

Another Big Building Season Expected Here

Need for More Adequate Housing to Meet the Requirements of Steadily Increasing Population. North Striving to be a Place of Homes. Desirability of Improvement in Present Homes.

With the demand for more adequate and extended housing facilities to meet the needs of the steadily growing population, and with the tendency of those at present owning their own homes to make needed improvements and extension, there seems to be assurance that the present season will be a big one in the building line.

One of the factors in this will be the "cheap money" available now in Timmins through the National Housing Act. Never before in the history of Canada have building funds been obtainable on such advantageous terms. Then, of course, it should not be forgotten that the Home Improvement Plan is still in force, and under its provisions owners of homes have many benefits. In this issue will be found a general review of the provisions of the Home Improvement Plan and of the National Housing Act.

Some builders in this district have remarked on the fact that one of the most constructive steps to encourage more building is represented by the elimination of Federal sales tax on building materials. This actually means a saving of as much as \$500 in the erection of a house costing between \$5,000 and \$6,000. Builders add to this the fact that the building materials of today offer more value per dollar expended than at any time during the past few years.

It is suggested that one of the biggest factors working against a very large increase in home-ownership is the fear of some prospective house owners that there may be too many unforeseen costs in connection with the proposed new house. There is certainly no right grounds for any such fear. Any dependable builder, or realtor can prepare a set of figures that will cover every possible expenditure on any home-building operation. Once the plan is prepared and the owner has decided what he wants to have built tenders are called and costs definitely established. It is also quite simple to establish notarial and legal fees incidental to a building operation.

Shelter is one of the fundamental essentials of life. Beyond the basic needs of shelter, however, people of the present day are giving more thought to the improvement of their places of living—to making their homes not only more convenient, comfortable and happier places in which to live, but to add to their appearance and promote an artistic environment for themselves and their children.

TIP ON PAINTING

The main trouble with some amateur painters is they are so anxious to get their work done they are apt to put the second coat of paint on the article before the first coat has entirely dried out, and this always results in unsatisfactory work. Be sure the paint is absolutely dry before applying that second coat.

WHITER THAN WHITE

The building industry in Canada has discovered that there is something whiter than white. Truetone paint, developed in Canadian chemical laboratories, is reported to be the whitest paint ever made and it also has the virtues of retaining its whiteness longer than any other.

Wide Doors May be Used to Add to Spaciousness

A feeling of spaciousness may be created through use of a wide doorway connecting the front hall and living room.

The use of lever door knobs and other attractive door hardware adds to the effect which frequently changes the appearance of the home. The owner who contemplates the widening of a narrow doorway should first assure himself that wall framing supporting the floor above is amply strong to do its duty after some of it has been removed.

Problems of Air-Conditioning Being Conquered

Builders Have Found That Answer to at Least One of the Problems.

Montreal, May 17—Advances in home construction methods and introduction of new devices and conveniences have created new problems for Canadian home builders, according to building engineers. One of the principal problems has been a result of the development of air conditioning and the accompanying improvement in building methods.

The modern house which is both well-built and air conditioned presents an unusual problem for the builder. The difficulty has been that while outer walls are usually well insulated, interior walls have not been. Consequently the warm air from inside the house, moisture laden, has seeped through interior walls and been blocked from leaving entirely by insulated outer walls. Between the outer and inner walls, therefore, there has been condensation, moisture and resulting rot.

This problem has attracted the attention of builders in both United States and Canada. It has been most satisfactorily solved through use of interior wall insulation, in addition to exterior protection. In order that the solution might be as efficient as possible insulating materials were submitted to the National Research Council in Ottawa for moisture-proofing tests. The results of those tests show that Canadian-made insul-board has the greatest degree of vapor-seal of all insulating materials and that it is almost as completely moisture proof as black vulcanized rubber. Interior walls finished with insul-board which may either be painted or serve as a plaster base are therefore the construction industry's answer to the between-wall rot problems resulting from use of air conditioning.



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Philadelphia House Now Dressed in Modern Garb

If you are about to remodel an old town house, you should be cheered by the success with which Mr. and Mrs. Jerome Loughheim, Jr., managed to transform their very ancient regime Philadelphia house into a sleekly modern job.

The problem was to take a typical tall, comparatively narrow house of the last century, with its compact interior design, and give it the flowing plan and lines desirable for modern living. The architects, Spiegel and Glazer, were given a free hand to modernize the exterior and interior architecture from foundation to roof. An entire facade was built, with windows running horizontally almost the width of the house, relieving the high, narrow appearance as well as providing almost twice as much light as the rooms had heretofore received.

The decoration was done by Madame Majeska of Modernage. The colours for the most part are soft and the woodwork light, thus emphasizing the smooth lines and open feeling of the interior architecture.

Glass brick has been used in the windows, and throughout the house lavish use has been made of structural mirror, glass and modern lighting.

NEWEST ADDITION

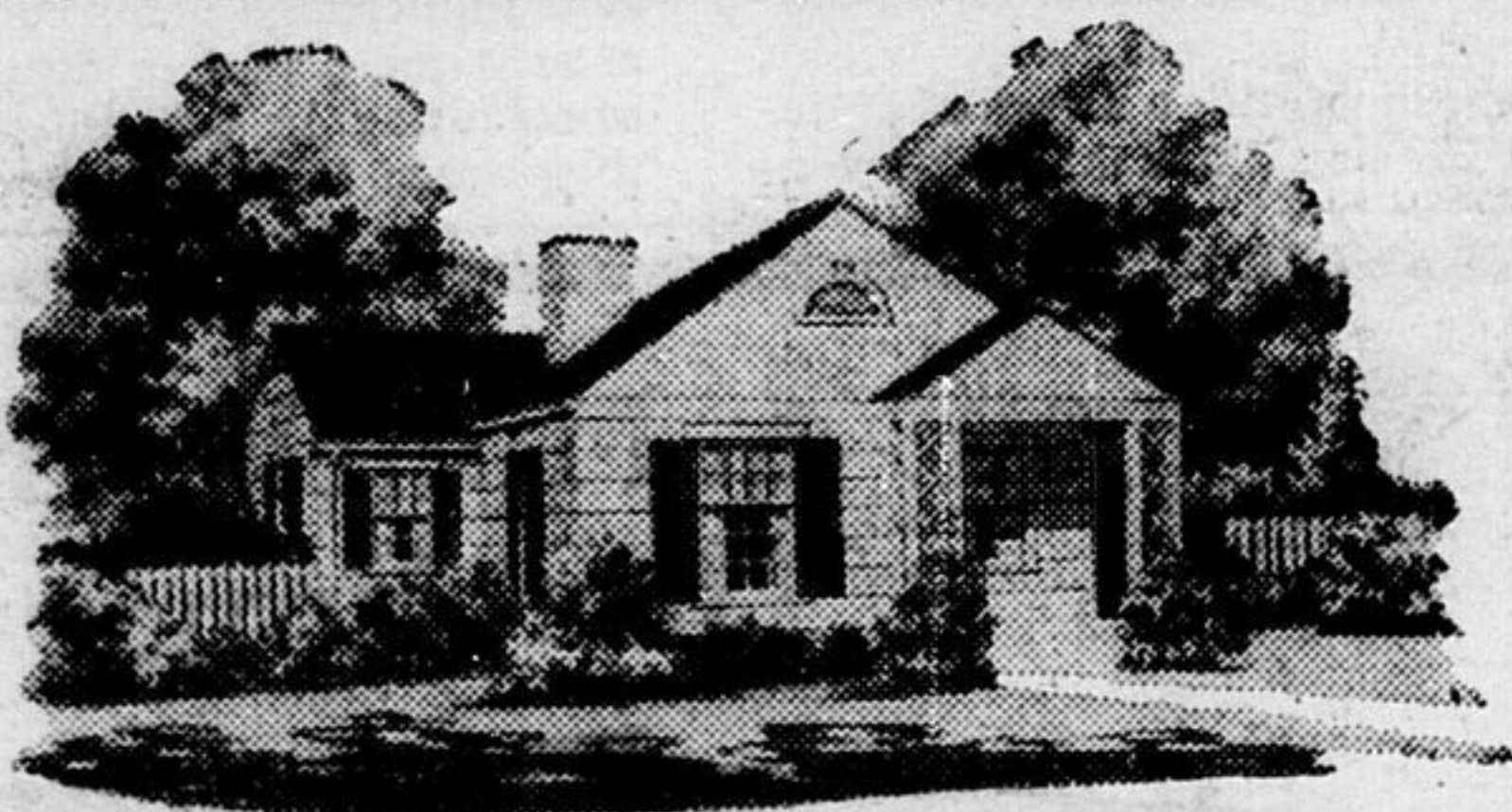
Newest addition to the array of Canadian-developed building materials is the armored corner for use on homes using insul-brick exterior finishes. This new corner, made of the same material as the wall exterior, provided protection, a butt plate securing the corner from damage by shock and a clean-cut corner finish.

Striving for Better Homes for All in Timmins

Government Offers Valuable Assistance to This End.

The purpose of this "Better Homes" section of The Advance this week is just what the title suggests — Better Homes for Timmins. Since its early days Timmins has been a town of homes—real homes. Even in the days when shelters had to be hurriedly erected and the exteriors did not look very prepossessing, inside there still were real homes, with all that could be made in the way of comfort and beauty. As the town grew, there grew also more and better homes—homes with lawns and gardens, true homes. The phenomenal growth of the town, however, has made apparent the need for more good homes and betterment of some of the older homes. Valuable assistance to this good purpose was given by the Dominion Home Improvement Plan, and now the National Housing Act, available to Timmins and district, offers still further help. Notable co-operation has been given by contractors, architects, merchants, supply houses and the various others connected with building and home furnishing. The present year should be an active and valuable one for Timmins in the matter of Better Homes, and this "Better Homes" edition is issued in the hope that like its predecessors it may help along the good work.

"Better Homes!" is the present Canadian slogan.



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