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THE EVENING TIMES AND STAR, ST. JOHN, N. B., TUESDAY, DECEMBER 23, 1919

REVIEW OF WORK OF HOUSING BOARD

Evil Effects of the Leasehold
System in St. John.

NEED 225 DWELLINGS

Worse Conditions Here Than
in Other Canadian Cities—
The Plans for Betterment
Set Forth by Architect
Archibald.

The Times is publishing herewith an extract from a speech given by Charles Archibald before the Engineers' Institute and the Council of the Board of Trade on Thursday evening. Mr. Archibald pointed out:

1.—That this speech was given with the idea of laying before the public some slight idea of what the St. John Housing Board were confronted with in submitting any proposition to the public in this connection.

2.—The method and nature of construction as used and as adapted by the board to relieve as far as possible the congestion as they saw it.

3.—The making over of housing conditions to alleviate the suffering of the children who are to be the basis of this great nation.

4.—Keeping the idea in mind of giving to all who seek the best in hygienic and wholesome surroundings, houses which would enable them to hand down to the future generation the thought and means of those who have gone before.

5.—To erect as far as possible dwellings for the purpose before mentioned, within the limits of the act and of the city council.

6.—The St. John Housing Board at much effort and expense to themselves, have endeavored to give to the public a working basis along the principles outlined to the best of their ability and in some measure they have succeeded in doing this (notwithstanding the criticism which has arisen and which will arise) to provide houses for those who need them most and to those who are and without thought of any betterment.

Part of His Address.

The following is an extract from his speech dealing with the houses suitable to the conditions and people in this city:

"Under present conditions, to cure of the population in the city of St. John, in adequate and wholesome surroundings, it would require at least 225 new dwellings or apartments, and providing for any increase in population, would require the development of a certain amount of property each year, as the city of St. John is handicapped by so much leasehold property. It is reasonable to assume that conditions as they are today can be traced to a great extent to landlords who have built as an investment, but who as their leases are nearing expiration, and as building material and labor are steadily advancing in price, have not added necessary repairs to houses under rent."

"The result is that in certain sections of the city a greater degree of depopulation is found than in most cities with a population equal to that of St. John. This, together with the fact that during the last five or six years, practically no building has been undertaken by real estate or development companies, or by individuals, owing to the shortage of labor, materials, and by condition arising out of the war, leaves the city in much worse condition than other cities in the Dominion, with the exception of a few showing enormous growth in the last two years. St. John's allotment of the Dominion Housing Loan was \$200,000. So far construction to the amount of \$20,000, which includes the cost of land, has been undertaken by the St. John Housing Board."

"Much effort and energy have been spent by the board to secure healthful sites which could be developed within



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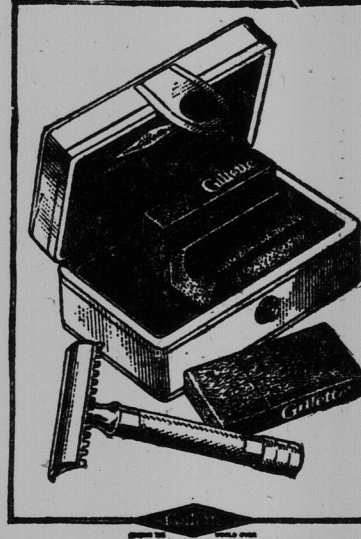
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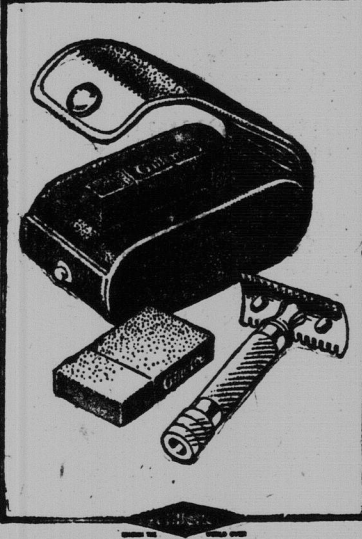
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tile, concrete, or concrete block were found on estimate to run between \$1,500 and \$2,000 above the limit of the loan allowed for each dwelling. Houses constructed with stucco or brick veneer were also found to exceed the margin likely to be obtained from the general owners, over and above his loan.

"At the present time, labor in the city constitutes approximately forty per cent of the total cost of any construction, and has increased to a greater extent than the cost of materials, which have in some commodities doubled and trebled prices of 1914."

"The board decided that the construction of four and five room dwellings would not meet the requirements of

many, if any persons wishing to own their own houses, and six room dwellings were considered a questionable investment. Therefore in designing the house in the group mentioned, an effort was made to provide a flat arch over columns, in most cases seven room dwellings. These provide for the throwing open of the dining room and living room combined, as one room, the division between the dining room and living room being only a flat arch over columns, from which the owner could provide suitable hangings."

"All rooms in each dwelling, met and exceeded the requirements for floor area, ceiling area, ceiling heights and window space recommended under the act. Windows to outer air have been provided in each room and bath room in every house. Even with the sizes of rooms as provided, some question was raised as to the total size of the dwelling being a remedy marketable proposition to those seeking their own houses."

"Temporary housing, as introduced by private companies and also in the United States government, is not applicable to the future development of Canada. The question of concrete or brick houses in the city of St. John, is one that will meet with the consideration of every citizen who has, or expects to be worthy of the home in such building, and it is in such regard that an effort is being pursued to alleviate the minds of those who seek such homes."

"With regard to the national idea of construction, we have to look forward to colonial structures, which only will be considered by the public in general. While having in mind the home of the worker and the artisan, we still must give a place and home for those little children who have never known homes or parents. In this, St. John is no exception to other cities in Canada and the results of "Rosebud Day" have shown that the citizens are not backward in coming forward in subscribing means for these little children who are the basis of the future growth of this great nation."

"It is as far as possible the idea of every citizen to provide homes and conditions which will enable these children to take their places as the country requires. It is with this idea that the St. John Housing Board has undertaken the matter of housing, and with this idea

BUYS MACLEOD'S PULP MILLS

Nova Scotia's Largest Mill
of Its Kind Changes
Hands; Building Boom
Predicted.

(Bangor Commercial.)

The MacLeod pulp mills at Milton, N. S., have been purchased by Frank D. J. Barnjum, of Annapolis Royal, N. S., according to an announcement just made. Mr. Barnjum has for a number of years been recognized as one of the largest owners of timber lands in Nova Scotia, his holdings consisting of several hundred thousand acres of freehold land, carrying vast quantities of the finest pulpwood. His holdings are being considerably increased from year to year. He has also been the owner of very large areas of timber lands in the state of Maine.

This move on the part of Mr. Barnjum—the purchase of the MacLeod mills—is an incident of considerable interest to pulpwood consumers in the eastern states. The wood which has been produced here and in addition it has been necessary to import a large amount of wood from Canada. In New York state this imported wood has come principally from the provinces of New Brunswick, Quebec and Ontario, while in the New England states a large part of it has come from Nova Scotia and New Brunswick.

It is interesting to note that the location of the MacLeod mills and the available water power and water storage are such that extensive additions may be made to the present plant. Milton, where these mills are located, there are falls capable of a development of more than 25,000 horse-power so that power can be supplied for an enormous plant. With the ownership of the mills, the ownership of the land and the probability that Mr. Barnjum will undertake operating in the near future, it now appears that a large amount of pulpwood will be consumed in Nova Scotia than has hitherto occurred.

It appears that the high prices which forest products are now bringing is encouraging the manufacture of certain lumber products which have at times been neglected. It appears that one Franklin county, Maine, operator has contracted to saw all of his stock of pulpwood into laths for which there is now considerable demand and at an unheard of price.

There is at the present time an admittedly short supply of building materials, while it is expected, during the coming season, that there will be ex-

they are presenting to the public the result of their efforts. Whatever may be said and whatever criticism may arise, it is still within the province of those who are affiliated with the movement of this city in connection with housing, to point to the success of those selected to make over the development of this issue.

"The strongest asset in business or construction is and has been 'Man's Humanity to Man,' and in this the local housing board has endeavored to render their assistance, with the result that they have placed before the public a system of the construction of homes within the limit of their ability to meet the requirements of the Dominion Act or the Dominion Government."

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tensive building. Activity in this line has already begun in the west and it is now quite definitely stated that several new building campaigns will soon start in New England. It is reported that here will be built under one contract in Worcester a block of 100 houses, preliminary work to begin very soon.

WILD THEORIES.

(Industrial Canada.)

One of the Italian delegates at the International Labor conference at Washington suggested that all raw material in the world should be pooled and placed under the jurisdiction of some international body, who would distribute it to the various countries according to their needs. As Italy is notoriously short of raw materials, there was considerable wisdom in his proposal from his country's point of view, but the nations which are plentifully supplied with raw material did not receive it with enthusiasm.

An English delegate claimed that the institution of private property was the primary cause of unemployment, and that, therefore, all private property should be abolished. This proposal was rejected by the other labor delegates, who, apparently, had some private property of their own.



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