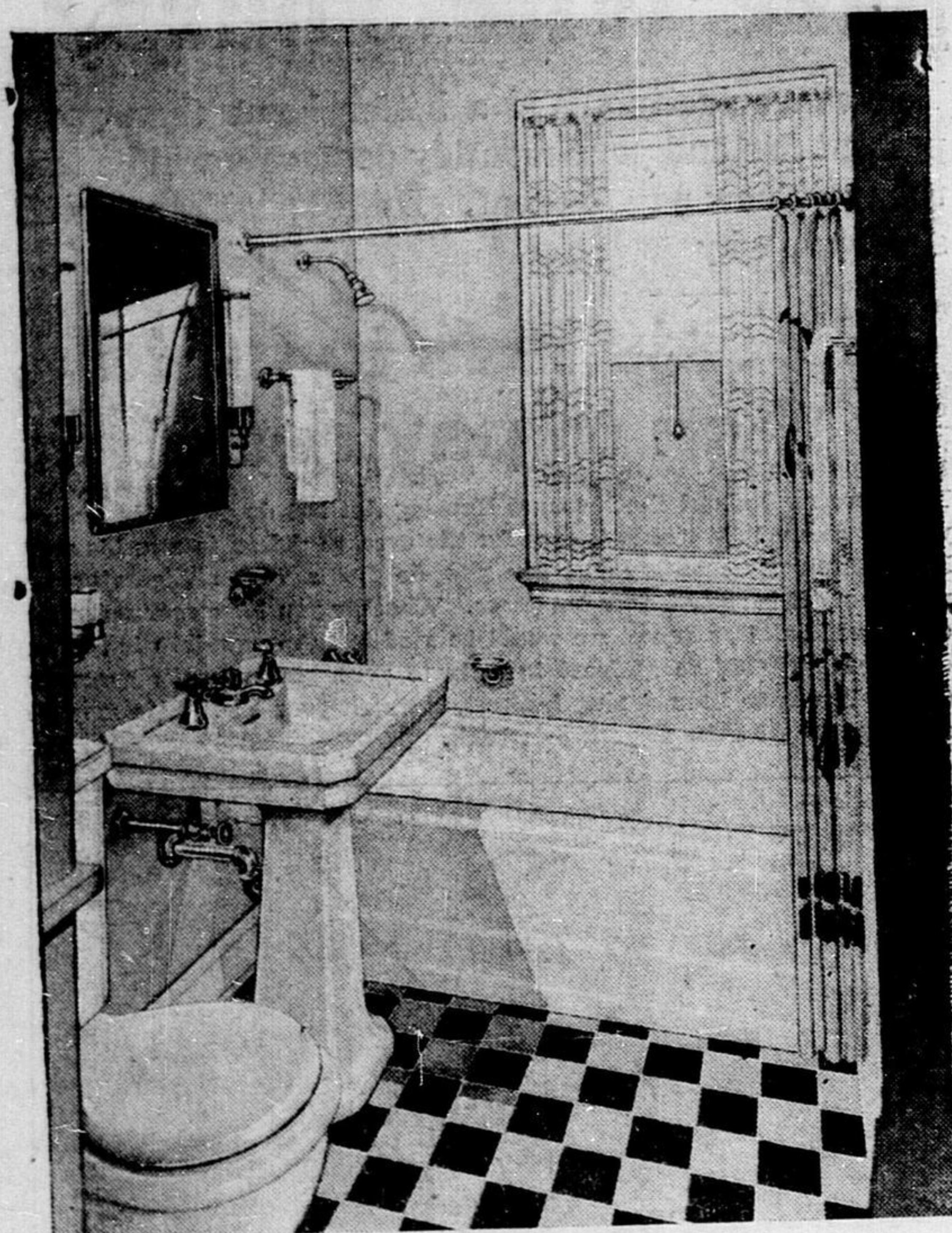


An Attractive Guest Bathroom



Charm and hospitality are reflected in this ideal guest or second bathroom. The economical space treatment lends itself to the planning of an additional bathroom in unused space. Where, as in this case it is necessary to instal the tub under the window, shower-proof curtains are useful.

The pitcher and washbowl which used to adorn the guest bedroom has become as extinct as the dodo under modern standards of living, says the Canadian Institute of Plumbing and Heating. In up-to-date home construction, even in the lower price ranges, the present-day tendency is towards liberal provision of bathroom and toilet accommodation. The modern home not only has duplicate bathrooms for its bedroom floors but also has its ground floor washroom.

Fortunately for owners of old homes which, while eminently attractive, lack the conveniences which mean so much to living comfort, the addition of extra bathrooms and washrooms is a form of modernization which is relatively simple and inexpensive. The design and production of fixtures have made such great advances in the past few years that they are easily adaptable to varying requirements of floor plan without detracting from the appearance of balanced beauty which every home owner demands today. A complete modern bathroom can be installed in a floor plan as small as 5 feet by 5 feet 9 inches. Thus, in older houses, the superfluous space which may exist in hall-ends or large closets may be utilized to advantage for the provision of desirable additional conveniences.

How to Proceed to Finance New Home

Briefly summarized, the procedure to be followed in financing the new home after you have determined how much you can afford to invest is as follows:

1. Fully acquaint yourself with the requirements, including the Minimum Standards of Construction and Memorandum Specifications which have been issued by the Housing Administration, and with which all houses to be fin-

For the expression of personal tastes there are scores of smart and distinctive styles of tubs, lavatories and closets the Institute states. These may be of vitreous china or cast iron enameled ware. Vitreous china fixtures are made from a fine grade of white clay, baked at a temperature of 2400 degrees, resulting in a beautiful glistening fixture as easy to keep clean as a china plate. The enameled cast iron fixtures of today are equally attractive and represent the maximum in durability because the enamel is fused to the iron at white heat.

Economy of space is combined with greater utility in the fixtures of the modern bathroom. In addition to improved design as to shape, the combination faucet has also increased the amount of usable space and enables the user to wash in running, tempered water. The new, improved faucets have a light, finger-tip control action. Improved valve mechanism provides greater durability and precision and all wearing parts are renewable.

Home Improvement Plan loans, remarks the Institute, offer a convenient means of financing home bathroom improvements where such renovation may be desirable either for personal living or for enhancing property rental values.

and have your plans and specifications prepared or use the stock plans available through the Housing Administration.

6. Consult your architect or lending institution official in the selection of the builders whom you will employ to construct your new home.

7. Tabulate the cost of the entire project including (a) land, (b) house, (c) equipment, (d) architect's fees, (e) financing costs.

8. Present these figures to the lending institution and make formal application for a loan. Be prepared to

Facts to Know on Air Conditioning

Three Types of Systems in Use Now.

(From Building in Canada)

Air conditioning has invaded the heating field so rapidly, thanks to proven results of better health, more comfort and greater cleanliness, that the prospective home builder cannot think of heating without at the same time giving thought to air conditioning.

There are six factors involved in year around air conditioning. They are air cleaning and distribution, heating and humidifying, cooling and dehumidifying. Of these, two are year around functions—cleaning and air distribution.

Distribution involves sending the conditioned air from the air conditioning apparatus to the various rooms. Also taken into consideration are:

The speed with which the conditioned air moves through the pipes or ducts of the distribution system and into the various rooms.

Movement of air within a single room (for it is important that the air be properly circulated within any conditioned room).

The equalizing of air motion in the various rooms of the building to prevent stale or stagnant air in one room and drafts in another.

All of these elements of distribution must be taken into account in the design and control of the equipment.

Cleaning is essential both to comfort and to health, and means the removal of dust and soot, odors, pollen and bacteria, from the air by passing it through a filter or spray which takes them out.

Three Types of Systems

We may divide the principal air conditioning systems into three types. First there is the "direct-fired" type in which the air is filtered, warmed and humidified in the condition and forced by fans through the supply ducts to the various rooms. This is a development of the warm air furnace.

The second type of air conditioning may be termed the auxiliary system. In this type the heating system is practically independent of the air conditioning system. Heat is provided by a radiator, or convactor, system and conditioned air is circulated through ducts. The air, besides being filtered and humidified in the conditioner, is tempered by a heating coil from the boiler. In mild weather and, of course, in summer, the conditioner may be operated independently of the heating system.

Range of Temperatures Possible

The auxiliary type offers a consider-

Clapboard Residence at Kingston is 150 Years Old

(From Canada Lumberman)

The MacLachlan Lumber & Woodworking Co., of Kingston, Ont., say that the National Housing Act has not been taken up in that city as vigorously as it should have been, and while the general tone is optimistic for 1939 as far as building is concerned, there is little of a concrete nature developed as yet. The firm had a fairly successful year in 1938 and were able to distribute a substantial dividend to their employees.

In regard to ancient structures, Ian MacLachlan says there is a house close to the Limestone City that is over 150 years old. This is one of the first clapboard dwellings to be built in that section, and is still occupied by descendants of the original United Empire Loyalist family.

City of St. Lambert Now Encouraging Building

Montreal, May 13—Taking advantage of the opportunities available under the Federal Housing Act, and also to make use of the thousands of vacant lots which the municipality acquired through non-payment of taxes, the City of St. Lambert, a thriving suburb of Montreal on the south shore of the St. Lawrence River, is encouraging home owners to build residential properties there.

The civic authorities are achieving success, and as the vacant land was practically useless to them so far as taxation revenue was concerned, they conceived the idea of practically making a free gift of the lots to prospective builders who would construct approved types of houses.

The result has been extremely successful. More houses are being built in St. Lambert than that city has witnessed for a very long time.

able range of temperatures throughout the various rooms of the house. The heating elements in the individual rooms may be made adjustable, by means of valves, to supply relatively much or little heat, as desired.

The third type, called the split system, combines two methods of heating, both of which derive their heat from a single boiler. Certain rooms—bathrooms, kitchen, garage, and sometimes the whole second floor—are heated by radiation. Other rooms are air conditioned by a system of ducts, the air being heated by a coil which is located in the conditioner.

A new spring coat? What about one on the house?

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