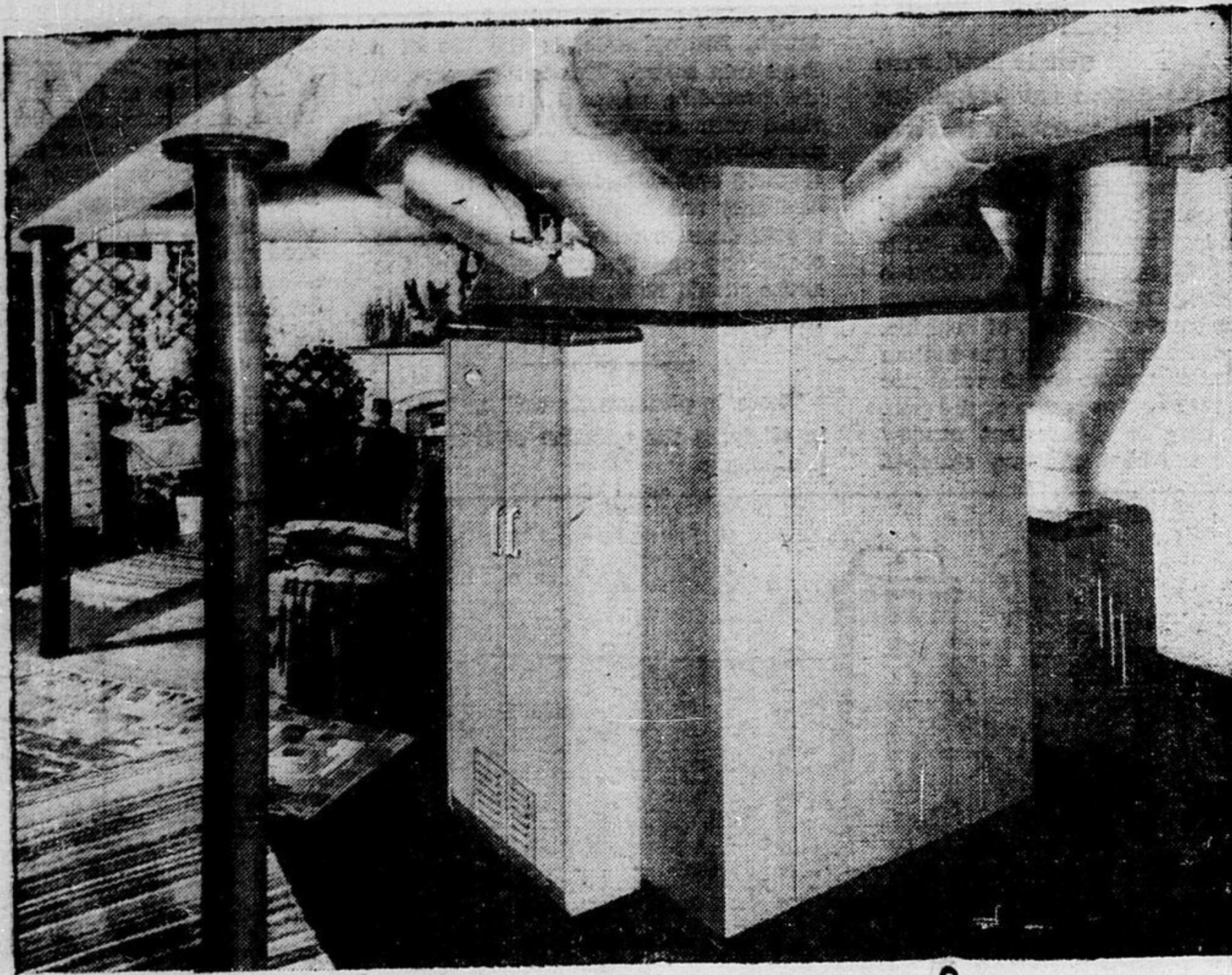


Recreation Rooms Increasing in Favour



A modern heating and air-conditioning plant in this Toronto home enabled the use of the basement as an added recreation room as well as providing infinitely greater living comfort throughout the house. The inexpensive trelliswork decoration conveys a cheery note of summer to the bright, extra living space.

There is little danger in Canada of realizing the gloomy predictions that the home is losing its place as the family's social and play centre according to reports reaching the Canadian Institute of Plumbing and Heating. These indicate a wide interest in the creation of basement recreation rooms. Many home owners, in all parts of the country, have taken advantage of Home Improvement Plan financing to turn to advantage formerly wasted basement space where the young people can dance and play games and have a better time right at home than going out; and where father and mother may hold their own social events and

card parties.

Basement recreation or "rumpus" rooms go hand in hand with modern heating and air conditioning systems, says the Institute. It is the advent of improved, cabinet-design heating plants, free from the old conditions of dust and dirt which has made possible this new home comfort. Thus, in addition to the extra room, and added convenience, modern heating combined with air conditioning units, provides the added advantage of properly tempered air circulation. The elimination of harsh, dry heat also lengthens the life of household furniture. The filtered air provided by properly en-

gineered conditioning units is particularly free from dust, thus providing, as well as cleaner conditions, a welcome measure of relief to sufferers from respiratory ailments.

The furnishings and decoration of a basement recreation room afford unlimited scope for the imagination. In a modest project the summer verandah and lawn furniture may be employed, with appropriate decoration, to provide an air of summer even when the snow is deep outside. More elaborate transformations, with mural painting, may be made to suggest a ship's deck, a pent-house, a summer resort or hunting lodge.

Living Room Most Important in House

Hints and Suggestions for Making it the Best.

(Building in Canada)

While it is certainly true that increasing attention is now being paid to other rooms, particularly the kitchen, the living room maintains its place as the most important room in the house.

A living room must be suitably furnished and of sufficient size to serve all the common functions of all the members of the family. It should be of such proportions that when a number are gathered there at one time they need not be in separate groups; therefore, a long, narrow room should be avoided. A room about three-quarters as wide as it is long is ideally proportioned.

There should be ample natural light, from at least two sides, and there should be artificial light for general illumination and plenty of wall receptacles for lamps; one double receptacle in every wall space is a fair rule to follow.

There must be sufficient wall space to accommodate all the necessary furniture; a desk, a lounge, a piano, at least one table, book cases, and several chairs. Try to avoid cluttering up the centre of the room with furniture, it usually breaks the room in two and makes circulation awkward.

Of course there should be a fireplace if possible, and a real one at that. It should be so located that furniture may be comfortably drawn up to it without having it in the lines of traffic. Avoid placing the fireplace between doors or even between windows if possible.

If the doorway to the hall is near the front entrance door, put on a real door, one 3 feet wide, if possible, instead of just an opening. It is pleasant to be able to shut out the world sometimes, and it also keeps the room warmer and free from draughts.

The living room should never be a

passageway, so avoid opening other rooms off the living room unless the openings can be so located that the traffic will not cross the centre of the room. The fewer doors the living room has the pleasanter it will be.

Furniture should be chosen and placed with the object of providing the utmost in convenience and comfort.

The Way to Achieve the Beautiful Lawn

Shape, Grading, Enclosure, Etc., to be Considered.

(From B.I.C.)

The beauty of the lawn is determined by its shape, the grading, the walks that cut it into parts, and its enclosing plantings, as well as its own perfection.

The Shape: Some known shape, such as a rectangle or oval, or a rectangle rounded at the corners by planting, will appear more normal and in the end more pleasing than any attempt at tortuous curves and irregular areas. Not only the side boundaries but the walks and drive determine the shape of the lawn areas. If the walk is to be in the centre of the front yard, probably it should be straight, that is, direct from the house to the street. If the walk goes over the drive, it can be straight or follow a simple curve; but no wiggles, if you please.

The Grading: Gradual slopes and gee curves usually will create more suitable front yards than rigid terraces. However, the terrace need not be outlawed simply because we so often see the small banks of earth stuck on the fronts of residences. A base should be wider than the superstructure upon it. If the terrace extends completely across the lot or, at least, is wider than the house, it will appear as a base to the building. In general, a curving slope at the sidewalk is superior to a sharp terrace.

The Enclosure: Shall the lawn be open, half enclosed, or fully enclosed? Front yard enclosure to us does not mean wall or high hedge, but a low

hedge or low shrubbery about three feet high. In the newer and more barren residential sections, the hedge along the street is to be preferred to the open yard for the reason that it ties the new homes together into one street unit and gives an immediate effect of age that is achieved otherwise only by rather large trees. Where older trees abound in the front yards, undoubtedly, the open lawn is to be preferred. A compromise plan that combines the desirable qualities of the open yard with the semi-privacy of the enclosed lawn is achieved by bringing the boundary plantings forward of the house and then extending the foliage in the form of a low, trimmed or untrimmed hedge across the property. The open effect of the street remains. If the house is very close to the street, the hedge at the sidewalk will tend to make it appear to be further back.

However, the controlling rule usually will be to do as your neighbor has done.

The House Planting: Those plants that we place about the foundations of houses should be chosen and placed because they are needed, not only to satisfy our desire to "put in bushes." They serve to enframe the building, to soften the angle between horizontal ground and vertical masonry, and to change the barren appearance of new houses into artistic and finished effects. Their real purpose is not to show off the planting but to dress up the house.

Front yard plantings are like the clothes that we wear away from home—suitable, sometimes individual, but conventional.

New Home Easy Now for Canadians to Acquire

A new home is easier for the average Canadian family to acquire today than at any other period in our history. Today's cost range dips low enough to provide a home to match any family income . . . and there are more low-cost, easy-payment financing methods available now than ever before.

Better homes mean better citizens.

Secure Loan Before the Start of Work

Warning Given About Taking Chances on Approval of Plans.

(From Twin City Review)

Prospective borrowers are warned that application for a National Housing Act loan must be made prior to the start of construction. If construction is commenced before final written approval is received, the borrower does so at his own risk. If the minimum standards of construction and the memorandum specifications are not strictly observed the borrower is not eligible for a National Housing Act loan.

If the borrower wishes to proceed with the construction he may do so at his own risk. Up to a certain point he may excavate, lay the footings, build the basement walls, and after inspection by the lending institution inspector, he may complete waterproofing and back-filling. Up to this point he is eligible for a National Housing Act loan, but he must not proceed any farther; otherwise the loan cannot be granted. As soon as final approval is received he may proceed with the construction.

If the borrower has signed his loan application prior to the start of construction, and his plans and specifications are complete and comply with all National Housing Act requirements; then he may be reasonably sure that final approval will be granted before the construction has reached the point outlined above. However, if the plans and specifications do not comply in every respect, then he must understand that the responsibility for the delay in approval rests entirely upon him.

Building Chimneys and Fireplaces Now

Safety from Fire Hazards Should be a First Thought

Most fire hazards can be easily prevented. A little thought, a little care, will accomplish wonders. Every fire starts because someone was careless and the prevention of fires is an individual matter.

Unlined chimneys have nine joints every two feet—vitrified glazed flue lining have one—unlined chimneys collect soot, reduce draft, and the danger of fire is always present.

75 per cent. of all fires are in our homes.

33 per cent. are caused through defects in the heating system.

25 per cent. are in chimneys and flues and from sparks on roofs—all caused by improper construction.

Permanent fire hazards are made or avoided at the time a house is built.

Carelessly built chimneys are one of the commonest causes of needless loss. The use of vitrified clay flue linings will eliminate this danger at low cost. Vitrified clay flue lining is not affected by smoke fumes, gases, oils or heat. Once it is properly set in place in a chimney it is permanent.

Brickwork parged or unparged, obstructs smoke fumes, stops draft, creates an accumulation of soot and sticky vapour from wood and other fuels.

Modern Housing Styles As Noteworthy As Other Lines

"New styles—new designs of homes—are just as revolutionary as is the streamlined car," said a speaker at a recent discussion on the housing question. "One has but to compare the ten-year old house with the modern home of today to be convinced that that is true.

"Research has brought new products into the home construction field. Home insulation is an excellent example. Home insulation has been just as great an innovation in the home building field as steel bodies (and sound-deadening of them) has been for cars. Automatic heating and air-conditioning in the home are just as advanced as are the self-starter and the 4-wheel brake. Fireproof, permanent materials afford safety in the home just as shatter-proof glass affords safety in transportation.

When you build a home of your own, you are helping others to build homes.