

Houses Under \$15,000 in Winnipeg, Man.

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THE remarkably rapid growth of Winnipeg, only a few years ago a small prairie town, has made it necessary to provide accommodation for a great number of people in a comparatively brief space of time. The city has consequently proven a lucrative field for the speculative builder, who has taken advantage of the rapidly rising price of land as well as the great demand for houses, to prosecute his calling with at least commendable energy and a good deal of foresight as he quickly becomes appreciative of those factors which render a house saleable. One of the first things to be determined by the prospective purchaser is whether the house will prove warm and comfortable, and it is probably owing to this fact that usually these speculative houses are fairly well built and so find a ready sale.

Appearance, of course, is a secondary consideration, and as the houses generally sell on fairly attractive terms the employment of an architect for small house work is not of as frequent occurrence as might be. However, the public is gradually being educated to the benefits which may be derived and the value acquired in the building of their own homes, no matter how small they may be, with the "assistance" of an architect even if he be employed merely for the purpose of "putting in the windows and the doors!"

The high price of land makes the site for the small house almost invariably a narrow lot usually devoid of trees or other natural advantages. The problem of the design of the small house thus becomes one in which the conditions are almost identical, so that unusual features in plan are not often found; climate as well as site favoring a square, compact plan. Again, the cost of building as compared with other cities where the extremes of temperature are not so great, is a factor which leads to simplicity both in plan and elevation. Little is left for the employment of expensive material or the gratification of the architect's delight in well executed detail.

A brief description is given herewith of the various houses illustrated, which are representative of the better class of work done in Winnipeg.

House No. 1, Dromore Avenue; Woodman & Carey, Architects.—This house follows closely the model of the small English country home. It is a logical and consistent adaptation of that type, none of its features being at variance with the conditions peculiar to this country, conditions which do not lend themselves easily to the reproduction of a type which has for its outstanding characteristics low, broad effects and a picturesque grouping of parts. The plan is simple and well arranged, both for its purpose and for the development of the elevations, which are excellent in scale and proportion. Although the ground floor level is well above the grade, yet the usual unpleasant effect which this produces is somewhat overcome by the stone-



DETAIL OF MAIN ENTRANCE, HOUSE NO. 1.