

in the highest sense of the word. When I say this I am not upholding my dealings with Joe nor holding up my moral worth as an example. I only take that little incident as a starting point.
Elgin Co., Ont.

A. R. MAC.

Some Houses Their Owners Have Found Handy.

A few weeks ago we asked our readers to send in plans of their houses. The response has been beyond our expectations and we are pleased to be able to publish ten herewith. More than double that number have had to be held over because of lack of space. The best of them will be used and we thank our readers for sending in all the sketches. Our artist, in redrawing the plans for some of the houses, put in certain fixtures not marked on the originals and in some cases the size of the rooms may appear slightly changed. This was done in allowing for thickness of walls, etc. The plans should interest those intending to build. We only reproduce two of the photographs sent. Most of them were not distinct enough to come out well in reproduction.—
EDITOR.

A Good House in a Fruit District.

EDITOR "THE FARMER'S ADVOCATE":

I enclose the plan and photo of ours that was built five years ago. I cannot give the number of feet of lumber used. It was built of pressed brick, and it took 12,000, and the mortar was colored the same shade as the brick. We have both hard and soft water on tap in pantry and bath room. We have two tanks in the attic. The soft water tank holds about 35 bbls., is a large box built and lined with galvanized iron, and the water runs in off the roof. In order to have the tank in the attic, the eave trough is placed about three feet up the roof from the eaves. This furnishes plenty of soft water. The hard water tank is made same as the soft, and holds about 15 bbls. The hard water is pumped in by a 1½ horse-power gasoline engine in the barn (about 300 feet away) through ¾-inch galvanized iron pipes (which should be 1 inch). The engine also pumps the water for 100 head of stock, and for spraying a fifty-acre orchard. The pipes are not below frost, and after the tank is filled the water in the pipes is drawn out with the milking machine in the cow stable. The flush in the toilet is arranged so that we can use hard or soft water. Hard is always used unless the soft water tank is overflowing. This house cost \$4,000.
Prince Edward Co., Ont.

R. W. IRELAND.

A Frame Dwelling.

EDITOR "THE FARMER'S ADVOCATE":

I am enclosing herewith plan of our house. It was built about six years ago, and has proved very convenient and comfortable. It is double-boarded and double-papered under the siding on the outside, and is plastered on the inside. I am unable to give an exact estimate of the cost, but we paid about \$1,700. This does not include the lumber and work that we supplied ourselves. The total cost would probably be about \$2,500 or even more at the present time.
Ontario Co., Ont.

M. W. MALYON.

A House the Housewife Likes.

EDITOR "THE FARMER'S ADVOCATE":

As you have asked for plan and description in detail of house built on a good plan, I am enclosing with this the plan of the home of G. P. Westington, with description of same, stating conveniences and good points. It is a farm house of course, and, as "the proof of the pudding is the eating," I may say we have been living in ours for four years. I do all my own work, including sewing, for four of a family, and must say, after putting it to the test, there's a good deal of truth in the saying that "if women on farms had things as convenient as they have in towns and cities, one woman could do the work of two." I have known what it was to live and do my work in the north end of a house for fifteen years, where I scarcely ever saw the sunshine, so I can appreciate the pleasantness as well as the conveniences of the change.
Durham Co., Ont.

MRS. G. P. WESTINGTON.

A Hot-Water-Heated Home.

EDITOR "THE FARMER'S ADVOCATE":

The house of Rob't. W. Knister is of pressed brick, three tiers, with two air spaces. The foundation is quarry stone. The roof is slate. The inside wood-work is solid white oak downstairs, and Georgia pine upstairs. The basement is divided into four rooms with cement floors. There is a laundry-room in the basement with hot and cold water. The heating system is hot water, a radiator being in every room, with pipes in the conservatory. There is a hot-water tank in the kitchen. Points of convenience are that doors join both pantry and kitchen to the dining-room. There is an outside entrance to the office. The back stairs go from basement to attic in a sort of square-winding stairway. The height of the ceiling is ten feet downstairs and nine feet upstairs. The balcony on front may be utilized for sleeping purposes, there being a door opening on it. The house faces east. The basement may be entered from both inside and outside. There is a good-sized window in each room of the basement. There is a window on the back stairs between the first and second floors, also one on the second floor over the front stairs. The bath-room has all the usual fixtures.
Essex Co., Ont.

J. RAYMOND KNISTER.

A Practical Farm House Plan.

EDITOR "THE FARMER'S ADVOCATE":

A practical farm house is one that is planned to give

The purchaser of a bag of potatoes in Toronto at \$2.25 found a note enclosed stating that the grower in P. E. I. got 98 cents for them. It would be a great education to consumers if they could all get an enclosed

slip containing the price the producer got for the farm-grown goods they buy. They would soon know more of the rural problem.

the most efficient service for labor expended. As the kitchen is where the housewife spends a considerable portion of her time, this is the room requiring the most careful planning of space allowed. The small kitchen will be found very convenient. No longer does the kitchen do duty as kitchen, wash-room, dining-room and living room as it once did. With the more convenient methods of heating has come the more frequent use of the dining-room and parlor. The kitchen now-a-days is merely the work-shop, while the other rooms are used by the family.

Times have changed greatly during the last twenty-five or thirty years. No longer is it considered necessary to build a large, uncomfortable house. Rather do we incline towards the smaller, comfortable, cosy, easily cleaned and heated building. The smaller, more compact house of full two stories' construction of square or nearly square design is the most economical to build.

The heating system requires less piping, besides giving a more satisfactory heat and ventilation. The plumbing may be easily and simply installed. The lighting system, if electricity, gas or any of the individual lighting systems used, is much more easily installed in a square house, besides being cheaper, thereby cutting down cost of building.

This design, built of brick with stone foundation full two stories and attic construction, with hot-air heating, plumbing system and wired for electricity will cost about \$3,000.
Ontario Co., Ont.

MISS L. M. BRIEN.

A House Built for Warmth.

EDITOR "THE FARMER'S ADVOCATE":

You will please find herein a plan of our new house, which we consider a complete farm home and entirely under one roof. It is brick veneer, 39 feet long by 32 feet, with a 7-foot verandah with balcony above, making the roof entirely square. Our principal aim when building this house was to make it warm and to have it well lighted. We were also anxious to build a house to live in, not a house to live beside. We built it entirely under one roof, and while it, perhaps, may not commend itself to many, yet after living in it for some time we have not found anything about it we would alter very much. It has a 7-foot ceiling in basement, 9-foot ceiling on main floor, and 8-foot ceiling upstairs. We also have an attic the full size of house which would, if finished, make 4 large rooms, but at present is only well floored and is used for storage of all those things in a farm house which have no permanent place of abode. When we got the studding up we boarded it on both sides with half-inch hemlock lumber, then put on one ply of the best building paper on each side of the boards. Then we put on another coating of half-inch, which makes four ply of boards and two of the best 3-ply building paper. It was then bricked on the outside, and lathed and plastered on the inside. We now heat the entire house upstairs and downstairs with the exception of the kitchen with hot water. We use a number 3 boiler, and find no trouble in keeping the whole house warm with a small amount of fuel. The cook-stove heats the kitchen. This house, when completed with septic tank, furnace and hot water, hard and soft water upstairs and downstairs and in the cellar, cost a little less than \$3,400. We bought all the hemlock lumber at \$22 per M, half inch at \$14 per M. delivered. I secured a good, reliable carpenter, paying him by the day. He hired his own help and charged me a small amount on their time. He purchased all doors, window sash, casings and dressed lumber, which I found to be entirely satisfactory. The entire brick work was done at \$7 per M. The plastering was let by the job, and the lathing by the yard.
Peel Co., Ont.

DAVID WILSON.

A Well Finished House.

EDITOR "THE FARMER'S ADVOCATE":

Our house was built with a cement footing of field stone under the foundation. The cistern in cellar is built of cement and plastered with cement mortar. Cross walls are of brick and plastered with cement mortar, and the cellar floors are cement. The septic tank is also of cement and gravel and plastered with cement mortar. It is a veneer building of pressed, dark red brick set in red mortar, two shades darker than the brick. The framing timber is hemlock and the sheeting and siding lumber No. 1 hemlock, and covered with frost proof building blanket. Window and door frames are of white pine set in sills and lintels of cement. First floors are hard maple, second floors white pine, and attic floor matched Norway pine. All doors and window casings are 5-inch Colonial throughout and all are Georgia pine. We have wainscoting in kitchen and pantry. All doors and stairs are also Georgia pine. The pantry is fitted with built-in cupboard, tilting bins, drawers, shelves and a dumb waiter. A brick fire-place is built in the parlor.

The bath-room is fitted with all necessary fixtures. A 30-gallon, hot-water boiler in the bath-room is connected with basins and bath tub and kitchen sink, and is attached to both kitchen range and furnace, and is operated by a pressure tank in the basement and connected with the cistern. A 24-gallon drinking-water tank is placed in the bath-room and connected to the wind pump outside. This is also connected with a

drinking tap in the kitchen sink and supplies a tap in the bath-room. If the windmill pump fails through breakage or other causes, to supply this water system, I have an engine and pump jack which I can attach and continue the supply of water. In case a sufficient amount of soft water to keep the cistern supplied can not be obtained I have the system arranged so that I can run the hard water into the cistern and also drain the cistern in a few minutes if I wish.

A first-class furnace heating system, with all necessary hot and cold-air registers, is installed.

The outside wood-work is painted white with gables and verandah steps grey. The inside wood-work is oiled and varnished. The deck on roof has iron cresting, and floor of deck is covered with galvanized iron.

It required 50 loads of stone, 57 bags of cement, 15,000 hard brick, 4,000 soft brick, 15,000 feet siding, sheeting, plank and joist to build.
Perth Co., Ont.

DAVID HARRON.

Description of W. H. Sewell's House.

EDITOR "THE FARMER'S ADVOCATE":

The house is a brick veneer. It was built about three years ago. The kitchen, wash-room and sewing-room were our parlor and two bed-rooms in the old house. We made the parlor into a kitchen, putting one new door in same. The two bed-rooms we turned into a wash-room and sewing-room. We also put a cellar under this house, which we use as a dairy and fruit cellar. The cellar-way goes down from the wash-room under the back stairway. The kitchen has 3-foot wainscoting around it and has two windows. The cabinet is of butternut. There is burlap around the dining-room.

The wood-work of the front (new) part is of black ash. Along the stairway the hall is panelled. Under the highest part of the stairway is a small coat closet which is lined with ¾ inch pine ceiling. The attic-way goes up over the front stairway. It has one turn and ten steps. Ceilings upstairs are 8 feet, front part downstairs 9 feet, kitchen 8½ feet. The roof comes out over the balcony. There are five round posts in the verandah and three in the balcony.

We have the water handy—hot and cold soft water in the bath-room—hot and cold soft water, also cold hard water in the wash-room; hot and cold water in cellar. It required about 17,500 brick and 12 bbls. cement (cellar floor not yet done).
Grey Co., Ont.

LINA SEWELL.

A New Brunswick House.

EDITOR "THE FARMER'S ADVOCATE":

In your paper of Dec. 28th I noticed an item asking subscribers to send a plan of a farm house. Am enclosing the photograph and plan of my one and a half story house. It is built entirely of wood. As you will see by the photo, the roof is put on in two ways, covering 26 feet with the end to the south and 32 feet with side to the south. The cellar, which is 26 feet by 26 feet, is under the west end of the house, the masonry of which is of stone with cement floor. You will notice by the plan that there is a landing midway of the stairs and that they branch, running each way. Under this landing is an entrance to the cellar from the kitchen. There are hard-wood floors in dining-room, kitchen, pantry and wash-room.

At the time of building this house would cost in the vicinity of \$2,000, but owing to the advance in material and wages it would cost more now. As I had the lumber of my own I have a very vague idea of the amount I used.

The piazza, which is 6 feet wide, is on two sides of the house, which makes it pleasant in summer. There are three chimneys leading from the second floor.
Queens Co., N. B.

R. W. MENZIE.

A Grey County Home.

EDITOR "THE FARMER'S ADVOCATE":

Our house was built ten years ago. It required 25,000 bricks, 135 cement corner blocks, 18 cement keys for arches, 25 loads of sand, 250 bushels of lime, 2 bbls. plaster Paris, 13 cords of stone, 10 bbls. of cement, 3,500 feet of flooring, 3,000 feet of studding and scantling, 1,500 feet of inch hemlock, 16 squares of shingles and the joists for three floors. We used heavy British Columbia shingles, dipped 6 or 7 inches of the butts into a paint made of linseed oil and slate-colored oxide of iron, and gave the shingles a coat of the same after being put on the roof, using for the purpose 30 gals. of oil and 75 lbs. of the oxide.

The main cellar wall is built of stone; verandah walls cross walls in cellar and cistern of cement. For wood-work finishing inside are used black ash, cypress and Georgia pine. The cost of this house, including furnace and bath-room fixtures, was \$2,300. No charge was made for boarding workmen or drawing of material.

In case of sickness when we need a bed-room downstairs we use the small part of the parlor, closing it off from the front part.

Those who like this style of house, yet not wishing to build so large, might be suited by leaving out the back 13½ feet of the building.

We have a tank in the attic directly over bath-room, and pump in wash-room. As yet we pump the water up, but it is not the most satisfactory way. We should use the windmill for this purpose.
Bruce Co., Ont.

JAS. GLASS.