

RENTS LOWER IN SAINT JOHN

Working Men Pay Less But
Get Less

THE HOUSING PROBLEM

Addresses Given Before The
Community Council — Found Some
Slums — Model Dwellings —
Call on Council to Act

The housing problem was the subject of discussion at last night's meeting of the Community Council in the High School assembly hall, with A. M. Bell presiding, and about 100 members in attendance. A. H. Wetmore acted as secretary. Various solutions to the problem were suggested, and strong addresses were given by F. Neil Brodie, W. F. Burdett, Charles Stevens, E. J. Tighe and Mayor Frink.

The president gave an address dealing with the community spirit, and telling of the first good work which the council had done, namely the providing of supervision for certain playgrounds. A resume of the council's work was read, and the chairman introduced the subject of discussion for the evening.

W. F. Burdett first reported on the housing survey which had recently been completed over that section of the city lying between Brussels street and St. Patrick and Erin streets and between Union street and Haymarket square. In this area there were 2,091 inhabitants living on about eighteen acres, including cross streets. The male population was about 40 per cent, female 61, children five to twelve years of age about 14 per cent and under five years of age about 25 per cent of the population. The number unemployed was 46 and the cases of illness noted were 42.

In this district there were 248 houses or fourteen to the acre and 591 apartments or thirty-five to the acre. This, however, was not considered excessive and would compare favorably with other cities which had congested areas aggregating forty houses to the acre and many more apartments. In this area there was an average of 182 people per acre, of whom 29 per cent were children.

The ideal of modern housing plans was to have between fifty to sixty people per acre.

The survey had first investigated the number of stories per building and as a result submitted the following:

No.	P.C.
One story houses.....	4
Two story houses.....	109
Two and a half story houses.....	24
Three story houses.....	77
Total.....	248

Thus it was shown that sixty-six per

cent were two or two and a half story houses.

Mostly Old Houses.

In this district there were 234 old houses, five new houses and four rebuilt houses; total, 248. There were 289 wooden houses and only four brick, 219 houses fronted directly on the street and there were 88 rear or backyard houses. There were found sixty houses without proper sanitary conveniences, eleven were found without water taps and in eighty-two outside privies were found.

The number of apartments in each house was found in accordance with the following table:

No. of apartments in each house.	No. in each class.	Per cent. of total in each class.
One family.....	88	14
Two family.....	180	82
Three tenants.....	61	2
Four tenants.....	14	6
Five tenants.....	4	2
Six tenants.....	0	0
Seven tenants.....	0	0
Eight tenants.....	2	0.8
Total number—248.		

Some Bad Conditions.

In some places conditions were found to be very bad almost as much so as slum conditions in the big cities of Great Britain. With the aid of a lantern several slides were thrown on the screen taken from actual conditions. There were also shown two what were regarded as the most desirable types of tenements found in this district. The first was a four story structure which sheltered eight families with a total fifty-two people and earned a rental of \$600 for its landlord. The other was a two story shack sheltering eight families with a rental of \$420 per year; this last building the speaker said he did not consider fit for human habitation.

In contrast to these were shown views of workmen's apartments in Philadelphia which included all modern improvements for \$18 a month and also workmen's cottages in Brantford which including all accommodations were rented for from \$10 to \$12.50 per month.

Rents High Here.

While rents in St. John might seem cheap they in reality were not so. In the American and Upper Canadian cities the average rent was from \$2.50 to \$3.50 per room per week. In St. John it varied from \$1.50 to \$2.50. But in consideration of the conveniences and accommodations he by no means considered this cheap and as proof cited some very objectionable conditions found during the housing survey.

Another fact that would be noticed is that the less the number of rooms in the apartment, the higher the rental per week as shown as follows:

Class of tenement.	No. in each class.	Per cent. of total.
One room.....	2	0
Two room.....	40	16
Three room.....	99	40
Four room.....	101	41
Five room.....	122	49
Six and more.....	227	92
Total—591.		

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Average Rent Per Month.

Class of tenement.	Avg. rent per apartment.	Avg. rent per room.
One room.....	\$2.50	\$2.50
Two room.....	4.17	2.08
Three room.....	4.98	1.64
Four room.....	6.79	1.70
Five room.....	8.11	1.62
Six room.....	10.42	1.60
Average.....	\$7.70	\$1.64

Size, Use and Description of Rooms.

Small rooms, 60 sq. ft. or under.....	272
Medium rooms, 60 to 150 sq. ft.....	1,583
Large rooms, 150 sq. ft. and up.....	624
wards.....	2,769

Number of Rooms.

Used for kitchen, living and sleeping.....	40
Used for living and sleeping.....	82
Used for sleeping only.....	128
With three occupants sleeping.....	180
With four occupants sleeping.....	61
With five or more sleeping.....	44
Number of dark rooms.....	37
Number of gloomy rooms.....	180

In conclusion, Mr. Burdett stated that the investigation showed great need of improvements in the old houses. In fact he said he believed it was a problem of improving the old conditions rather than in tearing down and building new houses. These improved houses and conditions should be regulated by strict civic by-laws providing this stringent regulation and rigid inspection so as to comply with the laws of town planning, sanitation and hygiene.

F. Neil Brodie.

F. Neil Brodie was next called upon, it being explained that the question of houses suitable for working men had been submitted to him and he had prepared figures on the cost of such structures. Mr. Brodie said that he had taken the cottages as shown were built in Brantford for working men and had prepared figures showing their cost if they were to be built in St. John. In relation to the subjects itself, he said:

"In trying to solve the problem of providing cheap and comfortable homes for workmen in the city of St. John, we find, at the very outset, difficulties which are not to be met in many of the larger towns and cities of the Dominion."

The first and greatest obstacle in the way is our antiquated local building law. In fact, until this is revised to meet modern conditions, it is simply a waste of time to discuss the erection of permanent dwellings at a moderate cost.

"Such buildings, in order to keep down as low as possible the expense entailed in keeping them in good repair, should be constructed of brick, concrete or stone. Under present local conditions brick is to be preferred as we have more bricklayers than concrete or stone workers."

"But, while the building law permits the erection, in the third fire district, of a small frame house with 24x36x12 studs, rough-boarded and shingled, it does not allow the use of an 8-inch brick wall laid up in cement mortar, insulating upon a thickness of at least 12 inches, and this alone makes the low-cost brick house an utter impossibility in our city, where we are handicapped by having to use 38 p.c. more brick in our walls than is allowable in Montreal,

Toronto or any of the Upper Canadian cities.

"Again, in many cities, such dwellings may have shingle roofs. Here, they must be covered with metal or slate at approximately nearly double the cost of the wooden shingle. The amount of rock excavation for foundation, sewer and water pipes, etc., due to local conditions, also adds materially to the cost of building."

Some Things Needed.

"To carry out successfully, then, the project of building, at a moderate cost, comfortable cottages for workmen the following conditions are essential:

"1. A change in our building law so as to permit the use of 38 p.c. brick wall for a two-story house."

"2. A tract of land, fairly level, of good workable soil, having good drainage and large enough to accommodate some fifteen or twenty cottages, these to be of one standard, though varying in minor details, so that a factory might run through its machines, without making any shift, all the stock of one class required for the whole number of houses, that is, all the sashes, all the doors, frames, etc. The cost of each lot not to exceed \$200."

"3. Contracts so arranged that factory work could be done in dull times, and the materials furnished when required, so that the houses could be roofed out by the warmth of summer instead of artificial heat. This would mean letting contracts in January or February, beginning work on ground about the first of April, and having the houses ready for occupation about the first of August."

"It is only by attending closely to such matters (seemingly of little importance when taken separately) that we can hope to bring such a home as we have in mind within the reach of the average working man."

"Under the conditions outlined, it would be possible, in my opinion, to build in St. John a small brick cottage—say 24 feet by 30 feet—one story and a half in height, having on the ground floor living room, parlor, bed room and kitchen, and on the second floor, three bedrooms and bath room, for a sum not exceeding \$2,400, including the price of the lot; or, a one-story cottage containing living room, parlor, three bedrooms and toilet room with closet for \$1,600."

"These houses would be plainly finished, having doors 1 1/2 inches thick, plain, flush moulded; sashes of standard size, 18-8 inches thick, not hung; floors, spruce; base, 6" or 8" plait; trim for doors and windows, 4 1/2"x7-9", plain spruce; plastering, two coat work; heating done by stoves; no basement."

"Brantford (Ont.) has houses of this class, renting for \$2.50 to \$3 per month for the larger and \$1.50 to \$2 per month for the smaller. Mr. Burdett was kind enough to place at my disposal plans and photographs of these, from which I have prepared sketches of a similar type of building for your consideration."

"Now let us see what expense the working man, who desires to own his own home, would have to meet."

"Take the \$1,600 cottage as example, and suppose that he puts on a mortgage of \$1,000."

"Annual interest on \$800 invested, at 6 per cent, \$48; annual interest on mortgage of \$1,000, at 6 per cent, \$60; annual interest on mortgage of \$1,000, at 6 per cent, \$60; annual interest on mortgage of \$1,000, at 6 per cent, \$60."

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gave at 6 per cent, \$60; annual taxes, say \$20; annual insurance, say \$5; annual water rates, say \$1.50; annual upkeep, say \$12.50; total, \$144; or \$12 per month net."

A general discussion then followed, and finally on the request of the president for definite action, the following resolution was moved by F. J. Tighe, seconded by Charles Stevens: "That the city council be asked to devise ways and means to bond or appropriate from \$50,000 to \$100,000 to acquire land and build houses, such to be within the purse and reach of the working man, and thus to actively enter upon a solution of the housing problem. That this be regarded as an experiment, and if successful that further similar action be continued."

This aroused considerable opposition as it was regarded as pretty drastic coming from the Community Council, it being felt that no such action should be taken until the problem had been more thoroughly studied and a definite solution arrived at. As an amendment, Mrs. Frink moved that this matter be referred to a committee with powers to draft a suitable resolution to submit to the city council. This did not quite meet with the complete approval of the sponsors of the original motion, who wished immediate and more definite action, explaining that it was very much a matter of present moment.

Finally the difficulty was solved, and a compromise agreed on in the motion of the mayor, who submitted the following amendment to the amendment.

Resolved: That in the opinion of the Community Council—the Common Council of the City of St. John—should exercise all the powers and authority under the Housing Act, at the earliest day, and take all measures to provide better housing facilities for working people in the city of St. John. This resolution passed unanimously.

A vote of thanks was passed for the use of the High School assembly room and to W. F. Burdett and F. Neil Brodie for their services of the evening, and on motion, the meeting adjourned.

GREATHER THAN TO AZORES

Distance Flown by Reinhold Boehm Exceeded by 210 Miles That Lieut. Porte Must Fly

New York, July 16.—The record made on Saturday by Reinhold Boehm at Johannisthal, when he remained in the air for 24 hours and 12 minutes and flew a distance of 1350 miles has caused members of the Aero Club to feel more confident than ever that Lieut. Porte will accomplish his proposed Atlantic flight in the air boat America.

Boehm used an ordinary biplane in his flight and the fact that it was not equipped for an endurance test is an indication according to Henry Woodhouse of the Aero Club, that the America, with her special equipment will be able to carry Lieut. Porte to the Azores without mishap.

The route to be followed by Lieut. Porte to the Azores is 1140 miles, or some 210 miles less than the distance covered by Boehm.

In seconding the motion, Commissioner Wigmore said: "I cannot say anything to what Commissioner McLellan has embodied in his resolution. O'Leary died while doing his duty and it is only

WILL CARE FOR O'LEARY'S MOTHER

To Receive Son's Wages As
Long as She Lives

STREET RAILWAY EXTENSION

Com. McLellan Holds Out For
Contributions From Abutters
For Sidewalk and Street Paving
Work—No License For Bouts

The name of Margaret O'Leary, mother of the late special policeman, Frank O'Leary, was ordered placed on the pay roll of the city by the common council yesterday and a resolution of condolence was passed.

The following is the resolution, moved by Commissioner McLellan and passed:

Whereas, Francis Edward O'Leary, who was born in the city of St. John on the 11th day of February, A. D. 1881, departed this life in the city of his birth on the 13th day of July, A. D. 1914.

In the execution of his duties as a police constable he was mortally wounded by a criminal he was arresting. As a young man his life was clean and his conscience void of offence. He was as fearless as he was faithful in all his relations to life, and in the performance of his official work, in the protection of the lives, homes and property of this city, which meant so much to him, he was faithful even unto death.

His gallant fight in the hospital with the last enemy has been applauded by all manly souls. When confronted with death he passed to the Great Beyond with Christian resignation, displaying a forgiving spirit even to him who brought him low. He died as he lived, a brave, strong man, with a faith as pure and innocent as a child. His death is a severe loss to this community.

The city, on the day of his funeral, was a city of sorrow and the great concourse of people who lined the streets of the city were humbled as the remains of this noble character were solemnly conveyed to their last resting place.

We cannot but believe that the wife whom he was parted but a few months before must be joining with him in the praises of Him who liveth and reigneth forever.

Be it therefore resolved that the corporation of the city of St. John, appreciating the loss of a faithful officer, extending its sympathy to his sorrowing family, and that this resolution be engrossed upon its records and a copy forwarded to the family of the deceased.

In seconding the motion, Commissioner Wigmore said: "I cannot say anything to what Commissioner McLellan has embodied in his resolution. O'Leary died while doing his duty and it is only

right that we should pay a tribute to his memory."

Commissioner Potts said: "The city as a whole feels the loss of this valiant officer. I feel that the price paid is too much for the lesson we have learned from his death. The city should consider seriously the task of finishing the work which O'Leary started so well."

His worship said: "Although O'Leary was only a young man, he had shown his worth and was certainly worthy of commemoration."

Commissioner Russell said there was nothing he could say beyond what had already been said, but he heartily agreed with the resolution and all contained in it.

Commissioner McLellan.

Commissioner McLellan then said: "I believe it proper that some reference should be made by myself to the sad occurrences of the last ten days, whereby the department of public safety has suffered a most serious loss. I do not feel capable, so do not propose to make any attempt towards delivering any such tribute to the character and career of the deceased Special Officer O'Leary while doing special duty, as he is deserving of."

"I can only in this informal manner point out to you a fact, the truth of which has been fully demonstrated both to yourself and the public, that he was an efficient, energetic and courageous officer, performing his duties conscientiously and according to the best of his ability, ready to do and die at the post of duty. He displayed a rare quality of courage in the presence of danger, and continued to do so while lying prostrated on his bed in the hospital, and even unto death. That this city is indebted to him beyond repayment may be the opinion of myself, but it is based upon the fact that since he became a special officer his labors have borne fruit to such an extent as to awaken a portion, at least, of this community to the dangers that exist in our midst."

"This fact may not have such a value as expressed by men but even at such a cost to himself, my knowledge of the man leads me to believe that he would consider the cost a moderate one if, as a result, the people of this city were fully awakened to the dangers besetting us. During the days he was hovering between life and death his sole interests seemed to be centered in his mother's future—in case of his death—and when he fully realized that he must die he exhaled from me two promises—one, that after his death I would go to the jail and tell the young fellow that shot him that he forgave him for shooting him; the other, that I would see that his mother got a good home where she could work."

"O'Leary did not ask for charity, and in my opinion he did not have to. The city of St. John was his debtor and as Commissioner of the city in whose department he was employed I felt justified in not only agreeing to his request regarding his mother, but in taking to this body and ask you to support my promise and on behalf of the city to pass the following resolution."

"Moved—That the name of Margaret O'Leary, the mother of the deceased Special Officer Frank E. O'Leary, be

(Continued on page 10; sixth column)

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of Ladies' and Men's Clothing of all kinds, and, as you all well know our prices are always the lowest at any time, but now it is just like picking up money to do your shopping at our store.

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LADIES' SUITS—Worth from \$14.00 to \$17.00.....	For \$8.98
LADIES' SUITS—Worth from \$18.00 to \$25.00.....	For \$11.98
SPORT COATS—Worth \$8.50.....	For \$4.98
SPORT COATS—Worth from \$10.00 to \$12.00.....	For \$7.50
WHITE VOILE DRESSES—Worth \$6.50 to \$7.50.....	For \$4.16
WHITE LAWN DRESSES—Worth from \$4.50 to \$6.50.....	For \$2.98
CHILDREN'S WHITE DRESSES—From.....	50c. to \$3.50
WHITE PRINCESS SLIPS—Worth \$1.00.....	For 79c.
PRINCESS SLIPS—Worth \$1.25.....	For 89c.
PRINCESS SLIPS—Worth \$1.75.....	For \$1.19
SILK SHIRTWAISTS—Worth from \$3.25 to \$3.75.....	For \$2.49
BLACK SILK WAISTS—Worth \$2.95.....	For \$2.39
STRIPED SILK WAISTS—Worth \$1.50.....	For \$1.19

TEA APRONS—Worth 35c.....	For 19c.
SILK DRESSES—From.....	\$6.98 to \$14.00
LADIES' WHITE LAWN DRESSES—Worth \$3.00.....	For \$1.49
LADIES' FANCY HOSE—Worth 50c.....	For 22c.

MEN'S DEPARTMENT

MEN'S RAINCOATS—Worth \$17.00.....	For \$12.98
MEN'S RAINCOATS—Worth \$14.00.....	For \$9.98
MEN'S RAINCOATS—Worth \$12.00.....	For \$8.98
MEN'S RAINCOATS—Worth \$10.50.....	For \$7.50
MEN'S RAINCOATS—Worth \$ 8.50.....	For \$6.50
MEN'S SUITS—Worth \$24.00.....	For \$14.98
MEN'S SUITS—Worth \$18.00.....	For \$12.98

MEN'S SUITS—Worth \$14.00.....	For \$8.98
MEN'S SUITS—Worth \$12.00.....	For \$6.98
MEN'S BLACK AND BLUE OVERALLS—Worth \$1.25.....	For 79c.
BOYS' 3-PIECE PLAY SUITS—Worth \$1.50.....	For 69c.
MEN'S POLICE BRACES.....	Only 15c.
MEN'S BLACK CASHMERE HOSE—Worth 35c.....	For 19c.
MEN'S ALL-WOOL SWEATERS—Worth \$2.00.....	For \$1.25
MEN'S SWEATER COATS—Worth \$3.00.....	For \$2.25
MEN'S REGATTA COAT SHIRTS—Worth \$1.00.....	For 69c.
MEN'S FANCY HOSE—Worth 25c.....	For 15c. or 2 pairs for 35c.
MEN'S UMBRELLAS—Worth \$1.25.....	For 79c.
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