

TREND HOUSE EXHIBIT

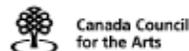


TREND HOUSE

As demand for West Coast lumber dropped in the early 1950's, three organizations–The British Columbia Lumber Manufacturer's Association, the Plywood Manufacturers' Association of British Columbia, and the Consolidated Red Cedar Shingle Association of British Columbia–came together to start a new coalition called Western Woods. In order to increase the market for their products, Western Woods began the Trend House program which would showcase their wood products in modern and affordable homes.

After the success of the 1952 pilot Trend House in Etobicoke, Ontario, ten subsequent houses were built in major cities across Canada. Local architects were selected to ensure the designs would be tailored to suit the local climate, economy, and tastes, but all homes were to give viewers an idea of upcoming trends in design and construction techniques that were now possible using their wood products. The entirety of each home was to be constructed and finished using Western Wood products, while the interior was furnished in Canadian designed pieces sourced by Eatons. Further, all appliances, lighting, and electrical were of the latest technologies.

In the spring of 1954, the Trend Houses were opened to the public and on display until the end of summer. An extensive advertising campaign in local newspapers encouraged people to visit, eventually drawing over 1.2 million visitors nationally. After this exhibition period, the homes were given over to their owners to be lived in. Most have since been renovated, and in a few unfortunate cases–demolished. This exhibition will display the homes in their original condition and showcase the trends that became popular in the years to follow.



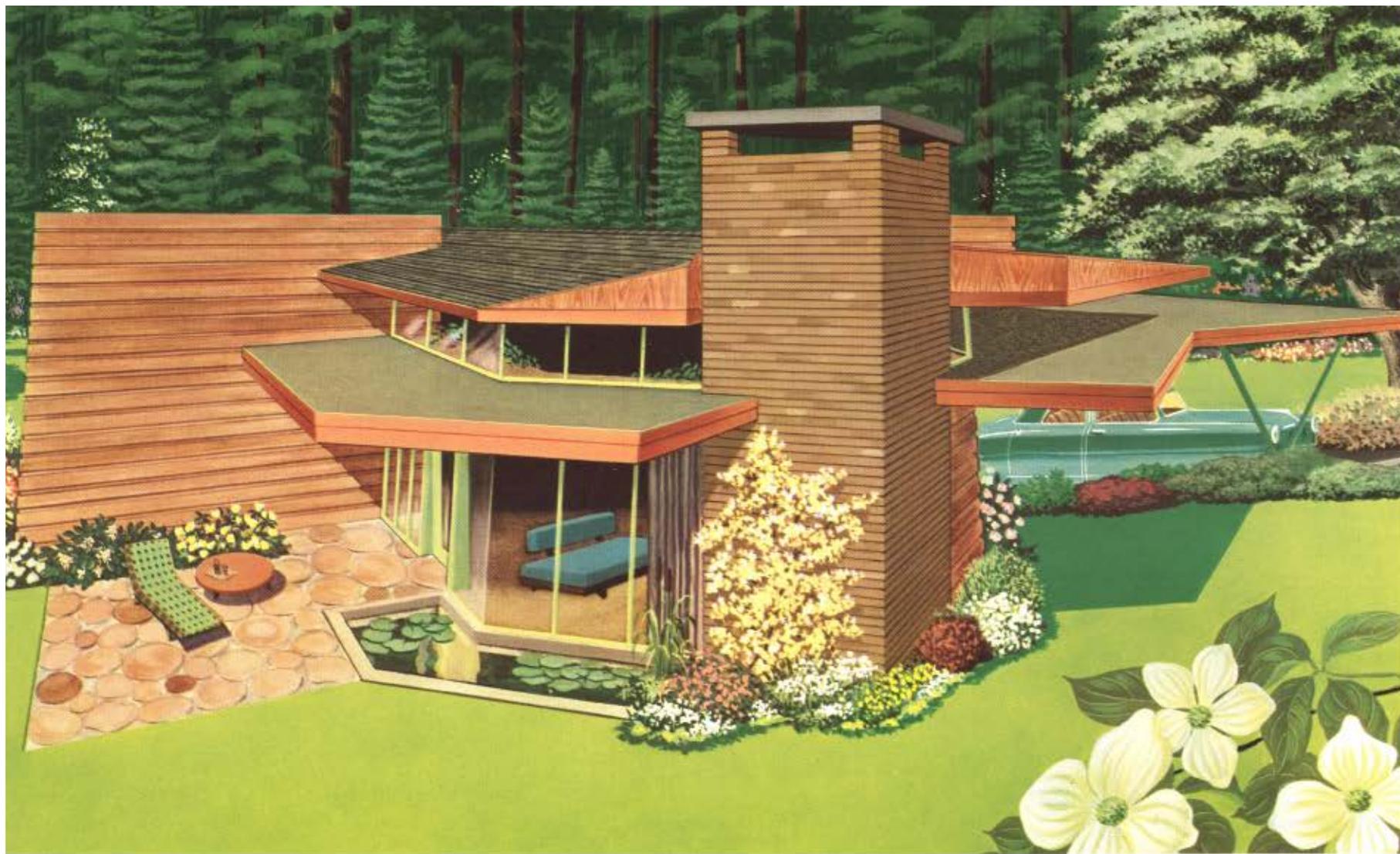
Trend House Online Exhibit Etobicoke, Ontario

Architect	<i>Fred Brodie of Sharp Thompson Berwick Pratt</i>
Address	48 Rathburn Rd.
Size	1000 Sq. Ft
Client	Hugh MacDonald
Condition	Demolished in 2006

The Etobicoke house was the first model home to be built by Western Woods. Originally the house was intended to be built on the grounds of an international trade fair in Toronto, but it was later decided to locate the home in the treed area of Etobicoke. The house was to showcase to Eastern Canadians the possibilities of building with West Coast wood. The 1000 square foot house was made to appeal to the typical post-war family of average income, while employing a modern, clean aesthetic, and using Western Wood materials—such as the cedar siding which wraps the home. The house is a two-storey rectangular structure with a low-pitched roof and an attached flat roof carport. Inside, the open-plan and exposed structure give the small house a spacious feeling and highlights the advantages of using wood as a primary building and finishing material.

The exhibition of the home drew over 200,000 visitors, prompting the expansion of the Trend House Program and the building of 10 subsequent homes across Canada.





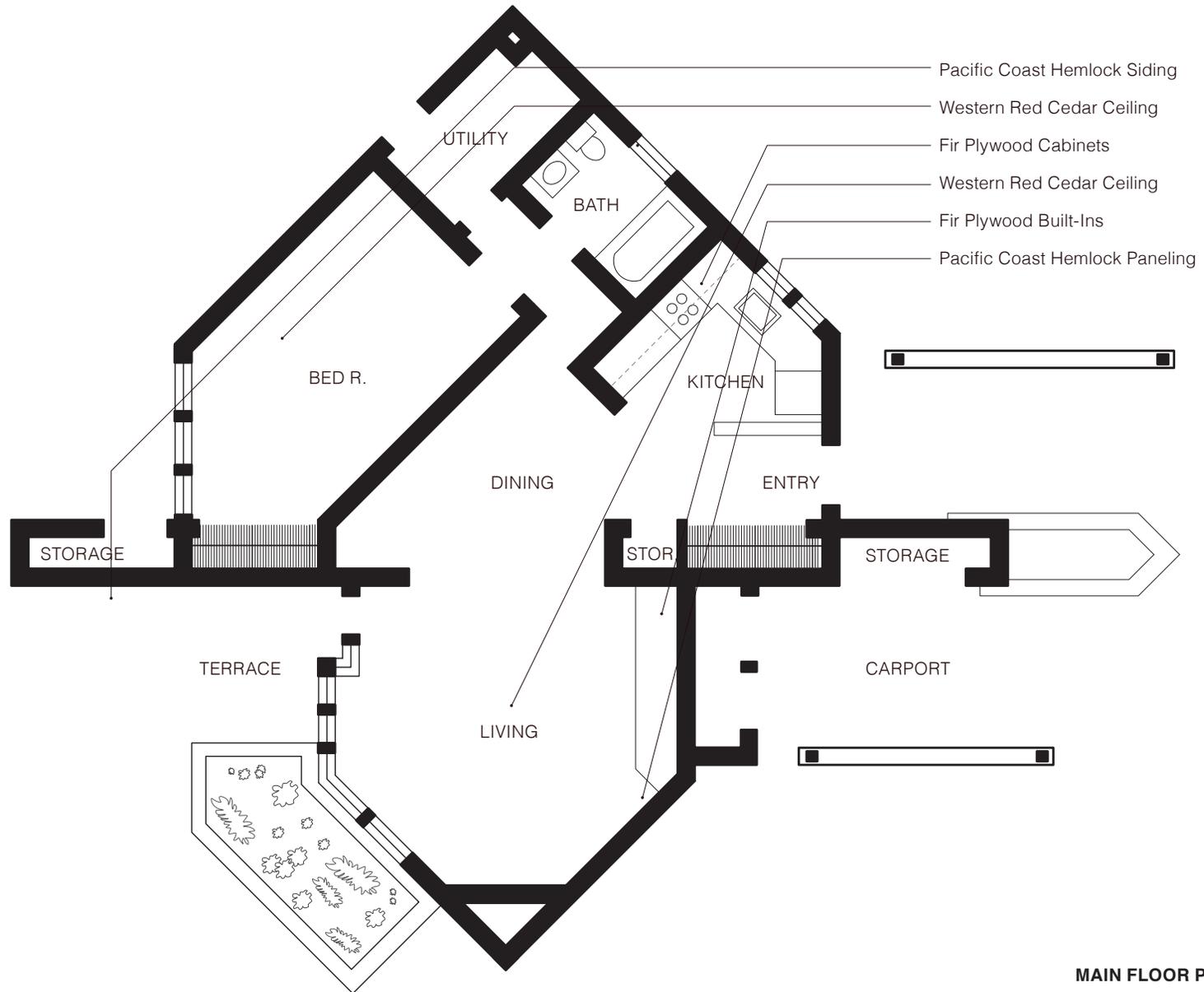
Victoria

TREND HOUSE

A lovely wooded section of Saanich provides the attractive setting for this unique and compact home at 3516 Richmond Road. Here, you see versatile Western Woods used in perfect harmony with areas of glass and brick. Exterior walls of natural stained Pacific Coast Hemlock drop siding illustrate the modern beauty and appeal of this traditionally practical material. The deep, parallel shadow lines of the handsome Red Cedar Shingle roof are achieved by double coursing every fourth row of shingles.

Architect	<i>John Di Castri</i>
Address	3516 Richmond Road
Size	825 Sq. Ft
Client	Gwen Cash
Condition	Still Standing Restored On Canadian Register of Historic Places since 2004
Roof	Pacific Coast Hemlock
Framing	Red Cedar Shingles
Joists	Pacific Coast Hemlock
Floor Sheathing	Fir, Pacific Coast Hemlock
Wall Sheathing	Pacific Coast Hemlock
Roof Sheathing	Pacific Coast Hemlock
Soffits	Douglas Fir Plywood

At 825 square ft, the Victoria Trend House is the smallest of the series. The house, which is now protected under the Canadian Register of Historic Places, was one of the first modernist buildings in Victoria and a strong departure from other modernist projects which were mostly box structures. It is set in the forested area of Sannich, pointing northwest. The dual roof-line of the home is supported by diamond trusses, and clerestory windows sit between the two overhangs. A masonry chimney is visible from the outside, and the copper hood is a defining characteristic of the home. Inside, red cedar plank ceiling is used, and floor to ceiling windows line the backside of the house.



MAIN FLOOR PLAN

N ↗



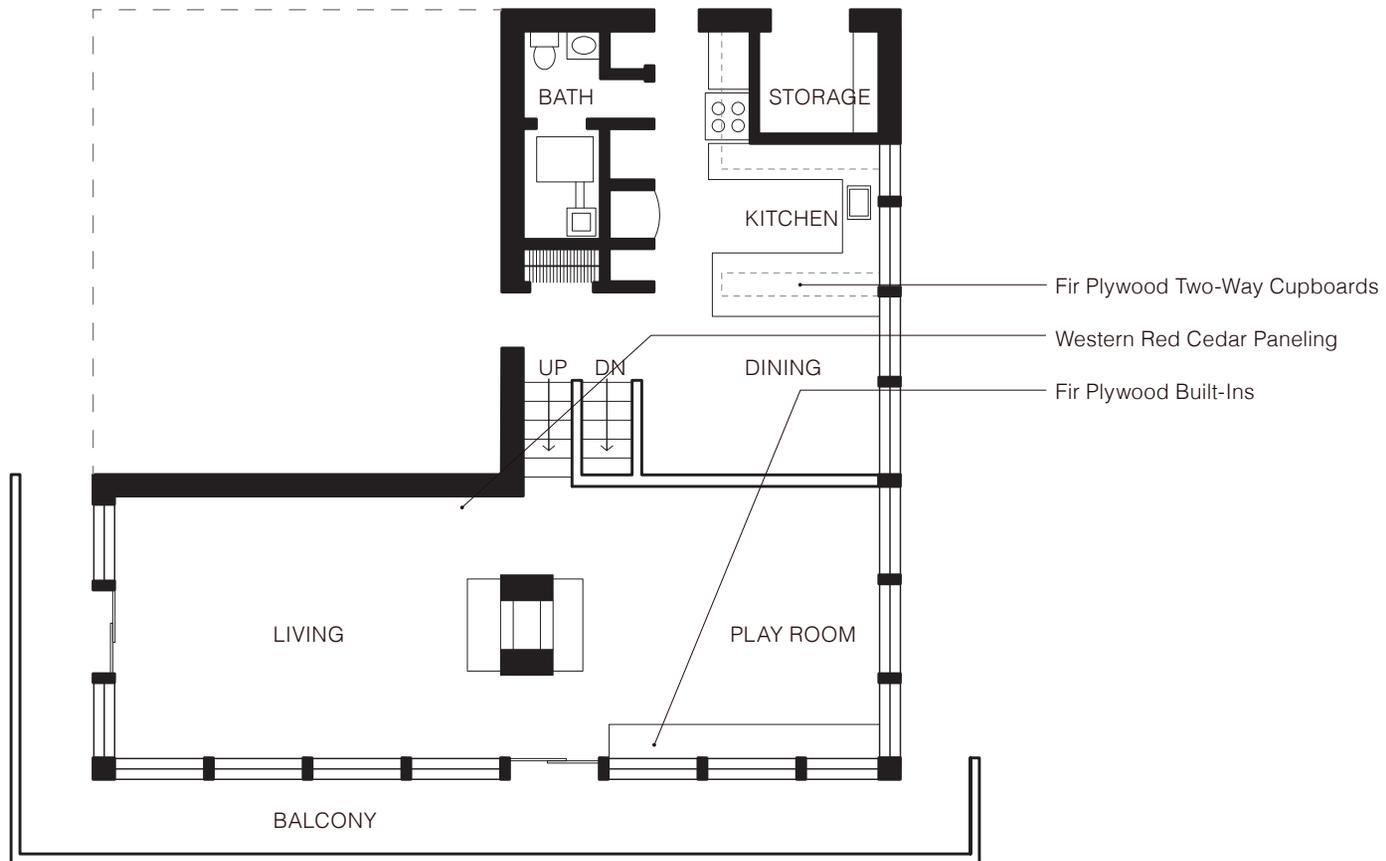
Vancouver

TREND HOUSE

Situated overlooking Vancouver harbor at 4342 Skyline Drive in the mountainside suburb of Forest Hills, this spacious home of Western Woods blends perfectly with its natural surroundings. The attractive, split-level plan provides an ideal separation of relaxing, sleeping and working areas that means maximum space for active family-living. Vertical Western Red Cedar boarding with extended shiplap joint is used for all exterior siding and for much of the interior paneling . . . establishing a continuity of texture and color inside and out. The beautiful Red Cedar Shingle roof is designed with wide overhangs to give maximum protection from the elements.

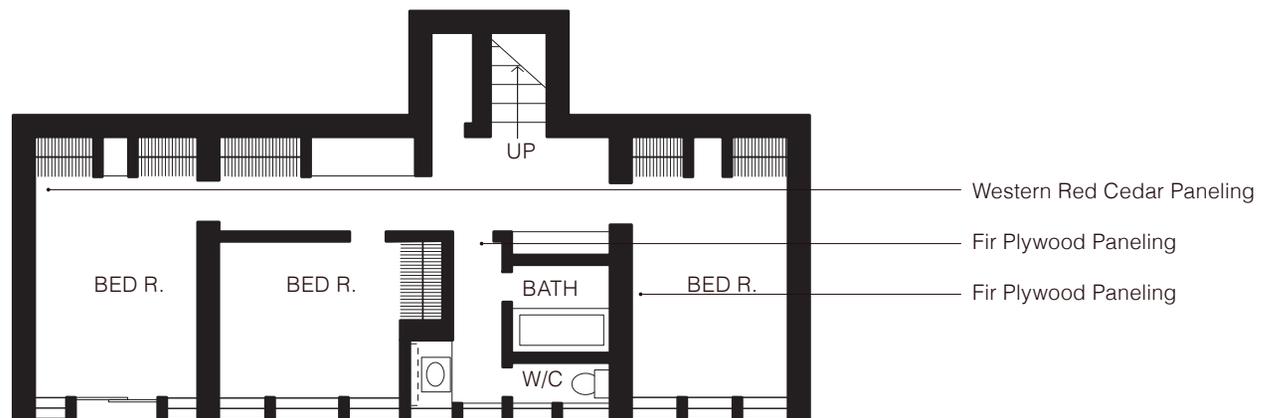
Architect	<i>Davidson & Porter</i>
Address	4342 Skyline Drive
Size	1880 Sq. Ft
Condition	Still Standing Included in District of North Vancouver's modern heritage inventory
Exterior Finish	Vertical Western Red Cedar Boarding with extended shiplap joint
Roof	Red Cedar Shingles
Framing	Western Red Cedar
Joists	Fir, Pacific Coast Hemlock
Beams	Pacific Coast Cypress
Floor Sheathing	Douglas Fir Plywood
Wall Sheathing	Western Red Cedar
Roof Sheathing	Western Red Cedar
Soffits	Pacific Coast Cypress

The ascending section of the split-level Trend House in Vancouver is capped with an asymmetrical pitched roof that extends over the carport. The living room is located on the upper floor and features floor to ceiling windows to maximize the view of North Vancouver's waterfront. A half storey below the living area sits the dining room and kitchen. Divisions between these spaces are minimal, using either half walls or built-ins to separate the rooms. The bedrooms in the house are on the lowest and most private floor. At the time, the house was praised for using new materials and technologies such as fiberglass insulation, copper plumbing, and thermostat temperature control.



MAIN FLOOR PLAN

N ↑



BASEMENT PLAN

N ↑



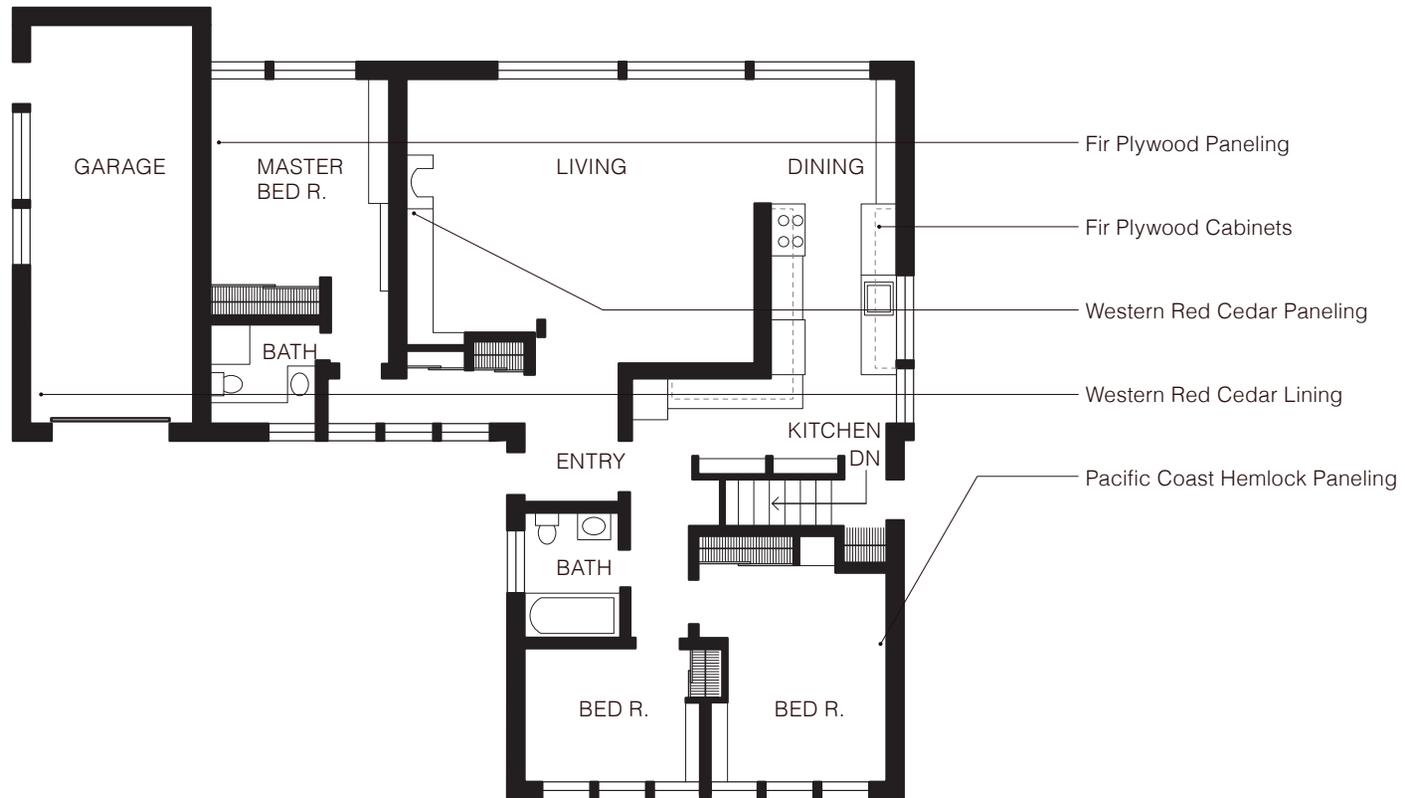
Edmonton

TREND HOUSE

An attractive combination of Western Woods is featured in this charming home at 8331 - 120th Street in Windsor Park. Double-coursed walls of handsome Red Cedar machine-grooved shakes, harmonizing in color and texture with a roof of Red Cedar Shingles, create an inviting exterior that's as durable as it is beautiful. Gray panels above and below windows and on garage door are plastic-surfaced, waterproof-glue Douglas Fir Plywood. The lattice treatment of the entranceway and the overhang above the garage are interesting features of the design.

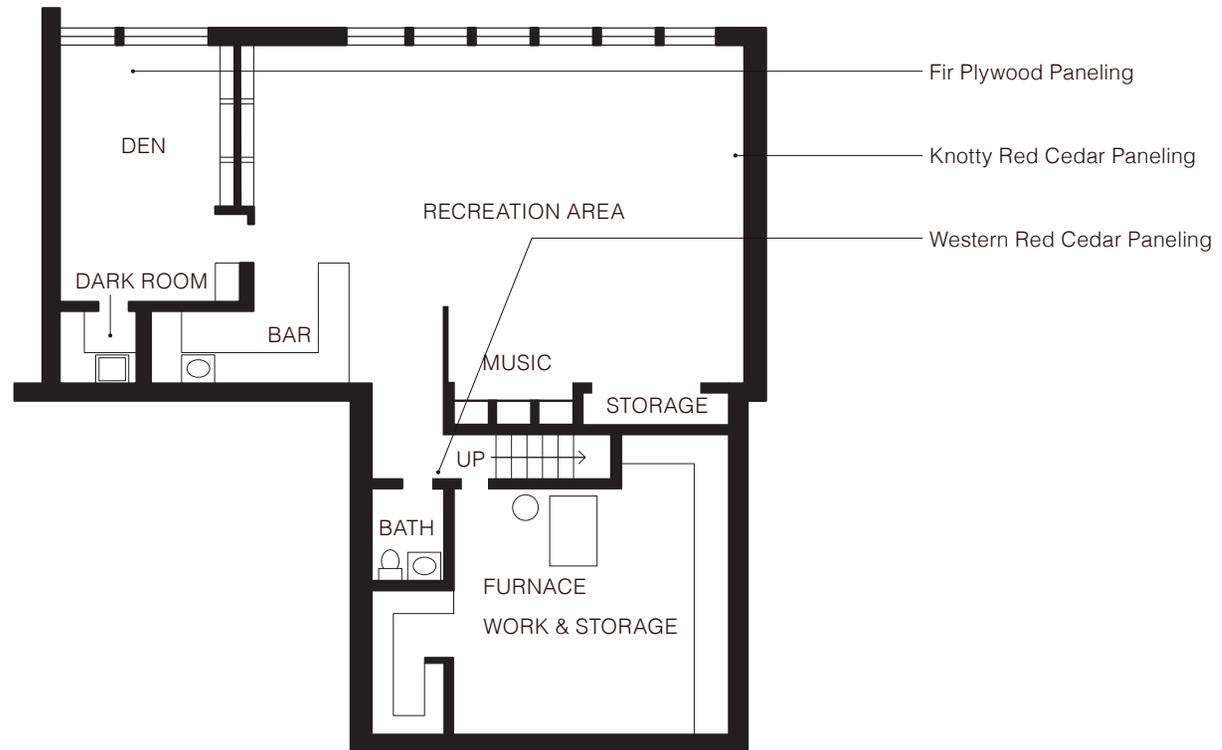
Architect	<i>Dewar, Stevenson & Stanley</i>
Address	8331-120th St
Size	1280 Sq. Ft
Condition	Demolished
Exterior Finish	Red Cedar, machine grooved shakes; Grey plastic-surfaced waterproof-glue Douglas Fir Plywood are above and below windows and on garage door
Roof	Red Cedar Shingles
Framing	Pacific Coast Hemlock
Joists	Fir, Pacific Coast Hemlock
Floor Sheathing	Douglas Fir Plywood
Wall Sheathing	Douglas Fir Plywood
Roof Sheathing	Western Red Cedar
Soffits	Douglas Fir Plywood

The Edmonton Trend House has a warm exterior of double-coursed Red Cedar shakes, with a yellow lattice overhang and decorative entrance feature. The open-plan living, dining, and kitchen area is pushed to the back of the house allowing it to make use of floor to ceiling windows which overlook a recessed backyard. A unique feature of the home is the Douglas Fir Plywood built-in wall unit which combines a television, radio, fireplace, and storage space.



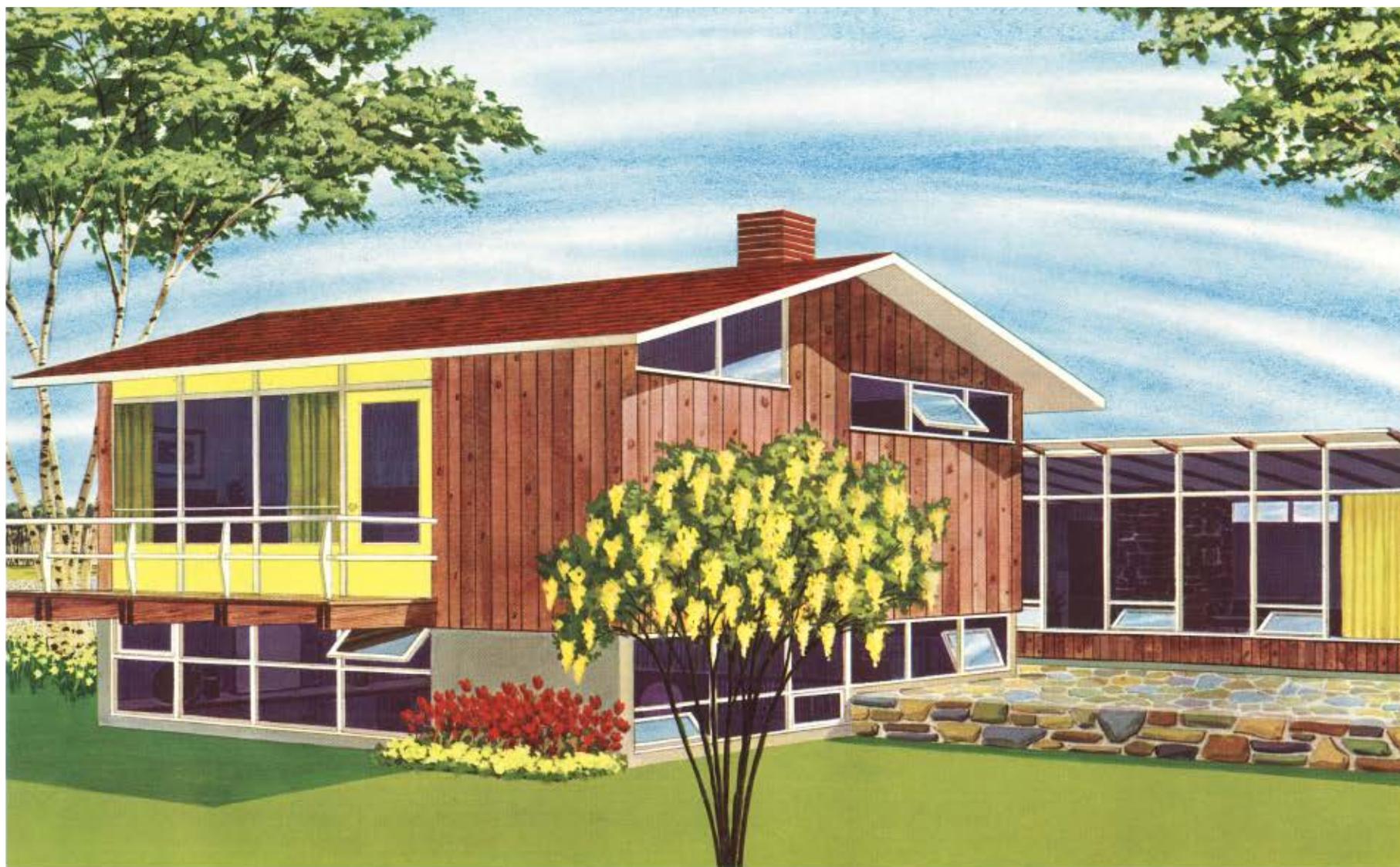
MAIN FLOOR PLAN





BASEMENT PLAN





Calgary

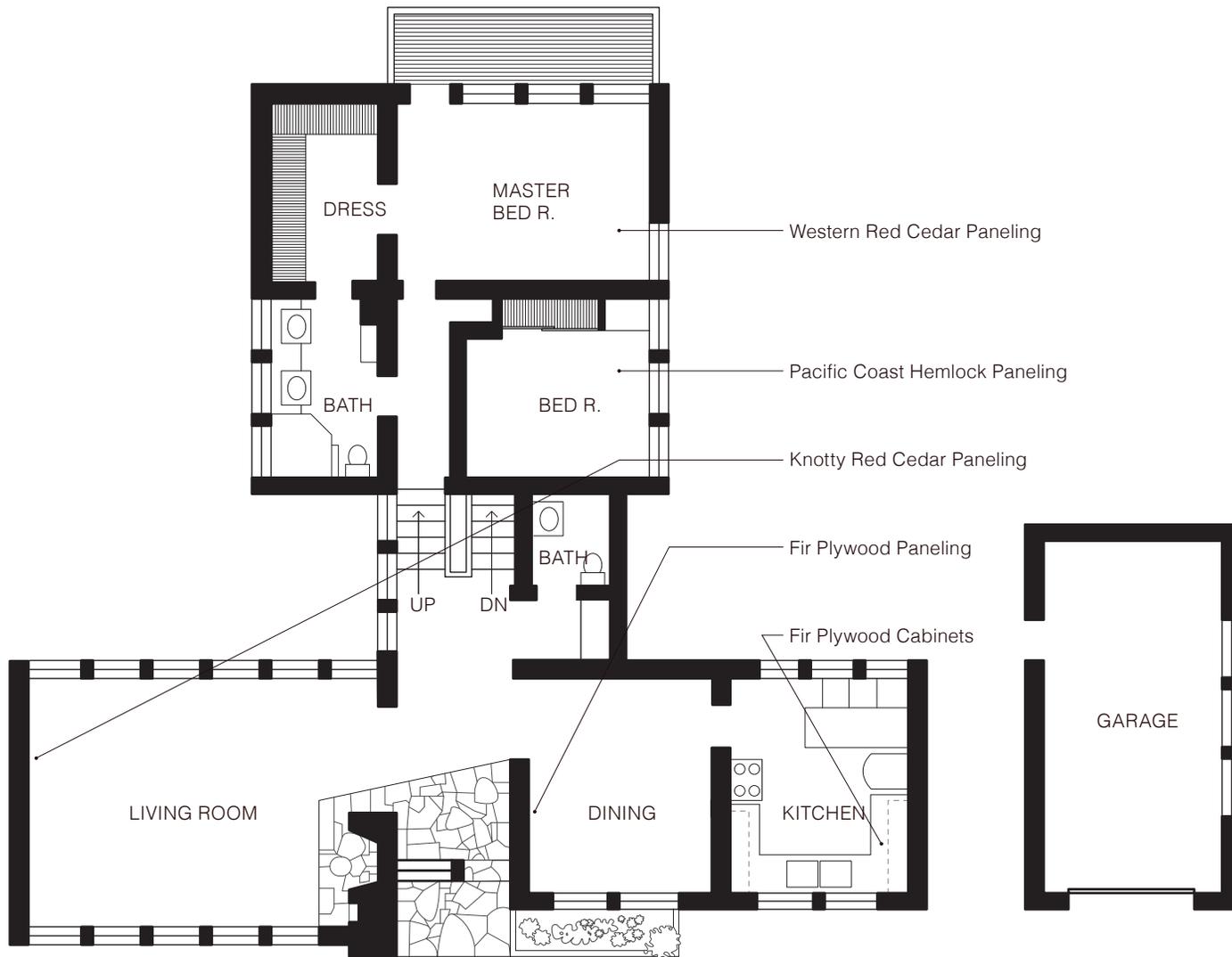
TREND HOUSE

The natural beauty and individuality of Western Woods is expressed to the full in this distinctive home at 4738 Elbow Drive (at S.W. Forty-Seventh Avenue) in Elboya. This view from the rear reveals functional, split-level design which takes full advantage of lot contours and gives spaciousness and privacy to all living areas. Natural finished, knotty Western Red Cedar siding gives character to the attractive exterior. Pitched roof is Red Cedar Shingles, while one-storey wing is spanned by solid Western Red Cedar plank to form the sloping roof-ceiling. Yellow window panels and door to balcony are plastic-surfaced Douglas Fir Plywood.

Architect	<i>Rule, Wynn & Rule</i>
Address	730 47th Ave SW
Size	1516 Sq. Ft
Condition	Still Standing Restored but largely original On city registry of heritage buildings since 2015
Exterior Finish	Natural finish, Vertical Knotty Western Red Cedar; Yellow plastic-surfaced Douglas Fir Plywood exterior window panels and door to balcony
Roof	Red Cedar Shingles
Framing	Western Red Cedar
Joists	Fir, Pacific Coast Hemlock
Floor Sheathing	Douglas Fir Plywood
Wall Sheathing	Western Red Cedar
Roof Sheathing	Cedar Planking, Douglas Fir Plywood
Soffits	Western Red Cedar

While the deep, sloped site of the Calgary Trend House allows for a T-shaped plan and split-level section, from the street the house resembles a modest 1950's rectangular bungalow. The home is designed in this way to separate the private (bedrooms, bathroom, laundry, and playroom) from the more public (living, dining, kitchen, and powder room) areas of use. A stair-core and breezeway connect the two programs as well as the two structural systems, and a built-in sideboard provides a permeable division between these areas. Because of its T-shaped plan, every room in the house has full size windows without forfeiting the privacy of the home. Unlike its neighbours, the Calgary Trend House brings the dining room to the front of the house, enabling views of the street to come into the home.

In addition to its unique layout which showcases the connection between interior and exterior space, the Calgary Trend House uses the continuation of materials to highlight this relationship. A truss-system of glue-laminated beams are exposed on the interior ceiling and cantilever 3' past the exterior walls, while window openings align with these beams to create a thin seam. As the fireplace wall divides the living room from the entrance, it's continuation in the entranceway provides a sense of extension into the exterior street-scape.



MAIN FLOOR PLAN





Regina

TREND HOUSE

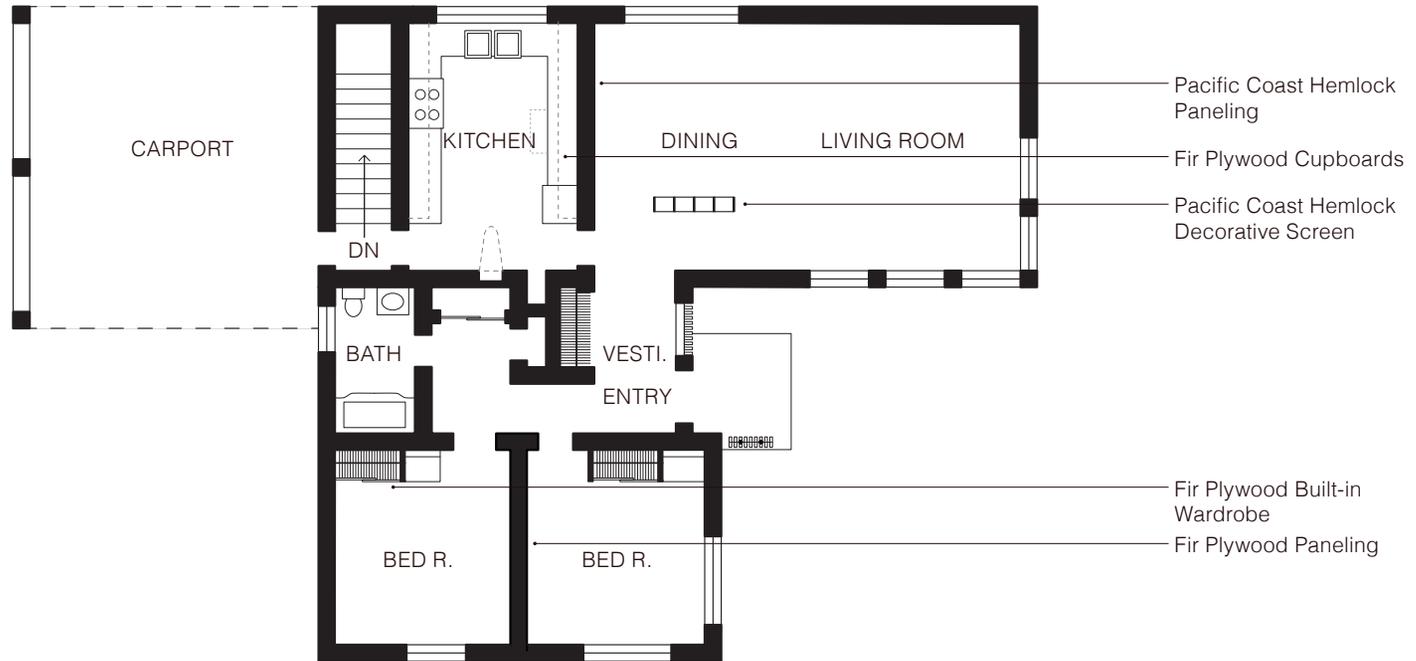
Simplicity of design, accented by warm colors and interesting detail, keynotes the charm of this attractive small home at 3720 Albert Street, in Lakeview. Notice how the bright trim and handsome entranceway set off the textured beauty of the Red Cedar Shingle roof and the siding of random width, tongue-and-groove Western Red Cedar. Waterproof-glue Douglas Fir Plywood is used for the panels below the windows and for the louvres, which add interest and provide ventilation. The decorative entrance feature is built of specialty plywood.

Architect	<i>Stock Ramsay & Associates</i>
Address	3720 Albert St.
Size	1035 Sq. Ft
Condition	Still Standing Heavily modified
Exterior Finish	Random Width Western Red Cedar; Waterproof-glue Douglas Fir Plywood paneling below windows and for louvres
Roof	Red Cedar Shingles
Framing	Pacific Coast Hemlock
Joists	Fir, Pacific Coast Hemlock
Floor Sheathing	Douglas Fir Plywood
Wall Sheathing	Douglas Fir Plywood
Roof Sheathing	Douglas Fir Plywood
Soffits	Douglas Fir Plywood

The entrance to the Regina house features a decorative plywood screen and large windows into the living room that surely set this apart as a Trend House. The openness of the home to the street is immediately visible, and the connection between interior and exterior is well considered.

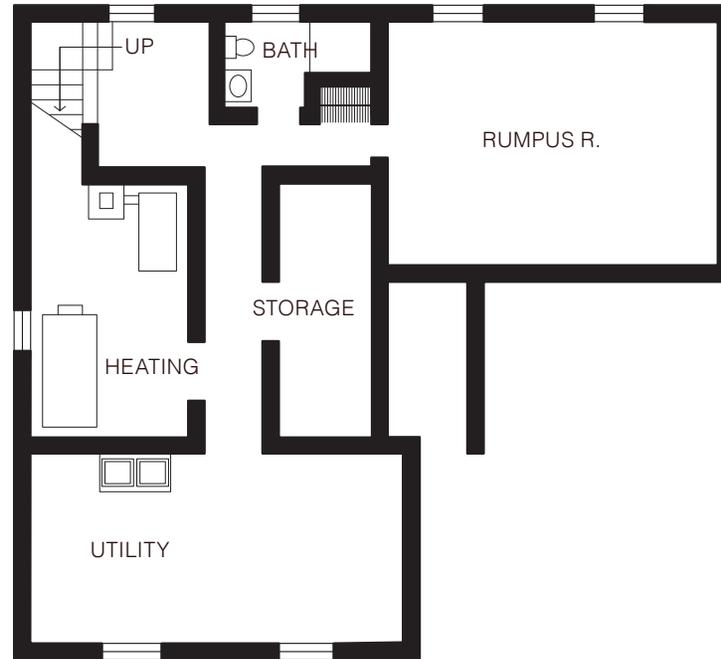
The bedrooms are located to the west of the entrance, while the living spaces are set along the eastern side of the house. Large windows line this wall, and only a movable wooden screen is used to divide the living room from the dining area.

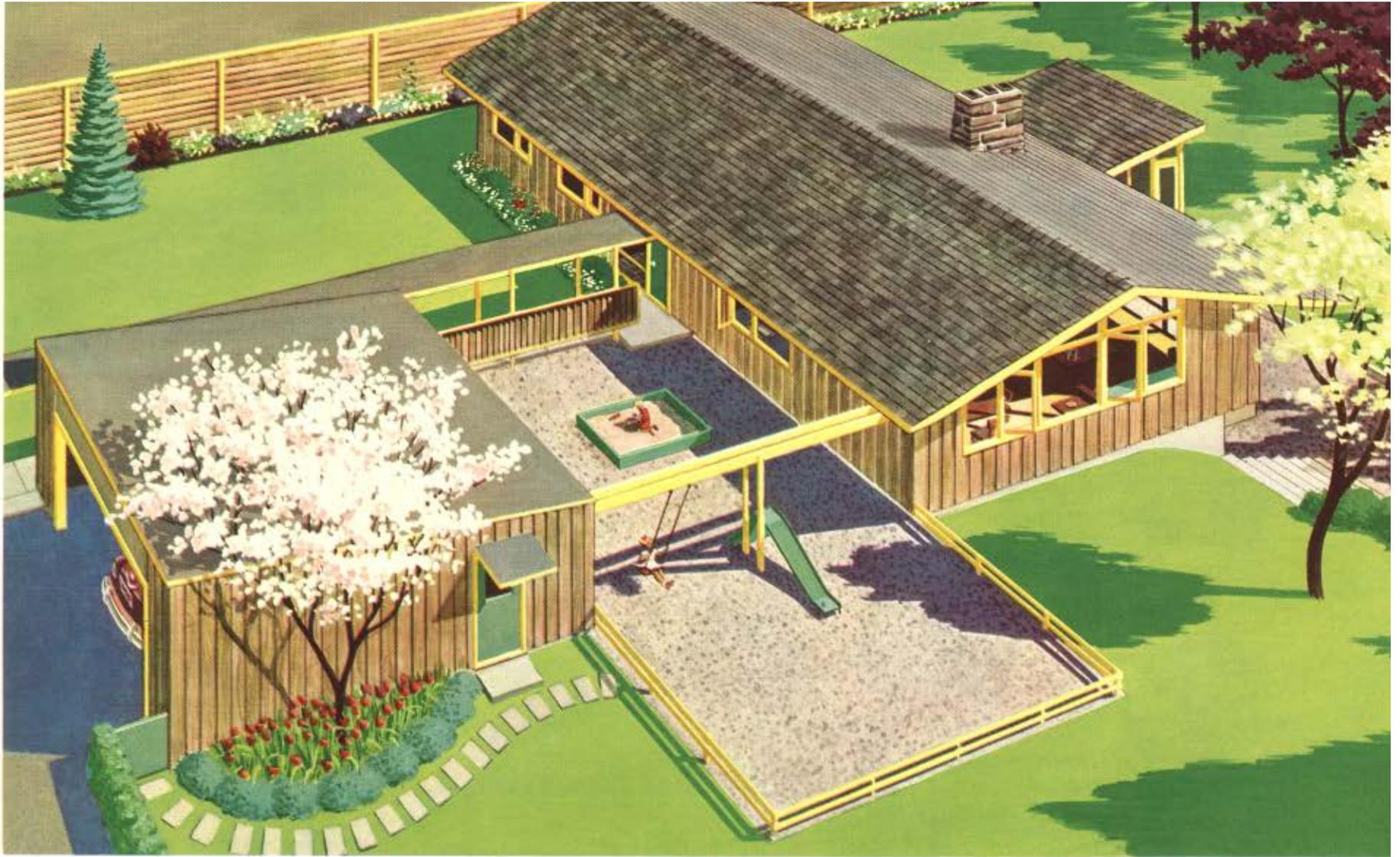
The master bedroom features specialty plywood squares are applied to the ceiling and one wall, complimented by the built in plywood dresser.



MAIN FLOOR PLAN

N →





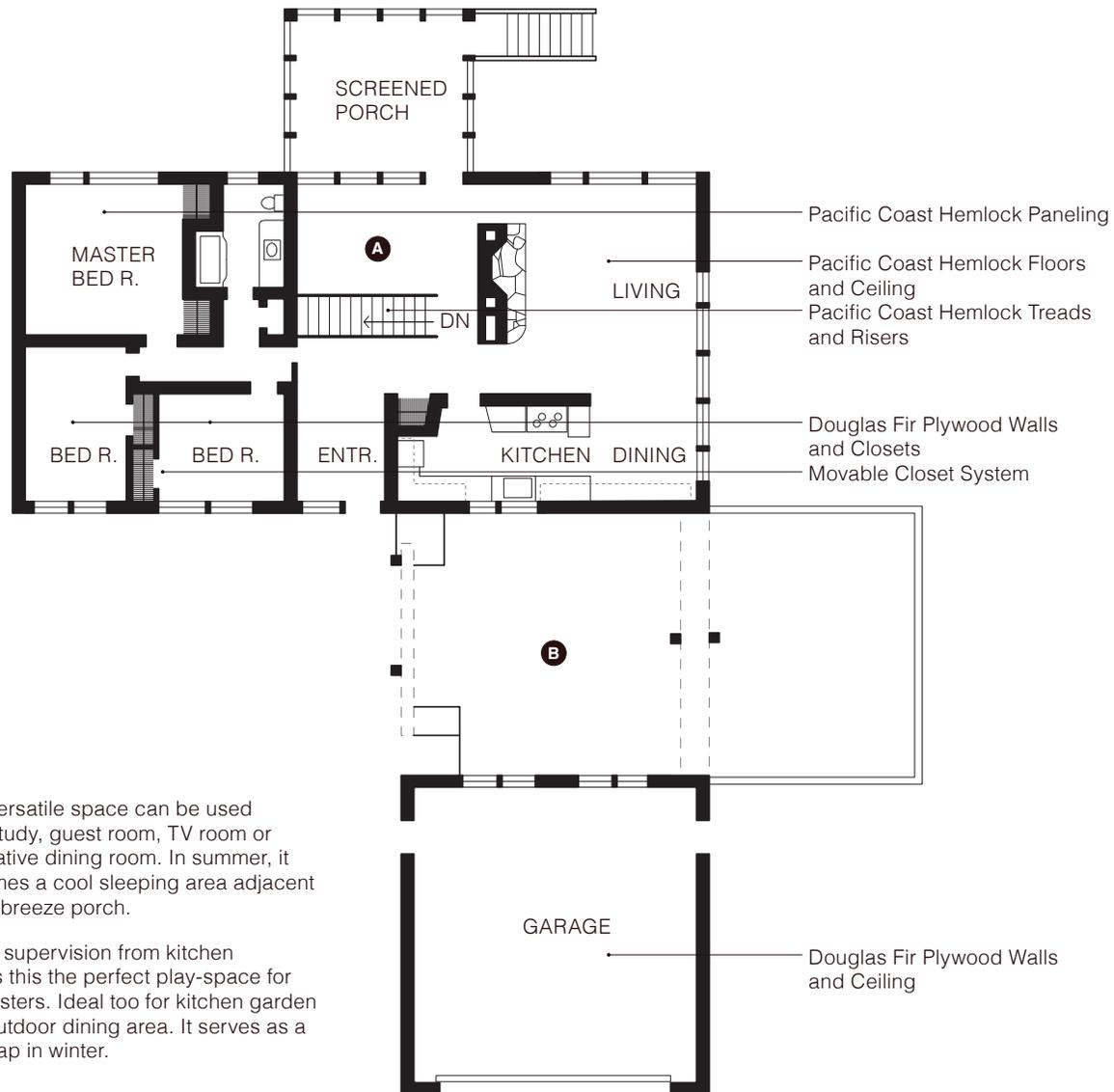
Winnipeg
TREND HOUSE

Located at 762 South Drive in Fort Garry, this spacious family home with its flexible living areas, demonstrates to full advantage the versatility and natural beauty of Western Woods. Distinctive siding of Pacific Coast Hemlock reversed board and batten provides clean vertical lines for the house. The beautiful roof of long-lasting Red Cedar Shingles ensures rigid strength and outstanding resistance to wind-storms and snowloads.

Architect	<i>Smith, Carter, Katelnikoff</i>
Address	762 South Drive
Size	1750 Sq. Ft
Client	Walter Katelnikoff
Condition	Still Standing Renovated
Exterior Finish	Pacific Coast Hemlock, reverse board and batten
Roof	Red Cedar Shingles
Framing	Pacific Coast Hemlock
Joists	Fir, Pacific Coast Hemlock
Floor Sheathing	Douglas Fir Plywood
Wall Sheathing	Douglas Fir Plywood
Roof Sheathing	Pacific Coast Hemlock
Soffits	Douglas Fir Plywood

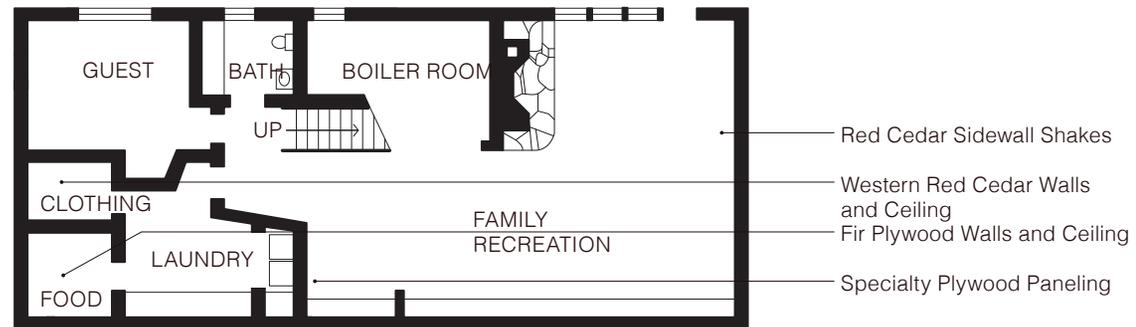
The Winnipeg Trend House was built in the Rural municipality of Fort Gary and designed by Walter L. Katelnikoff, a partner in the prominent local firm Smith, Carter, Katelnikoff. A unique characteristic of the home is the play area and sun-trap created by the positioning of the car port and main house. This space is opposite the river and easily overlooked by the kitchen.

Period advertisements boasted that the home would “stir your imagination and give you scores of exciting ideas for building or modernizing your own home” and “demonstrate the beauty, versatility and practical advantages of Canada’s famous Western Woods—Pacific Coast Hemlock and Western Red Cedar Lumber, Douglas Fir Plywood, Red-Cedar Shingles and Sidewall Shakes.” The home also demonstrated the use of other new materials, including Dominion Inlaid Linoleum, with this company touting their involvement in the demonstration home in the local press. In the summer of 1954 it was estimated by a representative of the B.C. Coast Woods trade extension bureau that in its run as a public demonstration home (from May to August of 1954) 762 South Drive was likely to receive 54,000 visitors, making it “the most successful home demonstration in the city’s history.”



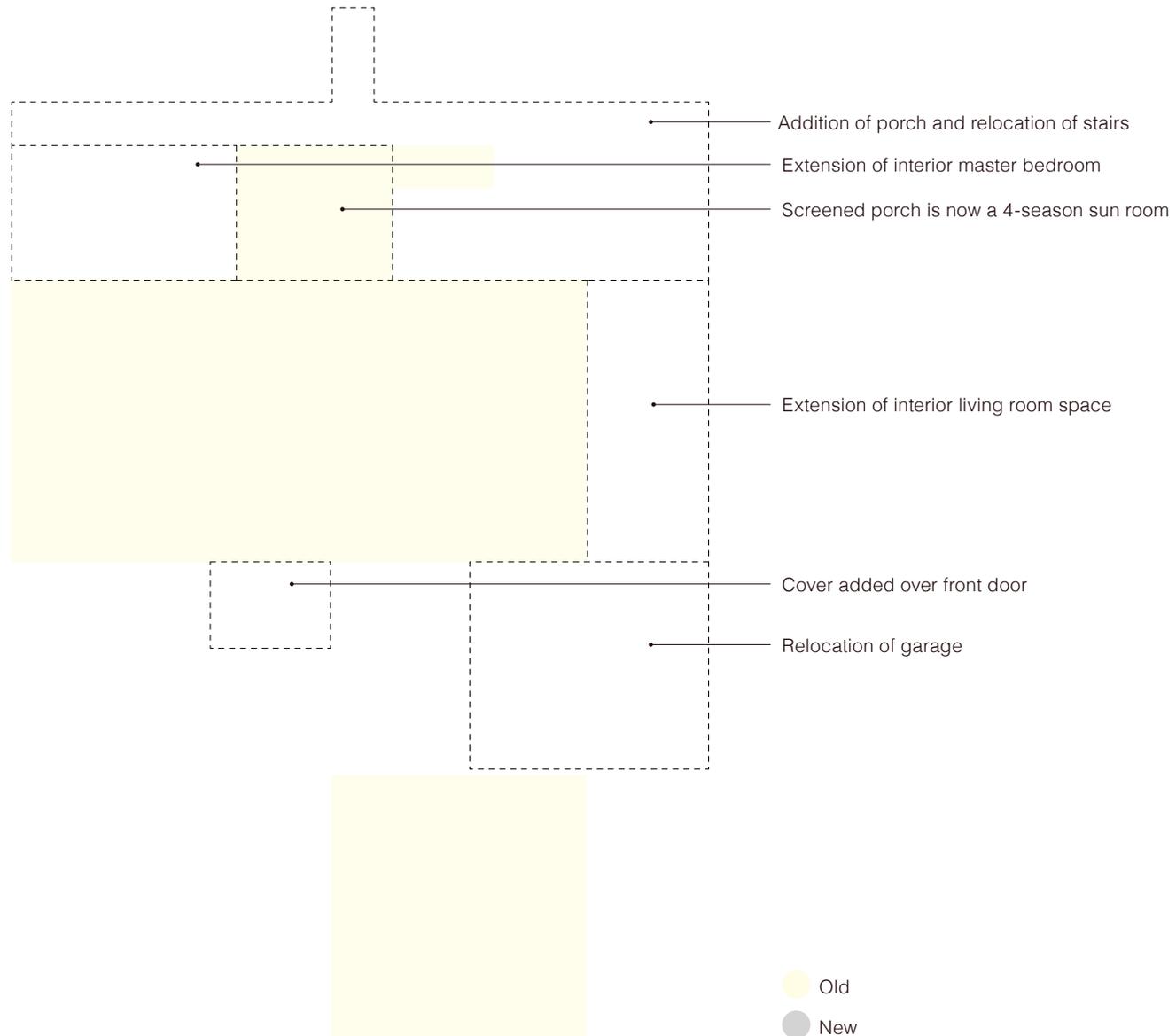
A This versatile space can be used as a study, guest room, TV room or alternative dining room. In summer, it becomes a cool sleeping area adjacent to the breeze porch.

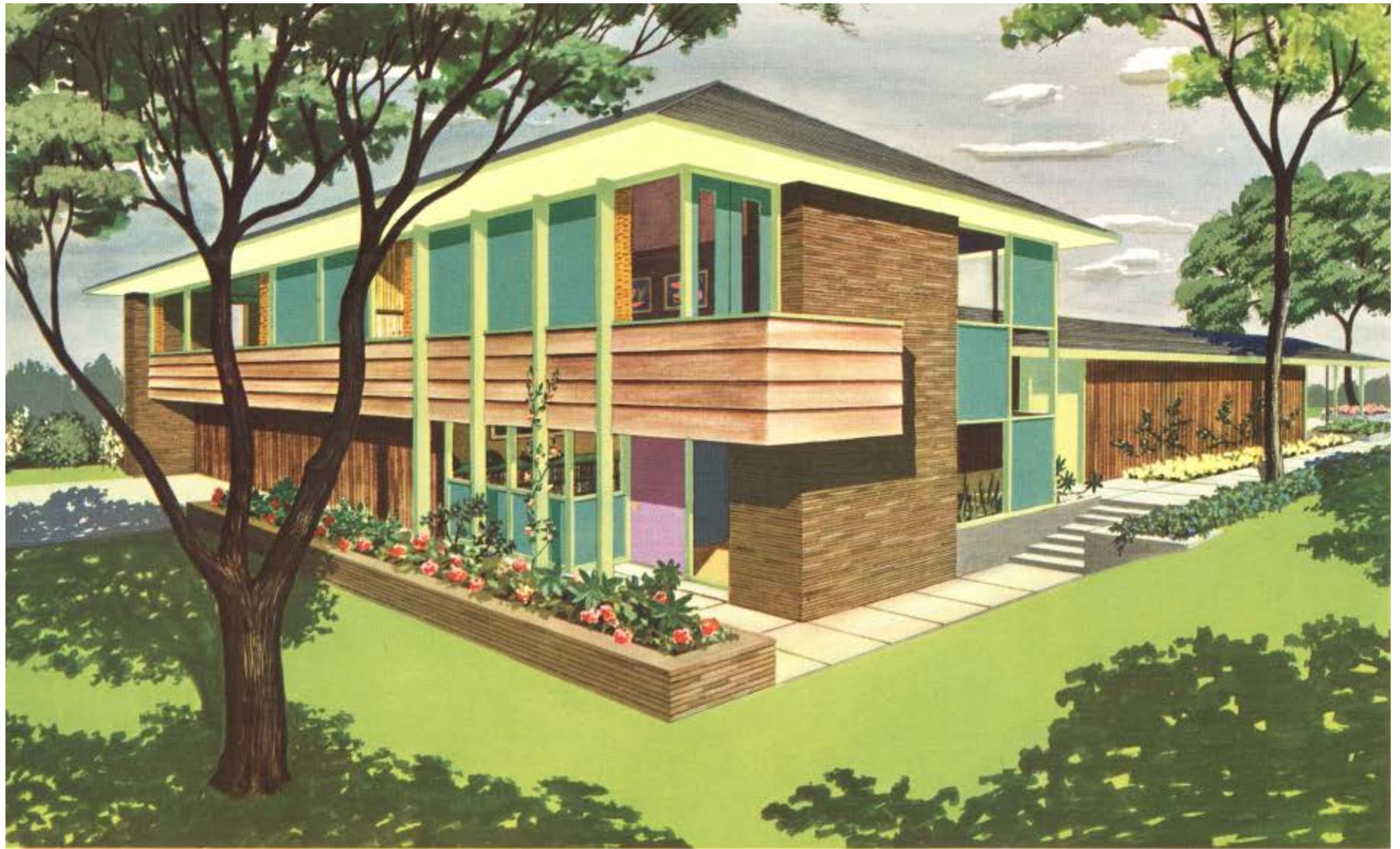
B Direct supervision from kitchen makes this the perfect play-space for youngsters. Ideal too for kitchen garden and outdoor dining area. It serves as a sun-trap in winter.



BASEMENT PLAN

N ←





Toronto

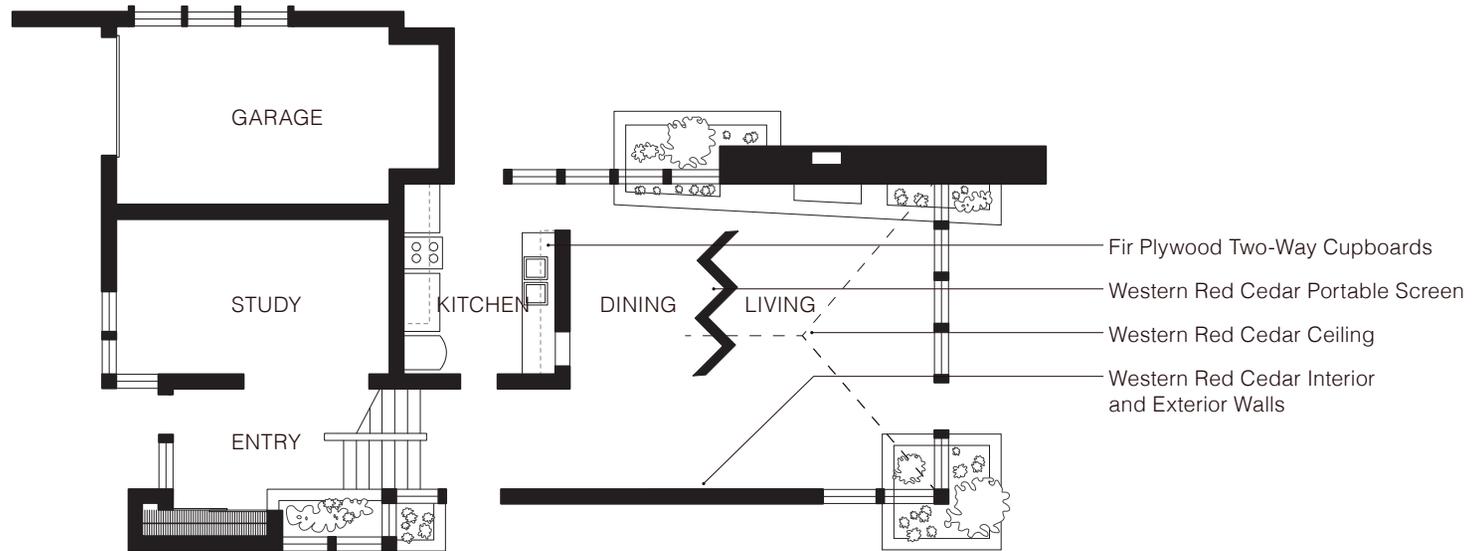
TREND HOUSE

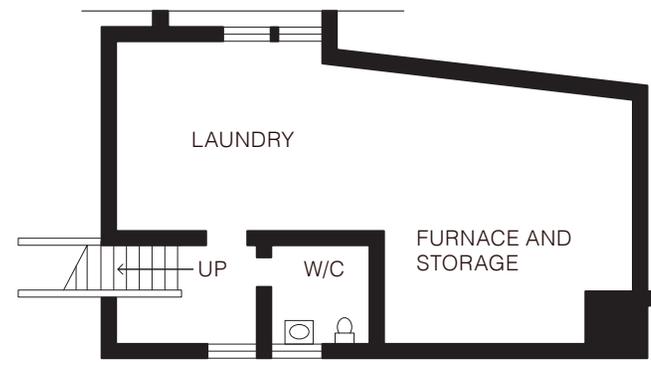
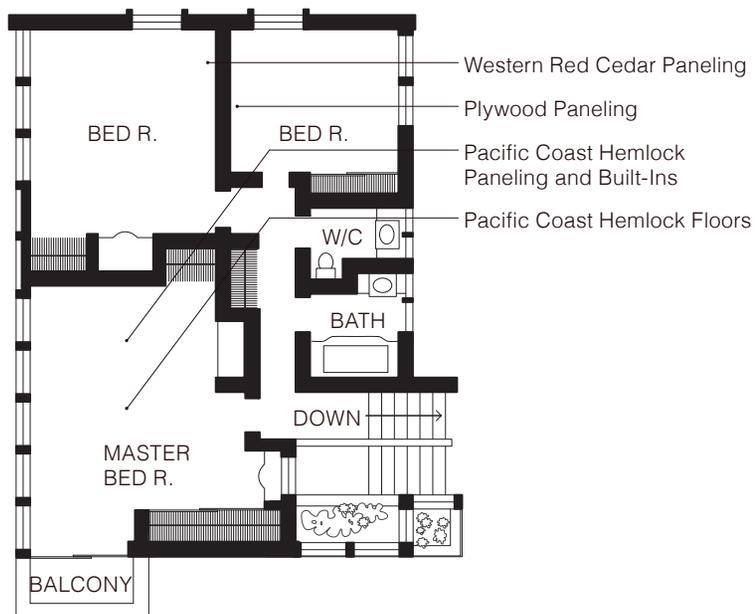
Situated in Lawrence Park at 41 Weybourne Crescent, this skillfully planned, three-level home reveals how successfully Western Woods can be used in this area—as structural partners of masonry—and to bring warmth, color and texture to exteriors and interiors. Here, Western Red Cedar bungalow siding is used in interesting contrast to the v-joint tongue-and-groove cedar on the lower walls. Stained Red Cedar Shingles on the roof add lifetime charm and protection. Blue painted window panels of specialty fir plywood provide colorful accent.

Architect	<i>Fleury, Arthur, and Calvert</i>
Address	41 Weybourne Crescent
Size	1700 Sq. Ft
Client	Eric Arthur
Condition	Still Standing Original Condition
Exterior Finish	Western Red Cedar horizontal siding; v-joint tongue in groove cedar on lower walls; blue painted specialty Fir Plywood window panels
Roof	Red Cedar Shingles
Framing	Western Red Cedar
Joists	Fir, Pacific Coast Hemlock
Floor Sheathing	Douglas Fir Plywood
Wall Sheathing	Douglas Fir Plywood
Roof Sheathing	Douglas Fir Plywood
Soffits	Western Red Cedar

The Toronto Trend House sits in Lawrence Park on a sloped site surrounded by trees. Western Red Cedar is the primary building material here, though Ochre brick walls can be seen on the north and south sides as per the local building code, as well as on planters and patios. The split-level plan is open to the front, thinning out vertically as it stretches towards the northeast edge of the site. Horizontal window expanses extend up until just below the roof-line, while planters span both the interior and exterior of these windows.

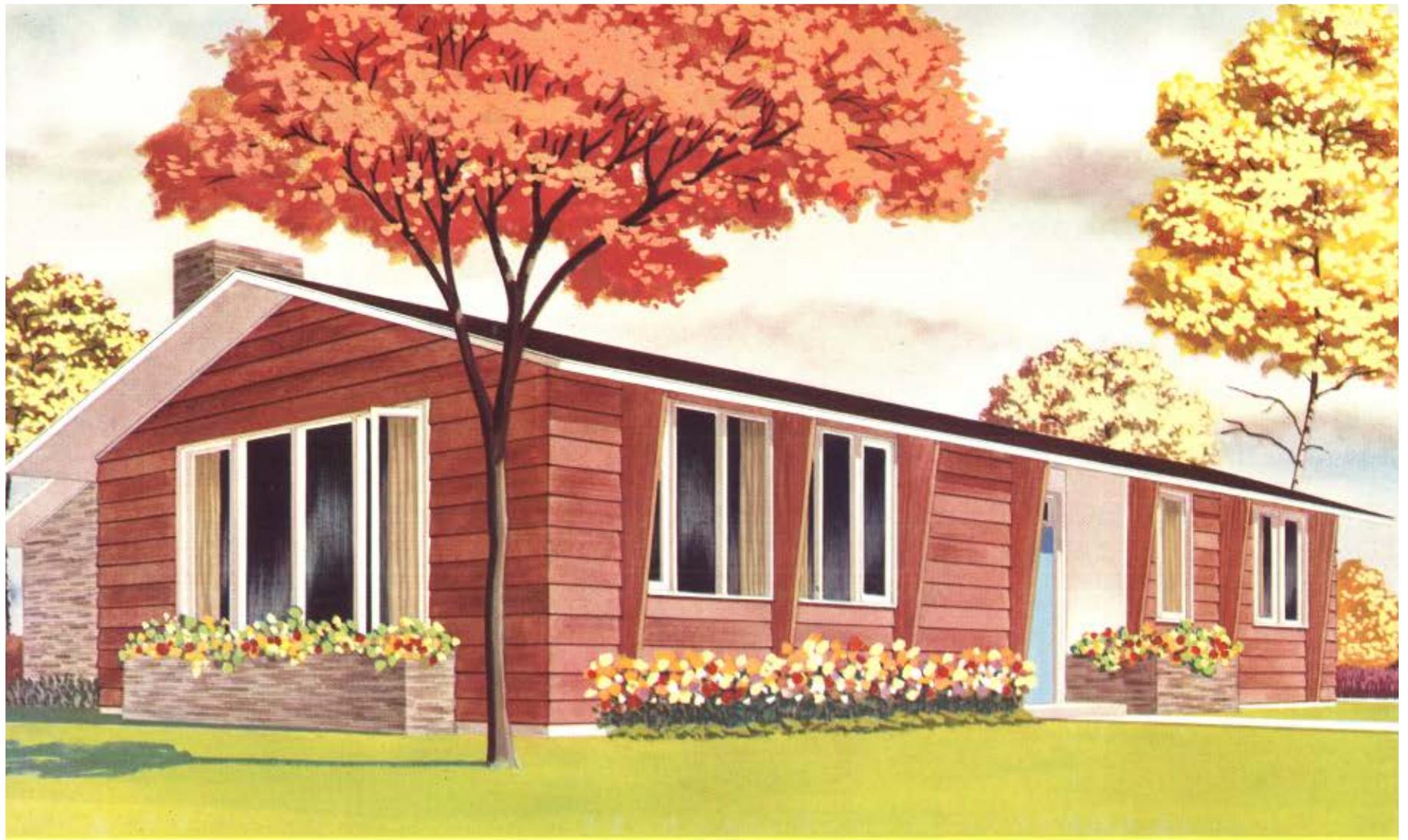
The living and dining area share a large gallery wall made of Western Red Cedar with cabinets below made of Pacific Coast Hemlock. These are complimented by the two-way plywood cupboards in the dining and kitchen areas.





UPPER FLOOR PLAN N ↗

BASEMENT PLAN N ↗



London

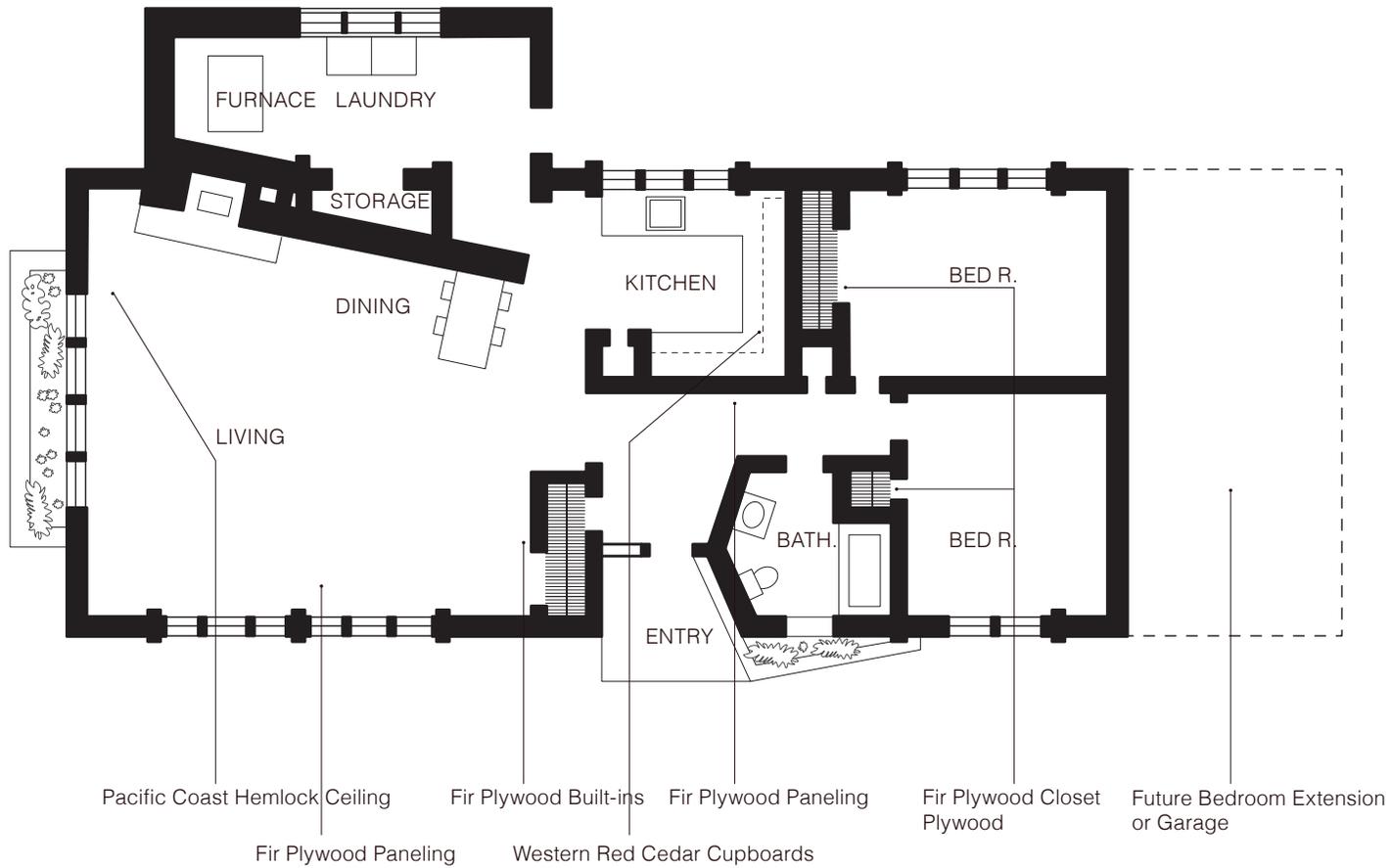
TREND HOUSE

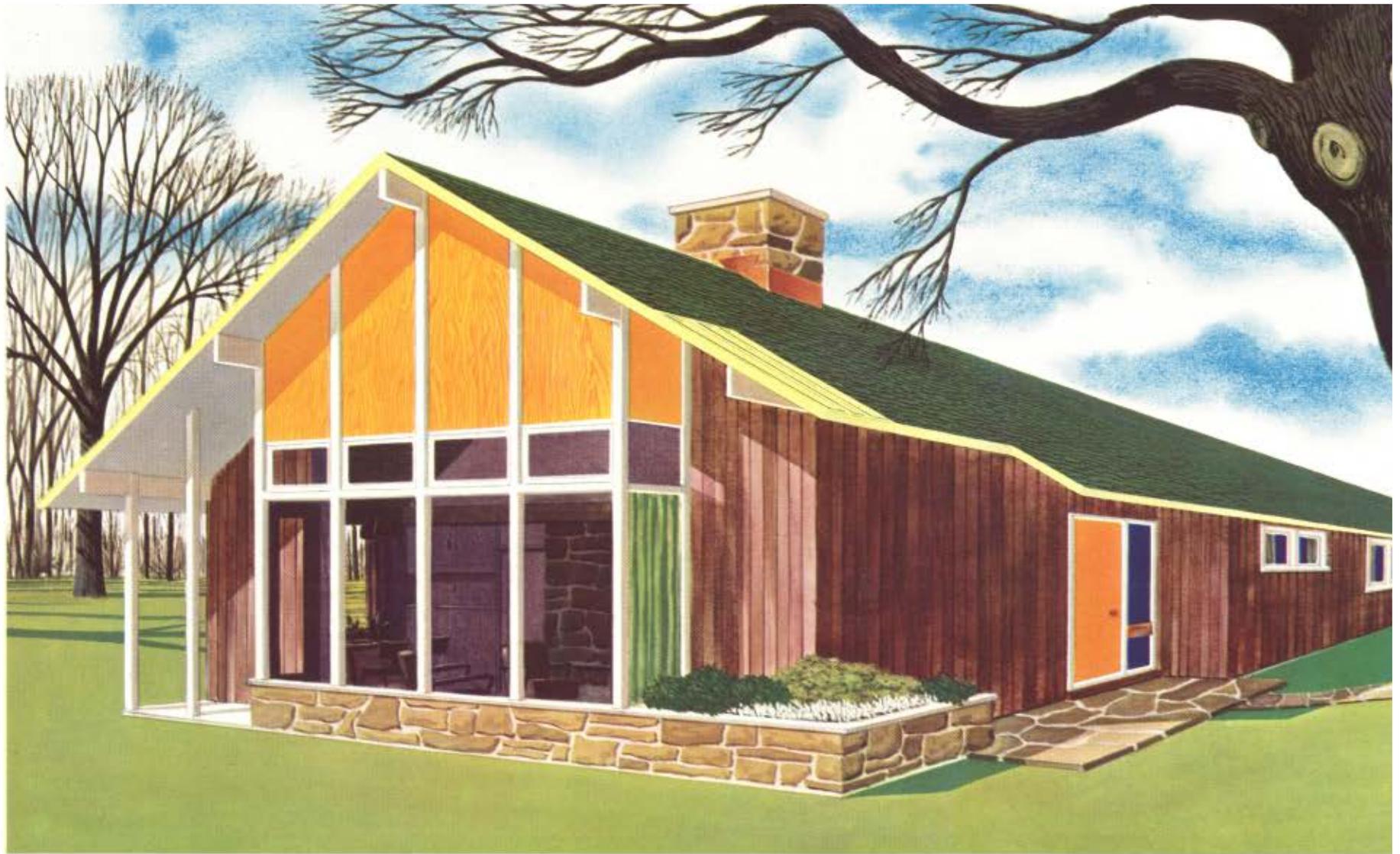
Adaptability of Western Woods to economical new construction methods is well illustrated in this expansible home at the corner of Stoneybrook Crescent and Fanshawe Park Road in Stoneybrook Heights. Savings in building time, labor and materials were achieved by the unconventional method of framing — a series of shop-fabricated, glued-laminated Pacific Coast Hemlock arches — with non-bearing walls and partitions. The result is an interesting, original, exterior and interior design and a flexible plan that's ideal for a growing family. Western Red Cedar bungalow siding and a Red Cedar Shingle roof complete this home of Western Woods.

Architect	<i>Philip, Carter, Johnson</i>
Address	544 Fanshawe Park Road E.
Size	1180 Sq. Ft
Condition	Still Standing
Exterior Finish	Western Red Cedar siding
Roof	Red Cedar Shingles
Framing	Western Red Cedar
Joists	Pacific Coast Hemlock
Floor Sheathing	Douglas Fir Plywood
Wall Sheathing	Western Red Cedar
Roof Planking	Pacific Coast Hemlock

The open floor plan and non-load bearing wall system of the London, Ontario Trend House has enabled the home to be used as both a community space and a child care centre since its original use as a family home. The one-storey house features an innovative three-pinned arch construction using pre-fabricated, glue-laminated Pacific Coast Hemlock arches to support the roof which are exposed on the inside and outside of the home.

The flow of traffic within the house is centralized, allowing the living room to be open to the rest of the house while keeping through traffic out of the main seating area. A large brick wall and fireplace divides the living and dining space from the utility room behind.





Montreal

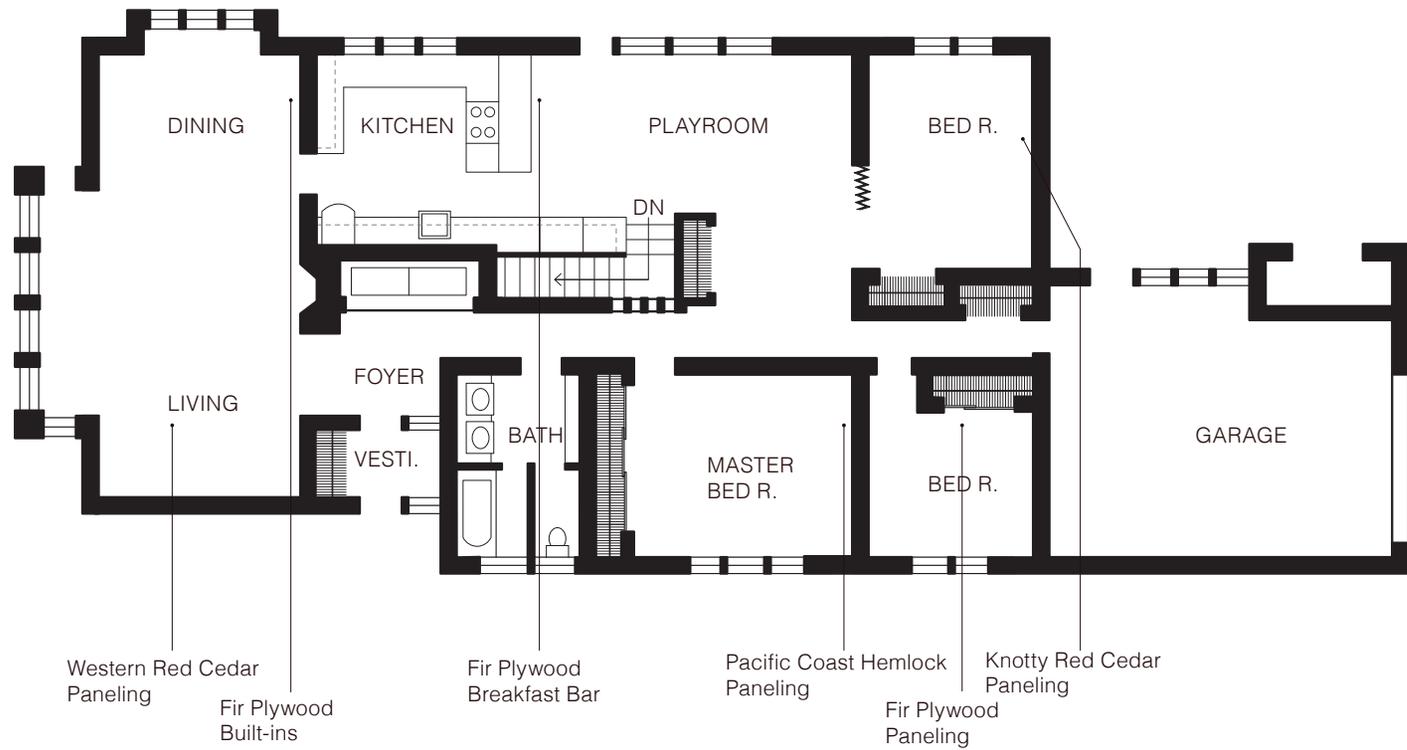
TREND HOUSE

Designed for a family with young children, this beautiful home at 2 Woodland Avenue in Beaurepaire, is built for a lifetime of easy living. Traditional in appeal—it has an imaginative and practical plan that combines the advantages of openness in kitchen-utility-play areas with an atmosphere of privacy and relaxation in more formal zones. High-pitched roof shows off the staggered pattern treatment of Red Cedar Shingles. Siding is tongue-and-groove, v-joint Western Red Cedar. White trim and colorful specialty fir plywood panels above the windows add individuality to the gracious exterior.

Architect	<i>Philip P. Goodfellow</i>
Address	2 Woodland Ave.
Size	1635 Sq. Ft
Condition	Demolished
Estimated Cost	\$30,000
Exterior Finish	Western Red Cedar
Roof	Red Cedar Shingles
Framing	Western Red Cedar
Joists	Fir, Pacific Coast Hemlock
Floor Sheathing	Pacific Coast Hemlock
Wall Sheathing	Douglas Fir Plywood
Roof Sheathing	Douglas Fir Plywood
Soffits	Douglas Fir Plywood

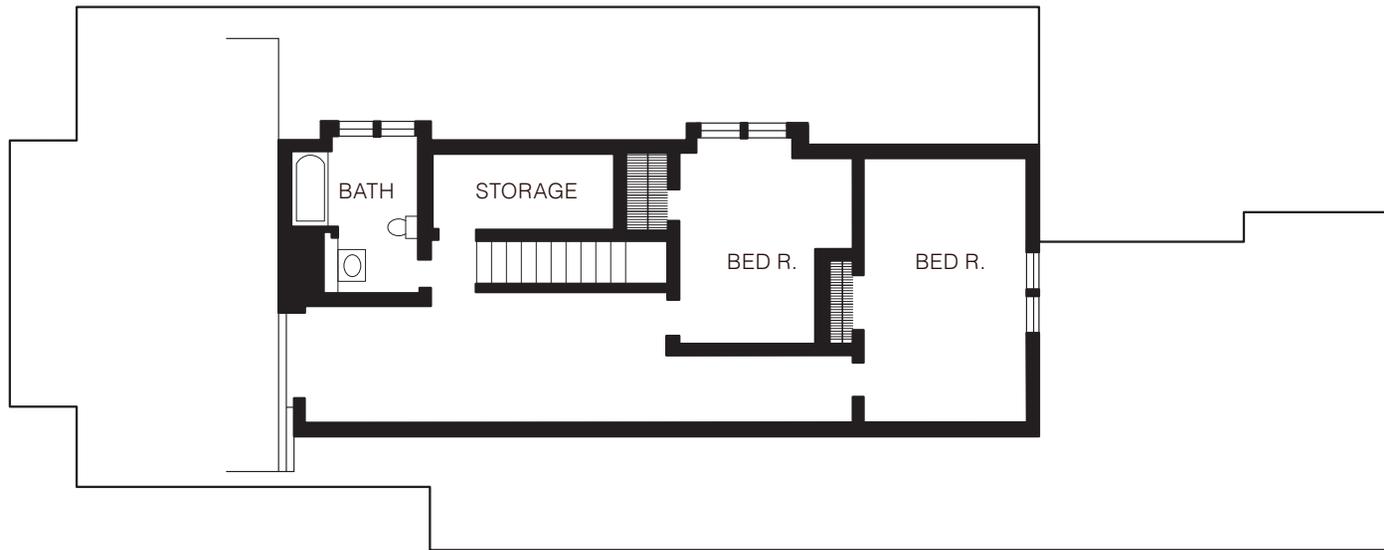
The Montreal Trend House had a lively exterior featuring Western Red Cedar siding and Fir Plywood panels above the windows. The white trim highlighted the warm-toned woods and large windows that connected the living room to the outdoor areas. A high-pitched roof left room for a future attic plan provided by the architect in the drawing set, but never built. A well-loved feature of the Montreal home was the playroom which was directly visible from the open-plan kitchen.

The demolition of the Montreal Trend House faced debate about the historical importance of the home and the limits of ownership.



MAIN FLOOR PLAN

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2011-04-16
Subject: Comments on the report by Michel Vardalas M.Sc. Ing. Dated
24 February 2011

To whom it may concern,

I have read the report above mentioned and I have looked at the photos accompanying it. The following are reflections paragraph by paragraph of what has been written and shown.

The report notes that previous damage was done before he arrived "probably from previous evaluations, so he was able to see the walls and roof."

The engineer gives a summary description of the structure on page 1 and a summary drawing of same on page 4. There is no assessment of whether the structure is sound or not at this point.

An 'unfinished' crawl space under the ground floor is mentioned. He notes that the attached garage has a concrete slab for a floor.

Noted is the fact that the floor joists which he measured at 2x8's at 16" centres do not support the 40 lb per square foot loading prescribed by Tables in the current National Building Code. There is no mention of whether the floor is springy, appears to be insecure or other comment. The species of wood used for joists is not noted. Dense species such as BC Fir joists can span much larger spaces than, say, eastern spruce and still conform to the codes. Under the circumstances, I would submit that if the floor was springy enough to leave someone standing on it with a feeling of insecurity, difficult to believe with a

house sold a few times over fifty years, even more so when the house had literally hordes of people trooping through it when it was first built, but even assuming that the floor appears to need stiffening, a number of simple inexpensive solutions present themselves. Probably the easiest and least expensive would be the installation of a dwarf partition of 2x3'S on a wood plate bearing on the sand of the crawl space and wedged under the joists would cure the situation. The cost would be around a hundred dollars for materials and a few hours of carpentry work. If this is a problem, it is minor, to say the least, and it cannot be counted as a defect in the building.

On page 2 of The Report, it is stated that "some floor joists had warped, that the main beam had cracks (noted on picture No 1) and that overloading and lack of cross bracing contributed to this." Cross bracing and/or strapping are pretty easily added to any open floor to make it stronger. Cracks in a main beam do not diminish its' resistance. All large pieces of wood check when dried.

One has always to be suspicious of blanket statements about conditions when described like, "...All the floors are wavy, out of level, .." etc . The dip toward the centre of the house is almost certainly the result of beam and joist shrinkage as green wood dries out after a few months, a minor condition which can be cured with many or several wedges, whichever is the easiest remedy.

Excessive humidity in any crawl space is caused by insufficient ventilation in the crawl space. Normally, two or three 4 to 6 inch diameter holes from the crawl space with a vent-well or a goose-neck connection to the outside are installed. This keeps crawl spaces dry. In the coldest winter months, these vents are closed. Humidity can be reduced if the crawl space has a vapour barrier installed under a blinding (usually of crushed stone) over the entire area of the space. Cost if not already in place – under a thousand dollars for a vapor barrier, and an equivalent amount for stone, and three or four days work for a labourer.

Excessive humidity is not a defect justifying anything other than simple cheap correction. Note also that unoccupied homes always have high

humidity from the Ground. The humidity in the basement may also have been temporary.

In a following paragraph, reference is made to "...water infiltration... and advanced rotting of wood was seen...." (see pictures 3 and 4). Most houses fifty years old have had water infiltration problems at some time. These, if they go on can rot some wood. They don't rot out enough wood to threaten the continued use of any building. The Picture 3 and 4 do not show extensive rot. If extensive rot had been seen and a camera was present, one would expect to see many examples in pictures. They are not here. If one is responsible, one has to have more proof of their presence, in my opinion.

A couple of paragraphs discuss at length the "lack of insulation and a vapour barrier... in walls and roofs". The insulation does not conform to the current recommendations, but the house should not be condemned for that (see discussion of heat losses above and the economy of different corrections for the same). It is not a defect. At most, it is a minor deficiency with no real loss of value. And there is an effective vapour barrier everywhere.

Ventilation above insulation in roofs is an important consideration. Sloped roofs from the period often performed well with little or no ventilation. If a house was humidified, problems could arise and other factors could cause other problems. However, if and when problems would arise, they would show immediate damage and these would have to be addressed immediately. The provision of ventilation from eaves to roof ridge is, again a matter of diagnosing the exact condition at the eaves and at the roof ridge and the appropriate hardware purchased. In looking at photos of the house, especially with snow on the roof, I suspect that the roof performs well. But I cannot be absolutely sure of this. The visit by Michael Goodfellow when he looked at the house with his son, a couple of years ago, and saw no damage of the sort that he should have seen if the roof design and an insufficiency of ventilation over the insulation was a problem. There is a reference to the fact that there is no air space over the insulation. That may be why there has been no problem. The rule is: Walls don't need an air space with ventilation on the outside of the insulation. Steep

roofs with full insulation may not need ventilation, even should not need insulation. The flatter the roof, the more need there is for an air space. There is more likely to be a problem with flat roofs, lots of insulation, air space, even ventilated, which is insufficiently high above the insulation. There may be a defect here, but it is not shown and it is not sufficient to condemn the house for sure.

The report continues by pointing out that the height to parts of certain ceilings, being exposed structural beams with coffer spaces above them constitutes a defect. We would reject that conclusion. The detailing was done to enhance the aesthetic quality of the building.

Lastly on page 2 he notes a cracked garage floor and cracked foundations. I would counter that all slabs not reinforced, will crack due to shrinkage. This is a very minor defect. All foundations not reinforced will also crack. Serious cracks are easily closed and repaired. The kinds of cracks we are talking about here are minor deficiencies, easily corrected that affect nothing of value to the building.

With reference to floor drains, they were not required when the house was built. If they are necessary they can be put in for a few thousand dollars. They are quite likely not necessary. With regard to water infiltration shown in pictures 5,6,7, and 8 (showing the same condition four times). This is probably caused by the car tracking in wet or the grade outside keeping water against the building. Gardening for the latter, a drain, if it is the cause for the former.

Mr. Vardalas mentions that the interior walls and ceilings are of prefinished plywood (one of the demonstration materials in the demonstration house) He notes that the plywood is ¼ inches thick and that "all the panels have separated at the seams.". It is difficult to comment on this, except to say that if all of the panels have separated at the seams, then the panels must have been intended to have been installed in this fashion. Several reasons for this come to mind; among which are the fact that a separated joint is more aesthetically pleasing than a joint that just misses being flush or that will shrink open after a period of time. I can't accept that this would constitute a defect in the house.

Mr. Vardalas speculates, "that the house was built as a summer cottage". Objectively, even a summer cottage would use the same standards as any other home built anywhere in an Urban setting intended for occupation year round. In fact the history of the house firmly establishes that it was a demonstration house promoting new building techniques and materials for better living. Its' success as such is attested to by the numerous homes built in a similar fashion,, with similar materials, with similar design theories for better living all over the country. There is nothing remotely defective here.

The house is criticized for being built "low to the ground." The pictures showing the siding at the level of the grade show no rot or other deterioration. The wood is California Redwood which is extremely resistant to rot. The fact that the ground touches it hasn't caused any deterioration. As well, the ground level around many homes especially in a wooded area will rise after many years with grass and leaf rot contributing most of the rise in level, (Carbon capture, you know) All the photos of the house when it was built, show that the siding is well above the grade according to best practice. A few hours of landscaping to lower the level of the grass at the house will improve the situation. There is no defect here.

Mr. Vardalas asserts that the house is lower than the street. The house was built when the street was a country road. The lot is very large. The soil absorbs standing water. Without knowledge of the exact soil on which the building is built, one cannot say for sure that standing water is a problem on the site or not. My own professional experience over many years with soil in this area is that sand is present everywhere. If so, standing water will disappear before running into the building.

With respect to the conclusions of the Engineer Vardalas

His recommendations are out of proportion. The ground floor structure needs nothing. It might benefit from some stiffening at almost no cost.

With respect to the blanket assertions about widespread rot in the building:

There are but two photos showing some rot of a very minor character. One would expect that if there is any more rot, this engineer would have dozens of photos to prove it. With respect, no serious person with or without expertise can accept this assertion.

The landscaping being completely started over which he recommends can also be called gardening at pretty small scale. In no way does it contribute to serious damage of any sort on the house. The Photos by Mr. Vardalas follow with my comments and captions in a separate file.

I conclude that there is no evidence in this report that supports the demolition of the house. If it is demolished, it therefore becomes nothing but an act of willful vandalism.

Michael Fish



Halifax

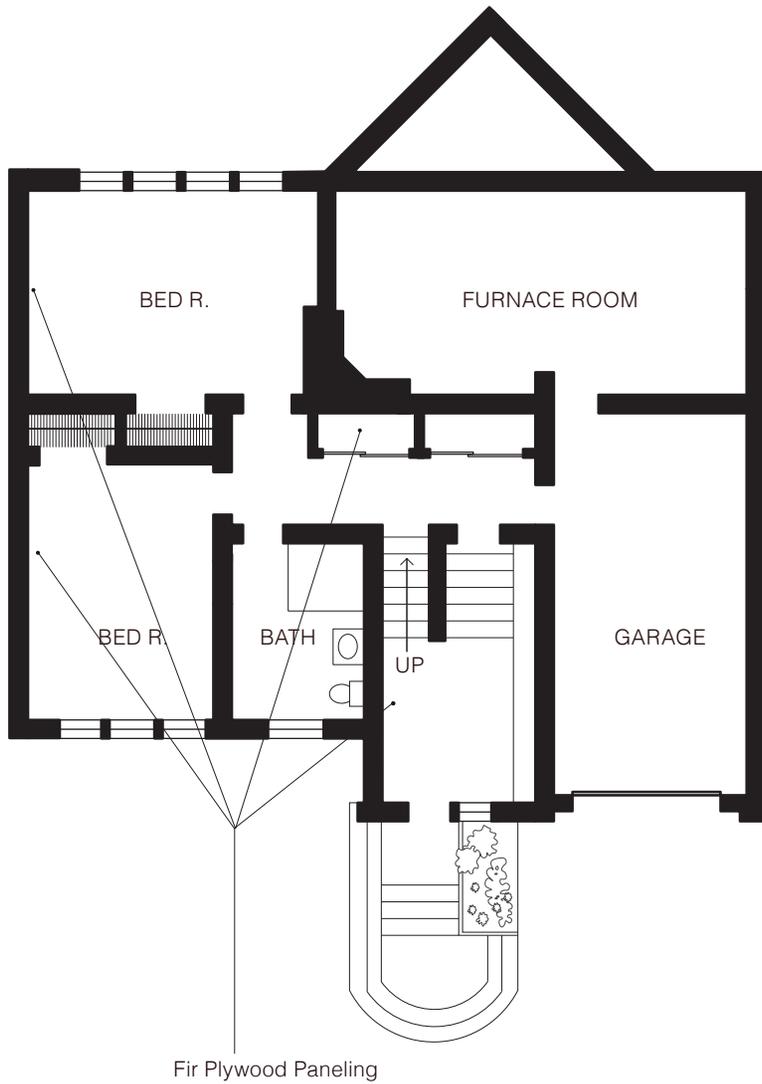
TREND HOUSE

A beautiful seaward view determined the design and plan of this attractive family home. Here, Red Cedar machine-grooved, sidewall shakes, painted sage green, team up with natural-finished, vertical Western Red Cedar siding to create an exterior of beauty and durability. The roof of Red Cedar Shingles provides superior resistance to snow-loads and windstorms. This view from the street points up the pleasant contrast between shakes and siding, and shows the interesting lattice treatment of the entranceway.

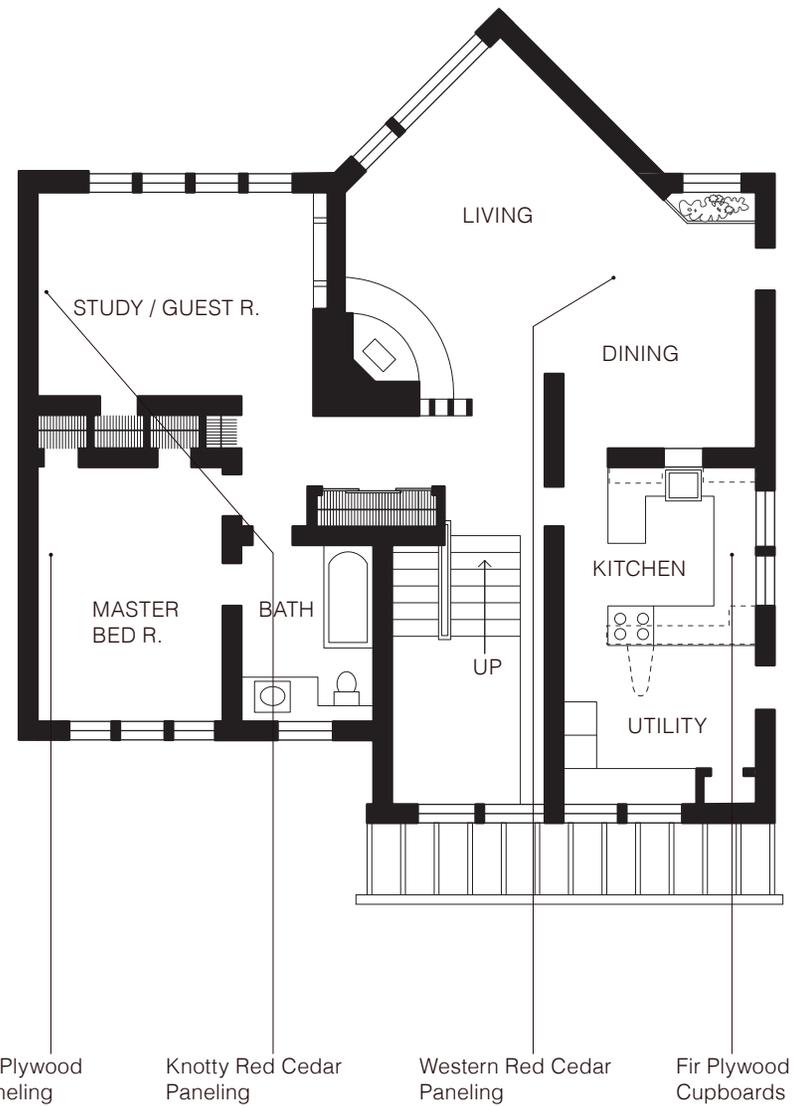
Architect	<i>Davidson, Duffus, Romans & Davis</i>
Address	5885 Balmoral Rd.
Size	1360 Sq. Ft
Exterior Finish	Red Cedar Sidewall Shakes; Vertical Western Red Cedar
Roof	Red Cedar Shingles
Framing	Pacific Coast Hemlock
Joists	Fir, Pacific Coast Hemlock
Floor Sheathing	Douglas Fir Plywood
Wall Sheathing	Douglas Fir Plywood
Roof Sheathing	Douglas Fir Plywood
Soffits	Douglas Fir Plywood

The Halifax Trend House is a split-level home with a large open-plan living and dining area located at the back of the house. The extruded and angled living room wall maximizes the view from the dining area and provides distinction between the living room and dining area while minimizing walls and maintaining an open feeling. The random-width cedar paneling in the living room brings the treed backyard into the interior space.

The sloped site allows for a large windows and a well-lit basement, which contains two of the three bedrooms on the sloped side, and a bathroom and storage where there is less availability of natural light.



MAIN FLOOR PLAN N ↘



BASEMENT PLAN N ↘

Which features in construction of the Trend House you are building do you like particularly?

L.W. Granger (Thornhill, ON)	Use of split-level design
Arthur F. Bohme (Regina, SK)	The all-plywood sheathing.
C.L. Brown (Calgary, AB)	The open beam ceiling joist.
E.W. Diffner (Vancouver, BC)	Living room and play area are at highest level with bedrooms below. This gives maximum view where most appreciated. Too, the areas of most use flow together.
L.A. D'Arcy (Victoria, BC)	The truss type of roof.
W. Gordon Bryson (Montreal, QC)	The lumber—both rough framing and finished stock and of course the great use of plywood.

Why?

L.W. Granger (Thornhill, ON)	Because it makes the best use of the lot which slopes from the back to the front
Arthur F. Bohme (Regina, SK)	Firstly the cost of material and application is no greater than with ship-lap. Secondly, the strength factor (elimination of corner-angle bracing). Thirdly, plywood sheathing is in itself a satisfactory wind break.
C.L. Brown (Calgary, AB)	Simplified construction.
E.W. Diffner (Vancouver, BC)	Eliminating doors, walls, and passageways giving greatest feeling of spaciousness.
L.A. D'Arcy (Victoria, BC)	The trusses are prefabricated on the ground and lifted into place, which in fact saves man hours, also allows for four to five four centres and so saves on materials.
W. Gordon Bryson (Montreal, QC)	It is dry, clear grained and straight; easy to handle. Good quality material is always treated with more respect by carpenters therefor producing a better job. Use of plywood speeds production and provides a stronger structural "skin" than do other forms of sheathing.

Can you note down here logical improvements over standard home construction practice which you have found in the Trend House you are building?

L.W. Granger (Thornhill, ON)	I think the use of plywood for sub-floor and linoleum underlay in one application and also for roof sheathing saves labour costs. Trussed roof makes for quicker roof framing. Wood shingles for durability and appearance.
Arthur F. Bohme (Regina, SK)	The extensive use of thermo-pane with wood ventilation louvres below.
C.L. Brown (Calgary, AB)	Roof and ceiling structure. Heating. Windows.
L.A. D'Arcy (Victoria, BC)	Open planning is possible under truss type roof. Mullions installed as bearing supports so allowing larger glass areas. Fireplaces designed so as to be incorporated as wall sections showing inside and out.
W. Gordon Bryson (Montreal, QC)	Strength and speed of erection inherent in plywood sheathing. Use of 1 1/4" x 6" T&G V-joint clear plank flooring over a beamed ground floor, ceiling cuts labour time and is very pleasing to they eye from both above and below. Drywall using all wood products.

Do you agree the Trend House you are building will influence more people in your area into building their own home?

L.W. Granger (Thornhill, ON)	Yes, I do.
Arthur F. Bohme (Regina, SK)	Should have some influence.
C.L. Brown (Calgary, AB)	This Trend House will create great interest.
E.W. Diffner (Vancouver, BC)	Completely un-orthodox design and clever arrangement of built-in features should create great interest and influence.
L.A. D'Arcy (Victoria, BC)	Yes.
W. Gordon Bryson (Montreal, QC)	Yes, I believe so.

Can you explain briefly why you believe this?

L.W. Granger (Thornhill, ON)	Because it offers owners an opportunity to get a more useful plan and exciting interiors to suit their own needs.
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Arthur F. Bohme (Regina, SK) With the extensive advertising campaign together with the fact that people will be able to actually see for themselves some of the features of modern house construction. After all there is still a definite housing shortage in the city of Regina.

C.L. Brown (Calgary, AB) The cost alone of this particular Trend House may curtail some from building, but there are many features of the house that can be adapted for use in more economical housing.

E.W. Diffner (Vancouver, BC) Most homes are built of lumber and covered over the plaster, stucco, and paint. The Trend House features our native woods as they should be. A greater awareness of wood construction is needed.

L.A. D'Arcy (Victoria, BC) The Trend House will show the public what can be done by breaking away from conventional construction, and also show the playing effects possible with commonplace drywall materials.

W. Gordon Bryson (Montreal, QC) In this area there is a great deal of "merchant" building done with very standardized shelter the result. New homes of a higher cost range very often appear as "big brothers" to these housing unit homes. I believe the Trend House will make people realize more and more the value inherent in a home individually designed and built with high quality materials.

As a builder, do you agree that the Trend House you are building will set new homebuilding fashions which will become commonplace in years to come? Can you indicate what some of these might be?

L.W. Granger (Thornhill, ON) Yes, Toronto is an area where people think a solid brick house is the only thing, but I believe our Trend House will prove that wood used with brick is much more attractive. The living room at the rear for privacy and window walls are.

Arthur F. Bohme (Regina, SK) Yes, possibly with more extensive use of plywoods, greater use of thermopanes.

C.L. Brown (Calgary, AB) Yes. I think the main feature of roof and beam joist design will become popular in time, but will require an educational program to put such ideas over.

view can be had they would seem to add to good living.

L.A. D'Arcy (Victoria, BC) Yes. The pleasing combination of pitched chingle roof and flat built-up roof areas coupled with extensive areas of glass simply installed.

W. Gordon Bryson (Montreal, QC) Of course it must be remembered that fine homes using successful new materials and ideas have been built before the Trend Houses, but I feel that the Trend House due to its special advertising treatment, will indeed "sell" the new ideas. Some of these would be: Use of more forest products as finishes, and open planning.

Do you plan to use any of the new ideas in Trend House in future homes you build?

L.W. Granger (Thornhill, ON) Yes.

Arthur F. Bohme (Regina, SK) Yes.

C.L. Brown (Calgary, AB) Yes.

E.W. Diffner (Vancouver, BC) Yes.

L.A. D'Arcy (Victoria, BC) Yes.

W. Gordon Bryson (Montreal, QC) Yes, I certainly do.

Can you indicate what they are?

L.W. Granger (Thornhill, ON) Trussed Roof. Use of decorative woods inside and out.

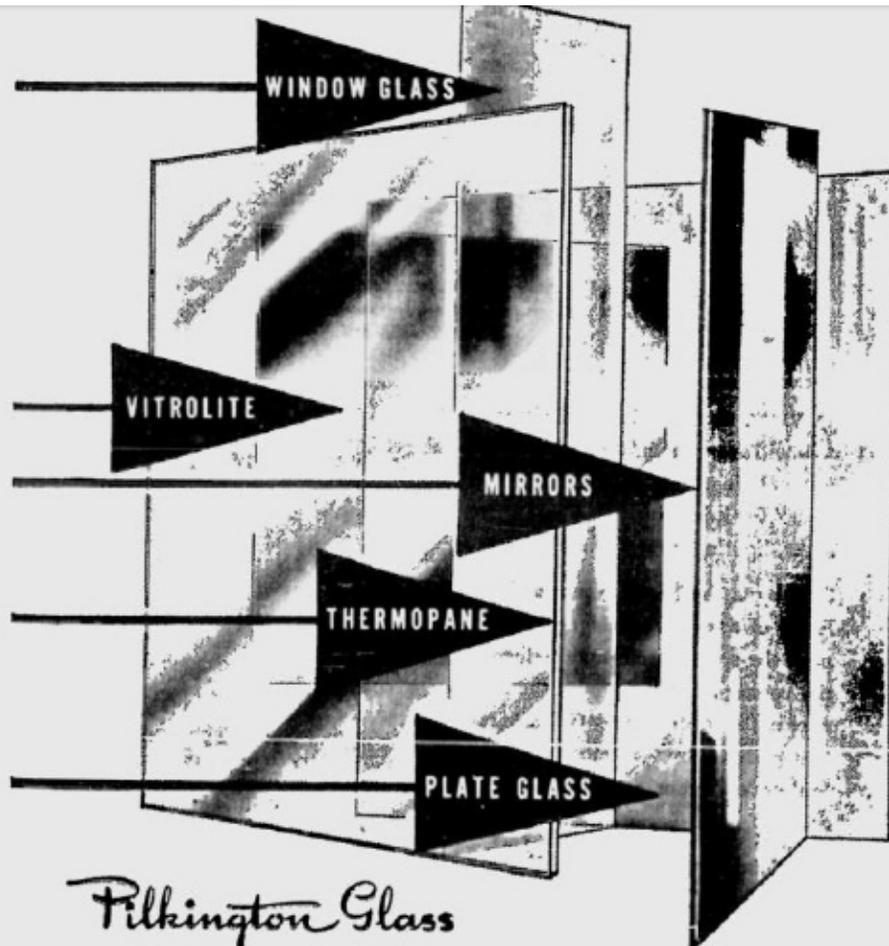
Arthur F. Bohme (Regina, SK) More use of built-in features, greater use of plywoods.

C.L. Brown (Calgary, AB) Roof design. Some of the window designs.

E.W. Diffner (Vancouver, BC) I believe the split-level home would be a great seller. Economically it is a compromise between the two-storey and the all-on-one-floor, and is more livable than either.

L.A. D'Arcy (Victoria, BC) As above (question 6).

W. Gordon Bryson (Montreal, QC) Wood shingle roof; wood finishes in and out; open planning in all dimensions; as much use of glass as is feasible; built-in furniture.



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WIND HOUSE

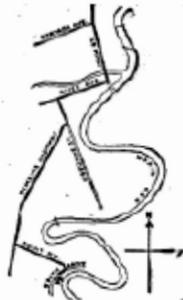
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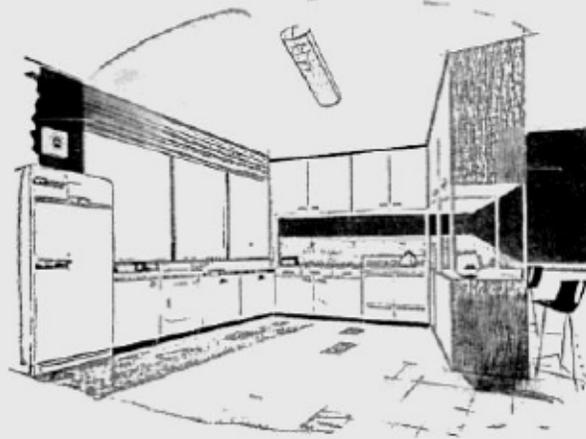


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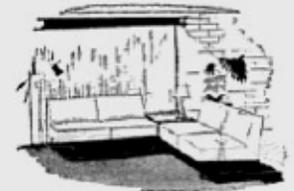
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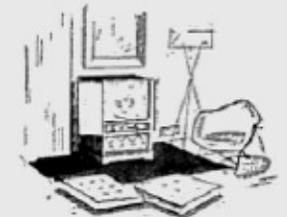
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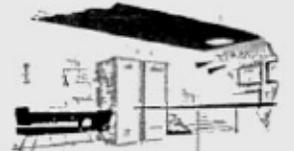
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