

A Farm House With All Modern Conveniences

Few City Homes Outrival That at Mountain View Farm, the Home of Mr. Peter Hartley

THE first time I visited the farm of Mr. Peter Hartley, Hutton Co., Ont., the family was living in the old frame house that had already done service for several decades. Out in front, however, masons and carpenters were busily engaged in erecting a new residence on "Mountain View Farm." On the occasion of my last visit, the Hartleys were living in their new house, one of the most modern farm homes in Ontario. The comfortable old frame house in the rear was occupied by the hired help and whatever sentimental attractions the old home had ever possessed were forgotten in the greater conveniences and comforts of the new one. "These conveniences need only to be experienced to be appreciated," remarked Mr. Hartley as we strolled in from the farm. And Mrs. Hartley warmly seconded the sentiment.

But, perhaps, first I had better introduce Mr. Hartley of Mountain View Farm. Mr. Hartley is a fruit and dairy farmer. In the past he has given most of his attention to fruit growing, and in this he has been unusually successful. Although 20 miles back from Lake Ontario, he has had strawberries ready for market quite as early as the growers of the Burlington and Niagara districts. This early maturity of his fruits he attributes to his favorable location on "The Mountain," overlooking the town of Milton. Second to the berries as income makers, is a large orchard of Early Richmond and Montmorency cherries. Bush fruits, principally currants, are also grown on a commercial scale. He is just getting started in dairying and the live stock end of the business is being adopted primarily as a means of distributing labor more evenly through the year. A silo has been erected, the acreage of the farm extended, and it will not be long, I anticipate, before a first-class dairy herd will be established. The best proof of Mr. Hartley's success as a farmer is the modern home which the income of his farm has made it possible for him to build.

The House in General.
The exterior appearance of the new home may best be gathered from the accompanying illustration. It has solid brick walls on a concrete foundation and a big verandah runs around two sides of the house. The large cellar has different compartments for vegetables, furnace, fruit and laundry, and is designed to aid in the storing of the potato crop, which is one of the money-makers of Mountain View. A feature of the first floor is the farm office, which may be reached directly from the side verandah. Should Mr. Hartley find it necessary to visit his office during the day to answer a call to the phone, or to take men in on business, it is not necessary to

pass through the house. The muddiness of the muddy seasons particularly. On the second floor are several large bedrooms, a three-piece bathroom and in the commodious attic are several additional bedrooms.

"The house is really larger than we need for our own family," explained Mr. Hartley. "In the fruit season, however, we have a large number of pickers here. A great part of these pickers are brought from the town of Milton each day, but a number of our best pickers we have to accommodate in our own home. We had this requirement of our business in mind when we built our house."

A home such as this one is not built without much careful planning in advance. The Hartleys studied house plans and talked over details for many months before the rough sketches embodying their ideas were handed over to an architect. Mrs. Hartley's brother by the way for "dressing up" in a form that would be understandable to masons and carpenters. The contract was then let to a local man, who did his work well, as a splendid job both inside and out testifies, and the



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finished home is one of the finest in the county. It is the modern conveniences, however, that make the home distinctive, and it is of these that I wish to make particular mention. I noticed, too, that it was these conveniences that seemed to afford the most satisfaction to the whole Hartley family.

The Electric Lighting System.

"Our lighting system is the latest addition to the life," Mr. Hartley told me. "We had the house wired for electric lights when it was built. We then hoped that Hydro-Electric would soon be coming our way, and we would hitch up with it at small expense. The years have passed, however, and there we purchased a small home lighting plant. The initial expense, of course, was greater than connecting with Hydro, but the running expense, now that it is installed, will probably be less. Come on down the hill and see the plant."

The generating plant I found to consist of a small kerosene engine, a dynamo and a storage battery. The engine and the dynamo come in one piece. The engine is primed with gasoline, a small can of which is always kept handy, started by the power in the storage batteries and continues to run on kerosene. All that is involved in its maintenance is to keep kerosene and lubricating oil in the tanks provided. The engine is air cooled and the exhaust is piped outside the house. The storage battery consists of 16 cells which, fully charged, will run 80 lights of 25 watts for 80 hours. Occasionally the cells have to be refilled with rain water, but otherwise they require no special attention. The first cell is known as the pilot cell, and when the white sphere on the side of it falls, re-charging is necessary, and the engine is started up. "We run the engine three times a week," said Mr. Hartley. "In the summer we use a trifle over a gallon of kerosene a week, and consume what more than this in the late fall and winter. Even at this, however, it

does not take one-half as much kerosene as when we used lamps."

"And what did the plant cost?" I asked.
"The principal expense was for the generating plant and the storage battery. This came to several hundred dollars, and the price seemed high on me at the time, but the service it has rendered has been commensurate with the cost. The wiring of the house was done at a minimum cost, as the house was wired while being built. The total expense of material and labor in wiring was less than \$40, but it would be considerably more now. The chandeliers, of course, will cost anything you want to make them."

The Water System.

Both hard and soft water are on tap in the kitchen. The hard water is pumped by a hydraulic ram from a strong spring on the mountain side below the buildings. The water is piped and runs continuously into a small tank in the corner of the kitchen. The overflow can be used if necessary to replenish the soft water in the cistern in the cellar, but it is not expected that it will be necessary for this purpose. Flowing continually as it does the hard water supply is always clear and cold. Most of the water used, however, comes from a pneumatic tank in the basement and it, in turn, is fed from a soft water cistern in the corner of the cellar. At first the water was pumped into the 200-gallon pressure tank with a hand force pump. Now, the system has been improved upon, and a one and one-half h.p. gasoline engine does the pumping. Incidentally it might be stated that this same engine cuts the wood, runs the spray pump in the orchard and is a generally useful chore boy around the farm. The Hartleys prefer the pneumatic tank to the overhead tank, in that it gives a better pressure in both kitchen and bathroom and the danger from freezing or damage by leaking is obviated.

A modern water system in the home necessitates a good heating system. A big hot air furnace is the nearest neighbor in the cellar to the pneumatic water tank.

Other conveniences are planned for. Already there is an electric iron which has paid for itself several times over. Eventually there will be a fully equipped laundry with a wash tub and wringer both driven by electric power. When these conveniences are all installed, the folks at Mountain View Farm will have a home that outrivals in its equipment all but the very best that are found in the city.—F. E. E.

The man who is expecting to feed a number of hogs during the season of 1918-19 should grow barley. While oats is probably more generally fed in Canada than any other grain for hogs, it is a poor feed for fattening pigs. Its best place is in feeding growing pigs or milking cows. Barley is our fattening grain in Canada. It may be used with oats and shorts for young pigs, and a finishing ration for hogs over 100 lbs. It is the best grain we can grow.—G. B. Rothwell, C.E.F., Ottawa.



A Glimpse of the Interior.

A view from the front hall into one of the living rooms showing the electric chandelier. The current is developed from a small generating plant in the cellar.—Photo by an editor of Farm and Dairy.