

first floor to second floor, and 6in. thick from there to the peak of the roof.

"Do you see those nice, big, fat pillars on the porch? They were cast in moulds right where they are, and weigh about two tons each. If you happen to look at them a thousand years from now they'll still be there unless somebody blows them up with dynamite in the meantime. The same moulds were used to make the pergola pillars in the garden. The pool is of concrete, too, and so are the porches and

price I am inclined to think that the contractor failed to make any money.

"The upkeep of this house has been surprisingly little, and will continue to be little in the years to come. Aside from room, window-frames, etc., there is nothing to wear out or decay.

"If I were going to do it again, I should specify white cement in place of the ordinary kind, and thus save the necessity of whitewashing the exterior every two years. But that's a small matter compared to the joy and satisfaction of building and living in a thousand-year house. My wife says that she never expects to feel so safe and comfortable in any other house in all this world!"

### Quantity Production in Houses.

Mr. F. C. Wade, Agent-General for British Columbia, says that the problem of supplying Great Britain with houses, to say nothing of rebuilding Europe, can only be met in one way—by mass construction. Henry Ford, according to recent dispatches, is opening up factories in Copenhagen, and we shall soon have under our noses an illustration of what mass construction means. Mass construction was the secret of Henry Ford's success in producing a motor car a minute. The superiority of machine over man in every form of structural endeavour is no longer questioned. Built-to-order units, even to the smallest detail, have long been recognised as the only successful method of constructing steel buildings. The same principle has been adopted in the construction of wooden houses, and if Europe is to be rebuilt it can only be by the use of material which lends itself so readily to the built-to-order process. If mass construction can be used so successfully in structures of iron and steel, how much more easily can it be adopted in producing thousands of houses in a minimum of time!

Let me indicate how mass construction works out in practice. To begin with, artistic designs are made and carefully worked out by architect and builder. The plans are so drawn as to combine beauty with utility. The same plans can be used many times over in multiplying houses for different districts, and they are so numerous that they need not be duplicated in a single district.

The immense amount of necessary cutting and sawing in ordinary work is saved. A waste of 18 per cent. on lumber cut on the handsaw plan is avoided. The buildings are cut to fit, so that the purchaser does not lose an inch in waste material. Nor is there any difficulty in proving that ample material can be obtained for the task in hand. If I may speak of that part of Canada with which I am most nearly associated, I may say that British Columbia possesses 650,000,000 acres of virgin forest, and a stand of saw lumber of over 400,000,000ft. board measure. In strength values for structural timber, fibre stress, modulus of rupture, stiffness, and elasticity, as against southern pines, British Columbia fir takes first place with many points to spare.



Progress views showing method of construction.

steps thereof, and the chimneys. I wish now that I had made the floors concrete, and then covered them with oak flooring. But at the time it did not seem advisable.

"It is a twelve-room house, with some extra room on the third floor if wanted. To duplicate the place to-day, including the garden and not the lot, would cost—well, frankly, I'd better play safe and leave that to some of your builder friends. Ten years ago it cost me £1400 without the ground, at which