

Heating.

Where furnaces are not provided, rooms to be arranged and chimneys located so that stoves may be conveniently placed. The bathroom to be adequately heated. The kitchen flue to be of sufficient size to permit the use of a coal range for cooking, and to be either lined with tile flue lining or parged.

Lighting.

Electric light is preferable.

Materials.

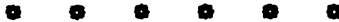
Brick, hollow tile, stone or concrete preferable.

Wooden frame with exterior walls of stucco, shingles or clapboard acceptable for detached or semi-detached houses.

Wooden frame with exterior walls of stucco acceptable for group houses.

Outer walls to be insulated against dampness and condensation. Ratnogging to be provided.

Division walls to be of brick, hollow tile or concrete.



It is very desirable that all rooms should have direct sunlight during some portion of the day. If group houses, two rooms in depth, are placed on streets running east and west, the north room will of course be devoid of direct sunlight. This can be avoided—first, by planning houses only one room in depth; second, by placing houses at right angles to the street, so that rooms will have an east and west exposure.

The first solution will, in many cases, be found impossible, owing to the extensive street frontage required, and in many instances the second solution may be difficult to carry out, especially where individual groups, which do not form part of the development, are being constructed.

This difficulty is not encountered when houses naturally face east and west, and it becomes apparent how very important it is in laying out sites to place and group the houses so as to get the best results from each site. Care, however, should be taken to avoid monotonous regularity of frontage. This can be avoided by variation in exterior treatment of the houses themselves, and frequent breaking of the building lines.

It is not sufficient merely to consider the placing of houses in relation to frontage lines so as to insure sunlight. The spaces behind buildings must not be forgotten. There is nothing which more thoroughly expresses civic spirit and the community attitude towards housing and town planning than the treatment of spaces at the back of buildings. Unfortunately, it seems to be forgotten too frequently that the outlook from many houses must be on the backs of houses opposite, and since these are not seen from the street, nor by the public generally, too often no attempt is made to make the rears even presentable. By limiting houses in groups to two rooms in depth, and detached and semi-detached to three rooms, deep courts will be eliminated, and by exercising a little care in arrangement and design, the rear can be made as attractive as the front.