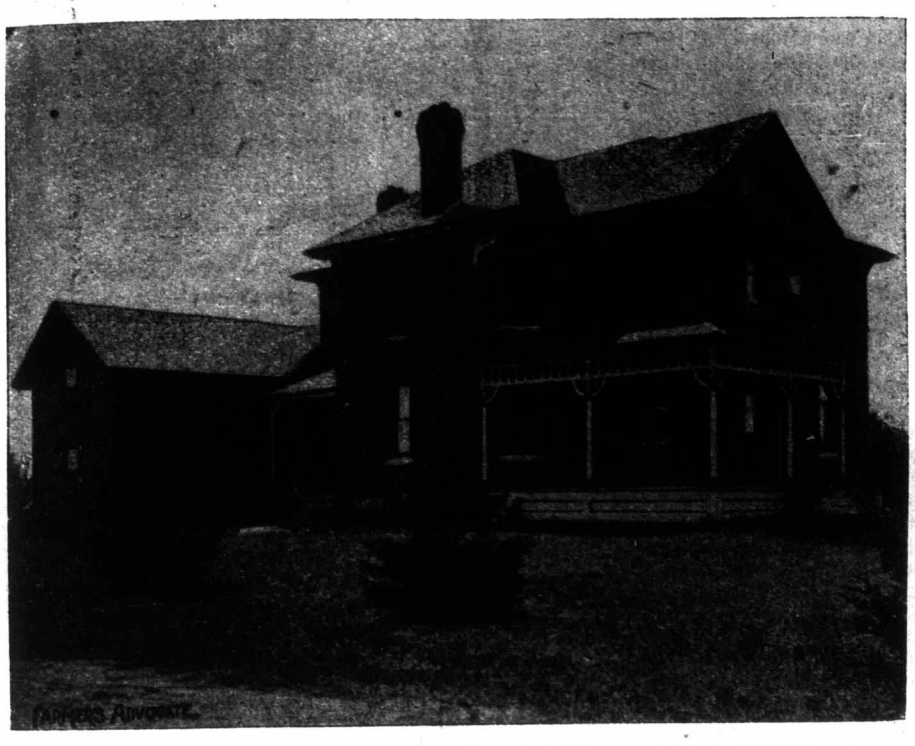
Description of Wellington F. Justin's Farmhouse.

(SECOND PRIZE.)

FARMER'S ADVOCATE:

GENTLEMEN,—I have pleasure in mailing you plans and specifications, also photo, of our residence for competition for the prize you offer in ADVOCATE. The house was erected in 1897, for the accommodation of a small family on 100-acre farm in the township of Trafalgar, County of Halton, Ont., and cost when completed (not counting proprietor's work for teaming material), about $2,000.



RESIDENCE OF WELLINGTON F. JUSTIN. SECOND PRIZE IN FARMHOUSE PLAN COMPETITION.

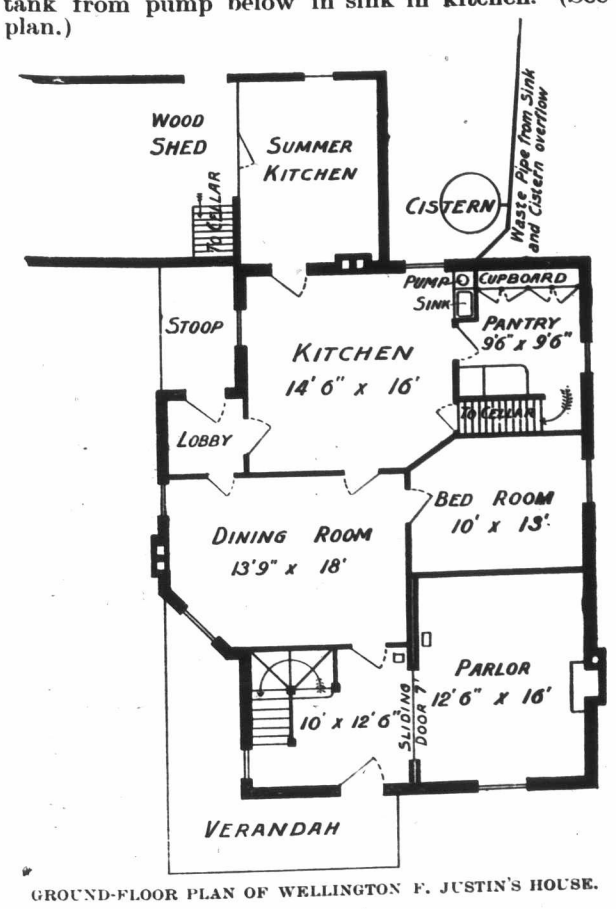
Material Used in Construction.—For foundation stone—Limestone beneath the surface of ground and dressed freestone for portion above (two feet above); also dressed stone sills for all windows. Brick—No. 1 pressed brick for outside, and discolored *hard* brick for inside wall, all laid in colored mortar with beaded joints. (See "Specifications.")

It took about 35,000 brick, at a cost of $9.00 per M, delivered at nearest railway station.

The building is covered with No. 1 black slate, which cost about $100 more than No. 1 shingles would. All the outside woodwork received three coats of paint, and inside on ground floor is finished in oil. I would suggest all inside work finished in oil, thus leaving the natural wood. (See "Specifications.")

For size of house see plan—scale 4 ft. to the inch (four feet to in.). For a larger family, building could be extended, say ten feet farther back, thus making more kitchen room and also more bedrooms for servants, etc.

The parlor is supplied with a first-class mantel (oak) and an English fire-grate set on tile; bath-room supplied with a water tank to hold about 50 gallons, also a steel-clad, nickle-plated bath tub, 5½ ft., and a marble wash bowl; soft water being forced up to tank from pump below in sink in kitchen. (See plan.)



GROUND-FLOOR PLAN OF WELLINGTON F. JUSTIN'S HOUSE.

The chimneys are all tile flued, and extend from cellar up, always keeping cellar well ventilated; cellar excavated 3 ft. and having a grade-up of 18 inches, leaving 2 ft. of stone wall clear above surface of soil.

We had a few changes made in plan after it was submitted to me, which you will observe. (The "Specifications" explain all.) We are well pleased with our house, and would not change any part now; would perhaps add one or two more mantels and grates, say, one in dining-room, also one in large chamber above to use in case of sickness.

I hope the above may meet with your approval for a prize, and may be beneficial to some other party who intends erecting a home. The whole building was planned and erected with a view to economy and also convenience for housekeeper. It is quite easy to understand all from plan and "Specifications," which were followed out all through. The same scale extends through all.

WELLINGTON F. JUSTIN,
Halton County.

SPECIFICATIONS.

Stonework.—Build all stone walls for main house 6 ft. 6 in. high and 18 inches thick, to be well bonded, and to have as many stones to extend across wall as possible; all angles to be built plumb, and all walls left level to receive bond timber for joist to rest on; all cellar walls to be neatly pointed inside, and outside walls above ground to have struck joints to be done in neat, workmanlike manner. Build in all door and window frames at their proper levels.

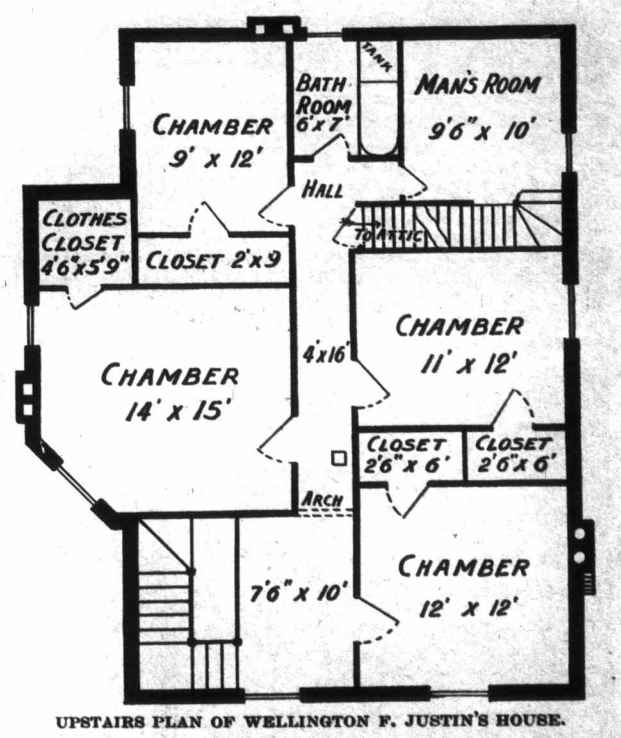
Build all flues for chimneys; build in all stovepipe collars or ash-pit doors that may be necessary, or that is furnished by proprietor; build stone walls to form entrance to cellar; build stone walls for front veranda where shown. Proprietor to furnish all material for stonework and to do all excavating and teaming; stone mason to set out building and to be responsible for correctness of same; build the central wall in cellar with brick or stone as afterwards directed.

Brickwork.—Proprietor to furnish all material for brickwork, with the exception of mortar color, and do all teaming; contractor to furnish mortar color and all material for scaffolding, the said scaffolding to remain for other trades; contractor not to use any material belonging to carpenter in building scaffold; proprietor to bring and return scaffold material when building is completed; build all walls colored red on plan with pressed brick furnished by proprietor, bricks to be carefully selected and the best class to be used on front of building; brick to be laid with neat bead joint in colored mortar, and not to rise more than 1 inch to every four courses—that is, 1 inch of mortar to every four courses laid; all walls to be carried up plumb and level, with joints plumb over each other; turn neat brick arches or set stone caps (as may be afterwards decided by proprietor) in neat and proper manner; build chimneys where shown to be one foot higher than roof ridges, to be well plastered inside from top to bottom; build tiles in chimney on north side of building, also all chimneys to be finished with tiles on top throughout; build into chimneys all stovepipe collars that are required, and rods to stay chimneys to roof; build in 2x4 bond timber where directed, the same to be placed 9 inches from outside of brick wall to inside of bond timber, this to be strictly carried out; beam fill all joist on ground floor, and from plate to roof sheeting; plaster inside of brick walls one coat of mortar before strapping is done.

Carpenter and Joiner's Work.—Contractor to find his own board, to furnish all material for carpenters' and joiners' work, also all nails, spikes, or other hardware hereafter specified, and that is necessary for the proper completing of building according to plans and specifications; the material for carpenter work to be of the best quality of hemlock, and of the following dimensions:—Ground and first floor joist, 2x10; ceiling joist, 2x8; rafters and ridges, 2x6; angle rafters, 2x10; plates, double, 2x9; studding and bond timber, 2x4; sintles, 4x6; the ground and first floor joist to be laid level, with crowning side up, at 16-inch centers, the first floor joist to be brought all to same width throughout, all joist to have one row of bridging between each bearing, ceiling joist to be placed 16-inch centers, and to extend over walls to form cornice; rafters to be placed 18-inch centres and well spiked to plates, as shown in drawings; cover roof with good sound, dressed inch lumber, well nailed to rafters, and left ready to receive slate; build saddles behind chimneys, and leave ready for tinsmith to cover with galvanized iron.

Form cornice with 9-inch fascia board and soffit, sheeted with narrow beaded sheeting, with brackets placed in pairs, as shown, with large bedmoulds cut between; gable trimmings to be carried out as shown, with panel varge boards, and large bracket at attic window to stop cornice; large wood brackets under angle on south side. Build front veranda with 2x8 joist, 1⅛ flooring, not more than 3½ wide, of good quality; 1½ beaded sheeting on roof, 2x4 dressed and beaded rafters, and covered with No. 1 cedar shingles laid 4½ to the weather, 6x6 turned and moulded posts, with turned 44 in. cornice (all to detail). Build outside steps to all outside door, with 2-inch strings, 1½ treads, and ¾ risers, to rest on large stones or cedar posts. Build side veranda where shown, with joist, floor and roof same as front veranda, 5x5 champered and moulded posts, with brackets and bedmould. Put up all inside partitions where shown, with 2x4 studs placed 16-inch centers, with 4x4 door posts. Strap all outside brick walls with 1½x2 strapping, well nailed to 2x4 bond timber, to be plumb and straight, and placed 16 centers. Kitchen and pantry floors to be laid with surface-dressed, inch, well nailed to joist, and re-laid after plastering is done with No. 1 birch flooring not more than 2½ wide, to be kiln dried, same as detail; all the rest of ground floor and first floor laid with 1-inch pine flooring, dressed and matched, to be of good quality, free from large knots, and not more than 4½ wide.

Attic laid with good, sound, surface-dressed, inch, well nailed to ceiling joist; parlor, hall, and dining-rooms to have 6-inch face-moulded casing, with band-sawed head and moulded base blocks, with 10-inch double moulded base, with carpet strip at floor; all the rest of rooms to have 5-inch casings, with turned corner and moulded base blocks, with 8-inch moulded base and ½ round. Kitchen to be sheeted 10 ft. 2 in. high, with narrow matched and beaded birch, not more than 2½ in. wide, and of a uniform color; all trimmings of kitchen to be birch; kitchen ceiling to be sheeted with narrow beaded and matched birch, same quality as wainscoting, and finished at walls with birch bedmoulds and turned corner blocks,



UPSTAIRS PLAN OF WELLINGTON F. JUSTIN'S HOUSE.

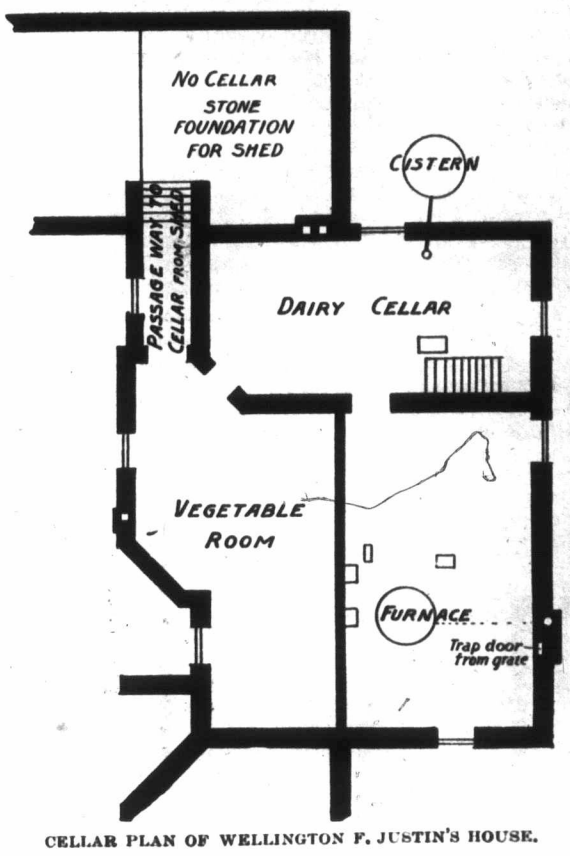
Bath-room sheeted 2 ft. 10 in. high, same as kitchen; all the rest of rooms on ground and first floor, except closets, to have 8-inch moulded base, with ½ round at floor; closets to have 6-inch square base and 4-inch square casings, with penrail and shelf, and at least half a dozen coat and hat hooks. All the ground floor trimming to be for oil finish, of first quality of pine, except kitchen; all the birch sheeting of kitchen to be kiln dried, and all trimmings to be well smoothed before being put on.

Front doors to have 2x8 moulded and rabbeted frame, with 1¾ door made to receive glass in top panel, of neat design, hung with three 4x4 loose-pin steel butts; a good front door set in keeping with building; side and back door to have 3x8 moulded frame, with 1¾ door hung with three 4x4 loose-pin steel butts and good mortise locks; all the rest of doors on ground floor to be 1⅜ five panels, O. G. raised, kiln-dried doors, hung to 1¼ frame with 3½x3½ loose-pin steel butts, and good mortise locks of approved design; all doors on ground floor to be made for oil finish; side entrance to be made to receive glass in top panel, to have six margin lights; first floor doors to be 1⅜ five-panel doors, hung with 3x3 loose-pin butts and good mortise locks. Outside doors to have white oak sills; cellar to have ¾ matched and battened doors hung to 10x8 frames, with 6 T hinges and thumb latch. All windows on ground and first floor to have box frames made in usual way, with 1-inch pulley stiles, 1¼ hanging stiles, 2x6 heads and sills, 2-inch iron axle pulleys, and hung with cast-iron weights and Silverlake sash cord; 1¾ sash hung with strong sash locks and lifts; attic and cellar windows to have 2x6 rabbeted frames, 1¾ sash hung with 3-inch steel butts and metal buttons; cellar window frames to have white oak sills; put good outside blinds on all windows, except cellar and attic, hung with strong blind hinges and fastenings.

Pantry fitted up with cupboard, where shown, with cupboard inclosed at bottom and top, with sheeted and battened doors hung with 3-inch butts and cupboard catches; form entrance to cellar from pantry with 2-inch strings and treads, to be dressed; build stand for sink where shown, and enclose with small door (sink to be furnished by tinsmith).

Build back stair with 1¼ strings and treads, ¾ risers, treads and risers housed into strings and well wedged; attic stair made similar to back stair, front stair to have 1¼ strings, 1⅛ treads, and ¾ risers, treads and risers housed into and well wedged into strings; wall string moulded to correspond with base in hall; front string paneled and moulded and sheeted to floor to form closet; to have 6x6 turned birch newel at bottom and 5x5 at landing, and top with 3x4 birch rail grooved to receive 1⅜ birch turned balusters, all to be of good quality; form panel at bottom of stair, to be neatly moulded, and put rail with turned spindles from newel post to wall (all to detail). Put in all boxes for stovepipe collars in ceilings and partitions where shown or directed. Build outside cellar steps where shown, with 2-inch strings and treads; put up partition in attic to support rafters where shown.

Frame deck with joist 2x10, placed 2-ft. centers, well spiked together; form manhole on top; roof of deck to be covered with matched inch, to be left ready for galvanized iron. Build waiter in pantry where shown, to extend to cellar, and enclosed in cellar with screen door, and in pantry with sheeted and battened door, with all the necessary ropes and pulleys made to work freely to and from cellar; form flour-bin beside waiter, with table-top over flour-bin, made to slide on rollers with two



CELLAR PLAN OF WELLINGTON F. JUSTIN'S HOUSE.