

educational and recreative facilities to be provided, the location of varying classes of property, with a view to social problems, and the connection between the artizan and his work, and, within the limits specified by the engineer, the location of the factory area. This information, laid down on maps of the district in varying colours, will be taken in hand by the town planner, who, after having shown on the same plans in a distinctive colour, all the tops of the hills too high for the water supply, the bottoms of the valleys too low for the sewage scheme, besides other places of natural beauty which must remain in a state of natural and other open spaces which it is necessary to provide, will proceed to the work of laying out the various streets, squares and traffic centres.

"Thus is the material for the work of the city planner produced, and it is his duty and province to take all these results of the labours of his confreres in city building and weld them into one coordinate and self-sustained whole, a whole which shall be beautiful from every point of view and from every standpoint, whether that of the architect, gardener or sociologist, without sacrificing for one moment any of the solid qualities demanded by the practical citizens. This he will do, not by the superposition of meretricious ornament, but by

balancing mass against open space, height against breadth, the open vista against the enclosed colonnade, level masses of subdued and restrained architectural frontage against the telling note of the tower with its strongly marked vertical lines, nobly spreading trees against the open glade, bright colours reflected in still water and so on, all in mass and with the broad outlook, leaving to the architect and the horticulturist the filling in of details in a manner consonant with his vision of the city-to-be, and under his direction.

"I do not mean you to infer that each of these specialists will take up the work in turn and do his own special task independently of the others. Their spheres will interlock at every point and, if the city planner adequately fills his office, he will be in direct communication with them all during the whole process.

"Nor do I intend you to understand that, in every case, a separate and distinct individual should be retained in connection with the various parts of the scheme for, in small schemes, there would be no justification for this. Now would the group of specialists ever be the same, for each fresh task would present fresh features which would call for fresh advice, such as the great port with its harbours and docks, the great railway centre where

the railway engineer would take a prominent position or the scholastic centre where the wishes and requirements of principals and professors would need consideration.

"It is evident, therefore, that the function of the city planner is largely administrative. His it is to see that each participant in the scheme is given his due opportunity for expressing himself and fulfilling his office worthily and efficiently and to guide, control, encourage and restrain, as the case may require, so that no one factor in the completed work is either over assertive or insignificant. For this work he must be possessed of the confidence and sympathetic appreciation of the electorate which may be best expressed by providing, to aid him in commercial and other local questions, a strong and representative committee. This committee would by preference be chosen from the members of those societies for the encouragement of the corporate weal and the inculcation of a high civic ideal which naturally make a town planning propaganda a prominent part of their work. The good that can be done, and has already been done, by such societies cannot be over-estimated both in educating the electorate to the need for the advantages of planning in advance and in strengthening the hands of those charged with the work of city planning."



Living-room in a country house treated with breadth and quiet simplicity.

THE PLANNING OF THE HOUSE

By G. M. WEST

THE primary object of a house being to form a shelter and habitation for man, it is evident that when we have built our home we shall spend considerably more time contemplating our handiwork from within than from without. The cold, bleak days of winter do much to make us appreciate the thought and care which was put into the designing of a happy interior.

To the average layman the average plan does not, I am afraid, give much idea of how his rooms will appear when his dream is realized and the house completed. He sees a bay there or a fireplace here, but can glean nothing from scanning the drawing as to how these items will eventually appear; and a perusal of the specifications is very often not much more illuminating. Nevertheless, once the plan has been fixed upon, it is these details which seem so slightly treated that make our home attractive and express its individuality and character.

The Fireplace.

In practically every home, the fireplace occupies a most important place, and rightly so, for is it not the centre of the family circle. Nevertheless the doctrines of domestic design affirm that the mantel should be suppressed to a large extent. This does not mean done away with, but rather that it should not thrust itself rudely into the scheme of the room. It should become merely an incident of the treatment in simple conformity to the finish. The single

shelf four feet or four feet and a half from the floor is most effective and on it can be placed those ornaments which so strongly express the individual taste or lack of taste of the habitant. The mantel itself should be of the same material and finish as the room, with a facing of tile or brick in colours and texture selected with the future scheme of decoration in mind.

Then there are the more rustic types, the entirely brick and the rough stone mantel of rugged strength and simplicity, which seems, however, more in place in the summer cottage or camp than in the house for permanent occupancy.

Many a fireplace has been designed and executed in an alcove with "comfortable looking" seats and other features. To my mind, however, it is much more homelike to have a few large comfortable chairs or a couch ranged round the hearth, and it cannot be disputed that they are much more comfortable to occupy than a seat which is very seldom just the right width or length or position.

The Stairs.

Perhaps the most important feature in the majority of houses is the stairs, and a well designed and easy stair is a possession worth having. For some unexplainable reason the average speculative house nearly always is cramped in this portion. Simply designed newels, rails and balusters with clean-cut, well-designed moldings and open stairs, are most desirable. Square balusters alter-

nating with wide ones, cut with simple conventional patterns, are a good solution in moderate houses. A rise of seven inches and a run of nine inches for each step is as steep as any stair should be in an ordinary dwelling. The treads should always be of hardwood similar to the flooring. The newels and handrails are sometimes stained and waxed, while the remainder of the wood work is finished white, but this, however, depends altogether on the style of design. The landings should be wide and clear and are often a good place for a pleasant window seat.

The Trim.

For the whole interior finish, simplicity is the keynote and we should carry this idea out in the trim and other wood work. For the unpretentious house a flat unmolded trim seven-eighths of an inch thick and but four inches wide with a small back mold running all around and forming the top member of the base is an excellent solution. Care must be taken when laying out the doors to allow for the full width of trim in corners. No very narrow strips of plaster should be left in the angles for the paper hanger to struggle with. Where the ceiling is lower over windows or doors bring it down tight to the top of the architecture. The tops of all openings into the same room should be, as far as is consistent with other requirements, level. Nothing looks worse than to see several doors and windows in the one room all of different heights. All the doors on each floor can be the same height and the window heads kept at that line. There is room for much individuality in the design of the doors, those of single panel design or with two vertical panels being very effective. On the bedroom floor it is well to stain and wax the doors in the colour used below, a pleasing contrast thus being obtained against the white used for the other trim.

The wood work of the principal rooms on the first floor should be ordinarily stained and waxed, and they should be trimmed all alike, in whatever wood is selected. Chestnut stained in a brown tone is very effective and is cheaper than oak.

Some Important Items.

Another important item is the ceiling decoration. A simple molded plaster cornice three or four inches on the ceiling and three inches on the wall with perhaps a bevel enrichment is successful. Sometimes a neat wood cornice replaces the plaster, and it is a great improvement over the wood plate rails which have held such sway. Ceilings are often finished in stucco, which, when tinted, gives a much better texture than the hard, smooth surface necessary for papering. Wood beams or rather mock beams are oftentimes effective, but when used it should be borne in mind that they represent structural units and therefore should not run in aimless patterns regardless of their structural significance.

Hot water heating and other pipes sometimes form annoying eyesores in an otherwise pleasing room—care must be taken to have them concealed. Ceilings can often be furred down to cover some and walls furred out around others. When furring out continue the furring all across the room or at least to some suitable place to stop it without leaving annoying breaks in the wall surface.

Of course hardwood floors should be used