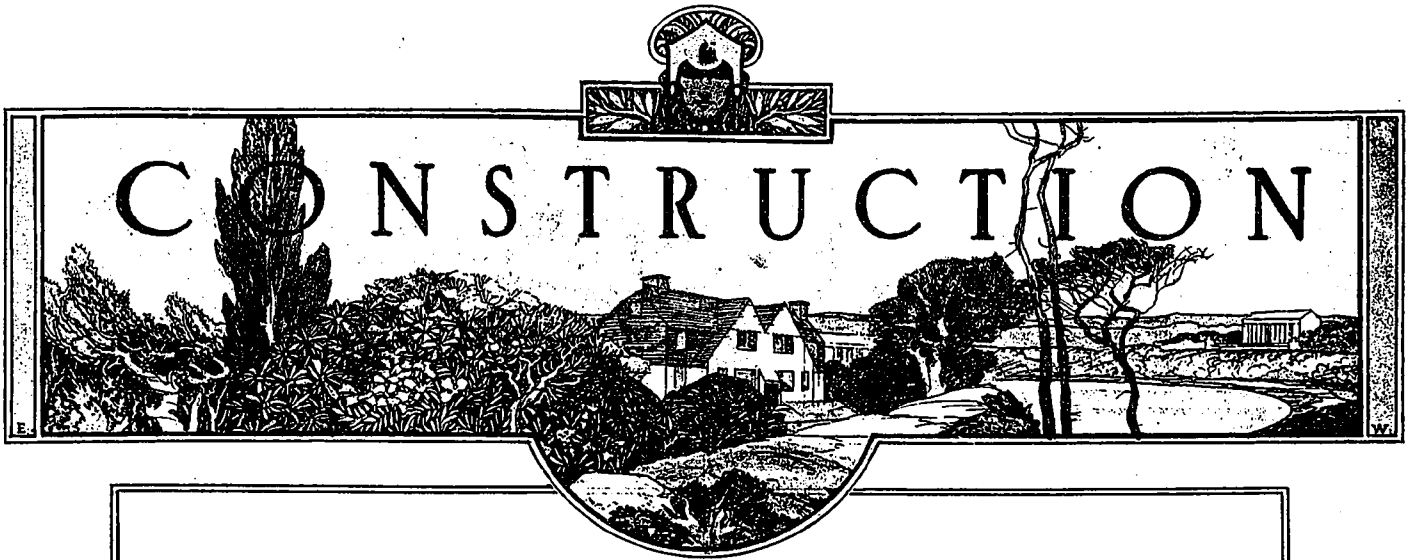


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July, 1914

Vol. 7, No. 7

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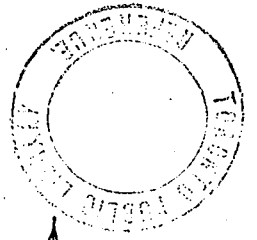
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COLONIAL ENTRANCE TO THE  
FORRESTER-PEABODY HOUSE,  
AT SALEM, MASSACHUSETTS.



*The home as an expression of the personality of the owner depicted through the keen insight into human nature by the architect.*

THE BUILDING of a home has become a living art; one in which the highest ideals are brought into practical use. Honesty seems to be the keynote both in the frank and straightforward expression of the materials employed as well as in the endeavor to meet the real needs. Here as nowhere else can the personality of the individual be felt. The endeavor is not to suit friends and relatives, but rather have a home expressive of our own true selves. Modern independence is felt and we build from an inherent taste for decorative features, harmonious furnishings and natural surroundings. The home should prove a true setting for the dweller and no place is successfully designed unless it portrays to a certain extent the character of the owner.

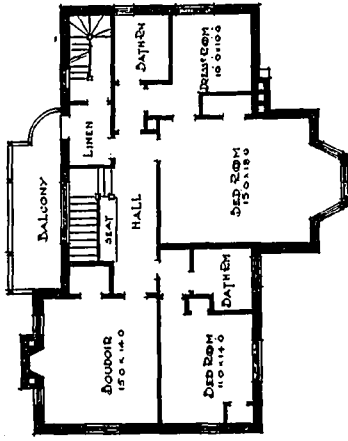
The architect must be broad enough to read his client, feel his simpler nature and understand his moods. To disregard these is a irretrievable wrong, for so much of one's future is dependent on the harmonious relations of the home. Every detail is carefully considered in relation to each other and also to the *tout ensemble*. No longer can the house of many styles be the acme of true art, but rather the style of the owner himself, and it is quite fitting that the architect make it expressive of the person who decides to live therein. The plan of each home is a special problem and merits the best work of the architect in charge. Just as the desire for truth develops in our domestic building, so will the general appearance of our residential districts improve. For to depict the personality of a great man is to create a work of profound interest which cannot fail to impress. And little fear may arise as to the final results for individuality is seldom eccentric.

Aside from the æsthetic taste, the planning of a house is essentially a practical problem. The

site, the client's needs, the cost, are all matters of consideration. The site fortunately adapts itself to so many styles that it conforms to buildings of varying costs. The cheapest materials, and beyond doubt the best both artistically and practically, are the local ones, which lend themselves to the most perfect harmony with their surroundings. With a symmetry without and a livable charm and convenience within, the architect has given a free and frank expression of his own ability to depict the client's inmost wishes. Which can only be done when there is a sympathetic relationship between the architect and the owner. And such a perfect understanding has already resulted in the appearance of a large majority of our charming residences and augurs well for the future trend in residential work.

It will not be possible to list our modern home under a class or certain style, but rather the product of a personal element. In doing this we must allow our own individual selves to speak. We cannot, nor would we, ignore the past. The influence of historic styles will always be felt, but to bring about a domestic style suitable to our life and conditions we must borrow motives instead of copying exact forms from other ages.

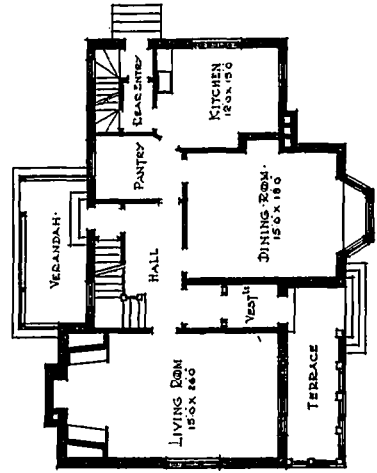
The house, like all other types of buildings, has been a continuous growth, deriving its changes from the various styles of the past. Probably the greatest force was felt in the Italian Renaissance although the pure classic furnished many ideas. The spread of the Gothic was also a potent factor in its development as well as the many other periods resulting therefrom. The real estate man and speculative builder has helped to fill our cities with unsightly dwellings, but we are gradually rising to a higher plane and will soon feel the wave of reform brought about by a keener insight into the needs of the people both from the artistic standpoint of the architect as well as a desire on their part to enjoy the charm and comfort of a real home.



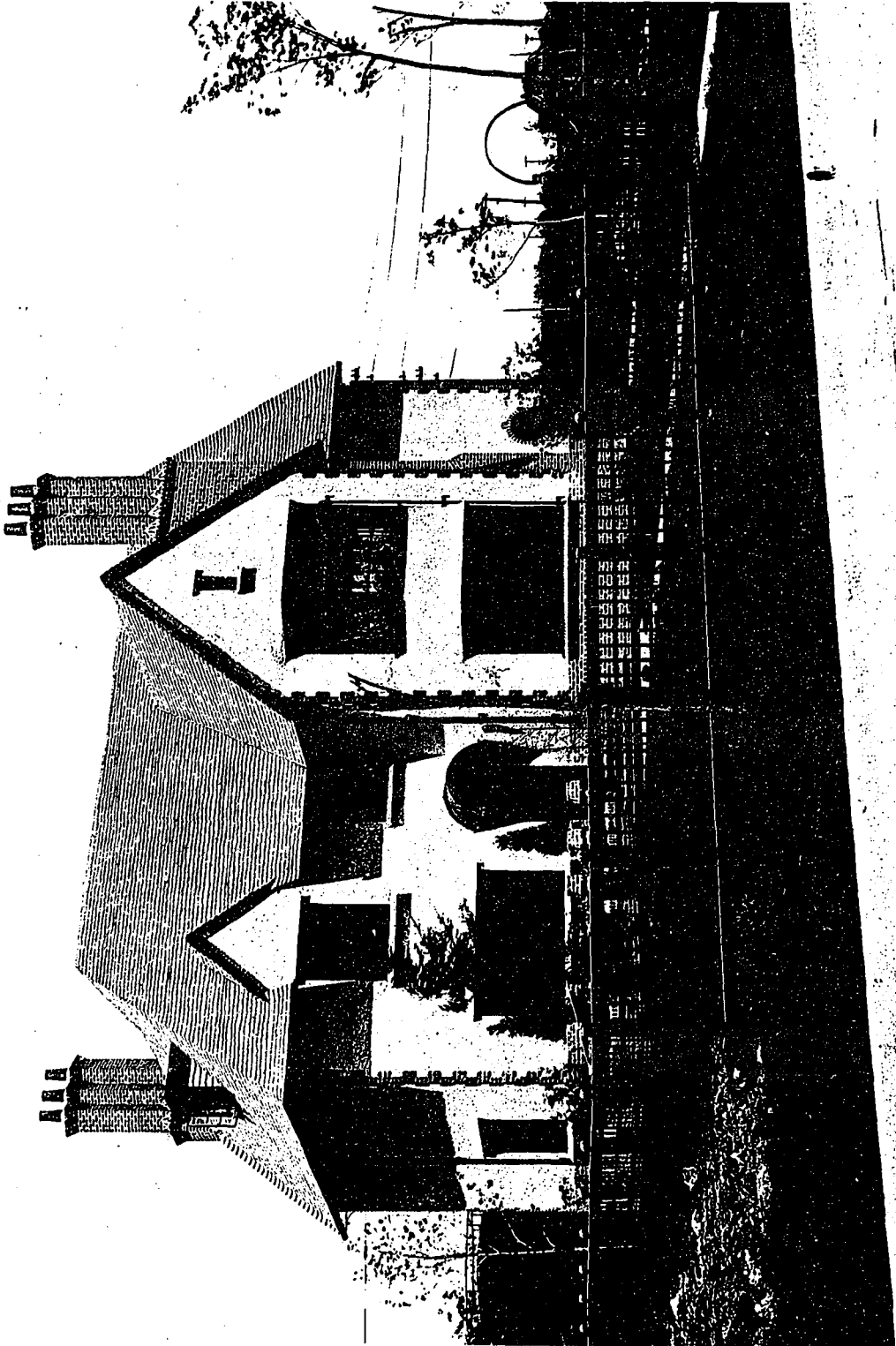
PLAN 7. CHAMBER FLOOR

HOUSE NO. 1,  
WINNIPEG, MANITOBA.

WOODMAN & CAREY,  
ARCHITECTS.



PLAN 7. GROUND FLOOR



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

FRANK N. RUTTAN

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-



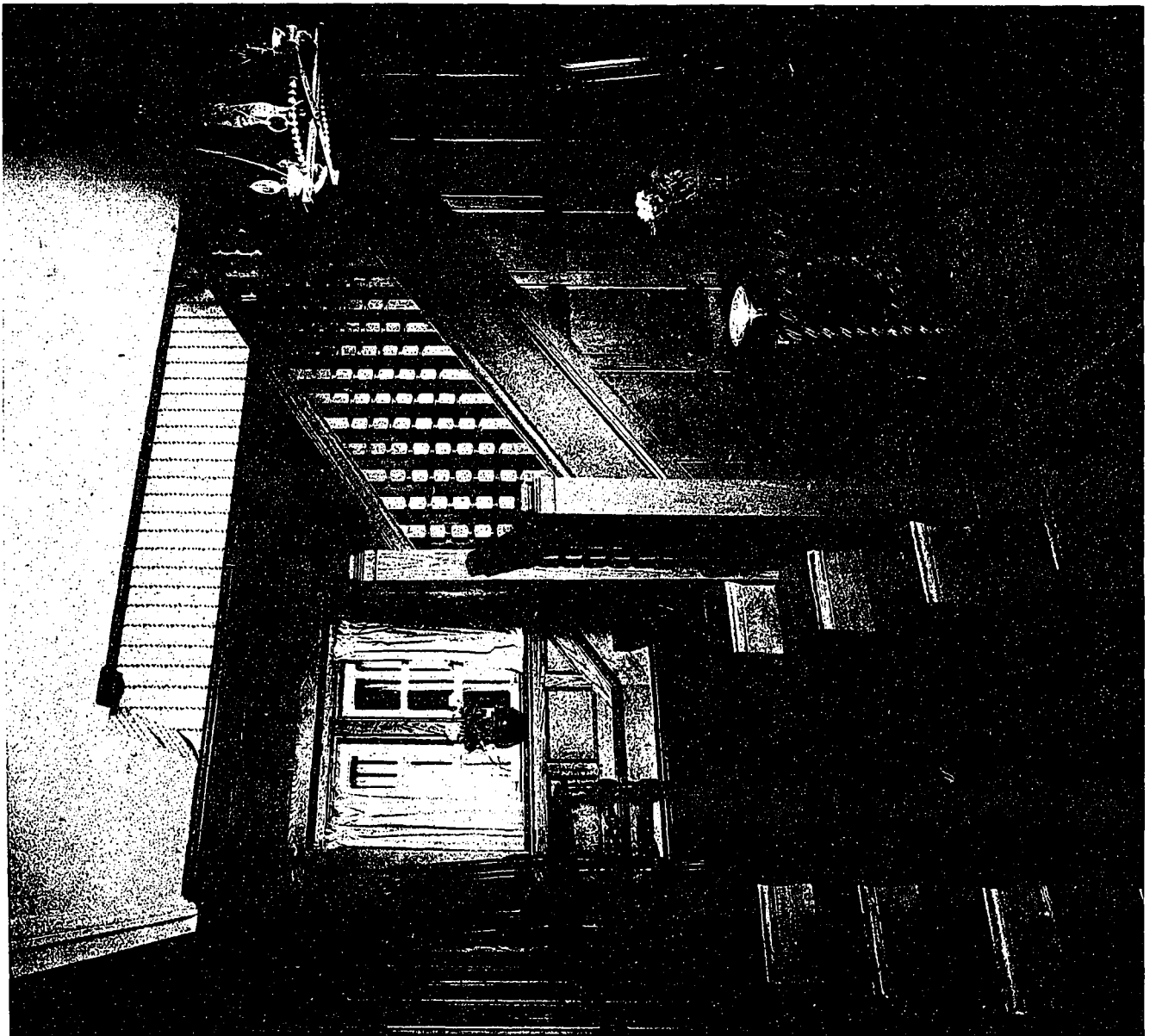
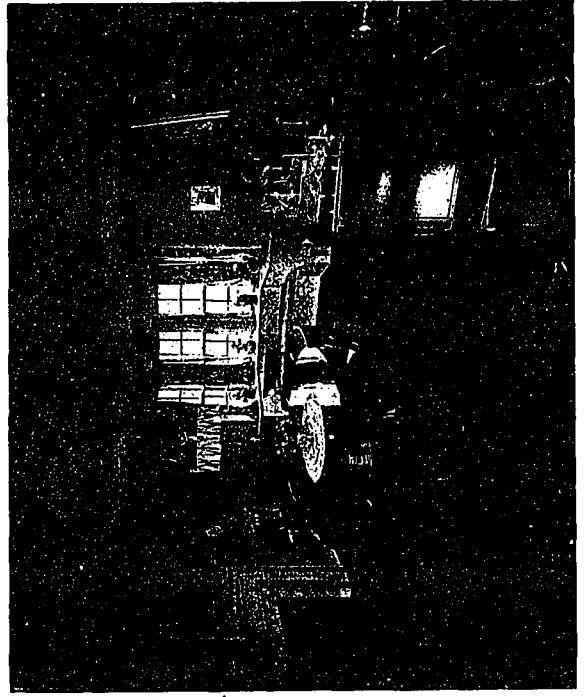
DETAIL OF MAIN ENTRANCE, HOUSE NO. 1.

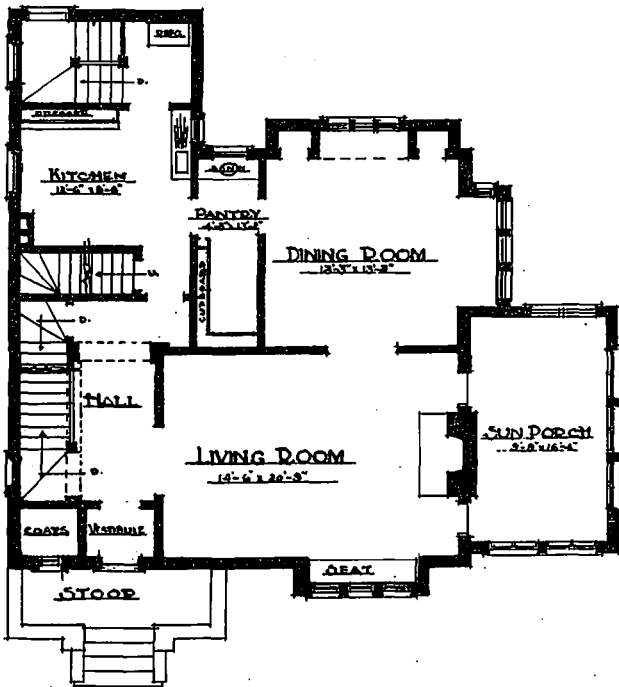
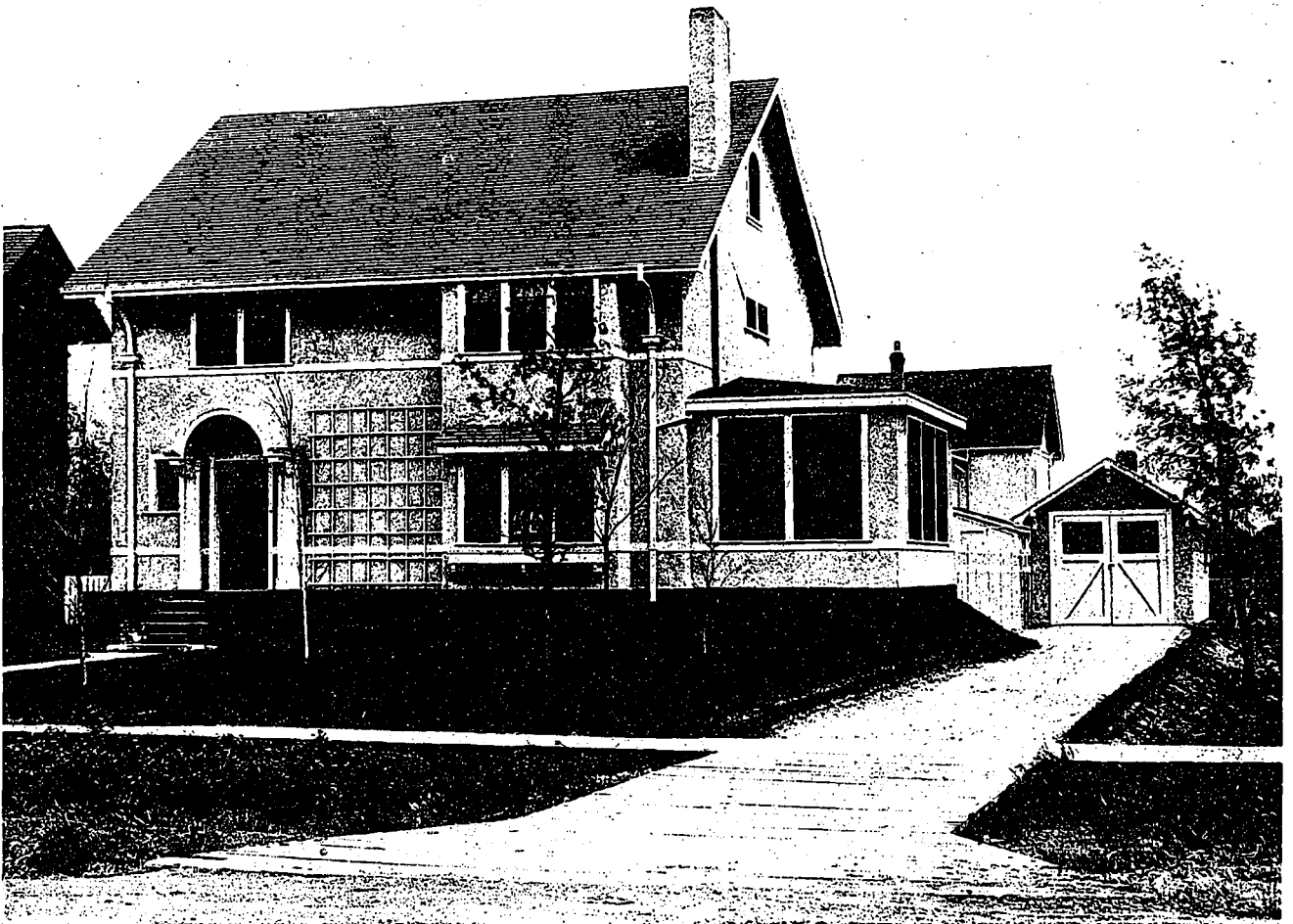


HALL, LIVING AND DINING ROOMS.

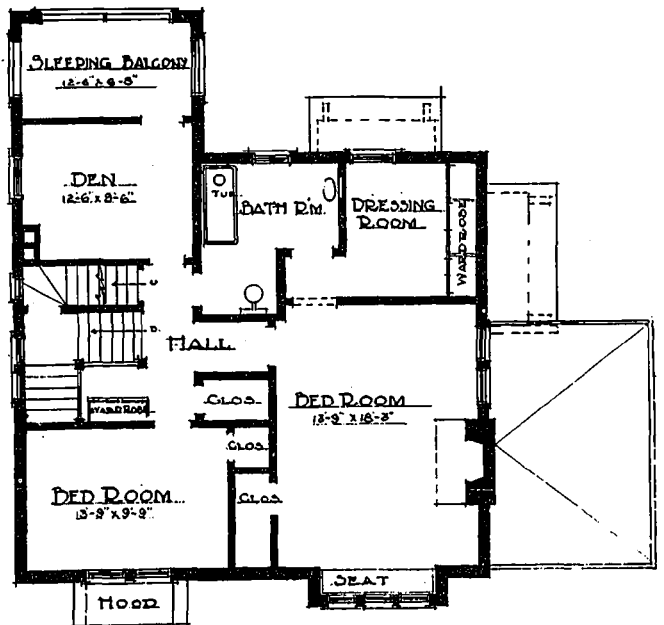
HOUSE NO. 1, WINNIPEG, MANITOBA.

WOODMAN & CAREY, ARCHITECTS.





FIRST FLOOR PLAN.

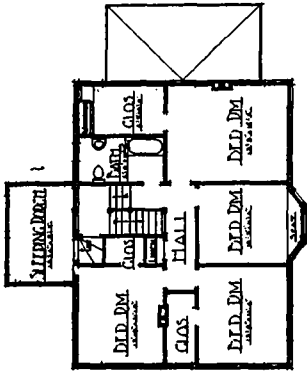


SECOND FLOOR PLAN.

HOUSE NO. II, WINNIPEG, MANITOBA.

ROSS & MACDONALD AND H. B. RUGH, ASSOCIATED ARCHITECTS.

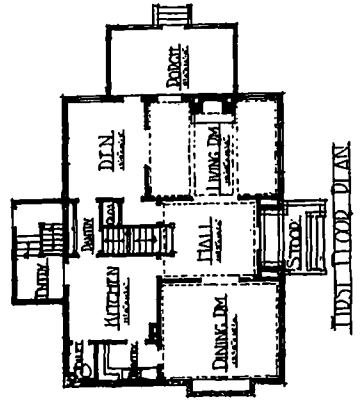




SECOND FLOOR PLAN

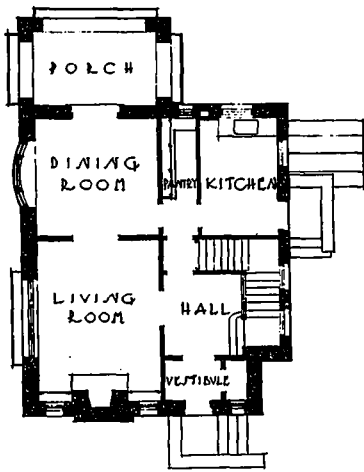
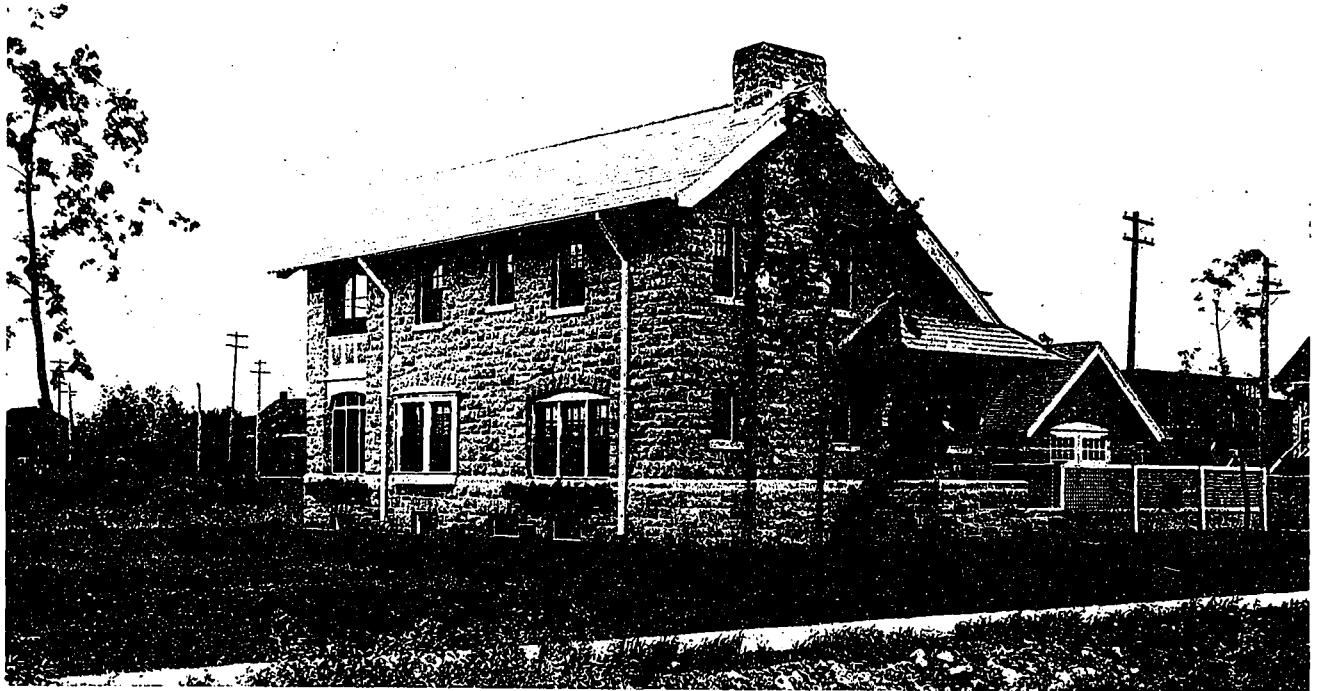
HOUSE NO. III,  
WINNIPEG, MANITOBA.

ROSS & MACDONALD  
AND  
H. B. RUGH,  
ASSOCIATED ARCHITECTS.



FIRST FLOOR PLAN



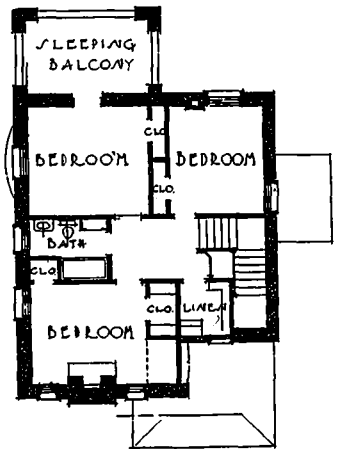


FIRST FLOOR.

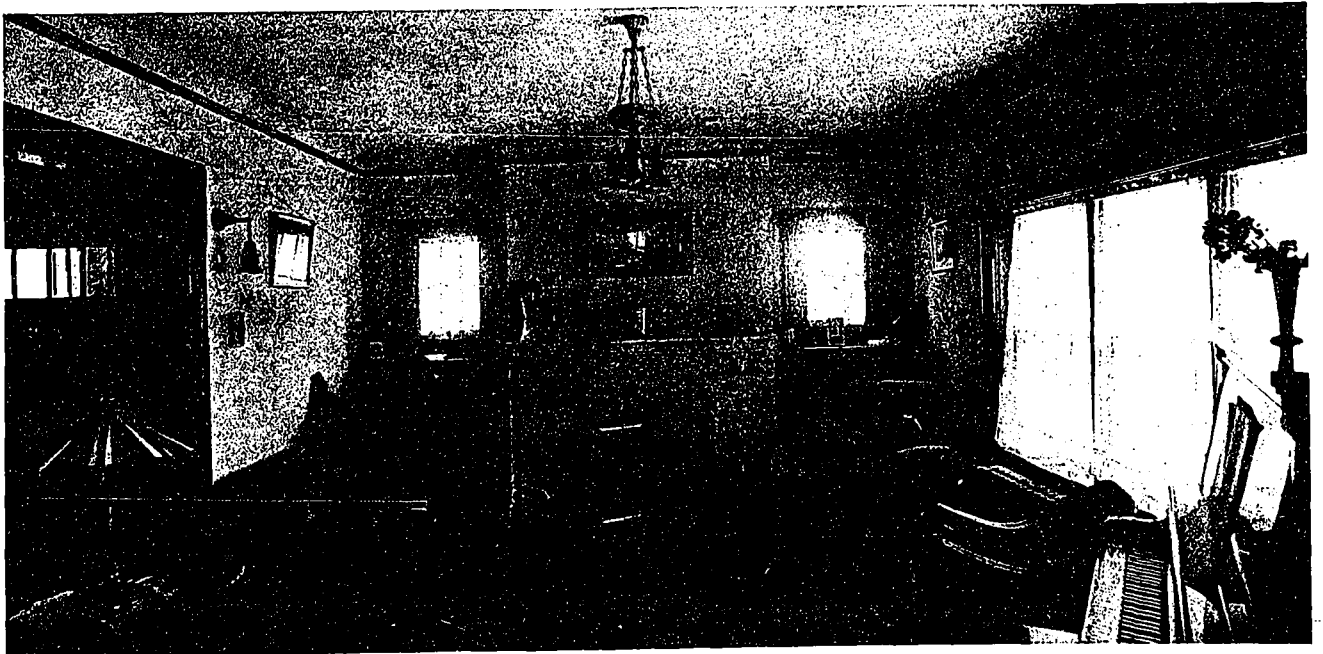
HOUSE NO. IV, WINNIPEG, MANITOBA.

T. G. HOLYOKE,  
ARCHITECT.

LIVING ROOM.



SECOND FLOOR





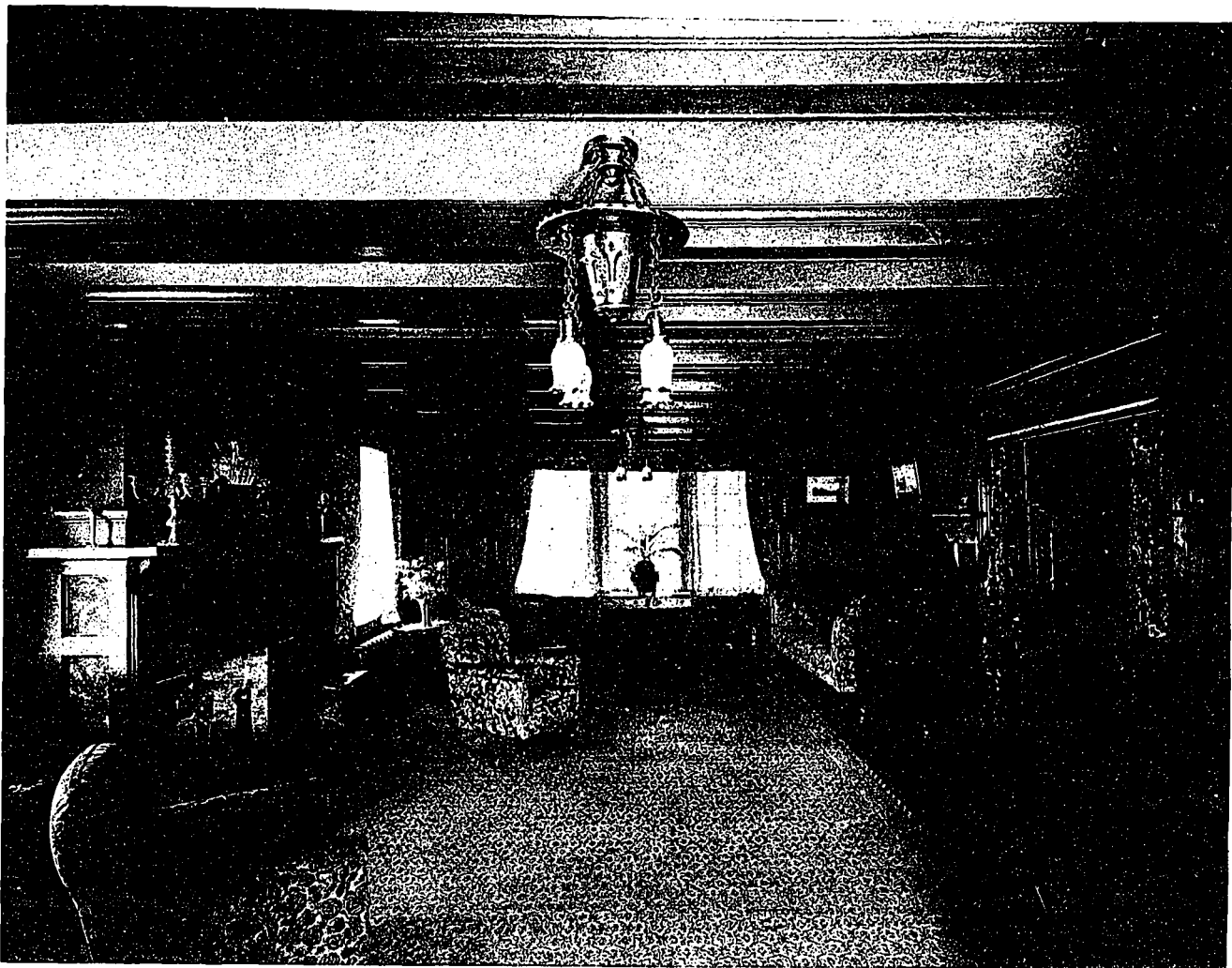
LIVING-ROOM, HOUSE NO. VI.

flagged terrace across the front. The materials used in construction are of the simplest. The house is built of brick with roughcast finish; narrow brick quoins set out a trifle from the face of the plaster appearing at the corners and giving an effect of quaintness in keeping with the general design. A point to be noticed in the roof treatment is the way in which the shingles are laid, the usual and it might be said the natural method of placing same is rather forced from the accustomed line. The shingles in the body of the roof are cut and laid irregularly, which seems to soften the texture of the covering, while at the gables several thicknesses of shingle give a heavy line rather like tile. The effect produced is perhaps worthy of the effort, as it seems to be entirely in keeping with the character of the design. The house owes much to its coloring, subdued and pleasing, with a weathered appearance which suits the house admirably. The wood work is stained brown except for the window frames, which are green. Overlooking the lawn at the back of the house is a narrow porch and above this is the usual sleeping balcony, the treatment making this feature more of an adjunct than a part of the main body of the house.

The living room is panelled in brown oak with a moulded frieze and capping in connection with a white plaster cornice; the oak capping breaking out over the window heads to form a canopy for the window curtains. The ingle at the end of the room is furnished with built-in settees, above which are recesses for bookshelves. The dining-room woodwork is white, the walls being a plain grey finished with a white plaster cornice. The treatment of the bay is very pleasing and a noticeable feature is the way in which the trim is dropped below the head of the frame to form a canopy for the curtains. The hall is treated in a manner similar to the living-room. The second floor woodwork is simply detailed and finished in white enamel.

Starting with a bare prairie lot, it can easily be seen how much a house of this kind will be improved when the planting about it has had an opportunity to grow and provide an appropriate setting. The cost of this house was approximately \$15,000.

*Houses Nos. II and III, Oxford Street and St. John's Avenue; Ross & Macdonald and H. B. Rugh, Associated Architects.*—The square type of plan which in the small house is so satisfactory both as regards arrangement and economy is exemplified in this design and also in the



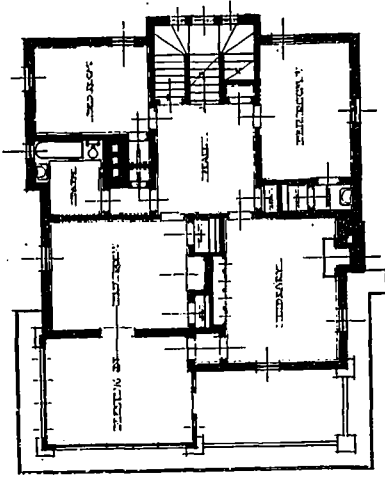
LIVING-ROOM, HOUSE NO. V.

house at 1 St. John's Avenue. Simple masses and straight lines are relieved by some feature such as the entrance, which is usually the centre of interest and is elaborated for that purpose. Both houses are of frame construction with roughcast finish.

The house at 184 Oxford Street is set on a deep toned brick base, the lawn being terraced at the front while an area window gives light to the basement room. A neat wood fence serves to connect the small garage with the house, heated from the same steam heating system. Opening from the tiled vestibule is a convenient coat room and the hall is separated from the living-room by sash doors. Except for the dining-room the interior finish is white enamel throughout. The living-room has been decorated with a golden yellow as the predominating color in the scheme, while the dining-room is most attractively finished in mahogany, the walls a delft blue. The floors are straight oak downstairs and maple in the upper storey. In the course of time the severe outlines of the house will be softened and improved by the growth of vines and trees, the need for which is so apparent. The cost was approximately \$10,000.

Similar in construction and design to the house on Oxford Street, the home on St. John's

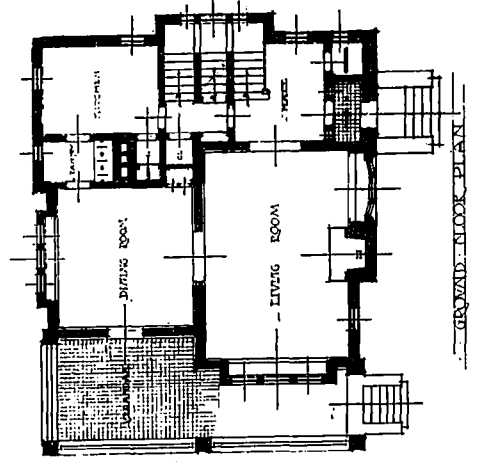
Avenue owes much of its attractiveness to the charming entrance feature with the corbelled bay centered over it. Boxes for flowers are set in the sides of the recessed entrance, adding still more to its inviting appearance. The windows in the corners of the upper storey have a somewhat disturbing effect on an otherwise quiet and harmonious composition, and are of doubtful value in the rooms they light. The plan is simple and direct, no doubt accounting in a large measure for the low cost of the house, which was seven thousand dollars. The living-room is finished in light oak with beamed ceiling and oak mantel; the fireplace being faced with brick in an ornamental pattern. Sash doors divide the den from the living-room, also the dining-room from the hall, a feature which has considerable to commend it in a small compact plan, adding as it does to the apparent size of the rooms. The dining-room with strip paneling and plate rail has a sideboard built into the square bay. The upper floor woodwork is finished in white, the floors of maple. No residence nowadays being complete without a sleeping porch, this feature is built over the rear entry and increased in size by corbelling on wood brackets over the wall below. The house has a



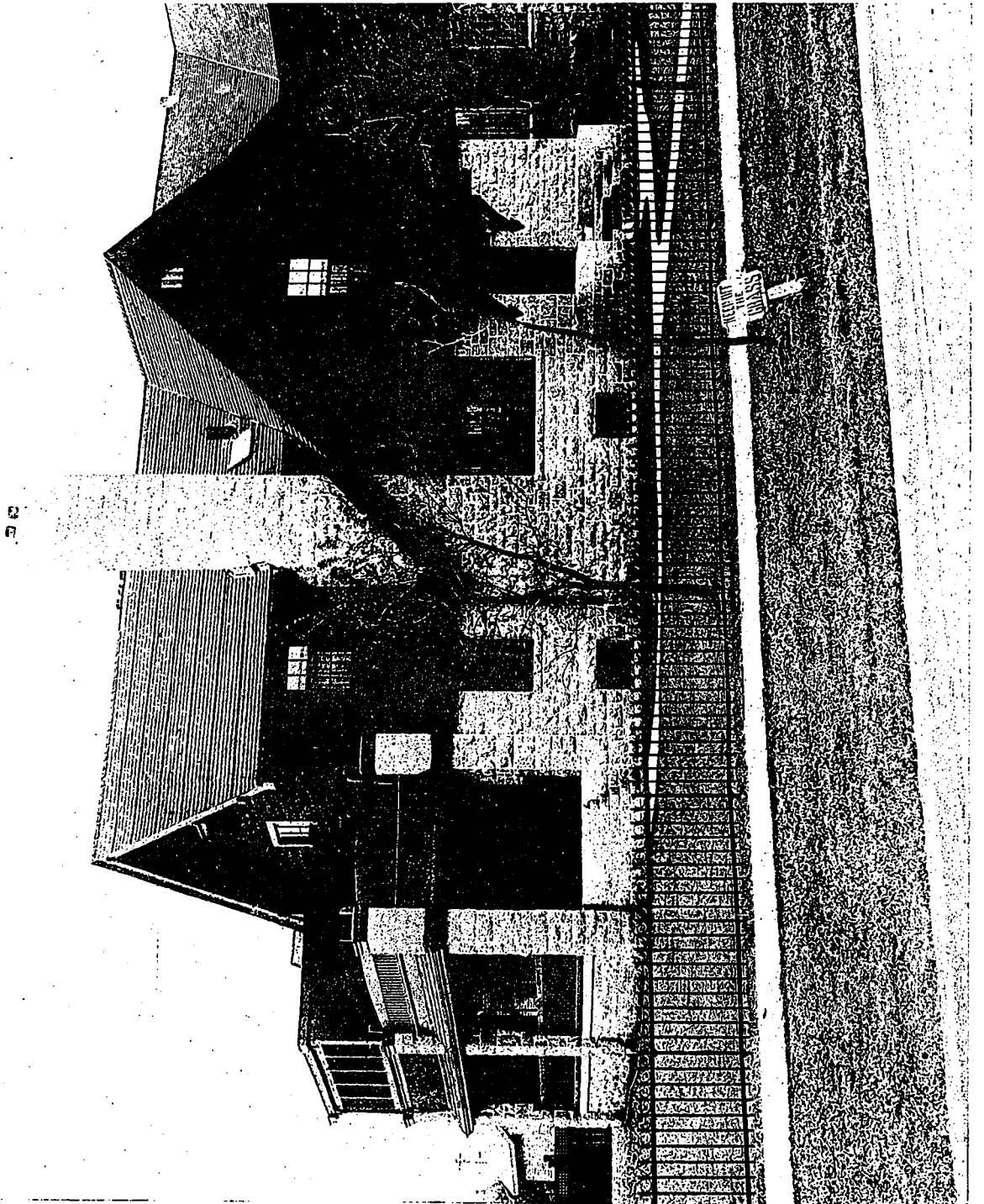
SECOND FLOOR PLAN

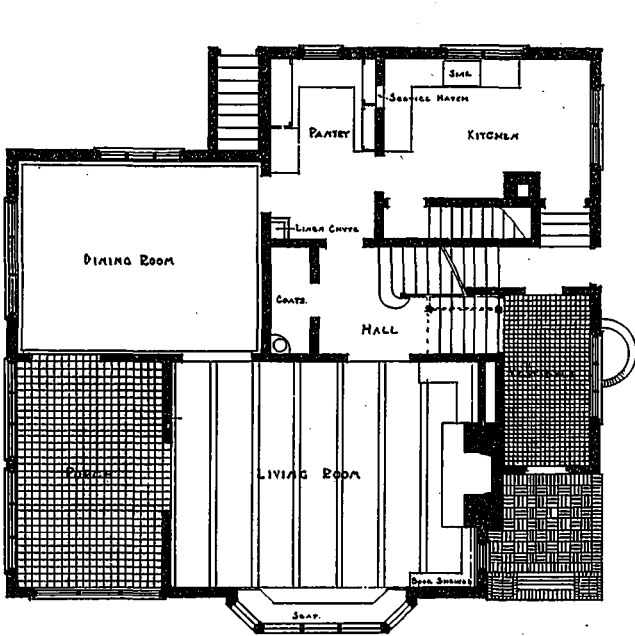
HOUSE NO. V,  
WINNIPEG, MANITOBA.

J. N. SEMMENS,  
ARCHITECT.

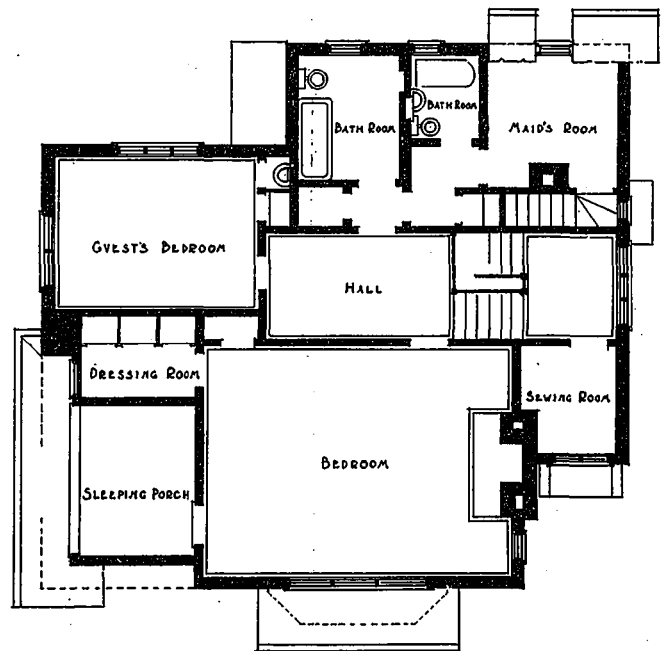


GROUND FLOOR PLAN





FIRST FLOOR PLAN.

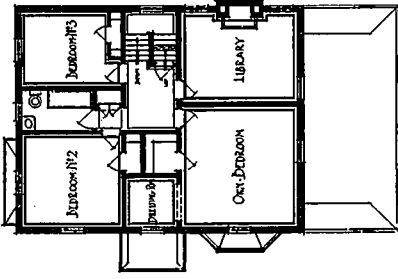


SECOND FLOOR PLAN.

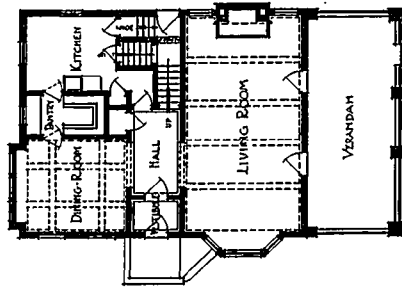
HOUSE NO. VI, WINNIPEG, MANITOBA.

JOHN D. ATCHISON & CO., ARCHITECTS.

CONSTRUCTION



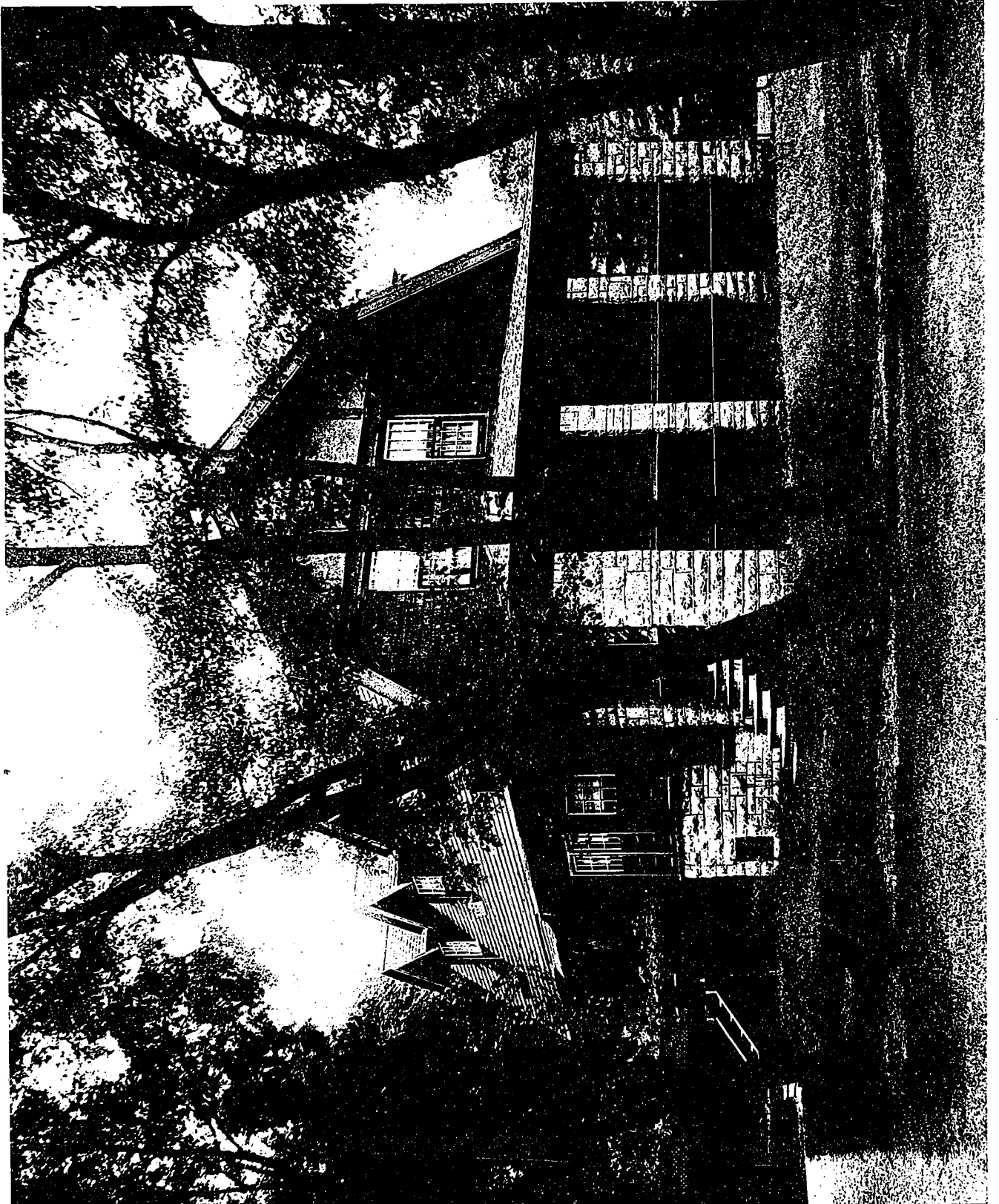
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

HOUSE NO. VII,  
WINNIPEG, MANITOBA.

D. W. F. NICHOLS,  
ARCHITECT.





vapor steam heating system and, as stated before, cost \$7,000.

*House No. IV, on Dromore Avenue; T. G. Holyoke, Architect.*—This house is interesting both because of its plan and the material in which it is constructed. The solid stone masonry gives a substantial character to the building, which affords a welcome relief to the eye when so many of our smaller houses are of less enduring material. The simple lines of the exterior and the heavy hood at the entrance agree well with the material used. The side elevation is hardly so satisfactory as the front, the treatment of the various openings not seeming to harmonize well and giving a rather doubtful appearance. In plan the layout is simple and direct, and by the arrangement of living-room, dining-room, and porch the small area is very much increased in usefulness and sense of space. The stone fireplace is in good scale with the room and crisply detailed, making a very attractive feature in the room. Throughout, the house is well finished both from the point of view of material used and detail. The main ground floor rooms are treated in oak, the walls grey plaster with sand stucco finish; the small but well arranged kitchen is in birch. Upstairs birch in the natural finish is again used excepting in one bedroom, which is in white enamel. At the rear is a one-car garage, also built of stone and roofed like the house with slate. The cost was approximately \$12,500 without the garage.

*House No. V, at corner of Kingsway and Guelph Streets; J. N. Semmens, Architect.*—Somewhat more pretentious in type than the other houses illustrated in this article, the architect has designed a pleasing combination of local stone and dark colored shingle and wood work. Informal, yet well balanced, the house presents a straightforward and homelike appearance. The low set roof and the treatment of the shingled hood which runs around the building at the second floor level add to the character of the house. In the hood is found a good solution of the problem of changing from the stone veneer to the frame construction above. The verandah across the end of the house is well considered, the sleeping porch above being frankly and boldly treated without any detriment to the design. The living-room is comfortable and roomy, with a low oak-beamed ceiling, having a fireplace with oak mantel at the left of which is a triple window containing a built-in seat, and all lending a note of informality which adds much to the room. Opening from the living-room, the dining-room is finished in white with a built-in china cabinet and an ornamental plaster ceiling; from the dining-room wide doors lead to the screened verandah. Upstairs is the owner's library, pan-

elled in oak; the remainder of the floor being of white enamel finish with birch mahogany doors. In the principal bedroom is a built-in dressing table with a large mirror above. The house was built for \$14,700.

*House No. VI, on Kingsway Avenue; John D. Atchison & Co., Architects.*—This house, with its nicely intersecting gables and roof lines, presents a quiet and pleasing composition of which not the least satisfactory part is the entrance, with its low hooded door in contrast to the tall brick chimney set close beside it. The light red tapestry brick, white roughcast and wood work and soft green roof form a color combination admirably suited to the intention of the design. The inevitable sleeping porch is rendered as unobtrusive as possible by a sort of dormer treatment. The requirements of the plan called for few rooms, and consequently these were made fairly large, particularly the living-room and owner's bedroom. The three principal rooms on the first floor are pleasingly arranged, little space being wasted in the hall, while there is an ingeniously contrived short cut from the kitchen to the front door. The living-room, dining-room and hall are carried out in oak; the sun-room in pine with white enamel finish; the upper story in white enamel throughout with floors of birch. This house cost \$12,000.

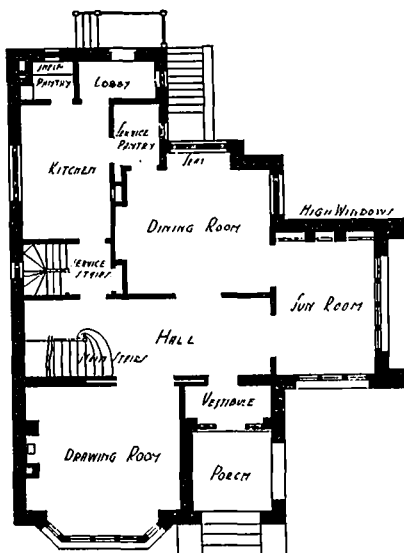
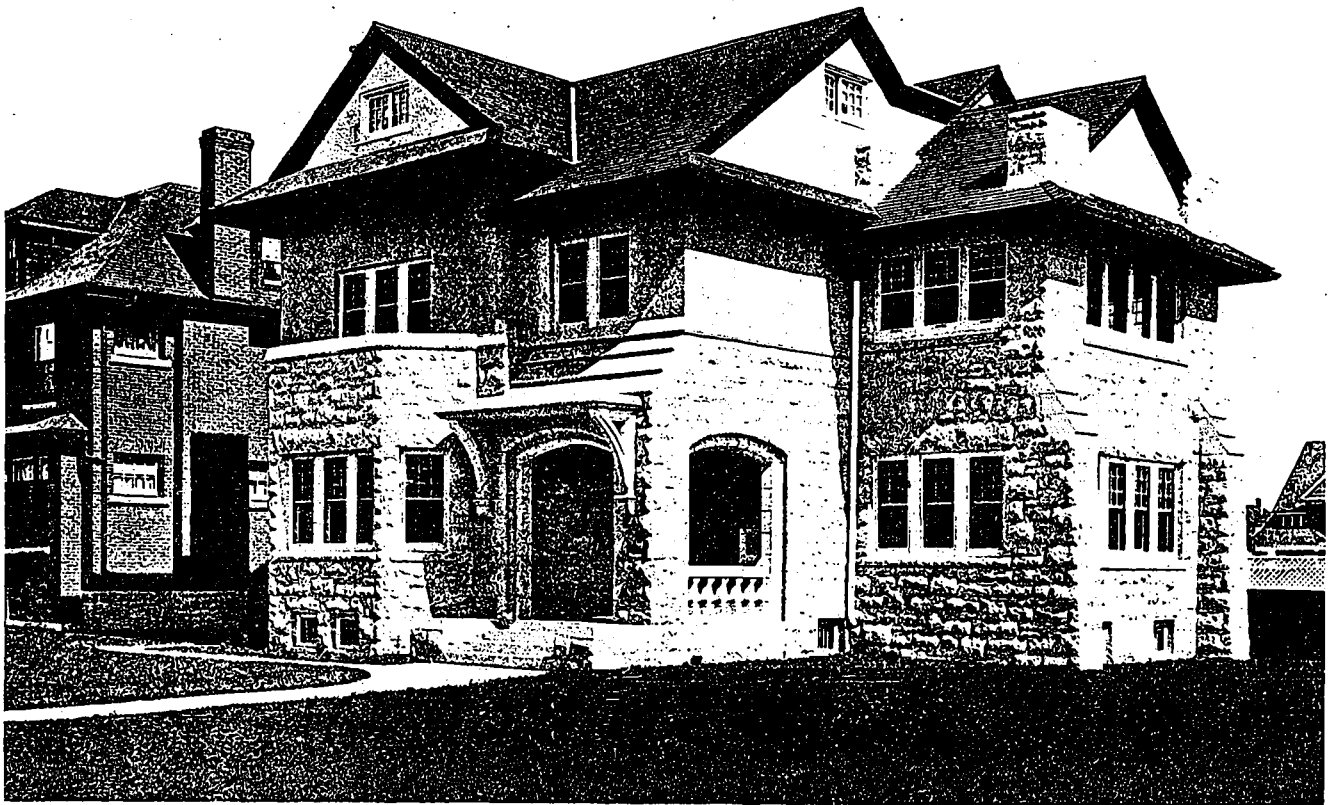
*House No. VII, at Armstrong's Point; D. W. F. Nichols, Architect.*—The familiar and somewhat overworked gambrel roof is here used with good effect, the combination of stone and dark wood work being harmonious in coloring and disposition, while the setting of the house among the trees completes a very attractive picture. The broad screened porch across the end of the house is a feature which adds much to the design both in the plan and in the elevation. The house is well arranged, though containing no features which are unusual in the small house. The living-room, extending the full width of the building, is finished in oak, light tobacco brown in color; the ceiling beamed, and the walls hung with golden Japanese grass cloth divided into panels with oak strips. Above the high paneling is a hand-floated plaster frieze. The fireplace has an oak shelf and red-green grueby tile facing furnished with hammered iron set and frame. The hall has a panel vault ceiling and plaster cornice wiped in oil; the trim of oak with silk covered walls of a light golden yellow color. The dining-room is panelled similarly to the living-room, the material, however, being duck tinted a Delft blue; the second floor bedrooms finished in white enamel with birch mahogany doors, and the library having an oak trim and mantel. The house is steam heated and built for approximately \$6,500.

*House No. VIII, on Yale Avenue; Jordan & Over, Architects.*—Although this house may



readily be classed as a small house, the design of the exterior is perhaps not quite in keeping with the plan. The sun porch and sleeping balcony on the west side is treated rather heavily, the store buttresses carried up through the roof not making a very happy composition with the roof lines. The substantial appearance of the house is noticeable again in the interior, which is well finished throughout. The hall has a low oak dado which is carried up the stair and around the upper halls. A feature of this hall is the well proportioned bay window on the stair landing, which is also very successfully treated on the exterior. The dining and sun-rooms are

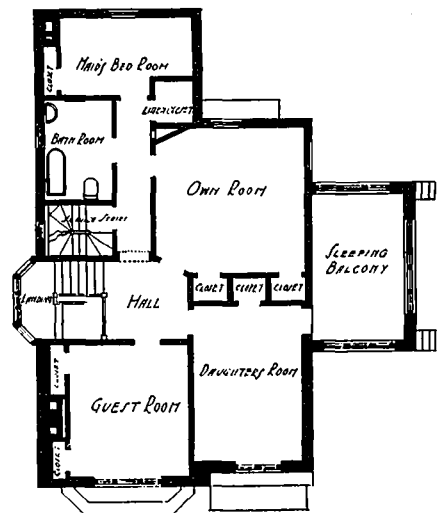
panelled in oak, the former equipped with a built-in sideboard, while the sun-room, whose panelling extends to the height of the doors, has a beamed ceiling with close set heavy oak beams. The living-room is finished in mahogany, enriched with a fireplace of Bedford stone. The second story rooms are in natural birch and white enamel, the floors of birch. Except where sash doors are used opening from the sun-room, the doors are flush veneered with a narrow stripe inlaid to form a single panel. The upper floor is simply finished and the rooms are bright and cheerful. The house was built at a cost of \$15,000.



GROUND FLOOR.

HOUSE NO. VIII,  
WINNIPEG, MANITOBA.

JORDAN & OVER,  
ARCHITECTS.



SECOND FLOOR.

# Residence on Drummond Street, Montreal

EDWARD & W. S. MAXWELL, Architects.

THE house belonging to J. T. Davis is beautifully situated at the head of Drummond Street adjoining Mount Royal Park. The exterior shows a restful treatment on Elizabethan lines, the old fashioned Harvard red brick being relieved by a reasonable use of Indiana limestone. Contrary to the Montreal custom, Mr. Davis secured a beautifully wooded property of considerable size, the result being a setting of unusual charm and homelike appearance.

The plan is arranged so that sunlight enters all of the living rooms, as the main facade faces almost due south. The main entrance is by means of a flight of stone steps, and a loggia leading into a vestibule 9 by 17 feet. The walls of the vestibule are of artificial Bottichino marble agreeably laid out in panels of Louis XVI character, the floor of grey Tennessee marble with a bronze inlay. The entrance and vestibule doors have bronze grilles set into the oak framing. Furniture of carved oak treated with color and an antique gilt mirror relieve the quiet key-note of the marble treatment. From the vestibule one enters a large coat room with lavatory accommodation at the left, while on the right a door leads to the reception room, an arrangement of plan which gives privacy to the living hall, and in a large house is preferable to the more usual scheme of being obliged on all occasions to enter directly from the vestibule.

The drawing-room, nineteen by twenty-eight feet, extends across the end of the house and is entered from the hall. Louis XVI panelling, splendidly carved, provides a suitable environment for the more formal occasions. The treatment of the hall, main staircase, and ground floor corridor is rather English in character. The panelling extends to above the level of the

doors, and the simple carved frieze of flutes and varied rosettes, enhances the qualities of the panelling which is divided into squares without mouldings. The dominating feature of the hall is a large "Hopton wood" stone mantel flanked by a seat fender of wrought bronze. The wall space between the cornice of the panelling and the beamed ceiling is covered with verdure tapestry, while the curtains are of an antique red velour which recalls the tones of the Persian rugs. The ceiling panels are stencilled, and worked over with glazes on a ground of aluminum applied over the sanded plaster, the effect being quiet and rich because of the simple color scheme.

The staircase balustrade has panels of pierced scroll carving; the piers at the start of the staircase having Hopton wood stone built into the brick construction work. Carved stone consols of varied design receive the oak beams of the ceiling. The color scheme of the hall extends up the staircase to the top floor, furnishing at the first floor level a rather agreeable effect, the hall extending through the house to the main wall over the entrance. By this means a small well lighted sitting-room is obtained.

The reception-room has a painted panelled dado, the wall space over being divided into panels which are covered with a grey wall paper. The mantel piece is of white

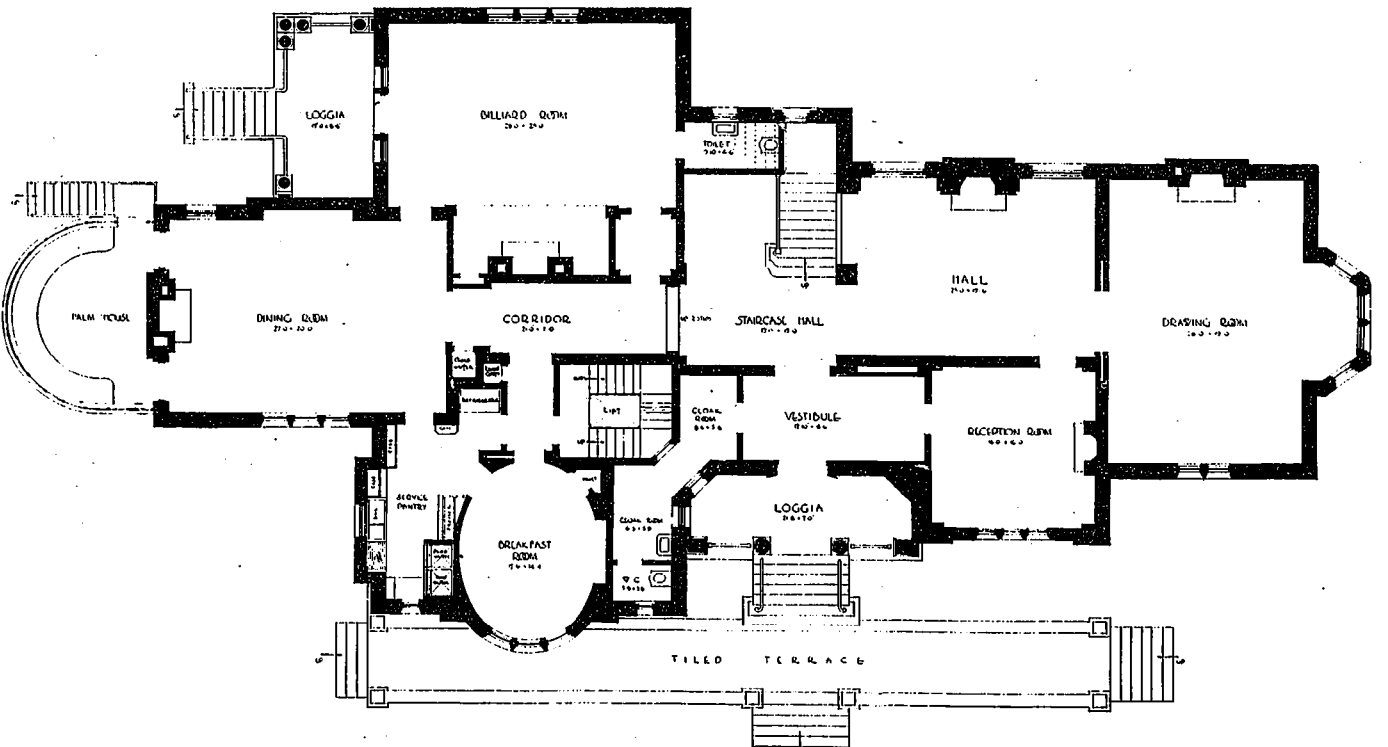
marble slightly antique and relieved with a rose antique facing and panels, the details of which are exquisitely carried out, and reproduce faithfully the spirit of late eighteenth century English work. A well modelled plaster frieze and ceiling recall in some of the details the key-note given by the mantel. The polished and engraved steel grate and fender are reproductions of old work.



SECOND LANDING OF STAIRCASE HALL.



LIBRARY.



• GROUND FLOOR PLAN •

HOUSE AT MONTREAL, QUEBEC

EDWARD & W. S. MAXWELL, ARCHITECTS.

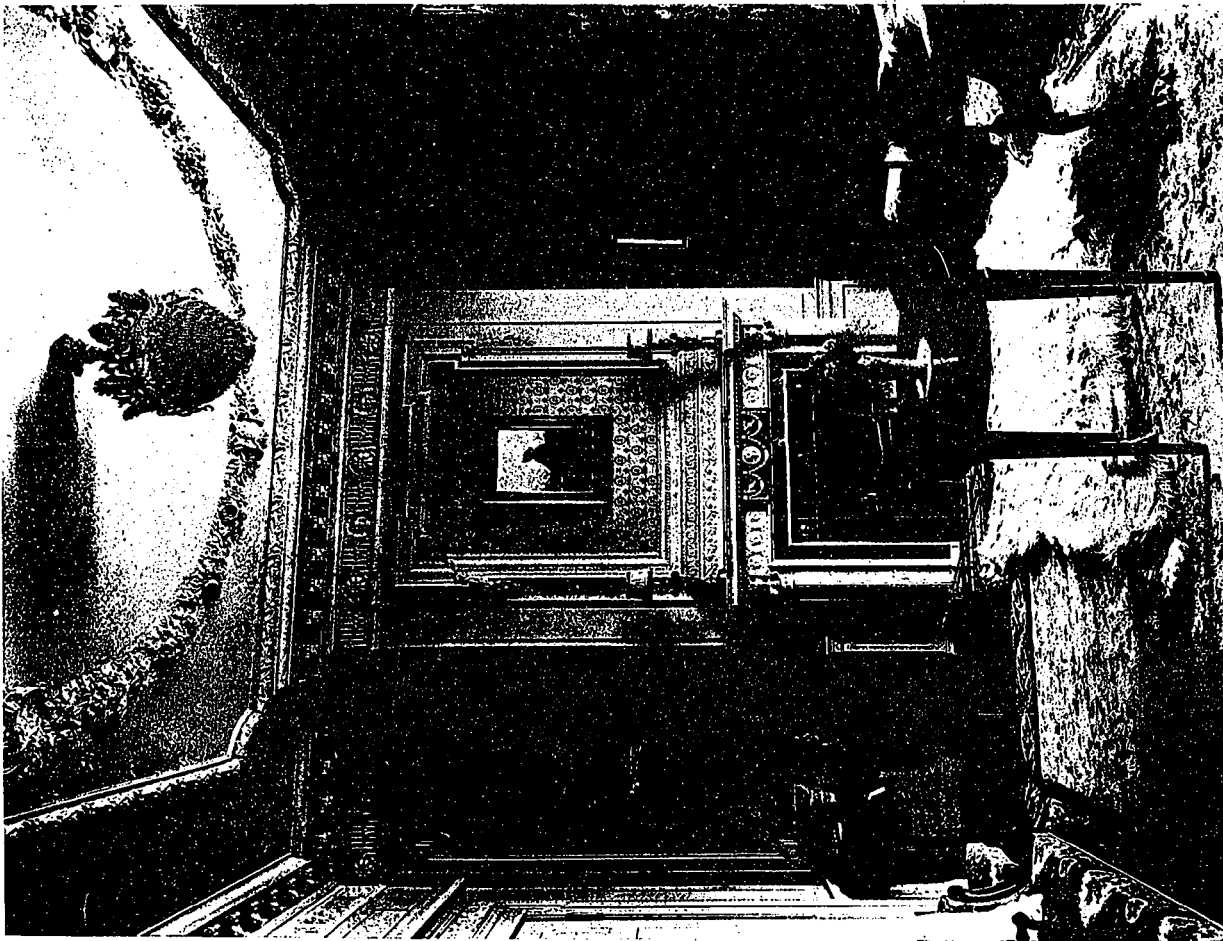


STAIRCASE HALL,  
HOUSE AT MONTREAL, QUEBEC.

EDWARD & W. S. MAXWELL,  
ARCHITECTS.



DINING ROOM.



RECEPTION ROOM.

TWO FIREPLACES IN HOUSE AT MONTREAL, QUEBEC.

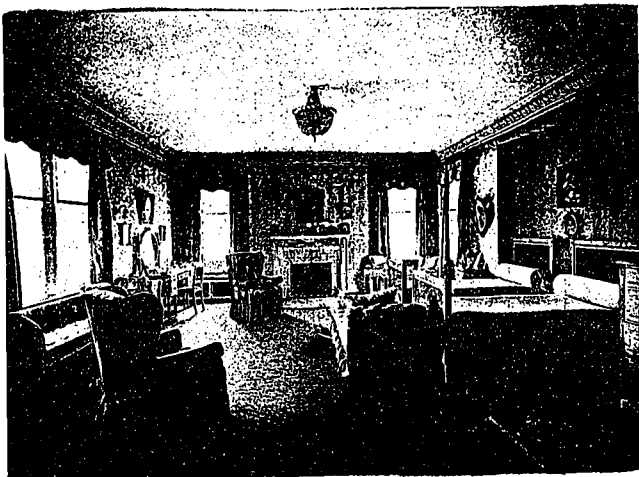
EDWARD & W. S. MAXWELL, ARCHITECTS.



DINING ROOM.

The dining-room at the rear of the house is a free treatment of seventeenth century English work, and is a suitable setting for the Jacobean chairs and furniture. The dado of antique oak sets off to good advantage the interesting wall material of old red and dusty gold silk, a reproduction of one in the Vatican, the antique qualities of the original being skillfully reproduced. The curtains are of plain uncut silk velour with a background of deep old gold, the

effect approximating in color the wall hangings, the electric fixtures of antique silver. The plaster ceiling has a treatment of octagonal caissons extending around the walls, the large centre panel being surrounded by decorative mouldings. The mantel facing is of Alps green marble and the caryatides supporting the shelf delicately modelled.



BED ROOM.



BED ROOM.



VESTIBULE.



HALL.

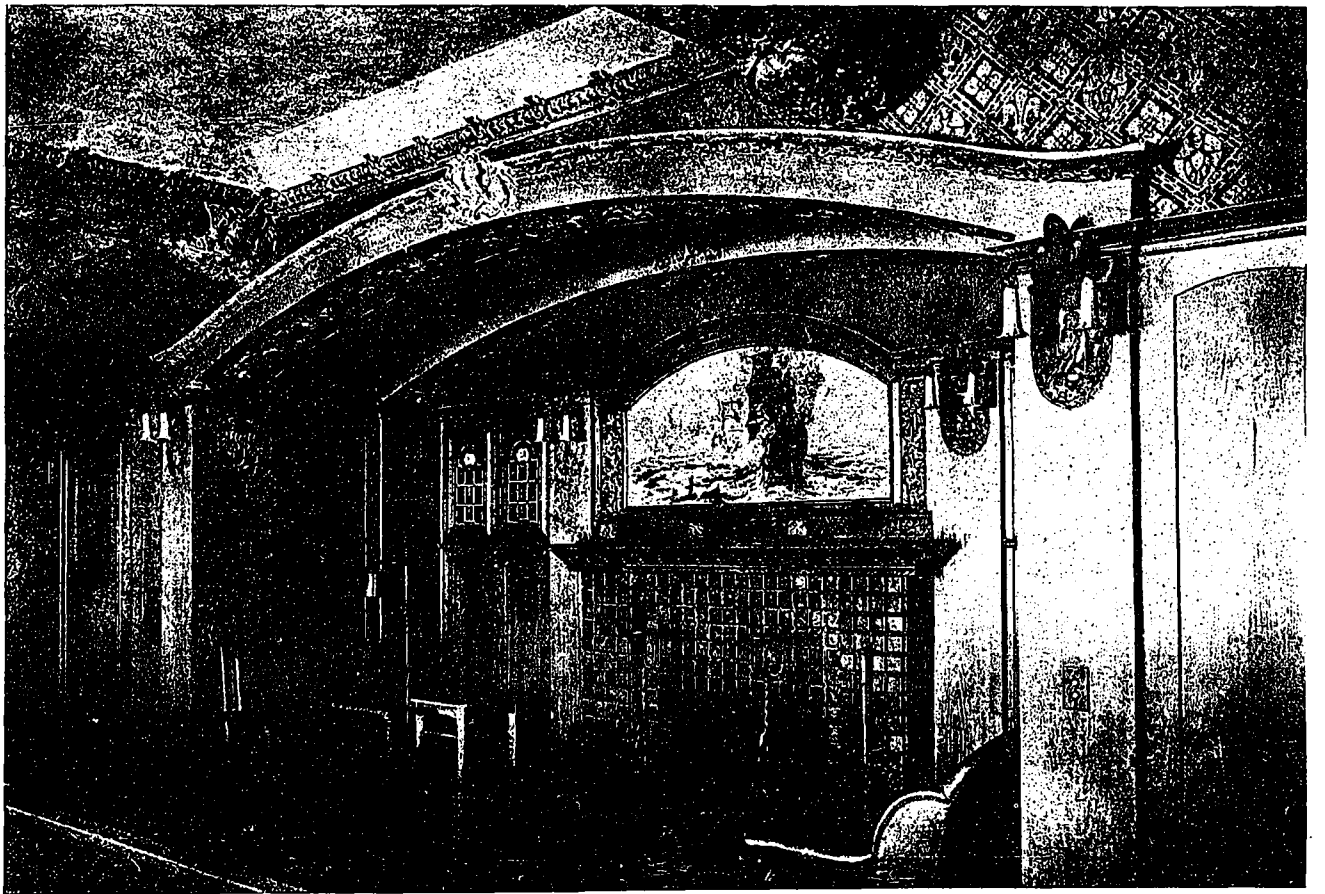
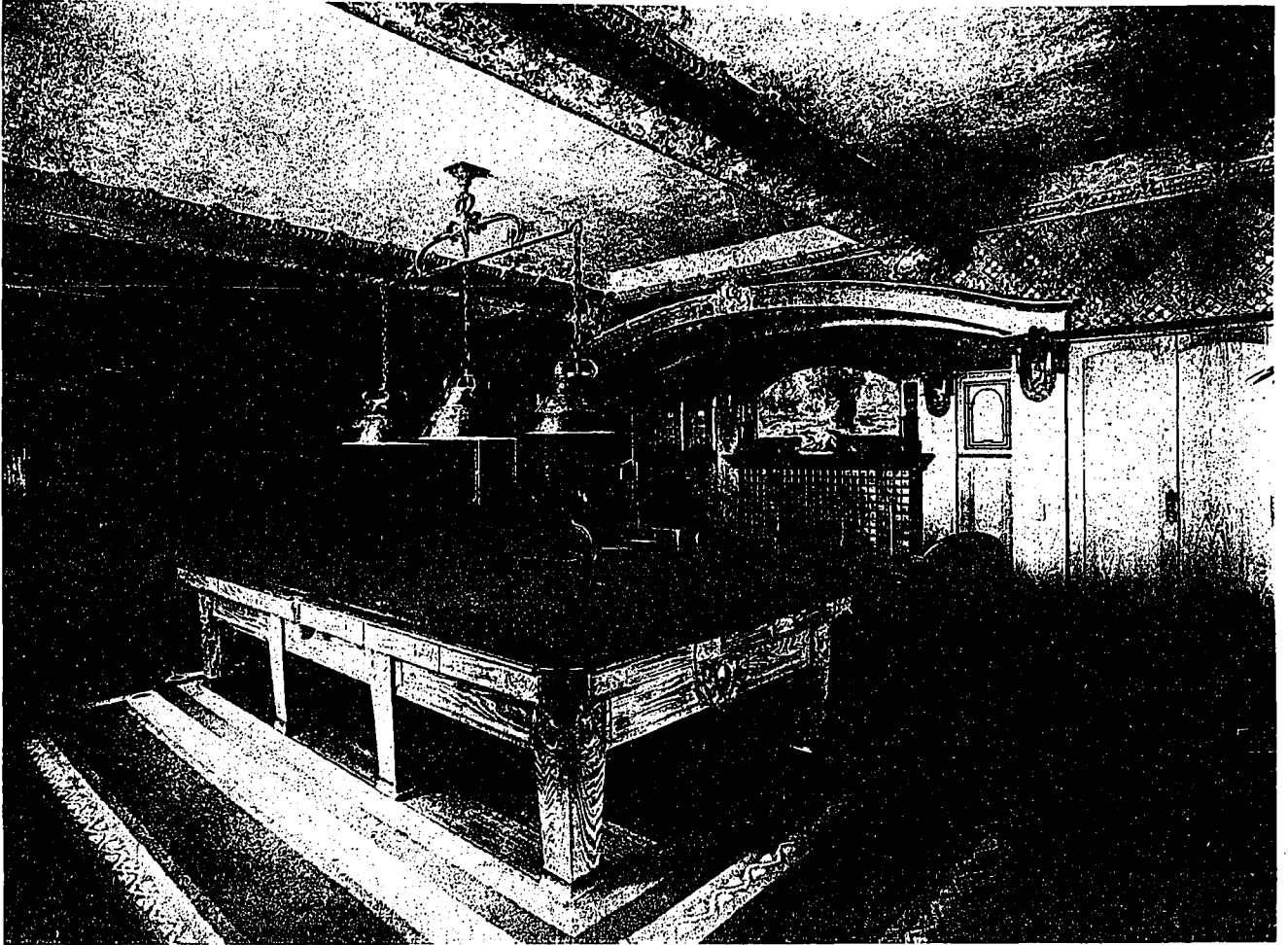
Opening off the dining-room is a palm-room. In the centre of the semi-circular end is a fountain and basin of faience, modern in character and showing a skilful use of matt surface material. Around the exterior walls are two rows of plant shelves, with perforated grilles of green faience. The floor and walls are also of faience.

Adjoining the dining-room is an oval breakfast-room with wood panelling painted a matt surface greyish white. The domed ceiling of smooth plaster has an interesting painted decoration just above the cornice level. The motif was developed from old Faience de Rouen, a soft light blue predominating over the other colorings, and the decoration being glazed with zinc white, thus achieving an indefinite and interesting effect, which unfortunately does not show on the reproduction. Late eighteenth century mahogany furniture and a Savonnerie rug with a blue centre, all contribute to make this a cheerful and restful room.

The billiard-room is entered from the hall corridor by means of a panelled vestibule which shuts off all noise and serves as a telephone booth. It is rather difficult to label the room as being of any definite style. The walls have very simple chestnut panelling about seven feet six inches high, above which is grass cloth that has been stencilled on a background with a suggestion of gold dust. The coloring is that of the woodwork (a warm driftwood color) with harmoniously introduced tones of brown rather unevenly applied. On the wood pilasters are shields carved into the solid, each with a conventionalized animal or bird surrounded by leafage, while from the canopies over the shields wrought bronze arms support Tiffany glass shades. The shields are treated in color and gold and rendered antique.

The alcove has a mantel of hand-made brown tiles supporting a wood shelf with a simple inset mosaic of diamond shapes, rosewood and white mahogany being used. Over the mantel is an unusually successful painted decoration of sixteenth century ships, carried out by Maurice Cullen, R.C.A. The doors flanking the mantel have a design of iridescent glass on a colorless obscured glass background. The billiard table, electric fixtures, rugs and other furnishings were executed from the architects' designs or instructions. The general color effect of the room is that of driftwood browns





BILLIARD ROOM, HOUSE AT MONTREAL, QUEBEC.

EDWARD & W. S. MAXWELL, ARCHITECTS.



broken by blue notes and the subdued heraldic coloring of the shields. The windows have an Elizabethan pattern in lead glazing.

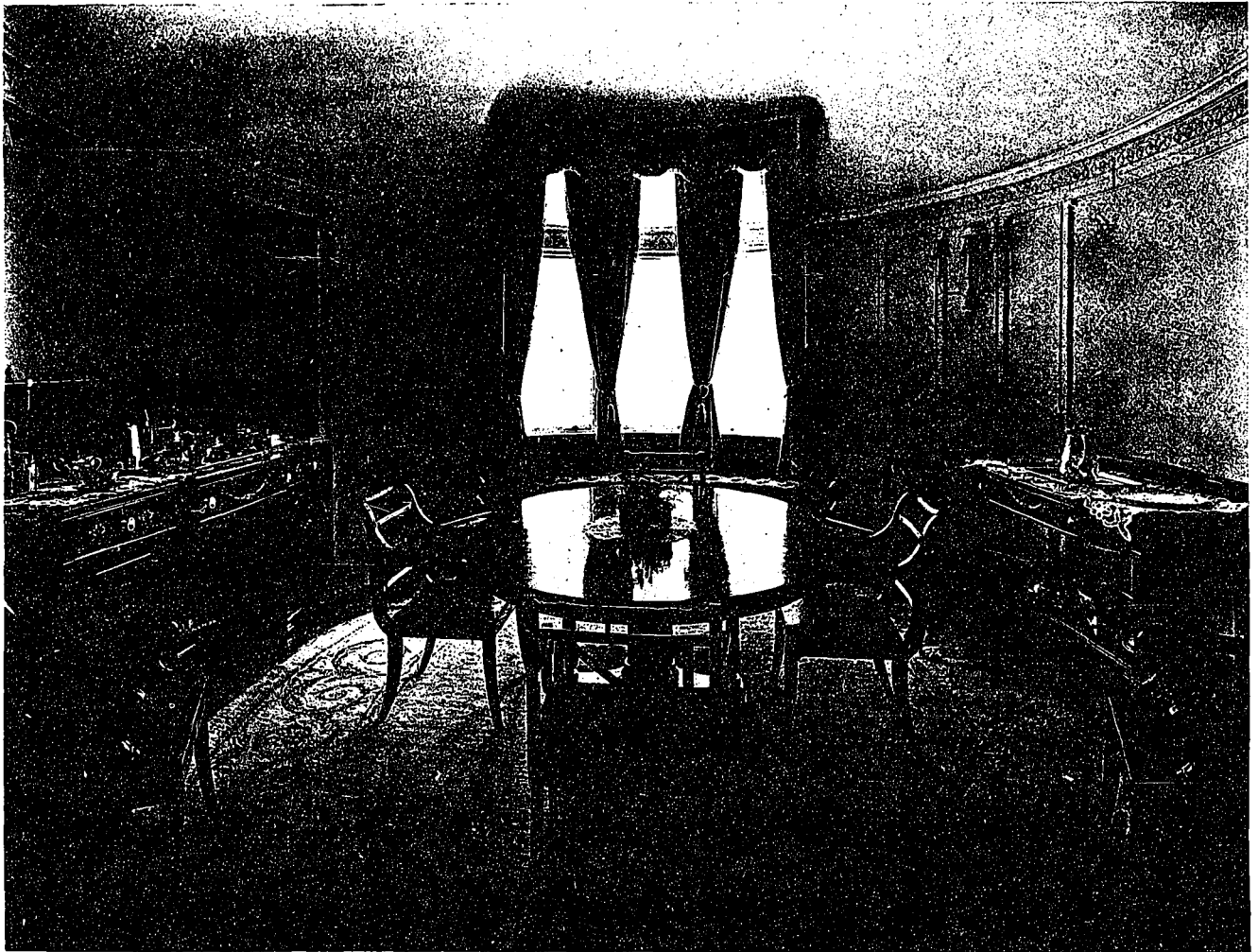
The library is situated at a lower level than the first floor, and is directly over the billiard room, access being from the second landing of the main staircase. The details of the room are Italian Renaissance. The dado and other woodwork is of mahogany; the walls hung with a blue velvet fabric having an almost invisible pattern.

The room is happily situated, readily accessible from the ground and first floors, and providing a refuge when the main part of the house is used for entertaining.

The first floor has four large bedrooms and

three bathrooms, as well as dressing-rooms and the usual smaller service rooms. The attic has quarters for the governess and housekeeper, an isolated part devoted to servants' quarters, while in the front of the house are several bedrooms, etc.

The basement has a large kitchen tiled to the ceiling, the floor being of vitreous tile on which are laid rubber mats opposite the sinks, stove, etc. The balance of this floor is divided into the necessary pantries, furnace room, laundry, etc., such as are required in connection with a residence of this size. On the rear of the property, and facing Upper Mountain street, is a garage and stable with living quarters over.



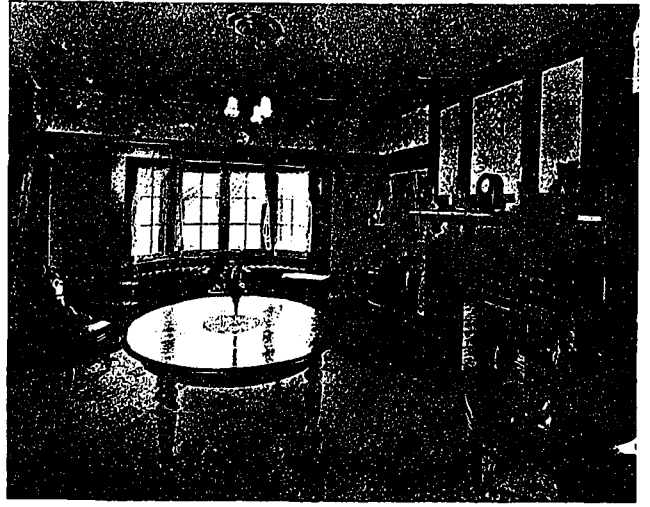
BREAKFAST ROOM.

The changes that took place in the length of the flights of staircases are not without interest. In mediæval times, when staircases were of the corkscrew type, landings were sparsely provided, and in the nature of things they were small at the best—anything large would not only have interrupted the continuous spiral of ascent, but would have interfered with the already scanty headroom. With the introduction of the wood staircases of the late sixteenth century, a complete change took place. They were made of ample width, and in straight, short flights, seldom of more than six or eight steps; then

came a quarter-landing, then another flight at right angles. These short flights remained in fashion nearly down to the eighteenth century. Occasionally winders had been employed, but not in the finest examples. With the eighteenth century the flights increased in length, containing twelve, sixteen, or even more steps; winders were more frequently used. Finally came the elliptical staircase, sweeping from floor to floor in one flight without any landings, and consisting wholly of winders, although as the radius of the sweep was longer, none of them were narrowed to an actual point.—*J. Alfred Gotch.*



HOUSE NO. I.



DINING ROOM.

HOUSE NO. IV.

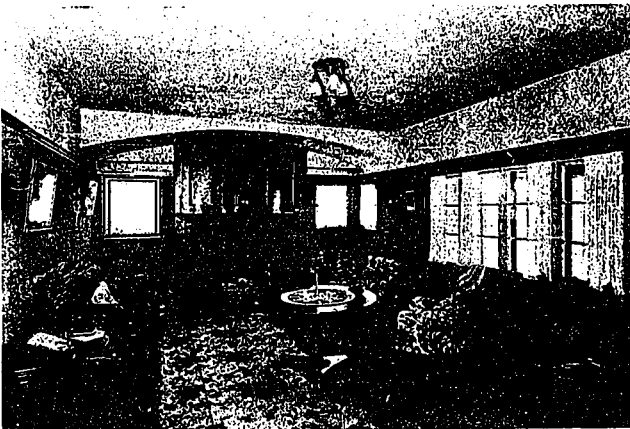
## Houses in Toronto and Vicinity, Ontario

THAT the home is becoming a universal resultant of architectural beauty and taste can no longer be questioned. Each succeeding year shows the various problems handled ingeniously in respect to the general appearance of the house, the practical solution of its plan and its harmonious relation to the site and general surroundings. The following examples illustrate still further the elimination of offensive work and the upward trend towards buildings of artistic merit.

*House No. I, Wychwood Park; H. Eden Smith, Architect.*—The house is situated on a slope some thirty feet high, bordering a large pond, from which location it commands a magnificent view. The bay window in the dining-room overlooks this body of water, furnishing an additional interest to the attractiveness of the room, which opens on to the verandah. Built of hollow tile, the exterior is treated in gray stucco, which receives a much needed touch of color in the red brick chimney laid upon wide gray mortar joints. The dining-room walls are panelled to the ceiling in pine, with lighting fixtures in per-

fect harmony, while the living-room has oak panelling, brick fireplace and hardwood floors. A sleeping-porch leading from the hall provides one of the special features with stone flag flooring on reinforced concrete and tile coping. The ground falls away so rapidly towards the pond as to permit of a garage in the basement. Built at a cost of \$10,000, the house has a hot water system and all other modern conveniences.

*House No. II, Oakville; J. Francis Brown, Architect.*—The approach to the house is by a straight driveway enclosed with an artistic arrangement of shrubs, flowers and trees. Lake shore stone constitutes the first story with deep recessed mortar joints; while above is gray stucco and wood stained a rich brown, terminating in a roof of Venetian red stained shingle. Upon the interior the living-room has a pleasing treatment of Southern pine, stained a rich dark brown, with gray stucco finishing all panels on the wall and ceiling. The house is located within two hundred feet of Lake Ontario, and, with the stable, motor house and other buildings presents a harmonious arrangement. It is a

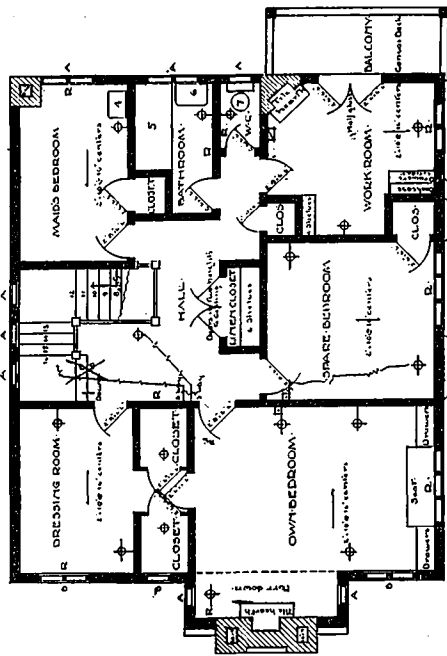


HOUSE NO. IV.



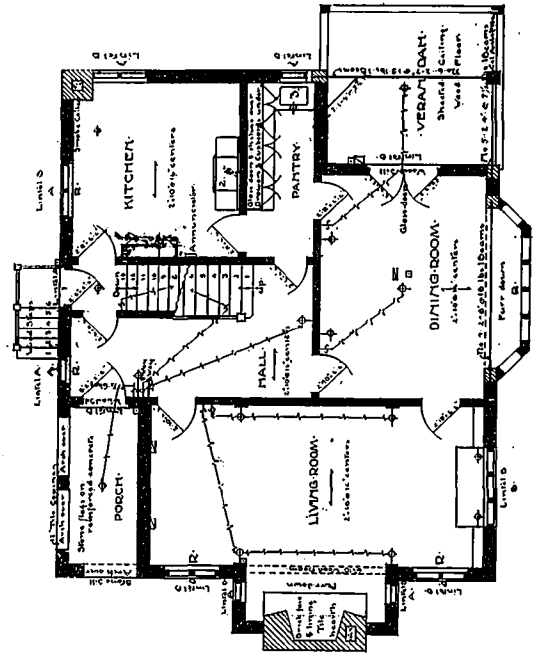
LIVING ROOM.

HOUSE NO. VIII.



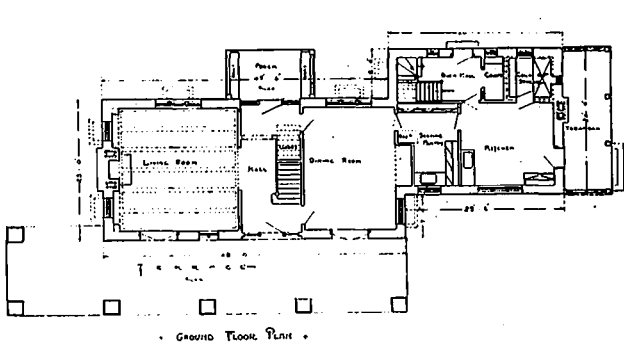
FIRST FLOOR PLAN.

HOUSE NO. 1, TORONTO.  
H. EDEN SMITH, ARCHITECT.

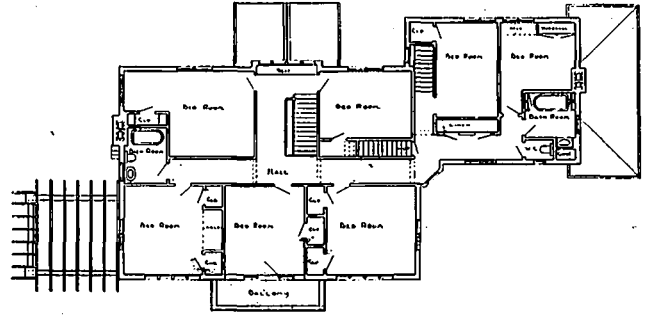


GROUND FLOOR PLAN.





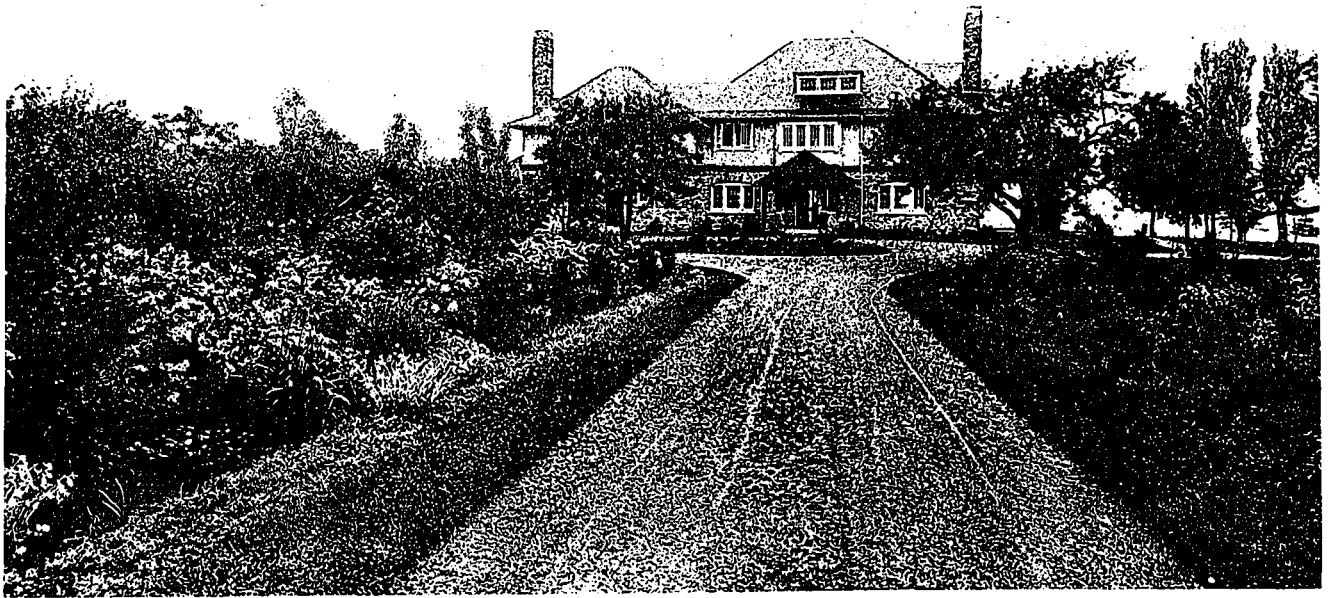
• GROUND FLOOR PLAN •

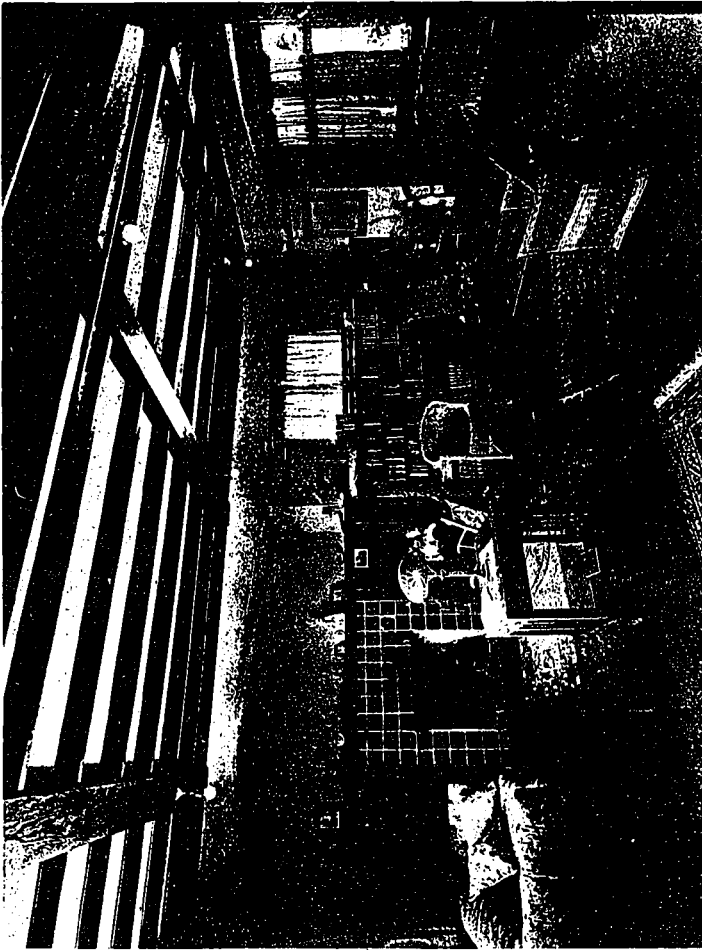


• FIRST FLOOR PLAN •

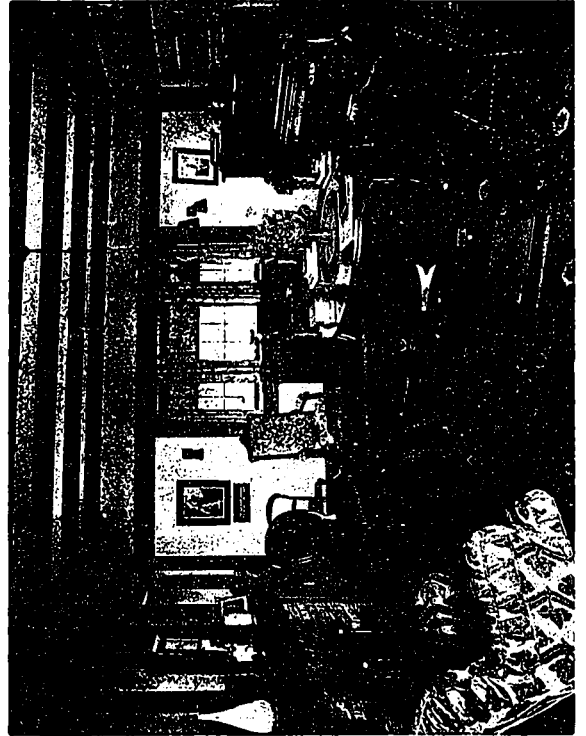
HOUSE NO II, OAKVILLE.

J. FRANCIS BROWN, ARCHITECT.

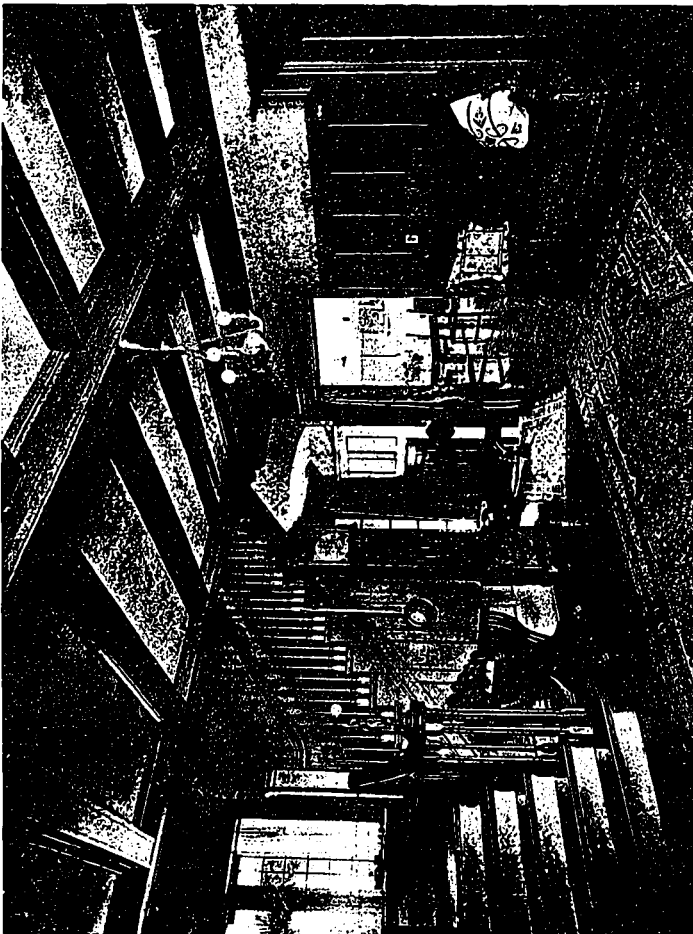




HOUSE NO. IX.  
LIVING ROOM.



HOUSE NO. II.  
LIVING ROOM.



HOUSE NO. VII.  
STAIR HALL.

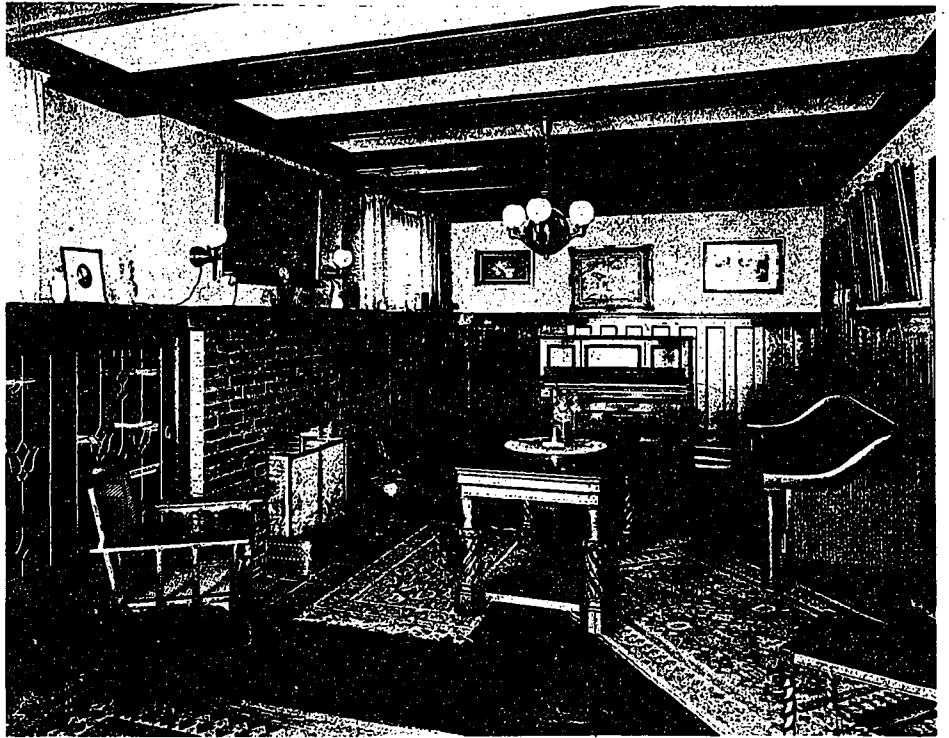
FOUR INTERIORS OF  
HOUSES IN TORONTO.

HOUSE NO. IV.  
MAIN HALL.



country house designed on simple lines to the satisfaction of the owner and commanding superb views in all directions. The cost was \$10,000.

*Houses No. III and IV, Oakville; G. N. Molesworth, Architect.*—These houses are expressive of the well developed small home with limitations as to area, etc. The first one consists of brick walls to the first story joists, above which are shingles on wooden frame. The woodwork upon the interior consists of Georgia pine trimming, birch flooring on ground floor and pine elsewhere. Equipped with a clothes chute, two fireplaces, cistern for soft



HOUSE NO. V LIVING ROOM.

*House No. V, Rusholme Road; F. H. Herbert, Architect.*—This problem is quite different from the suburban or country home, where space is not wholly limited. The house stands on a narrow lot with buildings on both sides, which means the working to a definite idea in order to utilize properly every inch of the area. The exterior is of red pressed brick and stone trimmings, the entrance porch having stone columns and pergola roof. Upon the interior the dining-room, stair hall and living-room are finished in quarter-cut oak; the remaining portion having white enamel woodwork and quarter-cut oak flooring. The cost was \$12,000.



HOUSE NO. I. LIVING ROOM.

water, laundry tubs, hot air furnace, electric light, hot and cold water; the cost was seventeen cents per cubic foot. The second house is designed in brick and stucco, the latter being applied to metal lath on wooden frame. The lower storey has oak flooring and trim, while above is birch flooring and Georgia pine trimming. This house was built for twenty cents per cubic foot and equipped with hot and cold water, two bathrooms, a lavatory, shower in attic, hard water from pump-house at the lake and soft water from cistern, electric lights, and hot water heating.



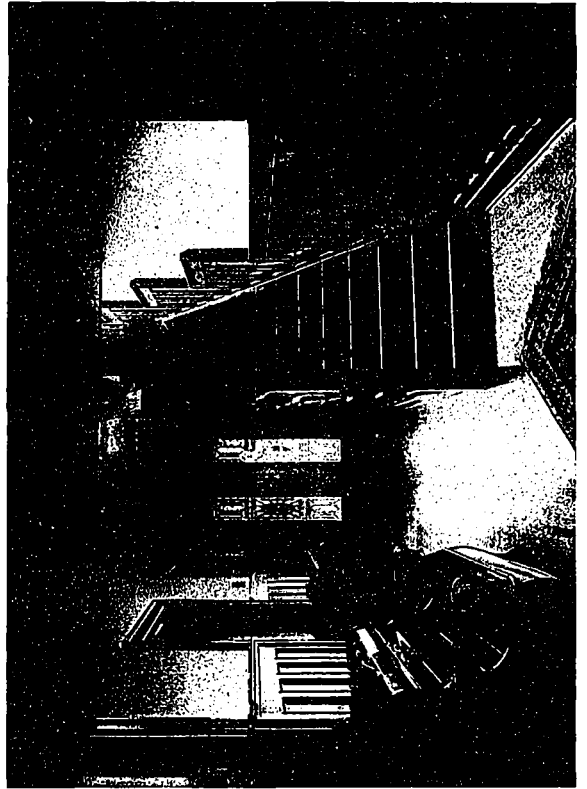
HOUSE NO. VII DRAWING ROOM.



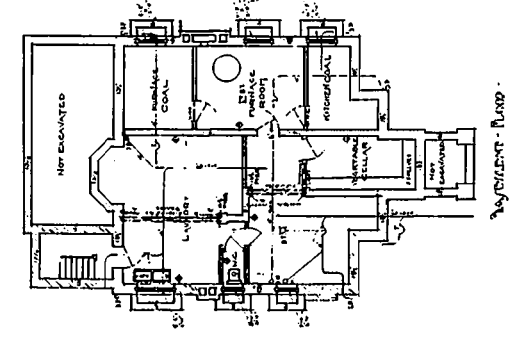
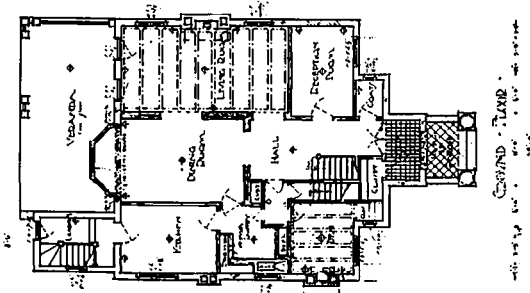
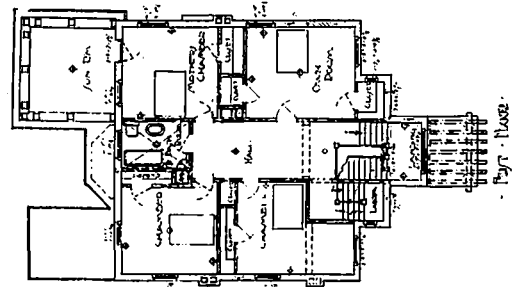
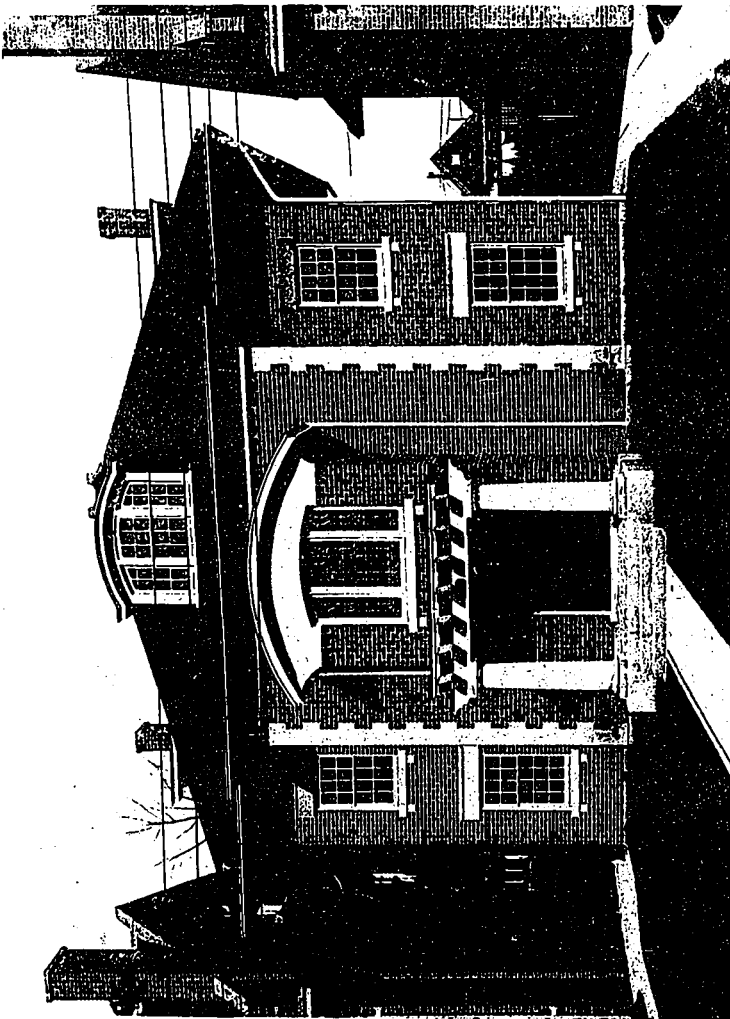


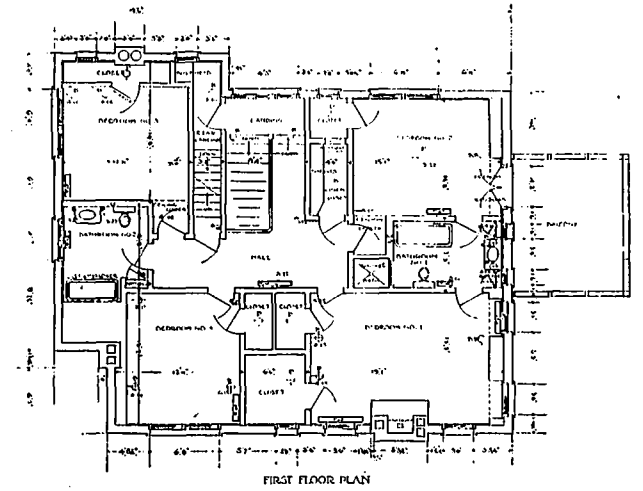
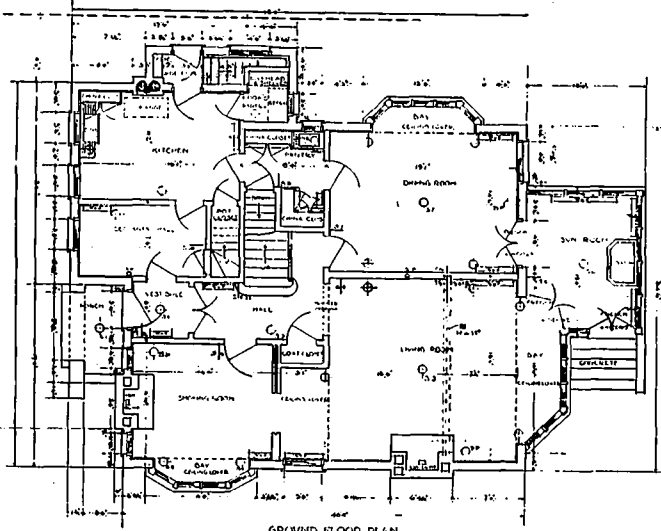
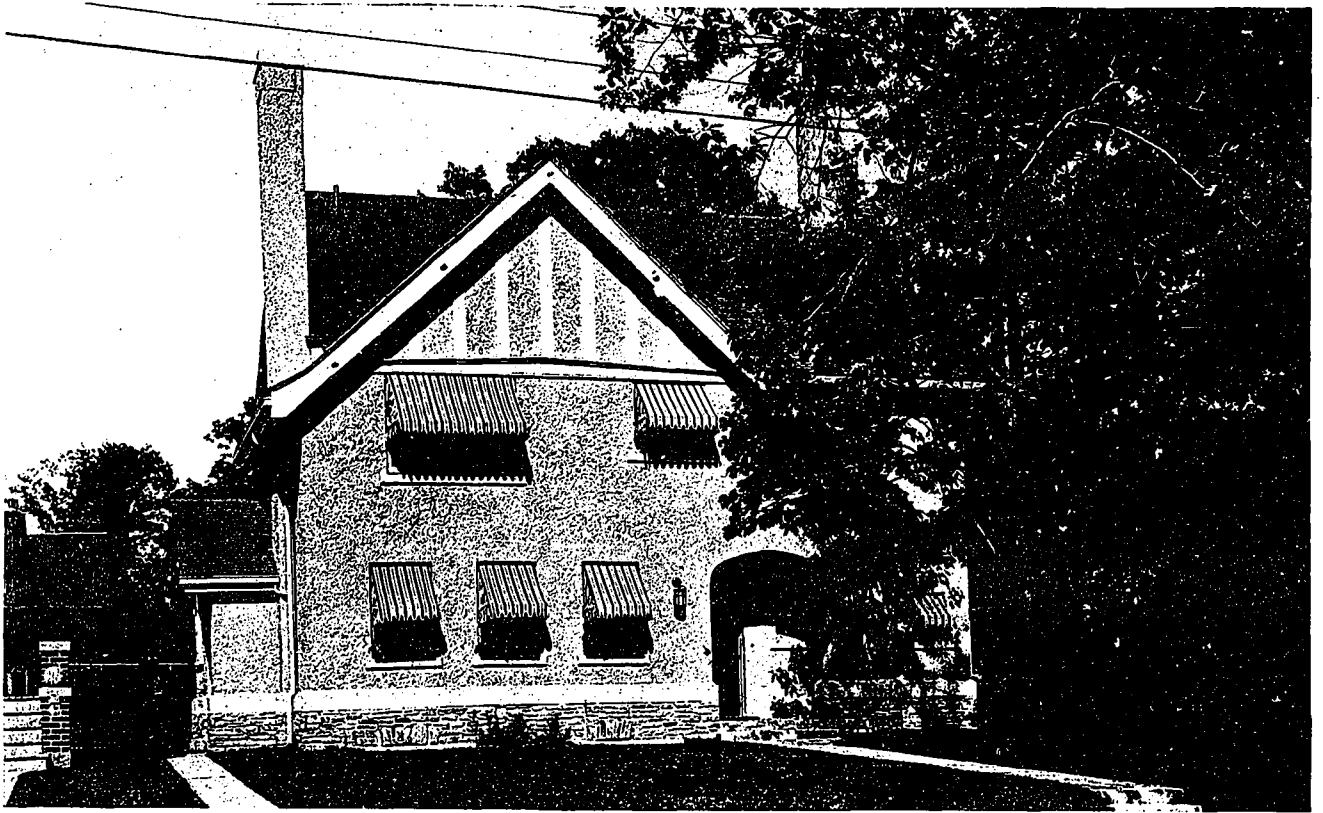
DINING ROOM.

HOUSE NO. V, TORONTO.  
F. H. HERBERT, ARCHITECT.



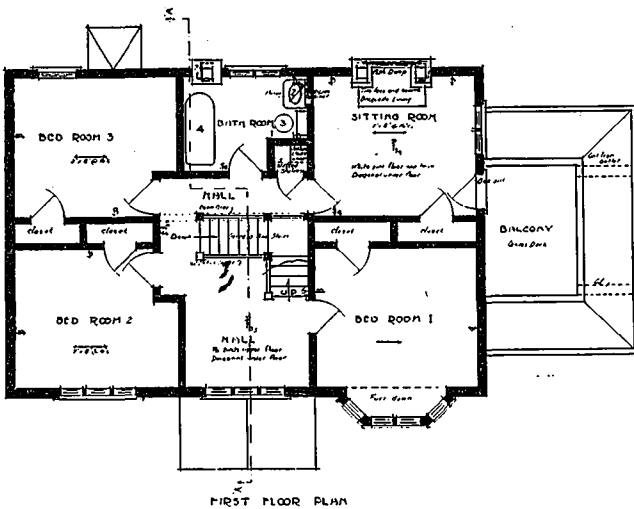
STAIR HALL.



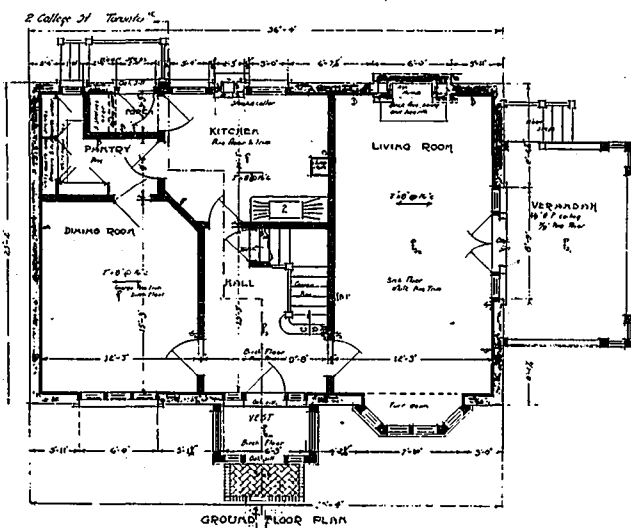


HOUSE NO VI, TORONTO.  
CHADWICK & BECKETT, ARCHITECTS.





House No. VI, Dunvegan Road; Chadwick & Beckett, Architects.—In perfect harmony with the surroundings, this house is built with a base course of flat lake stone, above which a gray stucco is applied to hollow tile, with a shingle roof stained a terra cotta shade. Throughout the first storey the flooring is of oak; the living-room designed in white enamel; the hall and library in oak stained dark; the dining-room in white, wainscot five feet high, above which is a Japanese paper. In the sun-room the floor is of red quarry tile; the large basin for water plants being of the same material with a white cement lining. The cost was approximately twenty-two cents.



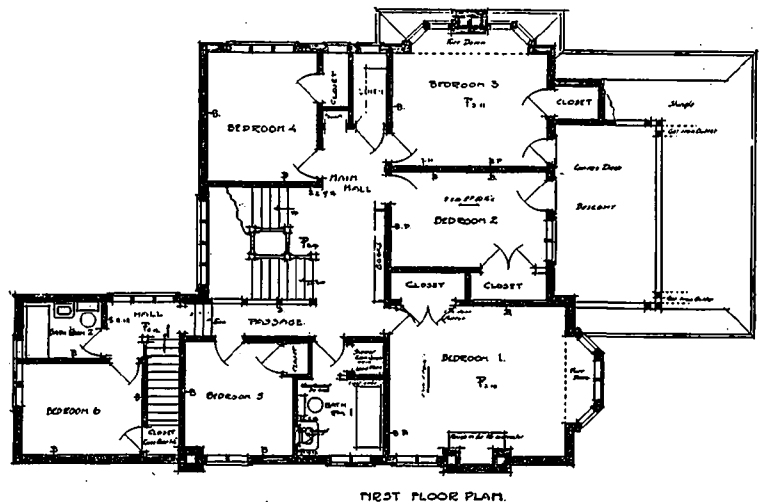
HOUSE NO. III, OAKVILLE.  
GEORGE N. MOLESWORTH, ARCHITECT.

House No. VII, Russell Hill Road; E. G. Wilson, Architect.—Situated on a hill with a deep ravine on the south side, the house commands a magnificent view over the lake. A long driveway leading from a rustic stone fence and lined with pine and maple trees brings one to the main entrance of this charming home. The dark red brick, deep gray stucco and reddish brown wood-work all blend into a perfect symmetry with the natural surroundings. The plan has been carefully studied in connection with the site, and the main portion of the ground floor; the reception hall, drawing and dining-rooms all opening upon the verandah with its nine-inch red quarry tile flooring and stucco ceiling. The reception-hall and dining-room are finished in quarter-cut oak with beamed ceilings, the former having solid panels six feet six inches high; the latter open panels. The drawing-room is tastily decorated in white enamel, oak floors and fireplace of best enamelled brick. The basement accommodates a

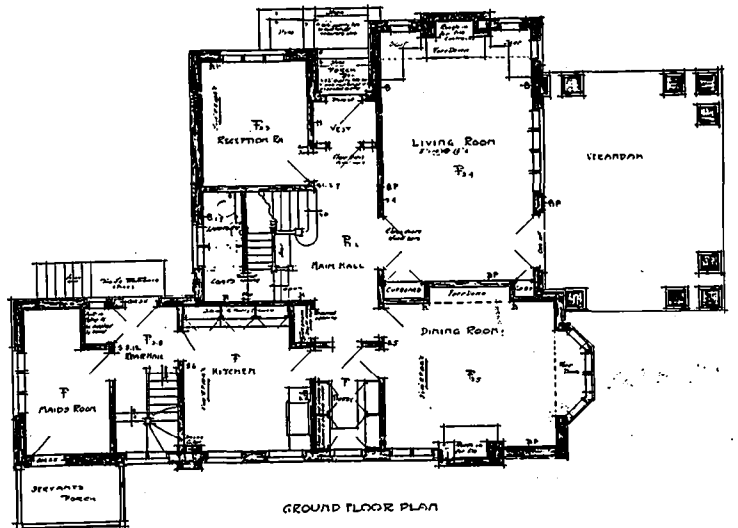


hot water system and a billiard room finished in birch with panels extending to the ceiling and large open fireplace. On the first floor the sitting-room and hall are in quarter-cut oak, with ceilings of a light buff tint. The cost was \$19,000.

*House No. VIII, Oakville; G. N. Molesworth, Architect.*—In this house we have a different solution to the structural part, the stucco and shingles being applied to a wooden frame which brings the cost to fifteen cents per cubic foot. The floors throughout are of birch, the trim of pine. The plan calls for two fireplaces, hot-air furnace, electric lights, hot and cold water.



SECOND FLOOR PLAN

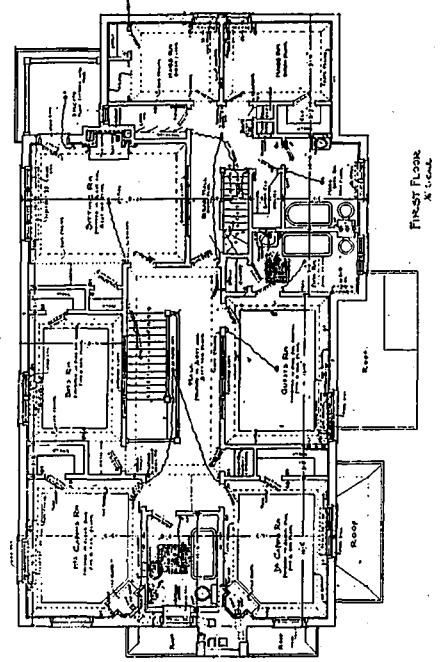
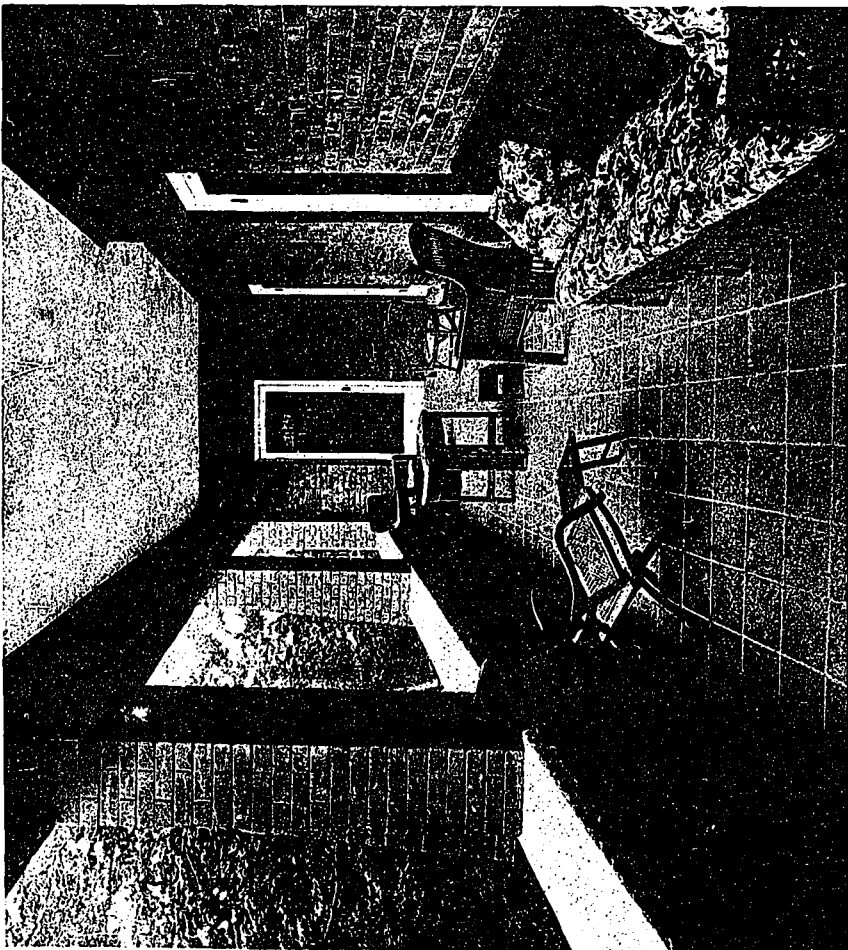


GROUND FLOOR PLAN

HOUSE NO. IV, OAKVILLE.  
GEORGE N. MOLESWORTH, ARCHITECT.

WHILE it is rarely done in residential work, test borings to determine the nature of the sub-soil should be taken before deciding to build upon a site the character of which is at all doubtful. Even where the general character of the soil in a neighborhood appears to be good, springs and troublesome soft spots may possibly be encountered as well as pockets of quick sand. Below grade, and for a short distance above it, concrete, even where sand and gravel must be hauled from a considerable distance, appears to be the most economical material for a good solid foundation.

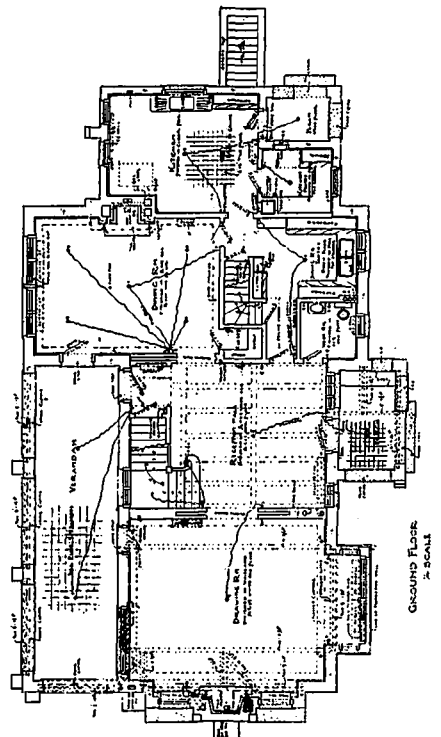
Within recent years, chemists have invented various waterproofing compounds for admixture with Portland cement, which are of undoubted merit and which



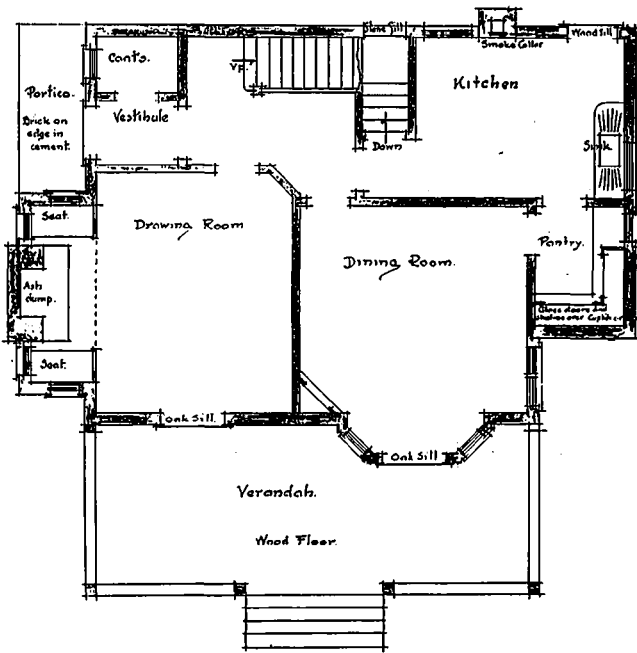
FIRST FLOOR  
X 1/2" = 1'

HOUSE NO. VII, TORONTO.

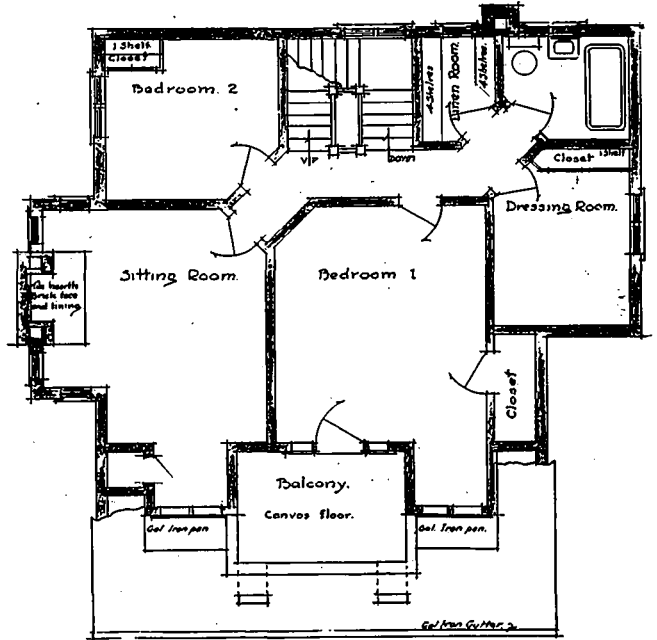
EWART G. WILSON,  
ARCHITECT.



GROUND FLOOR  
X 1/2" = 1'



GROUND FLOOR.



FIRST FLOOR PLAN.

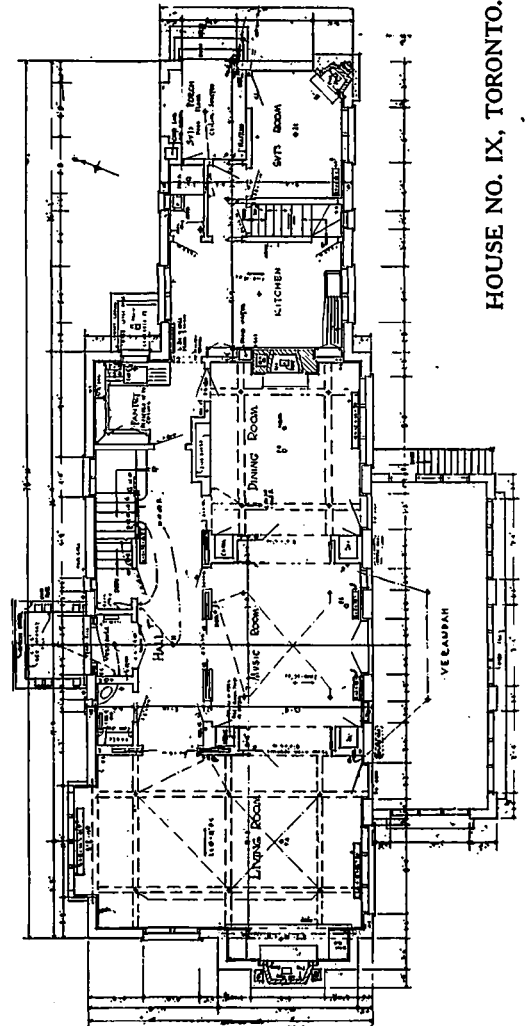
HOUSE NO. VIII, OAKVILLE.

GEORGE N. MOLESWORTH, ARCHITECT.

appear to be quite effective in new work. Foundation walls which are thoroughly laid in good rich cement mortar, protected in stiff soils by footing drains and a fill against them of gravel or cinders to allow the surface water to pass quickly to the drain instead of forcing its way into the masonry, should be dry enough when new to suit anyone. As it costs little, however, to incorporate with cement mortar the waterproofing preparations above referred to, it seems well worth while to use them wherever water is to be kept out.

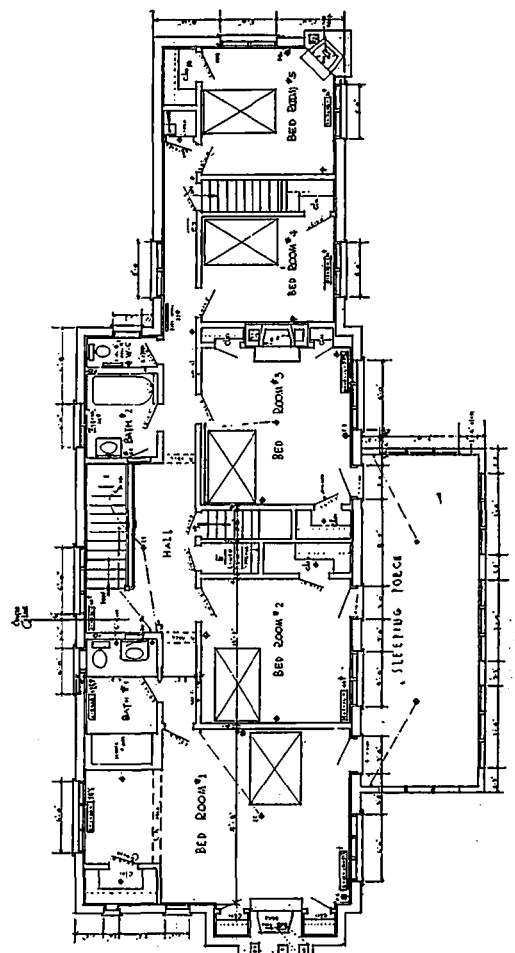
Most houses have outside basement area steps. Great care should be taken that the footings to basement walls adjoining such areas be several feet below the area floor, otherwise the walls above may be lifted by frost sufficient to crack them.

The basement is *not* a good place for a billiard room, except for a house on a hillside, where it can get plenty of sun and air. The summer dampness of the average basement tends to injure the cloth and impair the elasticity of the cushions of the billiard-table.—R. C. Spencer.



GROUND FLOOR PLAN.

HOUSE NO. IX, TORONTO.  
E. H. YEIGH, ARCHITECT.



FIRST FLOOR PLAN.

# Cottage Designs

THE following prize designs of the competition held by *Country Life*, London, are presented to our readers as the result of a conscientious effort on the part of nine hundred architects in England to solve the problem of an agricultural laborers' cottage. These designs not only receive a prize of twenty-five guineas, but are to be built, which fact furnishes an additional value to the contest. The following notes and description of the various designs is taken from *Country Life*.

Lawrence Weaver, one of the judges, in commenting on the problem, says:

By way of preface I cannot do better than repeat the words of Lord Curzon of Kedleston, which gave the reasons for the competition being held:

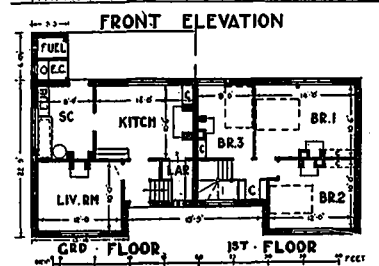
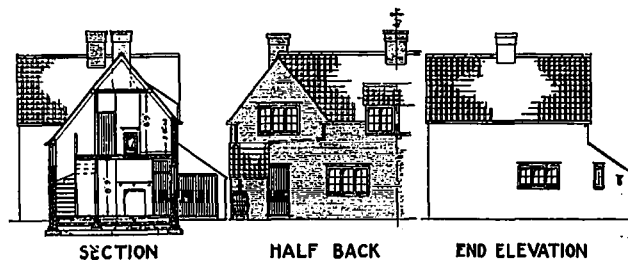
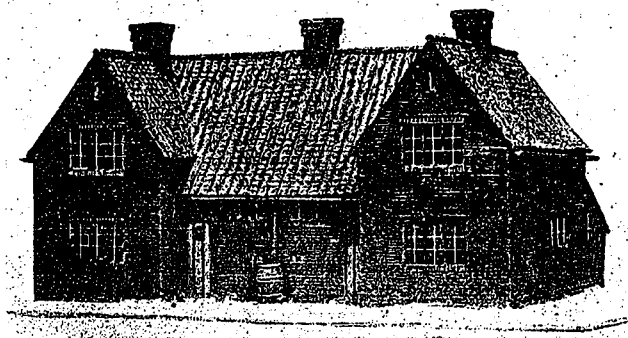
"It would be a national tragedy if, in the building or rebuilding of laborers' cottages that is likely to follow any systematic attempt made by the Legislature to improve the conditions of agricultural life, these old buildings were to be replaced by a new type of standardized cottage, dumped down either singly or—still worse—in rows like a lot of band-boxes, or canisters, or dog kennels, or whatever may be the parallel suggested by the precise degree of monotony and monstrosity presented in their construction. It is doubtful whether the laborer would be more comfortable—he certainly would not be happier—and a cruel injury would be done to the beauty of the countryside. The best way to prevent such a catastrophe seems to me to lie in the preparation of plans, sketches and models of cottages of different materials and styles, suitable to differences of locality, climate and surroundings, which could be erected at moderate prices."

Lord Curzon's suggestion that *Country Life* should undertake this important work has been justified by the results which are now published.

The assessors had to examine the designs set before them for a just combination of three factors of equal importance: (1) Convenience of planning; (2) Seemliness and traditional character in external design; (3) Due regard to limits of cost. It may be admitted that in the case of some of the prize-winning designs the ideal combination of these three factors was not secured, but in most of them there is small occasion for criticism.

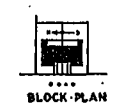
Many of those who examine the plans will probably approach the question with a bias in favor of one factor or another. The hygienic enthusiast who cares nothing for artistic qualities will regard them with sole reference to the

maximum amounts of floor area and cubic content which have been provided for the minimum sum of money. The artist may complain that some design which shows peculiar grasp of traditional building has been awarded a subsidiary prize, and that the judges have shown favor to a less attractive conception. Some competitors who have labored exceedingly to arrange their plans so that they comply almost exactly with the floor areas, etc., of Schedule I or Schedule II may be disappointed that a design in which those areas, etc., have not been so closely observed has won the first prize. It is unquestionable that some of the first prize types are stronger in plan, others more charming in elevation, and others, again, more ingenious in the adjustment of their cost. The assessors, however, considered the problem presented by each type as a whole, and it is hoped their awards will meet with general acceptance.



	AREA FEET	CUBIC CONTENTS
LIVING RM	120	960
KITCHEN	147	1176
SCULLERY	84	672
LARDER	21	
BED RM N°1	147	1190
" " N°2	116	911
" " N°3	84	690
TOTAL CUBIC CONTENTS OF INSIDE MEASURED OUTSIDE		20340
ESTIMATED COST OF WORK		£339
PRICE PER CU. FT.		1 4
OUT-BUILDINGS AT 3%		£ 8
PAVING, ETC.		£ 3
TOTAL COST		£352

TABLE OF SIZES



BUCKINGHAMSHIRE TYPE.

ISAAC T. SIFTON.

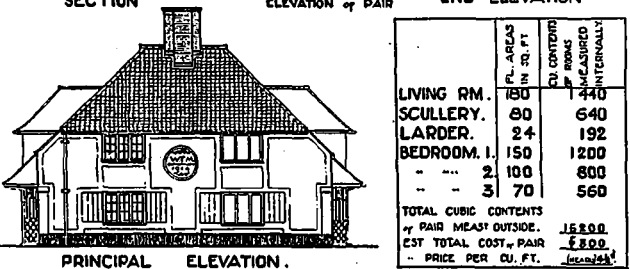
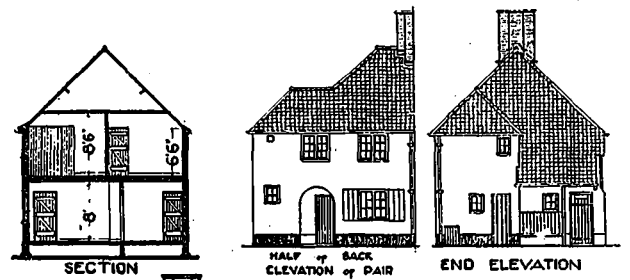
In order that readers may appreciate the references to the two schedules of accommodation forming the standards to which the competitors were required to work, they are now reproduced:

	SCHEDULE I. Dimensions recommended as a minimum (from Sec. 17 of Small Holdings Committee Report).		SCHEDULE II. Dimensions to be regarded as the irreducible minimum (from Sec. 157 of Small Holdings Committee Report).	
	Floor Areas.	Cubic Contents.	Floor Areas.	Cubic Contents.
Living-room or kitchen	180	1,440	165	1,320
Scullery	80	640	65	520
Larder or pantry	24	192	18	144
Bedroom No. 1	150	1,200	144	1,152
Bedroom No. 2	100	800	100	800
Bedroom No. 3	65	520	65	520

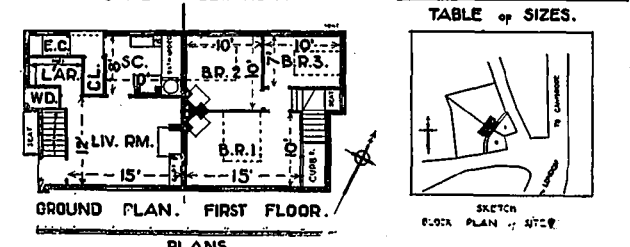
able to go, if cost will allow. Schedule II provides a cottage of small accommodation, and should not be adopted except in localities where a low standard of wages makes it essential that the cost should be kept within the narrowest possible limits.

*Buckinghamshire Type.*—I. T. Sifton devised a thoroughly practical plan. The parlor opens directly out of the lobby from which the stairs ascend. Both the scullery and larder are entered from the kitchen. This arrangement is very economical of space, and incidentally does away with the necessity for anything in the nature of a back passage. When the housewife is at work at the scullery sink she can see everything going on in the kitchen, and, in particular, has a direct view of the fireplace. This was a point borne steadily in view by the assessors, and with good reason. Children are liable to accidents from playing with the kitchen fire, and it is very necessary to watch them. Another good point is that the main window of the kitchen is in the long side of the room. In oblong rooms this is a more satisfactory arrangement than having the window in the short side of the room, and for the same reason oblong rooms are better than square. The parlors of both cottages face west, which is good. The larders have the same aspect, and this is less satisfactory, but Mr. Sifton has provided that they shall be lighted only by narrow grated openings which are sufficient for ventilation and not big enough to let the sun play havoc with the food. The elevations are simple and reasonable, and there is no dormer except one at the east side roofed with a plain slope and involving little cost. The bedroom plan is thoroughly good, and there is a minimum of unoccupied space in the roof. Mr. Sifton is unduly optimistic in supposing that such a pair of cottages could be built for 8 cents a cubic foot, but as the construction of the cottages is very straightforward, they could doubtless be built for \$2,055 at 10 cents. The main point is that, given the accommodation specified, Mr. Sifton has provided a very satisfactory and economical solution of the problem.

*Essex Type.*—Essex boasts a very definite tradition of cottage building, the most marked feature of which is pargetting. The exterior plastered walls are decorated with a simple panel treatment which is often diversified by rough patterning of zigzags, basketwork, or other simple forms. The first prize design, by Holland W. Hobbiss, with its surface panelling of irregular shapes dictated by the shape of the windows and other features, shows a clear grasp of this tradition, and the panel containing initials and date is an inexpensive bit of decoration, which adds a personal touch to the front. The usual practice in the neighborhood is to treat the bands which enclose the panels in



	FLOOR AREAS IN SQ. FT.	CUBIC CONTENTS BY MEASURING INTERNALLY
LIVING RM.	180	1,440
SCULLERY.	80	640
LARDER.	24	192
BEDROOM 1.	150	1,200
" " " 2.	100	800
" " " 3.	65	520
TOTAL CUBIC CONTENTS OF PAIR MEASD OUTSIDE.		15,200
EST. TOTAL COST OF PAIR		£300
PRICE PER CU. FT.		19.74



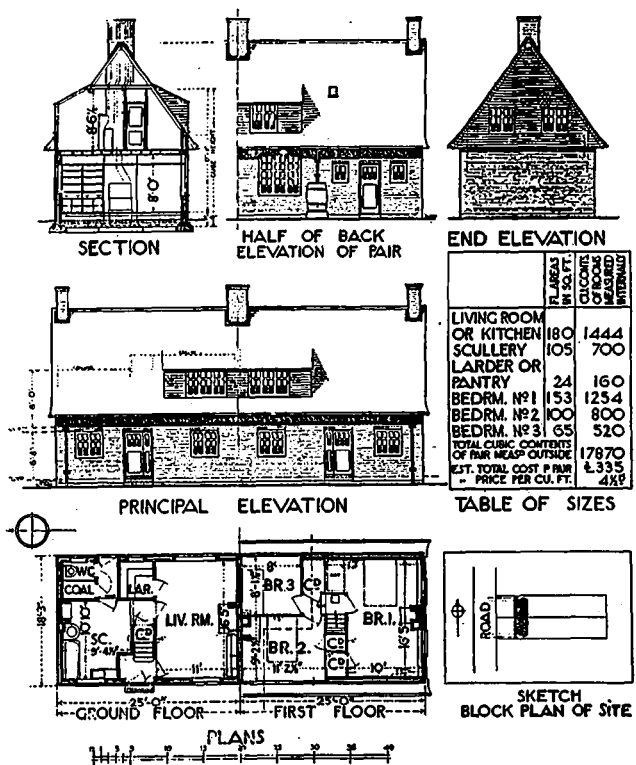
ESSEX TYPE.  
HOLLAND W. HOBBISS.

Schedule I represents a good standard for laborers' cottages, below which it is not desir-



smooth plaster and to finish the enclosed surfaces in a rougher fashion. The majority of competitors of this type do not seem to have appreciated the note in the conditions that the effect of the cottages with reference to the surroundings should be borne in mind. The site is a corner one at the junction of two narrow ways set back a little to the west from the main road which runs through Newport from London to Cambridge. It should have been obvious that the first consideration was the placing of the building so that it presented a pleasing aspect from the main road. This meant setting it across the corner of the site, whereas many of the designs showed it facing due south and presenting a narrow and often ugly end elevation to the high road. Mr. Hobbiss grasped the situation correctly. The plan is admirable, with the stairs rising from the front lobby and the scullery and larder opening direct from the living-room. The E.C. is under the main roof, but divided by an open lobby from the scullery door. The bedroom plan is good, and there is only a single chimney stack. Essex is unhappily one of the counties in which laborers' wages are at a deplorably low level, and it was wisely felt that the competitors should get as near the ideal figure of \$1,458 for the two as a due regard for proper accommodation would allow. At \$1,458 the pair the cubic foot price would be 9 cents, a figure difficult enough to keep to, if not impossible, but there seems to be no reason why there should be any considerable extra over \$1,458, given care in drafting the specification, etc. It is not generally realized how very important a factor in the cost of cottages this may be, and how terrified small country builders are of giving a tender on a "bill of quantities" for small work such as cottages. This method is normal in town building, and contractors who do town work know what it means. Country builders, however, confronted with the formidable document setting out with full technical descriptions the details of the work will sometimes quote as much as 40 per cent. more for some unimportant piece of work than they would do if they only had a drawing and a short specification before them.

which it would be much cheaper to pierce with plain windows, as in this case. Messrs. Soutar adopted what may be called the "through" principle for their living-room plan, lighting it both from the east and the west, and put the scullery at the ends. The position of the scullery sink is not ideal with respect to the living-room, and the scullery itself has a floor of rather larger area than necessary. Schedule I provides for 80 square feet, whereas Messrs. Soutar have given 105 square feet. The total area of the ground floor rooms could not have been less to allow the three bedrooms upstairs, but it would have been better if more space had been given to the living-room and less to the scullery. The bedroom plan is particularly admirable by reason of the provision of a large cupboard in each bedroom. There are three chimney stacks to the pair of cottages, so placed as to allow the



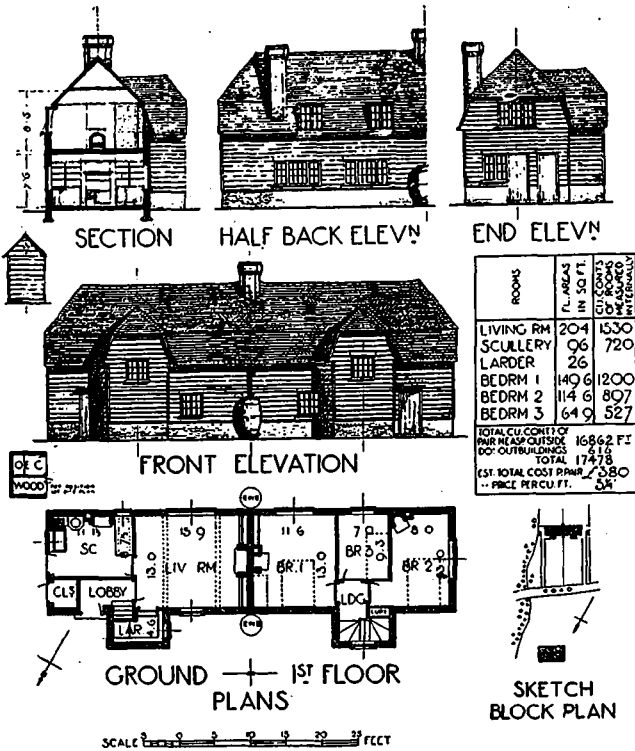
*Hertfordshire Type.*—The winners of the first prize, Messrs. A. and J. Soutar, have had large experience of cottage building and other manifestations of garden suburb activity. They won the first prize in the recent town-planning competition for Northwood and Ruislip. Their conception of a Hertfordshire type is thoroughly simple and effective. There are simple sloping dormers on both fronts, and ample window space in the tile-hung gable ends. Many competitors in respect of various types wasted money by providing dormer windows in the roofs when they had designed blank gable ends

provision of a fireplace in the third bedroom, if it were desired. Particular attention may be

HERTFORDSHIRE TYPE.

A. & J. SOUTAR.





KENT TYPE.  
A. W. HARVEY AND H. G. WICKS.

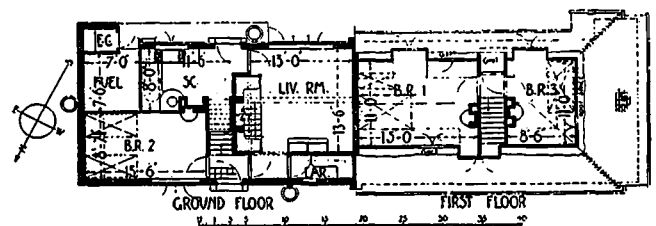
drawn to the convenient placing of the cot in the largest bedroom.

*Kent Type.*—The entry for this type was naturally large. The price for the pair, namely, \$1,860, was not unduly restricted, and the provision that elm weather-boarding should be used in the Kentish manner gave artistic possibilities which attracted some of the best talent brought to bear on the competition. The number of admirable designs (out of a total of 130) was so large that the assessors would have had great difficulty in awarding the first prize simply on the grounds of artistic merit. Planning and economical accommodation, as evidenced by low cubic capacity, played, therefore, a large part. W. Alexander Harvey and his partner, Graham Wicks, secured an amount of accommodation somewhat in excess of Schedule I and yet kept their total cubic capacity within 17,500 ft. A good many of the competitors do not seem to have recognized the somewhat unusual character of the site. The road front of the cottages faces north. In order, therefore, to secure a

southern aspect for the living-room, many of the competitors very wisely planned it of "through" type with windows in both sides.

The planning of the first prize design provides for a very comfortable living-room with scullery and larder opening from it, and with their doors immediately adjoining the entrance door from the lobby. This means that the living-room has the greatest possible area of unimpeded space, none of which is prejudiced by being used as a passage way. The scullery, on the other hand, is enough of a passage way to prevent it being used as a living-room, a point to which great importance is rightly attached. The staircase is cleverly arranged over the larder. The coals are provided for in a space immediately adjoining the scullery, and the E.C. and wood shed are entirely detached and placed to the side of the main block. The bedrooms are of good size and conveniently shaped. Two of them have southern aspects, and the third faces east or west. Owing to the employment of a mansard roof the walls are carried up only to the sill level of the bedroom windows, and it is not unreasonable, therefore, to assume that the building can be carried out for within ten per cent. of the estimated cost.

There is no doubt that the ideal arrangement for a living-room fireplace is in a wall which is not pierced by doors on either side of the fire. People want to sit round their fires without being disturbed by an opening door or by the devastating drafts which are likely to blow even when the door is closed. As illustrating the importance of a right position for a fireplace, Aylwin Cave's design (for the model of which he was awarded a book prize) is now reproduced. He has thoroughly captured the spirit of the Kent cottage in his elevations, but the plan leaves a good deal to be desired. The fireplace is in a shallow ingle-nook placed between the living



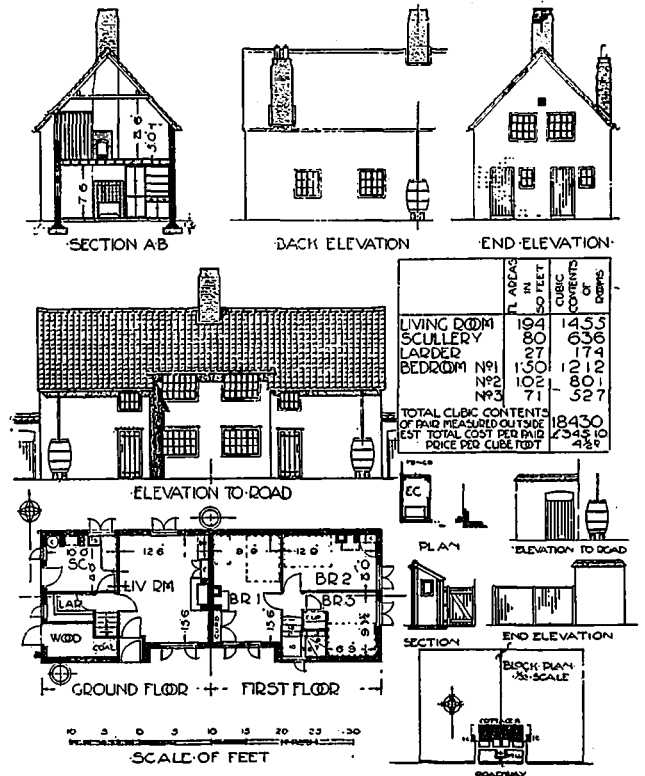
KENT TYPE, BOOK PRIZE.

AYLWIN CAVE.

room doors to the front lobby and to the scullery. No doubt the ingle-nook helps to modify the objection of this arrangement, but it does not do away with it altogether, and ingle-nooks are rather *vieux jeu*. Mr. Cave places one of his bedrooms on the ground floor, but, in spite of this disadvantage, he does not succeed in reducing his total cubic capacity below 20,224 cubic feet. The especial objection to a downstairs bedroom is that the temptation to the cottager to use it as a parlor, and to crowd his whole family into the two upstairs bedrooms, is rarely resisted. A well known landowner who has given particular attention to rural housing on his estates recently made a census of the habits of twenty-five families living in cottages with a downstairs bedroom. In only four cases did he find that this room was used as a bedroom. In one the occupant was a cripple who was unable to get upstairs; in a second there was a parlor in addition to the bedroom; in only two, therefore, out of twenty-three did the family use the accommodation provided in the way it was intended. Another landowner with whom the writer was recently discussing this point was on the side of the downstairs bedroom, on the ground that there is often a bed-ridden person who cannot get upstairs, and would be cut off from family life if there were no ground floor bedroom. It is not reasonable, however, to regard this as normal, or to defend the downstairs bedroom merely because it serves the needs of an occasional cripple or a bed-ridden granny.

**Suffolk Type.**—The plan by C. I. Kay, to which the first prize was awarded, differs from many of the others, in that the staircase rises in the middle of the cottage from a little lobby which connects the living-room, scullery and larder. This arrangement has the objection that there are two doors between the living-room and scullery, but there is the corresponding advantage that the living-room has only two doors (one from the outer lobby and one from this internal lobby), and its allowance of 194 square feet is all unimpeded space in consequence. It is, perhaps, the most comfortable living-room in any of the prize designs, and is lighted both from the north and the south. The scullery is, in part, a passage-room which, at the risk of being tedious, I once more say is a very good point. Anything which compels the family to use the scullery simply for washing up, etc., and to get the full value out of a really comfortable living-room is to be regarded as a good point in planning. The bedrooms upstairs are comfortable and well provided with cupboards. The simple roof treatment without dormers is thoroughly typical of Suffolk and cannot fail to look very well with the plain whitewashed walls. The cottages should be very warm because each has only two windows to the north, all the rest of

them facing south, east and west. For all its simplicity, this design shows considerable skill, and the break-back of the middle part of the south front not only much simplifies fenestration by doing away with dormers, but gives a touch of interest to the modelling of the cottage. The total cubic content of the cottages is 18,430



SUFFOLK TYPE.

C. I. KAY.

cubic feet, which represents \$1,680 at 9c. per cubic foot.

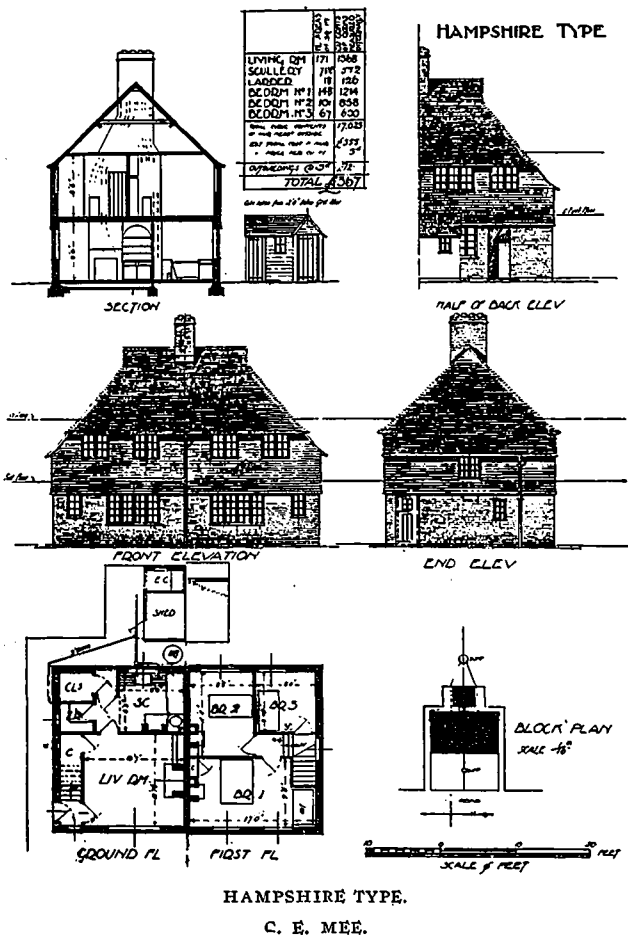
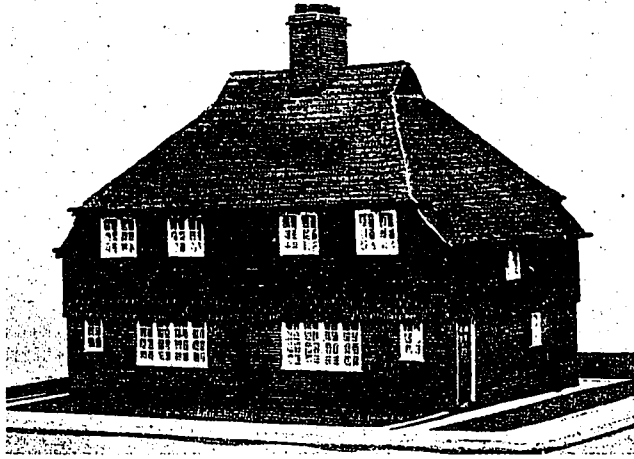
**Hampshire Type.**—This pair was to accord with Schedule II., which may be regarded as the minimum of decency in the accommodation of a laborer's cottage. The first prize design, by C. Edmund Mee, shows an attractive and straightforward solution of the problem. The walls of the ground storey are of red brick, and the first floor is tile hung. The hipped ends with gablets are thoroughly in the Hampshire tradition. The plan is of the type seen in several

others of the first prize designs, e.g., Essex, Montgomery, Yorkshire West Riding and Northumberland. The scullery is placed behind the living-room. The arrangement of the door between the two rooms is not perhaps quite so good as in the Northumberland type, which it most closely resembles, as a little lobby space is pro-

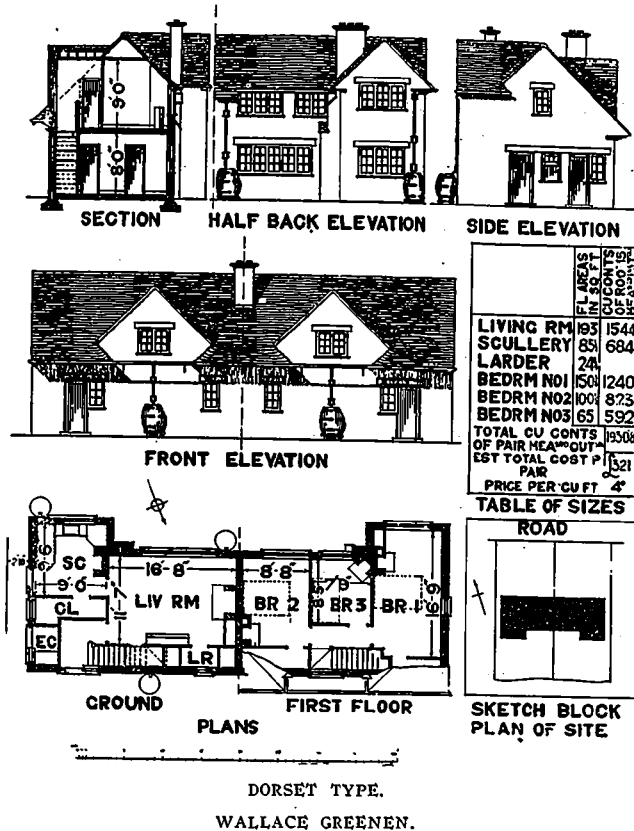
seems no reason why the pair should not be built at 10c. per cubic foot, making the total, including outbuildings, \$1,780.

*Dorset Type.*—This pair is to be built in accordance with Schedule I. The plan adopted by Wallace Greenen, who won the first prize, shows the same general disposition of rooms as appears in the Kent first prize design, i.e., the cottage is one room deep, and with a larger amount of outside wall than, for example, in the Hampshire type, which is two rooms deep. The former plan is rather more costly than the latter, but it has the advantage of providing a particularly good living-room with the entrance and scullery doors in the wall furthest from the fireplace. The larder also opens out of the living-room, and is very handy both for the fireplace and dresser. Rather more lobby space is provided than bare need dictates, but the cottager, like other people, will appreciate the little extra space which gives room for a perambulator or a hat and coat stand. The scullery is well planned, and being in part a passage room, cannot be used as a living-room, always a good point. The coal cellar is ample, and opens from the scullery, and an outside opening shoot is provided. This is a point which many competitors have neglected. They seem to assume that, in the country, coals are delivered in sacks which can be carried through the scullery and shot into the coal cellar, but this practice is almost exclusively confined to London, and an outside coal-shoot is therefore essential. The E.C. is under the main roof, but very well placed with its door to the side, and with no bedroom window immediately above it. The extended type of plan also gives a little more landing space than the more compact type of plan, two rooms deep. The three chimney-stacks mean extra expense, but they enable each bedroom to be equipped with a fireplace. The general treatment of the elevations is pleasing. The walls are 11 in. brickwork whitewashed, and the roofs of dark red tiles. The cubic content is rather higher than in some of the other cottages built to Schedule I., the result of Mr. Greenen giving a living-room of rather more generous proportions than absolutely necessary. It is unlikely that they could be built for 8c. per cubic foot, but there is nothing in the treatment to prevent them being built for 10c.

*Somersetshire Type.*—Sir Richard Paget specified Schedule II. as the accommodation for this pair of cottages, and that the material to be used for the walls should be the local cream-colored mountain limestone. With regard to the roof, he especially desired the assessors to give careful consideration to any designs which might be submitted, showing a flat roof on the ground that mere æsthetic considerations should not prevail against the demands of utility if modern constructional methods indicated that a flat roof



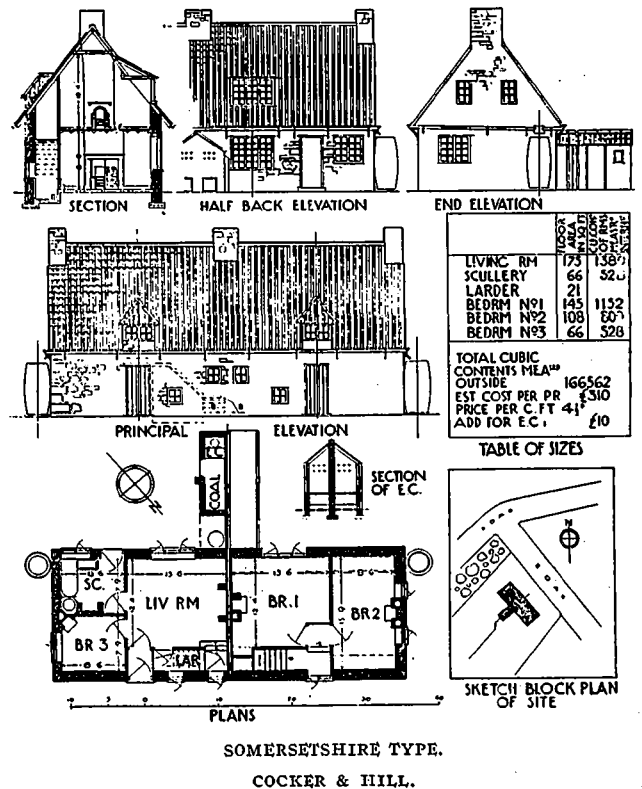
vided which is not really necessary. In accordance with the by-law, the E.C. is 10 ft. from the main block, and a good shed has been attached to it which will serve for wood, tools, etc. The bedroom plan is excellent, and a single chimney stack serves both cottages. The total cubic content is only a trifle over 17,000 ft., and there

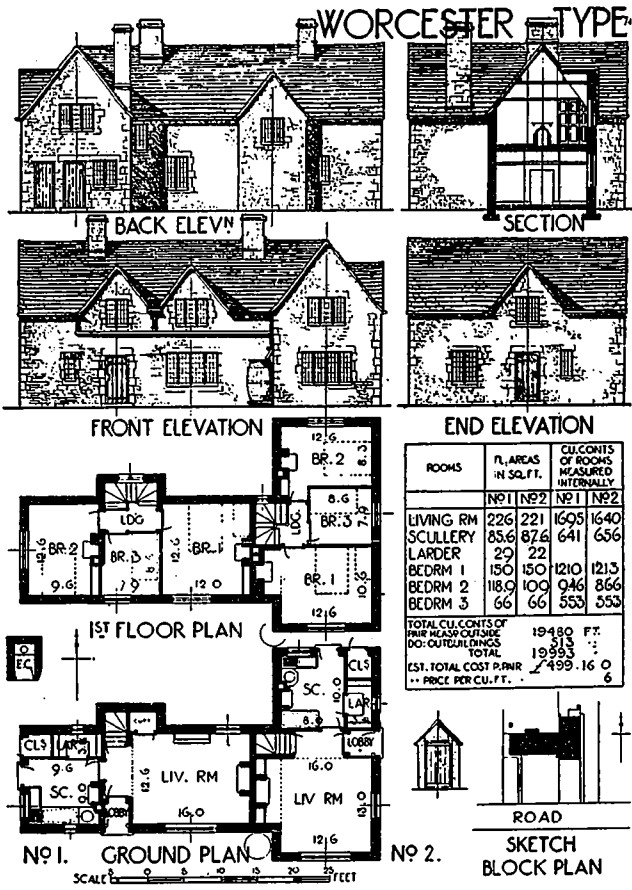


would give advantages either in better accommodation or in decreased cost. There were sixty competitors for this type, but only two of them tried the flat roof, and in neither case was the result at all satisfactory or worthy of much consideration. Where large buildings are concerned, and the cost permits of a concrete roof with an upper surface of asphalt to ensure weather-tightness, a flat roof often presents great advantages. A good many experiments have been made with flat roofs for small industrial dwellings, but so far the results have been clearly unsatisfactory, and no flat roof design submitted in this competition, either for the Somersetshire type or for the special \$1,215 pair, throws any fresh light on the subject. The first prize was therefore given to Cocker and Hill's design, in which they showed a pitched roof of Bridge-water double Roman tiles (a variety of pantiles), and the result is certainly very satisfactory. In order to keep the cost as low as possible Cocker and Hill put the third bedroom on the ground floor, with its door opening from the living-room. It is a matter for argument as to whether the entrance to it should not have been from the lobby, but it is to be borne in mind that this would prejudice the arrangement of the furniture, and especially of the bed. The scullery is very convenient in respect to the living-room, and the larder opens from the latter and has a north light. The staircase also rises from the living-room. The two bedrooms upstairs are well arranged. The cubic contents of the pair are 16,562 ft. (there is a clerical error in the

printing of this figure on the plan schedule). It seems possible that with such a small amount of wall building these cottages could be built for 9c. a cubic ft., which, with the addition of the E.C. and coal-cellar, means a total cost of \$1,555. The elevations realize the cottage character. Many competitors seemed to think it necessary to provide all manner of trivial little architectural features which fill no essential need and involve extra cost. Cocker and Hill dealt in a straightforward fashion with the problem set them.

*Worcestershire (Cotswold) Type.*—Among the counties represented in this competition the Cotswolds share with Kent the advantage of having a very strongly marked building tradition. It is, therefore, natural that this type should have been especially popular with competitors. Alexander Harvey and Graham Wicks have shown their singular grasp of various local manners by winning the first prize for this type as well as for Kent and for the difficult economical problem set by the \$965 pair. This design is one of the very few submitted in the competition in which advantage was taken of the permission to make the plans of the two cottages of the pair somewhat different. Competitors were advised that uniformity between the two tended to lower costs. As Mr. Eyres-Monsell determined to have thoroughly attractive cottages rather than the most economical buildings possible, and set his limit of cost at \$1,930 for the pair, Harvey and Wicks allowed themselves the pleasing liberty of designing a somewhat irregular group. The planning is thoroughly satisfactory. Criticism may be levelled at the



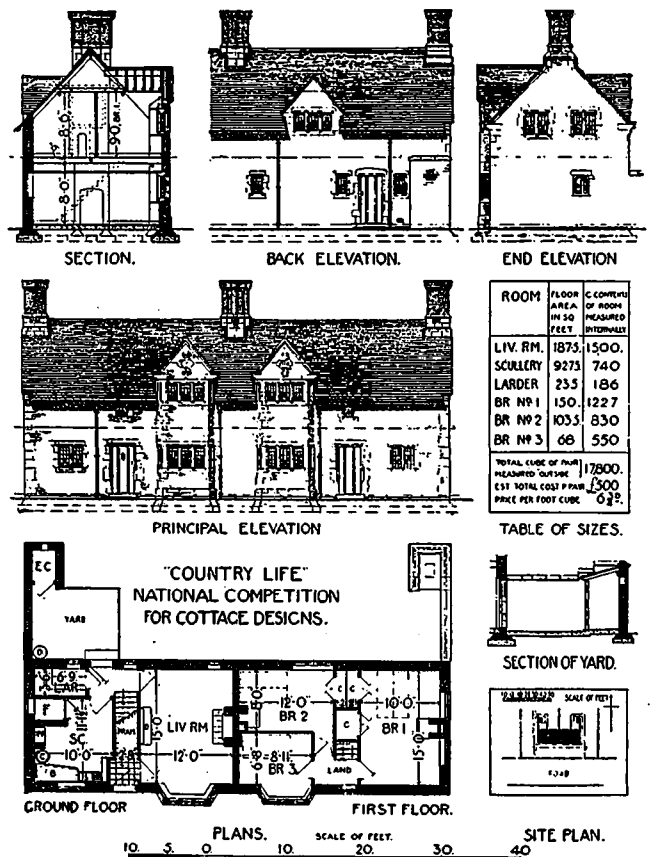


WORCESTERSHIRE TYPE.  
W. A. HARVEY AND G. WICKS.

fact that the staircase in each of the cottages rises from the living-room and not from a separate lobby; but in the winning design they are so placed as not to prejudice the comfort of the rooms, and this arrangement is part of the traditional Cotswold plan. In this type, as in Kent, the authors have given a rather larger living-room than is demanded by Schedule I., but in spite of this the total cubic capacity of the pair is under 20,000 ft., which works out at 12c. per cubic foot. This sounds a low price for stone-built cottages, but Arthur Parsons, the Quantity Surveyor who advised the assessors on all questions of cost which arose during the judging, was able to give examples of similar cottages built in the district at about this figure, and the quality of the design was such that the assessors did not hesitate to award it the first prize. The general treatment of the gabled projections and of the dormers is thoroughly typical of the district. It is not pretended that any economical problem is solved by the provision of five-roomed cottages at \$965 or thereabouts for each cottage, but happily all landowners are not obliged to approach the housing question purely from the point of dollars. It is at least certain that Mr. Eyres-Monsell will be adding to the amenities of his estate by such a pair of cottages as this. One practical criticism must be directed

to the design, namely, that the windows are rather taller than is desirable from an artistic point of view; and there is the further important consideration that where iron casements, even of a simple cottage section, are employed, their cost grows in a disconcerting fashion when a height of 3 ft. is exceeded. Doubtless the authors of the design will modify it a little in this respect when it comes to building. The Cotswold design submitted by Geoffry Lucas and Arthur Lodge is so pleasing and represents so justly the more refined type of work to be seen in the neighborhood, that the assessors thought it claimed an additional cash prize of \$25.50. The cubic content was kept well in hand, and amounts to no more than 17,800 ft.; but it is none the less clear that it would be much more difficult to carry it out at 13½c. per cubic foot than to execute the first prize design at 12c. The two canted bays on the principal front would mean costly building, and the treatment of the chimneys, though very charming, is unduly elaborate for laborers' cottages. The design, moreover, is open to further criticism in respect of its plan. There are two doors between the scullery and the living-room, and a very considerable distance to travel between the scullery sink and the living-room fire. The bedroom cupboards, however, are a very good point.

*Montgomeryshire Type.*—There was a considerable number of plans submitted by archi-



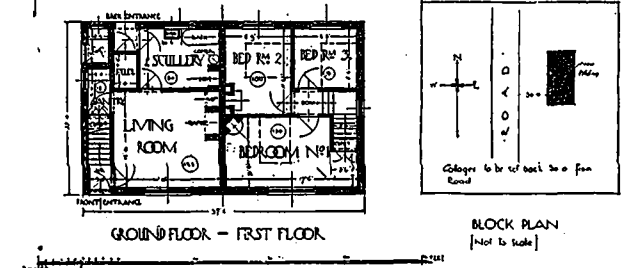
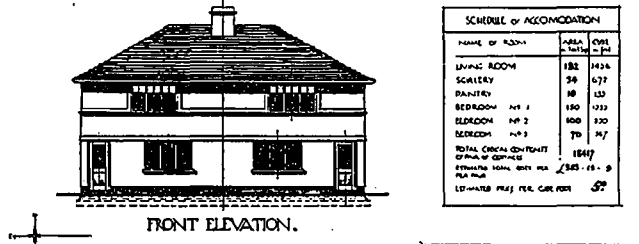
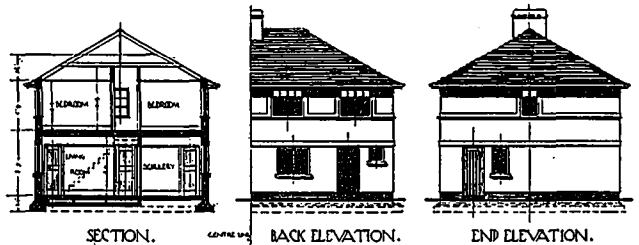
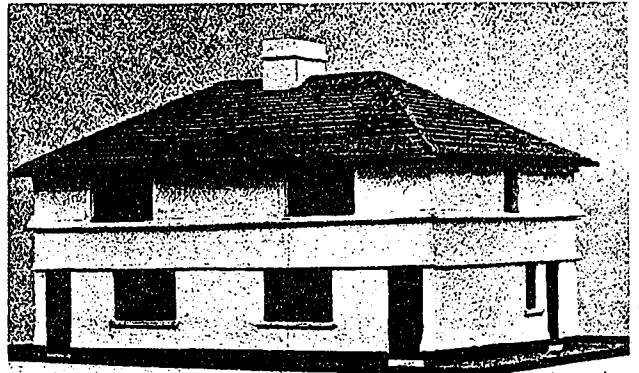
WORCESTERSHIRE TYPE—EXTRA PRIZE.  
G. LUCAS AND A. LODGE.

teets practising in Wales, but they do not seem to have very fully appreciated that the type of rather "pretty" cottage appropriate to garden villages and suburbs in the South of England does not consort well with the rather severe traditions of cottage building in Wales. Of the eighteen pairs of cottages, only two, namely, Montgomeryshire and Cumberland, were specified to have slate roofs, though in the case of Northumberland, slates were an alternative to pantiles. It is a little difficult to resist the idea that many of the designers were repelled by the idea of slates, and that others did not understand that they involve a different quality of design from that appropriate to tile roofs. It is easy to understand that the vulgarity of the speculative builder's cottage roof with thin, purple slates, has caused less attention to be given to the artistic possibilities of slate than is their due.

Mr. Hannaford's pair of cottages with its single chimney-stack, broad bandings of projecting plaster which mark the sills and heads of the windows, and the unbroken roof with broad eaves, may not be very amusing elements in design, but they represent a simplicity which is very proper in Wales. The plan is straightforward. There is a good living-room, a scullery with sink placed almost in view of the kitchen range, and a good fuel house. The position of the E.C. door next to the pantry window is not ideal; indeed, an E.C. under the main roof is never satisfactory. It is the practice so to place them at Llandinam, but there is little doubt that public opinion (if not better by-laws) will tend to their disuse. They should certainly be detached whether or not they are connected by a covered way with the main block. In other respects, the plan both downstairs and upstairs is thoroughly good. The staircase is well placed and easy, and although there is only one chimney stack for the two cottages, it is only the third bedroom which is without a fire-place.

*North Lincolnshire Type.*—This pair is one of the two out of the eighteen in which the owner specified that the wash house should be in a single storey back addition, with no bedroom over it. As these requirements reduce the ground floor area of the main block, competitors were at liberty to reduce the floor area of the bedrooms to the limits of Schedule II. The site was an interesting one, because it has a frontage to two roads, and Captain Weigall laid it down that the principal front should face due south. As both elevations of the cottages will be seen equally well from the road, special care needed to be given to the design of the back. The winner of the first prize, John Hudson, worked out a reasonable design well in accord with the local traditions, and has provided a particularly good

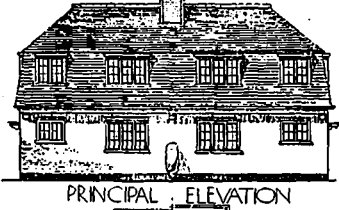
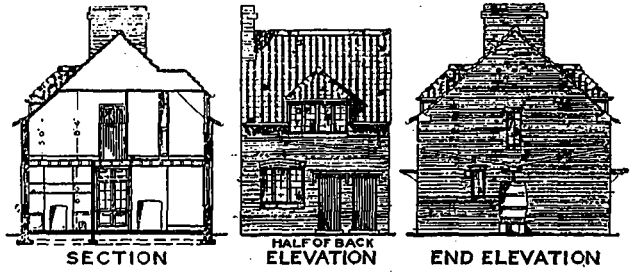
living-room of 210 square feet, with both larder and scullery opening from it. The larders of both cottages face north. The scullery sink is conveniently placed, so that the housewife can see what is going on in the living-room. The back addition wash-house opens from the scullery, and the E.C. meets the by-law requirements that it shall be at least 10 ft. from the main block. The variation in the by-law provisions in different localities is notorious and



MONTGOMERYSHIRE TYPE.  
LEONARD HANNAFORD.

confusing. The time has surely come when steps should be taken by the Local Government Board to secure greater uniformity. Some rural local authorities, but by no means the majority of them, lay down that the E.C. shall be 10 ft. from the main building, and there is a growing tendency among housing reformers to insist that this plan shall be made universal. In the majority of the types now illustrated, the E.C. is

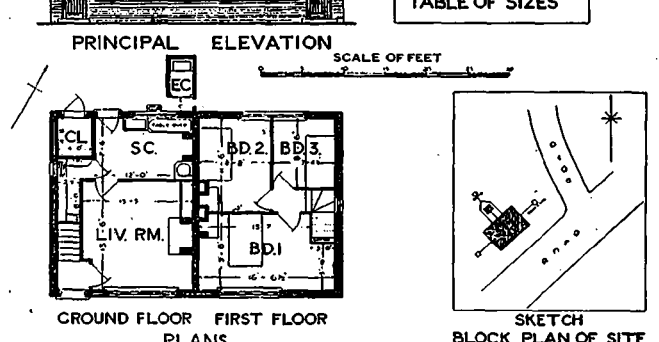
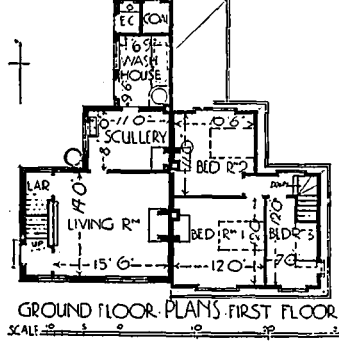




AREA	sq. ft.	sq. yds.	sq. ft.	sq. yds.
LIVING RM	210	1732	0	0
SCULLERY	88	726	0	0
WASHHOUSE	64	520	0	0
LARDER	21	173	0	0
BED RM N°1	144	1191	0	0
BED RM N°2	111	900	0	0
BED RM N°3	70	580	0	0
TOTAL CU CONTENTS OF PAIR MEAS. OUTSIDE		18561		
EST. TOTAL COST PAIR		2348		
PRICE PER CU FOOT		4 1/2		



AREA	sq. ft.	sq. yds.	sq. ft.	sq. yds.
LIVING RM	181	1448	0	0
SCULLERY	90	720	0	0
LARDER	26	213	0	0
BEDRM N°1	149	1220	0	0
BEDRM N°2	100	823	0	0
BEDRM N°3	65	525	0	0
TOTAL CU CONTENTS OF PAIR MEAS. OUTSIDE		17454		
EST. TOTAL COST PAIR		2327		
PRICE PER CU FOOT		4 1/2		

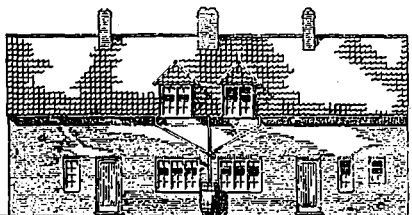
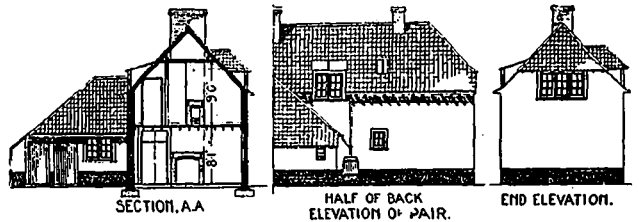
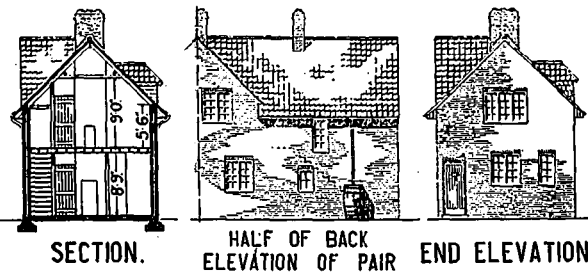


NORTH LINCOLNSHIRE TYPE.

YORKSHIRE WEST RIDING TYPE.

JOHN HUDSON.

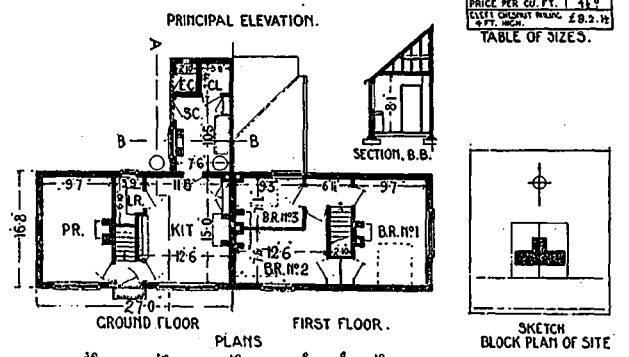
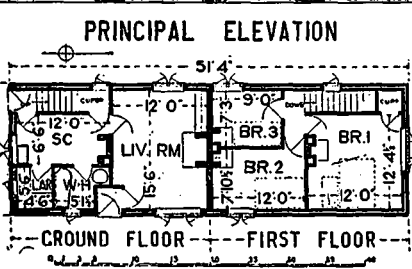
C. HALL AND DAWSON.



AREA	sq. ft.	sq. yds.	sq. ft.	sq. yds.
LIVING RM OR KITCHEN	186	1488	0	0
SCULLERY	78	624	0	0
WASHHOUSE	33	264	0	0
LARDER	25	200	0	0
BEDRM. N°1	148	1260	0	0
BEDRM. N°2	98	800	0	0
BEDRM. N°3	65	563	0	0
OUTBDGS.		1000		
TOTAL CU CONTENTS OF PAIR MEAS. OUTSIDE		19917		
EST. TOTAL COST PAIR		2300		
PRICE PER CU FT.		3 1/2		



AREA	sq. ft.	sq. yds.	sq. ft.	sq. yds.
KITCHEN	180	1440	0	0
PARLOUR	144	1152	0	0
SCULLERY	78	624	0	0
LARDER	24	188	0	0
BED RM. N°1	150	1205	0	0
BED RM. N°2	107	860	0	0
BED RM. N°3	65	536	0	0
TOTAL CU CONTENTS OF PAIR MEAS. OUTSIDE		20901		
EST. TOTAL COST PAIR		2917		
PRICE PER CU FT.		4 1/2		
CURT. CHEST. FRANK. £8.2.12				
9 1/2" W.C.				



SOUTH LINCOLNSHIRE TYPE.

YORKSHIRE NORTH RIDING TYPE.

E. C. P. AND H. MONSON.

E. POLEY.

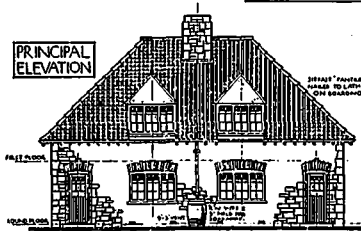
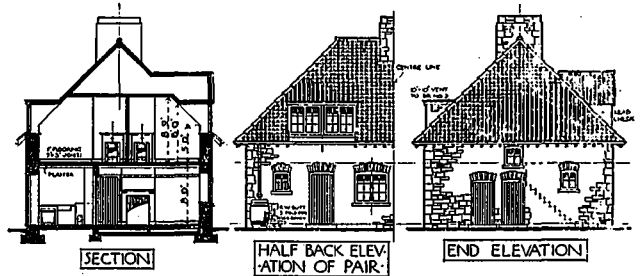
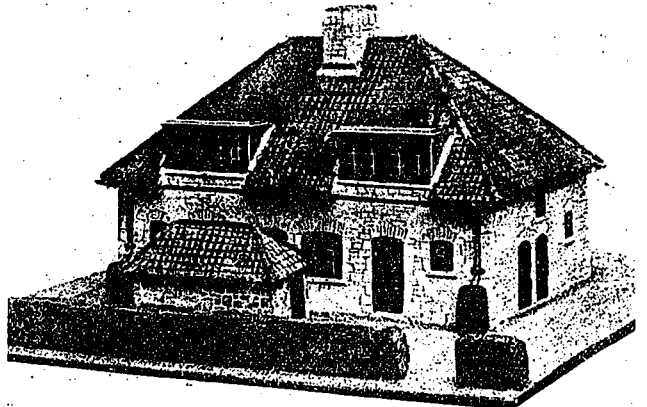
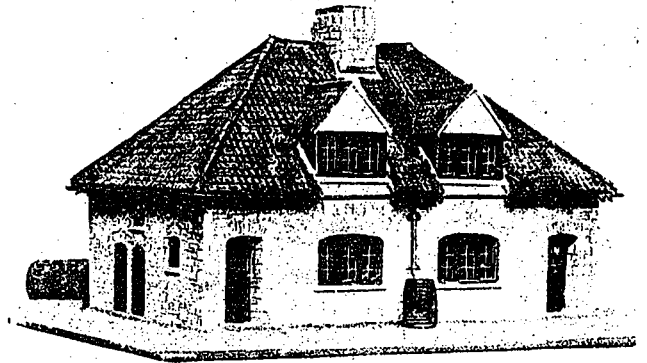


under the main roof, but with an outside door. This plan is obviously convenient, but convenience should be sacrificed if public health demands it. Whatever the critics of the prevailing by-law confusion may say as to the undue restrictions often imposed with regard to height of rooms, methods of construction, etc., all are agreed that due sanitary regulations are of outstanding importance. The time has come for revision of by-laws in this respect, and it is good news that the Local Government Board is moving in this direction. It is much to be hoped that the position of E.C.'s will receive careful consideration, and that some uniform regulation may be adopted. It is surely carrying local discretion too far to leave such an urgent matter of public health to be settled by rural councillors. There is little doubt that such a plan for the placing of E.C.'s as Mr. Hudson has devised for the North Lincolnshire type is most satisfactory in practice.

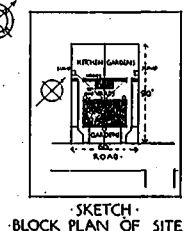
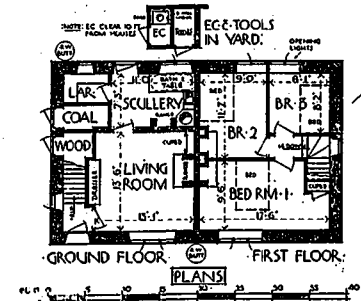
The elevations of the cottages are soberly contrived, and the mansard roofs should look well. It is to be borne in mind that a wash-house and E.C. in a back addition involve a more costly roof construction than in the case of cottages of simple oblong plan. There is another point to be settled where a plan of this kind is used, namely, that the two wash-houses of the pair should certainly be back to back and placed under one roof instead of being separate projections from the outer ends of the pair of cottages. This not only secures economy in construction, but provides that the doors of the scullery, wash-house, E.C., etc., shall face outwards instead of inwards across a little court, an arrangement which some competitors favored. Where the latter plan is adopted, the tenants of the two cottages cannot help witnessing each other's domestic concerns, and this is undesirable. With regard to the cost of his design, Mr. Hudson has succeeded in keeping the cubic content within reasonable limit, and the total cost per pair works out to \$1,700, at a cubic foot price of 9c. The latter figure is too optimistic; but even at 10c. Mr. Hudson has only slightly exceeded Captain Weigall's sum of \$1,845.

*South Lincolnshire Type.*—Presumably the extreme interest of the problem of providing a pair of cottages to be built for \$965 in South Lincolnshire for so enthusiastic an advocate of housing as Christopher Turnor deflected the efforts of competitors from the \$1,460 pair, which he had also offered to build. The entry under this head was disappointing, and the assessors, therefore, did not award any first prize. An extra cash prize of \$51.00, however, was given to E. C. P. and H. Monson for their design. The staircase rises from the lobby adjoining the back door, whereas in the majority of the prize designs it is placed in the same relation to the

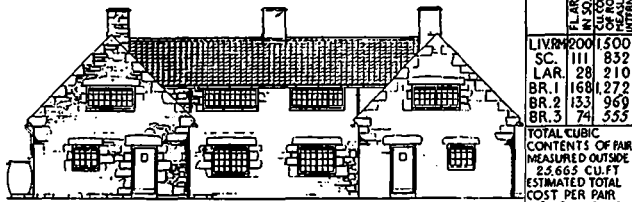
front door. The wash-house is separate from the scullery, an arrangement which does not seem to be advisable unless the wash-house is a separate back addition without any part of a bedroom over it. Messrs. Monson's purpose in



	AREA	PRICE
LIVING ROOM OR KITCHEN	181	14.40
SCULLERY	115	9.45
LARDER OR PANTRY	24	1.92
BEDROOM No 1	111	8.88
BEDROOM No 2	114	9.12
BEDROOM No 3	66	5.28
CUBE CONTENTS OUTSIDE	66-11	
TOTAL CUBE CONTENTS OF PAIR MEASURED OUTSIDE	204-11	
GRAND TOTAL CUBE	212-79	
ESTD TOTAL COST PER PAIR	2440	
PRICE PER CUBE FOOT	5	

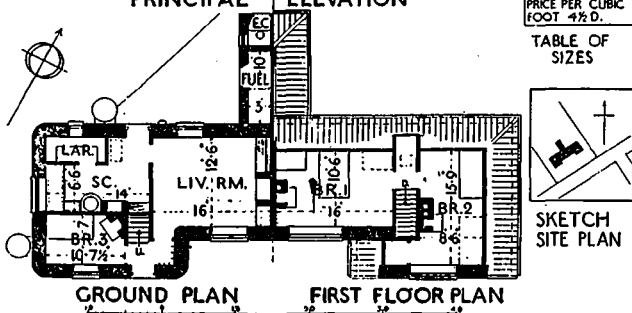


NORTHUMBERLAND TYPE.  
WILFRID LAWSON.



LIV. RM.	200	1500
SC.	111	832
LAR.	28	210
BR. 1	168	1272
BR. 2	133	969
BR. 3	74	555
TOTAL CUBIC CONTENTS OF PAIR MEASURED OUTSIDE		23,665 CU. FT.
ESTIMATED TOTAL COST PER PAIR		£ 481 - 10 - 0
PRICE PER CUBIC FOOT		4 1/2 D.

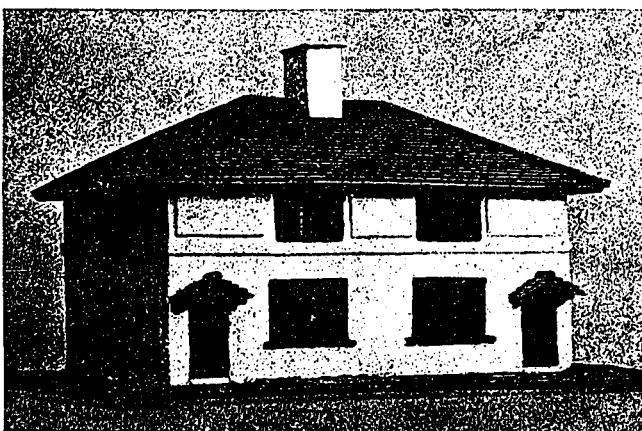
TABLE OF SIZES



EXTRA PRIZE.

NORTHUMBERLAND TYPE.  
MAUGHLEN AND WEIGHTMAN.

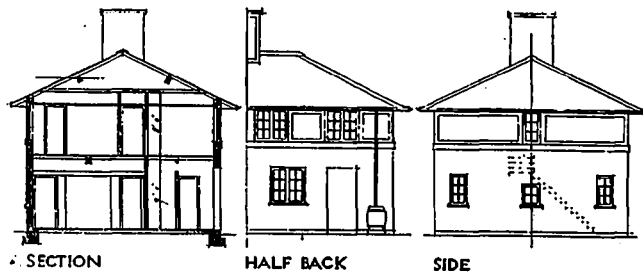
this arrangement was to utilize the spare space available in consequence of all three bedrooms being on the first floor, and also to give greater privacy to the users of the bath. Their memorandum further makes the point that the steam from the copper is thereby cut off from the living-room. As, however, steam-consuming copers can readily be obtained, this is not so important a safeguard as it once was. It does not appear why there should be an extra window on the principal front of the pair to the right of the wash-house window, but perhaps it is to ensure a less sunny aspect for the larder window. That is a good point, but too much can be made of it. The main thing is to get a larder window rea-



CUMBERLAND TYPE.  
C. W. EATON.

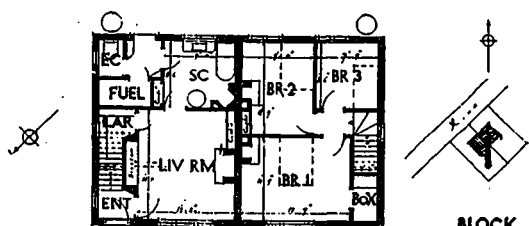
sonably small, and it can always be protected by a shutter. The authors of this plan worked on a high cubic capacity, nearly 20,000 cubic feet, and the cost they suggest, \$1,460, at 7c. per cubic foot, is, it need scarcely be said, quite an unpractical idea.

*Yorkshire West Riding Type.*—The limits of cost laid down by George R. Lane-Fox—namely, \$1,625 for a pair of cottages to Schedule I.—made this problem by no means easy. The winners of the first prize, Carby Hall and Dawson, of Leeds, worked out their plan very closely to the schedule. In this connection it may be said that a good many most admirable designs received for this and other types put themselves out of court by what seems to be rather a wanton disregard of the schedules specified for the various types. The disposition of the rooms both downstairs and upstairs is satisfactory, and the only criticism to be made is that the scullery has ten square feet more in floor area than the schedule demands. It would have been better if the plan had been modified so that this extra 10 ft. had been allocated to the living-room. In cottages where there is no parlor it is very desirable that sculleries should be so planned as to discourage their use as living-rooms. The tendency of cottage tenants is to cling to the idea of a best room where their household gods may be properly displayed. There are too many cottages in this country where the kitchen living-room is not used for living in, and this is all to the bad. The best room in the cottage is sacri-



LIV. RM.	220	1650
SCULLERY	70	525
LAR.	10	75
BR. RM.	120	900
BR. RM.	120	900
BR. RM.	120	900
CUBICAL CONTENTS		4770
EST. COST OF PAIR		£ 470
EST. COST PER FT.		10 1/2

FRONT



GROUND FLR FIRST FLR

ficed to a sentiment, and the family crowds into a small, inconvenient and inevitably dirty scullery. It is for this reason that large and comfortable sculleries are a mistake. Cottagers should be compelled by the logic of necessity to live in their best room, and not to preserve it as a museum for chairs on which they do not wish to sit and for ornaments which they do not see, except perhaps on Sunday afternoons. If it were not for the fact that the economic question is overwhelming at present, there is no doubt that the ideal arrangement is to provide a par-

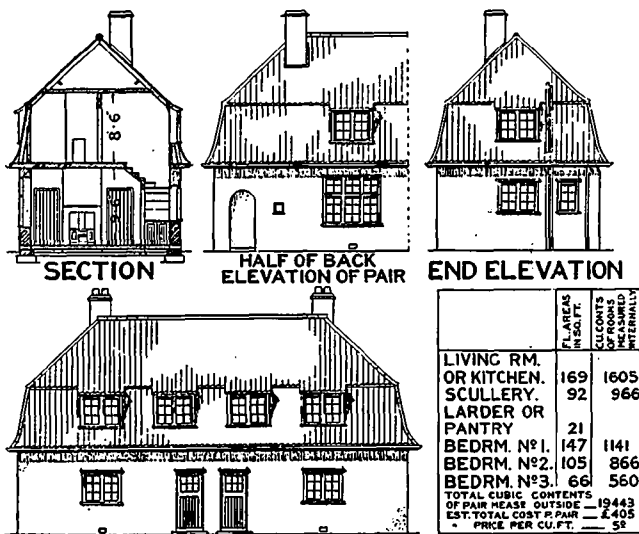


DUMBARTONSHIRE TYPE.  
WM. H. HOWIE.

lor, however small. Some authorities on housing are loud in their condemnation of the provision of a parlor in any cottage, but this seems unreasonable. When all is said, a parlor, with its collection of often useless furniture, is the symbol of a social ambition which is entirely healthy. There is, moreover, a more practical consideration looming ahead. The whole trend of educational opinion is in the direction of advancing the age at which children will be permitted to stop their education. If the scope of primary schools is to be increased in this respect, the higher standard of training will bring with it the need for home lessons in the evening. Anyone who is familiar with cottage life in the country will know how difficult it would be for children to work at their books in the common living-room, and the time is coming, therefore, when a parlor will be an increasing necessity. It is desirable, therefore, that landowners and others who contemplate building shall not rule out parlors as needless luxuries. The first prize design shows a simple treatment of brick walls and pantiled roofs with hipped dormers, which is thoroughly suited to Yorkshire. The cubic content has been kept within the lowest possible limits at 17,454 ft., which represents 9c. per cubic foot. This again is an optimistic figure, but the addition of 10 per cent. may probably meet the case.

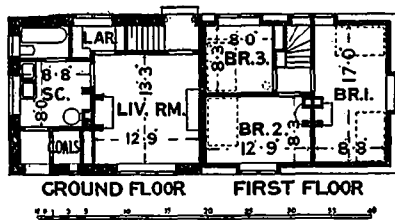
*Yorkshire North Riding Type.*—This type was one of the two out of the eighteen in which

a parlor was to be provided. The price was limited to \$1,950 the pair, and the scullery was specified to be in a back addition. The winner of the first prize, E. Poley, kept closely to the schedule sizes of rooms. The parlors are at the ends of the block and entered through the front lobby, a good and practical arrangement. The kitchen is a thoroughly livable room, and the larder and scullery open from it. The E.C. is well placed at the far end of the back addition, with the coal cellar adjoining. The bedroom plan is simple and convenient. The external

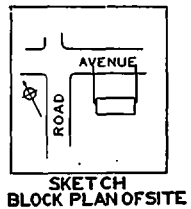


SECTION HALF OF BACK ELEVATION OF PAIR END ELEVATION PRINCIPAL ELEVATION

	FL. AREAS INSIDE	CUBIC CONTENTS MEASURED INTERNALLY
LIVING RM. OR KITCHEN.	169	1605
SCULLERY.	92	966
LARDER OR PANTRY	21	
BEDRM. NO. 1.	147	1141
BEDRM. NO. 2.	105	866
BEDRM. NO. 3.	66	560
TOTAL CUBIC CONTENTS OF PAIR MEAS. OUTSIDE		19,443
EST. TOTAL COST OF PAIR		£405
PRICE PER CU. FT.		5c.



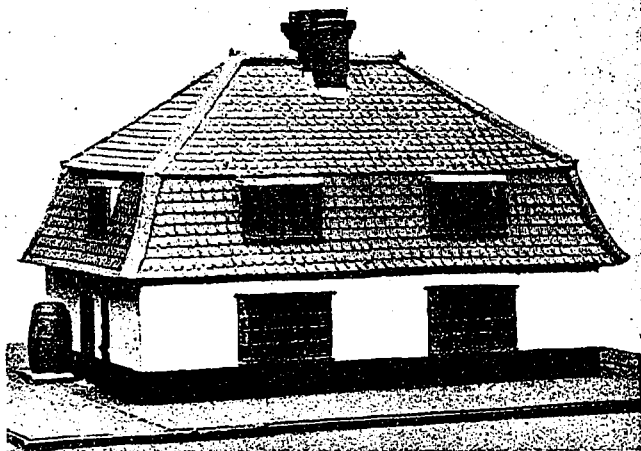
GROUND FLOOR FIRST FLOOR PLANS



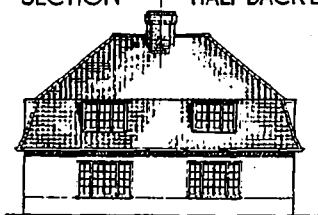
SKETCH BLOCK PLAN OF SITE

treatment, with the ends half hipped and thus allowing the bedroom window to be in the wall instead of being in a dormer, is well conceived, and the proportions of the front with its two hipped dormers are satisfactory. At 9c. a cubic foot the cost of the cottages would come within Sir Hugh Bell's limit, and even if the price worked out at 10c. the cottages would still be good value, considering their accommodation and appearance.

*Northumberland Type.*—No limit of cost was laid down except that it was to be as low as might be consistent with the observance of the conditions. The walls were to be of the hard local freestone, and the roofs either of slates, which were, however, costly, or of pantiles, which are strictly in the Northern tradition. It must be confessed that the work of the assessors in this section was a little difficult, because Mauchlen and Weightman submitted a design of unusual artistic charm. Their long, low roof and the feeling that the cottages would look as

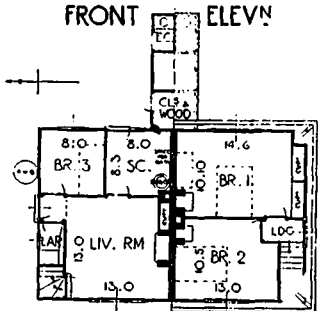


SECTION HALF BACK ELEV'N END ELEV'N

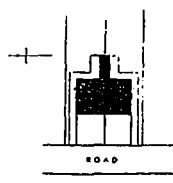


FRONT ELEV'N

ROOM	FL. AREAS IN SQ. FT.	CUBIC FEET OF CONCRETE	PERCENTAGE
LIVING RM	160	1352	
SCULLERY	66	528	
LARDER	16.6		
BEDRM 1	144	1160	
BEDRM 2	114	945	
BEDRM 3	66	528	
TOTAL CU. CONTS OF		13865.11	
PIPE HEADS OUTSIDE		762.1	
DO. OUTBUILDINGS		14627.7	
TOTAL		15654.92	
EST. TOTAL PRICE PER PAIR		2250	
COST PER CU. FT.		4.48	



GROUND PLANS 1ST FLOOR



SKETCH BLOCK PLAN

SCALE 1" = 10'

SPECIAL PAIR COTTAGES.

W. A. HARVEY AND H. G. WICKS.

south a good deal colder than if it were lighted from the south side only. The long type of plan, with the large amount of external wall it involves, means considerably extra cost, and, indeed, the content of this pair was nearly 5,000 cubic feet greater than in the first prize design. Nevertheless, Mauchlen and Weightman so justly expressed the Northumbrian tradition of building that an extra cash prize of five guineas was awarded to them. The first prize design by Wilfrid Lawson is a more practicable proposition. The plan is more ordinary in character, but much more convenient, and all three bedrooms are on the first floor. The dormers are no doubt larger than is ideal on the grounds of appearance, but they give very well lighted bedrooms, and one chimney-stack, common to the pair, is an economical advantage in stone-built cottages. It is very doubtful whether, with masonry walls, the total cost suggested by Mr. Lawson, namely, \$2,150, at 10c. per cubic foot, can be realized, but, at all events, this figure is much more credible than the 9 cents per cubic foot indicated for Mauchlen and Weightman's design.

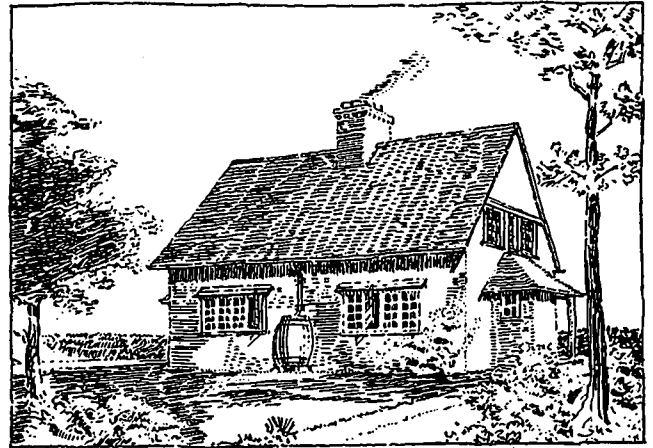
*Cumberland Type.*—The Cumberland type is one in which the local by-laws in force seem (and not unreasonably) to have frightened competitors. The regulations specify that the ground floor rooms shall be 9 ft. in height. As, moreover, the cost is not to exceed \$1,555 the pair, and as the method of construction specified was the somewhat inelastic one of concrete blocks rough-cast and whitewashed, the number of entries was smaller than for most of the other types. It is a truism to say that construction necessarily exerts profound influence on design. Concrete blocks as a material suggest something rather solid and uncompromising. The somewhat exposed situation of the site, and the fact that Cumberland has the reputation of being a rainy county, caused the more thoughtful competitors to aim at a very simple unbroken roof, and to provide broad, overhanging eaves. The low limits of cost, moreover, indicate a compact and square plan rather than the extended type of plan which made the Kentish design, for example, so very attractive. It may be admitted at once that there is nothing romantic about the solution of the problem worked out by the winner of the first prize, C. W. Eaton, but he has done the best he could within the narrow limits stated. The living-room is lighted on one side only, which is good in a cold and wet climate. The scullery is conveniently placed with reference to it, and the disposition of the staircase and bedrooms is good and straightforward. He has gathered all his flues into one chimney-stack, and has given a little character to the otherwise rather boxlike design by indicating a simple panelled treatment on the upper part of the

though they had grown naturally out of the ground was greatly in their favor. The plan, however, was not so satisfactory as that which secured the first prize. In the first place, the third bedroom was downstairs, an arrangement more consonant, it is true, with Northern than with Southern habits, but still unsatisfactory, especially in the larger type of cottage contemplated by Schedule I. In Schedule II, with its smaller size of living-rooms, it is very difficult to get all three bedrooms upstairs. Furthermore, the conditions stated that the site is extremely exposed, which would make a "through" living-room with windows both to the north and

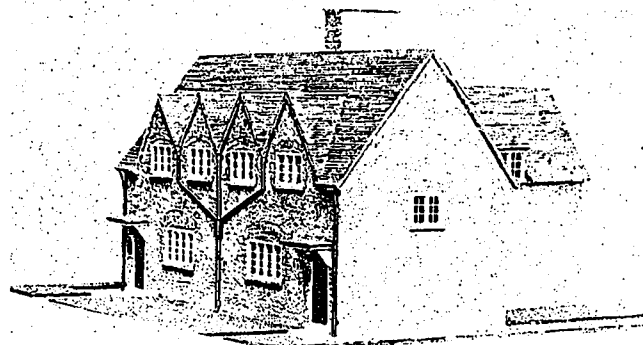
walls which will do much to mitigate their severity. Owing to the great waterproof merits of slating (Cumberland is a purely slate county) the pitch of the roof could be kept very low, and in consequence there is the minimum of waste cubic space. As to whether, even with concrete block building, the pair could be put up at 8 cents per cubic foot is very doubtful; but at least this is true, Mr. Eaton has kept carefully within the limits of accommodation laid down in Schedule I, and it is not apparent how he could have designed a seemly pair of cottages (given the conditions and the by-law regulations) on any more economical lines.

*Dumbartonshire Type.*—The problem which the Scottish competitors had to face was greatly complicated by the extremely drastic by-laws enforced by the Burgh of Clydebank in the district where this pair of cottages is to be built. In fifteen of the other districts the habitable rooms on the ground floor need to be no more than 8 ft. in height, in one other they must be 8 ft. 3 in.,

stairs are compactly contrived with the minimum of space for landing. The elevation is very seemly, with its pantiled mansard roofs, and the small roofs of the dormers are continuations of the main roof, a good point in economical construction. Waste space has been reduced to a minimum: the back porch on the south side is a practical thought, as it is pro-

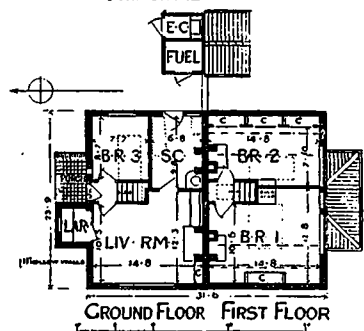
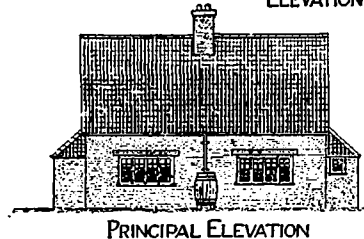
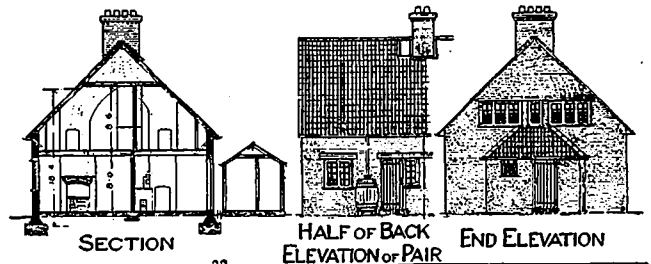


£250 PAIR



MODEL OF COTSWOLD COTTAGES.  
LIONEL F. CRANE.

in a second 9 ft., but in Clydebank 9 ft. 6 in. is the minimum. This condition operates very harshly against the attempt to build a decent pair of cottages for anything like \$1,460. W. H. Howie took advantage of the permission (notified in the replies to competitors' enquiries) that the floor area of the living-room might be reduced below the standard of Schedule I, originally specified; but, even so, the by-law height makes the cubic content of the rooms much more than laid down in the schedule. The cottages are entered from the avenue, and the staircase rises direct from the lobby. The living-room is a good square apartment, with the doors all on its north side, leaving the space between the kitchen range and south window quite unimpeded. The position of the scullery sink is not ideal with reference to the living-room fireplace, but the housewife, by taking a few steps from the sink can control what is going on in the living-room. The bathroom opens out of the scullery, as provided in the conditions. The larder is very well placed, with a north aspect, and the



	FL AREAS IN SQ. FT.	CU. CONTENT OF INTERIOR IN CU. FT.
LIVING ROOM OR KITCHEN	166	1330
SCULLERY	65	520
LARDER OR PANTRY	18	
BED R <sup>m</sup> N <sup>o</sup> 1	144	1152
" " N <sup>o</sup> 2	101	801
" " N <sup>o</sup> 3	65	520
CU. CONTENTS OF PAIR MEASURED OUTSIDE	14229	736
CU. CONTENTS OF OUTBUILDING	736	
TOTAL CU. CONTENTS		14965
EST <sup>d</sup> TOTAL COST OF PAIR		£249-8-0
PRICE PER CU. FOOT		4 <sup>p</sup>

PAIR OF COTTAGES, BOOK PRIZE.  
ARTHUR KEEN.

vided to afford protection from the south-west gales. It is quite possible that these cottages, with their simple roof construction and small amount of wall, can be built for 10 cents per cubic foot, as Mr. Howe suggests. In any case, it is not clear how the same accommodation could be obtained on any more economical plan.

The Burgh by-laws insist on 14 in. walls, which is half a brick thicker than the by-laws affecting any other district covered by the competition. This was a further severe handicap to competitors in their attempt to design inexpensive cottages.

*South Lincolnshire: Special \$965 Pair.*—In many respects this section of the competition has been the most popular and the most interesting. It set the problem of establishing not only the simplest plan, but in general the most economical treatment of a pair of cottages, consistent with decent accommodation. A large number of designs of the greatest variety were submitted. Alexander Harvey, of Harvey and Wicks, who secured the first prize, may be regarded as one of our greatest experts on the cheap cottage problem, because he is the architect who designed the majority of the cottages at Bournville, one of the earliest and most successful of the garden suburbs. A glance at the accompanying plan shows that extreme simplification in the disposition of the rooms has been secured without any loss of comfort. The scullery is most conveniently placed with reference to a kitchen-living-room of good size and convenient proportions. The third bedroom is downstairs, as is inevitable in the smallest type of cottage, but it opens from an entrance lobby inside the front door, and although Mr. Harvey does not show on his drawings a door dividing this lobby from the living-room, there is no reason why one should not be provided. The staircase rises from the corner of the living-room and not from a separate lobby, and although this is not ideal, it means a saving of cost which cannot be disregarded. Both the upstairs bedrooms are of good size, and indeed No. 2 is 14 ft. larger in floor area than Schedule II demands. Coals, wood and E.C. are provided in a back addition, so arranged that the E.C. is 10 ft. from the main block. The walls are carried up to the sill level of the first floor windows, and almost the whole of the first floor rooms is consequently in the roof. There are six dormer windows, but of very inexpensive construction, and a single chimney-stack serves all the rooms in the pair except the downstairs bedroom. The appearance is thoroughly satisfactory, and the cottages would look well in any district where pantiles are employed, which means a considerable proportion of England and Scotland. We come now to the question of construction. Mr. Harvey provides that the party wall between the cottages shall be of 9 in. brickwork, to allow for ordinary brick flues, but the walls and the floor are provided to be of reinforced concrete on a patented system. It is needless to discuss this method of construction now, but it must be pointed out that the thin walls thus obtained enable the total content of the pair of cottages

with their outbuildings to be kept down to the very low total of 14,627 cubic feet, which, at 9 cents per cubic foot, represents \$965.

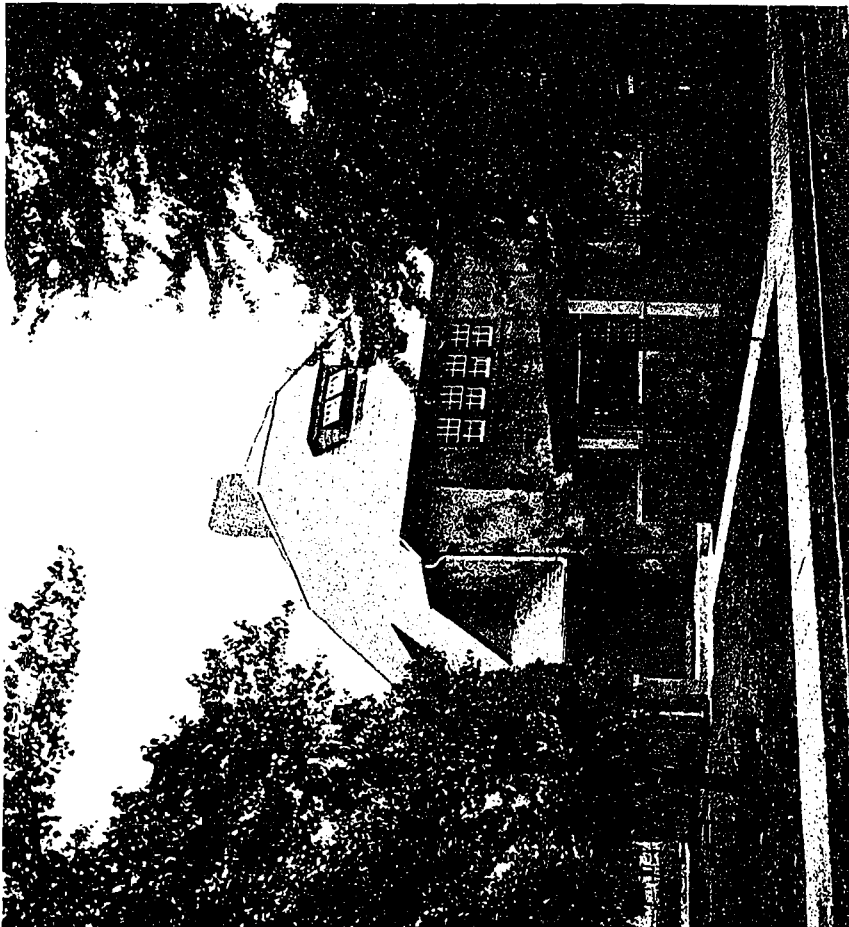
Of the designs for a pair for which a book prize was awarded, one of the most interesting was that by Arthur Keen. The downstairs bedroom opens from a lobby within a porch, the latter forming a little projection with the larder. The scullery is conveniently placed with respect to the living-room, and there are two excellent bedrooms upstairs. The general appearance of the pair is satisfactory, and the whole construction is so simple that it has more chance of being carried out for 8 cents a cubic foot than most of the other designs submitted. Indeed, it is evidently the outcome of considerable thought, for the rooms accord very closely with Schedule II.

*Models.*—The response to the invitation that competitors should submit models with their cottage designs was most satisfactory. Lionel Crane repeated the success which he achieved in the last *Country Life* competition and won the first prize with an altogether admirable model of his design for the Worcestershire type. The construction of the model is not unduly fine and detailed, and that is as it should be. It is not desirable that models of houses should be finished with that extremely fine and meticulous regard for detail which is appropriate in an engineering model or one prepared for use in a Law Court. Mr. Crane's model stood out markedly from the rest by the satisfactory way in which the texture and color of the stone walls and roof were represented. Like most of those submitted, it was to the scale of one quarter of an inch to a foot, which may be taken as the best scale for the models of cottages and small houses.

The labors of the jury of assessors appointed to consider the designs submitted in the National Competition were unusually heavy, because nearly 900 architects sent in plans. Some competed for more than one type, and the total of drawings examined was about 1,500. These figures are sufficient evidence that the architectural profession has given a cordial response to our appeal for a solution of the problem of the agricultural laborer's cottage, on lines which would at once ensure comfortable homes and seemly additions to the countryside.

The conditions provided that in the event of the designs submitted for any country type being unsatisfactory, the jury might withhold the prize for that type, which has occurred in one case only. It was also stipulated that in the event of one competitor winning the first prize for more than one type, he should receive the full prize for one only, and share the others with the authors of the next best. Harvey & Wicks won first place for three types.

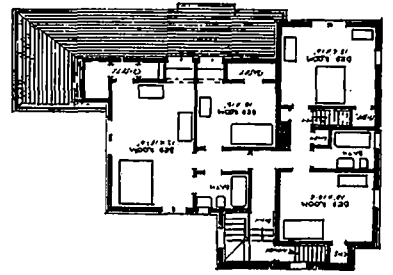




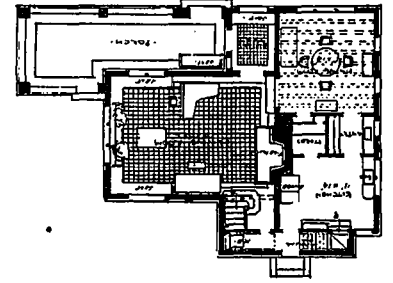
HOUSES AT MOUNTAIN STATION, N.J.

SQUIRES & WYNKOOP, ARCHITECTS.

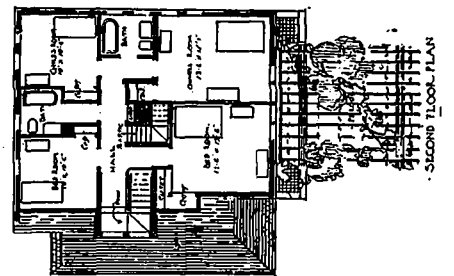
Built of hollow tile with finish of cement stucco. Roofs of asbestos shingles. The third story consists of two bedrooms. Basement provides for a laundry.



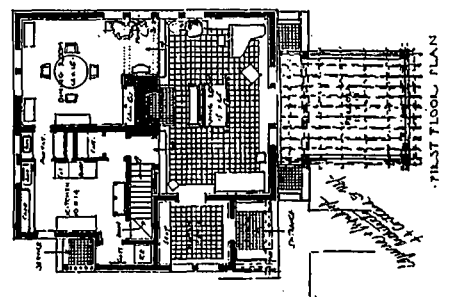
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



# CONSTRUCTION

**HY-TEX BRICK HOUSE**

COMPETITION FOR A SMALL HOUSE OF HY-TEX BRICK

**DESCRIPTION -**  
 This house is really unique. It has a very unusual and interesting appearance. The exterior walls are made of Hy-Tex Brick. The interior is finished with a special material. The house is very comfortable and attractive. It is a perfect home for a single person or a small family.

**ADMITTED BY**  
 J. P. LORD, BOSTON, MASS.

**CUBIC CONTENTS ETC.**  
 THE HOUSE CONSISTING OF A MAIN PORCH, 43'-2 1/2" and A KITCHEN WING 19'-5 1/2" CONTAINS 33000 cu ft. add to this ONE FOURTH CUBIC CONTENTS OF A KIT-CHEN PORCH 120 cu ft. TOTAL 33150 cu ft. AT 22 1/2 PER CU. FOOT \$7255.00 TERRAZZO WALL, STEPS ETC. 207.00 TOTAL COST \$7500.00 (Glass, Sinks, Stoves and Plumbing items extra)

**FIRST FLOOR PLAN**

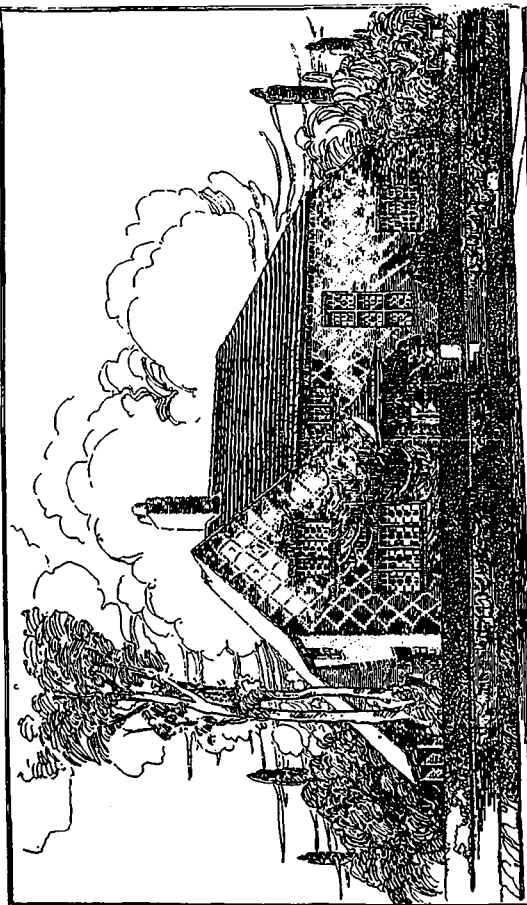
**SECOND FLOOR PLAN**

**Scale for Plans**

**Admitted by**  
 J. P. LORD, BOSTON, MASS.

**HY-TEX BRICK**

R. M. POWERS, BOSTON.



**HY-TEX BRICK HOUSE COMPETITION**

**THE CYBAGE**  
 LENGTH OF HOUSE 30'-0"  
 BREADTH 12'-6"  
 HOUSE FINISHED AT 22 CENTS PER SQUARE FOOT EQUAL \$6900  
 TERRAZZO WALL, STEPS ETC. 207.00  
 TOTAL COST \$7107.00  
 (ADDITIONAL COSTS \$393.00)

**ADMITTED BY**  
 J. P. LORD, BOSTON, MASS.

**FIRST FLOOR PLAN**

**SECOND FLOOR PLAN**

**Scale for Plans**

**ONE QUARTER INCH SCALE DETAIL**

**HY-TEX BRICK**

**DESCRIPTION -**  
 This house is really unique. It has a very unusual and interesting appearance. The exterior walls are made of Hy-Tex Brick. The interior is finished with a special material. The house is very comfortable and attractive. It is a perfect home for a single person or a small family.

**ADMITTED BY**  
 J. P. LORD, BOSTON, MASS.

FIRST AND SECOND PRIZE DESIGNS.

COMPETITION FOR A BRICK HOUSE.

J. P. LORD, BOSTON, MASS.

# Competition for a Brick House to Cost \$7,500\*

**R**EPORT of the Jury of Award: The problem was a detached house, faced with brick, to be built complete at a cost not to exceed \$7,500, which would provide for the usual accommodations and conveniences of a small American family of moderate means. It was especially desired that the designs should show generous appreciation of good brickwork and to this end the programme covering this competition called for originality in the treatment of the wall surfaces and brick details. It was the aim of the competition to encourage the further development of a wholesome brick architecture in America.

It must be remarked that the difficulty of selecting the designs to receive prizes and mentions was great. There were nearly four hundred designs submitted and the task of elimination was one of no easy matter. Some interesting bits of real feeling in design were lost to recognition through weak presentation. The predominance of bitten off gable ends gave a notable evidence of striving for a feature at the expense of taste. A striking feature was the prevalence of the Dutch Colonial entrance hood—some eccentric, some weak, but most of them obvious and meretricious.

The jury gave first consideration to the design and its fitness to

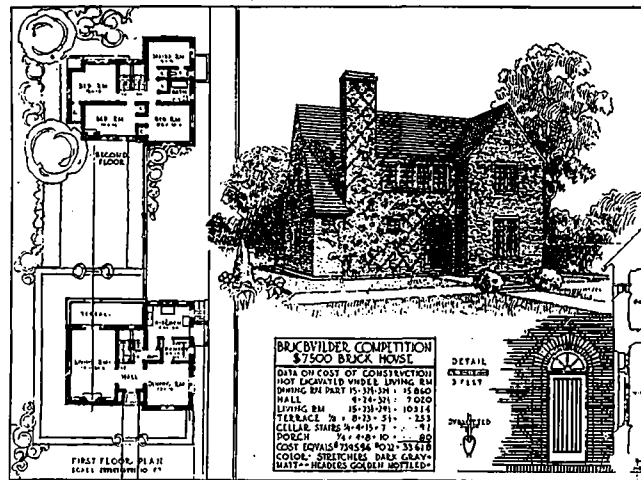
the material employed. Special attention was given by the jury to the plans. In several instances an otherwise acceptable design was passed by because of weakness in the study of the plan. It was recognized by the jury that good draftsmanship was essential to a good presentation of the subject, and therefore the rendering of the sheet was considered. Obvious copies of published work or of winning designs in previous competitions were rejected with some adverse comments.

The rendering and lettering of the design by R. R. Stanwood, of Boston, Mass., given a mention and shown at the bottom of this page, is notably charming and unusually meritorious.

**First Prize.**—While the jury in making this award found minor defects of plan, notably in the access to the staircase from the service portion, the small, picturesque mass of the design seemed best to fill the requirements of the programme, while ample opportunity is offered for

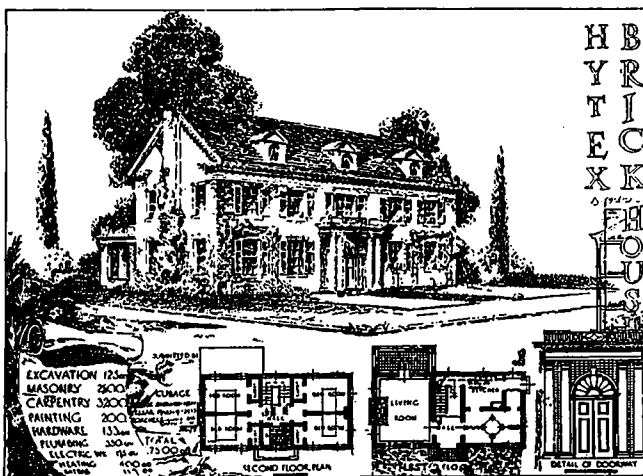
the interesting development of texture in the brickwork under careful study of its fine wall surfaces. The fenestration is interesting and consistent in plan and elevations.

**Second Prize.**—A very consistent, well ordered plan, although not as adequately provided with porch room as is desirable. The elevation, charming in its simplicity, does not do justice to the brickwork

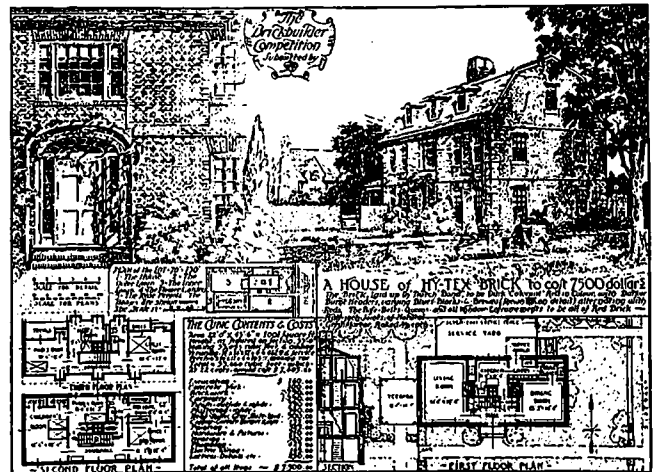


O. W. SHELGMEN, BUFFALO, N. Y.

\*Held by "The Brickbuilder," Boston, Mass.



D. MCLACHLAN, JR., BROOKLYN.



MENTION DESIGNS.

R. R. STANWOOD, BOSTON.

*1/2 Inch Scale Detail*

*Basement Plan*

*First Floor Plan*

*Second Floor Plan*

**ESTIMATE**

Excavation	100
Brick Work	2500
Carpentry & Hardware	2575
Tilt Roof	375
Plastering	306
Painting & Glazing	350
Electric Work & Fixtures	250
Gasoline & Heating	1280
<b>Total Cost</b>	<b>7480</b>

34000 cu ft of 22 cts 7480

Walls to be 8" thick No 14 @ 12" range R. B.  
Dark Hardwood Band Ceilings & Trim W/Flt. R. B.

FOURTH PRIZE DESIGN.

LELAND H. LYON, NEW YORK CITY.

*1/2 Inch Scale Detail*

*Second Floor Plan*

*First Floor Plan*

**COST OF MATERIALS**

EXCAVATION	223000
BRICKWORK	800000
LUMBER & CARPENTRY	350000
MASONRY	30000
PAINTING	30000
PLUMBING	30000
ELECTRIC	10000
HEATING	10000
ROOFING	80000
MISCELLANEOUS	80000
<b>TOTAL</b>	<b>1500000</b>

CIVIL ENG.	450
ARCHITECT	33462
<b>TOTAL</b>	<b>33912</b>

22.4 PER CU FT **746174**

A. DINARDO, NEW YORK.

*1/2 Inch Scale Detail*

*Second Floor Plan*

*First Floor Plan*

**BRICKBUILDER COMPETITION**

FOR A HOUSE OF  
BEST BRICK

CONSTR. & COST

42' x 65' x 31' + 3" x 14' x 20' - 3103 H

3103 @ 22.4 = **\$ 6,862.00**

TERRACE **400.00**

TWO MANTELS **120.00**

FRONT ENTR. BOULVARD **100.00**

BALCONY **18.00**

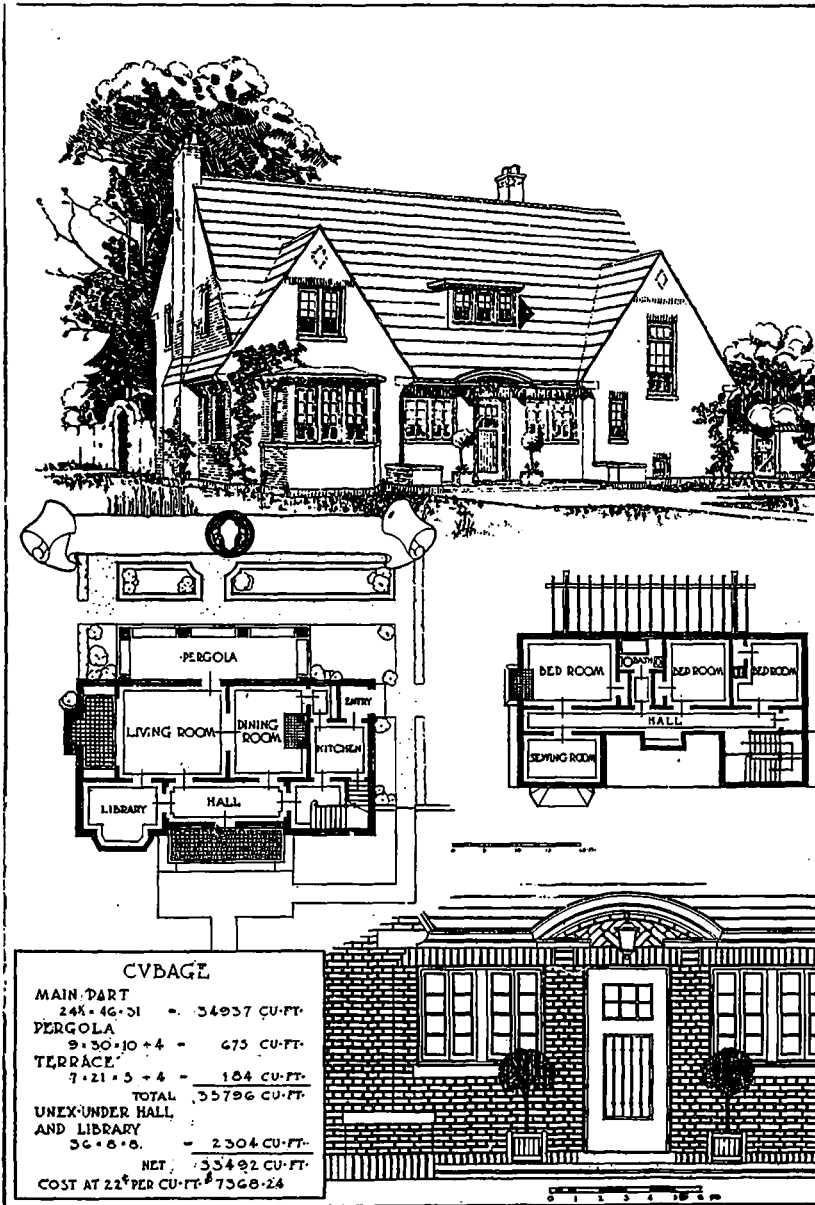
**\$7500.00**

\*DRAFTED BY ECH-14

MENTION DESIGNS.

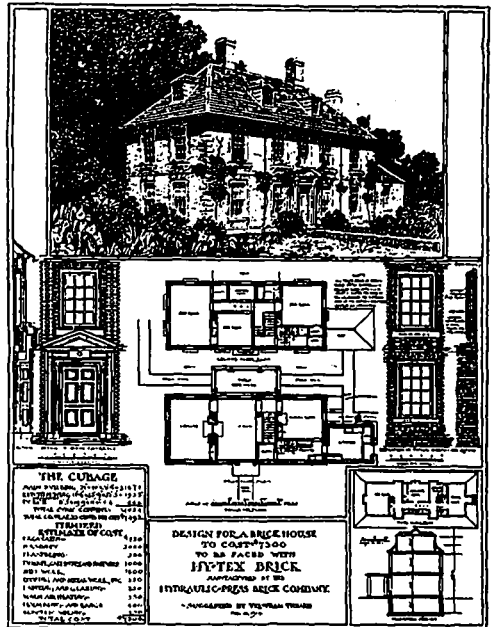
D. RITCHIE, MONTREAL, CAN.

COMPETITION FOR A BRICK HOUSE.



**CUBAGE**

MAIN PART	24x46x31	=	34937 CU-FT.
PERGOLA	9x30x10+4	=	675 CU-FT.
TERRACE	7x21x5+4	=	184 CU-FT.
TOTAL			35796 CU-FT.
UNEX-UNDER HALL AND LIBRARY	36x8x8	=	2304 CU-FT.
NET			33492 CU-FT.
COST AT 22¢ PER CU-FT. \$7368.24			



**THE CUBAGE**

MAIN PART	24x46x31	=	34937 CU-FT.
PERGOLA	9x30x10+4	=	675 CU-FT.
TERRACE	7x21x5+4	=	184 CU-FT.
TOTAL			35796 CU-FT.
UNEX-UNDER HALL AND LIBRARY	36x8x8	=	2304 CU-FT.
NET			33492 CU-FT.
COST AT 22¢ PER CU-FT. \$7368.24			

DESIGN FOR A BRICK HOUSE TO COST \$7500 FOR 36 SQUARE FEET HYPOTEX BRICK. APPROVED BY US HYPOTEX-PRICES BRICK COMPANY. -PUBLISHED BY THE NEW YORK TIMES

MENTION DESIGN.

A. C. CASS, NEW YORK CITY.

B. Meade, Cleveland; W. D. Wight, Kansas City, were the Jury of Award.

*Programme.*—The problem is a detached house, to be faced with brick at a cost not to exceed \$7,500. The style of the house and plan arrangement is left entirely to the designer; it should, however, provide the usual accommodations and conveniences for a small American family of moderate means. It is especially desired that the

THIRD PRIZE DESIGN.

MURPHY & COLEMAN, DES MOINES, IOWA.

as shown on the scale drawing. This well thought out scheme if shown on the perspective would have relieved this drawing from the first impression that it might be for stucco as well as for brick.

Third Prize.—This design has a delightful plan and a happy scheme of composition which might be made most attractive in execution.

Fourth Prize.—The greatest merit of this design is in its admirably balanced, well conceived plan and in a certain originality of design which is commendable and which would have placed it higher had it not gone a step too far in destroying the simplicity of the charming balconies with clumsy corbeling and the attendant evil of this feature interfering seriously with the fenestration below.

The six mention drawings are presented as of equal merit.

Arthur Heun, Chicago; Edwin H. Hewitt, Minneapolis; John L. Mauran, St. Louis; Frank

design should show generous appreciation of good brickwork, and in this connection originality in the treatment of the facing possibilities of the material is courted. The location may be assumed in a town, small city, or suburb of a large city. Shape and size of lot may be established arbitrarily by the designer; the land is level.

The cost of the house complete, exclusive of the land, must be figured at 22 cents per cubic foot. This price must include cost of excavation, plumbing, heating, electric wiring, hardware and painting, in addition to the other costs of materials and construction. Measurements must be taken from the outside face of exterior walls and from the level of the basement floor to the average height of all roofs, measured to a point two-thirds of the distance from the highest cornice to the ridge. Porches, verandahs, and other additions are to be figured separately at one-fourth (twenty-five per cent.), of their

# CONSTRUCTION

A JOURNAL FOR THE ARCHITECTURAL  
ENGINEERING AND CONTRACTING  
INTERESTS OF CANADA



FREDERICK REED, Editor

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**ADVERTISEMENTS.**—Changes of, or new advertisements must reach the Head Office not later than the twentieth of the month preceding publication, to ensure insertion. Mailing date is on the tenth of each month. Advertising rates on application.

**CONTRIBUTIONS.**—The Editor will be glad to consider contributions dealing with matters of general interest to the readers of this Journal. When payment is desired, this fact should be stated. We are always glad to receive the loan of photographs and plans of interesting Canadian work. The originals will be carefully preserved and duly returned.

Entered as Second Class Matter in the Post Office at Toronto, Canada.

Vol. VII Toronto, July, 1914 No. 7

## COMPETITION FOR A BRICK HOUSE

(Continued)

total cubage, provided they project beyond the bearing walls, and at one hundred per cent. if provided for within the bearing walls. All cubage and other dimensions will be checked before the drawings are submitted to the jury. Those designs which exceed the limit of cost or which do not meet the other requirements of the programme will not be considered. The jury will give consideration first, to the fitness of the design, to the material employed æsthetically considered; secondly, to the excellence of plan.

**Drawing Required.**—On a sheet of white paper measuring exactly 26 by 20 inches with plain black border lines drawn one inch from edges, giving a space within the border lines of 24 by 18 inches, give a pen and ink perspective of the house, without wash or color, drawn at a scale of 4 feet to the inch; plans of first and second floors at a scale of 8 feet to the inch; a detail showing bond or other points of interest

on exterior walls; enough detail sketches, including treatment of main entrance, to fill out sheet. In connection with the plan of the first floor show as much of the arrangement of the lot in the immediate vicinity of the house as space will permit. The plans are to be blocked in solid. Height of floors to be given on section. A graphic scale must accompany the plans. Very thin paper, mounted paper, or cardboard is prohibited.

**Construction.**—Methods usually employed in the construction of brick walls as to bonding, anchorage, etc., may be followed, the exterior walls to be wholly faced with brick.

\* \* \*

A FOLDER of unusual interest comes from the Ceresit Waterproofing Company with points well presented in verse and illustrated by C. De Ball, cartoonist of the Chicago *Evening Post*.

\* \* \*

OFFICIAL announcement is made by the Toronto Terminals Railway Company, of the award of the contract for the construction of their terminal buildings in the city of Toronto, to the P. Lyall & Sons Construction Company of Montreal.

\* \* \*

"**PARIAN**" is the name chosen for the well-known line of illuminating glassware sold by the H. W. Johns-Manville Co. It was selected because of the close resemblance of the material to beautiful Parian marble, and even when unlighted is highly attractive.

\* \* \*

*Modern Alphabets* is a booklet on general lettering which contains twenty-three styles, each one of which is on a separate page and consists of three sizes showing the complete alphabet in small letters and capitals. The numerals are also given. Published by Eugene Dietzgen Co., of Chicago and New York. Price, 25 cents.

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The Dietzgen Instruments and Materials are manufactured in our own Factories under the discipline of establishing Accuracy and Dependability; always with the idea of the exacting purpose for which they are intended, and not simply as merchandise to sell—to co-operate and verify with exactness the thought behind their use.

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