

A Substantial Farm House

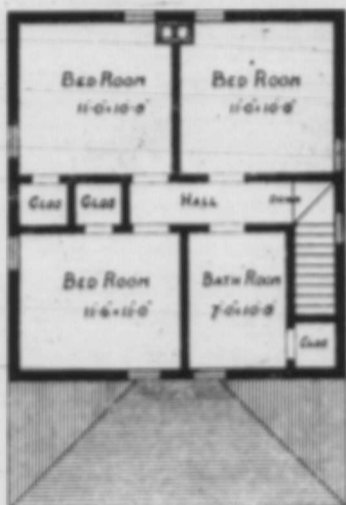
Ample Bedroom accommodation is one of the most noteworthy features of this dwelling

So seldom is it that attractiveness of appearance and economy of layout can be combined in the design of a house that will come within the means of the average farmer that it is a pleasure to be able to offer Guide House Plan No. 14 to our readers, since this plan conforms as closely as possible to the above mentioned desirable requirements. Finished in rough stucco outside and provided with windows having single lights in the lower sash and the six lights above, this house will give a distinctive appearance to any farmstead. The verandah across the front of the house, eight feet wide, gives a decidedly pleasing appearance to the house. The downstairs layout, providing as it does for an outside entrance into the kitchen from the back, easy access to the basement and closeness to the liv-

ing and dining room gives an economy of space which would be hard to improve upon in a 24 x 26 house. Convenient in Every Way

If so desired the bedroom shows in the ground floor plan can be used as a den or office, and as such will be very much appreciated by the master of the house. Two windows from the verandah and one in the side furnish plenty of light to make a cheery living room. A slight alteration can be made, namely the placing of the side window a little further over in the living room, to make room for a fireplace, and this will give an added touch of coziness to this otherwise very beautiful and attractive room. Upstairs, closets are provided in two of the bedrooms, and it would be simple enough to build up a wardrobe in one corner of the other bedroom if so desired when the house was being constructed.

Estimate of Cost
Prices on lumber and building ma-



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Architect's Description

The outside size of this house is 24x26. Basement walls 7 feet high, 12 inches thick, composed of cement concrete. If field stone is available the walls should not be less than 20 inches thick. The first floor ceilings are 9 feet, second floor 8 feet 6 inches. The bill of materials provides for basement posts 6x6, beam 6x8, sills 2x6. First floor joist 2x10, second floor joist 2x10, ceiling joist 2x4. Outside walls 16 feet high, all studding and rafters are set 16

materials are changing all the time, so that the following estimate is only good for prices at this date. Lumber is figured basis 40 cent freight rate and remaining materials f.o.b. Winnipeg. Lumber, 26,568 bd. feet; lath, 8,500; shingles, 14,000, f.o.b. 40 cent rate \$ 650
Millwork, f.o.b. Winnipeg 250
Cement, lime and plaster, f.o.b. Winnipeg 165
Hardware, paper and nails, f.o.b. Winnipeg 115
Metal goods 75
Paint 25

Total \$1,280

Specifications above are based on lumber as the standard material of construction. Many excellent building materials are at present on the market and any reliable make may be used instead of lumber. Thus, outside, instead of wood siding can be used either lath board and stucco finish metal siding, cement, brick, hollow brick or hollow tile; inside, wall board or metal siding may be used instead of plaster, and for the roof, metal shingles or prepared roofing materials, the basis of which is felt and asphalt.

Complete working drawings as well as a bill of materials for Guide House No. 14 can be obtained for \$1.50 from Farm Buildings Department, Grain Growers' Guide, Winnipeg.



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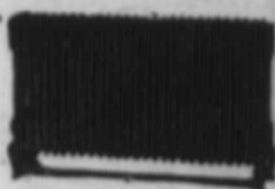
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