

# Homes of Comfort

## 2<sup>nd</sup> EDITION



*Turn to page number 60  
for plan of this house.*

**The Imperial Lumber  
Company, Limited**

*We shall be glad to give estimates and help  
you with your building work*



## I'LL BUILD ME A HOUSE

*I'll build me a house—well, I don't know of what,  
For it isn't much money, the money I've got,  
But I'll build me a house, if its roof is of thatch,  
With a rock for a doorstep, a thong for a latch.  
Yes, I'll build me a house, build a house of my own,  
And of logs or of lumber, of brick or of stone.  
For I want me a house, be it plaster or pine,  
And it doesn't much matter, as long as it's mine.*

*I'll build me a house—well, perhaps on a hill,  
Or below in a hollow, if heaven so will,  
But I'll build me a house, on the highland or low,  
For the wife and the kids, and a chicken or so.  
Oh, I'll build me a house, for a man's not a man  
Who some sort of way cannot figure or plan  
To build him a house, be it mighty or small,  
For the size of the house doesn't matter at all.*

*I'll build me a house, I'm determined on that;  
I'm tired of your tenement, sick of your flat.  
I'll build me a house, and it mayn't be grand,  
But I'll own the gateway, and I'll own the land.  
I'll build me a house, for a bird builds a nest,  
And a dog has a place he can hide from the rest.  
There is some sort of a hole that is home to a mouse,  
And I may be poor—but I'll build me a house.*

(Author Unknown)





## *The* **HOME** *the Bulwark of the Future*

We are living in a changed world today—a world in which values are being given a new appraisal. Many of the possessions which we have been taught to believe were "values" have crumbled and ceased to be—they have proven, in a great many cases, valueless. **THE HOME**, however, stands apart and almost alone as a value which has actually appreciated during the years of depression—family ties have strengthened in the common experience which has been our lot. The home, as the fount of all our finest impulses, the basis of character-forming, the bulwark of the nation's real greatness and the hope of the future stands today in a position of impregnability. It has come through strain and stress, having borne the heat and burden of the day and now looks forward to giving happiness and comfort in even greater measure. Truly the Home has been our refuge and our strength and shall continue to be the source of such in the days to come. May this book of **HOMES** carry to you the very finest spirit of **HOME OWNERSHIP** and may its pages be an inspiration to you to lay up for yourself real treasures which are found in the ownership of a

Home of Comfort.





# THE IMPORTANCE OF GOOD CONSTRUCTION~

## *How Can I Be Sure of Getting It?*



**D**URING many years of experience in the preparation of plans, principally for home builders, it has become evident that some information as to the best methods of construction and other facts from a legal standpoint should be of the greatest assistance to the prospective builder.

The first consideration is the location of the house or other building, and every care should be taken in this matter. The limitations of City lots do not allow of much choice in this respect, but wherever possible the site chosen for a house should be well elevated to obtain good natural drainage, and not too close to the highway. If it is not possible to obtain an elevated site, make sufficient allowance for grading up the site when ready to put in the foundation. Large trees should be at some distance from the house, but shrubs near the house will make an effective setting. Buildings, such as the garage, milk-house and well-house, should not be in the barnyard, whilst barns and stables should be situated so that the most prevalent winds do not blow from them towards the house.

In connection with the actual erection of any building, one of the first questions to be considered is the source through which the necessary materials shall be obtained, and it is important that a reliable dealer be selected—and from every point of view your local lumber merchant (any who displays card as shown above) is the logical one to fill this requirement. He has facilities for obtaining the necessary plans and quantities of materials for the size and style of building required, and can give assurance that there will be sufficient to complete the work, providing that the usual care and economy be exercised in construction.

The occurrence of shortages in the quantities of materials supplied for any building often leads to unnecessary disputes, but from the very nature of lumber and other building materials, it must be obvious that it is not possible to figure exactly the quantities of lumber, cement, bricks, plaster, etc., required for houses and other buildings. While there are well established standards as to the quantities of materials required for all classes of work in buildings, unavoidable variations exist which prevent absolute accuracy being attained in the figuring of materials and costs in building operations. On this account you will see that any dealer who will guarantee that certain quantities of building materials will be sufficient to complete any particular work must have included an unnecessarily large allowance of extra materials to take care of undue variations in workmanship or other factors.

With this in mind, you can rest assured that any estimate of the quantity and cost of materials as given to you by your local lumber dealer will be reliable and that if any extra materials are required, it will be due to unusual circumstances which could not ordinarily be foreseen. It would not pay your local lumber

dealer to mislead you with an unreliable estimate, losing your goodwill and that of others in your community.

There is also the question of obtaining a price for the labor, and here again while it is advisable to obtain prices from various contractors, do not award the contract to the lowest tender unless submitted by a contractor with a reputation for good work and financially responsible.

The documents necessary for the execution of a building contract are proper working plans, specifications of materials and labor, and a building contract. Both owner and contractor should possess one complete set of each of these documents, fully signed by both parties to the contract. This assures the owner getting a building according to his desires, and the contractor knows exactly what his contract calls for. Each sheet of both plans and specifications should be signed.

From this it will be evident how important it is to be sure that the plans and specifications are prepared exactly as required before the contract is let or the work started, so that no subsequent alterations will be necessary. Such changes always involve what seems an unduly large amount of materials and labor, although the contractor's charges in respect of same may be quite reasonable. The fact remains, however, that many contractors will submit a very low figure to secure a contract, figuring that the amounts they will be able to charge for extra work will enable them to make a good profit in spite of their original low figure. If unavoidable changes become necessary, they should be covered by a written order from the owner, stating therein the cost agreed for same between owner and contractor, so that on completion the proper adjustments may be made.

In cases where the owner is buying the materials himself, the plans and specifications are just as necessary and all grades to be used should be clearly stated, as with some materials the use of the better grades will be compensated for by a saving of labor. The specification should state clearly which materials are to be supplied by the owner.

A reasonable time should be allowed in which to complete the work and be so stated in the building contract.

To proceed to the actual building operations, the first part is the excavation. This should be made large enough to leave plenty of room for the erection of the concrete forming.

When the excavation has been made to the required depth, examine the sub-soil to see if it is suitable for the footings, and should it be damp or wet, get expert advice if possible before putting in the concrete footings. In any case, excavate until a firm dry sub-soil is encountered, as it is far better to spend a few dollars more for deeper excavation and extra concrete required for a sound foundation in the first instance than to underpin at some future date on account of settlement.

Be sure that your footings are plenty wide enough at the base to limit the weight on the sub-soil to the safe bearing limit. The depth of the footings should at least be equal to or more than their projection from the face of the basement wall, and the bottom of the trench for the footings should be smooth and level before the concrete is placed. Specify the proportions of cement



for the concrete, the minimum being a concrete which contains 4 bags of cement in each yard of concrete.

If you are building a basement, make the height at least seven feet, or more if possible, from the concrete floor to the underside of the floor joists. This will allow sufficient height for the pipes of the heating system (whether hot air or hot water) and the necessary rise in the same.

Thimble openings for smoke pipes should be 12 inches from any woodwork; but where nearer, the woodwork should be covered with heavy asbestos paper and metal. Where woodwork is nearer than six inches to hot air pipes from furnace, it should be covered with heavy asbestos paper.

If possible, provide a double flue, one for the furnace or stove and the other for the kitchen range, and if there is a fireplace it should have a separate flue. These flues should all be lined with flue linings of the proper size extending from the points where the smoke pipes enter up to their highest point.

The footings under the basement posts should be at least two feet square and ten inches deep and on these footings should be a pier of concrete ten or twelve inches square extending to a point at least three inches above the finished basement floor. This will avoid the rotting of the feet of the basement posts, as often happens when they are sunk into the floor. The concrete for the basement floor should be at least three inches thick with a fall from all parts to the catch basin, and under this concrete floor should be a layer of gravel at least two inches thick, well rammed. This will help considerably in keeping the basement free from damp.

The spaces where the ground floor joists enter the basement wall should be well filled with concrete. This will seal up the points where considerable cold may enter and also make the floor firm.

The sub-floors should always be laid diagonally, as this makes a more rigid job and ensures that the joints of the finished floor need not be in the same direction as those of the sub-floor.

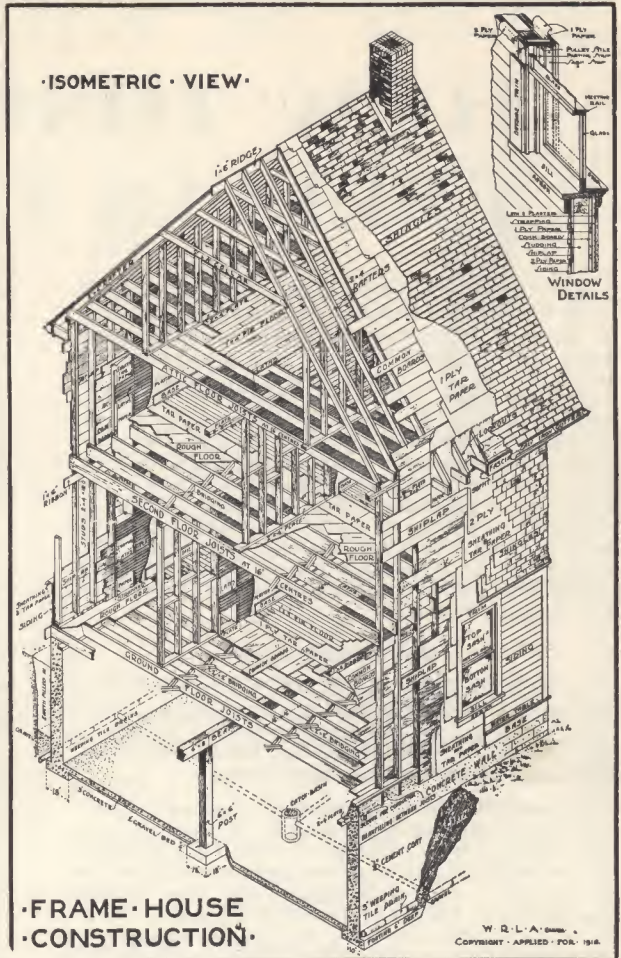
Be sure your floor and ceiling joists are strong enough for the spans and loads they are to carry, otherwise while the floors may not fail, unsightly cracks may develop in the plastered ceilings.

Put a layer of heavy tar paper between the floors of the ground floor, this will prevent any dampness from the basement affecting the finished floors, particularly so in the case of hardwood floors.

In a frame house there should be one-ply each of heavy building and tar paper put on the outside shiplap before the siding or other finish is applied and particular attention should be paid to the joints around all windows and outside door openings, which should be tightly fitted and preferably caulked with oakum or asphalt mastic preparation.

The first ply of shiplap on the outside of the building is commonly nailed on horizontally. The building is strengthened and stiffened many times over if this is put on diagonally at an angle of 45 degrees to the studs.

On the inside of the outside wall studs and also on the underside of the ceiling joists next to the roof should be one ply of shiplap and one ply of heavy building paper or sheathing. This surface is then strapped with 1 x 2 at 16 inch centres ready for lath and plaster. This is very important where the ceiling is concerned, as during the winter a considerable amount of heat will filter through ordinary lath and plaster and disperse itself in the roof.



All joints in framing and boards to framing should be well nailed with suitable nails of the proper sizes. The strength of a frame building lies in the multiplicity of the nailed joints.

When the building is plastered, cover the window and outside door openings with muslin or other light cloth so that air currents and heat will not dry the plastering out too quickly or the finished surface will be checked. This, of course, particularly applies in hot weather. On the other hand, plastering should not be allowed to freeze before setting.

After the plastering is finished, allow enough time for it to dry thoroughly before nailing in place the inside finish, which would twist and warp if applied while the plaster was still damp.

The new building should not be allowed to stand for a long time unpainted. The first coat of paint for the outside should be the priming coat. This should consist of raw linseed oil, pure white lead and a proportion of turpentine, or ready mixed paint used in the proportions of one gallon of paint, one of pure raw linseed oil and one pint of pure turpentine. This forms a first coat which penetrates the pores of the woodwork and forms a foundation for the second and third coats. At least 40 hours should be allowed between coats of paint.

In closing, too much emphasis cannot be placed on the fact that it is always the best policy to deal with a reliable dealer and put your contract in the hands of a trustworthy and responsible contractor at a fair price, even though his figure may not be the lowest you obtain.



---

---

# HOW INSULATION REDUCES FUEL BILL

A CONSERVATIVE estimate is that there is \$450,000,000 annually wasted in fuel in America owing to poor or unscientific construction of home walls and roofs. The greatest saving in insulation is fuel and this will continue as long as the house lasts, says "Insulation in Building Construction." The economy in this item alone, during a period of years, will pay for the insulation many times over. And, since there is little leakage of heat from an insulated house, the owner can take advantage of the comforts and conveniences of higher-priced fuels like oil, gas or electricity. The use of such fuels makes automatic heating possible—a luxury that can be afforded when none of the heat generated goes to waste, but which is frequently outside the economic range of owners of non-insulated homes.

## How Insulation Acts

To make intelligent use of building materials that will prevent the flow of heat it is necessary to understand and apply the few simple principles underlying heat transfer. Science tells us that heat is not a substance, but a form of energy that travels.

There are just three ways by which heat can travel—by radiation, by conduction and by convection. When heat is generated by radiation, it travels in rays similar to solar rays. And just as certain transparent substances let the sun's rays go through while other opaque substances stop them, so it is with heat rays.

An illustration of how heat travels by conduction is to place a silver spoon in a cup of hot coffee. Only part of the spoon is actually in the coffee, but soon the handle becomes just as hot as the submerged part. This is much more apparent in sterling silver spoons, for silver is a good conductor of heat, while the alloys used in silver plate do not conduct it so readily.

Heat transmission by convection is a circulation due to heat striking a cold surface, becoming heavier, dropping, and thus allowing warmer air to rise and replace it. Primitive cooking was done over a fire to make use of convection currents of heat and we adopt the same principle when we hold our hands over a fire or radiator to warm them.

## Heat Loss in Buildings

Knowing, then, how heat travels, it is possible to understand where heat loss in buildings occurs and how to prevent it.

Heat is transmitted, during cold weather, from the inside of a building to the outside by conduction. In other words, the inside surface of the wall is heated by warmth which passes through to the cool outside surface, where it escapes into the cold by radiation.

It is by a combination of conduction, convection and radiation through walls and roofs that the preventable 50% of heat loss in buildings occurs. Another 25% loss is through the glass in windows; this cannot be prevented, glass being essential for light. Then there is another 25% loss through air infiltration or heat leakage

at cracks in doors, windows, etc.; this loss can be partly prevented.

Reducing heat flow is the only way to prevent its loss and this can be done by using an insulating substance through which heat is unable to travel. Science has demonstrated that dead air is the supreme insulator. By "dead air" is meant air which cannot move. Air as we ordinarily know it, even when confined in small spaces, is very much alive and moving around, thus being ineffective as an insulator.

## Dead Air to Stop Heat Flow

The idea, therefore, in insulating is to confine air in its "dead" form. This is done by using a material that will hold as much air as possible in minute cells that keep it from moving. Such a combination of air cells held in place by substance is the practical substitute for dead air, the perfect insulator. Naturally, the more air cells the substance is able to hold, the nearer is the approach to 100% dead air and the more effective it is.

The materials that hold the most air in place are those composed of many cells—the fibrous substances. Wool or fur, for instance, have many air spaces between their fibres and that is why woollen clothing or a fur coat prevents loss of body heat and keeps one warm. In summer, linen is coolest for clothing because it has the largest fibres and the fewest air spaces; linen lets the heat of the body go right out.

The insulation of buildings offers a less difficult problem than insulating the body since the heat flow is only one way in buildings and the same cellular, fibrous materials that will keep a building warm in winter by preventing heat flow outwards will also keep it cool in summer by preventing heat flow inwards. This is possible because in dwellings there is a minimum of inside heat in summer.

In the case of the body, however, there is a double heat flow with which to contend in summer and the problem is presented of letting out internal heat as well as keeping out external heat. This is a problem that cannot be solved directly, but it is aided now by the use of insulation to keep buildings in which we spend much time at a moderate temperature during all kinds of weather, with a consequent effect on comfort.

## Old Houses Uncomfortable

If insulation is such an important thing today, it is natural to wonder how our ancestors managed to get along without it. They did without insulation just as they did without central heating systems, modern plumbing and the other conveniences we have today; they made use of substitutes of a sort and were considerably less comfortable.

No one who compares present-day homes with those of the past can fail to recognize the constantly growing demand for comfort. The old method of forcing the fire in zero weather, or waiting for the house to cool off enough to retire on hot, sweltering nights, were certainly not in line with our present ideas of comfortable living.



# WOOD WALLS *are* BEST

*The Cost of Comfort is Lower*

THE accompanying heat loss information with respect to solid brick and ordinary frame construction has been compiled from the bulletin on wall insulation prepared as the result of actual tests made by the University of Saskatchewan a little over ten years ago. Stated in simple terms it means that if a certain sized house built with 8-inch solid brick walls with the usual strapping and lath and plaster required 12 tons of coal during a certain period for heating purposes, only 9 tons would be needed with the same sized house of ordinary frame construction—a saving which would more than offset the cost of keeping a frame house painted and the slight additional fire insurance costs. The higher cost of brick construction should also be taken into account.

A frame building can also have the spaces between the studs filled with planer shavings or other loose insulation with a resultant fuel saving of at least 50 per cent as compared with solid brick construction. It can be conservatively stated that money spent on insulating a house is returned every two or three years in the form of lessened heating costs. In cases where hot water or steam is used for heat there is an initial saving due to the smaller capacity of boiler, piping and radiators required. With hot air heating, a smaller furnace can be used.

Another advantage of the insulated house is that it is cooler during the hot weather.

CONSTRUCTION	HEAT LOSS FACTOR "K"	
	VALUE	SHOWN GRAPHICALLY
BRICK OR TILE WALL		
8" BRICK OR HOLLOW TILE	.27 (BRICK) .26 (TILE)	
ORDINARY FRAME WALL	194	
INSULATED FRAME WALL	1119	

**DURING** the winter season condensation in roof spaces is greatly increased after insulation is installed, due to the fact that these spaces are so much colder. The placing of louvre ventilators in opposite gables will allow of an air circulation that has been found in most cases to practically eliminate any condensation. The back of these louvres should be covered with screen wire. The amount of snow to find its way through louvre ventilators so installed is not sufficient in quantity to do any harm. These ventilators should err on the large, rather than on the small side.

## INSULATION FOR FRAME BUILDINGS

INSULATED WALLS, CEILING AND ROOF SHOWN THUS

1 STOREY

1½ STOREY

METHOD SHOWN ON THIS SIDE MAY BE USED IF SPACE "X" NOT TO BE HEATED

1½ STOREY  
ROOF SPACE USED FOR ROOMS

METHOD SHOWN ON THIS SIDE TO BE USED IF SPACE "X" TO BE HEATED

2 STOREY



---

---

# AIR CONDITIONING IN THE HOME

---

---

THE proper conditioning of air is not an untried novelty in business. Air has been conditioned for a long time in many kinds of manufacturing enterprises, but it has been only within the past two years that intensive thought has been given to the use of the principles of air-conditioning as a means for comfortable living.

Air-conditioning consists, naturally, in the warming or cooling of air, but it embraces, too, proper treatment for cleansing and either adding or deducting humidity so that comfort is the result. If ordinary air contains too much or too little moisture, the change can be made. That is, we can do something about the weather, Mark Twain notwithstanding.

Clean air, properly moist, in a house is extremely beneficial to the woodwork, furniture and furnishings. Although this is secondary to the comfort and health of the occupants, it is a consideration worth while. Air-conditioning can be enjoyed by the small householder, for there are now being placed on the market several pieces of air-conditioning equipment at low prices which are also low-cost in operation. Some of them care for the entire house as a unit, some care for but one room as a unit. Obviously, if the home-owner can see his way to afford it, the equipment which conditions the air through the entire house is much more to be desired. As inventive abilities are applied toward the consummation of a small-home unit for air-conditioning, as engineers plod straight toward that goal, one must expect mechanical improvement to increase while the cost declines.

Air-conditioning for comfort does not mean merely that the house shall be warmed during cold days and cooled during warm days. If ideal air-conditioning is practised in the summer months, the thermometer within the house will register practically the same as the exterior, but the difference in the amount of water in the air within the house will make for comfort and a feeling of coolness, so that there will be no hot blast of furnace heat when one steps outside the door on a hot summer's day. The old cooling devices produced that sort of result, and frightened many. Air-conditioning, properly installed and maintained, brings no such effects.

All residences built today should be so designed and constructed that air-conditioning equipment may be added at a later date. Proper construction requires, primarily, that thorough insulation be installed in all walls, floors, ceilings and roofs. The additional cost is low. The result is immediately felt and enjoyed. Even without installation of air-conditioning equipment, there will be a lower fuel cost in winter, and the house will be much more comfortable in the warmer days. If metal weather-stripping be installed at all doors and windows, the air-conditioning fundamentals of construction will be awaiting the conditioning equipment when the time comes for installation.

Insulation has been a popularly discussed subject for several years. Its popularity should increase immediately for every residence should receive insulating attention.



# USEFUL INFORMATION *for the* BUILDER

## TABLE OF ALLOWANCES

Common boards, laid square on floors and simple roofs.....	Add 1-10.
Common boards, laid square on hip roofs or roofs with dormers, etc.....	Add $\frac{1}{8}$ to $\frac{1}{4}$
Common boards, laid diagonally.....	Add $\frac{1}{8}$
Shiplap, 6", laid square.....	Add $\frac{1}{8}$
Shiplap, 6", laid diagonally.....	Add $\frac{1}{4}$
Shiplap, 8", laid square.....	Add $\frac{1}{8}$
Shiplap, 8", laid diagonally.....	Add $\frac{1}{8}$
Shiplap, 10", laid square.....	Add $\frac{1}{8}$
Shiplap, 10", laid diagonally.....	Add $\frac{1}{8}$
Drop siding, 6".....	Add $\frac{1}{8}$
Lap siding, 6", 4" to the weather.....	Add $\frac{1}{2}$
Lap siding, 6", 4½" to the weather.....	Add $\frac{1}{3}$
Flooring, 6".....	Add $\frac{1}{8}$
Flooring or V-joint, 4".....	Add $\frac{1}{4}$
Flooring or V-joint, 3".....	Add $\frac{1}{8}$
Battens 1x4, placed at 6" centres, only $\frac{2}{3}$ of surface measure is needed.	
Battens 1x6, placed at 8" centres, only $\frac{3}{4}$ of surface measure is needed.	

## HARDWOOD FLOORING

To cover 1,000 square feet with $\frac{1}{2}$ or $\frac{13}{16}$ flooring requires:	
1½" face.....	1,500 F.B.M., Add $\frac{1}{2}$
1¼" face.....	1,429 F.B.M., Add 3-7
1" face.....	1,378 F.B.M., Add $\frac{3}{8}$
¾" face.....	1,334 F.B.M., Add $\frac{1}{4}$
½" face.....	1,300 F.B.M., Add 3-10
To cover 1,000 square feet with $\frac{3}{8}$ flooring requires:	
1½" face.....	1,334 F.B.M., Add $\frac{1}{2}$
1¼" face.....	1,286 F.B.M., Add 3-10
¾" face.....	1,250 F.B.M., Add $\frac{1}{4}$

## SHINGLES

In figuring the number of shingles required for a roof, multiply the area in square feet according to the table given below:

	Shingles per sq. ft.
Exposed 4" to the weather.....	9
Exposed 4½" to the weather.....	8
Exposed 5" to the weather.....	7 $\frac{1}{2}$
Exposed 5½" to the weather.....	6 $\frac{1}{2}$
Exposed 6" to the weather.....	6

To the above add 5 per cent. for waste, and on irregular work, such as roof with hips or dormer windows, add another 10 per cent. Where hips and ridges are formed with shingles, allow 8 shingles per lineal foot for this work, or 1,000 shingles to each 120 lineal feet. Where shingles are used as a finish for walls with an average number of openings, 10 per cent. may be deducted for these and the shingles figured according to the foregoing table.

## TAR AND BUILDING PAPER

Tar, building and other papers are usually made in rolls containing 400 square feet, therefore the areas of the floors, walls and roofs to be covered divided by this number will give the number of rolls required; openings taking care of the lap.

## ROLL ROOFING, ETC.

A roll of roofing contains 108 square feet and will cover 100 square feet, as the 8 square feet will take care of the lap. Asphalt, asbestos and other composition shingles are usually sold by the square of 100 feet.

## PLASTERING

In figuring plastering, openings are not deducted unless 60 square feet or more. The areas of the walls and ceilings are figured and the result reduced to square yards. For example, in a room 18' long, 16' wide and 9' high, the length of the 4 walls will be  $(2 \times 16) + (2 \times 18) = 68'$  which multiplied by 9 gives 612 square feet for the walls. The area of the ceiling is  $16 \times 18 = 288$  square feet. This, added to the area of the walls, is  $612 + 288 = 900$  square feet, or 100 square yards.

To figure the quantities of materials required, allow for each 100 square yards, 1,450 laths (or 1,000 laths

to 70 square yards). The first or browning coat on wood lath will require from 900 to 1,000 pounds of No. 1 hardwall and  $1\frac{1}{4}$  yards of sand or 1,400 to 1,700 pounds of wood fibre plaster and  $\frac{3}{4}$  yard of sand. One-tenth less will be required on brick or tile, and  $\frac{1}{2}$  less on plaster board. On metal lath (2 coats ready for finish), 2,000 pounds of No. 1 hardwall and 2 yards of sand will be required per 100 square yards. The finishing requires 100 pounds of finish and 275 pounds of hydrated lime per 100 square yards. For sand float finish 400 pounds of finish and  $\frac{1}{2}$  yard of sand are required for 100 square yards.

## MATERIALS FOR CONCRETE

One bag of cement is considered to be one cubic foot; a mixture of 1 bag of cement, 2 cubic feet of sand and 4 cubic feet of crushed stone or gravel is called a 1:2:4 mixture. The following materials are required for the various proportions in concrete:

Mixture	Cement Bags	Sand Cu. Ft.	Gravel Cu. Ft.
1, 1½, 3.....	7	10½	21
1, 2, 3.....	6½	12½	20
1, 2, 4.....	5½	11	22
1, 2½, 5.....	4½	11½	22½
1, 3, 6.....	3¾	11½	22½

## BRICKWORK

4" wall... 6½ bricks per sq. ft.	13" wall... 19½ bricks per sq. ft.
9" wall... 13 bricks per sq. ft.	18" wall... 26 bricks per sq. ft.

## CHIMNEYS

Outside Size	Flue	Bricks Per Ft. of Height
16x16.....	8½x8½	30
16x20.....	8½x13	35
20x20.....	13x13	40

## MORTAR FOR BRICKWORK

To lay 1,000 bricks in lime mortar will require 300 pounds hydrated lime and  $\frac{5}{8}$  cubic yard of sand. For lime and cement mortar allow 250 pounds hydrated lime, 1 bag of cement and  $\frac{5}{8}$  cubic yard of sand, and for 1-3 cement and sand mortar allow 6 bags of cement and  $\frac{5}{8}$  cubic yard of sand. These quantities are for joints about  $\frac{3}{8}$ " thick and with thinner or thicker joints will vary accordingly.

## NAILS

The most convenient way to find the quantities of nails required for a building is to use the amount of the board feet measure as a basis. The following table gives the approximate quantities required per 1,000 F.B.M.:

Framing Lumber.....	20 lbs. 4" com. and 5 lbs. 2½" com.
Boards or Shiplap.....	20 lbs. 2½" com.
Siding.....	20 lbs. 2½" siding.
Flooring.....	30 lbs. 2½" flooring.
1x2 Strapping.....	10 lbs. 2½" com. per 1,000 lineal ft.
Shingles.....	3½ lbs. 1½" nails per 1,000 shingles.
Lath.....	7 lbs. 1½" nails per 1,000 laths.

For each door and window, and each 1,000 lineal feet of trim or molding allow 1 lb. of 2½" finishing nails.

## QUANTITIES OF PAINT, ETC.

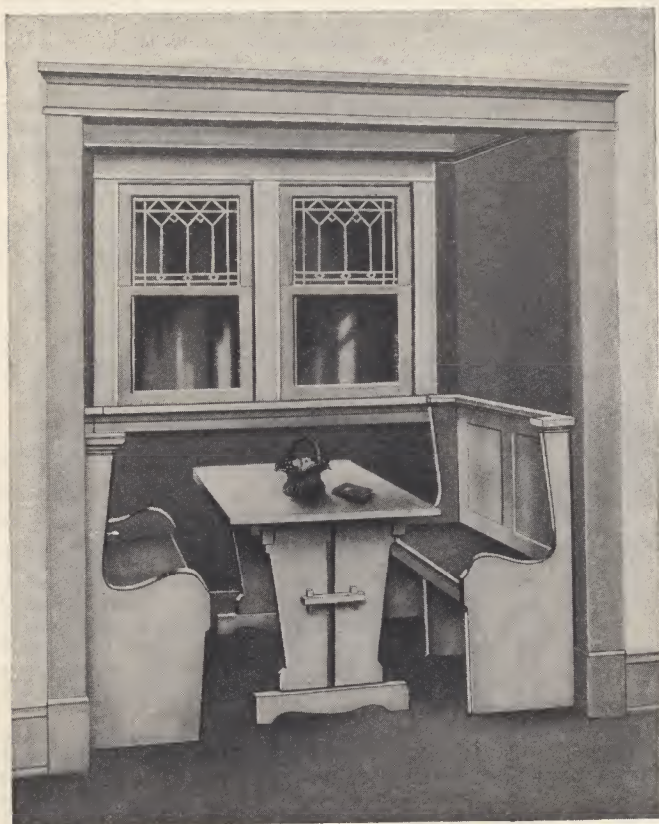
To find the quantity of paint, etc., required for various surfaces the following information will be found useful:

For 100 square yards on woodwork—2-coat work—4 gallons ready mixed paint, 1 gallon linseed oil and 1 pint of turpentine will be required, together with 5 pounds of putty for stopping. For each additional coat of paint allow 2½ gallons per 100 square yards. Shingle stains will cover 150 square feet to one gallon when applied with a brush. To dip shingles will require 3 gallons of stain per thousand shingles, dipping them  $\frac{2}{3}$  of their length. One gallon of shellac will cover 500 square feet, 1 coat. One gallon of varnish will cover 300 square feet, 2 coats. One gallon of oil stain will cover 600 to 800 square feet, 1 coat. One gallon of floor oil will cover 600 square feet, 1 coat. One gallon of enamel will cover 250 square feet, 1 coat. One pound of wax polish is sufficient for 300 to 400 square feet of floor.



# FEATURES THAT MAKE FOR CONVENIENCE *in* THE MODERN

The different suggestions which we offer here are all low-cost ideas based mainly upon the need for economy of construction.



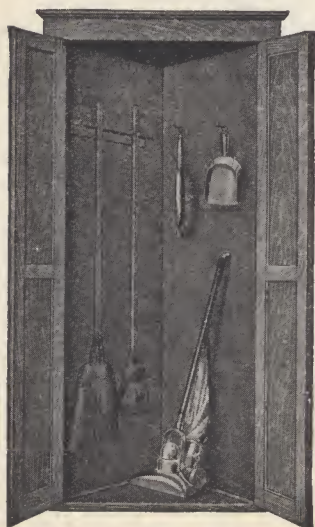
BREAKFAST NOOK



HARDWOOD FLOOR

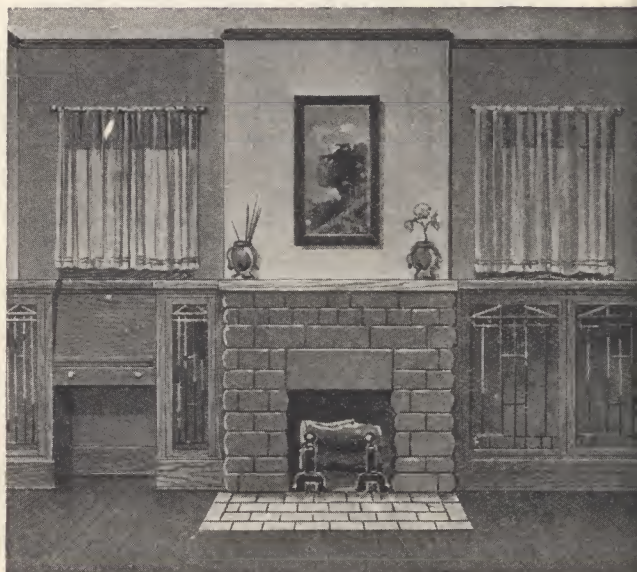


BUILT-IN IRONING BOARD



BROOM AND MOP CLOSET

A feature of these building suggestions is that many of them can be built of short length lumber pieces and are of such a type that in many cases these improvements can be built by yourself or with some assistance during your spare time.



FIREPLACE



# COMFORT AND HOME OF TODAY



KITCHEN CABINET

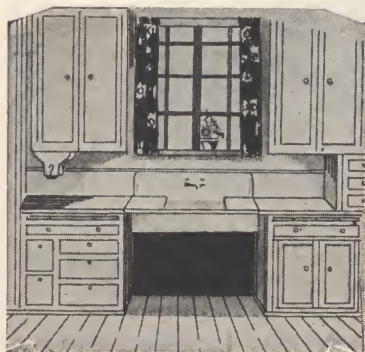
We are only too willing at any time to give you the benefit of our experience on your smallest building needs.



BUILT-IN KITCHEN DRAWERS and CUPBOARDS



BUFFET



KITCHEN SINK

It is really surprising how one can convert what may seem to be an old-fashioned room or other space in the house into a real attractive modern feature, and if you have any improvements in mind which you would like to make to your present home, we would be very glad indeed to give you our assistance in preparing the necessary details for this work.





## MODERNIZE WITH LUMBER



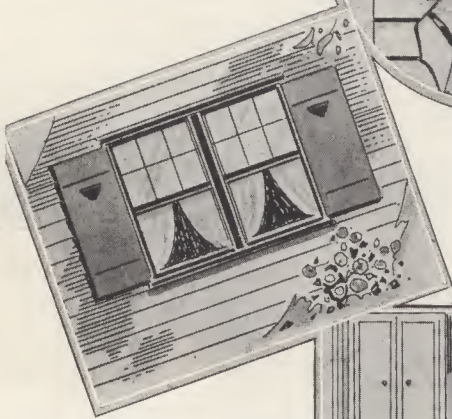
MODERNIZING means adding appearance, comfort, value and service to your home.

Add new siding to your home.



MODERNIZING means preserving the investment value, and protecting the equity which you have in your home.

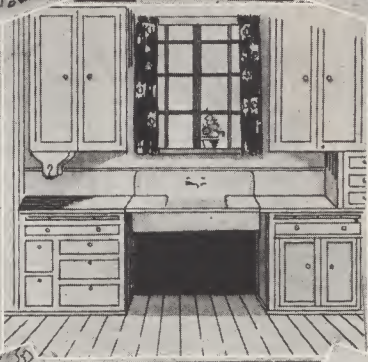
Add a veranda to your home.



Any of these improvements can be made through

### MODERNIZING.

Add new windows to your home.



Examine carefully these improvements. See if one or more could not be added to YOUR home.

Improve your kitchen, as shown.



Build a New Front Entrance



Add a sleeping porch.

MODERNIZING brings you added comfort, value, convenience and pride in your home. Can your home be improved?

*Let Us Help You Modernize*

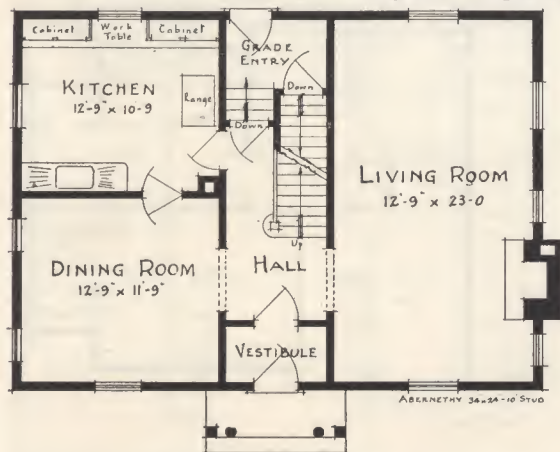




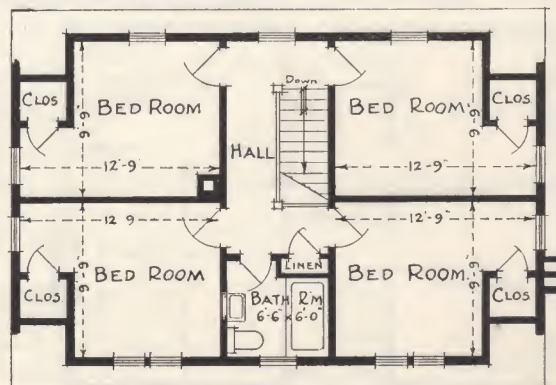
## ABERNETHY

34' x 24'—10' studs.  
Cubical content, 21,700 cubic feet.

**H**ERE we present a house with very pleasing lines, and having the appearance of a real home. The entrance vestibule will be very acceptable in cold weather. To the right hand we have the very popular large living-room with open fireplace and on the opposite side are the dining-room and kitchen of generous dimensions. On the second floor we have four bedrooms, all of the same size and each with closet accommodation. The bathroom is at the front, and the stair hall is well lighted. A variation considered desirable in some cases would be to have one large bedroom on one side by leaving out the partition between the bedrooms.



GROUND FLOOR



SECOND FLOOR

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**

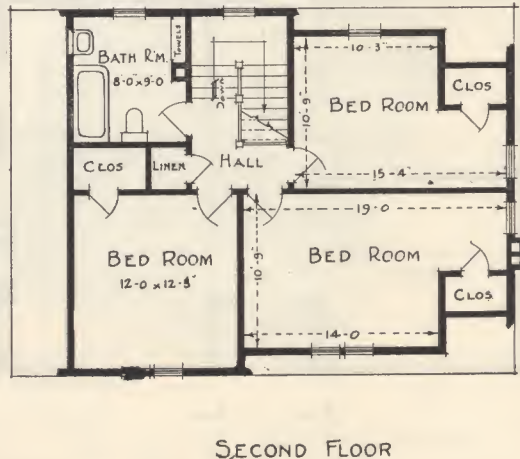
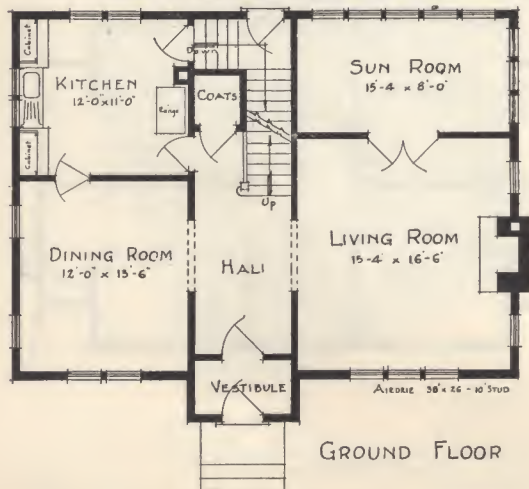




## AIRDRIE

Size: 36' x 26'—10' studs.  
Cubical content, 26,300 cubic feet.

A TYPE of house that is given more than a passing glance and in which while the overall dimensions are fairly large, the cubical contents are only those of a storey-and-a-half house with the three second-storey bedrooms and bathroom accommodation using a considerable part of the roof space. Closet accommodation for all bedrooms as well as for linen is well provided for. The ground floor plan is well arranged, with the sheltering vestibule opening into the main entrance hall. The large living-room has a sunroom adjoining to the rear, and on the opposite side of the hall a good dining-room and kitchen complete the ground floor ensemble.



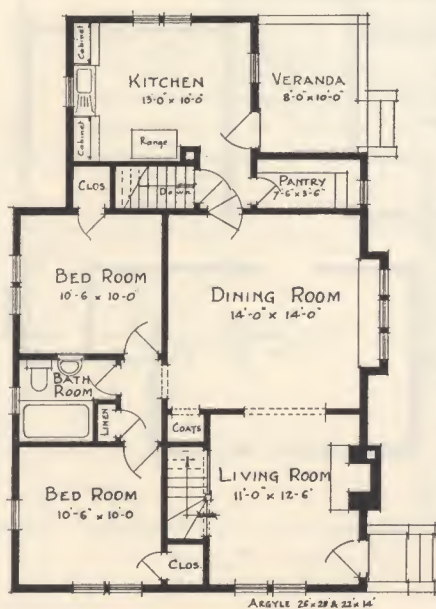
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**





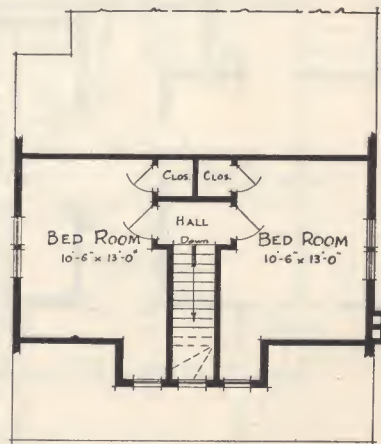
## ARGYLE

Size: 26' x 28' and 22' x 14'—8' studs.  
Cubical content, 20,500 cubic feet (veranda not included).



GROUND FLOOR

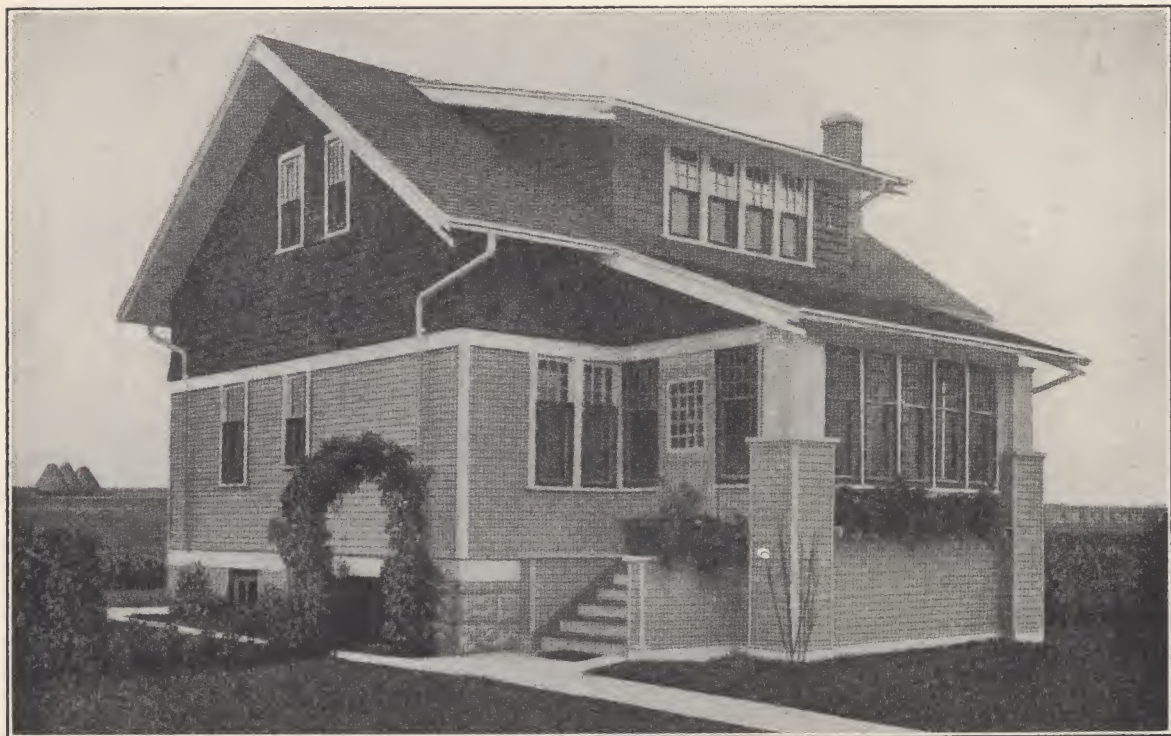
**B**UILT from plans prepared by the Building Department to meet the requirements of an individual order, it was suggested as an appropriate design to include in a Plan Book on account of the many favorable comments that were received. The ground floor contains five major rooms and a bathroom, while a pantry is provided for the kitchen without interfering unnecessarily with the available floor space. A feature of the large dining-room is the bay window with built-in seat having cupboards under. Two good-sized bedrooms are obtained on the second floor, occupying a large proportion of the roof space over the main front part of the building. Closet accommodation is provided for all bedrooms and also for linen storage and coats.



SECOND FLOOR

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**



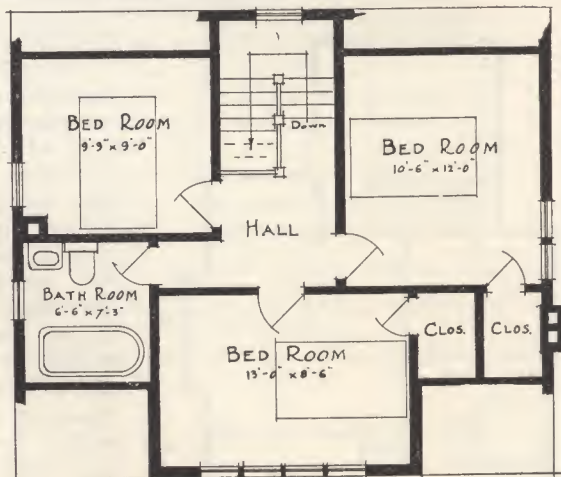
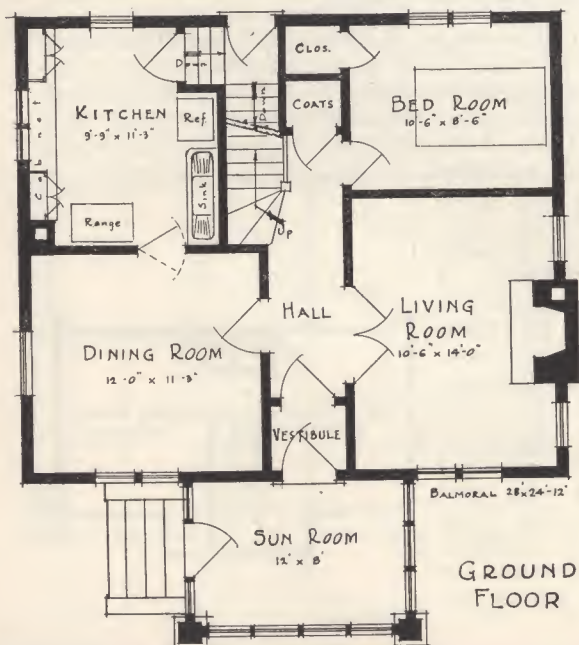


## BALMORAL

28' x 24'—12' studs.

Cubical content, 17,000 cubical feet (sunroom not included).

**T**HIS is the most popular design from our previous plan books. The bedroom on the ground floor is often a desirable feature, but could also be used as a study or office, making this a suitable house for the professional or business man. Upstairs are three good bedrooms and convenient bathroom.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



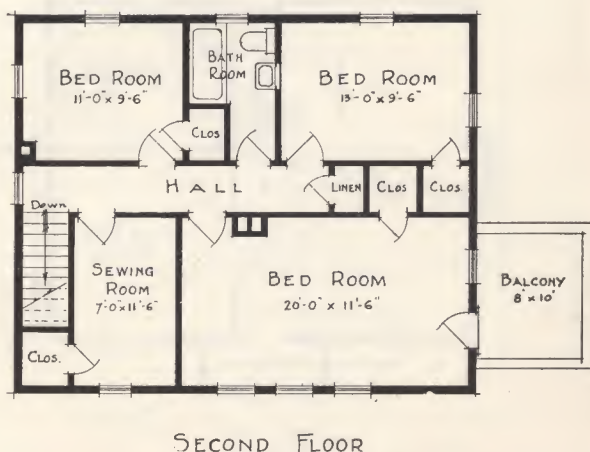
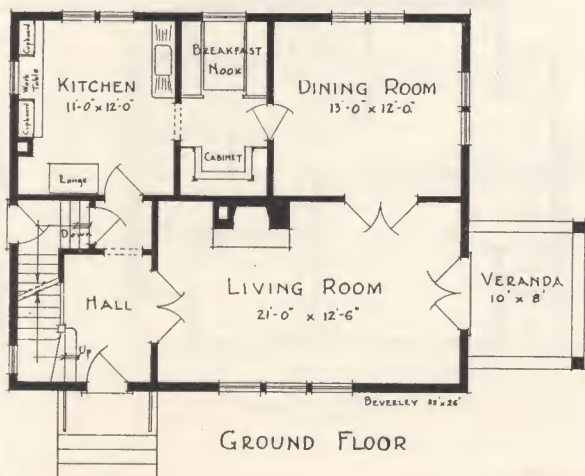


## BEVERLEY

32' x 26'—18' studs.

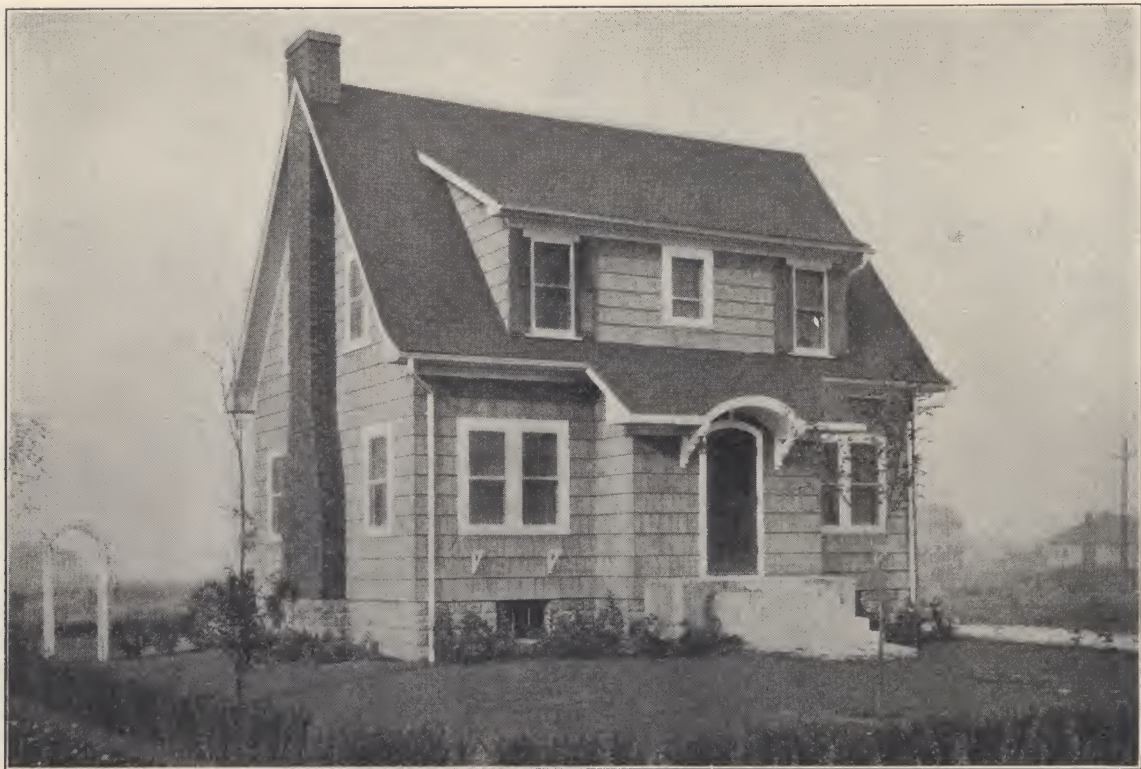
Cubical content, 26,000 cubic feet (veranda not included).

**A** FINE residence of the ever popular colonial type—dignified, yet simple. The ground floor has a spacious entrance hall opening into the large living-room with screened veranda opening off to the right. At the rear are the dining-room and kitchen with dining nook between containing also a good-sized cabinet. Upstairs the main feature is the large bedroom with open balcony adjoining. Two other smaller bedrooms, a sewing-room and bathroom, complete the second floor. Closet accommodation is provided for all bedrooms and sewing-room which could be used, if necessary, as a spare bedroom.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**



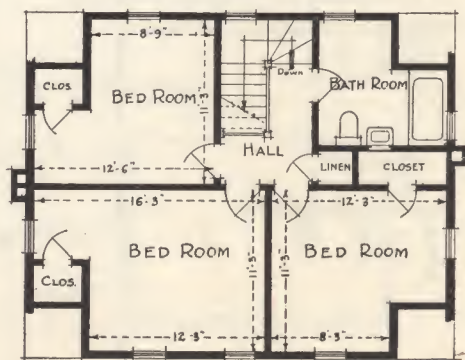
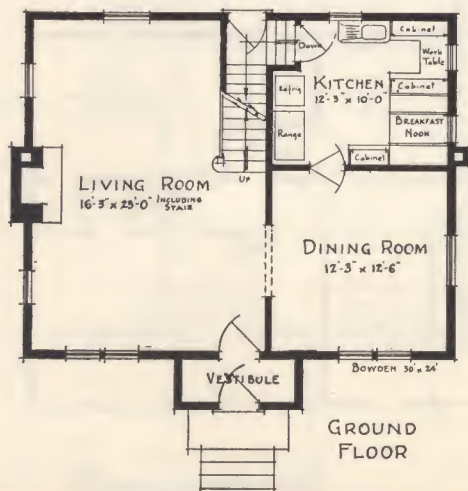


## BOWDEN

Size: 30' x 24'—10' studs.

Cubical content, 22,100 cubic feet.

**T**HE attractive exterior of the "Bowden" conceals an especially well arranged six-room house. The entrance vestibule with spaces for coats on each side will also add greatly to the comfort of the living-room during cold wintry weather. The living-room is of unusually generous dimensions, has an open fireplace and a well designed open type stair leading to the second floor. A good dining-room and efficient kitchen complete the ground floor. Upstairs are three good-sized bedrooms, all having closets, and a roomy bathroom. Also a useful linen closet opening off a well-lighted stair hall.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



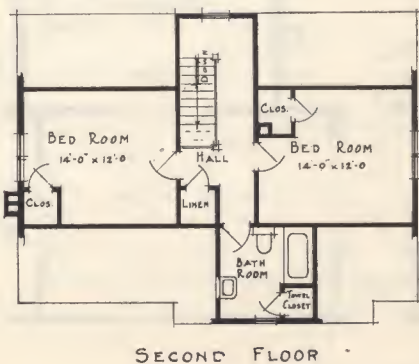
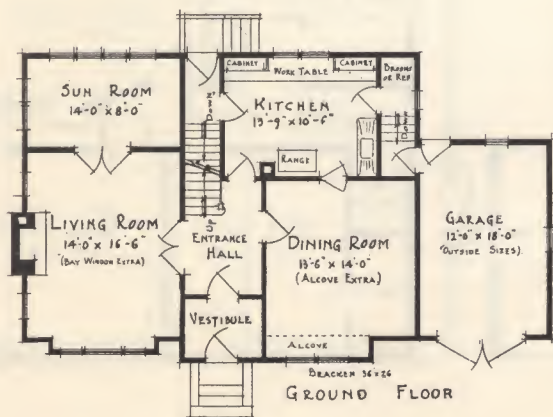


## BRACKEN

Size 36' x 26'—9' studs. Garage 12' x 18'.

Cubical content, 27,000 cubic feet (garage, 2,000 cubic feet).

AN unusually attractive design, featuring the addition of a garage on the side. The ground floor plan provides for a spacious entrance vestibule and stair hall, large living-room, with sunroom adjoining, and dining-room with kitchen on the opposite side. The entrance to the garage is from the kitchen, and a rear entrance is also provided for the garage. On the second floor are two bedrooms and bathroom, with plenty of closet space. All rooms and hall are well lighted.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**



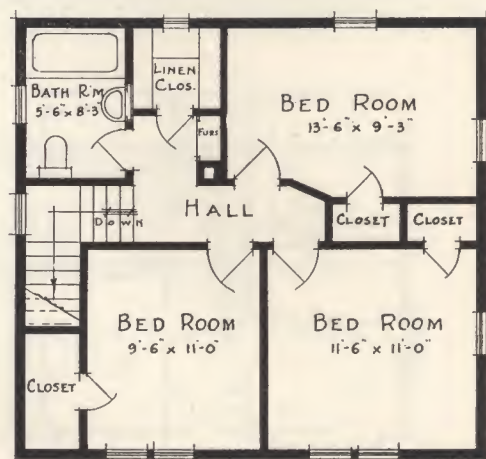
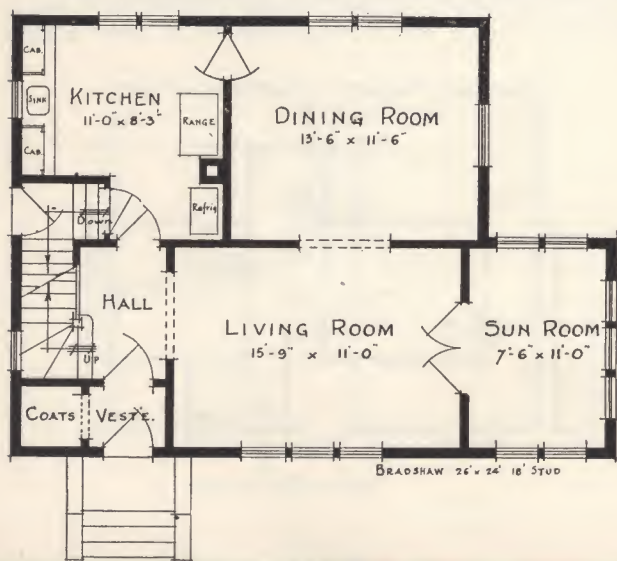


## BRADSHAW

Size 26' x 24'—18' studs.

Cubical content, 21,000 cubic feet.

**A** GOOD example of the dignified square type of house, still preferred by many, and very efficient both as to initial cost and upkeep. The plans provide for six major rooms and bathroom in the main building with a nice large sunroom in the ground floor addition. All rooms are conveniently arranged and take advantage of all the floor space allowed. Note also the generous closet accommodation throughout—a great boon to any housewife.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



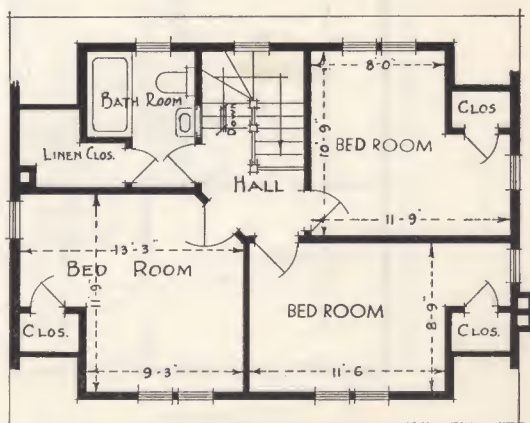
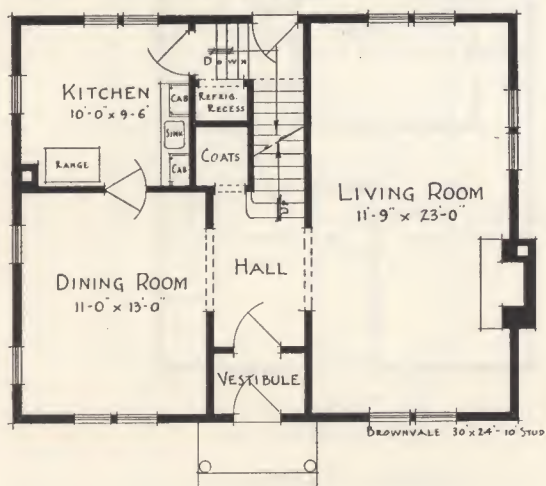


## BROWNVALE

Size 30' x 24'—10' studs.

Cubical content, 19,200 cubic feet.

**A** ONE-and-a-half-storey residence of simple and beautiful lines. On the ground floor the popular large living-room with open fireplace and convenient dining-room, are both protected in the coldest weather by the entrance vestibule. The kitchen is a good size and well adapted for placing all required fixtures. Space for a refrigerator is provided in the rear entrance. On the second floor are three good bedrooms and bathroom accommodation, with large linen closet opening off same. Closets for the bedrooms are placed in the portions with sloping ceiling. Altogether a home the owner would take a delight in maintaining.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**



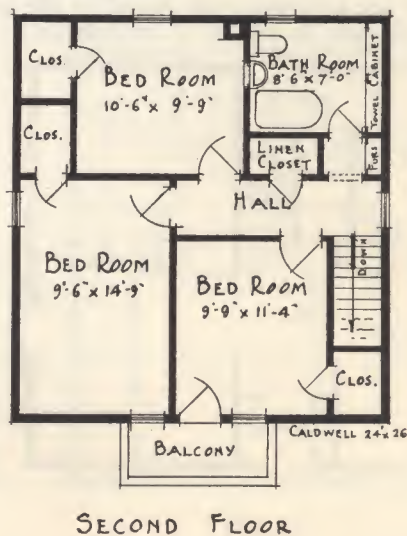
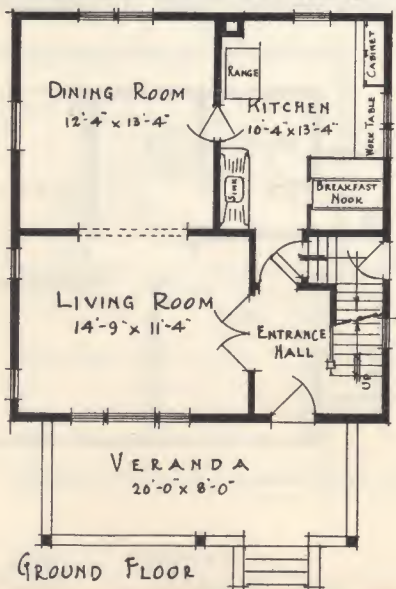


## CALDWELL

Size 24' x 26'—14' studs.

Cubical content, 17,500 cubic feet.

A VERY popular type of six-room house is shown here, with the absence of frills, but with the use of every possible foot of floor space. The small balcony provided over the veranda will be found very convenient in many cases, but can easily be omitted where not desired. The closets on the second floor are arranged in the low spaces at the sides so that square ceilings are obtained as far as possible in the bedrooms.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

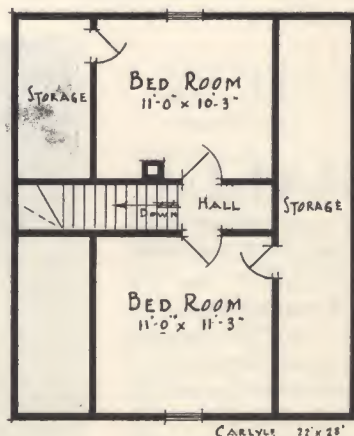
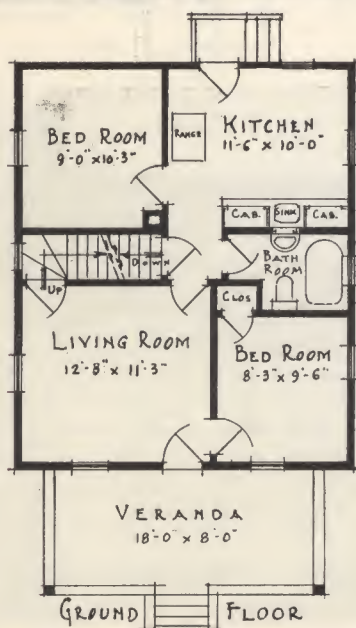




## CARLYLE

Size: 22' x 26'—10 studs.  
Cubical content, 13,400 cubic feet.

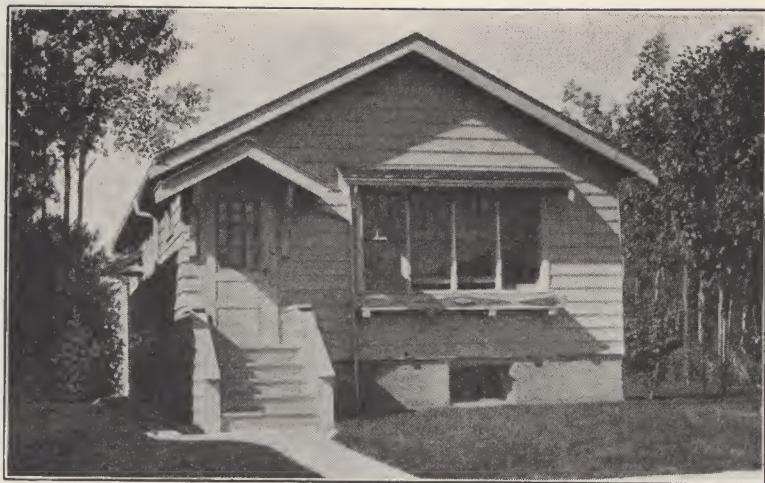
**T**HIS design provides the utmost accommodation possible in this size of house. On the ground floor are the living-room, kitchen, two bedrooms and bathroom, with a closet for the front bedroom. The kitchen is large enough for all desired purposes. The use of the greater percentage of the roof space provides two bedrooms and the spaces in the roof at the sides can be used for storage. Every dollar spent in materials and labor will return the utmost value in this home.



SECOND FLOOR

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**

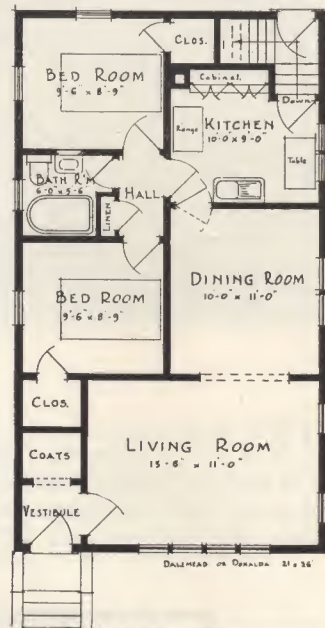
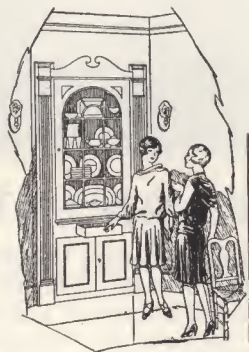




## DALEMEAD

Size 21' x 28' or 21' x 36'—8' studs.  
Cubical content, 11,500 and 14,800  
cubic feet.

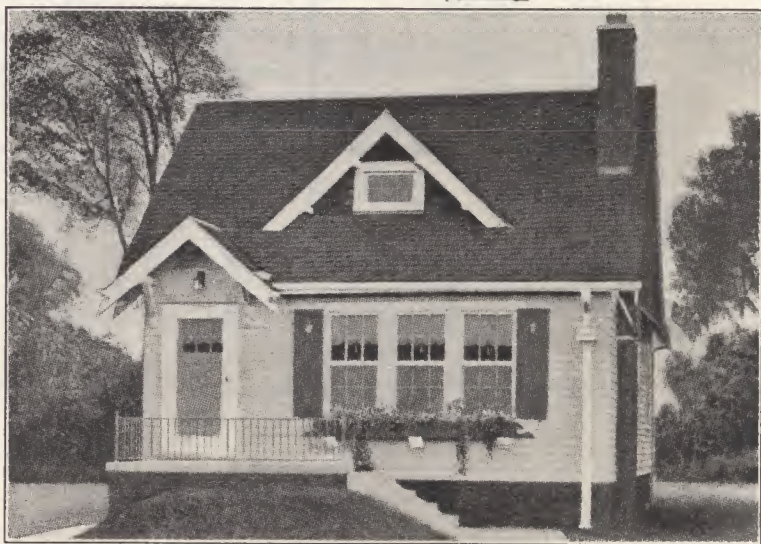
A PRACTICAL small bungalow for a narrow lot. The smaller plan provides for three rooms and bathroom. The five-room plan includes an additional bedroom and a nice dining-room. All necessary closet accommodation is provided for both bedrooms, coats and linen.



## DONALDA

Size 21' x 28' or 21' x 36'—8' studs.  
Cubical content, 12,350 and 19,000  
cubic feet.

AN alternative exterior design for "Dalemead." The living-room fireplace is a welcome addition for chilly nights of late spring or early fall. An upstairs room could be provided with access to same by means of a stair over the basement stair.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

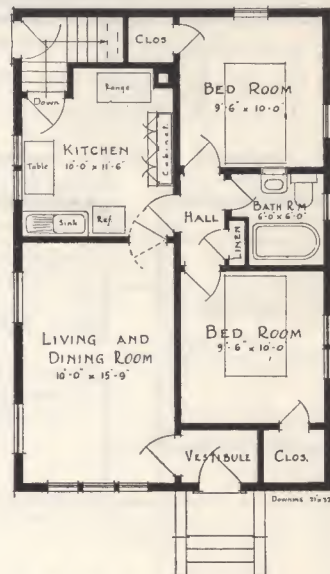
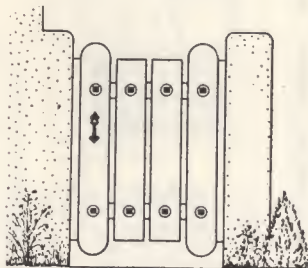
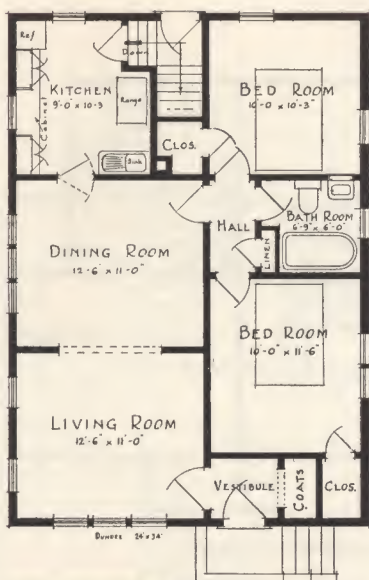


## DOWNING

Size 21' x 32'—8' studs.

Cubical content, 13,000 cubic feet.

A FOUR-ROOM bungalow for the small family. The combination living and dining-room is large enough for all needs, with convenient kitchen adjoining. The bedrooms and bathroom are well planned and closets are contrived in what would otherwise be waste space.

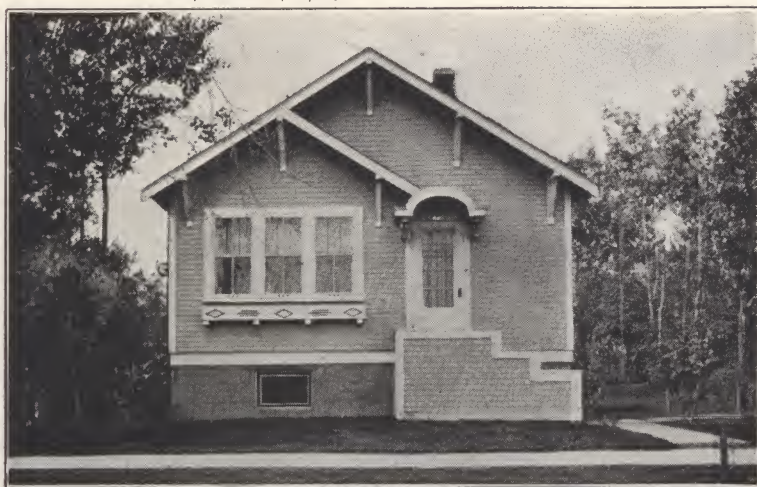


## DUNDEE

Size 24' x 34'—8' studs.

Cubical content, 16,400 cubic feet.

A SUBSTANTIAL five-room bungalow with living and dining-room of equal size with an archway between so that the two will serve the purpose of one big room, if desired. A convenient kitchen, two good bedrooms and bathroom, with plenty of closet accommodation, contribute to complete the plan.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

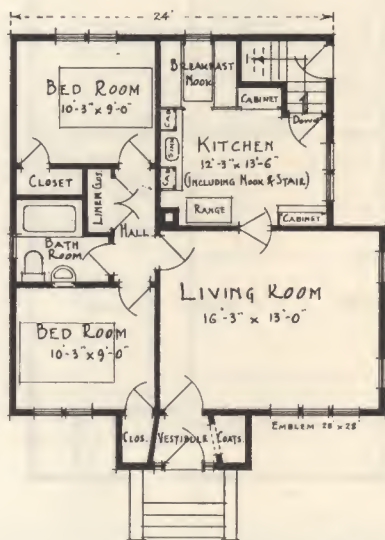
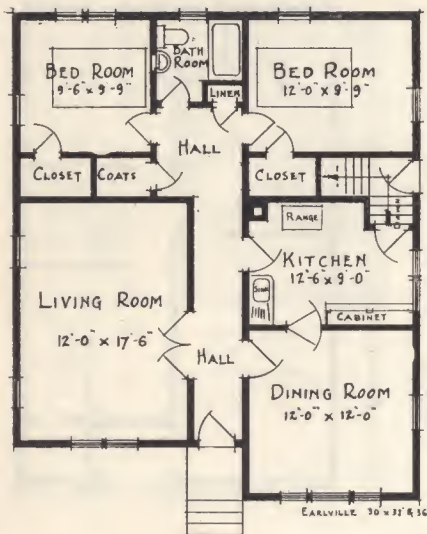




## EARLVILLE

Size 30' x 32' and 36'—9' studs.  
Cubical content, 21,500 cubic feet.

A FIVE-ROOM bungalow with centre entrance and hall. All rooms are of ample size with door openings planned to advantage. A great boon to the housewife is the provision of plenty of closet space. Altogether a very desirable home.



## EMBLEM

Size 28' x 28'—8' studs.  
Cubical content, 15,700 cubic feet.

THIS provides a wealth of accommodation in four rooms. Both living-room and kitchen are of generous dimensions and the provision of a breakfast-nook in the kitchen compensates for the lack of a separate dining-room. The two bedrooms and bathroom with closets are conveniently arranged.



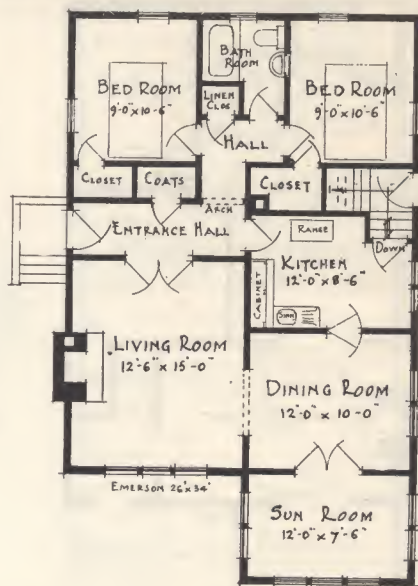
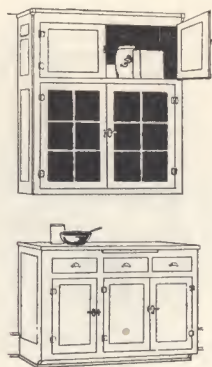
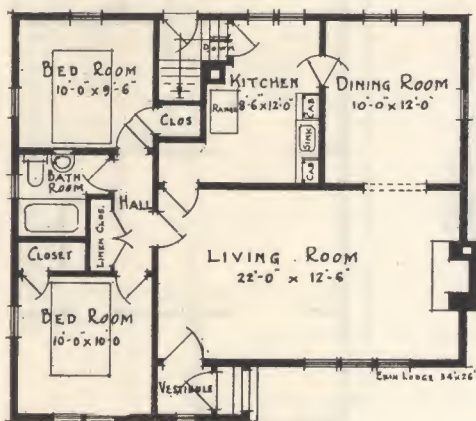
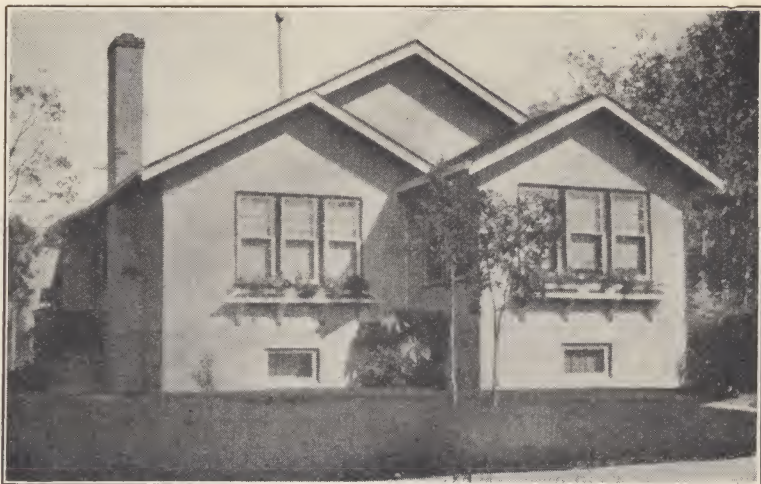
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



## EMERSON

Size 26' x 34'—8' studs.  
Cubical content, 19,650 cubic feet.

WITH the main entrance on the side, this bungalow will appeal to many. The sunroom is placed at the front, opening off the dining-room. The living-room has a cheery, open fireplace and the bedrooms and bath-room occupy the rear portion. Roomy closets provide for all purposes.



## ERIN LODGE

Size 34' x 26'—9' studs.  
Cubical content, 20,500 cubic feet.

THE outstanding feature of this bungalow is the popular large living-room. The dining-room and kitchen are conveniently placed to the rear, and two good bedrooms and bathroom, all with closets, take up the left side of a well-laid-out plan.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

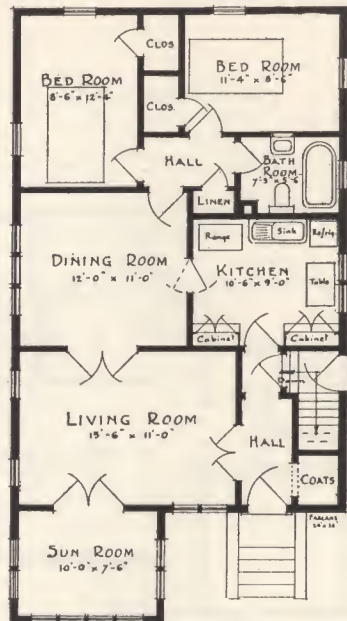
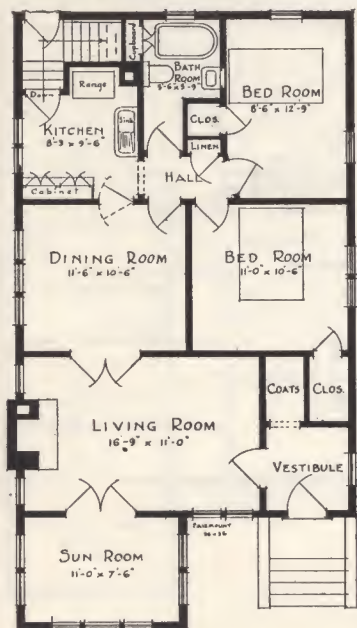




## FAIRMOUNT

Size 24' x 36'—8' studs.  
Cubical content, 19,450 cubic feet.

A FIVE-ROOM bungalow with sunroom addition which will appeal to many. The entrance vestibule is spacious and opens into a living-room of a popular size, with sunroom to the front and convenient dining-room and kitchen accommodation. There are two bedrooms and bathroom, and plenty of closet and cupboard accommodation.



## FARLANE

Size 24' x 36'—8' studs.  
Cubical content, 18,600 cubic feet.

A TYPE of plan preferred by many with the kitchen handy to the front entrance. In planning the five major rooms and bathroom the best use possible has been made of every available square foot, nor has the question of closet space been overlooked. The sunroom is placed at the front.



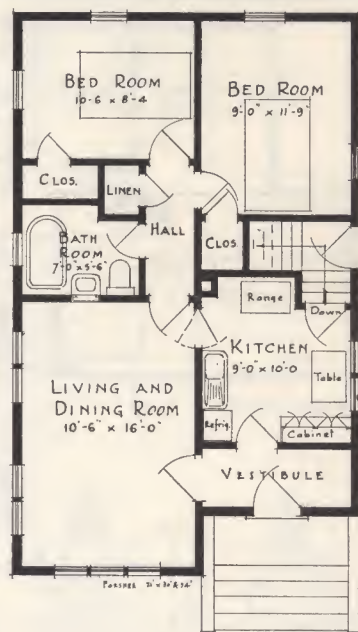
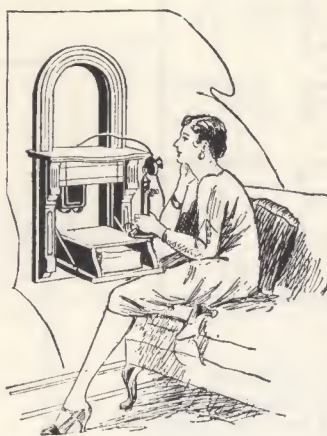
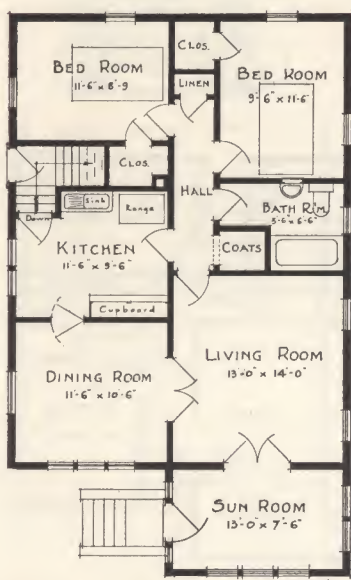
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



## FORSHEE

Size 21' x 30' and 34'—8' studs.  
Cubical content, 13,450 cubic feet.

A BUNGALOW suitable for a narrow lot, conveniently planned with a large living-room and kitchen, both opening directly into the front entrance vestibule. To the rear are two bedrooms, both having closets, and bathroom and a good sized linen closet.



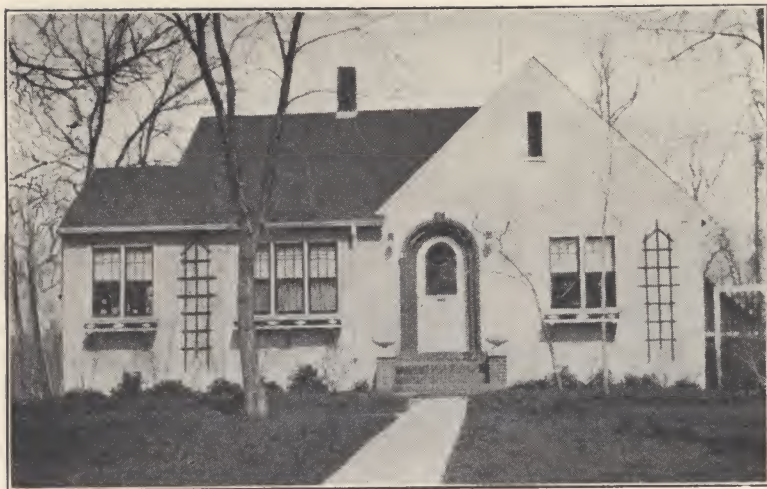
## FUSILIER

Size 26' x 34'—8' studs.  
Cubical content, 20,800 cubic feet.

A TYPE that will appeal to many, with nothing overlooked that will contribute to comfort and convenience in any of the five rooms included. The front sunroom will be found a welcome addition at all times.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**



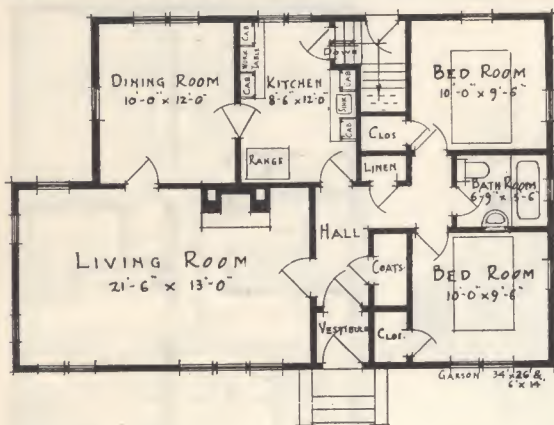
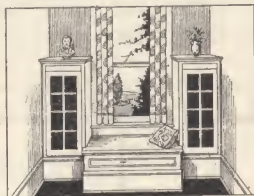


## GARSON

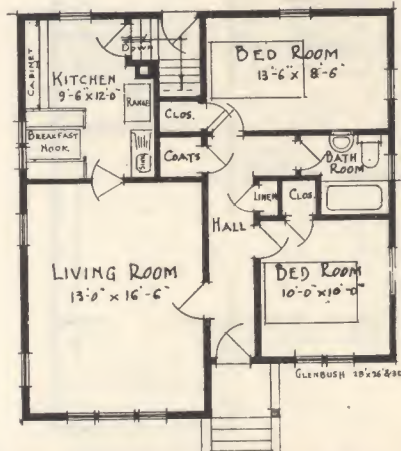
Size 40' x 26'—9' studs.  
width at rear 34'

Cubical content, 21,000 cubic feet.

**A** FIVE-ROOM bungalow featuring a large living-room and ample dining-room, with kitchen, two bedrooms and bathroom, all opening off the centre entrance hall. Both bedrooms have closets, and linen and coat closets are included.



2



## GLENBUSH

Size 28' x 26' and 30'—8' studs.  
Cubical content, 16,100 cubic feet.

**H**ERE we have a four-room bungalow, planned carefully in every detail. The breakfast nook is shown in the kitchen and will be found a great convenience at all times. All rooms and hall are well lighted.



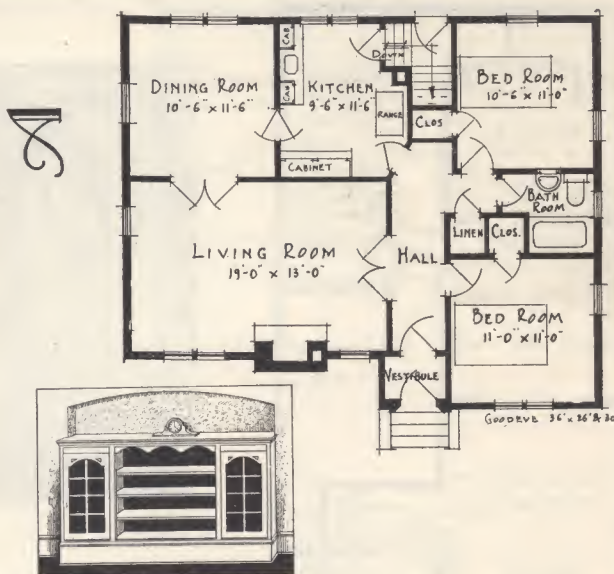
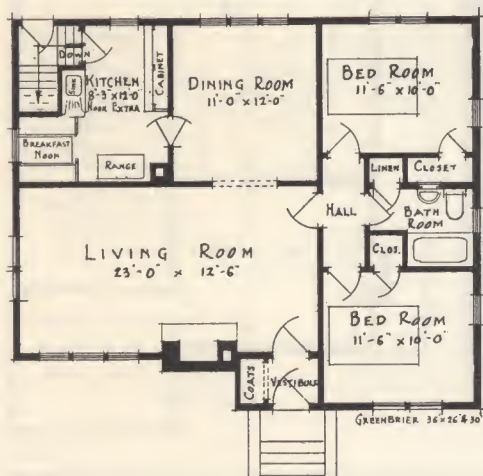
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



# GOODEVE

Size 36' x 26' and 30'—9' studs.  
Cubical content, 21,000 cubic feet.

THE front fireplace is a pleasing feature of the attractive facade of this design. The plan provides five major rooms, including a nice large living-room, and all other rooms are of generous dimensions.



# GREENBRIER

Size 36' x 26' and 30'—9' studs.  
Cubical content, 22,500 cubic feet.

ANOTHER pleasing variation of the five-room bungalow with wide facade and front fireplace, which looks so well on a wide lot or in the open. The living-room is large and of splendid proportions, and the remainder of the rooms are of ample size and conveniently planned to suit their uses.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

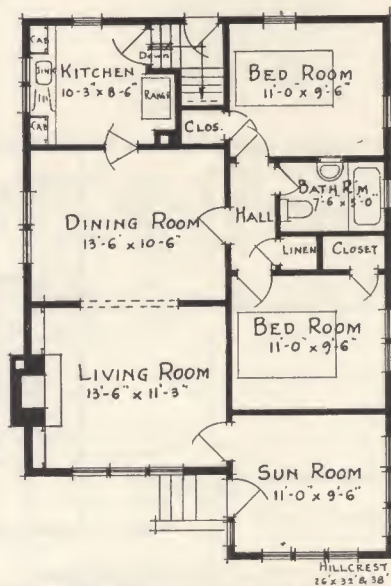
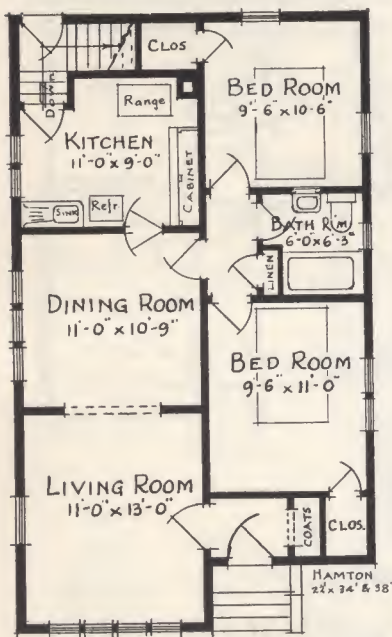




## HAMTON

Size 22' x 34' and 38'—8' studs.  
Cubical content, 16,000 cubic feet.

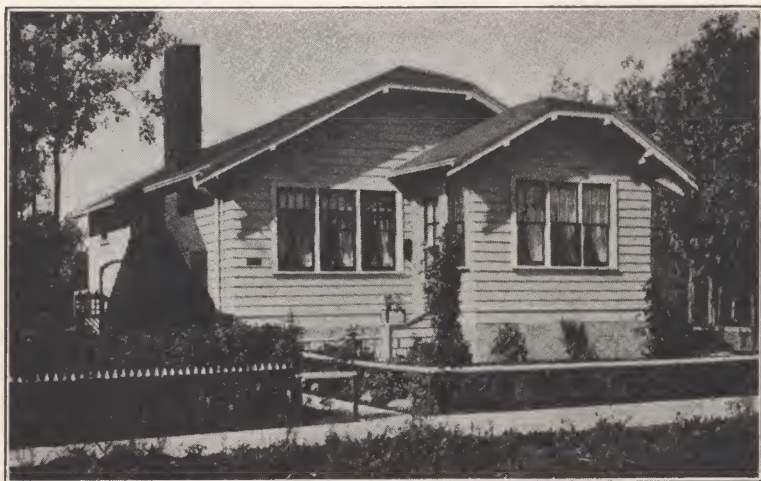
A PRACTICAL and beautiful bungalow type of home with a correspondingly practical floor plan arrangement for five rooms and bath, with nothing omitted that would contribute to convenience and comfort. Suitable for narrow building lots.



## HILLCREST

Size 26' x 32' and 38'—8' studs.  
Cubical content, 18,000 cubic feet.

A DESIGN with gable effects preferred by many. The sunroom is placed at the front, with living and dining-rooms, both of generous dimensions, and convenient kitchen on one side, while the bedrooms and bathroom, placed conveniently between, complete the opposite side of the floor plan.



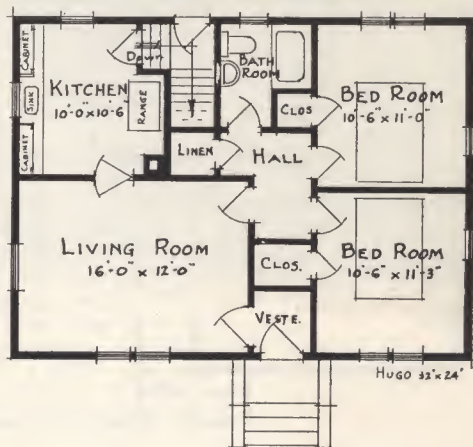
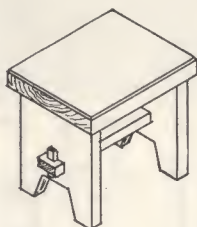
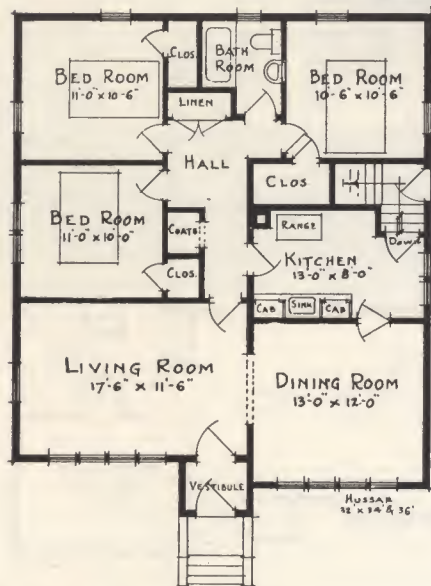
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



## HUGO

Size 32' x 24'—8' studs.  
Cubical content, 15,400 cubic feet.

**THIS** residence will look well on a wide lot. Provision is made for large living-room, kitchen, two good sized bedrooms and bath-room.



## HUSSAR

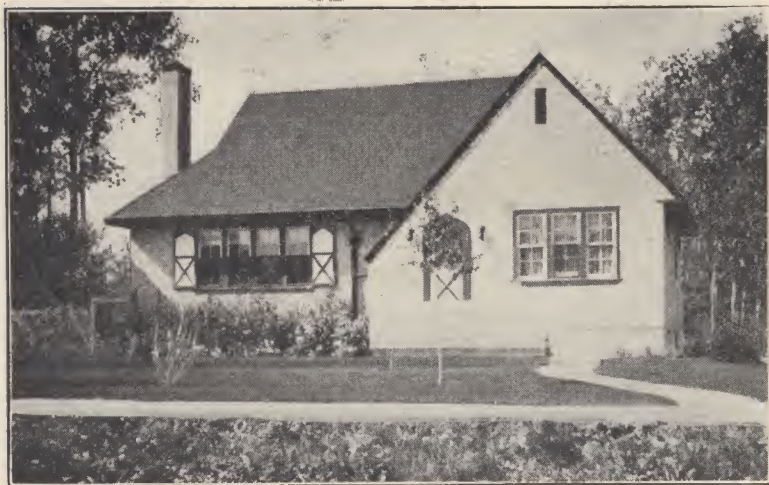
Size 32' x 34' and 36'—8' studs.  
Cubical content, 19,500 cubic feet.

**AN** attractive type that provides for three bedrooms in addition to a large living-room, dining-room and kitchen. A compact plan for those desiring the accommodation provided.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

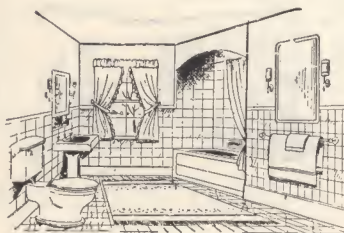
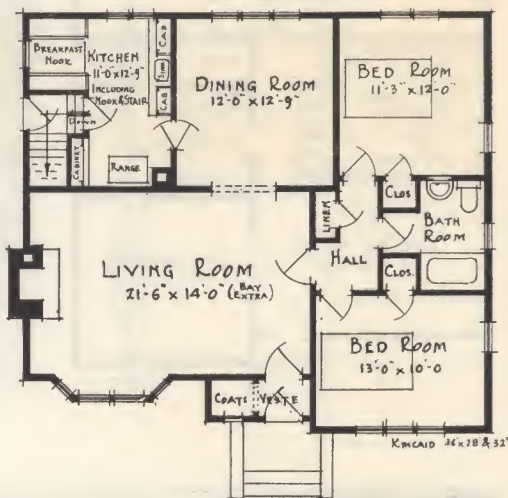
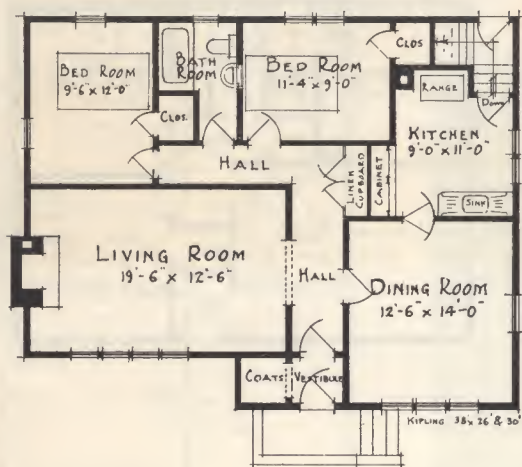




## KIPLING

Size 38' x 26' and 30'-9" studs.  
Cubical content, 23,600 cubic feet.

A FIVE-ROOM bungalow with large living and dining-room on the front of the house, and kitchen, bedrooms and bathroom to the rear. If desired, the centre hall could be omitted and this space used to increase the size of either living or dining-room.



## KINCAID

Size 36' x 28' and 32'-9" studs.  
Cubical content, 24,000 cubic feet.

THE front of this bungalow has a pleasing variation of gables and roof design. There is a splendid living-room, and all rooms are quite spacious, with plenty of closet accommodation.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

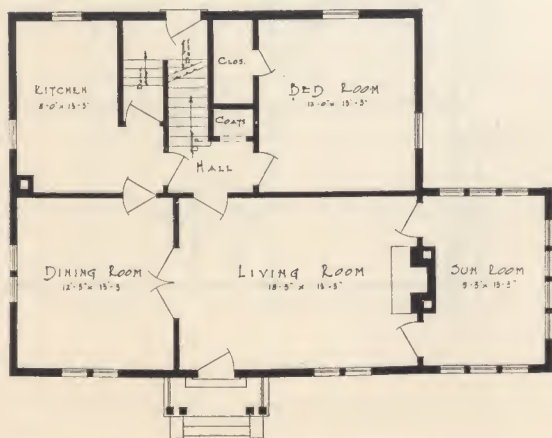




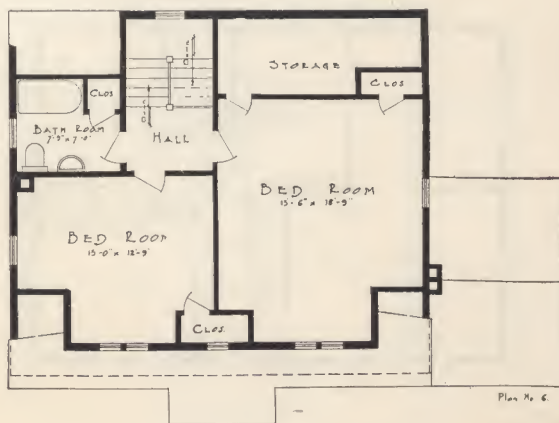
## KINGSTON

Size: 32' x 28'—10' studs; sun room, 10' x 14'.  
26,500 cubic feet.

A FINE home with a dignified exterior, having a simple and pleasing roof design. On the ground floor the living and dining-rooms are of generous sizes and well proportioned. The living-room has a sunroom adjoining which could be omitted, if desired, without spoiling the exterior design. A desirable feature is the bedroom on the ground floor. The kitchen is of ample size and conveniently placed for the dining-room. There are two good bedrooms on the second floor. Plenty of closet space is provided.



GROUND FLOOR PLAN



SECOND FLOOR PLAN

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**



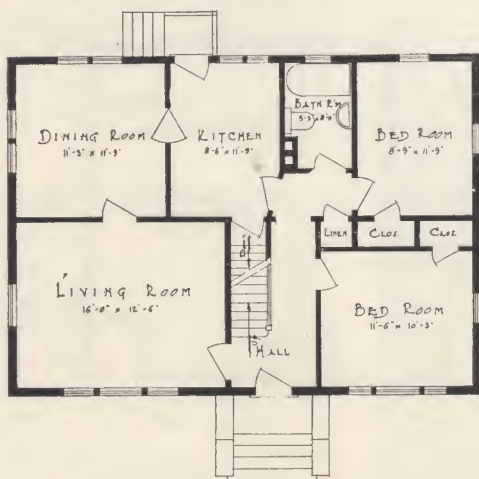


## LAURIER

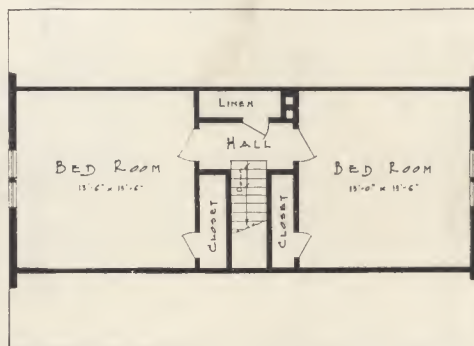
Size: 36' x 26'—12' studs.

22,500 cubic feet.

**A** HOME planned from the standpoint of convenience, beauty and economy. The central entrance hall avoids direct draughts during the cold winter days. On one side of the ground floor are the spacious living and dining-rooms, with adjoining kitchen. On the other are two bedrooms and bathroom accommodation. Upstairs, two large bedrooms make the utmost use of the roof space. Closets are provided for all bedrooms, with one for linen on each floor.



GROUND FLOOR PLAN



Plan No 10

SECOND FLOOR PLAN

**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

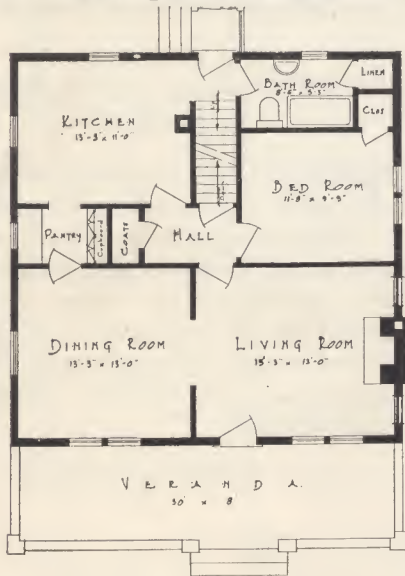




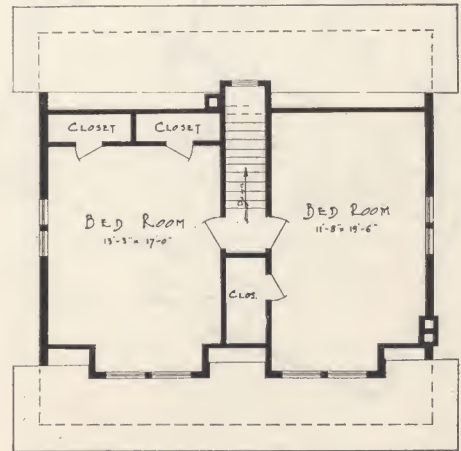
## LEWISTON

Size: 30' x 30'-10' studs.  
23,000 cubic feet.

A BUNGALOW effect house which has proven quite popular. On the ground floor the best use has been made of every foot of floor space. Upstairs there are two good-sized bedrooms. Cross ventilation is provided in the living-room, dining-room, kitchen and two second-floor bedrooms, and there is plenty of closet accommodation for every need.



GROUND FLOOR PLAN



SECOND FLOOR PLAN

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**



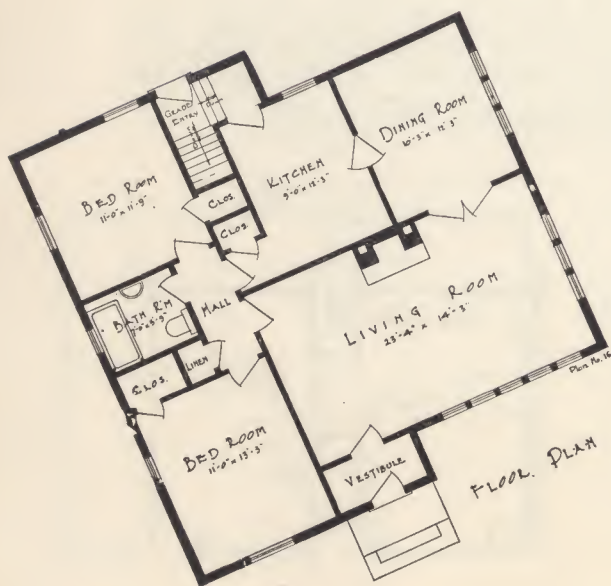


## MEGANTIC

Size: 36' x 28'—9' studs

Front and rear additions, 20' x 4'.

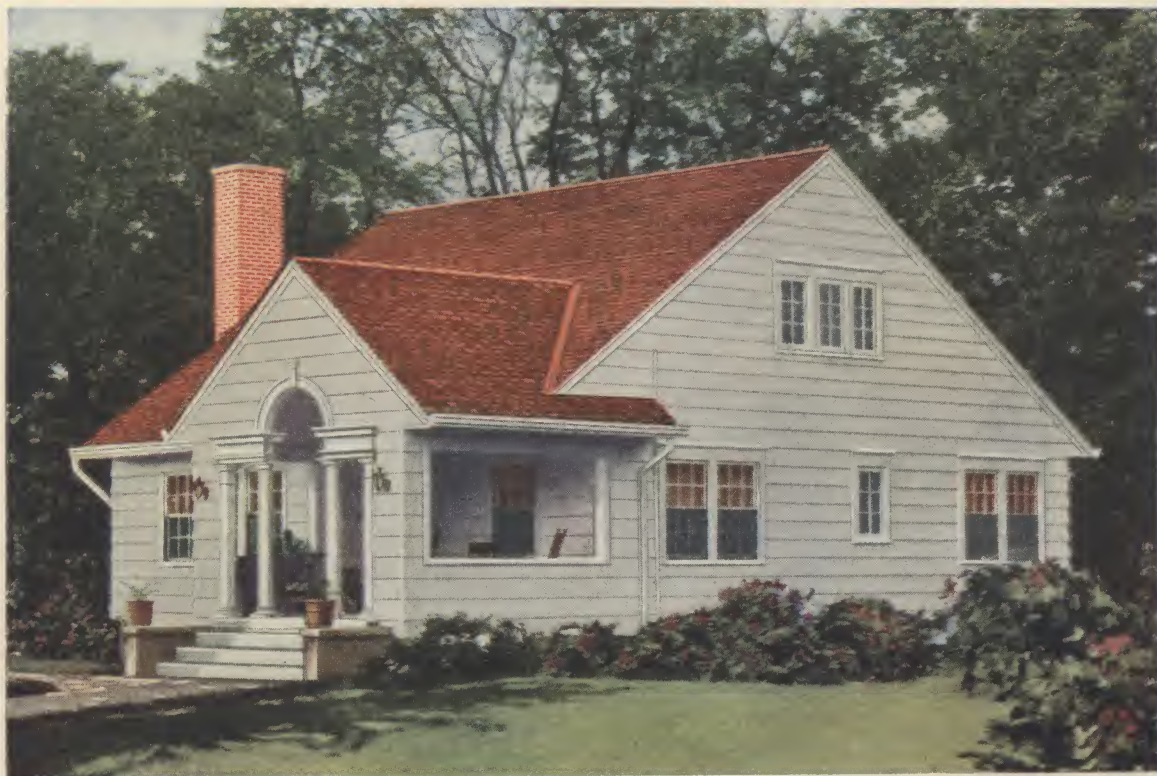
24,000 cubic feet.



THE simple and beautiful exterior of this design is equalled by its compact and well-arranged floor plan. The splendid living-room is the principal feature, being well lighted on two sides. Immediately behind are the dining-room and convenient kitchen accommodation. Two good bedrooms with closets and bathroom round out this excellent plan.

**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

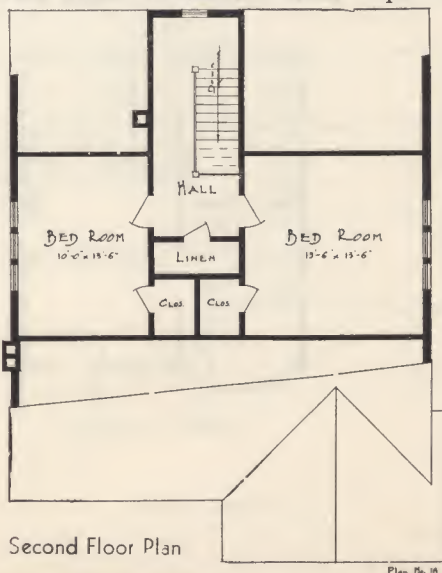
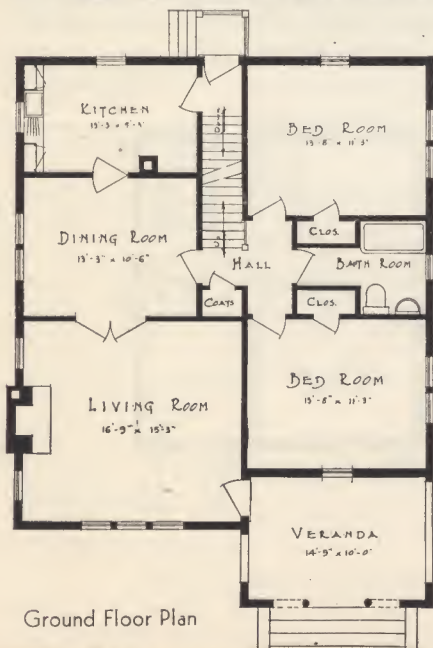




## NASSAU

Size: 32' x 36'—9' studs. 25,200 cubic feet; veranda not included.

**A** PARTICULARLY nice design of instant appeal of the one-and-a-half-storey type. Note the compact ground floor plan with its five splendid rooms. Upstairs there are two good bedrooms, making a total of four bedrooms, all with clothes closets. If so desired, it will be seen that the finishing of the second floor rooms could be deferred until required.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**





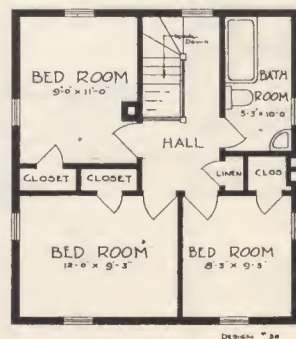
## NEWPORT

Size: 22' x 24'—16' studs.  
14,500 cubic feet.

**A**N ideal small house plan, providing six rooms, in addition to sun and bath-rooms. Careful planning ensures that the rooms will fulfil their purpose, as will be evident from the plans, and closets have been provided for each bedroom in addition to one for linen.



GROUND FLOOR PLAN



SECOND FLOOR PLAN

**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



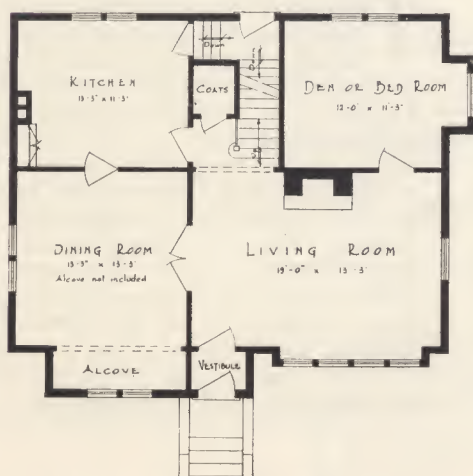


## ORILLIA

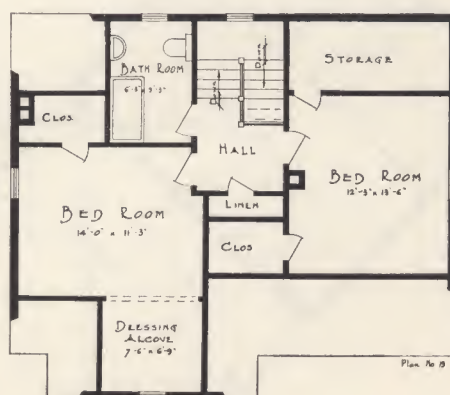
Size: 34' x 26'—12' studs.

25,000 cubic feet.

A BEAUTIFUL and artistic home. On the ground floor are the large living and dining-rooms, with adjoining kitchen. In addition, to the rear of the living-room is a good-sized room which could be used as a den or bedroom. Two large bedrooms and bathroom are arranged on the second floor, with plenty of closet accommodation.



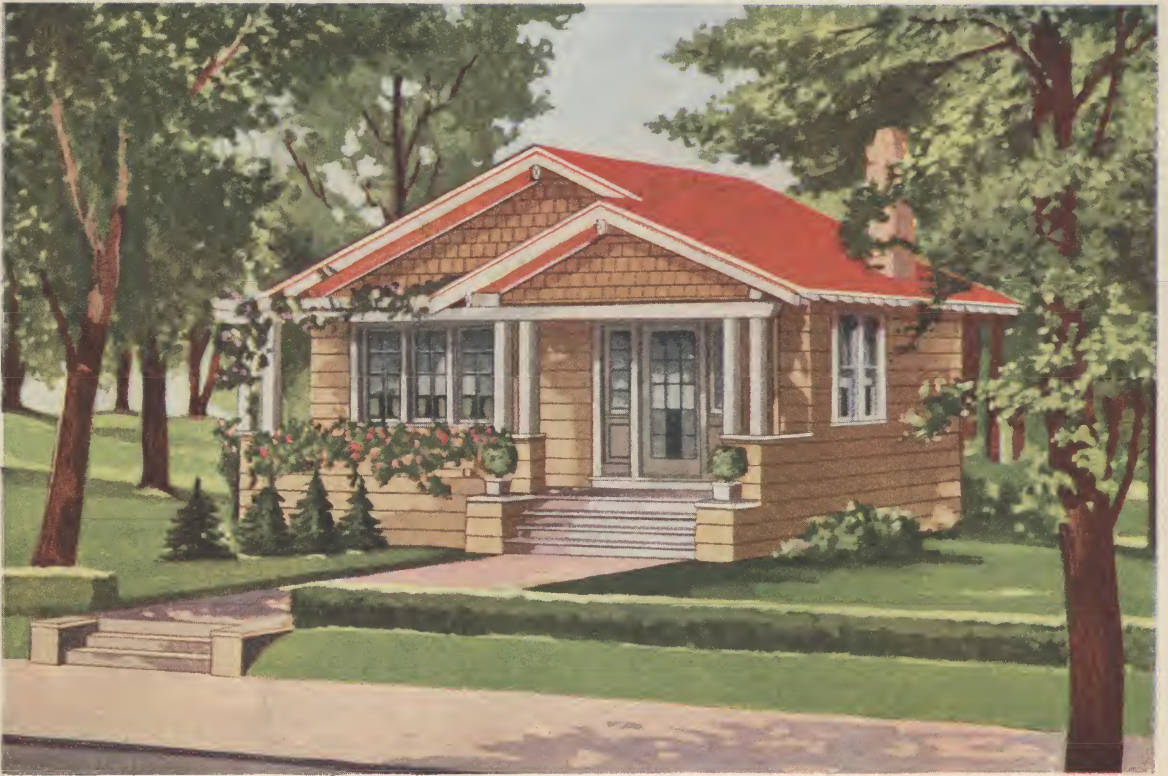
GROUND FLOOR PLAN



SECOND FLOOR PLAN

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**



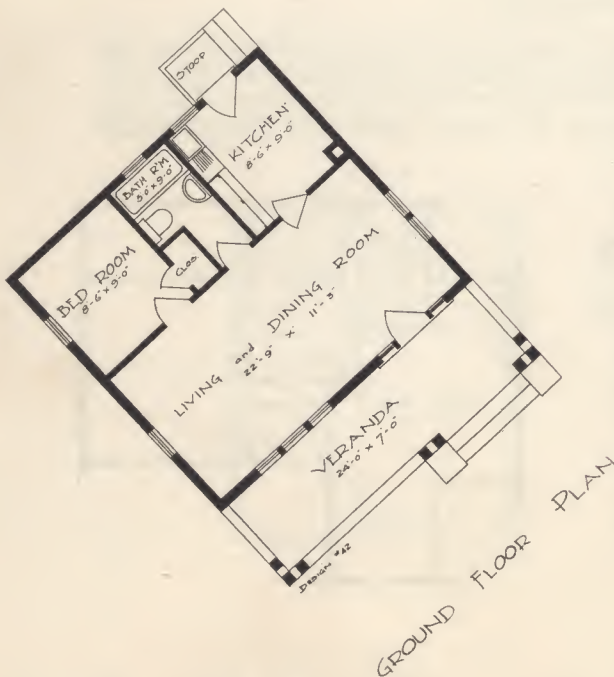


## ORIOLE

Size: 24' x 22'—8' studs.

Veranda, 24' x 7'.

8,000 cubic feet, without basement  
and veranda.



THIS is one of our designs which can be built at a very moderate cost—is one that can be well recommended to newly-married couples who wish to start off owning a home on a moderate payment basis. You will note that this is a very compact design with a simple and pleasant exterior. It is one of the best well-planned small homes that we show, where the accommodation provided is all that is required in order to start home ownership. There is an absence of all unnecessary frills, but everything is provided that is necessary on the score of utility. Another good feature about a home of this size and type is that it can be erected, if necessary, on a small frontage lot.

**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

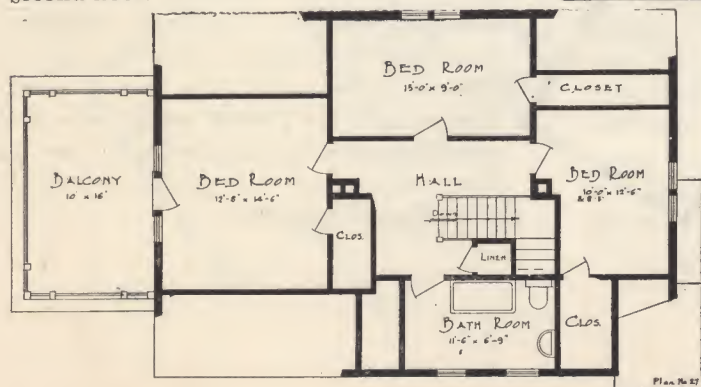
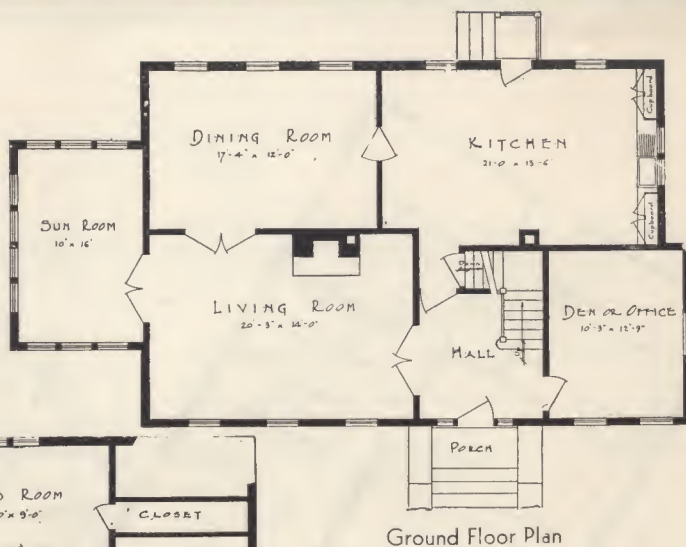




## OXFORD

Size: 42' x 28'—12' studs; sun room, 10' x 16'. 34,200 cubic feet.

**A**N artistic design of stately beauty. The floor plans are laid out to give rooms all of generous dimensions to make a harmonious whole. A feature of the ground floor is the den or office which will make special appeal to the professional man. The open balcony over the sun-room is also to be noted on the second floor.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**





## PARKDALE

Size: 24' x 30'—8' studs.  
12,900 cubic feet; veranda not included.

A SIMPLE yet attractive four-room bungalow with its living-room, kitchen and two cozy bedrooms. There is also a nice open veranda conveniently constructed for glazing-in at a future date. The planning of small homes calls for the utmost care to ensure that every possible use is made of all available space. In this plan such care has been exercised to the utmost as will be evident upon inspection.

**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**





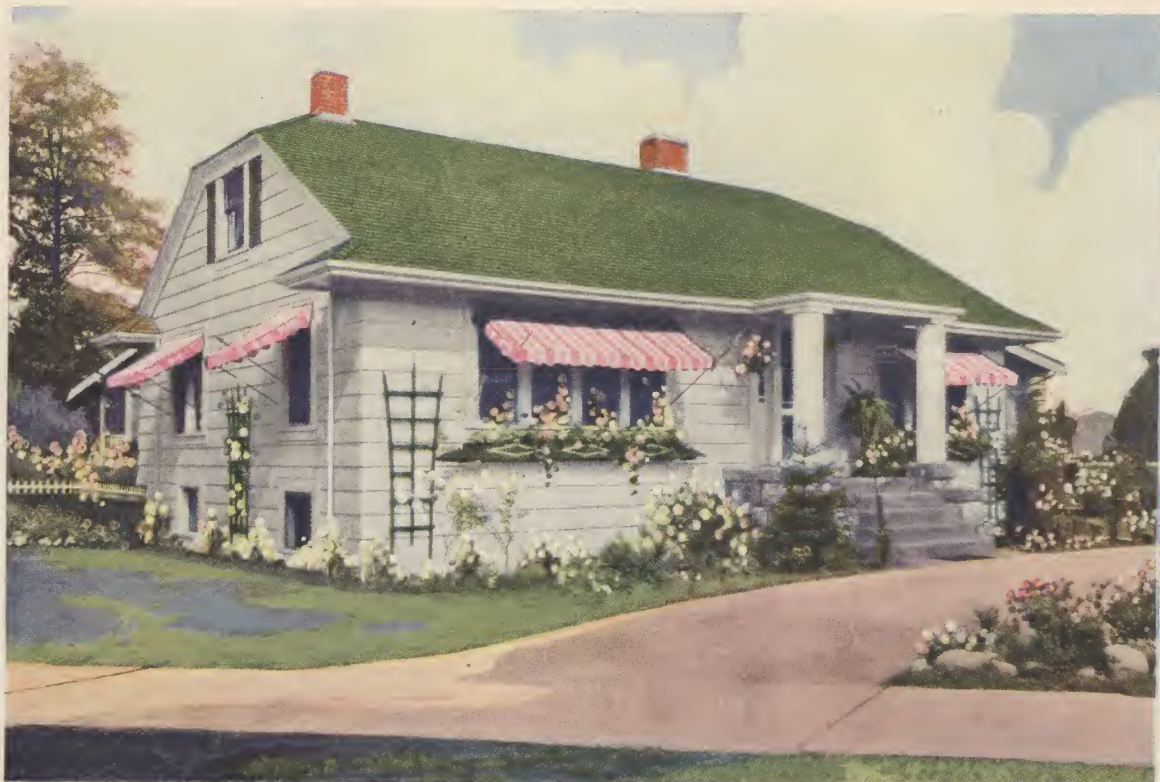
## PENDENNIS

Size: 22' x 28'—8' studs.  
12,600 cubic feet.

**A** TYPE of four-roomed bungalow which as regards the plan and exterior has met a popular demand. It is narrow enough for the small lot and contains a good sized living and dining-room, kitchen, two bedrooms and a bathroom. Both bedrooms have closet accommodation, and in addition there is a linen closet. Every foot of space has been made the most of in this small house plan.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**

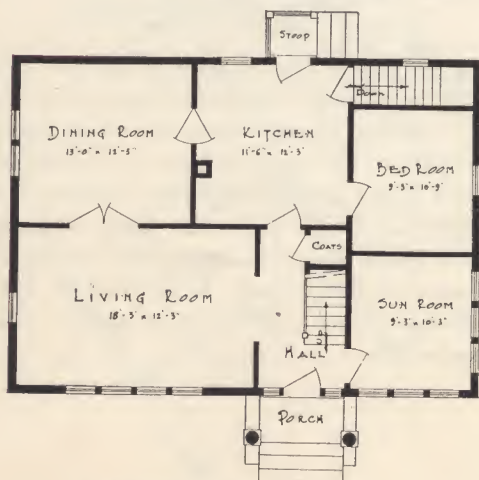




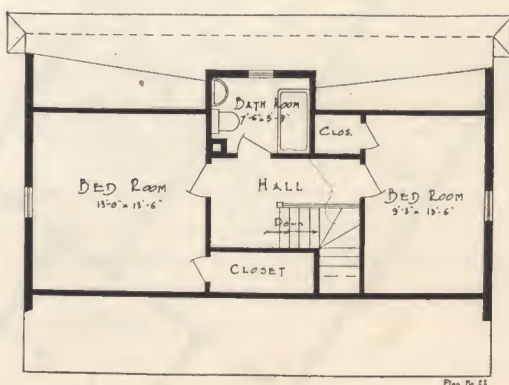
## RIPLEY

Size: 36' x 26'—9' studs.  
23,200 cubic feet.

A DIGNIFIED and artistic house of the storey-and-a-half type. The living-room is large and both dining-room and kitchen are of ample size. To the right-hand side of the entrance hall is the sunroom. The bedroom on the ground floor is a feature often requested. The second floor has one large and one smaller bedroom, both with closets; there is also a generous size bathroom.



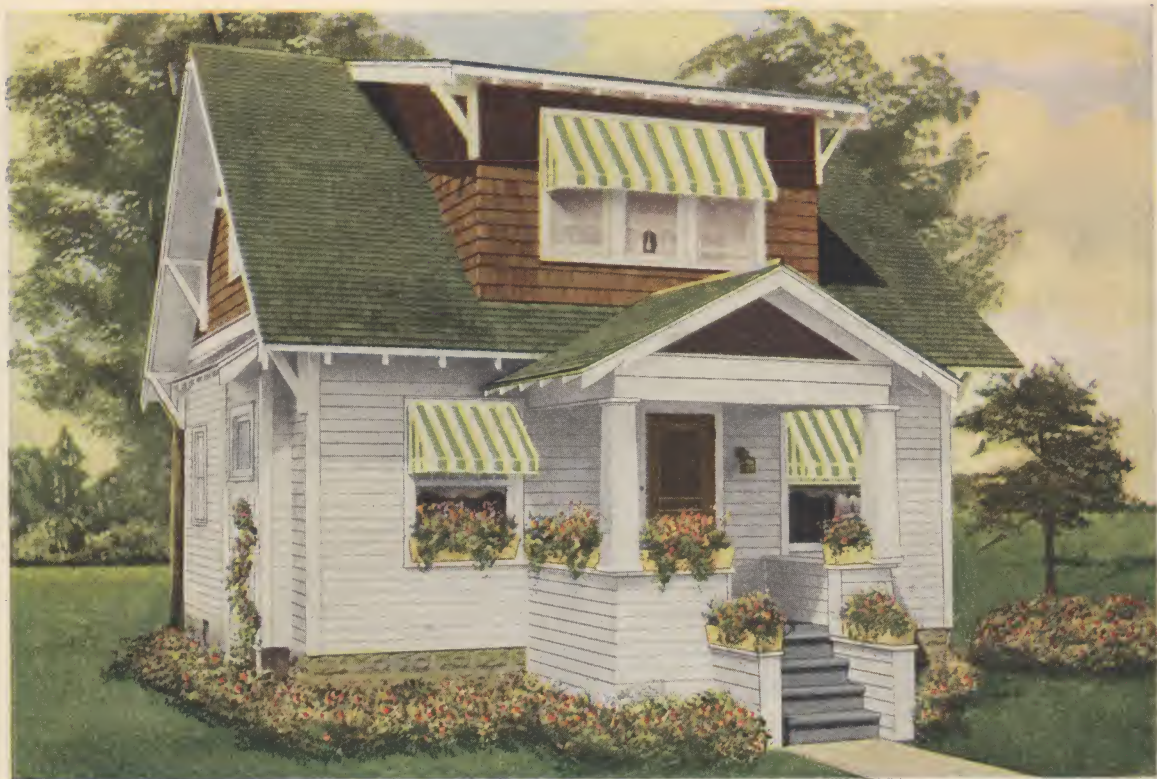
GROUND FLOOR PLAN



SECOND FLOOR PLAN

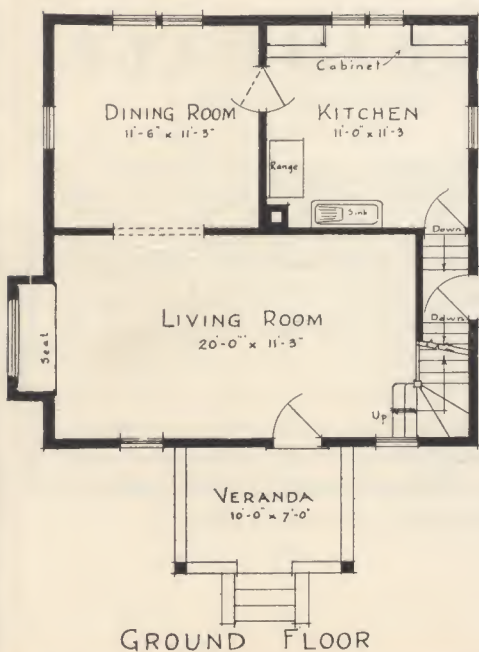
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



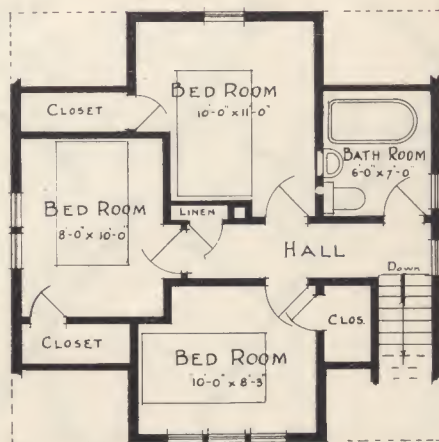


## RIVERSIDE

Size: 24' x 24'—10' studs.  
15,400 cubic feet; veranda not included.



**A**N attractive home for the small family. On the ground floor a prominent feature is the large living-room, whilst both dining-room and kitchen are of generous dimensions. On the second floor are three convenient bedrooms with closets, a good sized bathroom and also a linen closet. Glazing-in the veranda would help to make the living-room warmer in the winter.



SECOND FLOOR

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**





## ROBINDALE

Size: 21' x 34'—8' studs.  
14,300 cubic feet.

**A**N attractive four-roomed bungalow to meet the conditions imposed by the narrow lot. The combination living and dining-room is a convenient size, the absence of a separate dining-room being made up for to some extent by the breakfast nook in the kitchen, which is of ample size. There are two good bedrooms with clothes closets, with bathroom between. A fireplace is shown in the living-room—a very welcome addition for the chilly evenings and also a source of extra warmth in the zero weather.

**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

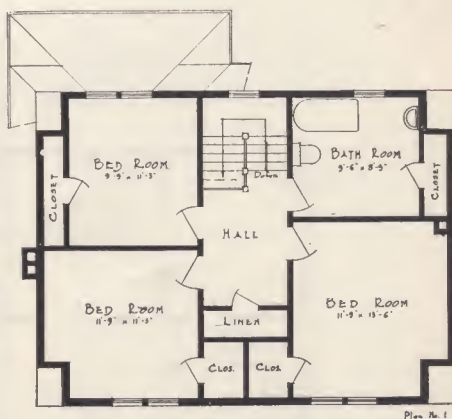
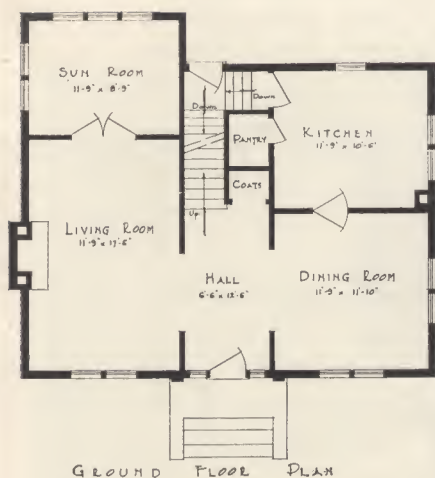




## SARNIA

Size: 32' x 24'—18' studs.  
24,000 cubic feet.

A FAMILY home of true beauty. The colonial type of house is very popular for a family home that is at once both artistic and practical. From the spacious entrance hall we can step either into the large living-room or the dining-room, and on sunny days be lured into the sunroom. Note the fine large kitchen and the three bright cheerful bedrooms, and the unusually large bathroom. The second floor could easily be altered to provide four bedrooms.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR  
HOME-TOWN LUMBER DEALER**

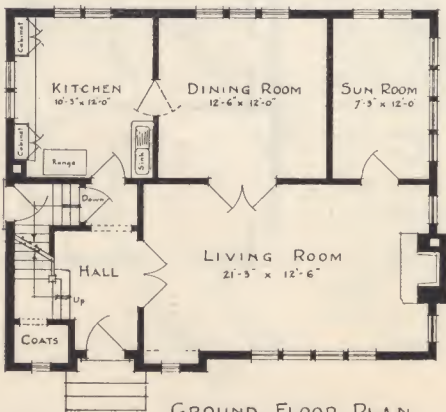




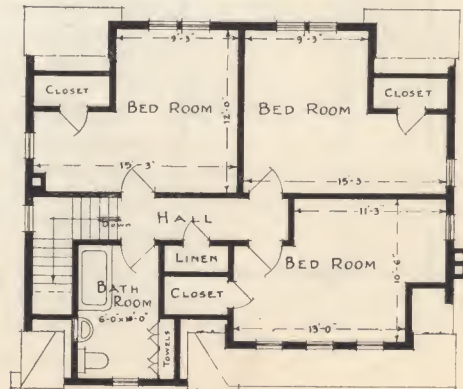
## SUNNYNOOK

Size: 32' x 26'—10' studs.  
23,000 cubic feet.

THE charming appearance of this house is the reason for its popularity, as well as the convenience of the floor plans. We enter a spacious hall to the right of which is the popular large living-room with a fireplace. The dining-room is a nice size, and off the living-room we also have a sunroom. The kitchen completes the ground floor and is roomy and convenient. Upstairs the three bedrooms and bathroom are all a good size. Each bedroom has plenty of closet accommodation and there is also a good-sized linen closet. In this design the second floor is planned so as to utilize much roof space that would otherwise be wasted.



GROUND FLOOR PLAN



SECOND FLOOR PLAN

**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



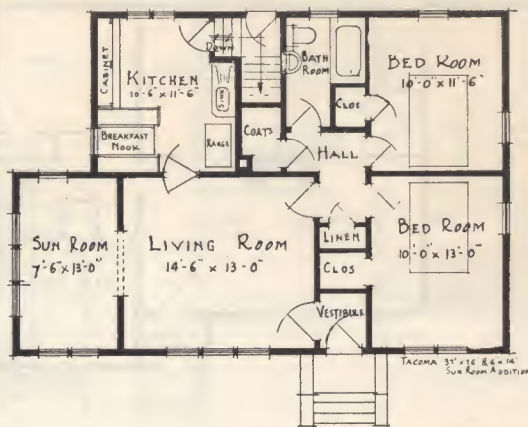
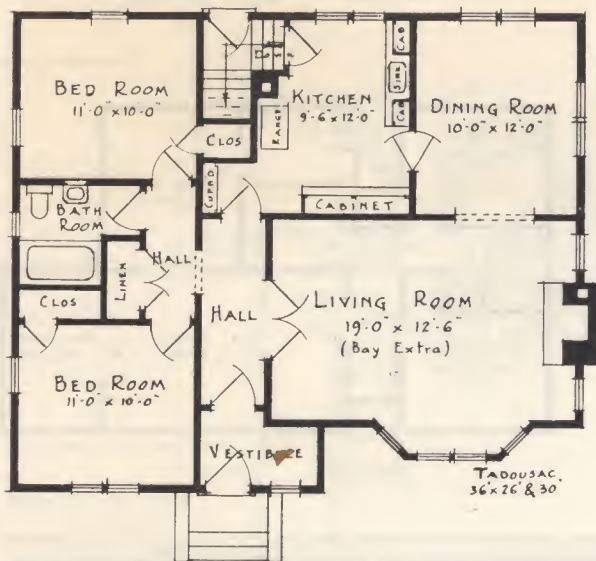
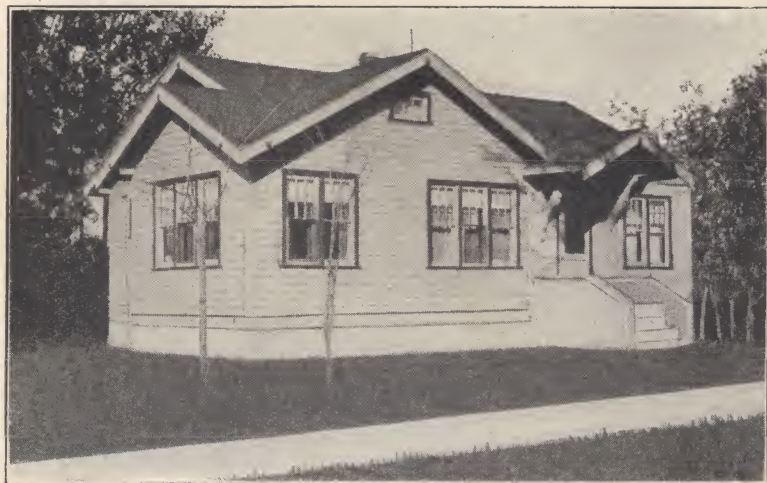
# TACOMA

Size 38' x 26'—8' studs.

Width at Rear 32'

Cubical content, 18,600 cubic feet.

AN efficiently-planned house, with four rooms and sunroom. All rooms take advantage of all available space and are of convenient dimensions and layout, with no lack of closet space.



KITCHEN INTERIOR SHOWING CABINETS, IRONING BOARD AND SINK

# TADOUSAC

Size 36' x 26' and 30'—8' studs.

Cubical content, 21,300 cubic feet.

A PLEASING design with wide front combined with well-arranged floor plan. The large living-room with open fireplace and bay window is an outstanding feature; the balance of the rooms are conveniently planned for their respective purposes and provided with plenty of closet accommodation.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

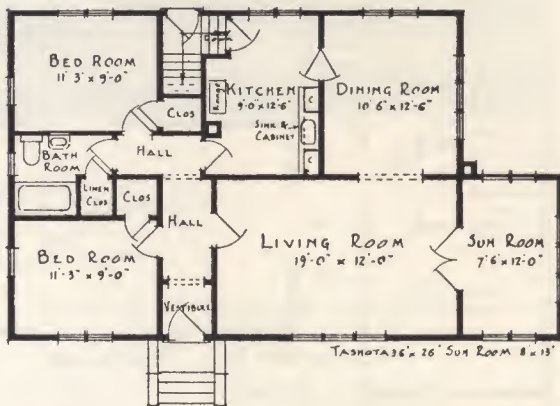
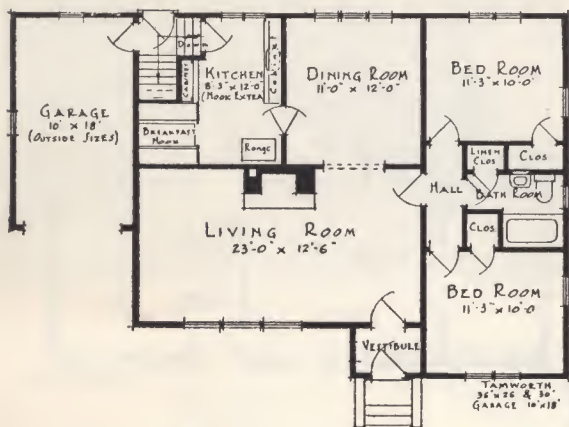




## TAMWORTH

Size 36' x 26' and 30'—8' studs.  
Cubical content, 21,100 cubic feet;  
garage, 1,500 cubic feet.

A FIVE-ROOM bungalow plan with attached garage, suitable for a wide lot. The rear entrance to the garage is planned to avoid the necessity of going outside before entering. The plan is well laid out with a minimum of waste space.



## TASHOTA

Size 36' x 26'—9' studs.

Sunroom, 8' x 13'.

Cubical content, 23,200 cubic feet.

THE grouping and arrangement of windows form the outstanding feature of this charming exterior. The floor plan includes a large living-room with adjoining sun-room, dining-room, and kitchen conveniently laid out, two good-sized bedrooms, bathroom, and plenty of closet space.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



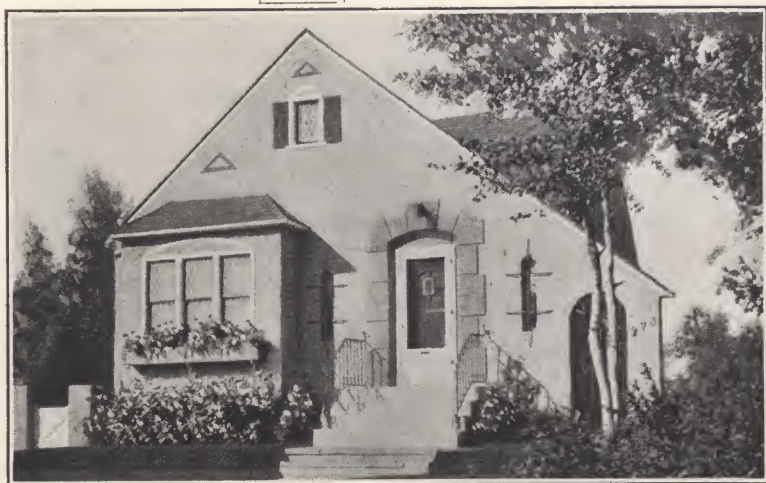
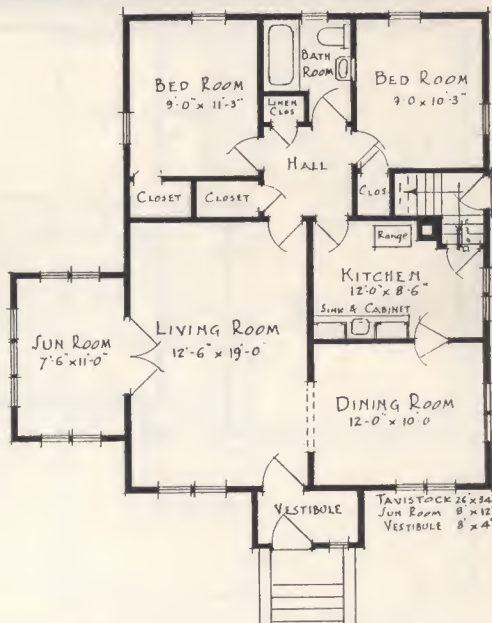
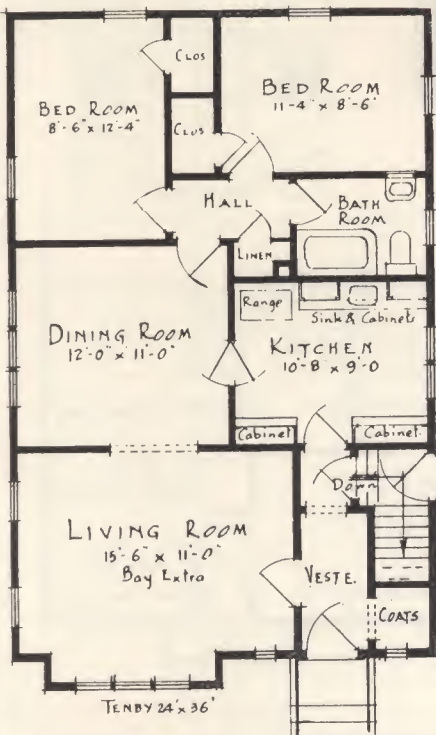
# TAVISTOCK

Size 26' x 34'—8' studs.

Sunroom, 8' x 12'.

Cubical content, 21,000 cubic feet.

A FIVE-ROOM bungalow with sunroom addition on the side. The projecting entrance is a feature that will add to the warmth, particularly so in cold, windy spells. The living-room, dining-room and sunroom are well planned in relation to one another.



# TENBY

Size 24' x 36'—8' studs.

Cubical content, 19,200 cubic feet.

A FIVE-ROOM bungalow with a pleasing exterior and a floor plan laid out to make the best use of all available space. It is to be noted that the kitchen has direct access to the front entrance without going through any other room. The two bedrooms are provided with good closets.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

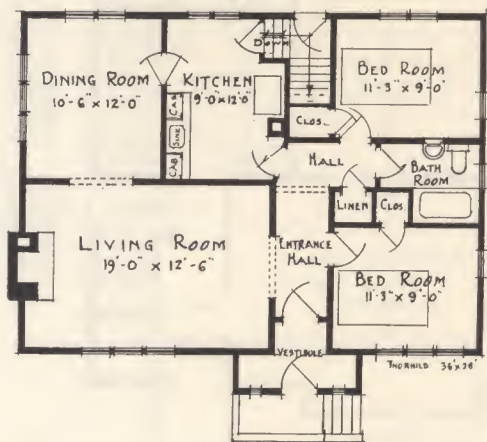
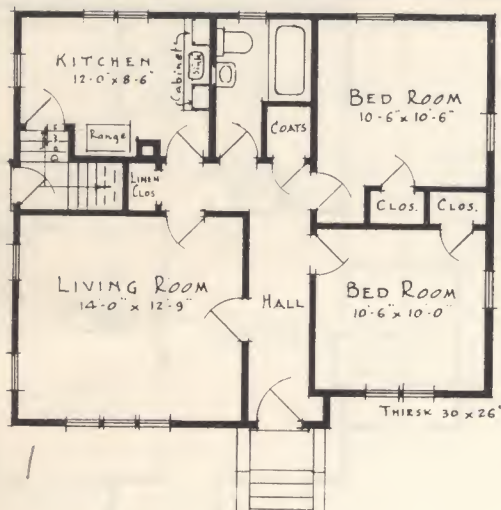




## THIRSK

Size 30' x 26'—8' studs.  
Cubical content, 15,000 cubic feet.

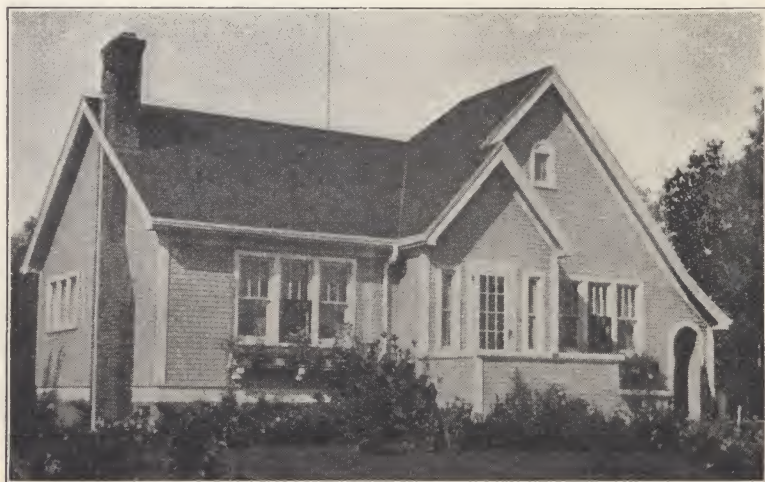
A SMALL bungalow providing four good rooms and bath, and closets for all purposes. The exterior has pleasing lines, which together with the compact plan offers a solution where a small house is desired.



## THORHILD

Size 36' x 26'—9' studs.  
Cubical content, 20,700 cubic feet.

A DESIGN with wide front and pleasing gable and roof treatment, the entrance vestibule being given special care. The living-room is of good size and well proportioned and has an end fire-place. All other rooms are large enough for comfort and convenience and closet space is well provided for.



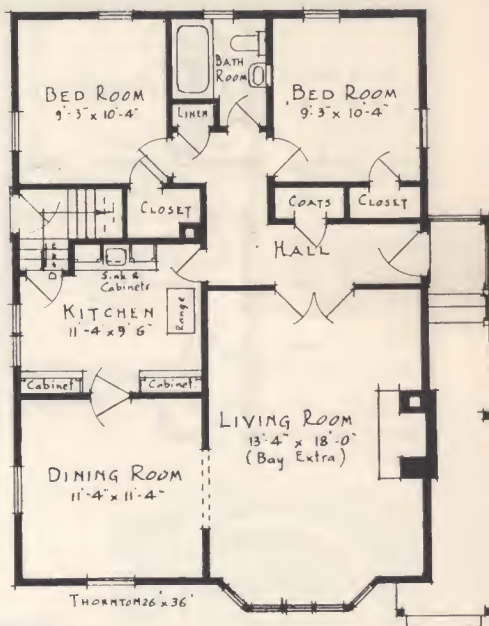
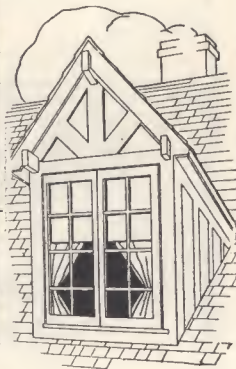
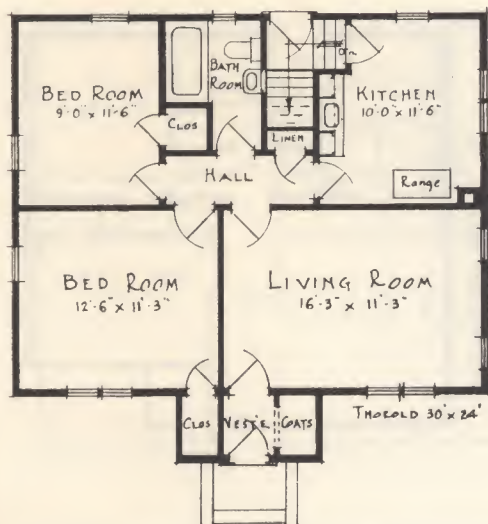
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



# THORNTON

Size 26' x 36'—9' studs.  
Cubical content, 21,300 cubic feet.

A FIVE-ROOM bungalow with an exterior of especial charm. The floor plan has the popular large living-room with fireplace and bay window, dining-room and well-arranged kitchen, two bedrooms and bath, and plenty of closet space.



# THOROLD

Size 30' x 24'—8' studs.  
Cubical content, 15,000 cubic feet.

A SMALL four-room design with a simple yet pleasing exterior. The living-room is a good size, as is also the kitchen. The two bedrooms and bath are conveniently planned from the central hall space.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

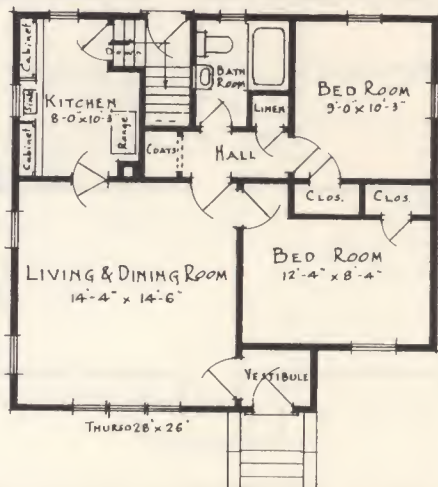
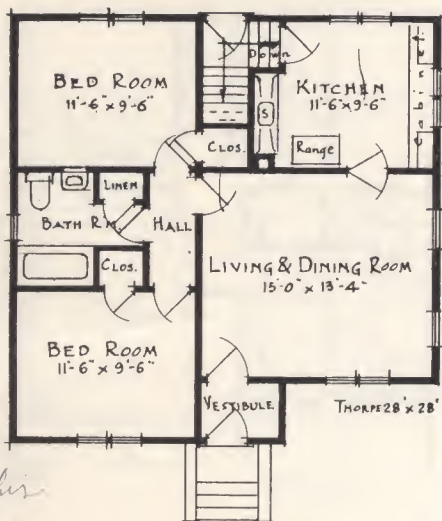




## THORPE

Size 28' x 28'—8' studs.  
Cubical content, 15,000 cubic feet.

A SIMPLE and attractive four-room bungalow. No space is wasted in providing a combination living and dining-room, kitchen, two bedrooms, bath, and in addition closets for each bedroom and one for linen.



## THURSO

Size 28' x 26'.  
Ground Floor, 8' studs.  
Cubical content, 14,000 cubic feet.

A NEAT looking bungalow with the increasingly popular wide bevel siding finish. The compactly - arranged plan provides a combination living and dining-room, good kitchen, two bedrooms and bathroom. In addition, there is plenty of closet accommodation, which is quite a consideration in a small house.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



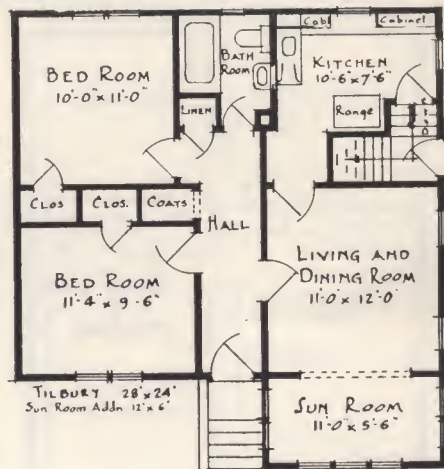
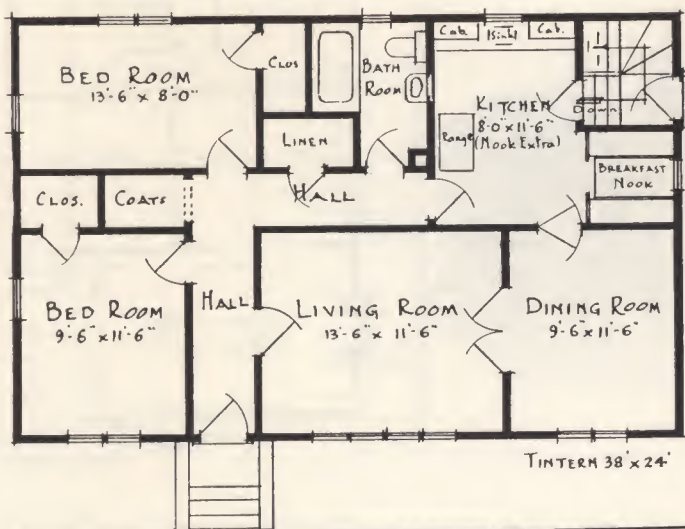
## TILBURY

Size 28' x 24'—8' studs.

Sunroom, 12' x 6'.

Cubical content, 14,500 cubic feet.

A VERY practical small house plan. The sunroom adjacent to the combination living and dining-room gives the effect of one good-sized room. The kitchen, two bedrooms and bathroom are well planned to afford all possible convenience. Ample closet space is provided and the front entrance platform is sheltered.



## TINTERN

Size 38' x 24'—8' studs.

Cubical content, 19,000 cubic feet.

A PLEASING variation of the wide-front type of five-room bungalow. The floor plan provides every convenience, and the nook off the kitchen will be found a useful feature. The closets provided are larger than usual.



**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

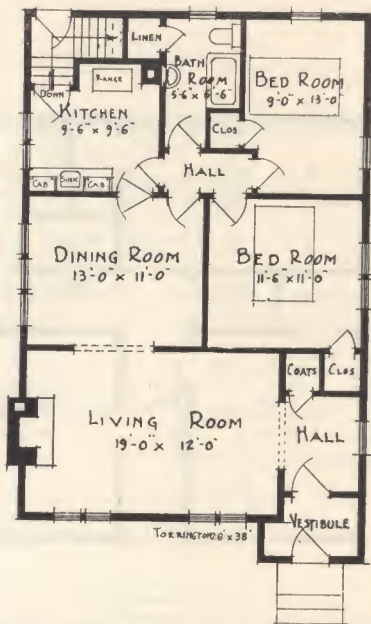
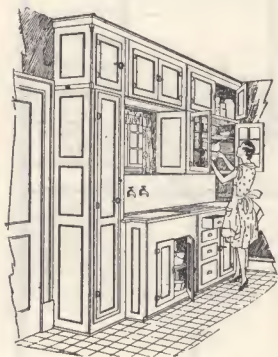
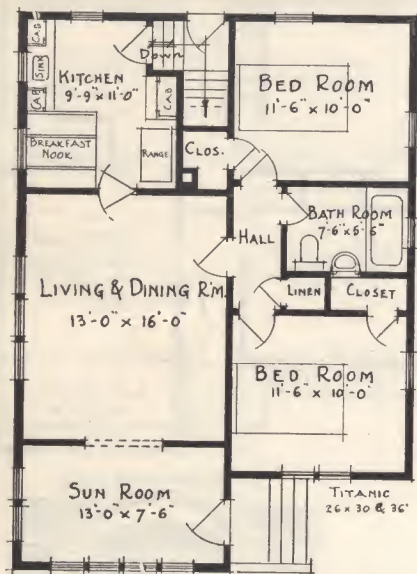




## TITANIC

Size 26' x 30' and 36'—8' studs.  
Cubical content, 18,000 cubic feet.

A BUNGALOW that many will build. The combination of front sunroom and living and dining-room being a pleasing feature. The nook in the kitchen will prove a great boon in the absence of a separate dining-room. Two convenient bedrooms of similar size and bathroom complete the floor plan.



## TORRINGTON

Size 26' x 38'—8' studs.

Cubical content, 21,000 cubic feet.

THE simple gabled exterior of this house is very pleasing and the floor plan is quite in keeping with its fine living-room, dining-room, kitchen, two bedrooms and bathroom, with closet accommodation.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

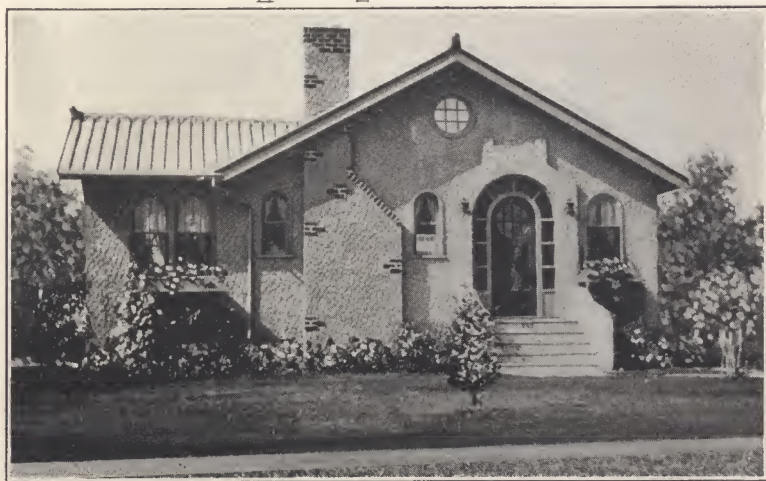
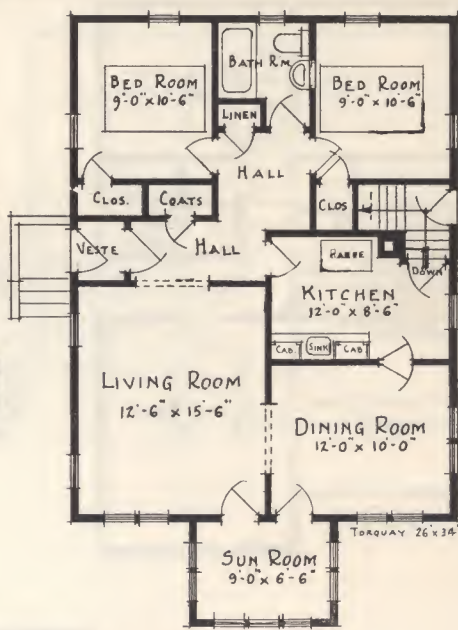
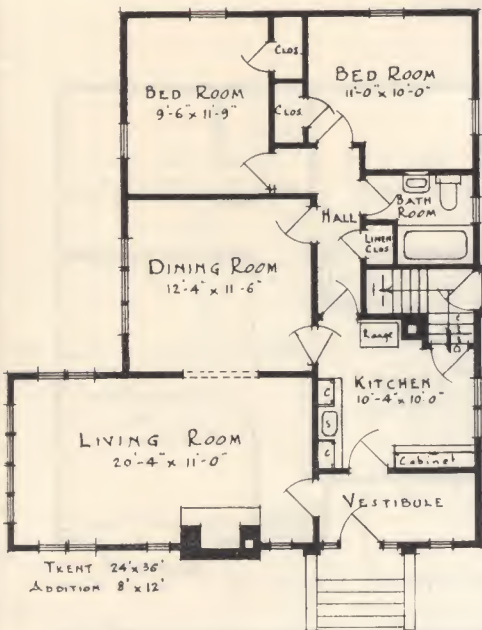
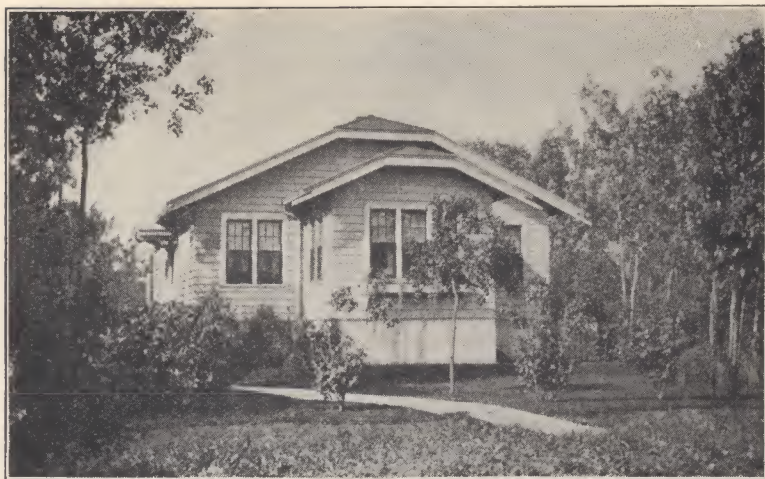


# TORQUAY

Size 26' x 34'—8' studs.

Cubical content, 18,900 cubic feet

A SIMPLE and practical five-room bungalow with main entrance on the side, as preferred by many. The five rooms and bathroom are well laid out. The front sunroom, opening off both living and dining-room, is a desirable addition.



# TRENT

Size 24' x 36'—8' studs.

Sunroom, 8' x 12'.

Cubical content, 18,600 cubic feet.

HERE we present a design with an unusual but pleasing exterior. An inspection of the floor plan will show that nothing has been overlooked to make a layout with all required conveniences. The living-room is large and has a cheery fireplace.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**





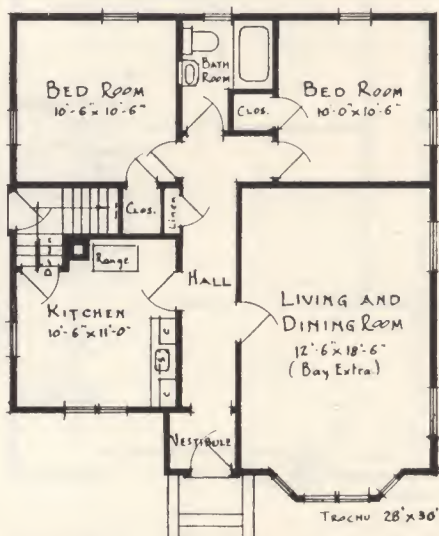
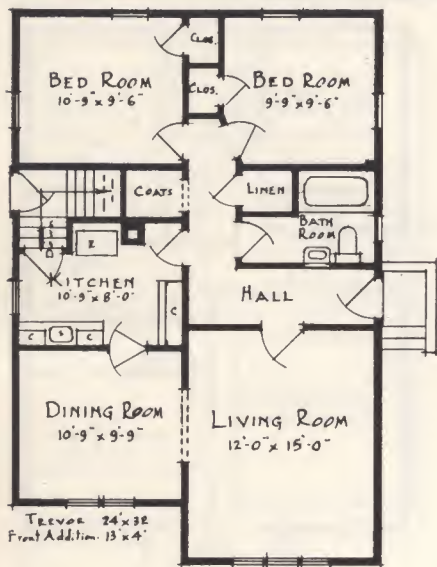
## TREVOR

Size 24' x 32'

Ground Floor, 8' studs.

Cubical content, 16,700 cubic feet.

THE neat little bungalow has the main entrance at the side. The floor plan provides five rooms and bath, with the ever desirable closet accommodation for all purposes. The exterior has simple and charming lines.

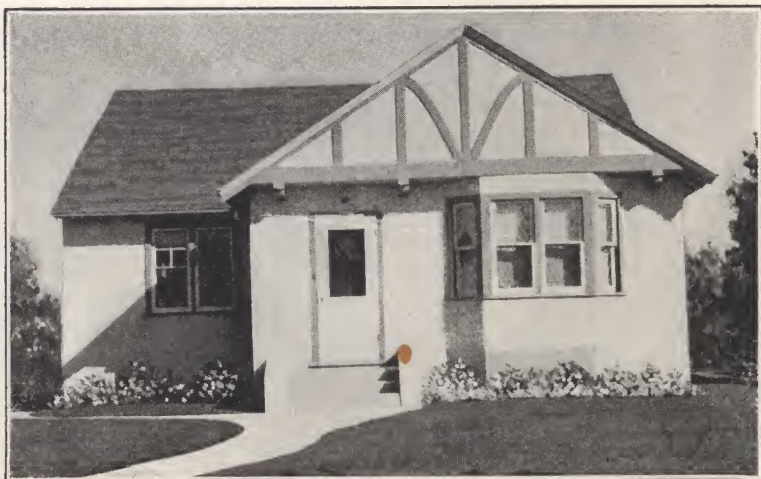


## TROCHU

Size 28' x 30'—8' studs.

Cubical content, 16,700 cubic feet.

A PRACTICAL four-room bungalow with all rooms planned to the best advantage, combined with a pleasing exterior. The combination living and dining-room is a particular feature. The kitchen is in the front of the house, as preferred by many. The two bedrooms, with closets, are at the rear, together with the bathroom.



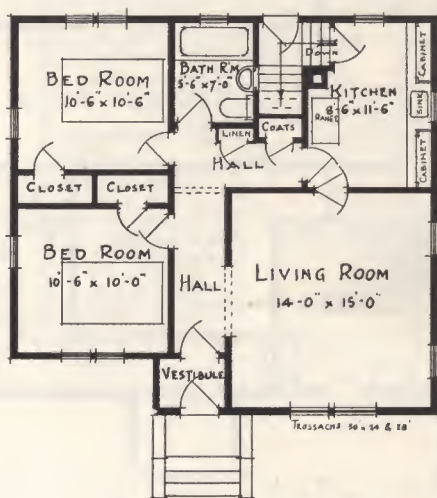
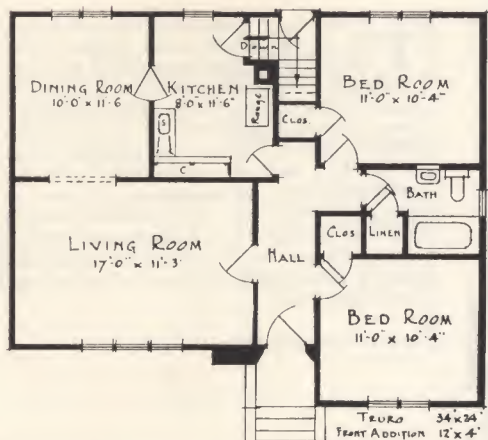
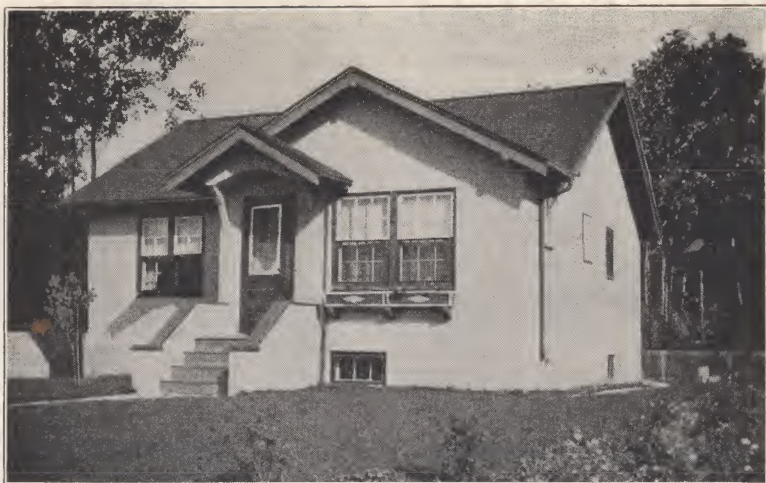
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



## TROSSACHS

Size 30' x 24' and 28'-8" studs.  
Cubical content, 16,000 cubic feet.

A SUBSTANTIAL appearing bungalow with living-room, kitchen and two bedrooms of useful size. The bathroom is conveniently placed and planned, as are also closets for the bedrooms, linen and coats.



## TRURO

Size 34' x 24'-8" studs.

Front addition, 12' x 4'.

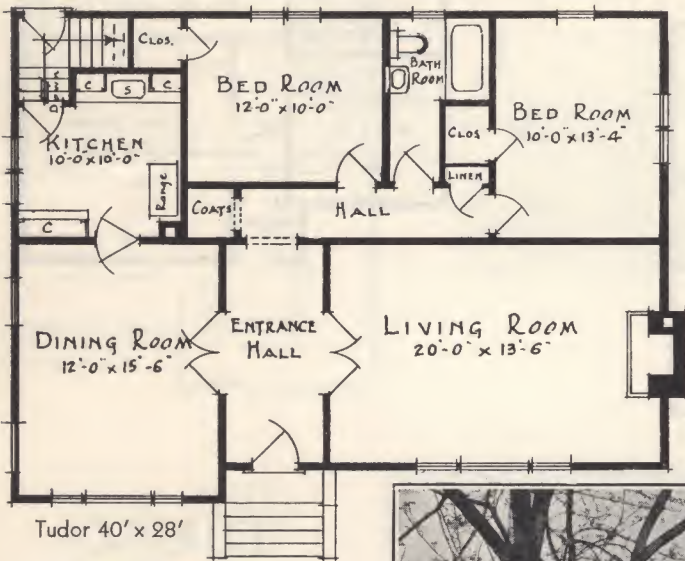
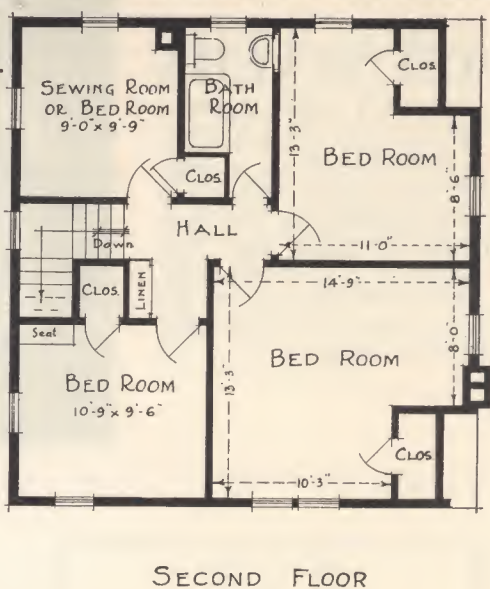
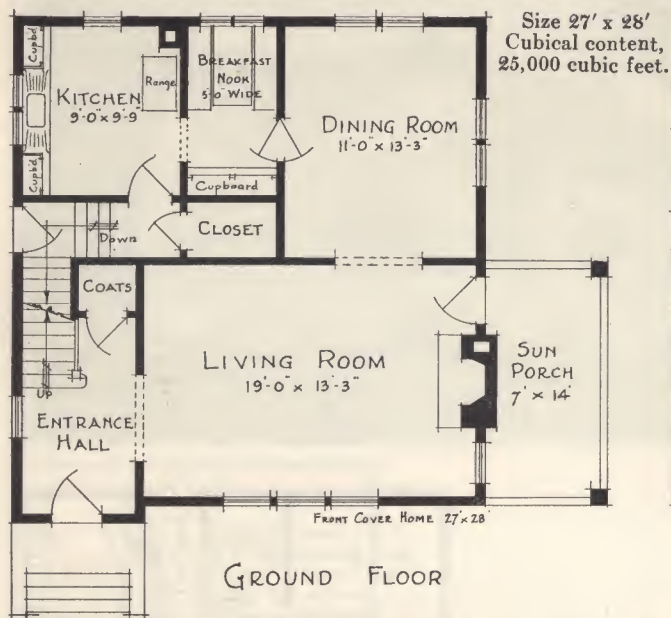
Cubical content, 19,000 cubic feet.

THIS wide-front bungalow presents a pleasing combination of gable lines and roof effect. The floor plan provides five good-sized rooms, all laid out to the best advantage. The provision of ample closet space has also been taken care of.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**



## FLOOR PLAN OF FRONT COVER DESIGN



**T**HE above ground and second floor plan — a fine example of the low sweeping gables as applied to a two-storey house. The interior arrangement should meet with the approval of every family. The reception hall can be divided at the front door to give a vestibule, if desired, without being detrimental to the size of the hall. Note that the breakfast room is located between the kitchen and dining-room. The second floor has three bedrooms, and a large bath-room, all of which are well ventilated.

TUDOR

Size 40' x 28'—9' studs.

Cubical content, 25,000 cubic feet.

**A** ONE-STOREY house of distinctive exterior design. The floor plan provides for five rooms of substantial roomy comfort, while the entrance hall is also in keeping with the rest of the layout. The kitchen is well arranged and conveniently planned adjacent to the dining-room.



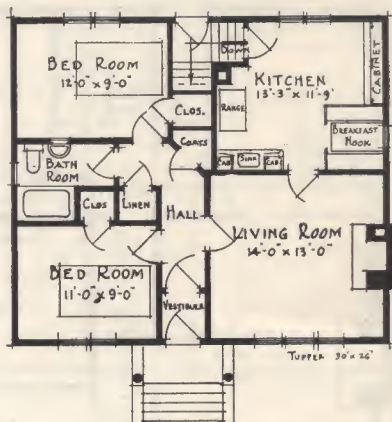
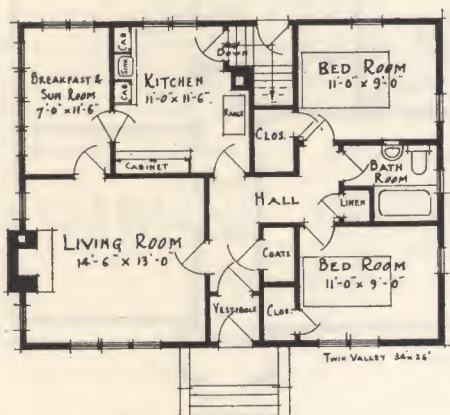
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



# TUPPER

Size 30' x 26'—8' studs.  
Cubical content, 15,600 cubic feet.

A DESIRABLE bungalow with four good-sized rooms and lots of closet space. A breakfast nook in the kitchen compensates for the absence of separate dining-room. If desired, the living-room could be made larger by taking into it the space occupied by the vestibule and hall.



# TWIN VALLEY

Size 34' x 26'—8' studs.  
Cubical content, 18,800 cubic feet.

THIS five-room home contains many features in a simple yet attractive design. The breakfast and sunroom will be greatly appreciated. The kitchen, bedrooms and bathroom and closet accommodation are all planned to make the utmost of the available space.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

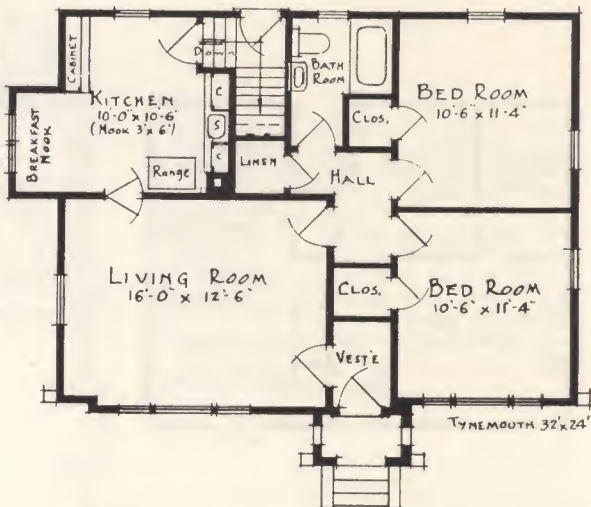
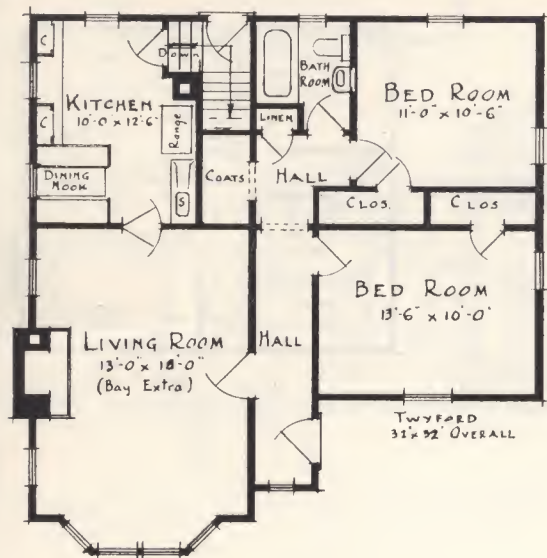




## TWYFORD

Size 32' x 32' (overall)—9' studs.  
Cubical content, 20,000 cubic feet.

THE exterior of this house with its simple yet desirable gable effects will appeal to many, and the shingle finish will suggest the cosiness that actually exists. The kitchen is planned with a dining nook to compensate for the absence of a separate dining-room, although the living-room is large enough to serve a dual purpose, if so desired. The two bedrooms and bathroom are conveniently arranged and well provided with closet accommodation.



## TYNE MOUTH

Size 32' x 24'.  
Ground Floor, 8' studs.  
Cubical content, 16,500 cubic feet.

THE combination of shingled walls and stucco gables is a pleasing feature of the exterior of this attractive design. The plan provides for four good-sized rooms and bathroom. The kitchen has a good-sized breakfast or dining alcove, and the rest of the plan is laid out to the best possible advantage.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

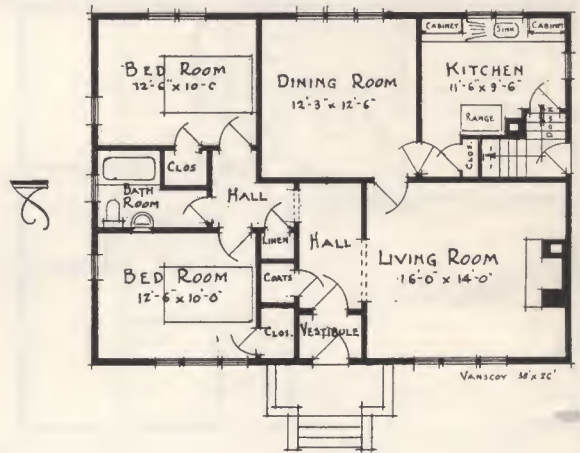
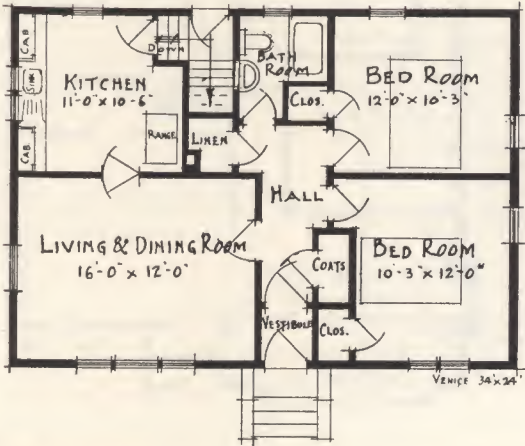


## VANSCOY

Size 38' x 26'—8' studs.

Cubical content, 25,500 cubic feet.

THIS is a charming home, including plenty of comfort and convenience in five good size rooms. If desired, the living-room could be enlarged by the addition of the entrance vestibule and hall.



## VENICE

Size 34' x 24'—8' studs.

Cubical content, 16,500 cubic feet.

THE front of this house is well balanced with the plan providing for four principal rooms and bathroom. There is a good-sized living and dining-room which could be increased in size by including in it the vestibule and part of the hall.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**





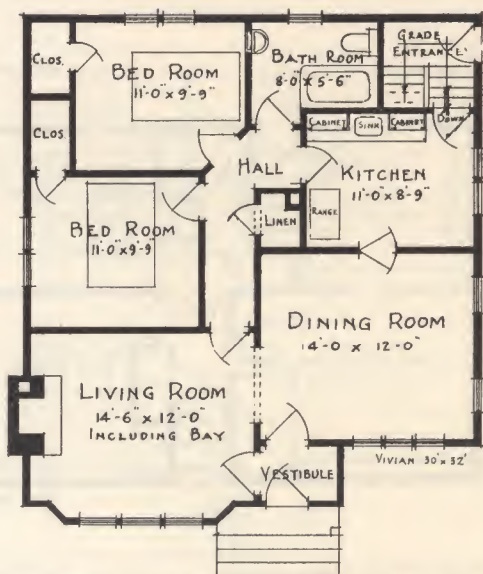
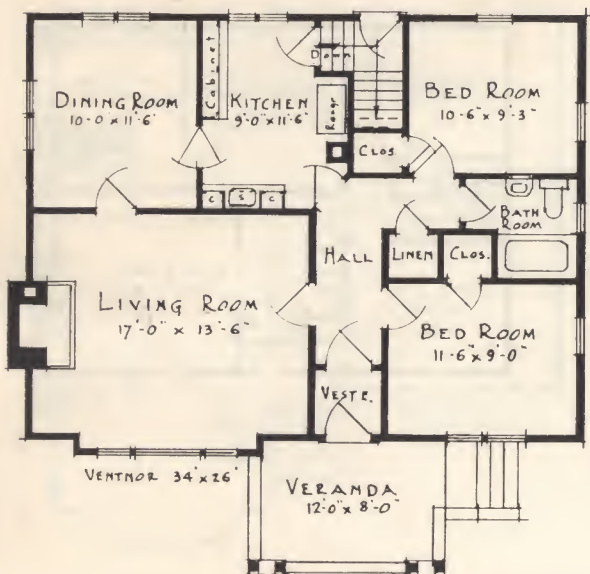
## VENTNOR

Size 34' x 26'.

Ground Floor, 8' studs.

Cubical content, 18,200 cubic feet.

**REGARDLESS** of style changes, this type of design remains always in demand. The flat shingle roofs have enough slope to conform to the best practice. Five good-sized rooms and bathroom are provided in a well-arranged floor plan. The open veranda is a source of real comfort in the evenings of the hot summer days.



## VIVIAN

Size 30' x 32'—8' studs.

Cubical content, 19,000 cubic feet.

**THE** front half timbered gable is a strikingly attractive feature of this bungalow. The large living-room with the wide front bay window and open fireplace is a desirable feature of the five-room plan, with dining-room, kitchen, two bedrooms and bathroom, with every comfort in the space provided.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

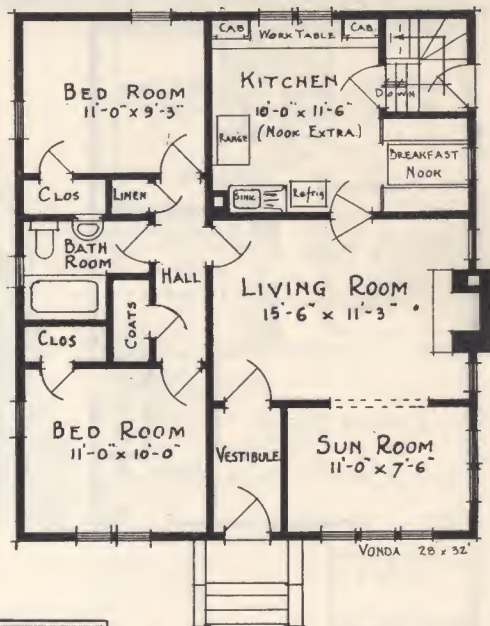
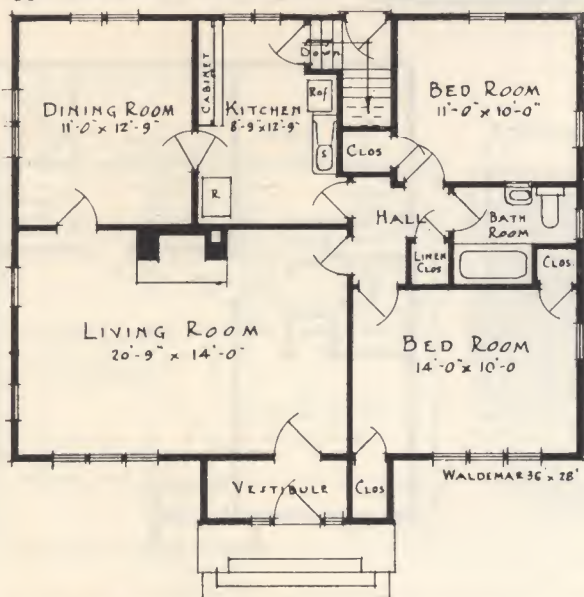
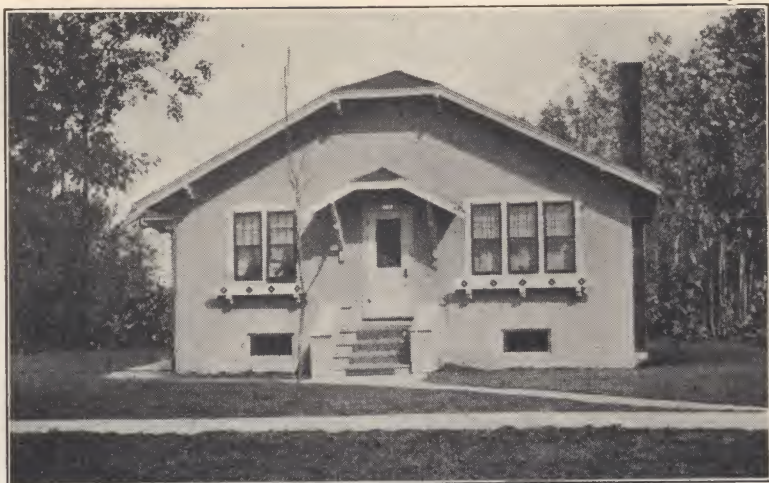


## VONDA

Size 28' x 32'—8' studs.

Cubical content, 18,000 cubic feet.

THIS design will be chosen by many for its simple yet effective front facade. The entrance vestibule opens into a good-sized living-room and sunroom connecting by archway, giving the effect of a large room. The kitchen is of a generous size, with breakfast nook to compensate for the absence of separate dining-room. The two bedrooms and bathroom, with closet accommodation, take up the opposite side of the floor plan.



## WALDEMAR

Size 36' x 28'.

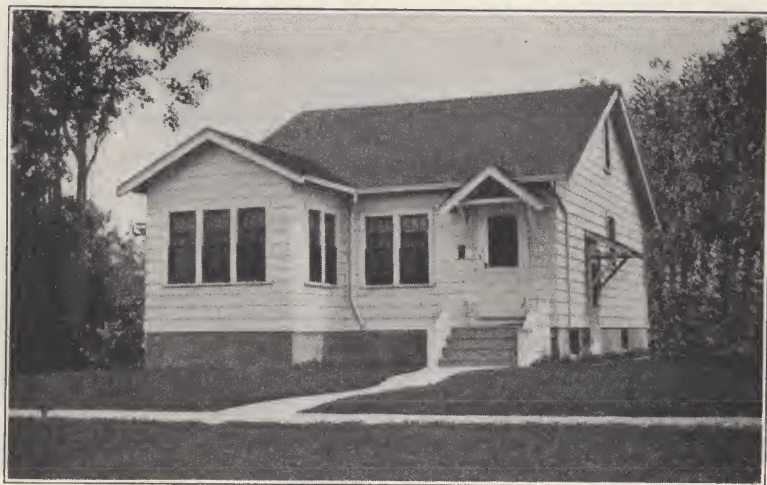
Ground Floor, 8' studs.

Cubical content, 21,000 cubic feet.

A FIVE-ROOM, one-storey home of distinction. The floor plan provides the popular large living-room, at the rear of which is the ample dining-room with adjoining kitchen. The other side of the house is taken up by two good-sized bedrooms and bathroom, with plenty of closet accommodation.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

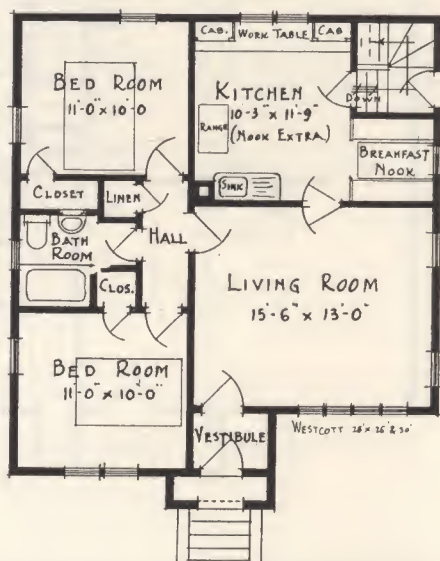
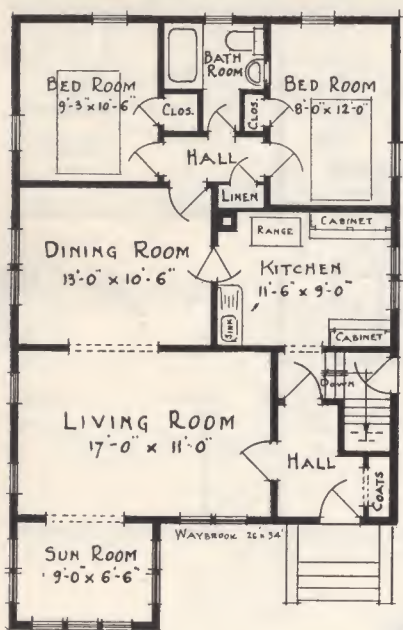




## WAYBROOK

Size 26' x 34'—8' studs.  
Cubical content, 20,300 cubic feet.

**THIS** is an efficient looking bungalow with a floor plan in which nothing has been overlooked which will make for convenience and comfort. All five rooms and sunroom are of useful sizes, and the kitchen is placed conveniently to the front entrance.



## WESTCOTT

Size 28' x 26' and 30'—8' studs.  
Cubical content, 17,400 cubic feet.

**I**N addition to large living-room we have a kitchen and two bedrooms, all of convenient sizes. A breakfast nook off the kitchen is a useful feature of this compact plan.



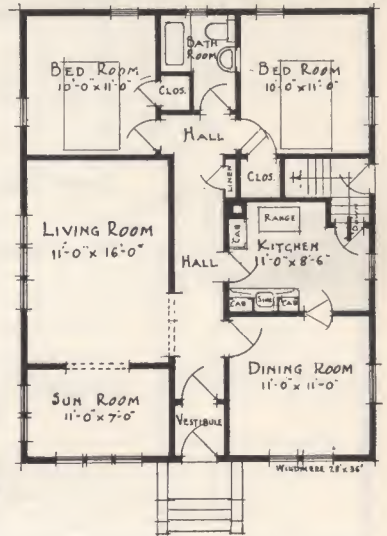
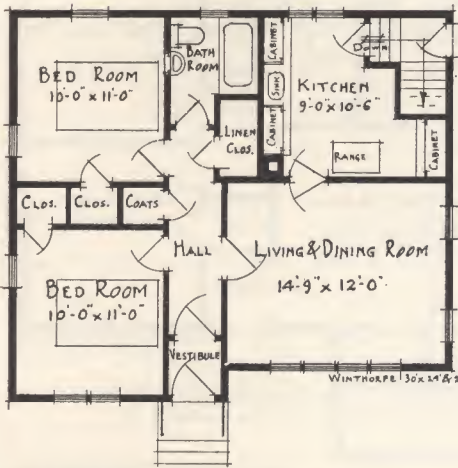
**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE ONLY FROM YOUR HOME-TOWN LUMBER DEALER**



# WILDMERE

Size 28' x 36'—8' studs.  
Cubical content, 19,700 cubic feet.

A VERY practical home, providing five rooms and sunroom. The two bedrooms, with bathroom between, are planned at the rear. The living-room is of good size and proportions, while the dining-room, with a convenient, ample-size kitchen adjoining, complete a well-arranged plan.



# WINTHORPE

Size 30' x 24' and 26'—8' studs.  
Cubical content, 14,500 cubic feet.

THIS home presents as neat and attractive an appearance as could be wished for. There is a good-sized living and dining-room, and kitchen and two bedrooms of quite convenient sizes. Clothes closets are provided for both bedrooms. If desired, part of the hall space could be used to make the living-room larger.

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**

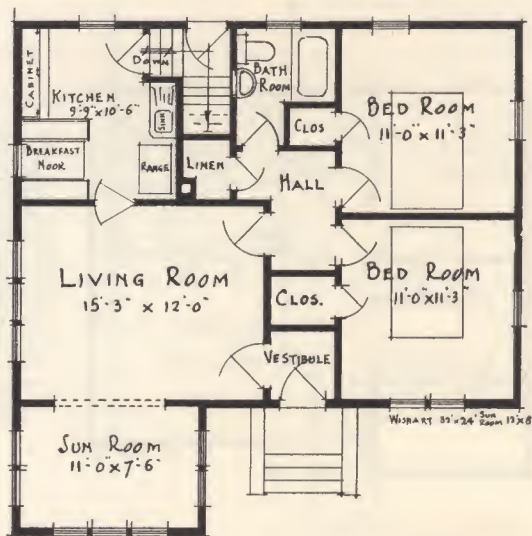
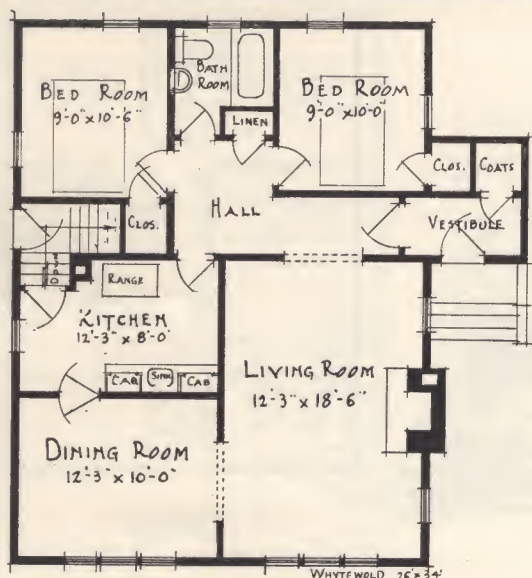




## WHYTE~ WOLD

Size 26' x 34'—8' studs.  
Cubical content, 20,800 cubic feet.

THE side entrance in this home will be desirable in many cases. There are five major rooms and bathroom and plenty of closet accommodation. Two or three rooms could be provided upstairs by making the roof fairly steep and placing the stair over the basement stair with the entrance in the hall.



## WISHART

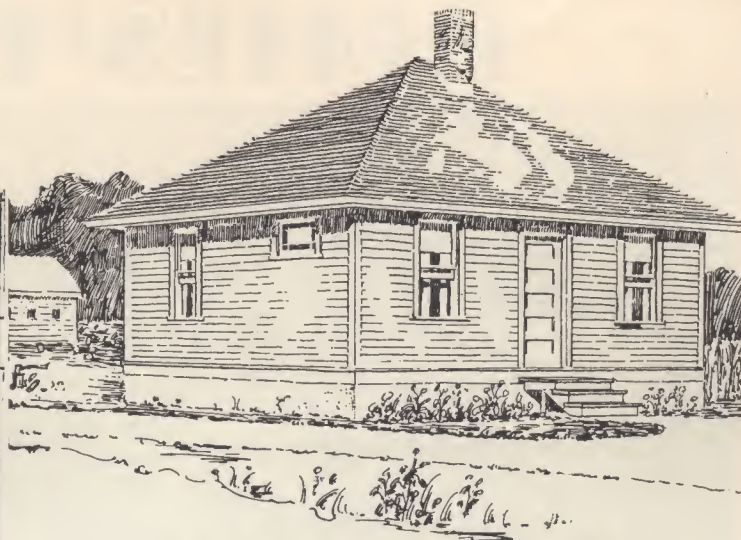
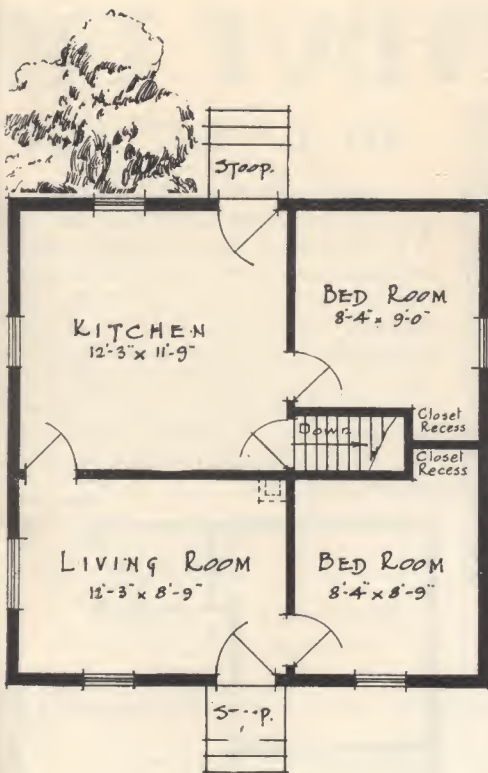
Size 32' x 24'—8' studs.  
Cubical content, 17,500 cubic feet.

THE simple yet attractive exterior of this home is combined with a well-planned floor layout, providing four rooms and sunroom addition at the front. Plenty of closet accommodation add to the general comfort and convenience.



**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**





## COLONIZATION COTTAGE

22' x 22'—8' studs.

Cubical content, 7,700 cubic feet.

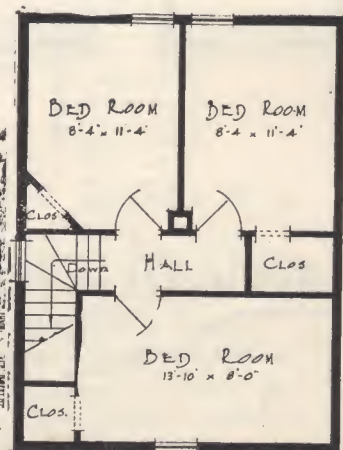
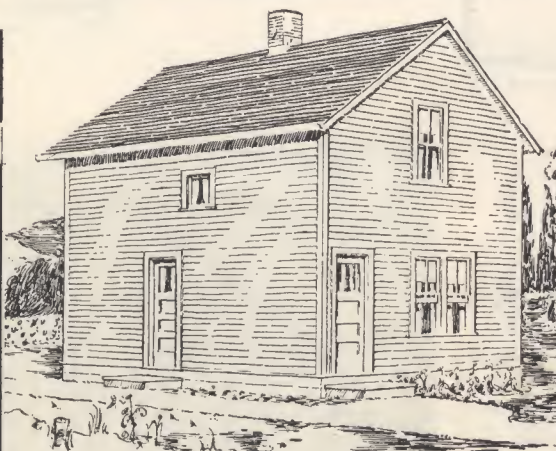
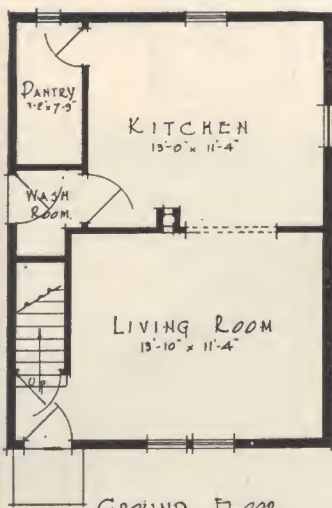
THIS cottage design is the one adopted by the Soldiers' Settlement Board and reported by them as being very satisfactory. Plan provides for good size living-room and kitchen with two bedrooms and two clothes closets. Provision is also made for a small basement.

## SETTLER'S HOUSE

18' x 24'—14' studs.

Cubical content, 8,200 cubic feet.

THIS is an economical small house designed to meet the needs of settlers. Ground floor provides for good size living-room and kitchen, with pantry and washroom at the rear. Upstairs are three bedrooms and clothes closets. This is a most economical plan and is well suited to the needs of the settler with a small family.



GROUND FLOOR

SECOND FLOOR

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**



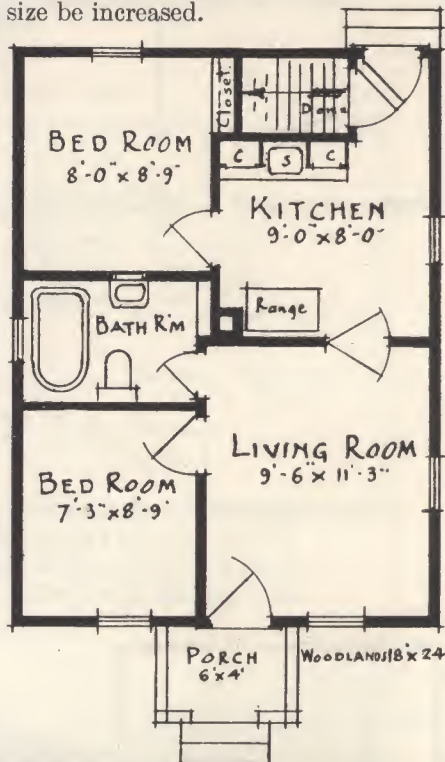
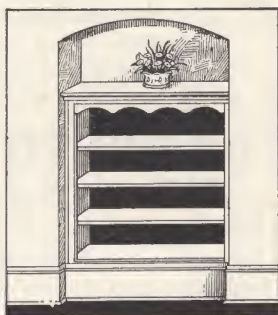
# HOMES THAT FIT



## WOLVERTON

Size 18' x 20'—8' studs.  
Cubical content, 6,800 cubic feet.

TO get four rooms and bathroom into a small floor plan requires careful consideration of every detail in planning so that the rooms will fulfil their required purposes. With economical construction, this small home should be built for approximately \$1,500.00 complete with hot air heat, plumbing and electrical work. Of course, if at all possible, it is strongly recommended the size be increased.



## WOODLANDS

Size 18' x 24'—8' studs.  
Cubical content, 8,200 cubic feet.

A SMALL bungalow with four rooms and bathroom which should be built for approximately \$2,000.00. Where every dollar must be spent to the best advantage, a solution is offered in the efficiently laid out floor plan.



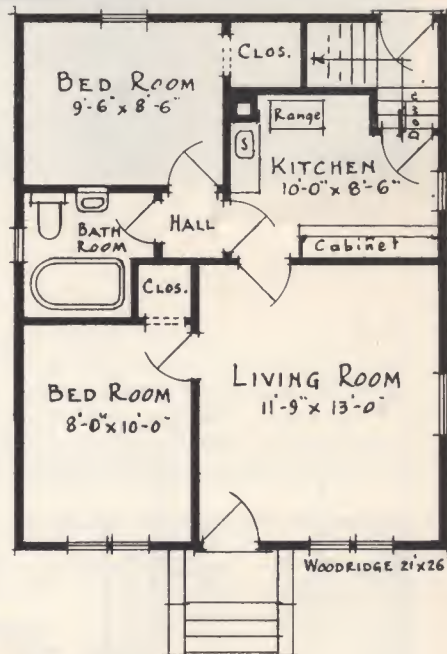
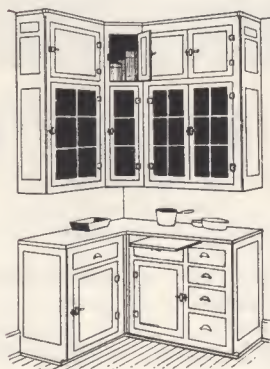
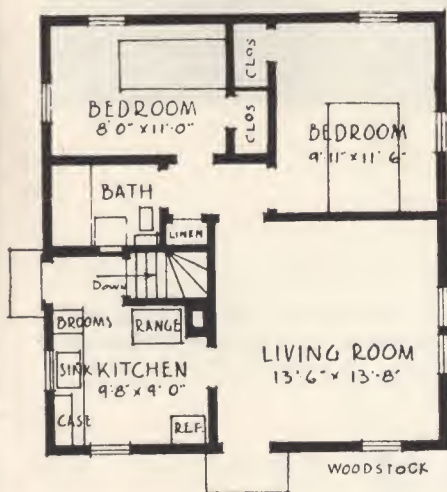


# SMALL INCOMES

## WOODRIDGE

Size 21' x 26'—8' studs.  
Cubical content, 10,800 cubic feet.

A REALLY neat and economical four-room plan combined with an attractive exterior. The bedrooms are both provided with closets. This house should be erected complete for about \$2,500.00.



## WOODSTOCK

Size 24' 8" x 26'—8' studs.  
Cubical content, 12,000 cubic feet.

THIS extremely practical 4-roomed plan was prepared by the Federal Housing Administration of the United States and was constructed for demonstration purposes by the National Lumber Manufacturers' Association. The cost to build, with basement and contractor's profit added, but not including price of lot, was \$2,700.00. We estimate this house should be built in Canada for even less than this amount.





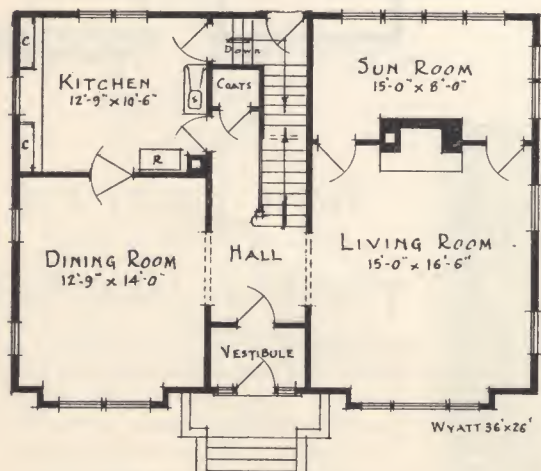
## WYATT

Size 36' x 26'.

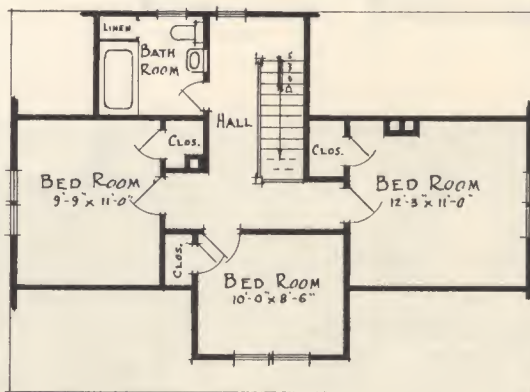
Ground Floor height 9'.

Cubical content, 25,400 cubic feet.

A ONE-and-a-half-storey house with an exterior design of real charm with shingled walls and roof. The floor plans are practical in every way and all rooms are of generous dimensions. The sunroom, opening off the living-room, is a very desirable feature. The second floor is planned for three bedrooms and bathroom, with closets for all purposes.



GROUND FLOOR



SECOND FLOOR

**DESIGNS AND PLANS OF THESE HOMES ARE OBTAINABLE  
ONLY FROM YOUR HOME-TOWN LUMBER DEALER**

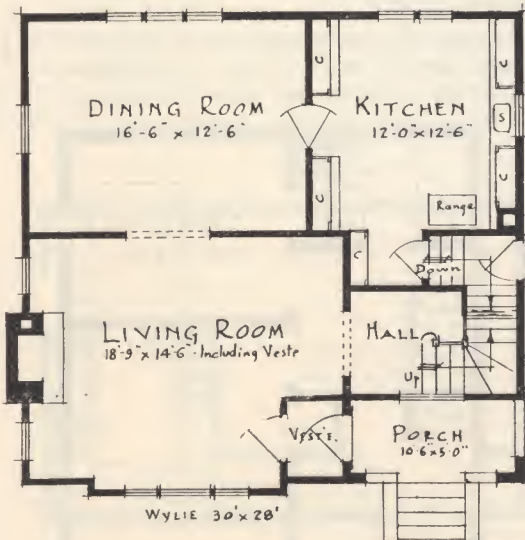




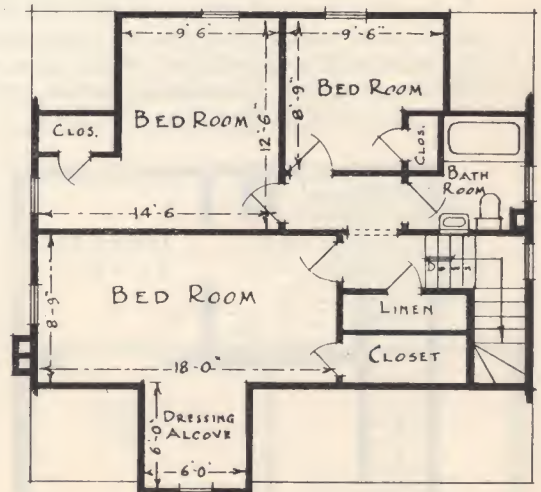
## WYLIE

Size: 30' x 28'—9' studs.  
Cubical content, 22,400 cubic feet.

A FINE residence of the one-and-a-half-storey class, the shingle finish serving to enhance the attractive lines of the exterior. On the ground floor are the large living and dining-rooms, with convenient kitchen. The stair hall is well lighted on both floors. The second floor plan provides for three bedrooms and bathroom, with plenty of closet space.



GROUND FLOOR

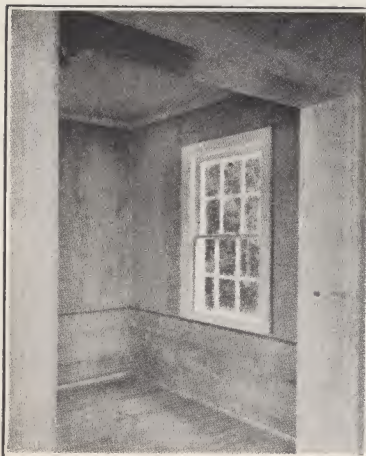
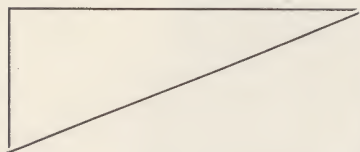


SECOND FLOOR

**FOR PLANS, SERVICE AND SATISFACTION, CONSULT YOUR HOME-TOWN LUMBER DEALER**



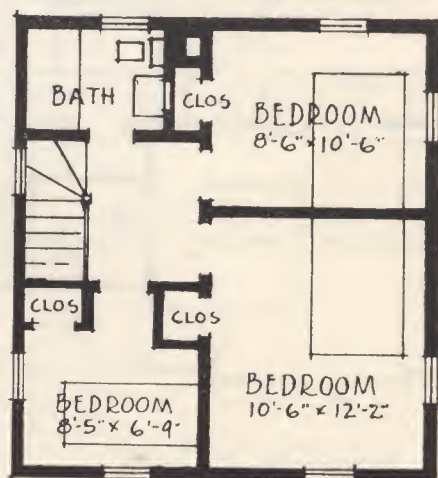
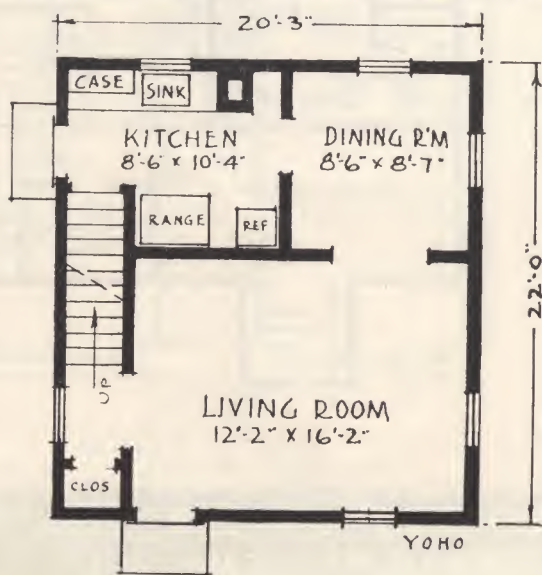
# TWO LOW ~ PRICED



## YOHO

Size 20' x 22'—16' studs.  
Cubical content, 11,500 cubic feet.

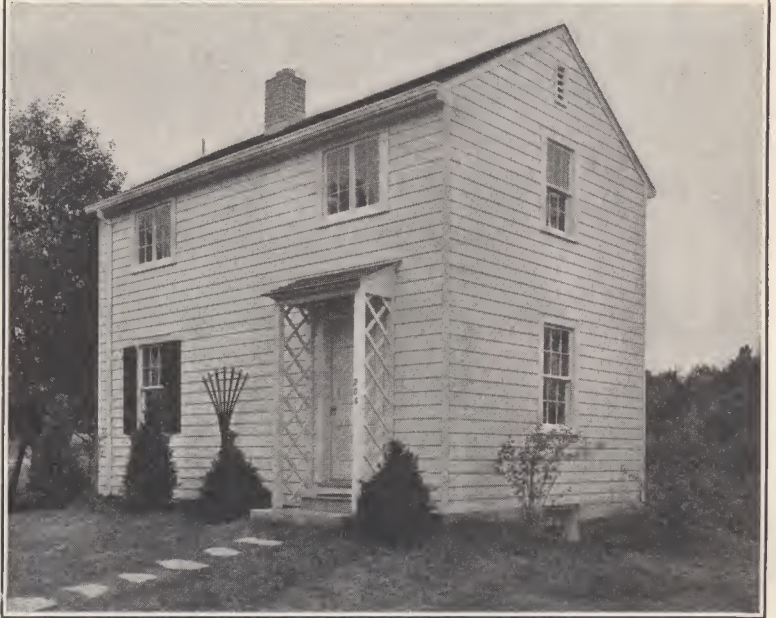
THIS is one of the three houses built by the National Lumber Manufacturers' Association for demonstration purposes. It includes full basement, six rooms and bath, which are all conveniently laid out, as plans show. The estimated cost of this house, with contractor's profits added, but which does not include the lot, was a little over \$3,000.00. This house should be built in Canada, with lot included, for even less than this amount.



Build one of these Low



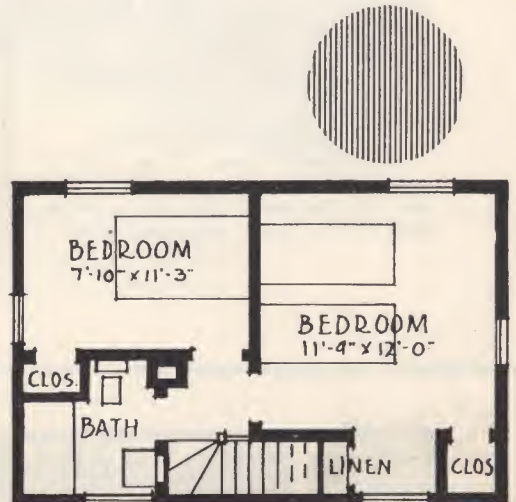
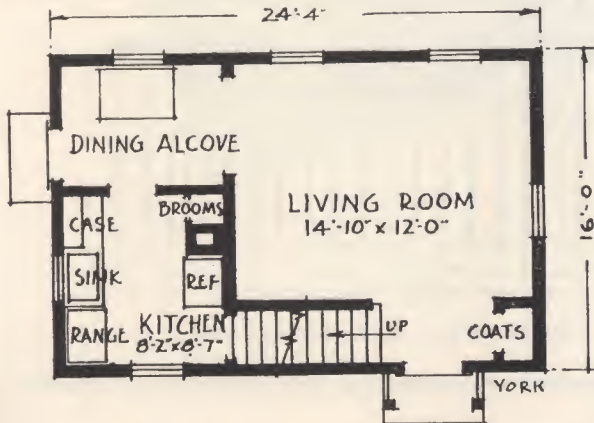
# ATTRACTIVE HOMES



## YORK

Size 24' x 16'—14' studs.  
Cubical content, 12,500 cubic feet.

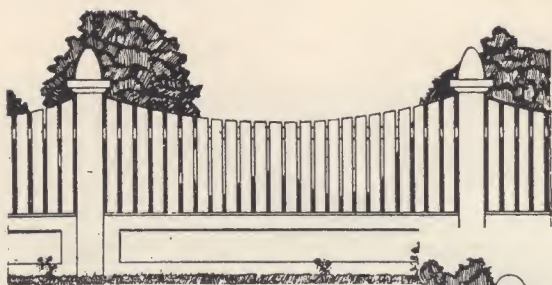
THIS very attractive house was the third of those built by the National Lumber Manufacturers' Association and contained a full basement, 5 rooms and bath, another very attractive layout, the cost of which, including contractor's profit, but not including cost of lot, was approximately \$2,800.00. We estimate that this home should be built in Canada around the \$2,500.00 mark.



Cost Homes This Year.



# MAKE THE OUTSIDE OF YOUR



## SLAB PICKET WOOD FENCE

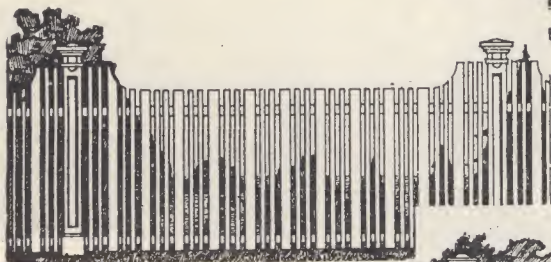
We here illustrate a few ornamental wood fences as suggestions to those who would beautify their lawns and gardens.

## MODERNIZING *for the Lawn and Garden*



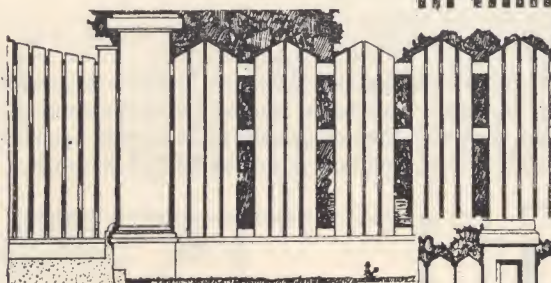
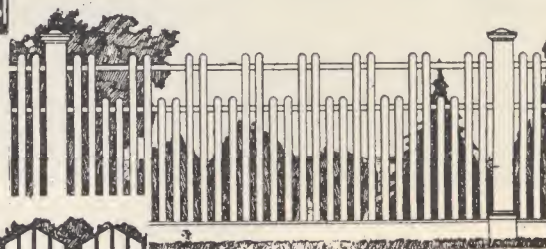
## WOOD PICKET FENCE

A good idea is to separate the flower garden from the vegetable garden with a lattice fence over which vines can grow.



## SLAB PICKET WOOD FENCE

If you have special ideas of your own which you want worked out, we will be glad to advise you as to cost and construction.

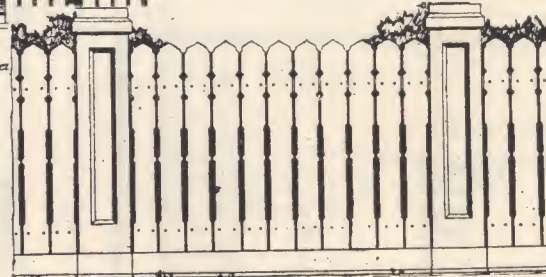


## ORNAMENTAL WOOD FENCE

Without a garden or lawn round it the home is never quite complete and without attractive enclosures the garden is never quite complete.

## WOOD PICKET FENCE

Showing the home at its best is accomplished only by careful preparation of the lawn and garden with appropriate fences and enclosures.



## ORNAMENTAL SLAB WOOD FENCE



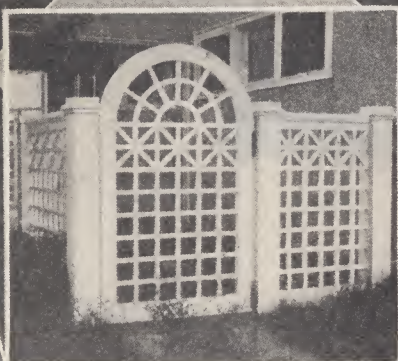
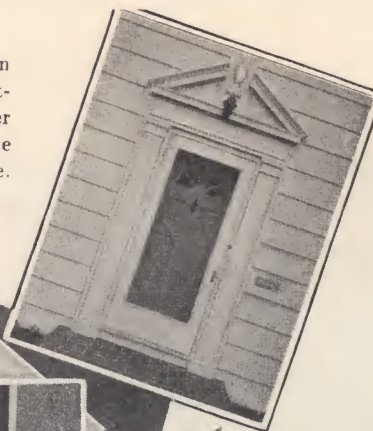
**MODERNIZE  
WITH LUMBER**





# HOME NEAT AND ATTRACTIVE

MODERNIZING can  
add a porch, pergola, lat-  
tice fence or summer  
house -- making your home  
look doubly attractive.



How would you like to have one of these improve-  
ments added to your home? Let us figure you the low  
cost of making your home surroundings real attractive.



**MODERNIZE**  
WITH LUMBER







## MODERNIZE WITH LUMBER



### OLD HOME

A home lacking the essential comforts of a wooden house, but very sound structurally. The owner could not afford (and did not desire) a new house, so he decided to



### MODERNIZED HOME

MODERNIZE—with the creditable results shown above. The moderate cost of making the improvements added much more than the cost to the value of the house and to the comfort of those living in it.

*Let Us Help You Modernize*





## MODERNIZE WITH LUMBER



### OLD HOME

A substantial home, but lacking the great advantage of a sun-porch and a summer kitchen.

This is a typical home and there are hundreds like it.



### MODERNIZED HOME

Note the great improvement made both in appearance and value through MODERNIZING.

*Let Us Help You Modernize*





## MODERNIZE WITH LUMBER



### OLD HOME

A type of house considered "modern" 20 or 25 years ago, but far from modern, judged by today's standard of architecture and comfort. This home would not be considered worth much today—BUT



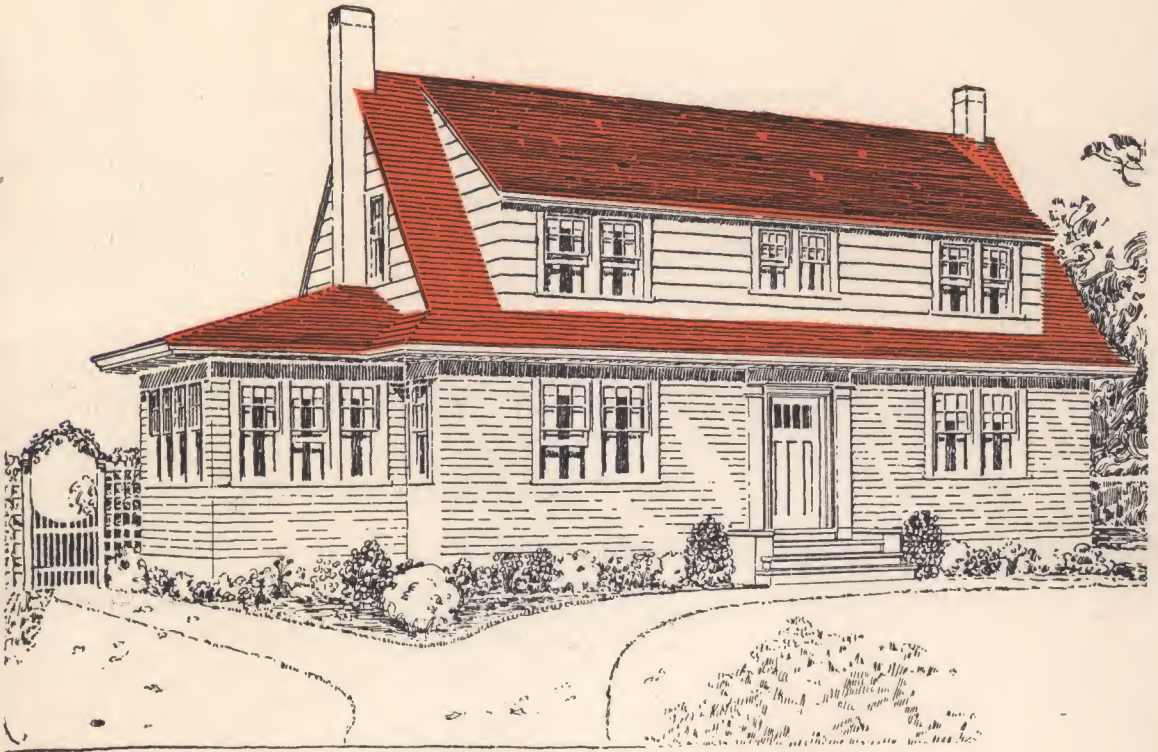
### MODERNIZED HOME

look at the MODERNIZED home designed from the same basic construction—a splendid example of how increased value, appearance, comfort and pride may be added to the Old Home.

*Let Us Help You Modernize*



# BUILD OR MAKE REPAIRS OR IMPROVEMENTS NOW!



SIZE 34' x 24' — 18' studs

## *The* YALE

With building commodities all reasonably priced at present, we believe that you will be making no mistake in deciding to build your new home or improve your present home now. Besides the homes which we show in this Plan Book, we have many other attractive house designs which we will be very glad to show you upon request.

We will gladly give you free estimates of the cost of a new home, or of making repairs or improvements to your present buildings. Being your neighborhood lumber dealer, we want to give you the best and most reliable service possible. Will you give us the opportunity to serve ?

*Build Now !*

»

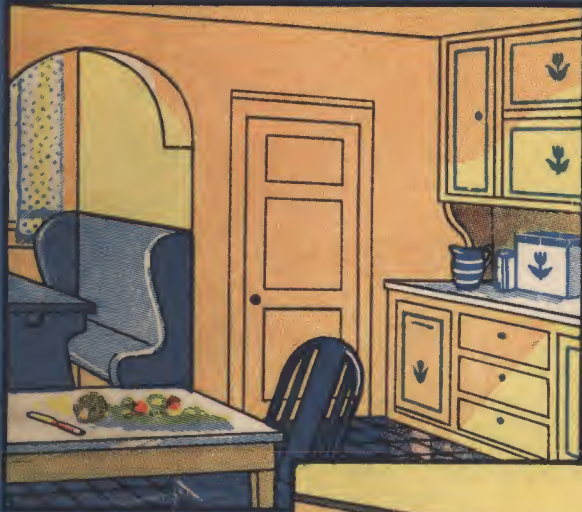
*Make Repairs Now !*

»

*Re-Model Now !*



# Modern Home Interiors



Five colorful interior arrangements showing simple built-in features, drapes and furnishings. Cheerful kitchen; clean, neatly appointed bathroom;



Restful bedroom. Cozy livingroom, etc. These are only a few of many room plans offering convenience, comfort and beauty. Consult your local lumber merchant.





Digitized by:



ASSOCIATION  
FOR  
PRESERVATION  
TECHNOLOGY,  
INTERNATIONAL

[www.apti.org](http://www.apti.org)

BUILDING  
TECHNOLOGY  
HERITAGE  
LIBRARY

<https://archive.org/details/buildingtechnologyheritagelibrary>

From the collection of:

Jim Draeger

