

FARM HOUSES.—THE ART OF PLANNING THEM.

The art of planning Farm Houses, like that of subdividing farms, should be reduced to a regular system. It is most commonly a mere chance process—a sort of hap-hazard arrangement of rooms, doors and entries, without the observance of any general rules.

When a farmer is about to erect a house, he should in the first place make two leading inquiries. 1. What are the accommodations I want? 2. What is the amount of means for providing them? In order to assist in answering these questions properly, it may be well to classify houses, from the most simple and cheap, to the most expensive and complex. But it is necessary in the first place, to examine which of the apartments of a dwelling are most indispensable, and which are of various degrees of secondary importance.

Every house must have a kitchen or place for cooking food, a living room for day occupancy, and a lodging room for night—and a pantry and store-room. In the simplest log-hut or board shanty, one room is made to serve all these purposes, the pantry being merely a cupboard, or tier of shelves against the wall. One step above this is the separation of kitchen and dining room, from the bed-room; and still better, is the appropriation of three distinct rooms for these purposes. As we continue to ascend in the scale, we find at last, that the largest and most complete houses have most of the following apartments, although all may not be found in any single house:—

1. Kitchen, with appended iron closet, store-room, dairy, wood-room, and laundry.
2. Bed-rooms, including nursery, and other sleeping apartments.
3. Dining-room.
4. Library, or office.
5. Bath-room.
6. Breakfast-room, parlor, sitting-room, or living-room.
7. Drawing-room and conservatory.
8. Entrance hall and veranda.
9. Cellar.

Now, going back to the two leading inquiries already mentioned, let every one about to build, ask himself: How many of these different rooms will be indispensable for me; and what can I expend in procuring them? We suppose that no man, even with quite moderate means, will be satisfied without,

1. Kitchen and small pantry.
2. Parlor.
3. Nursery or bed-room on the ground floor.
4. Small entry.
5. Bed-rooms with closets above stairs.
6. Cellar.

The cost of a house containing all these will of course depend much upon the nature of the materials, their cost, the size of the rooms, and the cheapness of the finish; but with a plain frame or wooden house, they could be had from six to twelve hundred dollars.

A larger and more complete farm house, costing two thousand or more, would contain

1. Kitchen, pantry, store-room, and iron closet.
2. Dining-room and china closet.
3. Parlor or drawing-room.
4. Nursery or bed-room below stairs, with ample closets, and with bath-room attached.
5. Bed-rooms above stairs, with closets to all.
6. Office or library—which may be simply a small business room, for keeping account books, settling with workmen, making bargains, &c.; or a more complete library, with book-cases and newspaper closets, and even cases for minerals, dried plants, shells, stuffed birds, &c., according to circumstances.
7. Verandas.
8. Cellar.

After the greater or less number of those rooms has been fixed upon, according to wants and circumstances, the next step is to arrange them in the most convenient and economical manner. This is a difficult task to a person of inexperience, but it may be greatly assisted by observing the following rules, and by an examination of published plans, such for instance as we are about to give in the present number of the Register, or which have been furnished in the former numbers.

1. Let the kitchen (the most important apartment) always be on a level with the