

## THE HOMESTEAD—ITS ARRANGEMENTS AND SURROUNDINGS.

In the published report of the Agricultural and Arts Association for the past year, we find an excellent paper on the above subject, by Mr. David Nicol, of Cataraqui, Ont., from which we make the following extracts. The illustrations explain themselves:—

### SITE OF DWELLING.

On ordinary sized farms, as they are generally laid out in Ontario, the homestead has to be erected somewhat convenient to the public highway, which sometimes leaves little choice for the selection of a site; and if the sunny side of a hill which is most to be desired is not available, a slight elevation can generally be had. But if the dwelling-house must be erected on ground which is nearly level, the earth dug out from the cellar can be made to form a gentle slope from the house every-way.

Sometimes dwellings are built on lofty situations under the flattering circumstances of a clear atmosphere and a wide prospect, but it is often at the sacrifice of shade and shelter, which are needed in unfavourable weather. The comforts of a habitation should not be sacrificed for the pleasures of looking out of the windows upon distant landscapes.

Another very common mistake is made in building too near the public road; a house crowding upon the highway loses all its dignity and home-like repose; let no site be chosen because of its proximity to the road, select if possible a place combining elevation, eastern and southern exposure, natural trees, a pleasant outlook on river or lake, if such is in the vicinity, and make all else conform to it.

The house should be planned with a view to the securing of comfort and convenience, rather than outward attractiveness; I have seen some farm-houses very elaborately designed, with many gothic gables, highly decorated with carved work and costly ornaments, presenting altogether a very gay exterior, but internally, very deficient in essentials; a plain substantial building is more suggestive of lasting pleasure. True beauty consists more in correct proportions and adaptability, than in tawdry ornamentation.

### INTERIOR ARRANGEMENT.

The house inside should be arranged with a view to making house-keeping easy; good domestic helps are hard to be got, and they often detract from the happiness of the family, therefore it is of the utmost importance to the mistress of the house, that everything needed is made handy; the happiness of the farm-house depends very much upon the cheerfulness of the house-wife and if she is harassed with work and worried with household cares, it need not be wondered at if she becomes indifferent to the wishes and desires of others; a well-arranged, plainly furnished house, with a simple style of living, makes her light-hearted and hospitable; makes home pleasant and inviting.

Accompanying this is a design for a plain dwelling-house which could be made large or small according to requirements; there need not be so many fire-places as are indicated, if not desired, they could be dispensed with without altering the plan of the house; but the comfort and pleasure which the open fire affords me in winter causes me to recommend one for every large room in the Canadian home; they also serve as excellent ventilators.

The bath-room is placed near the kitchen so as to be easily supplied with hot water from the cooking stove, and cold soft water from the cistern which is under the kitchen; the waste pipe would join into the drain from the kitchen sink. The bath-room, although not a general accommodation, is a necessity in every

farm-house; the practice of using bath-tubs in the bedrooms has several objections, and in winter, outhouses are often too cold and mostly always inconvenient; and if the river or lake be used, it is only the male members of the family who can judiciously avail themselves of it, and that only in the summer time. To keep the whole body clean at all times of the year is a religious duty, and if there are to be but five rooms in the house, one of them should be a bath-room.

The kitchen, as placed on the design, can be thoroughly ventilated, so as to be as cool in summer as it is possible for a kitchen to be, yet warm enough in winter; the quite common practice of removing the cooking stove from the winter kitchen and back again is always attended with a deal of inconvenience. In the kitchen the sink is placed by the cistern pump; this is a matter which requires particular attention, unless there be a water-tight drainpipe leading from the sink to a cesspool at a considerable distance from the house. There cannot be a well of pure water near the kitchen, for a well receives the drainage from a distance several times the depth of itself; there is no doubt much disease is caused by the use of impure water for drinking and for cooking purposes; the clearness of the water gives no assurance of its purity; analysis has often proved that the germs of typhoid and other low fevers can be hidden in clear water; there should be no contaminating substance cast near the well.

The cupboard, which is placed between the dining-room and kitchen, with a door on each side of it, is a convenience, which, if once used, would never be dispensed with.

The sitting-room is large and well lighted, for as much of the leisure time is to be spent there, it should have in it a well-stocked library; there can be no class of people more benefited by reading than those engaged in agriculture. Part of this room could be appropriately used as a museum for preserved insects, dried plants, minerals, fossils, shells and stuffed birds, also philosophical and chemical apparatus, and other intellectual attractions. Homes furnished in this way would be productive of intelligent useful farmers, instead of idlers, spend-thrifts and horse-jockeys. No farm home is complete without these means of education.

The parlour and dining-room could be arranged with folding doors between, so as to be made into one large room on necessary occasions, by having the fire-place put to one side. Each bedroom has in connection with it a closet or clothes-room.

The windows of a farm-house should be large to admit plenty of health-giving sun-light; with the exception of diminutive chimneys, nothing looks meaner than small windows, and now, since glass is good and cheap, there seems to be no reason why they should not be large enough.

### PRACTICAL HINTS.

Crowding other buildings upon the dwelling-house is a common error; we often see the carriage-house and sheds attached to and in line with the principal front of the dwelling-house, thus excluding any possibility of picturesqueness, for the sake of a convenience which should always be in the rear.

Another general mistake is painting with bright colours; soft and cheerful tints of lilac, rose, lavender, blue, buff, brown or gray are always far more pleasing to look upon. Especially is this so where an attempt is made at a landscape, even pure white does not contrast well with the green lawns in front, and the variegated foliage around, white soon becomes unsightly, showing every spot and speck; avoid bright colours, if you would have a picturesque homestead.

I have seldom seen a homestead with which

the proprietor was entirely satisfied. It would have been somewhat different, and a little more convenient, if it had been properly planned before building was commenced. There is a tendency with some to lavish large sums of money on splendid mansions, without in any way improving the surroundings; a man erects a dwelling at an expense of several thousand dollars, but thinks it an outrageous imposition, if asked to lay out some hundreds in improving the grounds, planting shade and ornamental trees, etc., this is an egregious error; there can be little beauty where there is such a want of harmony. Property can be highly improved, and its value largely increased at a comparatively small cost, provided the improvements are carried into effect under the direction of a man of taste and understanding; otherwise it is highly probable that costly operations will but excite disgust. Much artistic display should be avoided, because it involves a deal of labour at a time when labour is much needed on the farm, it is folly to have a place artistically laid out unless it can be properly kept in order; there is always difficulty in making domestics and children keep everything in such order and regularity as is desirable, for without cleanliness and order, confusion will soon prevail; with economical expenditure of labour, the grounds around a farm home can be made to look well without the entailing of a large annual expense.

The accompanying design may furnish some suggestions to intending builders:

The house is placed far enough from the public road so as to admit of a good lawn in front. The barn, in the basement of which is the cattle stables, is at a convenient distance from the house. The horse stable which has in connection with it a harness-room, and the implement and waggon house, which has over it the work shop, are placed far enough apart from each other, and from the barn, so that in case of fire some of the buildings might be saved. The sheep barn is placed convenient to the root-house, which is in the basement of the barn. The granary is near the roadway to be easy of access; the dairy is about half-way between the dwelling-house and barns, and the piggery, which should not be in connection with any other building where animals are kept, is near the orchard, because it is there the pigs should be allowed to pasture in summer, and should be far away from the dairy because of the foul odour and of the flies which gather about it.

There might be economy in building, as is urged by some, in having all those accommodations under one roof; but it would certainly not be practicable.

A workingman's cottage is near the stables so that the man could the more easily attend to the animals under his care. It is wise economy to have good cottages for farm labourers, and employ married men who board at home; men who are steady and reliable, will stay longer in a place where they have good dwellings; then they become familiar with the work, and take more interest in their employers business, and are worth more than men who are changing places every season; besides, farmers' wives should not be required to keep a boarding-house for working men, they generally have enough to do without it, and it detracts from the comforts, and interferes with the privacy of the farm home.

It is stated by *The London Provisioner* that the majority of the large number of milk-supply organizations projected abroad during the past two or three years either have been failures as conceptions or in actual working. "A fresh field that looks calculated to yield further harvest of disappointment seems waiting for cultivation in the shape of dairy farming companies."