

The same authority advises the use of high-pressure steam. This is impracticable for ordinary installations but where it can be used it is economical of fuel, pipes and radiators. The layout lends itself admirably to this method. A saving of one-third could be made on the capital cost of house-heating fixtures alone.

In the ordinary house, the house plumbing is connected to the street plumbing at the line of the front wall. The lines ascend into the house at the rear. This means carrying the sewer and water pipes the full length of the house before they come into service. Under the proposed plan, this expense is eliminated.

Public Safety

It can be seen at once that the houses, lawns and yards are more or less isolated from main arteries of traffic. This would give children freedom to play in private lots and in public parks without undue exposure to danger from passing vehicles.

Traffic Regulation

It would be no hardship to restrict traffic within individual blocks to a speed limit of five miles an hour. The relatively short time spent on internal roads and drives would justify this. This restriction would further increase the safety of children at play. It would also make possible a very cheap kind of construction for these internal roads and drives.

As no house would front directly on a main road, they would be at a distinct advantage in the matter of dust and street noises.

Abundance of Light

The plan shows the position of the houses staggered. This means light in abundance on all four sides. By taking the houses one after the other and studying the problem from the viewpoint of hours of actual sunlight, it can be seen what this arrangement means in comparison to the block system. When the radial system was first proposed, this was the greatest advantage claimed for it. Compare one of these houses with its maximum of actual sunlight and daylight on all four sides with the ordinary house in a block, shut off by its neighbors on two sides from daylight and sunlight alike, one of the other sides possibly shut off from the sun the year round and the other taken up by the woodshed. Or compare it with an apartment block, with some of its tenants never getting any sun or partly dependent on a narrow light shaft.

Main Roads

Main roads in a district built up of such blocks would traverse a series of parks.

Having adopted the idea of an intersecting drive, the vegetable garden, chicken run or more ordinary part of the property would be separated from the houses and lawns by that drive. No window would look out on a neighbor's back yard.

Set apart from main roads, each block would be more or less self-contained and would have an air of privacy quite impossible to realize under any block system surrounded on all sides by the main routes of public travel.

Community Interests

The layout of the block in itself is a direct encouragement to the growth of various community interests. The central space or hub has great possibilities in the way of library, reading room, athletic, social or other public well-fare interests which people hold in common. With many parks close at hand, they could be laid out with a wide range of purpose and to meet a variety of health-giving and pleasant sporting aims.

An example of the advantage to be gained in actual dollars and cents appears below. It has a purely local coloring. It should be carefully borne in mind that this saving would not be made on a block of shacks. It would at once appear where the ordinary conveniences and improvements were introduced. The actual saving would increase very slowly as the costs of buildings increase. In other words, the saving would be as much on a house costing two thousand dollars as on one costing ten thousand. Once admit that people must be warm and comfortable and have proper sanitary protection, and that these are required at a minimum of expense, and we are forced to a realization of this plan. The saving accomplished is not on frills and follies which may be avoided, but on the stern necessities. The less elaborate the house, the greater the percentage of gain. It is a saving which strikes directly at the root of the matter of the "high cost of living." That this saving in capital cost and in fuel cost can be effected at a time when money is so much in demand and fuel so scarce, should have a special significance.

Real Estate Speculation

Before this plan can have any very widespread application in incorporated towns, the matter of re-sub-division of land will have to be taken up by the various legislative bodies. They, therefore, have the matter in their own hands. They can see to it that those for whose benefit the redistribution is to be made, have an honest intention to build and can see to it that they do build. It will have a tendency towards compactness which in itself is a tendency away from wild-cat speculation in outside subdivisions.

Comparison of Cost of Two Systems

ITEM	BLOCK SYSTEM		CIRCULAR SYSTEM	
	Quantity	Cost	Quantity	Cost
Lots	333	\$ 83,250	333	\$ 83,250
Houses	333	566,100	333	466,200
Excavation	60,000	60,000	60,000	15,000
Heating plants .	333	66,600	7	28,000
Heating instal'ns	333	166,500	333	99,900
Plumbing	333	99,900	333	66,600
Other fixtures ..	333	33,300	333	33,300
Roads	4,620	23,100	1,600	2,400
Lanes	5,280	5,280	0	0
5-ft. walk	8,778	13,778	588	888
Water mains ..	4,260	27,720	588	3,528
Water mains ..	0	0	6,244	1,874
Sewer mains ...	0	0	6,244	1,874
Drives	0	0	4,752	4,752
Concrete walk (private)	10,961	8,791	2,664	3,330
Concrete wall ..	0	0	1,200	3,122
Elec. light mains	4,620	4,620	588	588
Telephone mains	4,620	4,620	588	588
Sewer and water connections ..	333	33,300	0	0
Electric light and telephone ...	333	3,300	0	0
		\$1,200,159		\$815,190
Total cost per house ...	\$	3,604	\$	2,447
Annual charges—				
Capital	\$360.00		\$240.00	
Taxes	25.00		20.00	
Fuel	96.00		40.00	
*Light and water	24.00		12.00	
		\$505.00		\$312.00
Per month		42.08		26.00

*Operated at a loss.