

THE EVENING TIMES AND STAR, ST. JOHN, N. B., FRIDAY, MARCH 7, 1919

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TERMS FOR GERMANY.

We get a glimpse today of what the Allies propose to demand of Germany. That nation, if present plans are carried to finality, will be allowed an army of 200,000. Apart from arms and ammunition sufficient for this force all else is to be delivered into the Allied hands or destroyed. The German fleet is to be reduced to a limited basis and Germany will be permitted no first class or even second class fleet. The aerial disarmament terms are even more definite.

There is yet to be determined the length of time during which the terms relative to army and navy shall be kept in effect. If the views of some of the delegates at Paris prevail, it will be a long time before Germany will be free to supervise her own affairs. That feeling of distrust for which she herself is responsible because of her actions at the beginning of the war and during the years of fighting is difficult to dispel and incidents since the armistice have not tended to show that there is genuine repentance yet aroused in the defeated nation.

GOOD HOUSING PAYS.

The last number of the Canadian Municipal Journal contains a striking article by Mayor R. P. Poirer of Pointe-aux-Trembles, near Montreal, on the urgency of the housing question. Mayor Poirer is entitled to speak, for he was the moving spirit in organizing the Workingmen's Housing Society of his town, which since 1914 has built seventy-five dwellings which tenants may buy at \$2,000 to \$3,000 each.

The story of this very interesting housing experiment was told in the Canadian Municipal Journal of August last. Mr. Poirer, then an alderman, but since elected mayor, organized the Workingmen's Housing Society, and induced the town council to guarantee its bonds under a special charter based on the Quebec Housing Act, to the extent of 85 per cent. The bond issue was \$200,000 at six per cent, chiefly taken up by local investors. The article in the Municipal Journal says further—

"This was four years ago, and though war conditions soon intervened, with all the high cost of material and labor, the Society went ahead and has now built seventy-five dwellings, each with a well laid-out garden, both back and front. The whole cost of administration is only \$1,000 per year, which is paid to a secretary. Ald. Poirer has given up the greater part of his time during the four years to the administration of the society. Each tenant has a well-paved street and concrete sidewalk facing his dwelling. The streets are well lighted. An up-to-date sewerage and a good water system are there to ensure the health of the people. Between the edge of the sidewalk and the curb of the roadway runs a narrow grass plot studded every twenty yards with trees, and this is continuous throughout the community. Between the houses and the sidewalk lawns have been planted, with a flower bed in the centre of each. At the back of each dwelling is a kitchen garden divided from its neighbor by a hedge of shrubs, and when the scheme is completed there will be between the backs of the gardens a continuous grass plot 100 feet wide. This wide open space will be used by the kiddies as playgrounds, although trees will be plentifully planted. The trees are grown in the Society's own propagating ground, where there is also a large greenhouse in which are grown shrubs, trees and plants for the community.

Pictures of the paved street and of the houses, with the fine boulevard effect of grass and trees and flower beds, show that the conditions are ideal for health and comfort. The first sixteen dwellings were built in the form of two-story flats, but the workmen preferred self-contained cottages and fifty-nine of these have thus far been built. They are built in threes, twos and singles, and are of red brick on concrete foundations. The architectural designs are pretty, and not monotonous. Each dwelling has bath, hot and cold water, electric lights, and a furnace. Last August these houses rented at \$200 to \$300, including all taxes, but a tenant could purchase at \$2,000 to \$3,000 and become owner of the house and lot, the terms being 15 per cent cash and the balance in ten years.

The question at once arises—does this scheme pay? Have the results been satisfactory? On this point the article in the Municipal Journal says—

"Does it pay—first to build such substantial houses and then to let them at such low rentals with the privilege of the tenants being able to buy so cheaply and on such advantageous terms? And the answer is that with the Workingmen's Housing Society the project has paid, is paying, and will pay when the whole 310 houses contemplated are built. But there is a reason for the success, or, rather, two reasons. First the whole scheme was well thought out, and, secondly, the scheme has been ably administered from the first. Before Ald. Poirer, who had been very successful in his own real estate and building operations launched his project he made a close study, on the spot, of the different housing schemes in operation in Europe and the United States. He observed the weaknesses and adopted the best of each in his own project. Having completed his scheme he had little difficulty in persuading his colleagues of the Pointe-aux-Trembles council to support him. The rentals from

the houses already built more than pay the interest and a sinking fund created to retire the bonded debt at maturity. It is noted that Mr. Thomas Adams visited the town last year and in his report said—

"The scheme will afford a valuable object lesson to the rest of Quebec, and indeed to the whole of Canada."

Mayor Poirer adds that this is the first attempt of its kind ever made by a French-Canadian municipality. Would it not pay St. John to send a practical builder to Pointe-aux-Trembles to study the plan on the spot and report to our own city council?

The last issue of the Canadian Municipal Journal tells what a few English cities and towns are doing, and the record should encourage the civic authorities of St. John. For example, Batley town council proposes to erect 800 houses on land owned by the town. Other recommendations or policies already adopted are—Blackburn, 500 houses; Chelmsford, 500; Nottingham, 1,000; Doncaster, 850; Northampton, 500; Runcorn suburbs, 880; Gainsborough, 200; Mansfield Woodhouse, 100; Ripon, 180; Chester, 130; Rushden, 100; Duffield, 800. These are but a few of the many and all are municipal enterprises. In the words of Mayor Poirer, already quoted—

"Even to this very day, when England is still bleeding from the many wounds received during the world conflict, and is still staggering under the burden of an enormous public debt, she does not hesitate to call upon the public treasury for millions upon millions to continue the fight against the hovel and its ill effects. It is thanks to sanitary dwellings, well-lighted, well-ventilated, and where sunlight has easy access, that during the last few years deaths caused by tuberculosis in England have decreased by fifty per cent."

The opening of the N. B. Legislature yesterday was marked by two excellent speeches by Messrs. A. A. Dyrart and J. G. Robichaud and the elevation of Dr. J. E. Hetherington to the office of Speaker. Congratulations to the mover and seconder of the address and the new occupant of the Speaker's chair are many and hearty.

"General" Coxy proposes to lead another "army" to Washington, but not on foot this time. It is to be a protest against national prohibition and the "army" will travel in motor cars. If the water wagon were employed Coxy would be more in touch with popular sentiment.

The speech of Fletcher Peacock before the Canadian Club last evening will repay the careful reader. Vocational training is one of the subjects of the day that command attention and interest.

The French government is helping to meet the high cost of living by opening depots in which food is sold by the government direct to the consumer.

A successful termination of the negotiations for the taking over of St. John harbor by the federal government seems assured.

Recommendation of Commission—Conditions from Standpoint of Efficiency "Shocking"

Ottawa, March 7.—That the government should "get rid of the unnecessary employees and make those remaining render efficient service" is the chief recommendation made by a committee appointed by the government in last November to investigate the government printing bureau. The committee which was composed of E. F. Slack, Montreal; Eugene Tarte, Montreal; and A. L. Lewis, makes the further declaration in its report that "the conditions found to exist in the printing department, viewed from the standpoint of commercial efficiency may be truly described as shocking."

The report of the committee is of particular interest at the present time because of the circumstances that the employees of the bureau are threatening to strike for increased wages and participation in the government bonus.

JAMES G. ENSLIE HOME

"Good-bye for five years," said Sergeant James G. Ensley, New Brunswick traveler for Lake of the Woods Milling Company, Ltd., when he enlisted during the first week of the war and left to join the 12th Battalion at Valcartier. "The Germans are a stiff proposition," he said, "and we cannot finish them in much shorter time. Sergeant Ensley was out of reckoning for six months only. He arrived in the city yesterday on the steamer Cassard, just four years and six months after he had made his adieu to St. John. He wears the 1914-15 star, a gold stripe and four service chevrons—one in gold and the remainder in blue. Hereby hangs a tale. In the desperate fighting of April 22, 1915, when "the Canadians undoubtedly saved the situation," Sergeant Ensley won his gold stripe. He has a very distinct recollection of the confused conflict in which the Canadians stood their ground when the French to the left had thrown away their guns and taken to flight over

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whelmed by the first German gas attack.

Speaking of the time he was taken prisoner, he said, it was like a hard fought football game. He was surrounded by men and was knocked unconscious. When he recovered he was on his way to Germany. For two years, he said, he slept on two blankets swarming with vermin and was transferred from one camp to another. When at last he was repatriated Holland seemed like a Paradise. The St. John men, he said, owe a great debt to the late Captain R. von der Osten and his wife who did everything possible to make life more pleasant for the men while in Holland.

IMPERIAL LEAGUE SOCIAL

The annual social evening of the Canadian Imperial League was held in the rooms of the Great War Veterans, Wellington row, last evening. The large assembly hall was filled to its utmost capacity by the members, their wives and friends, and by the members of the G. W. V. A., who were the guests of the evening. A very delightful programme was given consisting of vocal solos and of addresses by members of the league. An interesting feature of the evening was the presentation of a gold wrist watch to Miss A. Z. Hipwell as a token of appreciation for her services during the past two years. The president of the league, H. L. McGowan, was in the chair.

Those taking part in the programme were: Mr. and Mrs. L. Lecheur, Dr. James Manning, Mr. Allan, E. Smith, Miss Gertrude Hatfield and Thomas Guy.

St. David's Social

St. David's sing-song and social last evening was greatly enjoyed by a large number of soldiers and sailors and many returned men some of whom contributed to the numbers of the programme. Refreshments were served and the singing prolonged the very pleasant evening. The programme was as follows: solo, Miss Minnie Myles; costume song, Misses Blanche and Gladys Dykes; recitation, Sergeant-Major Horne; solo, Private Dent; recitation, Miss Vera Roberts; costume song and solo dances, the Misses Dykeman.

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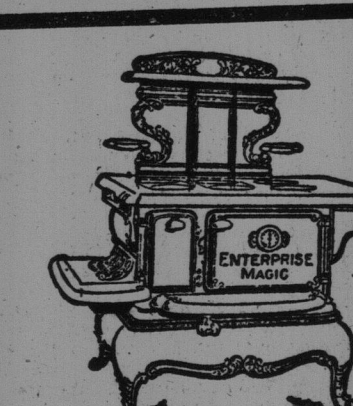
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trade says, is a railway pivotal centre and that it is in the common interests of the maritime provinces that that pivotal centre shall be maintained in its integrity. The Transcript may say incidentally that it is equally in the common interest of Moncton and every other point in the maritime provinces to support St. John and Halifax in the fight against the transference of steamers from this country to American ports. It is well that from such a centre as this the movement should be inaugurated because Moncton stands in a common relation to all the ports of the maritime provinces and is deeply interested in their prosperity and success.

It would not be surprising if the maritime board of trade, recognizing the importance of the situation, should immediately take action somewhat along the lines of that in Moncton and that other individual boards of trade will follow.

Apple Shipments. Since the lifting of the embargo approximately 212,000 barrels of Nova Scotia apples have been exported via Halifax, as follows: To Great Britain,

205,111 barrels; to the West Indies, 2,637 barrels; to New England points, 4,407 barrels. In addition to these, 86,698 barrels and 15,297 boxes, including shipments from Ontario, British Columbia and Nova Scotia, have been exported from St. John up to date. Shipments from Nova Scotia are now reported to have been about completed.

Cadet Charles W. Scott, son of Alexander Scott, of Main street, who arrived home yesterday from England, via Halifax, was warmly welcomed by his relatives and friends. He left St. John with the 4th Siege Battery and later was transferred into the Royal Air Force.

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