

Housing For The New Industrial Town

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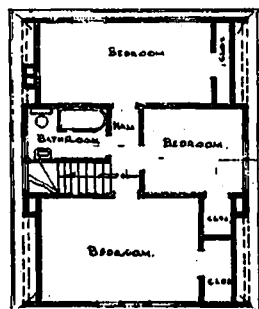
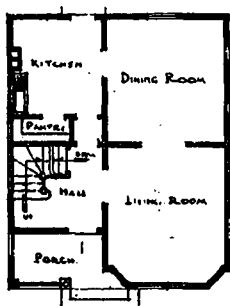
THE subject of housing may, for our purpose, be divided into three divisions, namely, municipal housing, which may cover the work of municipalities, and private enterprise for the betterment of conditions in congested areas in the city or large town. Next suburban housing, which may include the activities of private or industrial enterprise that aim to deal with the problem in the small towns or in the immediate surroundings of the large city; and last, housing as applied to new settlements about the plants of the new power developments, mining companies, and the pulp and paper industries.

The considerations involved in recommendations for the above divisions differ in direct proportion to the class of tenant for which it is planned, and to the land values of the district under consideration. It is the purpose of this article to deal only with the last division, now that so many new industries are facing a problem of inducing labor to forego suburban advantages for the new settlement. These industries have the opportunity to benefit by the examples of the older concerns which have only to-day emerged from expensive experimentation.

In the new town site successful provision for housing, and the plan for the town itself, are

interdependent to such an extent that neither can be economically considered apart from the other. The plans for the town layout and housing should be prepared at the time of planning the plant. A new industry should organize a department, or a separate company, which would handle the construction of streets, service, etc.; the erection of houses, and all that pertains to the development of the new town. This department can call for expert advice on the varied problems of planning, construction and maintenance, and so have houses for employees before the plant is in operation. At the close of this first period of construction it will have the results of this expert advice represented in figures of actual cost on which to base plans for extensions and future maintenance.

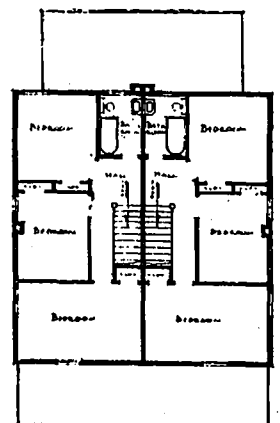
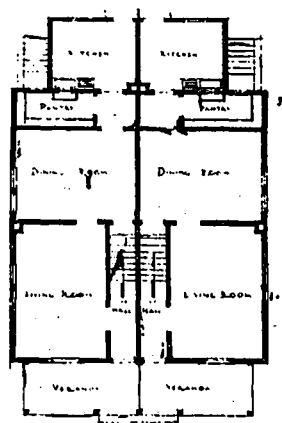
After the planning expert has laid down the street lines, lot lines, and the park and playground areas on his preliminary plan, the original cost of the land should be charged against the number of lots, or saleable area. Estimates should be carefully prepared for the cost of constructing streets and service, with pavements, sidewalks, planting, etc., and sewer, water and light, for the total area, as well as for maintenance, interest and the overhead charges of the department. This total for development



FIRST FLOOR.

SECOND FLOOR.

Fig. 1—Type of House Erected by the American Woolen Mills Company, Lawrence, Mass.



FIRST FLOOR

SECOND FLOOR

Fig. 2—Two-family Semi-detached Houses Erected by the Cleveland Cliffs Iron Company, at Gwin, Mich.