

*A \$5000 COLONIAL HOUSE

By Ralph Adams Cram

THE United States is preëminently the land of small dwellings. In no other country are to be found the economic and social conditions which create a demand for innumerable small homes of moderate cost, each on its own plot of land, each owned by its occupant. As a result, American villages and suburbs present an

aspect utterly different to that which characterizes similar localities in the old world. The opportunity offered by these national conditions for architectural effect is very great. Unfortunately it is in a great measure thrown away, and in place of attractive streets lined with quiet, unpretentious, but beautiful and homelike houses, we have interminable lines of fantastic absurdities showing, not the individual taste of the unfortunate householder, but the ambition of speculators, themselves without taste, and bound to attribute the same lack to the purchasers they hope to attract.

Nothing scarcely could be imagined which would be worse, from an architect's standpoint, than the ordinary low-priced cottage of the present day. The "Queen Anne" cottages, with their spindle posts, jig-sawed gables and fancy roofs, all painted with the hues of an aniline rainbow, were quite bad enough, but the "Colonials," which have succeeded them,

were simplicity—simplicity of plan, of form, of decoration, of color.

It costs no more to build a cottage which is really good, artistically, than one which is intrinsically bad—less, in fact. Reserve, simplicity, dependence on the really good old models that have been left to us from the earlier periods of American building—these are the only qualities that are re-

quired, and generally they should not be hard to find nor to acquire. Arrange the rooms very simply, keep the lines of the plan as near a plain rectangle as possible, leave the roof alone, avoid many bay-windows, towers and dormers, make your chimneys just as large as is feasible, have nothing to do with yellow and white paint, and you will be pretty safe.

Nothing is much better as a model for American domestic work than Colonial architecture of the early part of the century; nothing is worse than "modern Colonial," for to the popular architect a house may be made Colonial by covering a confused plan and a chaotic exterior with details unintelligently copied from old Colonial furniture. He is serenely ignorant of the fact that what is good in an old Colonial house is its superb frankness,

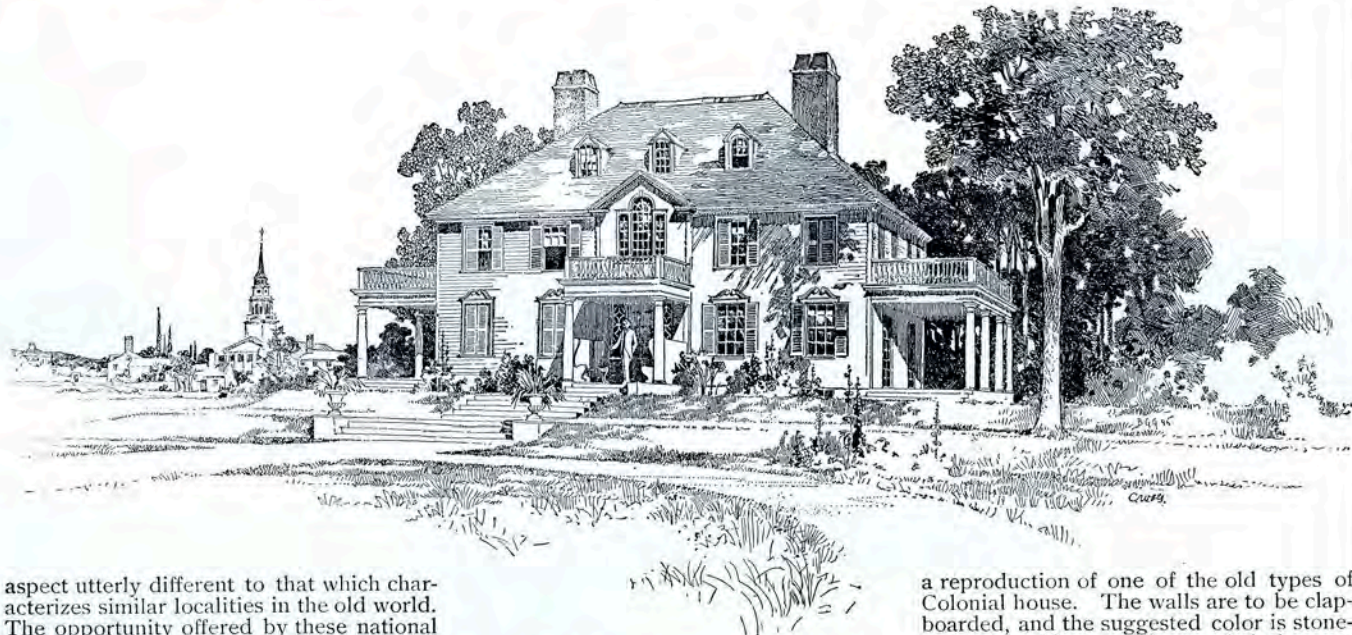
straightforwardness and simplicity. From a purist's standpoint much Colonial detail evidences a debased taste, and is merely the result of an uneducated builder's attempt to call to mind the work with which he himself was familiar in England. But against the plan and general mass of ancient Colonial houses no criticism whatever can be brought.

The accompanying design shows an attempt to restore something of the simplicity of arrangement characteristic of good Colonial work. As will be seen, the plan is a rectangle, broken only by an open porch in front and a covered porch behind. In the centre is the main entrance hall, nine feet wide, with a curved flight of stairs at the end. Opening from this hall on the right are two rooms of equal size, connecting with each other by means of arches on either side of the chimney. These rooms can be used as double parlors, or one may be used as a library or a reception-room. On the left of the hall is the dining-room, a little smaller than the rooms on the right. Behind this is a good-sized kitchen, china-closet and pantry, and servants' entrance and stairs.

On the second floor are three large bedrooms and one small one, together with a bath. A portion of the hall at the front of the house is separated from the stairway by a wide arch, and may be used either as a portion of the hall or as a sewing-room.

On the third floor are two servants' rooms, a linen-closet, and a large play-room. The cellar extends under half the house only, containing the furnace, coal-bins, a cold closet, set tubs and a servants' lavatory.

As will be noticed, the exterior is treated with absolute simplicity. It is practically



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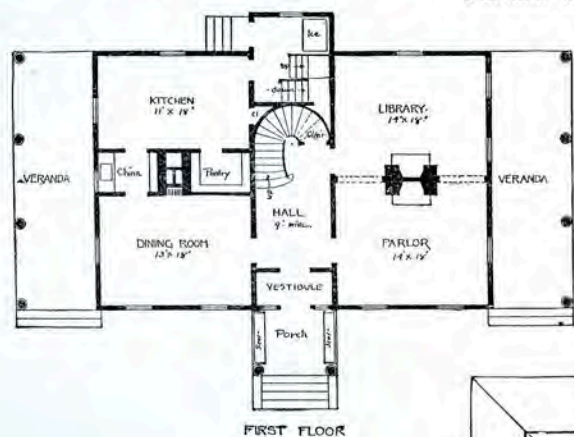
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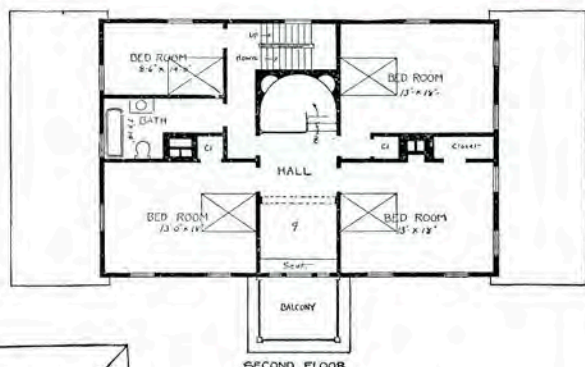
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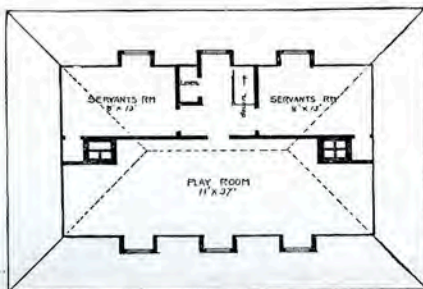
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FIRST FLOOR



SECOND FLOOR

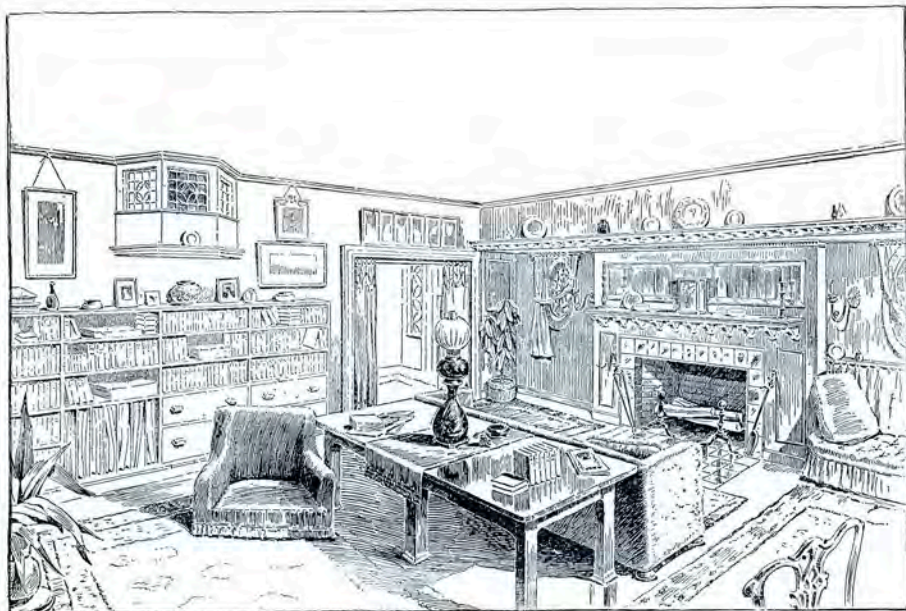


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*The second in a series of plans and ideas for suburban houses of moderate cost which the JOURNAL proposes to publish. The first article, "A \$3500 Suburban House," appeared in the December, 1895, JOURNAL. Other plans for houses costing, respectively, \$3000, \$3500, \$4000 and \$5000, will be given in subsequent issues,—all drawn, expressly for this magazine, by leading architects in different parts of the country.

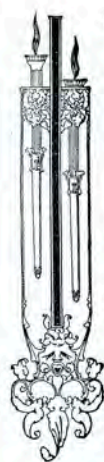
where the finish is maple slightly stained. There is neither stained glass nor fancy woodwork in the house. The effect, such as it is, is dependent solely on simple lines and quiet detail. Indeed, there is nothing in the Colonial style of architecture to offend the most fastidious.

A house built after this plan would cost, in the vicinity of the larger cities of the East, about \$5000, including heating and plumbing.



*A \$3500 SHINGLE HOUSE

By Edward T. Hapgood



It is rather a complex problem that confronts the builder of a low-priced house, because at the very outset he must make up his mind to do without a great deal that has always seemed to him absolutely necessary. And yet, though such a house must necessarily be small, it does not follow that all the rooms need be so. Indeed, if he will do without the time-honored parlor—the sort of room which really has no place in the house we are considering—and if he will consent to make his hall a little smaller than at first sight would seem to be wise, it is possible to have one room on the first floor that will offer many advantages over the usual arrangement. If in addition to its size we can add to one living-room a generous fireplace, one or two bookshelves, and perhaps a few drawers, and a cupboard or two, in which to store the numerous articles needed in such a room, it would seem to me that we have provided at least one place in the house that without much effort can be made homelike, livable and valuable.

The accompanying design of a suburban house, the first floor of which has for its principal feature this large living-room, is not offered as the plan of a perfect house, but as that which would seem the most sensible and attractive plan for the amount of money that is intended to be spent. If you are fortunate enough to have a lot on the north side of the street, having, therefore, a southern exposure, and if your neighbor to the east of you has placed his house far enough away from your lot line to allow of plenty of morning sun, you are indeed fortunate.

Under these conditions the disposition of the several rooms will be easy. The dining-room will naturally fit itself into the east side, back of the living-room, and will be protected from the street by the veranda. So located it will have morning sunlight, and be sheltered from the late afternoon sun, while the living-room being in front with three sides unobstructed, will have the sunlight whenever there is any. The veranda should preferably be located on the east side, because, except, perhaps, for a short time in the morning, it will always be shady.

The entrance to the hall will then be in the centre of the east side, and be most attractive there, because in entering one need not look straight through the house, but across it at the stairway opposite,

while on either hand interesting views may be had of the living-room and dining-room. The stairway as planned will not seem narrow—indeed the first flight is five feet wide, and though it is between walls it is relieved on one side by the rail and balusters, that lead from the landing to the second story, while on the other, as the stairs are ascended, a pretty glimpse may be had into the living-room through the leaded windows of a small bay-window, the shelf of which will make a good place for a bowl of flowers.

The two openings from the entrance hall

ing and unglazed red tile hearth, make a charming effect. If desired, an "ingle nook" may be made of this side of the room, with box seats on each side of the fireplace. Such seats do not cost as much as furniture, and the space inside is very useful for stowing the logs for the fireplace. In the front side of the room may be a square bay-window that can have a seat or not, and the west side may be provided with little corner cupboards, stopping under the low ceiling, in which will be provided shelf and drawer room. The kitchen is two doors away from the other part of the house, and is light and well ventilated. It has its store-pantry and porch, and easy access to the cellar and second floor. The serving-room, between the kitchen and dining-room, is conveniently located, and has a slide to connect its counter with the drainer board of the sink. By this arrangement no pantry sink is needed. In the second floor are four bedrooms, a bathroom, numerous closets, and an ombra on the east side. The third floor contains a good-sized playroom, a servant's room and trunk space.

Shingles are, of course, the logical covering for the walls and roofs of a low-priced house. On the side walls they are much warmer than clapboards, and look infinitely better. By making simple designs with them a very nice effect can be had without a great outlay, and their soft, irregular lines lend themselves to the picturesque. Our inland climate is not conducive to the best effects upon shingles, so unless the house is situated near the ocean I would advise the staining of them.

The plumbing should be as good as is possible for the money, and very simple. The fixtures should be arranged so that one line of soil pipe will do for all, and if careful to use good large waste pipes and simple "S" traps with good-sized vents, no trouble need be anticipated.

The choice of a heating system is narrowed down to hot air because of limited funds. I should myself prefer a hot-air furnace in a house of this size, because it would do abundantly the work required



are made very wide, so that the effect will not be at all crowded, and the large openings enable the rooms to be thrown together. It will be necessary, even at the expense of something else, to have sliding doors to close off the dining-room from the rest of the house, because, though the kitchen is shut off from the front part of the house by two doors, in serving a dinner the odors of cooking will come through, and it is often pleasant to have more seclusion in the dining-room than can be had with a screen or portière.

The living-room, being long, have low ceilings at each end three feet across, finishing at the top of the windows seven feet six inches from the floor. On the front edge of these low ceilings it may, perhaps, be well to build simple shelves running clear across, on which any bits of old blue china and the like will show to advantage. In the centre of the east side

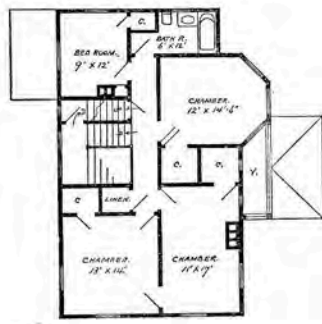
of it. Indeed, I have found the heat from a properly-managed hot-air furnace very nearly as satisfactory as that from hot water.

For the finished interior woodwork I would choose pine or whitewood throughout. Either will take paint well, and painted woodwork, even where we can have hardwood, is often to be desired.

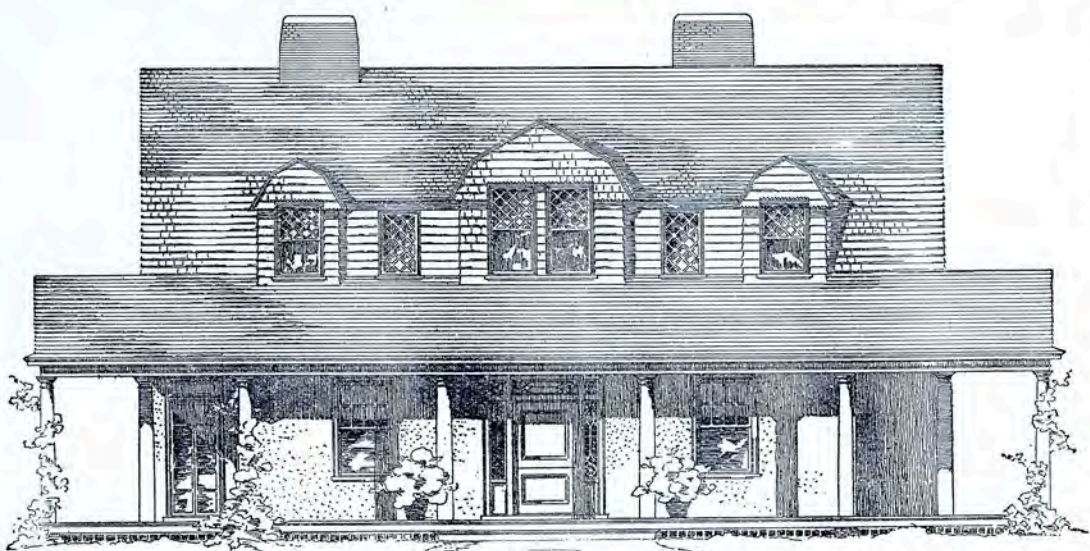
If you can afford it you will find that a coat or two of enamel will greatly improve the painted work, making it much more durable and very much better to look at.

Wall papers of good design and color can be had so cheaply that the walls should be painted or tinted without delay, so that the house may present a homelike and pleasing appearance from the first—first impressions count for so much. The popular idea that walls must be left in all their white nakedness till they have stopped cracking is hardly a sensible one, and the small sum required to decorate in a simple way when we move in, even if the work has to be done over in a year or two, which is not at all likely, would still be well spent.

This, in brief, is what may be done with thirty-five hundred dollars. Its principal recommendation to the prospective house builder is that in the vicinity of New York such a house may be built for that amount of money. Of course it must be understood at the outset that in building a house for that sum care must be taken with all the estimates, and that the plans as first outlined, must not be departed from; any deviation from them will be certain to mean much expense, as well as much extra work, and consternation when the bills come in.



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FRONT ELEVATION

A \$5000 DUTCH COLONIAL HOUSE

By Bruce Price

DURING the last century, and the first half of the present one, country life in America had assumed a popular and well-defined existence, and through all the old Atlantic States numerous homes had been built that were distinctive and beautiful in character. Many of these were of such size and commanding proportions as to be really mansions. But throughout the country generally, and particularly in and about the important towns, people of moderate means with children growing up about them looked to the country and longed for some place where they might have free air and abundant room. The fever of this desire spread like an epidemic, and developed the epoch of the suburban villa cities with amazing results. About the outlying towns near the great Northern cities large tracts of country were laid out in villa sites, and coursed with avenues and boulevards, paved and curbed, and bordered with sickly infantile elms and maples. Block after block of "villas" sprang up, structures of wood, with high stoops, and capped with the lately-imported so-called French roof—all standing in their own grounds and all planned upon the same motif: a city house planted in the country. But these "villa cities" were short-lived; the Centennial-Exposition at Philadelphia brought our people together and showed them many truths. It taught them that back of all the uses of life there could be art in everything. Colcott's group of English cottages, the headquarters of the English Commission to the Exposition, built in half-timbered and shingled work, revealed how lovely a thing a cottage might be when built with artistic intelligence.

The influence of these buildings upon both the public and professional mind was, at the time, very great. They revealed to many not only the ugliness and unfitness of the French-roof villa, but taught them to appreciate the merit and beauty of our national work about us on all sides. Colcott, in England, for his inspiration had gone back to the best period of his own national homes. His contemporaries were doing the same. The good of the old was being revived there, and soon the good in the old with us was sought out and studied.

Men whose paths led them through our older towns could not but contrast their quiet beauty with the vulgar incongruity of these modern mushroom "villa cities." Their broad, turf-bordered roads, with avenues of great trees spanning the way from side to side; and the old white houses, simple in form, refined in detail,

rose of Sharon bushes and box-bordered walks, the other with fruit trees and hedges, and garden beds and borders of hollyhocks or sunflowers. Many, going into the nearer accessible towns, found these old homes and made them theirs, while others, feeling the beauty of such places, built upon their lines.

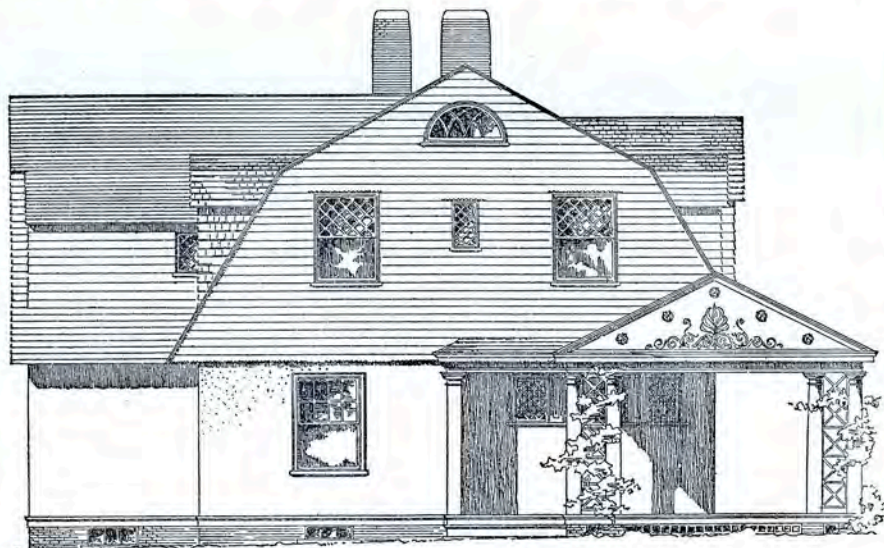
And the new homes—what are they now and what shall they be? Passing them in review we have a retrospect of about twenty years. The movement taking form, as we have seen, about the Centennial year, matured as we know it to-day. In viewing the work of this period it is not to the point to consider the larger establishments of Newport, Mount Desert, Lenox, or the great places that have been raised up all through different parts of the country; it is either the permanent home or the summer

took its position in the most desirable place in the advanced plan. The house grew up about it, following with the other features and details in their proper sequence, until now, from the sum of all that has been done, the resulting general plan, with its controlling condition of site, can be added.

In the plans accompanying this article the entrance is made at once at the centre into the hall. The porch stretches across the entire front, and extends a space beyond at either side. Thus exedrae are formed at the ends, and give the desired living porches away from the centre and removed from the intrusion of the entrance.

On entering the hall we find the main staircase directly in front of us, partly screened from view by an open Greek lattice set between paneled pilasters; this same screen work partly cuts off the larger end of the hall, which may be used as a library. If this is done, bookshelves can be built in as shown on plan.

Back of this hall or library is the dining-room, with its fireplace and broad, sunny windows, one of which opens to the floor and out upon the piazza; off the dining-room and connecting it with the kitchen, is the butler's pantry, with ample closet space, drawers, sink and dripboard complete. The kitchen can have the usual modern conveniences; also the laundry. From the laundry is a rear or servants' staircase leading to the rooms above. In front of kitchen and just across the hall from library is the parlor, with windows looking out on piazza and lawn. The main stairs lead to a hall on the second floor, from which open the four chambers, bathroom, and a door connecting with servants' quarters, and a large store-closet. All the chambers have closets, and the main chamber has a boudoir opening from it. The attic may be reached by scuttle and ladder.

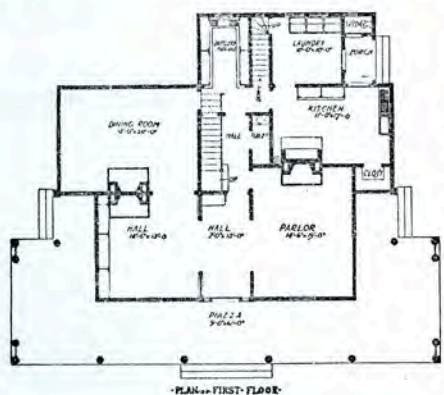


SIDE ELEVATION

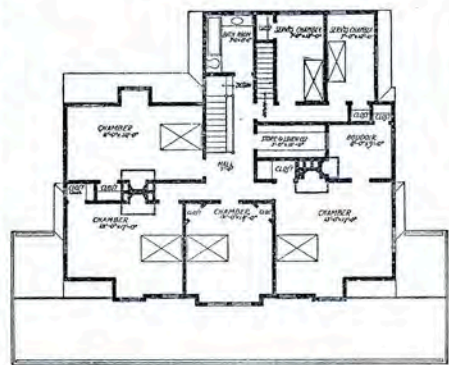
residence of the man of moderately independent means that interests us, the style of house which costs about five thousand dollars. In all this work of building, the scheme of the plan, whether the cost be of the less or greater amount, is now almost identical.

The ordinary older cottages, those of a quarter of a century ago, were generally planned with a single entrance facing the approach; this opened from a porch into a passage rather than a hall, with the stairway starting a few paces within and running straight up against the side wall to the floor above; the parlor and library to right and left, with the dining-room behind the one and the kitchen beyond the other. Between the last two came the butler's pantry and servants' stairs, and the back door, which usually in the family life of the occupants became the thoroughfare to and from the house. This, pure and simple, was the general plan from which the house started. Step by step it developed. First the passage was attacked, and, being broadened, became a hall; the staircase fell away from near the threshold to a less obtrusive place, with landings and returns, and windows opening upon them. As the hall grew, the parlor, as its uses and purposes were more absorbed by the hall, became of less importance. The fireplace became a prominent feature, and, placed in the hall and more elaborately treated, became an angle nook, with the mantel over it forming an imposing chimney-piece. Improving thus its separate features upon the old, the newer plan advanced further in the disposition of these features. The new hall having become broad and ample, and the rendezvous and seat of the home life,

The exterior, as shown in accompanying illustration, is a Dutch Colonial house, such as is found in Northern New Jersey, with a long, low, picturesque gambrel roof and dormers, the roof running down and forming piazza roof, supported by turned columns. The lower part of house is covered with rough-cast cement plaster left the natural color, a warm gray, and the gables, roofs and sides of natural shingles, which with time turn a beautiful silver. All the woodwork, such as columns, window



PLAN—FIRST FLOOR

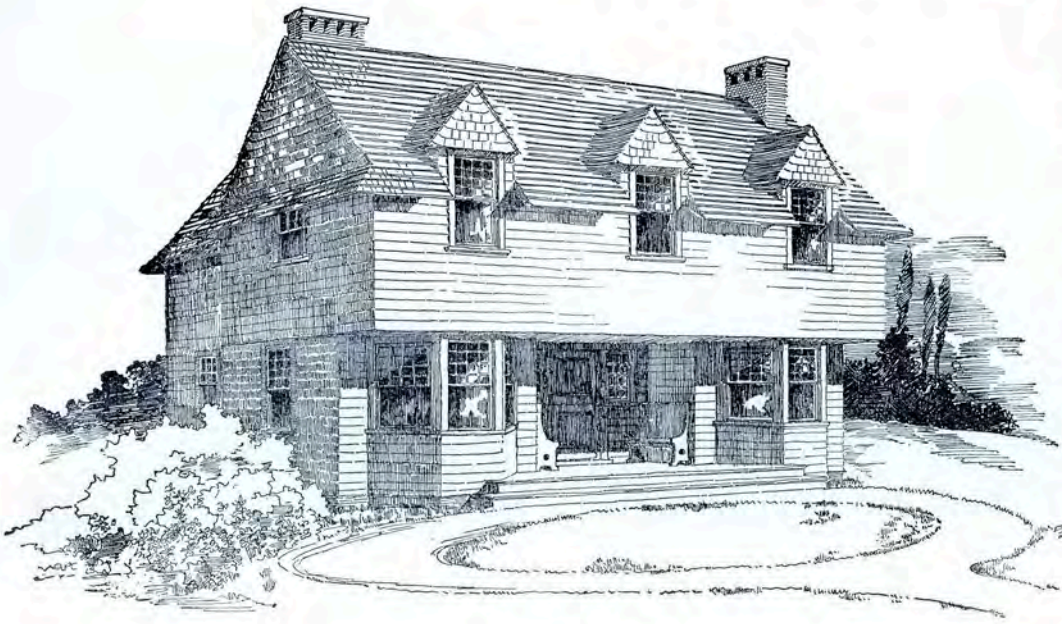


PLAN—SECOND FLOOR

broad and generous in plan and treatment; with the yard in front, the garden at rear, the one filled with rose trees, oleanders,

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trim and sash, and everything in wood, cream. Shingles can be painted a cream-white; this treatment makes an exceedingly attractive house for both summer and winter, having the additional value of being possible for any person who can afford to spend the amount of five thousand dollars in the building of a home.



A LIVABLE HOUSE FOR \$2000

By Arthur D. Pickering

HAVE undertaken the somewhat difficult problem of designing a livable house for persons of refined tastes which may be built for the extremely low price of two thousand dollars. With this limited sum of money the first consideration is to keep the cubical contents down to the lowest possible point and at the same time get all that is possible toward making a homelike, and to a certain simple extent, an artistic house.

In the first place all rooms must be of the least dimensions practicable with their uses. This refers to the ground-floor rooms principally. The dining-room in the house given in accompanying illustration has been made twelve feet wide by about sixteen feet long. A dining-table is about three or four feet wide; this leaves a space of say four feet for serving, which is ample. The parlor has been made the same size and shape, with the exception of placing the fireplace on the side of the room instead of the end, as it is in the dining-room. Connecting these rooms is the entrance hall, which has been made as large as possible, and is really very pretty, with a broad entrance door and a small window on either side opening on the piazza. Opposite this is a door to the pantry, a space for a hat-rack, and a lattice screen partly shutting off the staircase and rear hall. The rear hall opens on a small rear porch through a sash door, making it light and airy in summer.

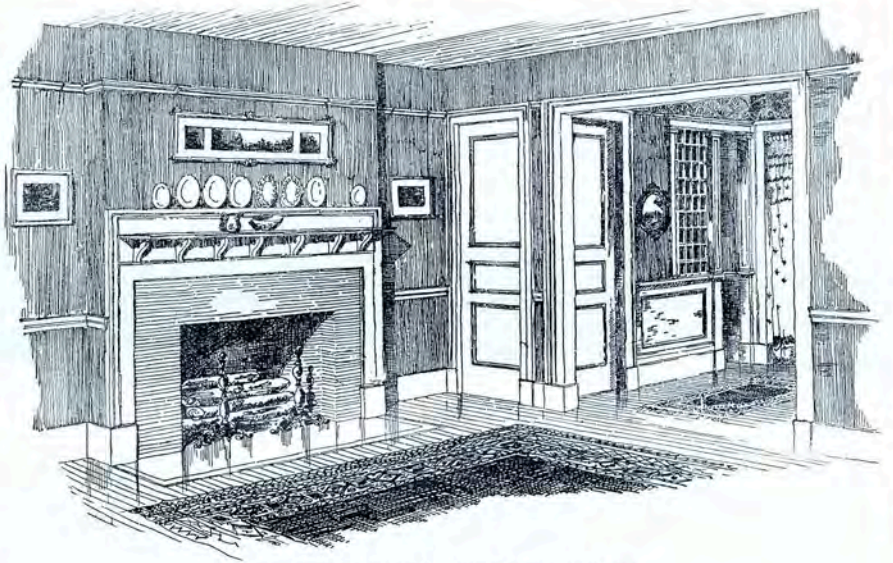
At the extreme rear of this hall is the coat and hat closet, with a small window in it. The stairs, as before mentioned, begin just back of a screen to ascend to the floor above; they are broken with platforms and have a large window to light them. A door opening from the first platform of the staircase and a couple of steps leading down bring us to the pantry; through this door is also the servant's way up-stairs from the pantry and kitchen. Under the main stairs are the stairs to cellar, which will

work necessary for a family of the size which could occupy this house.

The second, or chamber, floor is well arranged, each chamber opening on the hall, and being well lighted and ventilated with one or more windows. The largest room has an open fireplace. Special care has been taken in planning these rooms to

furniture of mahogany which is so much used now. The floors could be of North Carolina pine, finished with a stain, or simply oiled, getting dark with age. The yellow and white bedrooms furnish very well with dark blue and white Japanese chintzes, which are also much in vogue. The location and surroundings have a great deal to do with the question of coloring the exterior of a house: If the landscape is wooded, either a white with a natural shingle roof, or all natural shingles with white or dark green trim. These color treatments are the only ones which should be used, as they lend themselves very satisfactorily to the surrounding country, either in summer, when the foliage is on the trees, or to the winter snows. If it is proposed to use clapboards for siding, white or a silver-gray paint will have to be used. The outside blinds can be a dark green in any case.

As the house is thirty-eight feet wide it can be placed on a fifty-foot lot, but a seventy-five-foot lot would be better, as on the fifty feet a space of six feet on either side is rather cramped, and a little too close to the neighbors if they should happen to be unpleasant ones. In any case the broader lot would be preferable, as the great charm of a country or suburban place is plenty of space and air, with lawn, trees, shrubbery and flowers, as the surroundings really make a country house.



PERSPECTIVE VIEW FROM DINING-ROOM

make place for such furniture as would be required: A double bed in large room, with washstand, bureau and some chairs. The smaller chambers can accommodate single or three-quarter beds, with some furniture as mentioned for large room.

The bathroom is centrally located; it contains a five and one-half foot bathtub, a closet and basin, leaving enough space to get about comfortably.

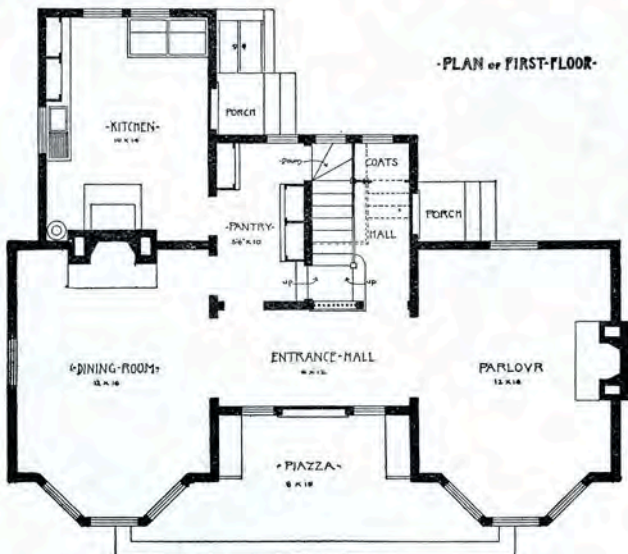
The servant's bedroom is over the kitchen; it is small, but, as has been said before, the house must necessarily be small in every particular. Each chamber has one or two closets, and a linen closet has been provided in the hall.

The finish in rooms must be simple. All the woodwork of trim and mantels can be of whitewood or poplar,

This has been demonstrated in many cases; a well-designed house poorly placed is always a failure, while a rather ordinary one in nicely-laid-out grounds becomes very attractive indeed.

The question of the small, inexpensive home has become an important one, and one which requires more study than a more expensive house in proportion; it likewise necessitates considerable experience in planning and building. The drawings accompanying this article have been very carefully considered, and from comparative figures and dimensions in my possession I can confidently say that the plan is entirely feasible. Although the finish of the interior of such a house must necessarily be inexpensive it need not be in anything but the best of taste.

In conclusion, it may be added that a home, large or small, is only a home when there are congenial surroundings; whether they may be simple or otherwise they are its chief attraction. These surroundings depend largely upon the knowledge and taste of the persons making the home.

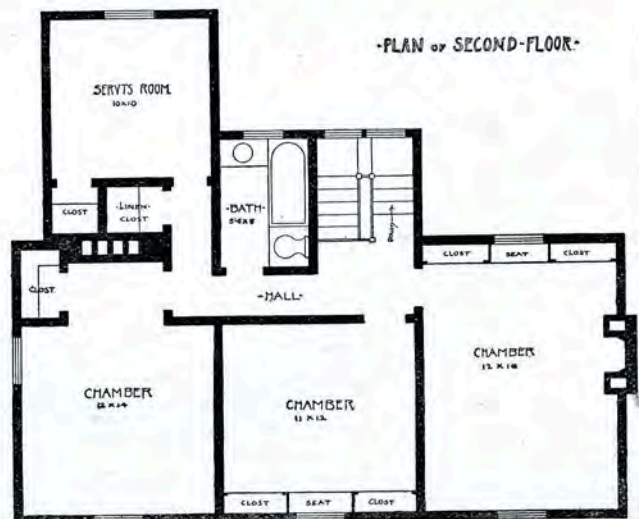


extend under part of the house only—say kitchen, pantry and dining-room—this being ample cellar space for a house of this size.

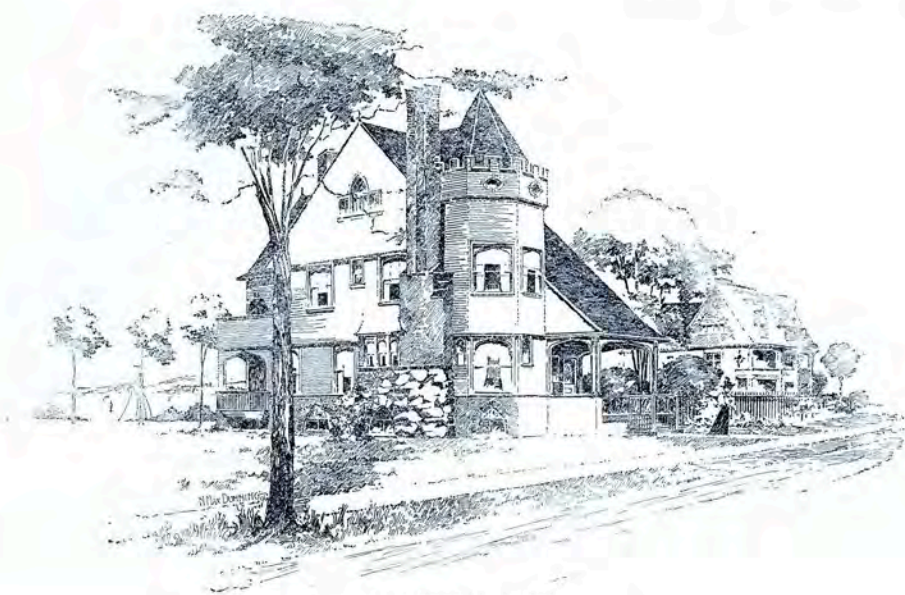
The kitchen is of medium size, but well arranged, with all conveniences, and a good housekeeper would find it an easy matter with the help of one maid to do the

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either finished in its natural color or painted in pretty tints. If it is painted a cream-white, the walls, which will be of rough plaster, can be tinted yellow with calcimine; this makes a very satisfactory finish, a pretty background for etchings or engravings in white or gold frames, and also for antique



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PERSPECTIVE VIEW

A \$3500 SINGLE LOT HOUSE

By Frank W. Handy

AS THE larger number of our citizens are people of moderate means the problem of meeting the needs of this class is frequently presented to the architect. He must design a house which will meet their reasonable needs and one which will not be hopelessly beyond their means.

It is assumed that a limit of \$3500 is fixed as the cost of the house, and that it is intended for the ordinary suburban lot of thirty-five feet to sixty feet in width, with east or south front. If the front is west or north the plan should be reversed.

Assuming that the lot fronts east the house may be set within three feet of the north line; this will insure the lighting of hall, bathroom, etc., and provide for walk from the front to the kitchen, passing beneath the oriel window of the front staircase. The width of house being twenty-four feet, and that of walk three feet, the south side of the house will be eight feet from the south line of a lot thirty-five feet

Three of these rooms may be made to communicate by introducing two doors. One room looks upon a balcony, which is not only a pleasant adjunct, but useful for airing bedding. In the attic is space for two servants' bedrooms and for a playroom.

The wood-work of trim and doors of the upper stories is intended to be pine,

The floors are double, with heavy deadening felt under the upper or finish floors, which may be of Georgia pine.

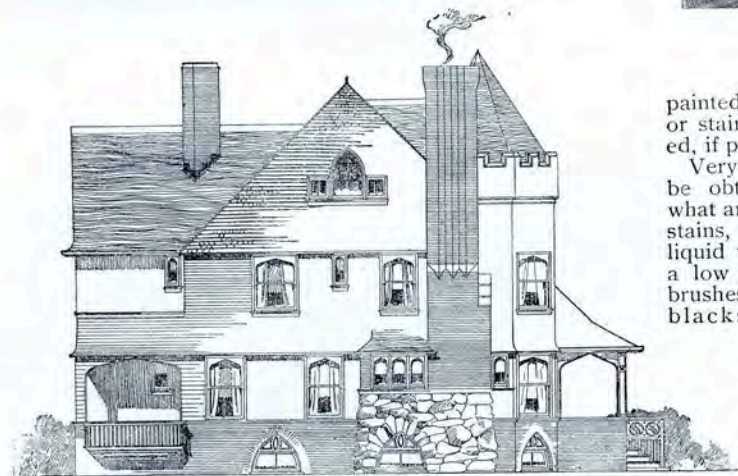
The cellar extends under the entire house, and has cemented floor, hot-air furnace, coal and vegetable bins, laundry with stationary tubs, and a servant's closet.

The foundations are of the stone of the vicinage, carried up so as to form a feature, externally, at the base of the sitting-room chimney.

The exposed parts of the chimneys are intended to be built of brick, with mortar colored so as to match the brick as nearly as possible, thus obtaining an unbroken mass of color. These chimneys not only contribute largely to the external domestic character of the house, but, to a great extent, they control the choice of colors for the exterior woodwork. The shingled roofs are intended to be stained; the siding may also be stained to advantage in certain situations, otherwise it should be painted; the frames, sash, porch columns, etc., being treated so as to contrast or to harmonize with the body of the house, as may be best. The endeavor should be to have broad masses of color without gloss, and much attention should be given to the effect of near-by trees or buildings. Trees should always be considered in deciding a color scheme, and often in deciding form. Too little attention is paid to the colors of neighboring houses in choosing that of one's own. Many a house has been the jarring note in what had been a neighbor-



RECEPTION HALL



SIDE ELEVATION

or stained and varnished, if preferred.

Very good effects may be obtained by using what are known as wax stains, finishing with liquid wax, brought to a low polish with stiff brushes, such as shoe-blacks use. These stains, which may be had in subdued tones of brown, red and dark green, are very satisfactory.

hood harmony; too seldom does the new house bring discordant elements into harmony, and yet the new color may often accomplish this.

In estimating the cost of this house all items have been considered, except the decorating of interior walls and ceilings. A hot-air furnace and pipes, register, etc., are included.

The cost of decorating and of grading, etc., outside of the building will depend upon the locality and the requirements of the owner.

There is one thing that must be remembered in connection with the building of one of these inexpensive houses, and that is that its owner shall remain satisfied with it after it is built.

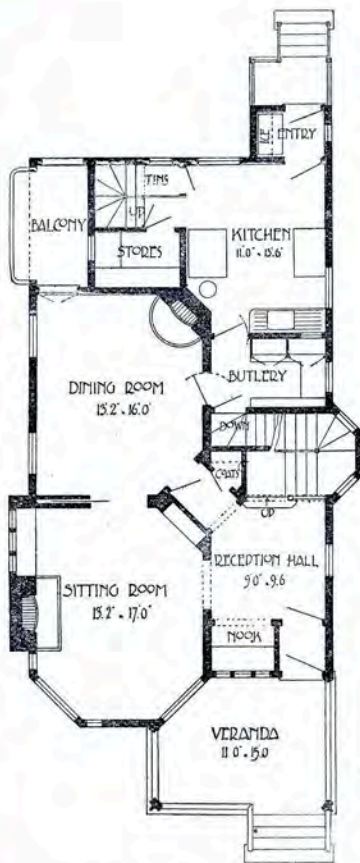
wide. With a wider lot there would be more side-yard, of course. The illustrations given clearly indicate the arrangement of the first and second stories.

Entering from the front veranda, by the vestibule, a glimpse of a cozy, lighted nook, the hardwood front staircase, and the sitting-room, with its bookshelves and sliding door to dining-room, may be had from the halls.

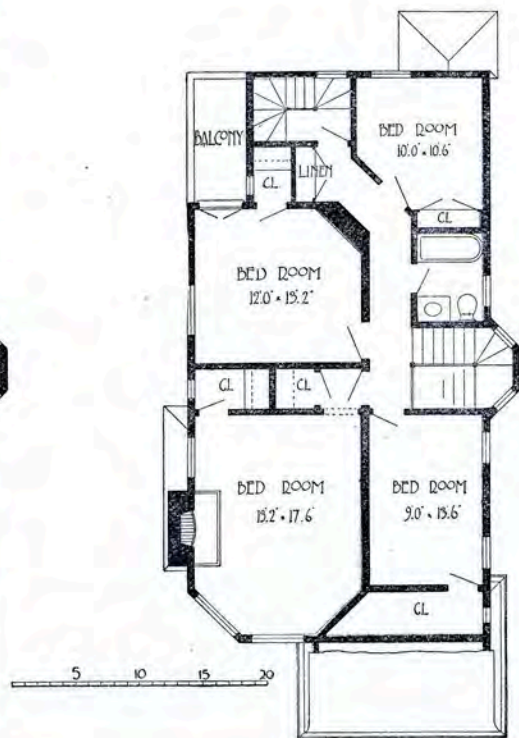
The floors of these apartments may properly be of polished Georgia pine; the trim and doors of swamp cypress or of stained pine; the mantels should have tiled facings and hearths.

The dining-room communicates with the kitchen through an ample china-closet or butlery, the doors being placed so as to prevent a view of the kitchen from the dining-room. The cases in butlery, the sink, boiler, range and kitchen table are all indicated to scale. From the kitchen doors lead to the entry with space for ice-box, to the lighted store and tin closets, and to the back stairway. These stairs lead to the two upper stories through a well-lighted and ventilated hall, separated from the main body of the house, in the second story, by a door. Next this door there is a linen-closet with deep shelves, and, a little further, the bathroom, installed with all necessary sanitary devices. Four bedrooms are entered from the hall, each provided with an ample closet.

The sixth in a series of plans and ideas for suburban houses of moderate cost which the JOURNAL proposes to publish, the first of which appeared in the JOURNAL of December, 1895. Other plans for houses costing, respectively, \$1500, \$2000 and \$2500, will be given in subsequent issues.



FIRST FLOOR PLAN



SECOND FLOOR PLAN