

Building Modern Farm Dwellings

In all parts of Canada the old-time farm house is gradually being replaced by a more modern one. This is not because the farmer is dissatisfied with or is above living in the old one, but because the old house has out-lived its usefulness and must be replaced by something better. To replace the old one with a similar building lacking in modern ideas and improvements would be the height of folly and no one would be foolish enough to spend money in so doing. The demand, then, is for modern, up-to-date plans of houses that will meet the needs and desires of the twentieth century farmer.



The modern farm dwelling requires to be comfortable, tasteful and sanitary. Not only should it be all these, but it should be well-equipped and provided with all those little conveniences that lessen the steps of the housewife and make housekeeping not a mere drudgery, as we are sorry to say it very often is in a great many farm houses, but a pleasant and enjoyable task. These little conveniences cost very little when a house is being built, and are invaluable in saving extra steps and extra work in the home. Many a farmer has bent his energies towards having convenient and well-equipped stables and barns, while his good wife has trudged along to an early grave because she has had to do the work of two in a badly planned, a badly ventilated and a badly built farm home. The wife's turn has now come, and our advice to the farmer is to provide her with the most up-to-date and convenient farm house that can be secured.

We present herewith a couple of plans of modern farm dwellings that may be of service in planning a house. They were drawn by Prof. W. C. Latta of Purdue University, Indiana, who will visit Toronto this month in connection with the meeting of International Institute workers. Mr. Latta describes these plans and gives his views on modern house-building as follows:

I would make the dwelling two stories, with an attic. This would insure cooler chambers, provide valuable store room overhead and give a more commanding appearance to the dwelling which, at best, must be a small structure in comparison with the barn.

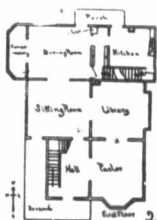
To make the house staunch, sink the foundation walls well into the

ground and be sure to have a good base for the chimney, as the least settling will mar the appearance and weaken the structure. As far as practicable, let upper inside walls rest directly on lower walls.

The grouping of rooms should be such that two or more can be readily thrown together for social, literary or festive occasions, with careful attention to light and ventilation. The grouping of rooms on the second floor should be such as will leave the chambers regular in form, provide a closet for each room, if possible, place a bath room near the centre, permit a free circulation of air and afford good light.



The house should be fitted with plumbing that will supply well water and hot and cold soft water to the kitchen sink and bath room, and also provide for sewage disposal from both kitchen and bath room. Sometimes when there is not good drainage the waste from the kitchen sink is run into a barrel mounted on wheels and standing outside, but this is a great nuisance. A sufficient elevation to afford proper drainage may be found on every farm. A water closet is the only right one, but a dry-earth closet can be built into the side of the house, on the first floor, and, if properly kept, it will not be unsanitary. The common privy with its reeking



vault, its discomfort and its positive menace to the health of frail people, should be forever abandoned as soon as a more sanitary and more rational method of sewage disposal can be provided.

Whatever the method of disposing of the house sewage, the utmost care should be taken to prevent contamination of the drinking water.

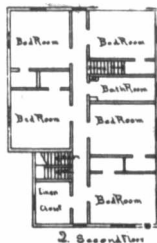
Some one may say house plumbing is all right in the city where

there is an abundance of water, and a sewer system, but it is not practicable in the country. True, it is easier to plumb a city dwelling, but it is also possible and in many cases practicable to plumb the farm dwelling. The hundreds of farm dwellings already fitted up with the above named conveniences, furnish ample proof.

In order to the perfect working of a system of house plumbing, only two things are necessary. First, there must be an abundance of water. The cistern, well and wind pump, with tanks in the attic, will supply this. Second, there must be ample drainage.

A gravelly subsoil, or a knoll ten or more feet above the surrounding level will give drainage. The rest is all well and head work. Grates are a desirable and sanitary feature of the modern dwelling. One or more may be placed near the furnace chimney, but each should have a separate flue. With the exception of grates the accompanying plans illustrate most of the suggestions given.

Plan one shows an eight-room dwelling substantially the same as the one now occupied by the writer and his family—six in all. The sink in the kitchen, and the wash-bowl, bath-tub and closet seat in the bath room are not shown. One open stairway to the second floor answers for the entire house. This is accessible directly from the kitchen by means of side steps and a side door. The floor is kept warm and dry—so dry that molds cannot grow by the basement, which is the full size of house. The furnace, which warms the whole dwelling, stands under the centre of the dining-room in the coldest corner of the house. Directly below and directly above the stairs leading to the second floor, are the stairways leading respectively to the cellar and to the attic.



Plan 2 shows a ten-room dwelling, specially suited to large gatherings. The drawing is incorrect in two places. The swing door in the corner of the dining-room should be replaced by a solid wall and the door should be hung between the pantry and dining-room, beside the lift or dumb-waiter. The words "down" and "up" in the stairways between the kitchen and library should be reversed.