

Mellor, Meigs & Howe, Architects

Against the stone walls of this picturesque little English cottage, slender evergreens are grouped to form a dark background for a wide border made gay the summer 'round by a succession of long-loved perennials: iris, Canterbury bells, foxglove, columbine, larkspur, phlox, chrysanthemum and Oriental poppies. The wide walk of red brick is a colourful adjunct.



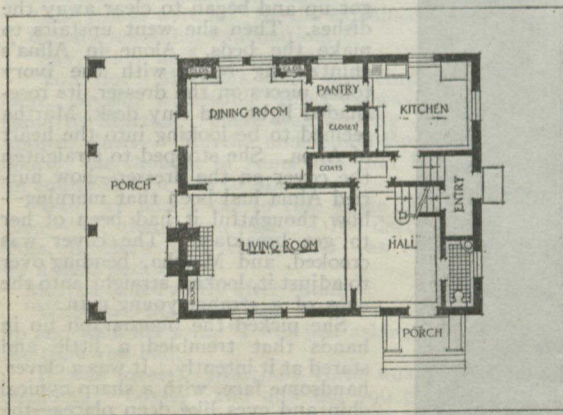
HOME-BUILDING—to most of us, at least—is a wonderfully fascinating topic, one to which we turn at all times with avidity. We eagerly scan the pages of magazines and newspapers, we search through countless books, we visit scores of houses in course of erection; all in quest of original ideas in house-architecture to be lodged in memory's storehouse against that happy day when building can be actually commenced.

Although this perennial interest in home-building is both natural and commendable, it is, by its very fascination, somewhat apt to overshadow one matter of fundamental import—that is, the proper selection of a site. In reality, the selection of the site is the first logical step toward the acquisition of a new home, because upon the nature of that site hinges (or should do so) the architectural treatment of the house.

With this fact in mind, site-hunting assumes its merited rank in the very forefront of any home-building project; and, even though the prior selection of a site may savour of a duty, it can, when intelligently entered upon, afford keen pleasure.

If the prospective builder is forced through business or sentimental associations to confine his site-hunting to a given locality, he is, of course, scarcely likely to view the undertaking as an undiluted joy; for the number of available properties will in all probability be altogether too limited in number to afford an adequate choice. There will thus be lacking the opportunity of weighing the merits of one property against many others, of one community as opposed to others equally accessible.

The real fascination of site-hunting enters, then,



Unusually wide doorways have been incorporated in this plan to impart to the living room, the dining room and the hall much the effect of one large room: which is an especially useful arrangement for entertaining purposes. Quite unusual, too, is the amount of closet space provided upon the lower floor—a feature particularly appealing to all good housewives.

BEFORE YOU BUILD

The Selection of the Site is The First Logical Step Toward the Acquisition of a New Home

By CHARLES VAUGHN BOYD

when the prospective builder is bound to no defined section; when he is free to choose between a number of communities, all of which possess commendable features; when he is able to search, without tiresome restrictions, for just the type of site that his imagination has long conjured.

IN connection with site-hunting, one of the first and most important points to consider is transportation: for, even in this age of many motors, other forms of transportation have not lost their hold upon the general public, nor are they likely to for long years to come. What, then, of the type of transportation available between the possible homesite and the place of business, and what of the time consumed by the trip?

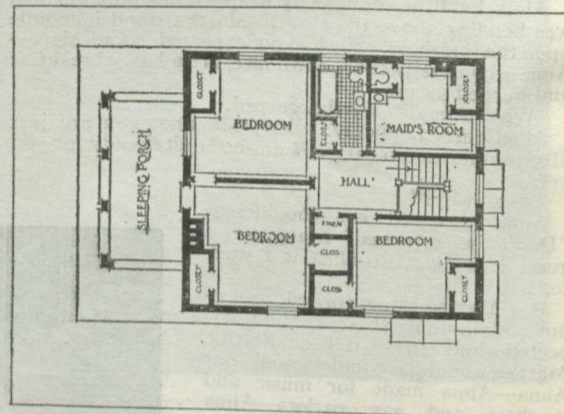
The cost of transportation must also be taken into consideration—and, interwoven with that, the comfort of the trip to and from work. Although the cost may rise with each additional mile, there is, to balance this, the greater likelihood of a comfortable seat for the commuter, in the morning if not at night! Still another phase of the transportation problem is the possibility of delay during severe winter weather. For the city dweller, who is considering the suburbs, due attention should therefore be devoted to the records of the transportation companies serving the various communities which the site-seeker is inclined to view favorably, in order to ascertain exactly what to expect under adverse weather conditions.

The proximity of either the train or trolley terminus is likewise of importance to such a site-hunter, when it is remembered that the distance between the homesite and the terminus will have to be covered at least twice every working day, whatever the weather may be. But, for a home in which there are growing children, it is not sufficient that train or trolley be readily accessible: it is just as essential that there be reasonable proximity to a good school, and that the road to and from that school be free from menace to health and limb.

BEFORE passing judgment upon the suitability of any site, the general character of the entire neigh-

This is, naturally, quite inapplicable to the new communities which appear with startling number and amazing growth near any large centre of population. With these, the criterion must rather be the physical character of the development; the improvements made, particularly in the shape of roads, sidewalks, light and water; and, coupled with these phases, there must always be considered the matters previously mentioned—proximity to transportation, schools and other conveniences of modern life.

As for the actual site, while a fixed criterion is obviously out of the question, there are certain points which should invariably receive careful attention. The question of size is, for example, always of importance. When



The maid's room, equipped with toilet facilities, is suitably placed adjacent to the stair-landing; and the plumbing fixtures are upon the wall next to the bathroom and immediately above the kitchen equipment to promote economy of installation and maintenance. Diagonal ventilation and ample closet-room mark the bedroom arrangement; with the hall reduced to a minimum.



C. E. Schermerhorn, Architect

What site could be more delightful than this? Great old trees and luxuriant shrubbery to soften all harsh contours and a stretch of silvery water to mirror land and sky! Into this setting, the red-roofed, creamy-plastered house of hollow-tile, with shutters of bottle-green and white-painted trim, fits perfectly. And be it noted, living room, dining room and porches are admirably placed to afford their occupants an uninterrupted outlook upon the lake.

bourhood should be investigated. Well-kept neighbouring houses and pleasant gardens do not necessarily create an ideal environment for a home-to-be, although they are undoubtedly desirable adjuncts. For instance, there may be, quite hidden away, some manufacturing plant, which, under certain atmospheric conditions, overwhelms that apparently pleasant neighborhood with soot-laden smoke, noxious fumes or irritating noise. These conditions are, of course, especially apt to arise in communities contiguous to a large city or upon a main railroad artery.

One excellent criterion in choosing a new home-site is the number of "For Sale" signs in any established neighborhood—for these usually silently point to any impending or accomplished change of character that may be driving the earlier inhabitants to other sections.

there is a choice afforded between lots of larger and smaller size, it is, of course, preferable to choose the larger—that is, if its maintenance is not likely to prove a burden on either purse or person. The less restricted property assures an abundance of air and sunshine around the house and it also affords greater freedom from the too-engrossed attention of neighbours—which is no unimportant point!

Exposure, too, plays a big part in the selection of a home-site. The preference should be given to a Southerly exposure, when that boon can be had without the sacrifice of some other desirable feature. An exceptionally attractive view is, however, usually accepted as a fair compensation even for the loss of a Southerly exposure—because, with careful planning, and the right

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