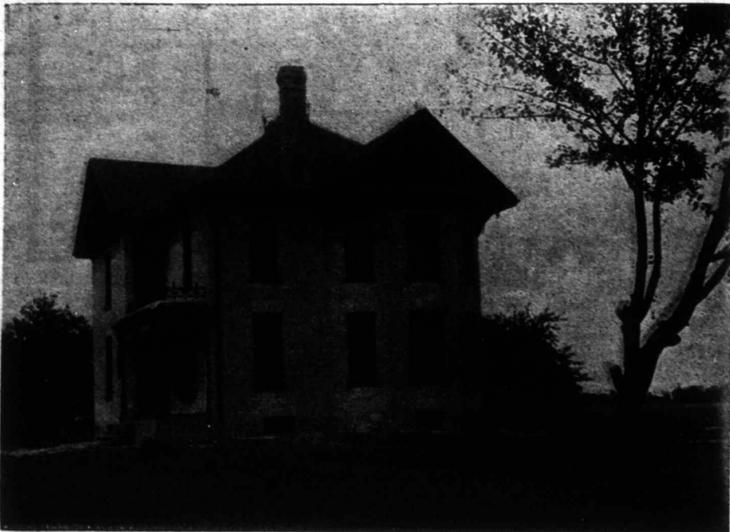


draw pulls. Sliding door between hall and parlor to be 7 feet wide, 1 1/2 thick, 8 feet high, and hung with Lane's parlor door hinges, with handy pulls; partition to be sheeted between studs opposite door slide.

Plastering.—Lath all walls, ceilings and partitions of ground and first floors of main building with good quality of sawn lath, well nailed and joints well broken; plaster all the above lathed work with two coats of mortar run into beds, with the proportion of lime, sand, and hair, to be run off at least one week before being put on; the first coat to extend to floor, and behind all casings; last coat furnished with white lime and plaster of Paris, with the proper proportions of each, and to be well troweled; lath and plaster ceiling of room in cellar under kitchen, one coat; put up centers in parlor, hall and dining-rooms; build in all stovepipe collars in ceiling and partitions where directed; the contractor to furnish lath, lath nails, and hair; proprietor to furnish all balance of material and do all taping; the contractor to furnish his own scaffolding and board; put cement floor in cellar under kitchen.



RESIDENCE OF MR. W. W. REVINGTON. THIRD PRIZE IN FARMHOUSE PLAN COMPETITION.

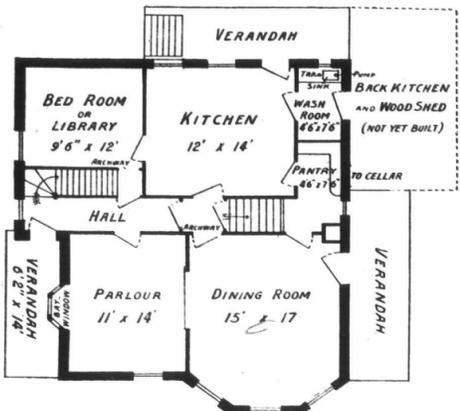
Tinsmith Work.—Tinsmith to furnish all material for galvanized iron work, or anything below specified, all iron to be used 26 gauge, and of a good brand; furnish an 18-inch steel sink for pantry; put good galvanized iron eavestrough on main building; put square conductor pipes of galvanized iron of sufficient size to carry off all water, to be placed where directed; put small trough and conductor on front veranda; all conductors to be connected with boxes or other fixtures that may be supplied by proprietor.

Painting and Glazing.—The painter to furnish all material for painting and glazing, to be of the best quality of the several kinds required; knot-stop and prime the whole of the outside dressed woodwork with the best oil and lead them to receive two more coats with colors as directed by proprietor; the veranda floors and roofs to be painted; eavestrough and conductor pipes to receive two coats; all the inside work on ground floor to receive one coat of oil, and well rubbed off before being dry, then to receive two coats of hard oil, to be well sandpapered with No. 1 paper after each coat; all woodwork to be stained, if desired by the proprietor, and if so, the said stain to be done in oil; the woodwork on front stair to be rubbed; all wood work on first floor to receive three coats, with colors as directed, to be well stopped and puttied, and sandpapered after each coat before receiving another; closets to receive two coats; kitchen and pantry floors to be oiled; the outside blinds to be painted to suit proprietor; prime and glaze all windows of main house with double diamond glass of good quality, to be well tacked and puttied; attic and cellar to be glazed with star glass; all frames to be primed before being placed in building; cellar doors and windows inside to receive two coats.

Description of Third-Prize House Plan.

To the Editor FARMER'S ADVOCATE:

DEAR SIR,—Enclosed you will find plans of a farmhouse completed this year, and for comfort and convenience is considered hard to beat. It has ample accommodation for a family of ten, and if more room is needed the upper flat or garret, as can be seen by the photo, will furnish two rooms 12x16 feet each extra, making seven bedrooms in all. We only use this for a storeroom. This house is 32 1/2 x 33 feet, the nearer square the more cubic feet it contains, as you are aware, and was built with first-class material and workmanship for \$1,500, not including board or our own labor, hauling materials, etc. The contracts were let last season and before the sharp advance which has taken place in the price of build-



GROUND-FLOOR PLAN, W. W. REVINGTON'S HOUSE.

ing materials, so that some of the work would probably come higher to-day. Some might fancy a wider front hall, and if so, it is easy to add more space.

The basement floor is laid with cement; cistern plastered also with cement. All woodwork got six coats of paint or varnish. The rooms are all large and well ventilated; there being also transom fanlights over the doors of the up-stairs rooms. The basement is lathed and plastered, and has a cement floor and is 6 ft. 3 in. high; the ceiling of first floor is 9 ft. 6 in. high; the ceiling of second floor is 8 ft. 10 in. high; the ceiling of attic is 8 ft. high. The attic has a door on top that leads on deck. There is a closet off center bed-room beneath the stair leading to attic. The basement is of stone, walls 22 inches thick. The dividing wall of basement is 9-inch brick wall. The large part of basement (14x25) is divided into two sections by a partition [NOTE.—Our artist has not shown this on the plan.—ED.], separating the dairy room from the room for sealed fruit and provisions. The dumb waiter goes up from the latter to the corner of the dining-room, next to pantry, and there is an opening, or, rather, small door, between, making it very convenient, so that things can be taken off or put on waiter either from pantry or dining-room. The walls of the house are one foot, brick, with inch airspace, lathed on strips nailed to bond timber. The inside stair leading from the basement comes out under back stairs and opens into the pantry. There

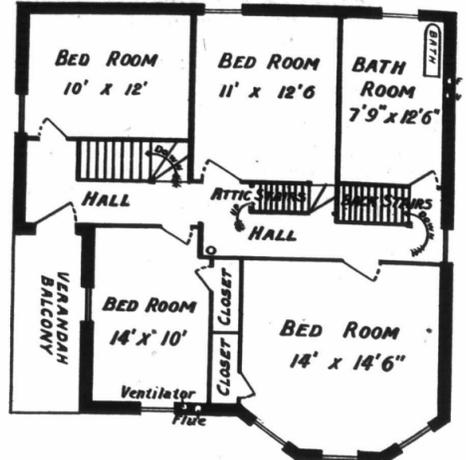
is a closet under the front-hall stairs, and we find it very convenient, as it receives the rubbers and coats before going into the parlor. The house is heated with a furnace, shown in basement plan. With regard to water supply and drainage, the cistern shown in rear corner of cellar, under wash-room in first floor, supplies soft water for bath-room and sink. The kitchen stove is arranged with what is called a "water front," which acts as a heater for the water and which discharges hot water into a 30-gallon range boiler set on a stand beside the stove, and from this is distributed hot water to bath-room above. The cold water is first pumped up from the cistern by a hand force pump next sink in wash-room (adjoining pantry) to the lead-lined tank in the attic over bath-room, and which acts as a distributor, pipes running down to stove heater and to sink. The waste-water pipes from bath and sink run downward by cistern wall and into a five-inch tile drain, into which the cistern can be drained away if required. Hard water is to be brought into house through pipes from spring well. The dumb waiter from cellar to pantry, worked by a rope lever and double pulley, is very convenient. The kitchen is ceiled with white ash lumber, sized 3 inches wide and beaded and varnished. The bath-room is lined with pine lumber, 4 ft. high, and oiled and varnished also. There is an air space or flue in each chimney for ventilation, with an air slide for each floor. The house was not occupied when I sent the plan, and therefore not quite completed.

The work was let by tender as follows:

| | |
|---|------------|
| Masonry and plastering | \$ 165 00 |
| Painting and glazing and furnishing all glass | 130 00 |
| Carpenter | 115 00 |
| Slating | 110 00 |
| Furnace | 80 00 |
| Furnishing door frames, sashes and surbase | 300 00 |
| 12,600 ft. hemlock lumber and scantling at \$100 | 125 00 |
| and 140 bunches lath at 18c | 25 20 |
| The flooring and other lumber cost | 70 00 |
| 205 bushels of lime at 20c | 41 00 |
| 32,250 brick at \$4.00 per M. | 130 00 |
| Hardware | 23 00 |
| Eavestrough | 20 00 |
| Cresting | 14 50 |
| Plaster of Paris | 8 00 |
| Tile | 6 00 |
| 26 loads of sand (delivered) at 60c | 15 50 |
| 8 barrels of cement at \$1.25 per barrel | 10 00 |
| Hair | 6 50 |
| Bath-tub, basin, pump, and plumbing, all complete | 100 00 |
| | \$1,469 50 |
| For extra expenses | 30 50 |
| Total | \$1,500 00 |

Farmers' Institute Delegates.

The regular meetings of the Farmers' Institutes of Ontario have been arranged to be held in the various divisions during the months of January and February, 1900, with the exception of divisions 7a to 10, inclusive, which will be concluded in December, 1899. Supplementary meetings will be held in divisions 2a to 10 during January and Feb-



UPSTAIRS PLAN, W. W. REVINGTON'S HOUSE

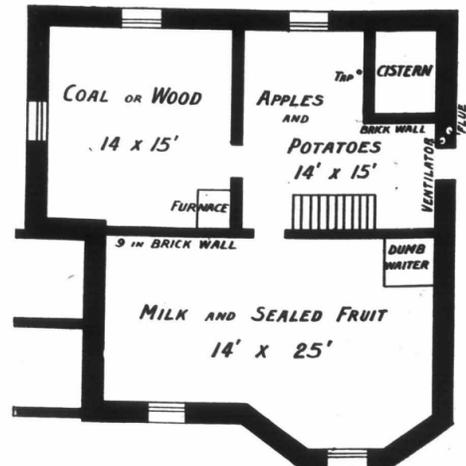
ruary. The delegates and divisions in which they will speak at the meetings are as follows:

REGULAR MEETINGS.

- Division 1.—Henry Glendenning, Manilla; Andrew Elliott, Galt.
- Division 2.—J. S. Woodward, Lockport, New York.
- Division 3.—John McMillan, M. P., Seaforth; F. M. Lewis, Burford.
- Division 4.—Duncan Anderson, Rugby; A. W. Peart, B. A., Burlington.
- Division 5.—A. McNeill, Walkerville; Mrs. Andrew Kenny, Grand View.
- Division 6.—Major James Sheppard, Queenston; John Echlin, Carleton Place.
- Division 7a.—Major James Sheppard, Queenston; J. G. Davidson, Collingwood.
- Division 7b.—J. S. Woodward, Lockport, New York.
- Division 8.—Wm. Rennie, sr., Toronto; Miss Blanche Maddock, Guelph.
- Division 9a.—T. G. Raynor, B. S. A., Rosehall; J. N. Poget, Canboro.
- Division 9b.—Henry Glendenning, Manilla; Daniel Drummond, Myrtle.
- Division 10.—John McMillan, M. P., Seaforth; Miss Laura Rose, Guelph.
- Division 11.—Robt. Thompson, St. Catharines; W. S. Fraser, Bradford.
- Division 12.—G. C. Caston, Craighurst; W. C. Shearer, Bright.

SUPPLEMENTARY MEETINGS.

- Division 1.—T. G. Raynor, B. S. A., Rosehall; A. W. Peart, B. A., Burlington.
- Division 2a.—Major James Sheppard, Queenston; J. N. Poget, Canboro.
- Division 2b.—G. C. Caston, Craighurst; A. P. Ketchen, Brucefield; Robert Harcourt, O. A. C., Guelph, Jan. 30th to Feb. 5th, inclusive; Feb. 5th to 24th, inclusive.
- Division 3.—Henry Glendenning, Manilla; W. N. Hutt, Southend.
- Division 4a.—J. S. Woodward, Lockport, New York; Miss Alice Hollingworth, Beatrice, Muskoka.
- Division 4b.—Andrew Elliott, Galt; C. W. Nash, 105 Waverly Road, Toronto.
- Division 5.—Duncan Anderson, Rugby; W. C. Shearer, Bright.
- Division 6.—Simpson Rennie, Milliken; J. G. Davidson, Collingwood, Feb. 5th to 27th, inclusive; C. A. Zavitz, O. A. C., Guelph, Jan. 30th, to Feb. 3rd, inclusive.
- Division 7a.—John I. Hobson, Guelph; J. N. Poget, Canboro.
- Division 7b.—T. G. Raynor, B. S. A., Rosehall; H. R. Ross, B. S. A., Gilead.
- Division 8.—J. E. Orr, Fruitland; N. G. Somerville, Lanark.
- Division 9.—A. P. Ketchen, Brucefield; A. M. Campbell, Dominionville.



CELLAR PLAN, W. W. REVINGTON'S HOUSE.