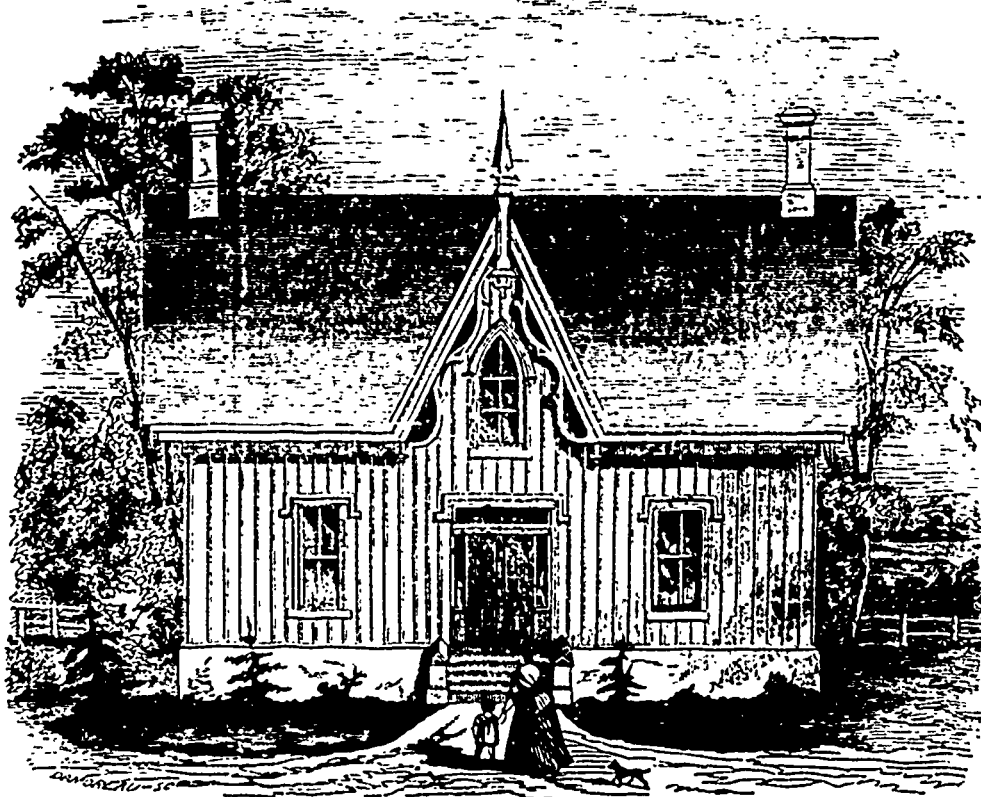


Rural Architecture.

A Cheap Farm House.

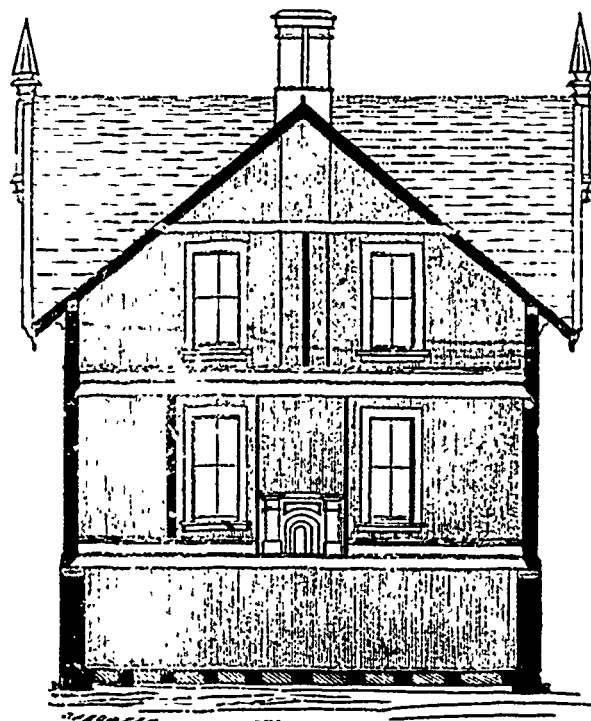
The accompanying engravings form a complete set of designs for a cheap farm-house, planned to give accommodation for a large family. It is intended to be built and framed in the ordinary way; but instead of clapboarding outside, boards are to be planed, tongued, grooved, and nailed to the girths, the joints being covered by 3-inch x 1½-inch batten. There will be a cellar under the main building with stairs leading thereto under the main stairway. The cellar can be made as large as the main building, or any size to suit the wish of the proprietor. It can either be built with brick walls or sheeted up with 2-inch pine or cedar planks, spiked to girths and braces. The sill of the frame is to be 10 x 10, resting on cedar posts, let 4 feet 5 inches into the ground, and resting on 12 x 3 sills to prevent settling. The upright posts forming the frame of the building are to be morticed and tenoned into the upper sills and plate, and properly braced with angle braces wherever practicable. The rafters are to be 6 x 3 inches, well spiked to a ridge piece, notched down and spiked to the plates and valley rafters, and well tied together with 6 x 2 collar braces. The roof is to be covered with 1-inch dry, rough boarding, not exceeding 10 inches wide, and well nailed to the rafters; the ridges are to be covered with 1-inch ridge boards, and 2½-inch rolls. The cornices are to be finished by nailing 1½-inch beaded boards 10 inches wide to the ends of the rafters, and fastening the eaves-gutter to it with 3-inch down pipes to all the angles of the house, and connecting with drains conveying the water to a cistern. The gables are to have simple tracery fastened to them with turned pinnacles, as shown on the elevation. The roof is to be shingled with good split pine shingles, 4½ inches exposed to the weather, and laid in hair mortar ¾ inch thick. The floor is to be of 1½-inch tongued, grooved, and edge-nailed boards, perfectly dry, and clear of all unsound knots, &c. The kitchen and sitting-room are to be sheeted all round to the height of 3 feet, with 1½-inch narrow beaded boards, and capped with 1½-inch capping. All the other rooms are to be surrounded with 1½-inch torus skirting, 10 inches wide, and well nailed to the studding. The chimneys are to be built with good red bricks, and finished at the top after the design shown on the drawing. The stairs are to be of the common dog-leg shape; the treads to be 10 inches wide, and the rises 7½ inches. There is to be fixed to the stairs a 3 x 2½-inch pine or walnut hand-rail, with a 5 x 5-inch turned newell at the top and bottom of the stairs, and 1½-inch square "pine or walnut" ballusters securely fastened. The whole of the ceilings, partitions and walls are to be lathed with good sawn pine laths, and finished with two coats of good plastering carried down to the floors. The plaster should be made at least eight or



FRONT ELEVATION.

ten days before being used, and mixed with a sufficient quantity of good dry cow hair. The whole of the exterior doors are to be 2-inch framed, and pannelled doors, hung with butt hinges, and supplied with 8-inch carpenters' locks. All the inside doors may be 1½-inch framed, and four

on pulleys. It might thus be cheapened down to \$600, or even less if the painting were omitted for a time. Of course the outside rough boarding would not require painting. Coloured with some permanent description of lime-wash, it would look very well. If desired, the window and door-frames could be calculated for plastering ultimately, and the lath could be readily nailed to the outside battens. A house boarded and battened outside and in, and then plastered, makes a very dry, warm, comfortable dwelling, and in parts of the country where stone and brick are scarce, while lumber is abundant and cheap, is a very desirable and economical mode of construction.



SECTION.

The appearance of the house shown in the above engravings might be considerably improved by the addition of a verandah and Venetian blinds. A good effect might also be produced by attending to the surroundings, and taking care to have them arranged tastefully and in keeping with the dwelling. Terraces might be made round the house, the garden nicely laid out, and the whole surrounded with an ornamental picket fence. The out-buildings should also be made to correspond with the dwelling in point of style, especially in the characteristic feature of the high-pitch roof. The effect of a building greatly depends upon these and other attendant circumstances and accompaniments. They may seem some of them at least, of small importance, but they ought not to be overlooked by any means.

It is rather by attention to the aggregate of inexpensive details, than by large outlay on one particular object, that the comfort and attractiveness of a country house are secured. We are persuaded that a little more regard for what many consider trifles unworthy of notice, would yield a large return of real enjoyment and satisfaction.

except the outside sheeting and the interior wood work of the building are to be rubbed down with sand-paper, and the knots stopped, then primed with red lead and finished with three coats of paint, the inside wood work to be painted a light, warm drab, and the outside a rich brown or stone colour.

The above is a general specification for the carrying out of the engraved designs. The cost of such a building, where lumber is cheap, would probably be about \$800. A house of this description could be made much warmer by sheeting the inside walls with 1-inch tongued and grooved sheeting, then nailing on strips and lathing on this instead of the studding, but this would add materially to the cost.

The expense of building such a house could be materially lessened by postponing the erection of the kitchen, substituting rough for planed outside boarding, and not hanging the windows