

Architecture, etc.

DESIGN FOR A SEASIDE OR COUNTRY DWELLING.

The picturesque dwelling shown on the opposite page was erected during the past year, and is here published as likely to meet the wants of some of our readers who may intend building at the seaside or providing a permanent home for themselves.

The interior arrangement is compact and admirable, the rooms being all of very generous proportions, while the large entrance hall, almost a room in itself, gives to the house an air of most pleasant hospitality; and opening as it does on a porch at each end, makes a delightfully cool resort from the glare on the porches or the naturally warmer air of the interior rooms. The window in the hall is fitted with outside blinds that are hung both on top and on the side. By this arrangement the blinds can be thrown out from the bottom, perfectly shading the hall, and this without excluding the air in the slightest degree.

The lower floor is taken up by the parlor—a spacious room, 17 x 20 feet; a sitting-room, 11 x 13.6 feet; the dining-room, 12 x 15 feet; and kitchen, 11.6 x 15.6 feet. From the kitchen, stairs lead to the cellar and to the second story. In the second story the bedrooms correspond in size very nearly with those of the rooms down-stairs; and with closets on this floor, it seems as though the architects have been lavish enough to please the most exacting housewife.

In place of one large piazza, the owner preferred having several porches as shown; but as a piazza is deemed by many an indispensable portion of a seaside house, one can be easily provided here if desired, and in such a manner as not to have the appearance of being an after-thought.

The cost of this house will vary according to location, but will be in the neighbourhood of \$3,500. The architects are in a position to furnish, for \$2,000, all the material necessary for the erection of the house above the foundation and exclusive of white lead and tinning. The materials furnished include all the timber framed ready to be put in place, sash, (glazed), blinds, doors, trimming to doors and windows, flooring, stairs, finish to piazza, shingles, lath, studding, nails and other hardware—in short, all that will be necessary to erect the building, as stated, above the foundation. These materials will be delivered on car or boat in New York or Jersey City. By availing themselves of this arrangement, parties will have to contract only for the foundation and painting and the necessary labor on the building, an estimate for which can be readily obtained from the plan and specifications, which will be furnished with the materials.

Any further information may be obtained by addressing the architects, Smith & Howe, 7 Warren street, New York.—*Manufacturer and Builder.*

HOUSE PLANNING.—I.

As many builders now combine the duties of architect and builder, we think that hints upon house planning may be of great use to them in enabling them better to carry out their designs with success, or to choose with greater discrimination designs that may be submitted to them by architects. The first point of consideration to the builder should be the site. There are several points of importance to be considered as affecting such choice. First, the most economical site as affecting future operations. Second, the situation most likely to favourably impress occupiers or purchasers. Third, the smallest frontage which can be conveniently turned to account for the accommodation of a suburban dwelling.

Under the first head, as to the effect of the site upon the economy of future operations, the nature of the soil is important. A very stiff clay makes the cost of excavation greater for every cubic foot that has to be removed. On the other hand a light or made soil is not suitable for foundations, without considerable footings of concrete, requiring greater depth of excavation and outlay of material. On the other hand a stiff clay bottom is an excellent foundation for strength, if not on a watery slope, and the clay may, if operations are extensive, be utilized for brick making, or in small quantities may be burnt for brick ballast. This ballast finds a ready market in many ways, and is now, it well burnt, frequently used after grinding, for admixture with mortar. A sandy or rubble sub-soil is an extremely healthy and valuable site, particularly if backed by a bottom of hard marl or clay for the foundations. If the material is sand it will usually pay cost of excavation, as good sand is now so expensive an item. If rubble and sand it may be screened, the sand being reserved for mortar and the larger rubble may be used to make

the foundations and basement walls in concrete. If there is no accommodation for "spoil" or valueless excavated earth, the expense of delivering by hand-barrow some distance, or removing by cart will add a serious item to the cost of building, if a basement floor is desired. We think it is cheaper in the long run to avoid excavation to any great extent in such case, and to build with kitchen and offices all on the ground floor.

Under the second head, as to situation, most likely to favourably impress occupiers or purchasers, we think the most important point is that a most powerful impression is made by the fact whether the street or principal front of the house receives the light or sunshine during the latter part of the day. This is likely to be particularly the case in houses built to let or sell in the Autumn, Christmas, or spring quarters of the year. A south-west or western aspect of the principal front of a house is thus, in our opinion, most to be desired. This applies only to the question of most effective aspect to the outside observer, and to the case of houses in streets, thus largely protected from the weather. As regards aspect, it must not be forgotten that in many cases the after comfort of the tenant is more to be considered than external effect, and in such case we think a principal frontage south-east with back north-west is the most comfortable position under the difficult conditions of our variable climate. Due north is too dull even for the back part of a house which may contain living rooms on that face. Due east is not much better, as there the sun shines only whilst we are for the most part in bed. Due west or south also give too great and too lengthened a proportion of the sun-light during the hottest parts of the day to be either pleasant in summer, or good for drapery or carpets liable to fade.

South-east, however, gives an excellently cheerful yet cool aspect for morning rooms, and north-west equally well lighted rooms for afternoon or evening. It must be remembered that the south-western aspect receives the hottest rays of summer and the most violent storms of rain. Very few doors or windows can be constructed sufficiently water-tight to resist such rain storms if on a bleak and exposed situation. A grove of trees is an excellent protection on the south-west face of a detached house, both against the too fervid rays of summer and the boisterous south-westers of winter. The third question as to minimum amount of frontage, which can be most profitably turned to account for a suburban dwelling where ground is dear, is an important consideration. We have found that in the best neighbourhoods of London the proportion of one third of the rental in feet frontage is the smallest to which the building plots in terraces can be reduced with convenience or advantage. This is running economy of space to the lowest limits, but we hope in a succeeding paper to suggest arrangements in the planing of the house to make such frontages fairly available.

Cabinet Making.

A DINING-ROOM FIRE-PLACE.

BY A PRACTICAL WORKMAN.

[From the London Furniture Gazette.]

When the chimney-breast is being prepared for the plasterers, great care must be exercised in fixing the grounds. These are strips of timber, 2 or 3 inches wide, and $\frac{3}{4}$ of an inch thick, and bevelled on one edge, so as to act as a key to the plaster. If these grounds are fixed by plugs to the wall, and made exactly straight, then the work of fixing the mantel and all its belongings, will be comparatively easy; but if the grounds are not fixed straight, difficulties will occur at every step, the plaster will be uneven, and the work will not fit, absolute straightness being essential in preparing for fixing, as well as in fixing and making up; hence the woodworker is the leader in a building, the plasterers, painters, furnishers, and others, depend on his skill in preparing for them, as well as for himself. The grounds will be seen, marked K, in the working drawing; and it is very essential that they be quite straight, for they are the foundation of all the work that follows.

In making the mantel, shown in our working drawing, the first part which claims our attention as the framework M I, containing the two jambs and the lintel, as far as the mantelshelf. The jambs will be framed into the lintel, the architrave round the fire-hole being also framed in a piece with the lintel and jambs, so as to prevent its warping out of shape. The edge of the architrave next the fire-hole is protected by a small slab of blank marble, as shown in the plan at N. The details of the mouldings in the small panels of the lintel are shown at I; these should be made of blackwood and mitred in. The panels may