

Keith's House Plans

by Walter J. Keith

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172 Plans Cottages and Bungalows

Exclusive of Heating, Plumbing
Electric Work and Decoration
(Under Prices Quoted)

Volume 2



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Keith's House Plans

BY
WALTER J. KEITH

VOLUME II

172 PLANS

COTTAGES AND BUNGALOWS

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WALTER J. KEITH, ARCHITECT
SHORT STORIES PUBLISHING COMPANY

NO. 11 WEST 32ND STREET

NEW YORK, N. Y.

A New Great Feature

Keith's House Plans

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BEGINNING with October, 1914, *SHORT STORIES* introduces to its readers a feature absolutely new to fiction magazines, and one which, if we can judge at all accurately of the sentiment of our readers, will be the most popular departure ever inaugurated by a magazine of this type.

The new feature will be conducted by Mr. Walter J. Keith of Minneapolis, originator of the famous Keith House Plans. By special arrangement Mr. Keith's plans will appear only in *SHORT STORIES* and they will embody the latest and best examples of practical, artistic, moderate-priced homes.

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Specifications, etc. Protect the owner against loss and damage, providing for adjustment of all matters liable to dispute, a technical description of all work, stipulating the manner in which it shall be done, the materials used, etc., and covering every point not embraced in the drawings; also a blank form of "Builder's Contract and Bond" ready for execution, and a recommendation of a scheme of color for painting the house, if requested.

Alterations: Slight alterations can generally be provided for without any extra expense by simply making a memorandum of agreement with your builder, mentioning the changes desired and attaching it to the contract. The builder can usually adjust these matters to the entire satisfaction of the client and the contract is not impaired, as the owner is fully protected by the memorandum attached to the contract, which specifically states what changes from the plan are to be made. This will generally avoid the necessity of special plans prepared to particular order, or if the modification is a little complicated, we can furnish a supplementary drawing covering same, to go with the plans, at the actual cost of draftsmen's time in preparing it, which will fully cover the matter.

REVERSAL OF PLANS

This is a matter easily accomplished by the builder. It is the universal custom all over the country for a builder to erect a house reversed from the plans as shown, if so desired, and all he needs to do, if he wishes to see them reversed, is to hold them to the light, and looking through them from the back side, he will see them so. Printed so if desired.

ITEMIZED BILLS OF MATERIAL

Bills of material we do not furnish, as no two crews of men will use the same amount of material, some being wasteful and others economical, and the estimator is blamed for the discrepancy.

DUPLICATE SETS:—Upon receipt of \$3.00 additional above the price of the plans ordered, a duplicate set of the same design will be furnished, printed either straight or reversed, when requested with the original order, but if ordered subsequently the charge is \$5.00.

See next page for explanation of cost estimates.

Published Cost Estimates

THE description of each design in this magazine gives an estimate of what the probable cost would be to build the same under prices not exceeding those given below. The estimate *does not* include heating, plumbing, electric work, decorations, grading, stone walks, lighting fixtures, or architect's fees.

BASIS OF COST ESTIMATES

Excavating, per cubic yard (Scraper work)	. \$.16
Rubble Stone work, per perch (16½ cub. ft)	1.60
Concrete with sand and gravel from excavation, cubic ft.	.20
Common brick laid in wall, per 1,000	9.00
Lathing and Plastering, per yard, two coats	.21
Dimension Lumber, per 1,000, No. 2	22.00
Flooring	26.00
Sheathing Boards	22.00
Shingles *A*	3.00
Siding, Pine "D"	30.00
Finish Lumber	\$27.00 to 45.00
Tin work, per square	8.00
Carpenters, per day 8 hours	3.00
Masons, per day, common brick	4.00
" " " face "	6.00
Common labor, per day	2.00

BUILDING COSTS CHANGE

It must always be borne in mind that the cost of *any* building in any locality, will depend upon the conditions of the building trade at the time construction is ordered and that these conditions are constantly changing.

COMPETITIVE BIDS

A reliable and *actual cost* can only be learned by getting two or more responsible contractors to furnish signed bids, made on the *complete working drawings, details and specifications*. At the best, these bids will generally vary from 5 per cent. to as high as 25 per cent. The low man's figure, if he be reliable, represents the real cost.

EXCHANGE OFFER:—After you have ordered plans and find the bids you obtain run greater than the amount you wish to expend, the plans may be returned if in good order, within 30 days, and you will be entitled to the selection of any other **lower cost** design. This offer will protect you on the "cost question."

SKETCH OFFER:—When plans are desired made to special order, getting everything just as you want it, a preliminary sketch showing the exterior in perspective with floor plans laid out to small scale, will be furnished on receipt of \$5.00 for houses costing not to exceed \$5,000.

A rough diagram or description of your own ideas should accompany the sketch order. This sketch offer is for the purpose of showing what can be accomplished in original design and is preparatory to the placing of an order for the completion of full working drawings, details and specifications. Commissions for sketches are therefore not solicited, excepting where the intention of a prospective builder is, upon sketch being satisfactory, to order the full working drawings.

SPECIAL PLANS:—The above sketch offer is preparatory to an order for special plans and the cost of such will be quoted on request. It will, of course, be dependent upon the size of the house, character of the design and the work which would be involved in making the plans. The fact that houses built from carefully prepared studies and plans sell advantageously when built is an important matter not to be overlooked should you ever wish to dispose of your property.

Address all communications to

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THE BUILDING OF IT

By WALTER J. KEITH, Architect

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A Handbook for Every Homebuilder

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It contains 128 pages and is fully illustrated by photographs and drawings. With it in your pocket you can not only recognize faulty work but you can give instructions as to how it should be performed, to obtain results desired in the most economical manner possible. The contractor and builder will find it an invaluable aid in his work and a great help to him in arriving at the cause and remedy of many matters in building that have heretofore puzzled him.

Settlements, Leaky Roofs Cracking Walls

These troubles and such as Bulging and Cracking Plaster, Doors that refuse to shut, Sliding Doors that refuse to slide, Smoking Chimneys and Fireplaces, a Cold House, and a thousand aggravations can be prevented by having my Little Book on Construction in your pocket, while your new home is building. One man who used it said *he would not take \$25.00 for his copy.*

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11 West 32nd Street, New York, N. Y.

Keith's House Plans



CALIFORNIA BUNGALOW. DESIGN NO. D-1080

This attractive little bungalow home most certainly expresses refinement and good taste. There are certain little touches such as the long triple window, with its diamond side lights and flower box, in the living room, the irregularly laid brick in the chimney and porch column and the unbroken slope of the roof that give it an attractive individuality. As a whole it has, with its wide undressed siding stained a rich brown and cream painted trimming, a dignified and simple homelike appearance that is charming.

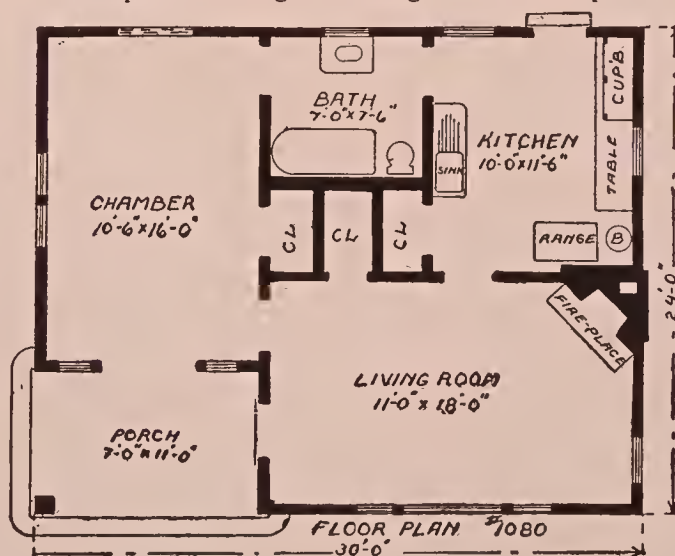
While only consisting of three rooms and bath, it has all the really necessary requirements of a small family, and if at any time more room should be required, it would be an easy matter to build on a room or two at the rear. The large size of the front room permits its use as both living room and dining room, but if this were deemed unsatisfactory an extension could be built at the rear for a kitchen and the present kitchen connecting through a large opening with the living room would make a very pleasant dining room.

If one or two additional attic bedrooms were required the pitch of the roof and the height of the plate could be slightly increased to get sufficient head-room, and the stairway built in part of the space occupied by the three closets. This would require building the cottage two feet deeper.

The large bedroom opens directly on the porch, an arrangement particularly desirable when located near enough to the water to dress for bathing in the house.

If more porch room were desired, the present one could be continued around the side of the house and given a pergola treatment that could be either sheathed over solid and canvased, or left open and vines trained to grow over the rough brick columns and up over the open rafters.

No cellar is provided



but where one is desired and the house kept as low as shown, it could be ventilated through windows opening on little area-ways. If this were not considered advisable the floor level could be raised about eighteen inches to allow for the windows above grade. This, of course, would affect the appearance of the house.

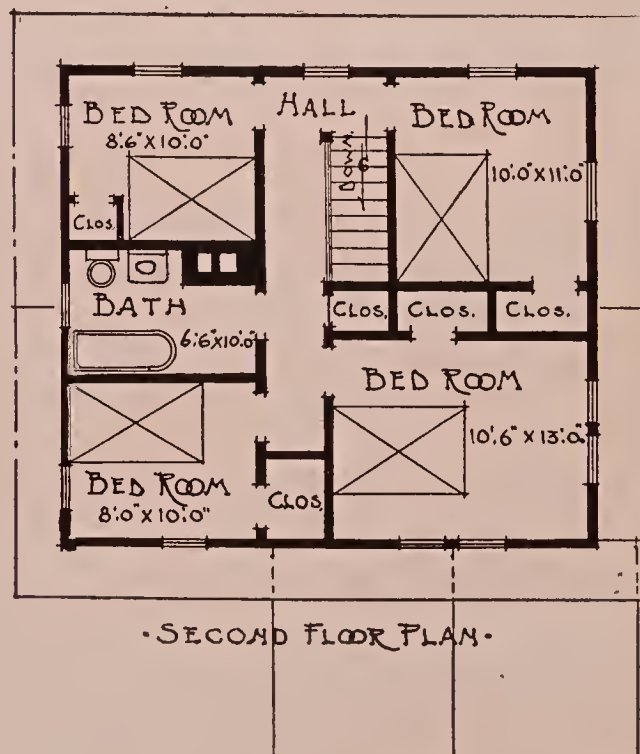
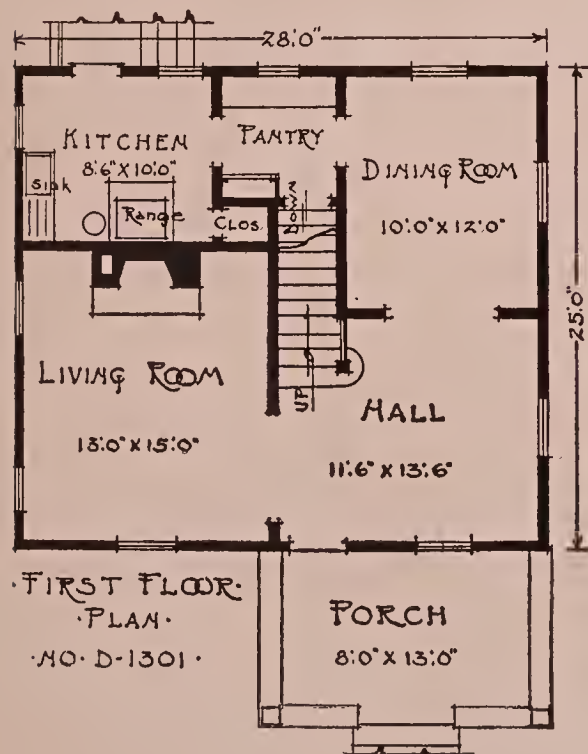
The estimated cost of this charming little bungalow without cellar is \$800, exclusive of heating, plumbing, and electric work. Price of plans and specifications, \$8.



SUBURBAN COTTAGE. DESIGN No. D-1301

This example of a concrete and shingled two-story cottage has been selected as having many attractive and practical features such as the extremely simple roof-line and porch treatment, the compact arrangement of rooms, suggested to produce this exterior effect, and the simple window treatment.

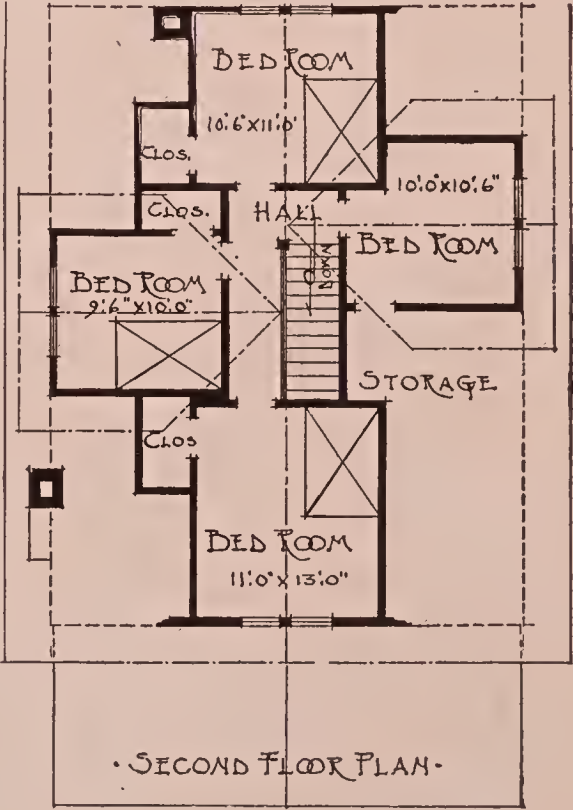
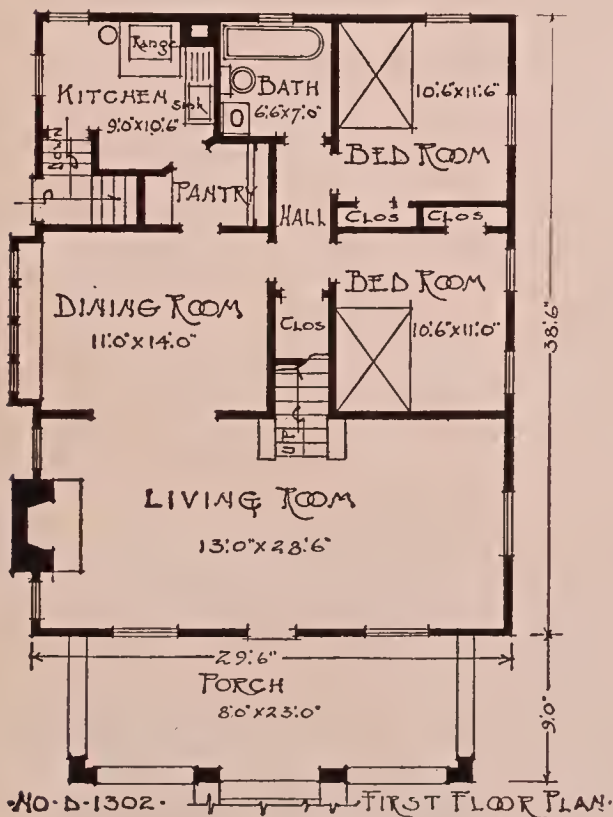
It would indeed be difficult to design a two-story cottage home more attractive in its appearance. The living room and hall are practically one room, and if this effect were further desired the opening could be extended back to the dining room partition. Not an inch of waste space can be discovered in this plan, and the rooms are so arranged that not a foot of waste material would be necessary in construction. A small basement is provided under this house. The cost of this design would be \$1,575, exclusive of the heating, plumbing, and electric work. Price of plans and specifications, \$15.00.





STUCCO BUNGALOW. DESIGN No. D-1302

As an example of a cement or concrete covered bungalow this design has been selected as meeting the requirements of many. The exterior is enhanced by the outside chimney worked into the end of the living room, which extends entirely across the front of the house, according to the plan herewith suggested. Opening from this living room through a wide archway is a very attractive dining room, connecting with the kitchen in turn through a roomy pantry. Two very nice bedrooms, with bathroom are provided on the ground floor, and the plans suggested show how four additional rooms could be secured on the second floor. This second floor could be finished, or not, as desired; if not, a door at the foot of the stairs would keep out the cold of the unused attic story. Cost with basement, but not including heating, plumbing, electric work, or the finishing of the second story, \$1,575. Plans and specifications, \$15.00.





BUNGALOW. DESIGN NO. D-1303

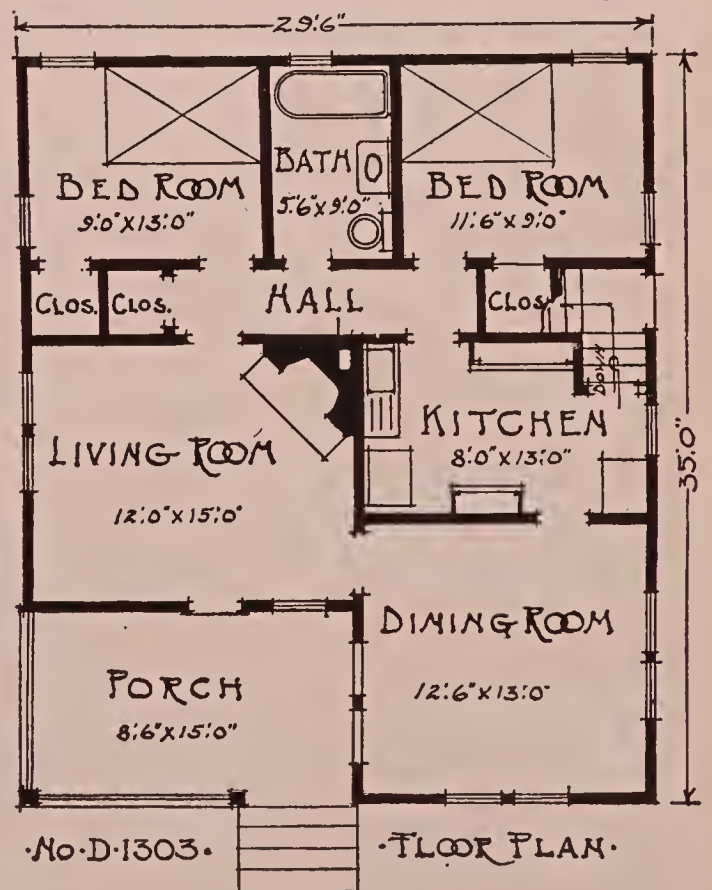
This delightful little bungalow design has been selected as one of the best examples of a model, thoroughly up-to-date, practical cottage home. The above illustration was taken shortly after completion and needs attractive planting of shrubbery about the base, with flowering vines growing over the lattice on the side.

The exterior treatment follows the simple and beautiful lines of the Swiss Chalet in, of course, a very much modified and simplified form. The particular merits of the design seem to be the extreme economy of construction, for it will be noticed that the roof is not shingled but covered with a simple patent roofing, used with battens softening the roof lines and giving a very clean cut appearance, while the barge boards are simple in the extreme. In other words the whole effect is secured by a simplicity of treatment. The house rests on a brick foundation and this may be a concrete wall below grade and should be if good clean concrete sand can be secured out of the excavation for the cellar. The house walls are covered with cypress siding. The compactness of the design makes it desirable to provide a full basement under the entire house, excepting the porch.

The floor plan arrangement suggested herewith appears to one as extremely practical and including all of the conveniences of a much larger and more expensive home. One attractive feature is the combination side entrance which leads to either kitchen or basement and does away with the troublesome cellar hatchway, that is, a descent of four steps from the kitchen floor is made to a platform one step above grade level and on which the kitchen door opens, where from the stair descends to the basement. The living room is attractive with its corner fireplace just opposite the entrance door, and so located that its flue and that of the kitchen range use the same chimney. A door at the rear of the living room alongside the fireplace opens on a centre hall, upon which open the two bedrooms and a bath. A good sized closet is provided at the end of the hall; this could be used for linen, or, as it is convenient to the front door, as a coat closet. The floor of the closet in the right hand bedroom is slightly raised so as to give sufficient headroom to the cellar stairs going down beneath. The dining room has windows on three sides and should make a very pleasant and attractive room.

The cost of building this little design, according to the floor plans here suggested, would in the average locality cost about \$750 without basement, which would further increase the cost about \$250, and exclusive of the heating, plumbing and electric work.

Price of plans and specifications, \$10.



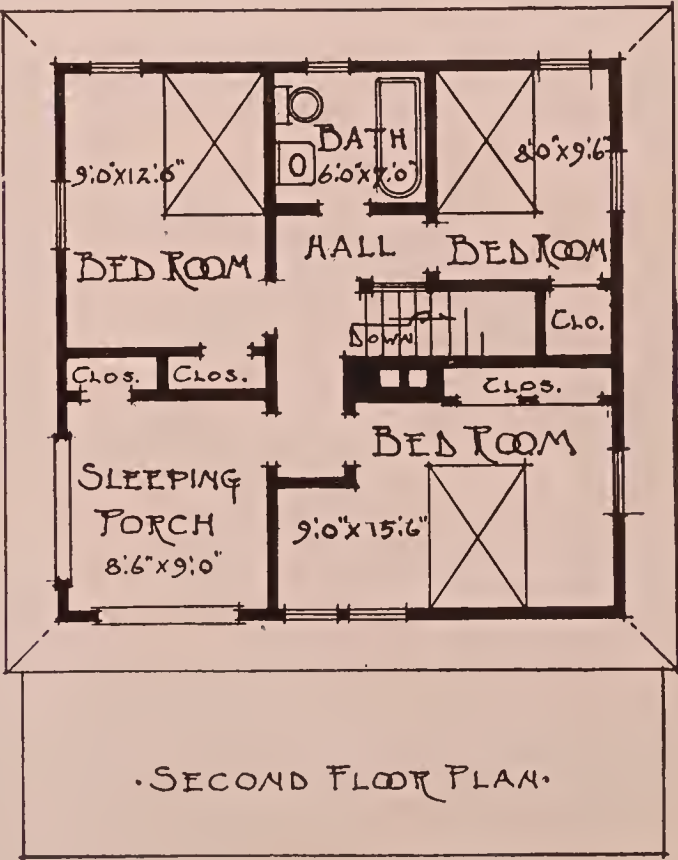
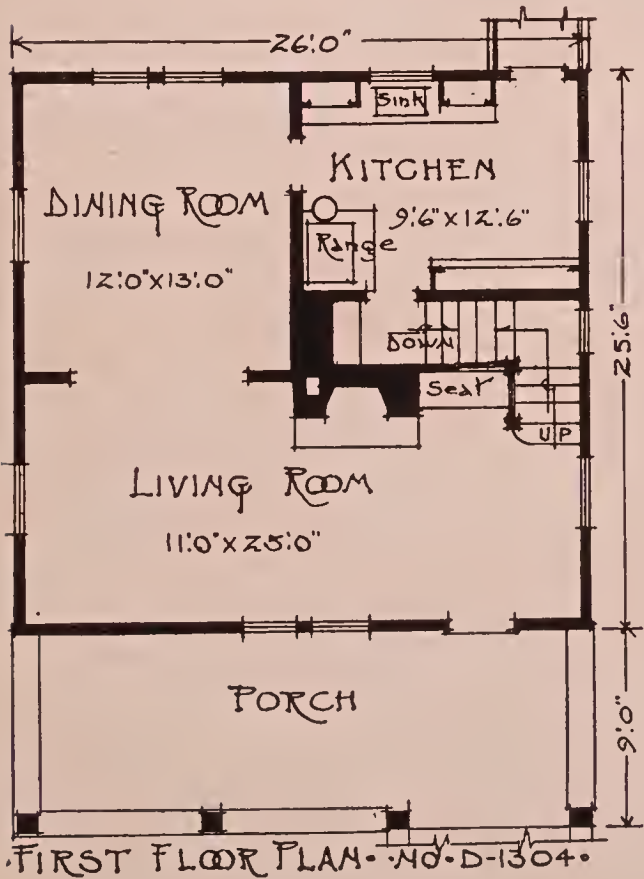


TWO STORY COTTAGE. DESIGN NO. D-1304

This cottage has been selected as a model type of a compact two-story cottage home. Instead of projecting the porch at the side, which for many building sites would be impractical, it would seem to be a better arrangement to run the porch straight across the front. This would make it appear as more of a house and give a very delightful porch. It will be noted that the floor plan is almost square, requiring the minimum amount of material to construct. The living room, extending clear across the front of the house is unusually attractive and the bedrooms on the second floor are of very good size.

While the plans have been drawn for the porch treatment across the front, the side porch can, of course, be used, if that be preferred. This alternative has been provided for in the plans. Cost of this design with basement under the entire house is estimated at \$1,500, exclusive of the heating, plumbing, and electric work.

Price of plans and specifications, \$15.

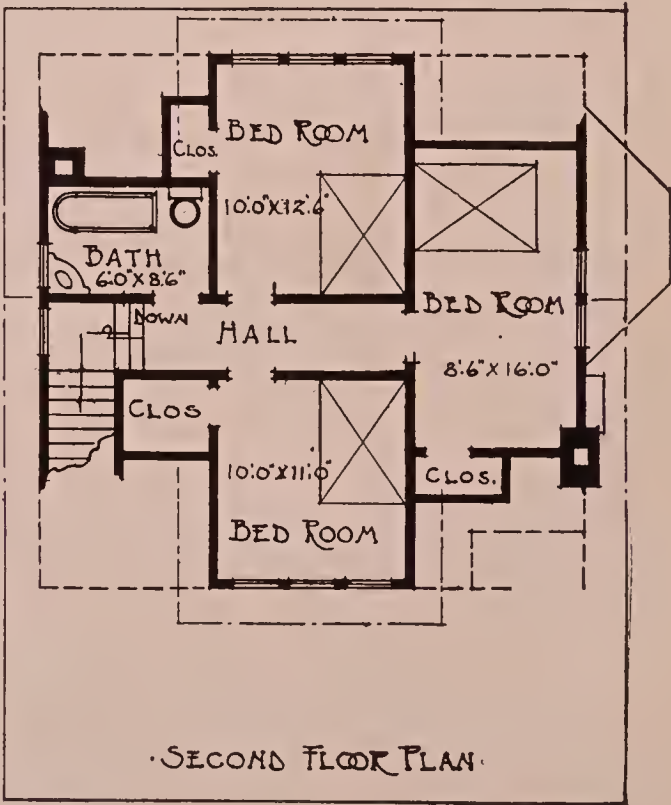
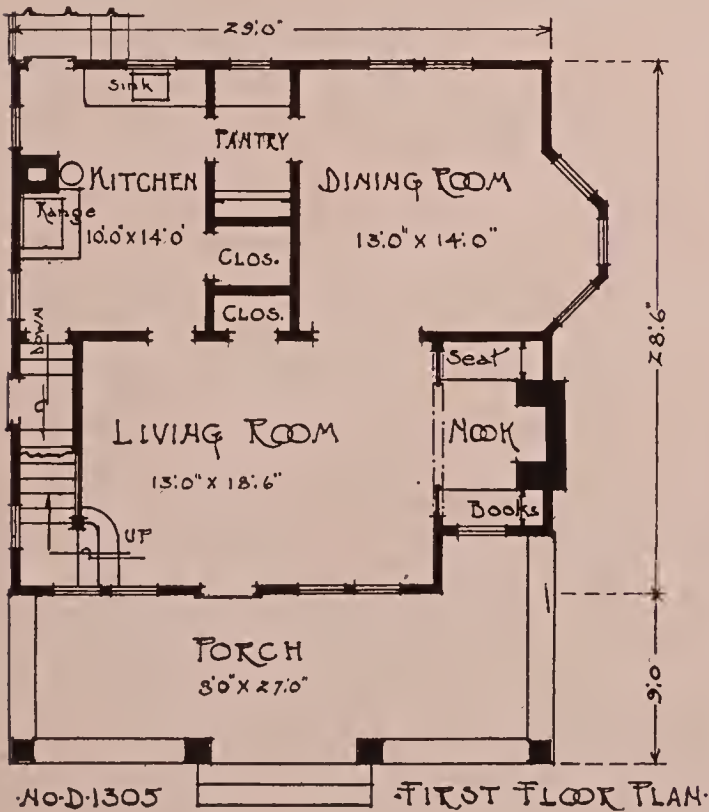




SEMI-BUNGALOW. DESIGN NO. D-1305

As a departure from the strictly bungalow type and yet keeping away from the two-story effect, this design has been selected as embodying many attractive and delightful features, chief among which, as to the exterior, are the deep shadows cast by the wide projecting cornice and the bold sweep of the roof toward the front, surmounted by the very attractive front dormer. The porch is unusually spacious and attractive and will make a delightful feature of this home.

In the interior the large living room is embellished by an inglenook, and in connection with the dining room, from which is projected a bay window, we have an interior that will delight every real home lover. The sloping roof necessarily limits somewhat the size of the rooms on the second floor. Nevertheless, they could be somewhat enlarged if one would be content with a little less head room along the side walls where the roof rafters keep approaching the floor. The rooms as designed show a minimum height here of about 5 feet. This design is intended to have a full basement under the main part of the house and the estimated cost is \$1,525, exclusive of the heating apparatus, plumbing, and electric work. Price of plans and specifications, \$15.



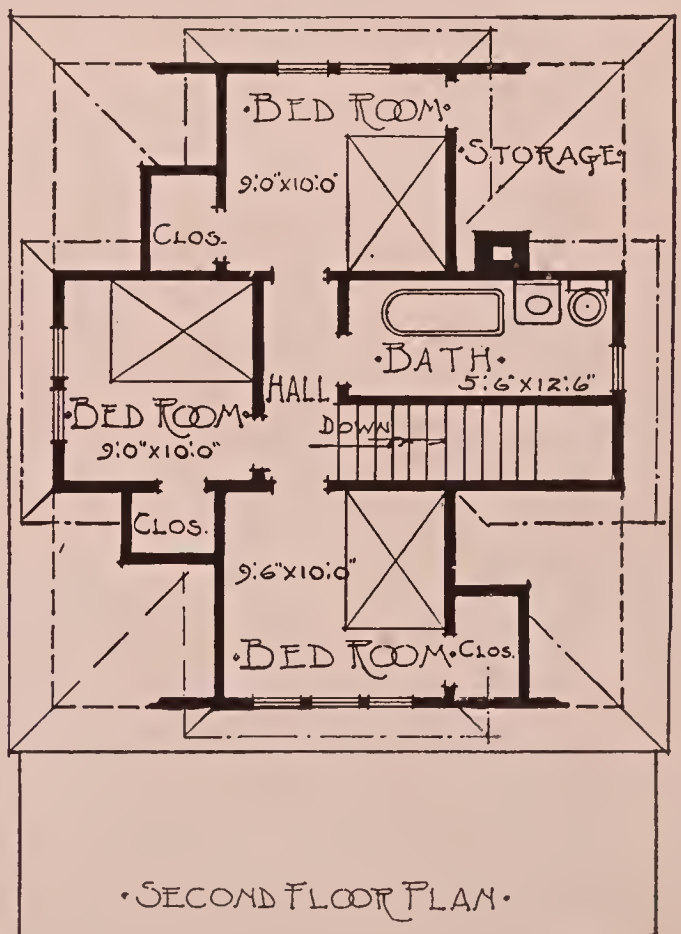
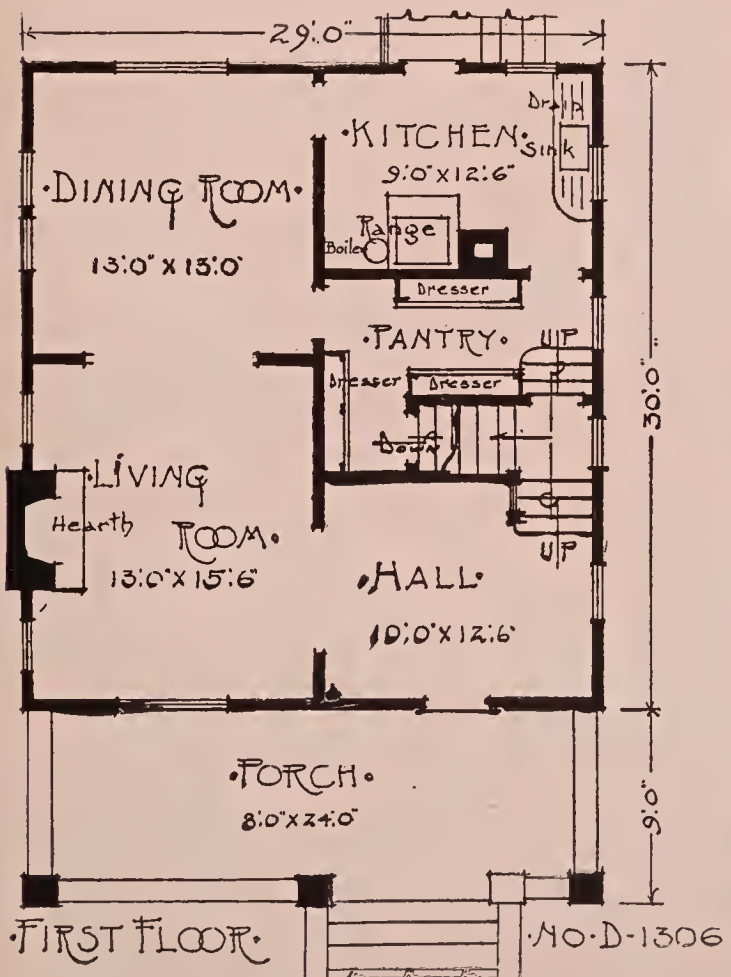


SEMI-BUNGALOW DESIGN. NO. D-1306

A semi-bungalow and selected because it suggests how, by combining two harmonizing materials, low cost and attractive effects can be had for a small cottage. The house is absolutely simple. The brick work, capped with a course of headers under the sill line and in pleasing contrast with the stucco above, is practically its only ornamentation.

The floor plan suggested for this elevation shows a very pleasing arrangement of rooms. The living room, dining room and hall are of ample size and with the large connecting archways, open up into practically one large room. The pantry is unusually well provided with dresser space for a house of this size. Four steps to a door on the main stair landing provide convenient passage from the pantry to the front door and the three second story bedrooms. There is a full basement under the entire house.

The estimate cost of this semi-bungalow is \$1,525, exclusive of the heating, plumbing, electric work and decorations. Price of plans and specifications, \$15.



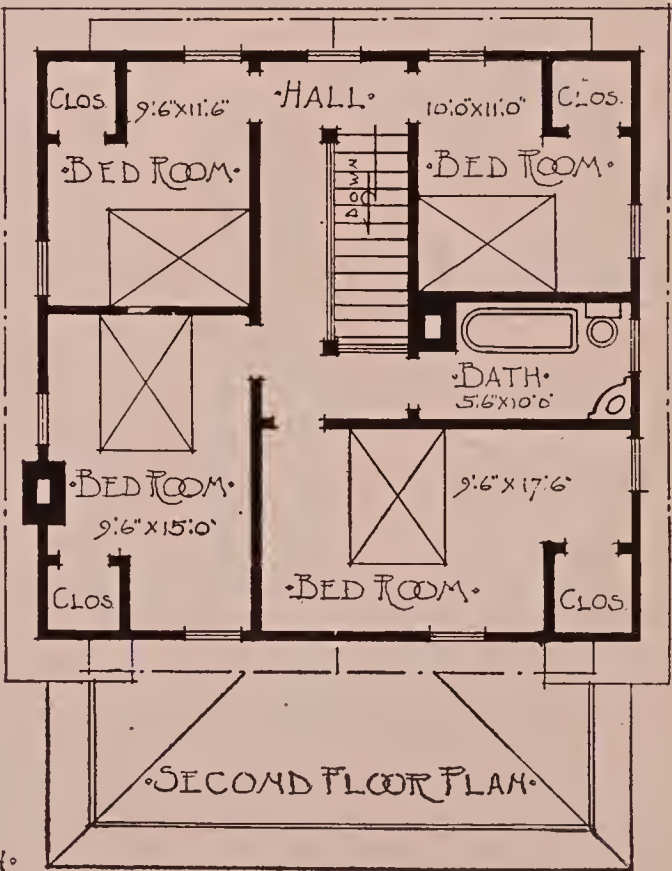
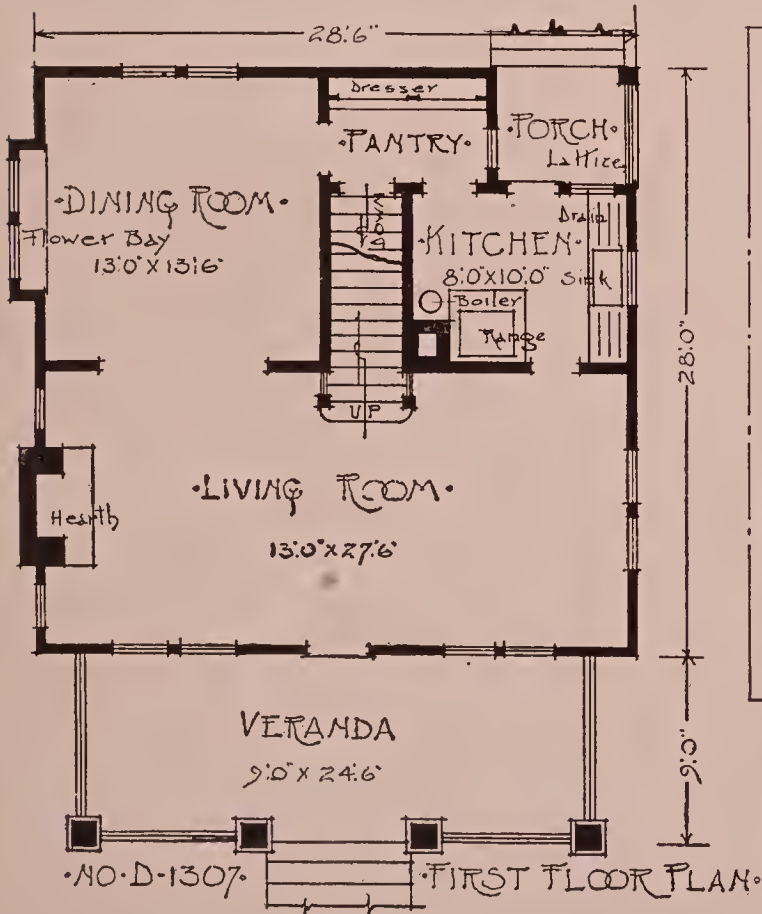


SUBURBAN COTTAGE DESIGN. NO. D-1307

This two-story cottage has been selected as one adaptable to almost any suburban location. The front gable gives it a certain uplifting effect which would permit of its location between much larger houses without looking dwarfed.

The living room of the proposed floor plan occupies the full front of the house. A fire place is built in the end of the room, but if one wanted to economize, it could be located on the right-hand side of the stairway. This would allow the kitchen range and fireplace to use the same chimney. The dining room is of good proportions and has a little flower bay with casement windows built in the side wall. It connects with the kitchen through a butler's pantry. Off the kitchen is a small latticed porch which when over-grown with climbing roses or honeysuckle would make an attractive corner of the house. There are four bedrooms and a bath on the second floor with closets built under the slope of the roof.

The estimate cost with cellar is \$1,600, exclusive of the heating, plumbing, electric work, and decorations. Price of plans and specifications, \$16.



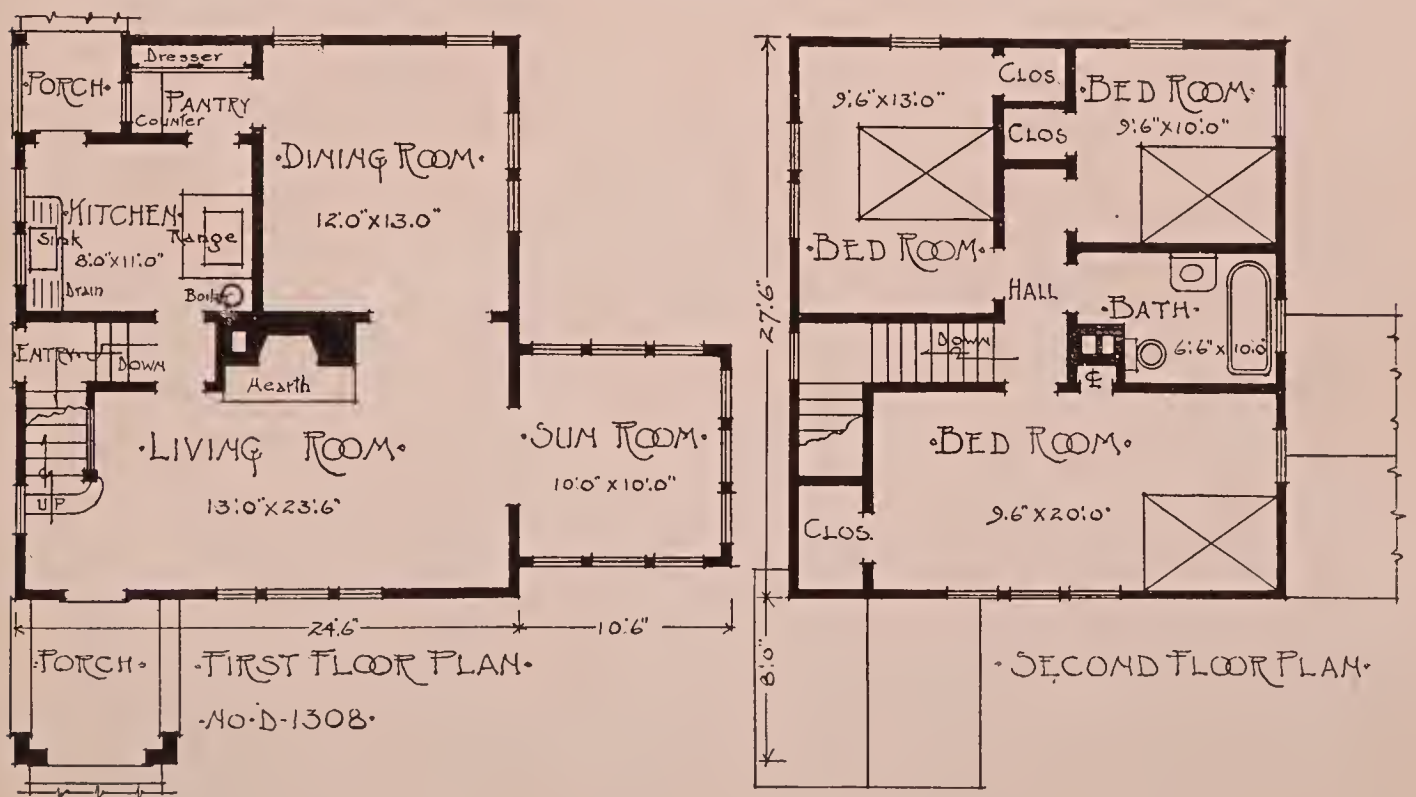


TWO-STORY COTTAGE DESIGN. NO. D-1308

This attractive little cottage home has been classed as a type particularly adapted to economical home construction. The exterior with its simple window treatment and the combination of shingles and stucco has a pleasing and homelike appearance. If one wanted more porch room, it would be a simple matter to carry the present entrance porch across the front. In this case, the entrance porch roof could be left as it is, leaving the rest as terrace, or the whole could be covered and the roof hipped as that over the sun room.

In the floor plan suggested, the living room carries across the entire front of the house. It connects with the dining room through a wide opening and with the sun-room through a pair of glass doors. Between the dining room and kitchen is a pantry, with dresser having counter shelf with drawers and cupboards below. On coming into the kitchen from the outside, one passes through an entry with a place for the ice-box. There is also a passage leading to the living room and convenient for answering the front door. From this passage descends the combined outside and kitchen cellarway. There are three bed-rooms on the second floor. The front or owner's room is especially large and with its closet takes up the entire width of the house.

The cost of this cottage home, with full cellar under the main part of the house, is estimated at \$1,500, exclusive of the heating, plumbing, electric work, and decorations. Price of plans and specifications, \$15.



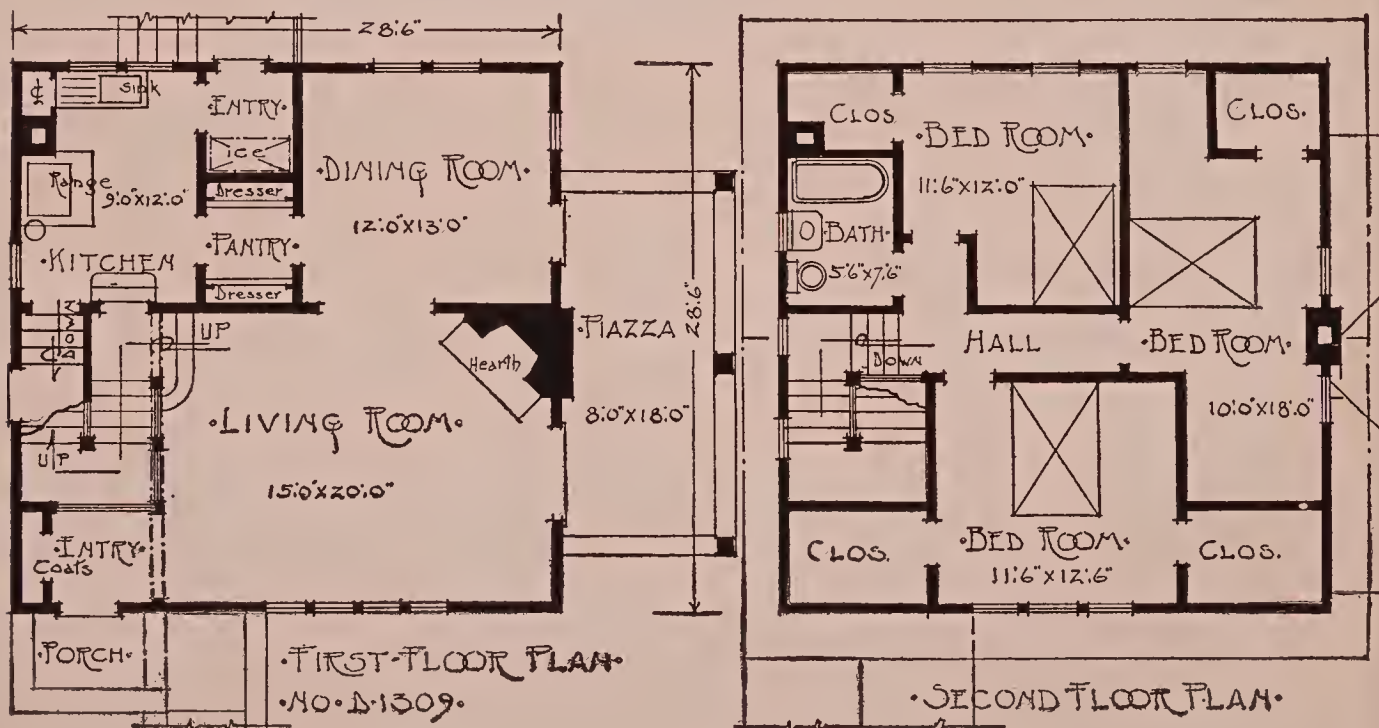


ENGLISH COTTAGE DESIGN. NO. D-1309

We have chosen this little elevation as an example of a modified old English Cottage. Its simple lines and the soft shadows cast by its projecting eaves give it a most charming home-like appearance.

The floor plan suggested carries out the old English feeling, with the entry screened by the ballaster of a most attractive stairway. The fireplace, in the corner of the living room, breaks out square from the wall so as not to have that crude appearance which so many corner fireplaces have, and the openings to the living room and the piazza flank it with pleasing symmetry. The piazza, on the side of the house, is just back far enough from the street to be away from the eyes of the curious and, being connected with the dining room, would make an ideal place for breakfast and supper on the long summer days. Connected with the kitchen is a pantry with space for the ice-box. One goes down cellar through the combined kitchen and outside entrance under the main stairs. It is also possible to go up stairs without going through the living room, by means of the three steps and the door opening on to the main stair landing. On the second floor are three bedrooms with good sized closets.

The cost of this house is about \$1,450, exclusive of plumbing, heating, electric work and decorations. Price of plans and specifications, \$15.



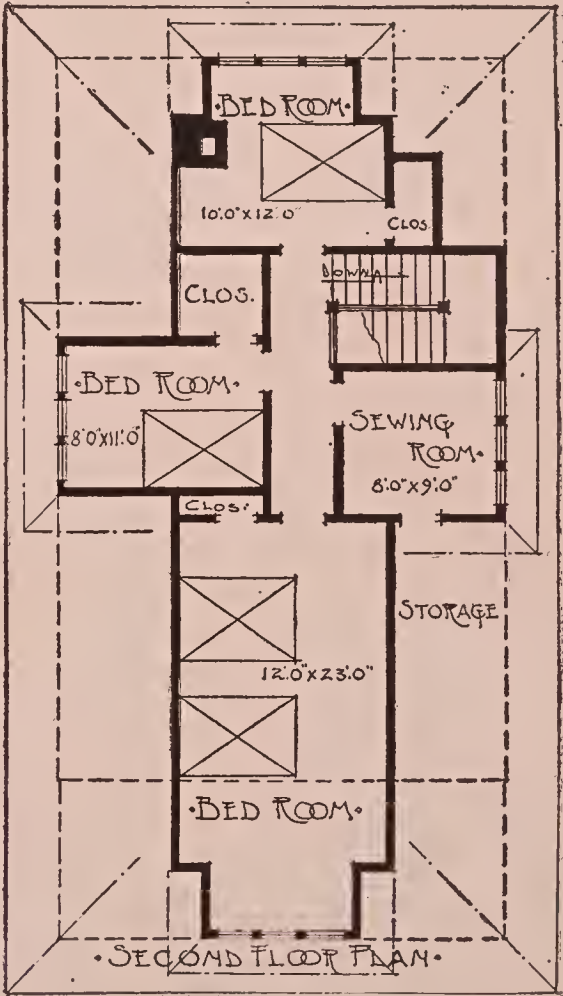
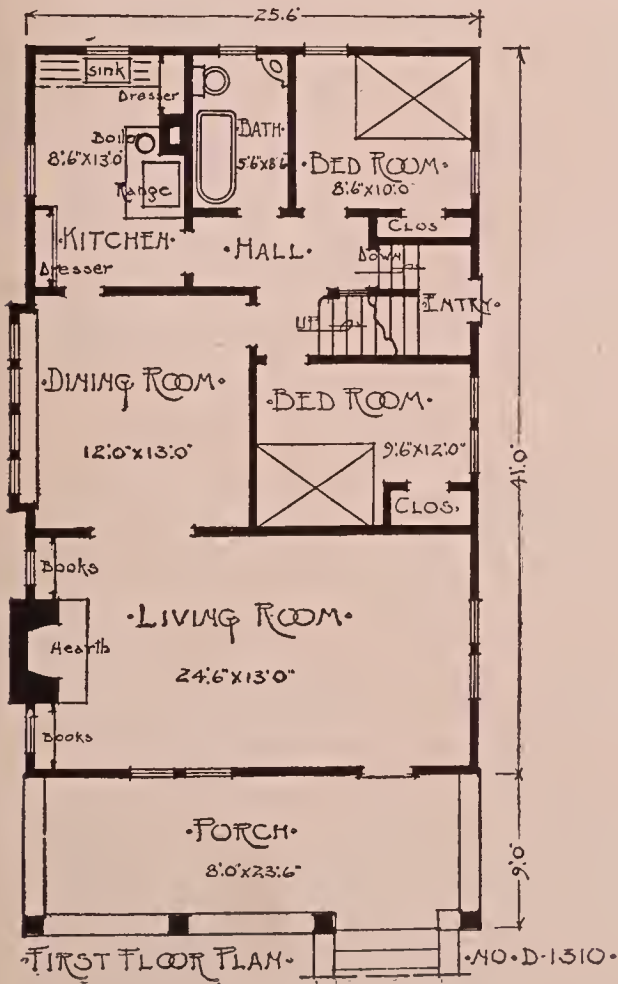


SEASHORE BUNGALOW DESIGN. NO. D-1310

We have selected this cement covered bungalow as a type particularly adapted for a seashore house, where there is little protection from the hot rays of the sun. The sweeping roof, with its broad overhanging eaves acts as a huge parasol, keeping off the hot sun and shading the windows and porch.

The suggested plan is particularly attractive for a house of this kind. The bedrooms, bath and stairs to attic all open on to a centre hall from which egress can be had through the side entrance. This is especially desirable when located near enough to the beach to dress for bathing in the bedrooms. A plan is also shown indicating how four additional rooms could be had on the second floor.

The cost of this bungalow, attic unfinished, is about \$1,525, exclusive of heating, plumbing, electric work, and decorations. Cost of plans and specifications \$15.





SWISS CHALET DESIGN. NO. D-1311

This attractive cottage has been chosen, as an interesting example of the adaptability of the Swiss Chalet, in modified form, for use in the suburbs of our large cities. The exterior is entirely pleasing, with the soft harmonizing textures of the brick and stucco. The eaves of the sun roof running along the front, forming a protective covering for the main entrance, and the flower box and lattice at the window give it a restful and inviting appearance.

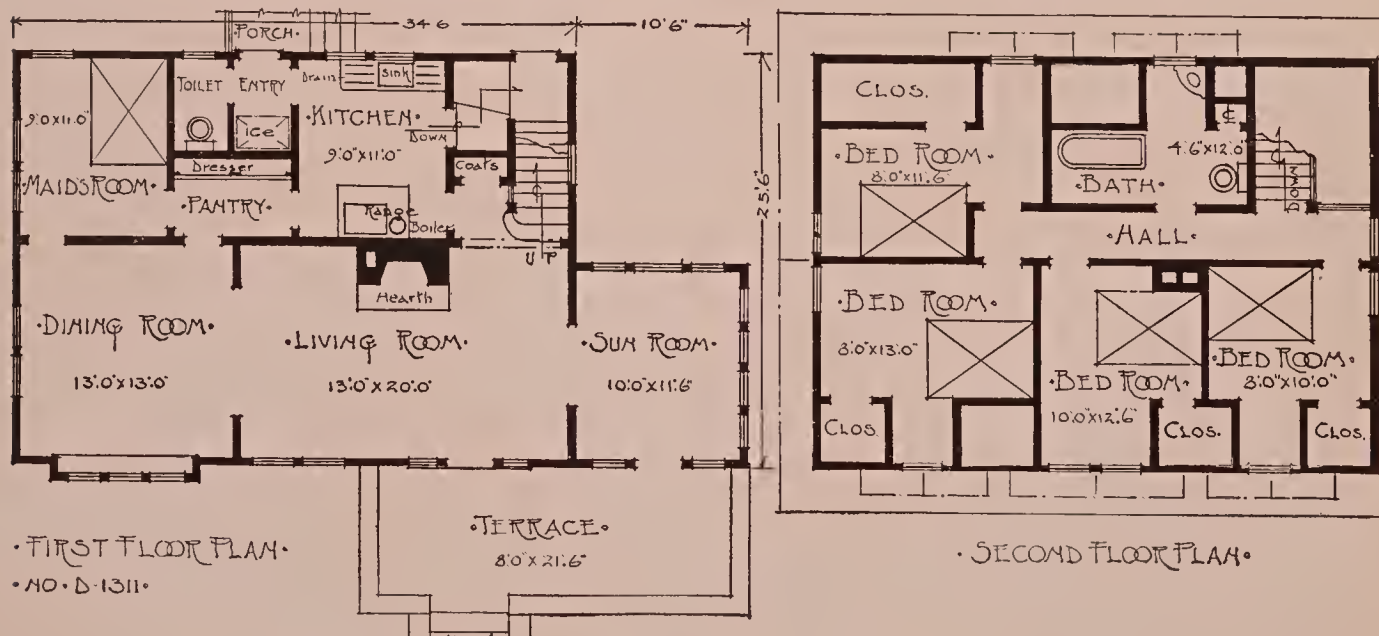
The living room of the suggested plan lies with its broad side to the front, opening at one end through a wide archway into the dining room and at the other through a pair of glass doors to the sun room, making practically one great room. The stairway does not break into the living room but is reached through an archway alongside the fireplace. In the stair recess is a coat closet under the slant of the returning stairs, and at the side, a door opening into the kitchen. Descending from the kitchen and under the main flight is the combined kitchen and outside cellarway, which does away with the troublesome outside trap door. Connecting with the kitchen is the entry with space for ice-box, and from which opens a separate toilet room. Leading from the pantry is the maid's room. Should it be desired, however, this would make a very pleasant breakfast room.

The plan is compact and economical in arrangement. The kitchen range and the fireplace occupy the same chimney, and the plumbing of the kitchen and bath are all in one line.

There are three bedrooms and bath on the second floor. The irregular shape of the rooms invites many interesting decorative effects and the window alcoves suggest window seats, and could be provided with curtains hung for drawing.

A full cellar is provided under the main part of the house and contains laundry and cold-storage room.

The estimated cost of this house, exclusive of heating, plumbing, electric work, and decorations is about \$1,575. Price of plans and specifications, \$15.





CALIFORNIA BUNGALOW DESIGN. No. D-1312

This cozy little bungalow has been selected for its many desirable possibilities in floor plan arrangement. The exterior is extremely simple and economical in construction. The main part of the house is devoid of any attempt at decoration, depending entirely upon its proportions for effect. The whole attractiveness of the design lies in the alcove extension to living room, with its well proportioned casement windows and the little entrance porch nestled at the side. The house is covered with siding up to a belt course, carried along the tops of the windows, and with shingles above. As it stands this little bungalow is very attractive, and with the addition of some shrubbery planted around the base, and a few well placed bushes about the ground, it will have a most charming homelike appearance.

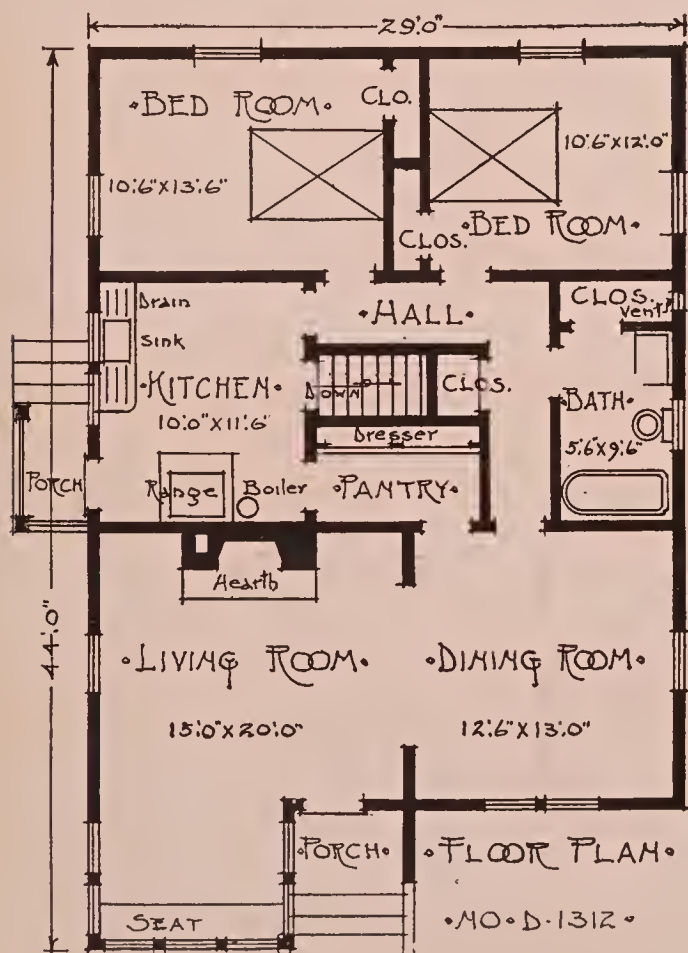
The floor plan, herewith suggested, is thoroughly practical and offers many domestic conveniences. The bedrooms are light and airy, each having windows on two sides. Closets are provided in each room and in addition, a large closet, for soiled clothing, is located opening into the bathroom, and ventilated through louvers just under the eaves. There is also a linen closet in the hall. The kitchen is of good size and conveniently arranged. It has a doorway opening on to the cellar stairs and also one opening into the bedroom hall. The dining room has windows on two sides and connects with the kitchen through a butler's pantry. A dresser with counter shelves running full length provides ample room for the storage of china, etc. The living room should make a very attractive apartment. Low bookcases could be built in the recesses on each side of the fireplace and with the walls finished as an effective background, this would make a most appropriate setting for a worthy cast or a touch of bright color.

The alcove could be very prettily arranged, and with a couple of willow chairs, a small table and some soft pillows, for the window seat, would make a most charming little retreat.

If more bedrooms were desired the pitch of the roof could be slightly increased and dormers built in the side. This would allow for three good bedrooms in the attic. A stairway could be built going up over the cellar stairs and starting from the present linen closet. If more porch room were desired the present porch could be extended across the front. If this were done, the porch could be given a pergola treatment, or the main roof could be extended, as it is, or hipped as far back as the present roof line leaving a small gable for ventilating purposes.

There is a full basement under the rear portion of the house, where are located a laundry, storage closet, fuel bins, etc.

The cost of this bungalow home is estimated at \$1,550, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications, \$15.



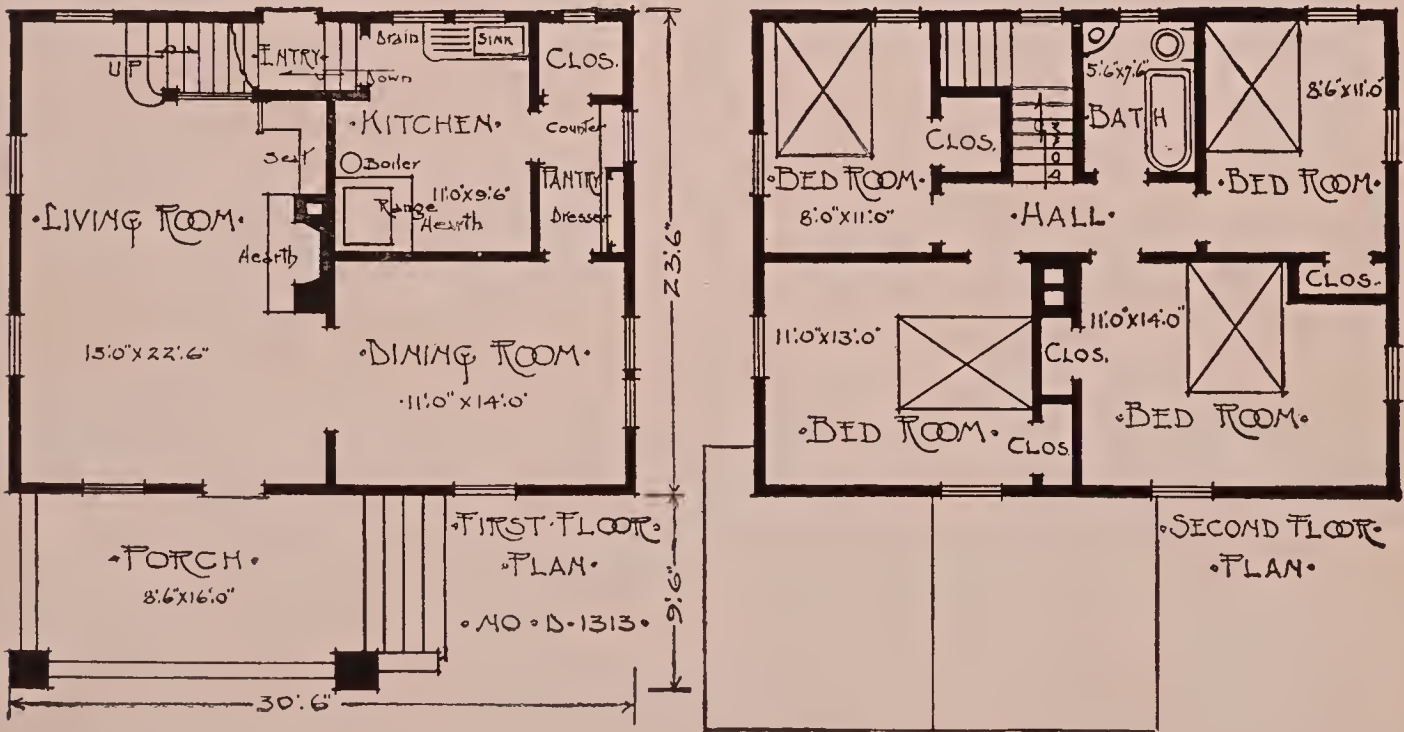


SHINGLE AND STUCCO COTTAGE—NO. D-1313

The above is selected as a representative type of economical and attractive home construction. The porch is simply but effectively detailed and the appealing combination of shingles and stucco together with the well placed and proportioned windows have given this little cottage a most pleasing appearance.

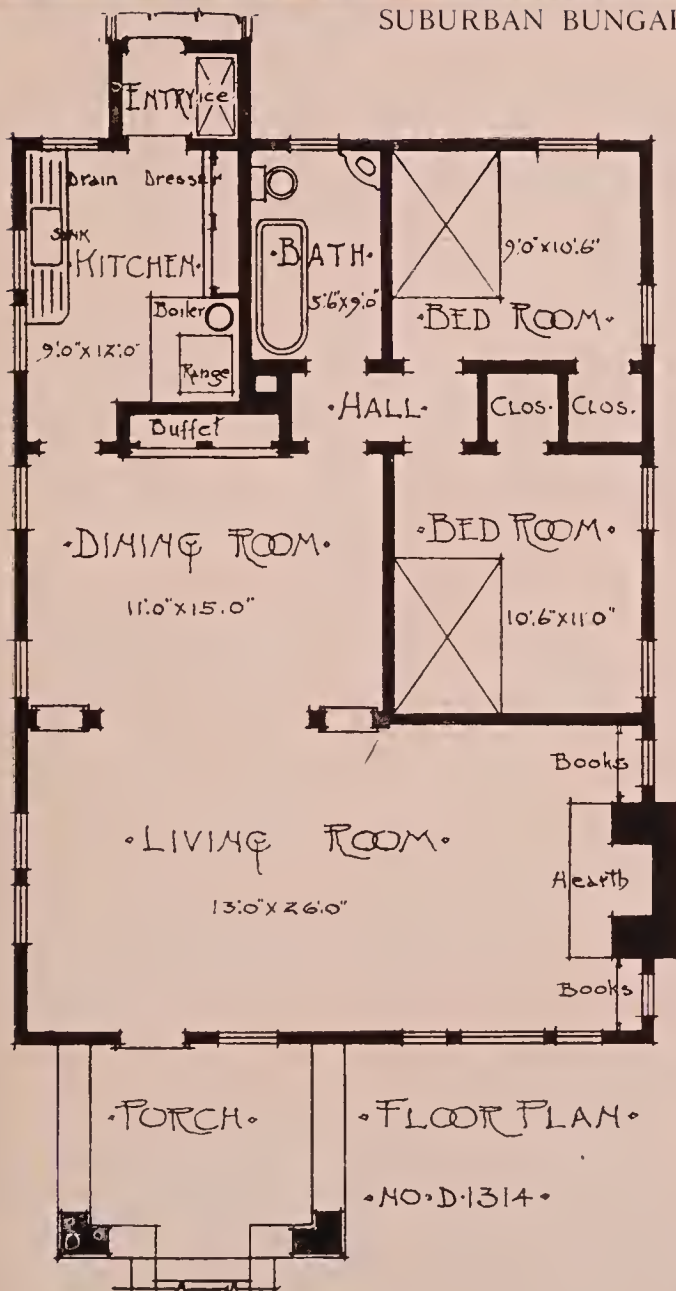
The floor plan, suggested below, shows a very agreeable disposition of rooms. These are all of generous size and located so that each will get light and air from two sides. All space has been used to the best advantage with only a very small amount on the second floor given over to hall. The main entrance is from the sheltered living porch directly into the living room. Here an open fireplace with a cozy seat tucked under the ascending stair offers a cheering welcome, and a wide opening at the side leads to the dining room. This is an ample room and separated from the kitchen by a generous pantry equipped with dresser, counter, and a large closet ventilated by a window which could be used for a refrigerator or for pots and storage. Admission to the kitchen from the outside is had through a side entry from which also descends the cellar stairs. The second floor provides for four generous bedrooms and bath. An ample closet is provided for each chamber. A basement with cement floor extends under the entire house.

The estimated cost is \$1,450 exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications \$15.





SUBURBAN BUNGALOW. DESIGN NO. D-1314



The above depicts a pleasing and inexpensive Bungalow home in stucco. The front dormer is well placed, and effectively breaks the plain of the roof and affords sufficient ventilation to the attic. The triple transomed windows and hospitable entrance porch, with outlines softened by the shadows of the wide projecting eaves, effect a most charming approach.

The floor plan, suggested to the left, has the merits of simplicity of treatment and economy of space. The generous living room, 13 feet wide and 26 feet long, extends across the entire width of the house. Windows are provided on three sides assuring a plentiful amount of sunlight and fresh air. An open fireplace with deep brick hearth, has been very nicely and simply worked into the end of the living room. Bookcases, with leaded glass doors, are built in the recesses on either side of the fireplace and above are casement windows glazed with art glass. This attractively and completely furnishes one end of the room. A well proportioned dining room, practically part of the living room, and separated only by a post and panel treatment adjoins at the rear. A buffet with drawers and cupboards, is built recessed in the rear wall, and little closets with leaded glass doors, are worked in above. Doors to either side lead to kitchen, and bedroom hall. The kitchen is furnished with a roomy dresser and other conveniences. Refrigerator space is arranged in the adjoining entry. A hall entered from the dining room opens into the bedroom and bath. The bedrooms are each provided with closets. These are ventilated into the attic through registers in the ceiling. A basement extends under the entire house, supplying ample room for laundry, heating apparatus, cold storage closet, fuel bins, etc.

The foundation walls could be built of concrete or stone according to the material at hand. The living rooms are trimmed with cypress, stained and wax finished, and the bedrooms in pine or poplar, painted an ivory white with mahogany stained doors.

The estimated cost of this practical bungalow home is \$1,300, exclusive of the heating, plumbing, electric work, and decorations. Price of plans and specifications \$15.00.

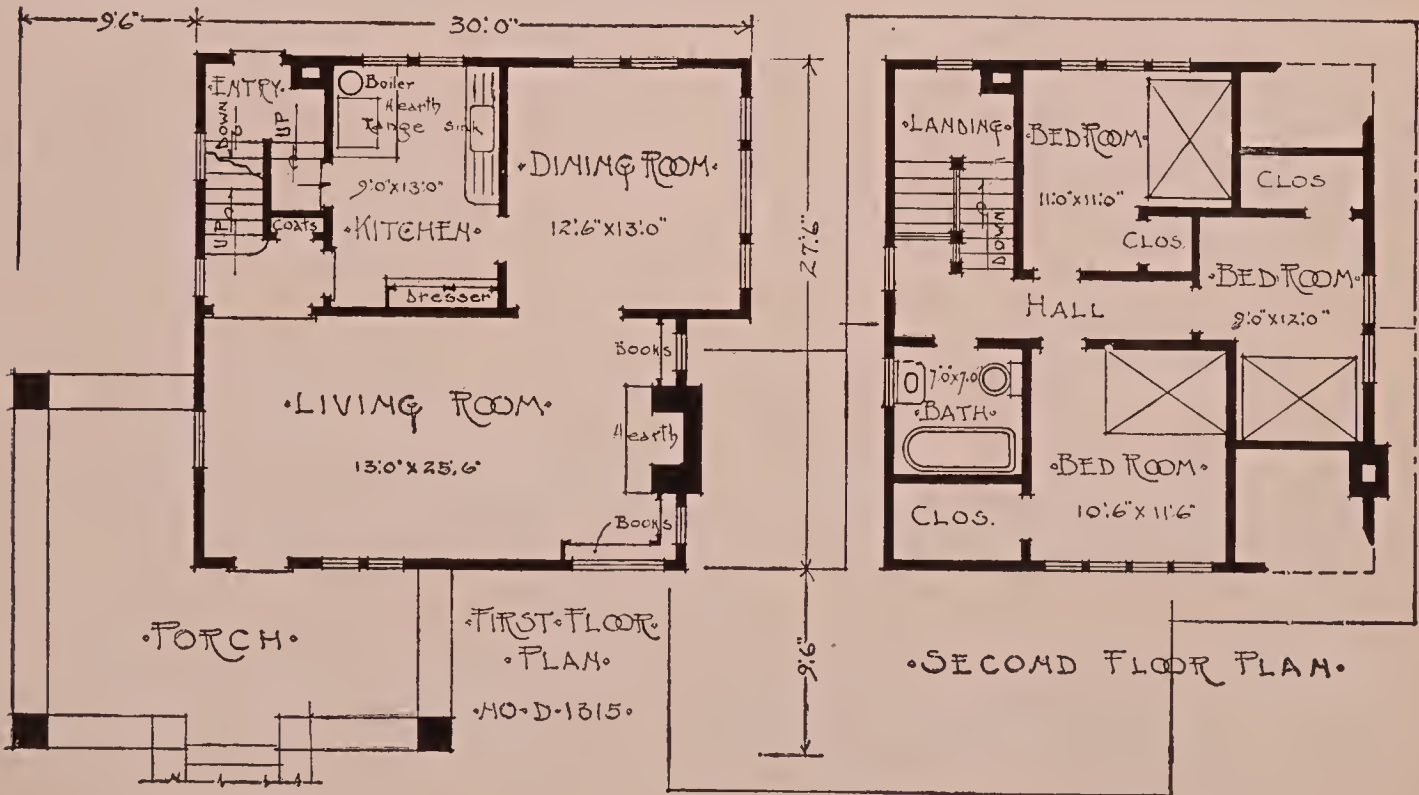


AN ARTISTIC CALIFORNIA BUNGALOW. DESIGN NO. D-1315

A typical California Bungalow is shown in the above illustration. The sweeping roof lines and wide projecting eaves are characteristic, and the broad span of the porch beam and the battering porch columns and chimney lend a massive and solid effect to balance the overhanging roof. The exterior is designed to be covered with wide siding up to the top of the first story windows and with shingles above. The shingles are laid in alternating courses of 2 inch and 6 inch exposure to the weather. This gives a very pleasing effect, which harmonizes with the brick and cobble stone in the foundation, porch walls, and chimney.

The entrance, in the floor plan here suggested, is direct into the generous living room. This is a very attractive room and windows are provided on three sides offering an abundance of fresh air and sunlight. At one end of the room is a large fireplace, with flanking built-in bookcases. On one side the bookcase is returned along the side wall with a double casement window above. To the rear is the dining room with direct communication to the kitchen. Adjoining the kitchen is the combined cellar and kitchen entrance. There is also a doorway leading to the main stair recess. This is one step above the living room and has a coat closet at the right of the stairs. On the second floor are three bedrooms and bath. A basement extends under the entire house.

The estimated cost is \$1,500, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications \$15.00





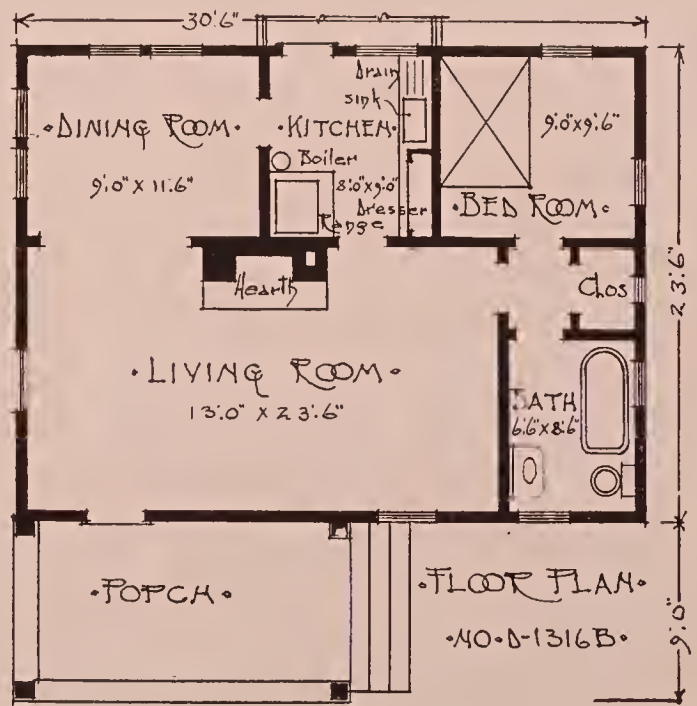
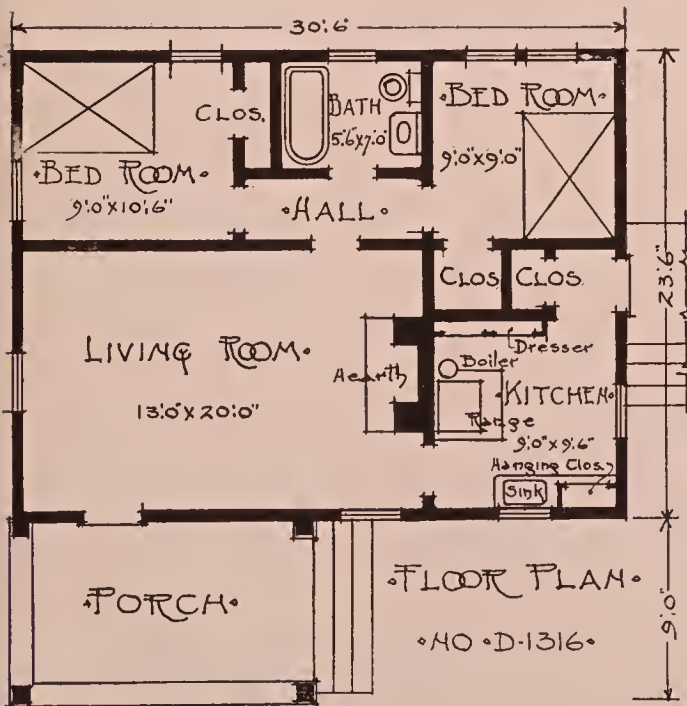
AN INEXPENSIVE BUNGALOW. DESIGN NO. D-1316

The illustration here shown depicts a cozy little bungalow, homelike in every feature. The exterior is well proportioned and the high window with its hanging flower box gives an interesting variation to the approach.

The living room in the floor plan suggested for this elevation, entered from the porch, serves as a dining room as well. An open fireplace with deep brick hearth, invites the family gathering when days are cool and makes, at all times, a decorative feature for the entire room. The chimney serves also for the flue from the range in the kitchen, directly adjoining the living room. The kitchen contains a roomy closet for pots or, if desired, to be used for the refrigerator. There is also a good sized dresser and in addition, a hanging closet over the drain board to the kitchen sink. A door in the living room opens into a connecting hallway between bedrooms and bath. Each bedroom is furnished with a good sized closet. A small cellar is provided under the kitchen and the adjoining bedroom. The balance of the house rests on a trench wall carried down below frost.

The estimated cost of this cozy little Bungalow home, according to the suggested floor plan is \$800, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications \$10.00.

D-1316B offers a suggestion where only one bedroom is required. In this plan the living room is a little larger than in D-1316 and the fireplace is placed against the rear wall. At the end of the room a door leads to a little square or lobby on which opens the bedroom, bath and a closet. To the rear of the living room, and connecting through a wide opening at the left of the fireplace, is a fair sized dining room. Mullion windows are built in the outside walls, assuring light and fresh air in plenty. A cellar is provided under the rear portion of the house. The foundation could be built of stone, concrete, or tile, according to the material at hand.





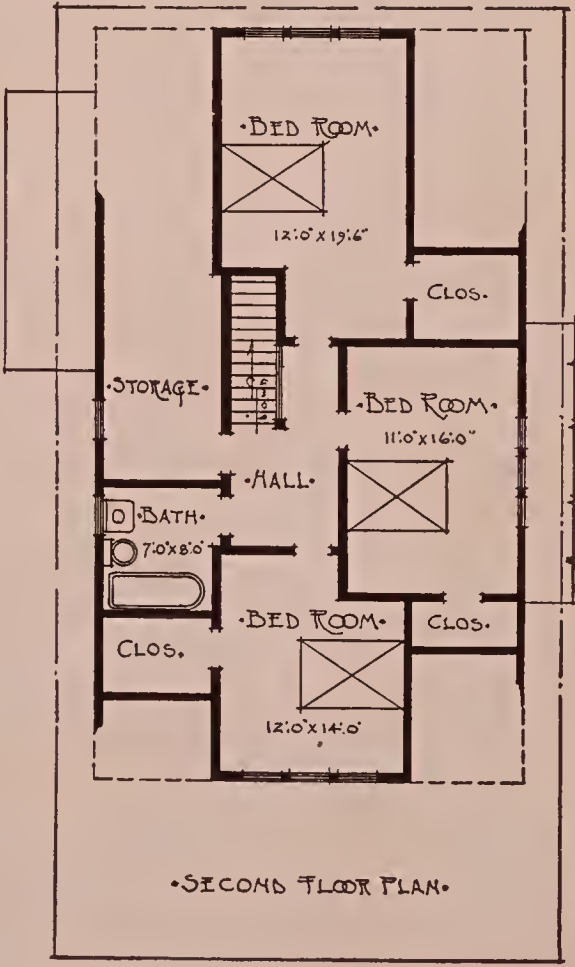
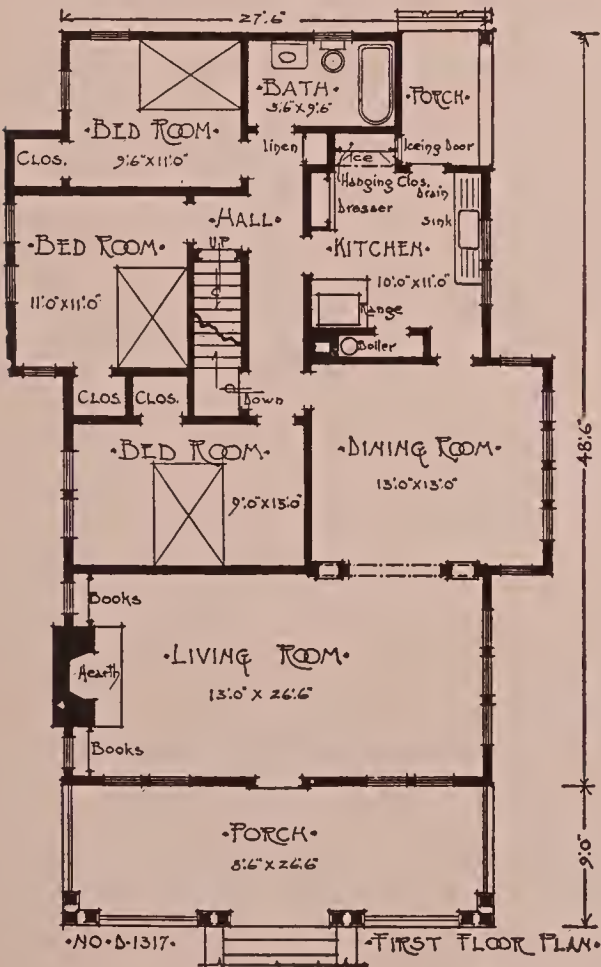
SHINGLE BUNGALOW. DESIGN NO. D-1317

The illustration here shown depicts a cozy bungalow homelike in every feature. An attractive note is struck by the long sweep of the roof and the well proportioned dormer.

The practical and economical features of the floor plan, suggested for this artistic elevation, will commend it to the housewife. Centrally located, the front door opens into a generous living room, 13 feet wide and 26 feet 6 inches long. The most important feature of this room is the open fireplace with book cases built in on either side. To the rear is a well lighted dining room. The kitchen, furnished with dresser, hanging closet over the refrigerator and other conveniences, gives on to a rear porch, having separate door for ice delivery to the refrigerator. Three bedrooms with ample closet space, open onto a hallway which connects with bath, kitchen, and dining room.

The second floor plan, here suggested, shows how three bedrooms and bath could be secured in the attic if desired.

The estimated cost, not including the finishing of the second story and exclusive of heating, plumbing, electric work and decorating is \$2,000. Cost of plans and specifications \$20.



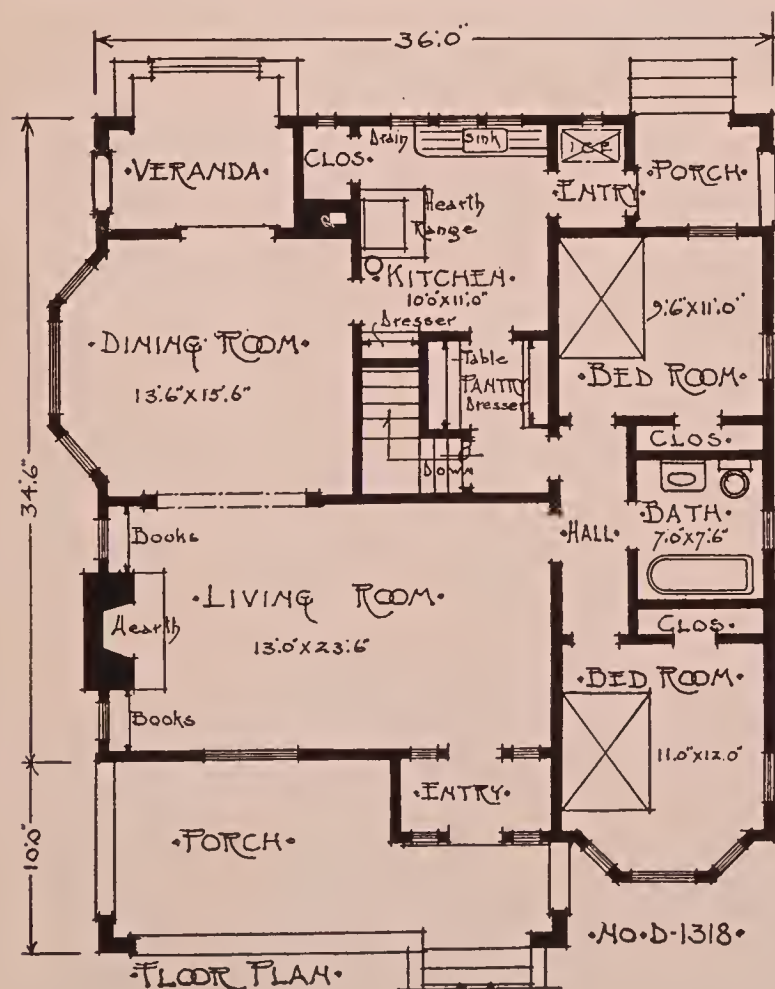


TYPICAL CALIFORNIA BUNGALOW. DESIGN NO. D-1318

An exceedingly fine example of a Bungalow built on artistic lines is shown in this elevation. The side walls are plastered with cement mortar. An interesting feature in the elevation is the way the sills and head-casings of the windows have been carried continuously around the house forming various sized panels in the stucco. Much charm is due to the entrance porch with its substantial columns and the well detailed gable treatment.

The living room in the floor plan suggested below is entered through a vestibule from the front porch. An artistic fireplace with book cases built in on either side below casement windows completely furnishes one end of this desirable room. A wide window gives a panoramic view of the front garden and approach. Beyond is the dining room with a wide bay affording views to both front and rear. The centre window of the bay

is raised to accommodate a china or glass closet below. A veranda with extended balcony overlooks the garden and connects with the dining room through a pair of glass doors. This will make a charming little corner and with an awning shading the balcony form a most artistic spot for outdoor dining. Service can be had from the kitchen through the diningroom. The kitchen is well arranged with a roomy dresser and a good sized pantry. Alongside the range is a large ventilated store closet and opposite an entry with provision made for a refrigerator, leading to a service porch. The kitchen connects with the bedroom hall and basement through the pantry. Two bedrooms and bath are provided. The front bedroom is unusually desirable having a bay window exposure to the front. Both bedrooms have windows on two sides and are thus assured of an abundance of fresh air and sunlight. The bedroom closets are ventilated to the attic through registers in the ceilings. The attic is provided with ventilating louvres in the front gable. A full basement extends under the kitchen, dining room and pantry. The laundry is located under the kitchen and a cold storage closet under the pantry. The balance of the basement provides ample room for heating apparatus and fuel bins.



The cost of this very attractive bungalow is estimated at \$2,000, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications \$25.00.

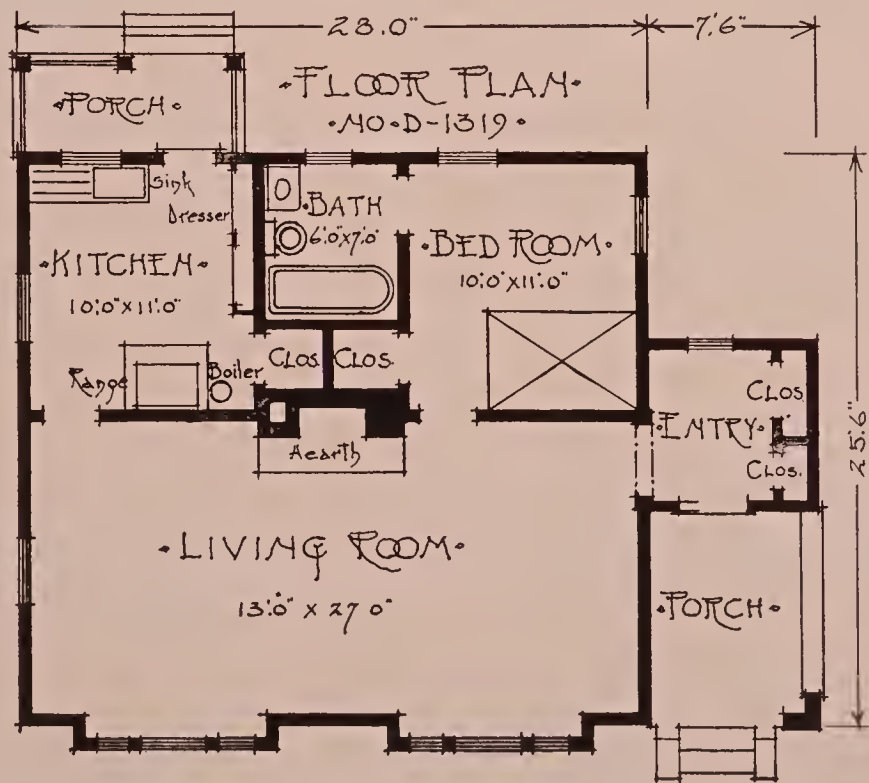


THREE-ROOM BUNGALOW. DESIGN NO. D-1319

Above is shown a small bungalow of unusual attractiveness. The shallow bays, with grouped windows, give a pleasing individuality to the design.

The floor plan arrangement, suggested herewith, is practical and economical in construction. In planning, great care has been taken to utilize structural material in stock lengths. The flue for fireplace and kitchen range use the same chimney, and the kitchen and bath adjoin one another. One interesting feature is the little entry or reception hall. Here two closets are provided, the small one for umbrellas, etc., the other for coats. The living room, entered from this little hall is 13 feet wide and 27 feet long. It extends clear across the full front of the house and is used for dining room as well. A large inviting brick fireplace is set in the centre of the rear wall. On either side are doors leading to kitchen and bedroom. The kitchen is equipped with ample dresser space and other conveniences. There is also a generous pot closet alongside the kitchen range. Opening off of the rear is a good sized porch, which would make a desirable place for doing many of the little duties of the household. The bedroom is 10 feet by 11 feet, with windows on two sides; these are located so as to provide for the dresser against the rear wall. The bathroom immediately adjoins. A basement is provided under the rear portion of the house.

The estimated cost of this cozy little bungalow home is \$900, exclusive of the heating, plumbing, electric work, and decorations. Price of plans and specifications \$10.



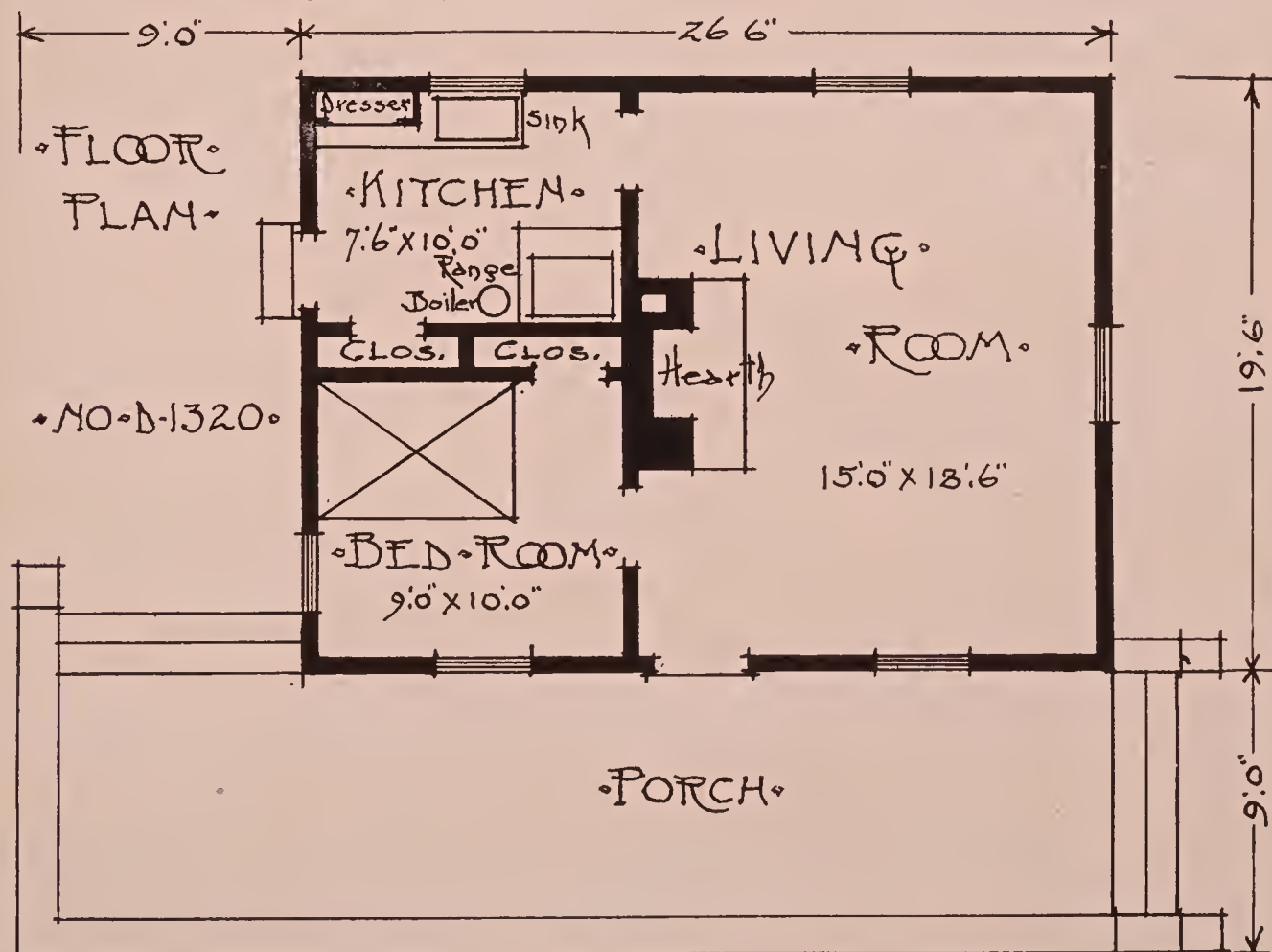


HILL-SIDE BUNGALOW. DESIGN NO. D-1320

The above is a splendid illustration for an artistic little bungalow. Broken stone from the hill-side has been used to good effect in the wide front porch.

Below is a floor plan suggested for such an elevation. The living room is very attractive, has windows on three sides, and a large open fireplace. This is located so as to carry the flue from the kitchen range in the same chimney. Closets are provided for the kitchen and bedroom, also a hanging closet with glass doors over the drain board in kitchen. The house stands on a stone under-pinning.

The cost of this charming little bungalow is estimated at \$550, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications \$5.00.



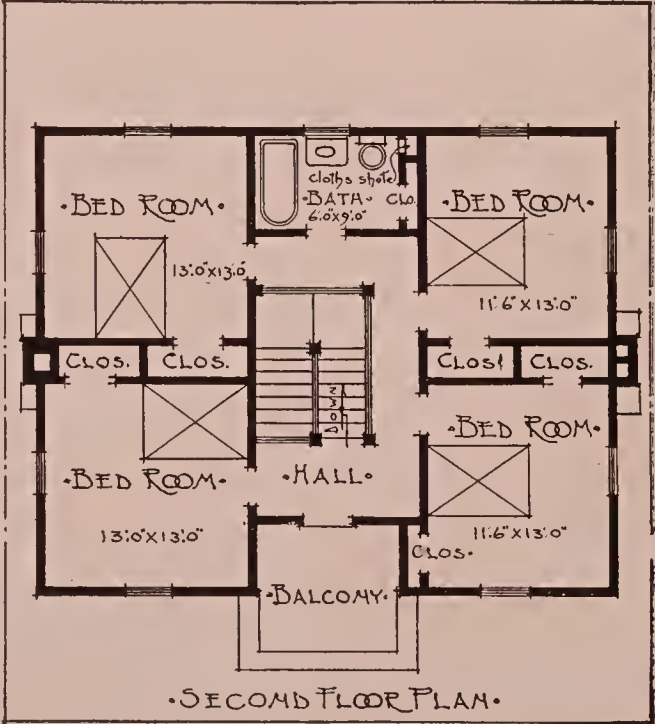
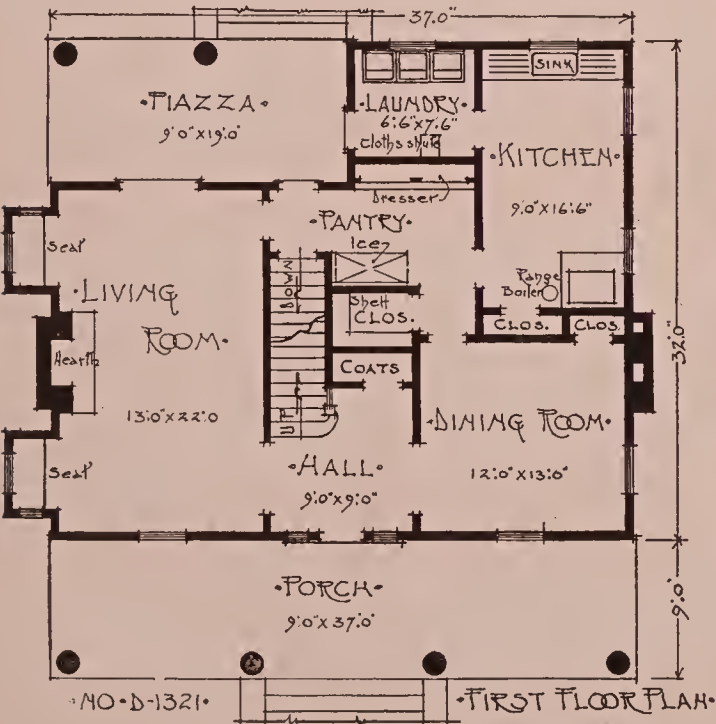


COLONIAL COTTAGE. DESIGN NO. D-1321

The above picture is selected as representing the best in small cottage construction. The most noticeable features are the sweeping slope of the roof, the massive porch columns and the little rectangular bays flanking the exposed chimney. These, together with the flower boxes under the dormer windows and the centre balcony, give it a quaint style of which one does not tire. The porches are partly screened at each end with lattice for vines.

The floor plan suggested below offers a very compact and convenient arrangement. The living room 13 x 22, is extremely fortunate in decorative features, and opens on both front porch and piazza. A door at the rear opens into a roomy pantry furnished with dresser, refrigerator space, and a large store closet. The pantry connects kitchen and dining room and has a service door leading to piazza. The kitchen is large and well lighted and has a pot closet handy to the kitchen range. Adjoining is a laundry with chute from second story bath for soiled clothing. One ascends to the second floor from the centre entrance hall. At the right of the stairs is a convenient coat closet and wide openings connect with the adjoining living room and dining room. The second floor contains four large bedrooms and bath. Each room is provided with ample closets. Off the hall in front is an attractive little balcony. A cellar is provided under the entire house.

The estimated cost of this attractive cottage home, according to the suggested floor plan, is \$2,300, exclusive of the heating, plumbing, electric work and decorations. Price of plans and specifications \$25.00.

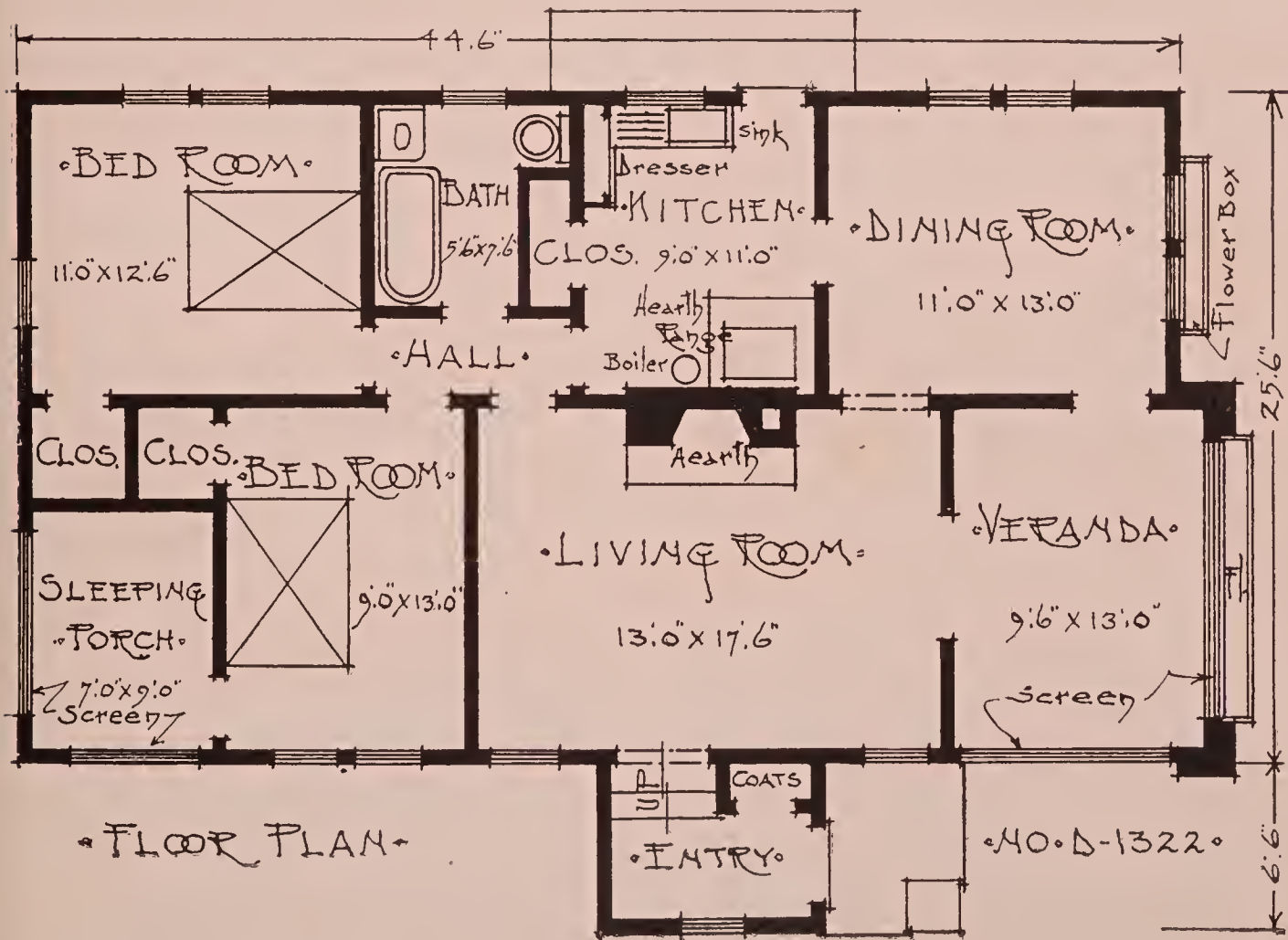




STUCCO AND SHINGLE BUNGALOW. DESIGN NO. D-1322

This suggestion shows a pleasing combination of shingles and stucco. The proposed floor plan has many attractive and interesting features. The livingroom is entered by ascending three steps from the entry. A large fireplace is directly opposite and a pair of glass doors open on to a screen enclosed veranda. The kitchen is provided with a large closet and dresser. Two bedrooms and bath open off of a little hall. Each bedroom is provided with a large closet. A sleeping porch adjoins the front bedroom.

The estimated cost of this attractive Bungalow is \$1,300, exclusive of heating, plumbing, electric work and decorations. Price of plans and specifications \$15.00.





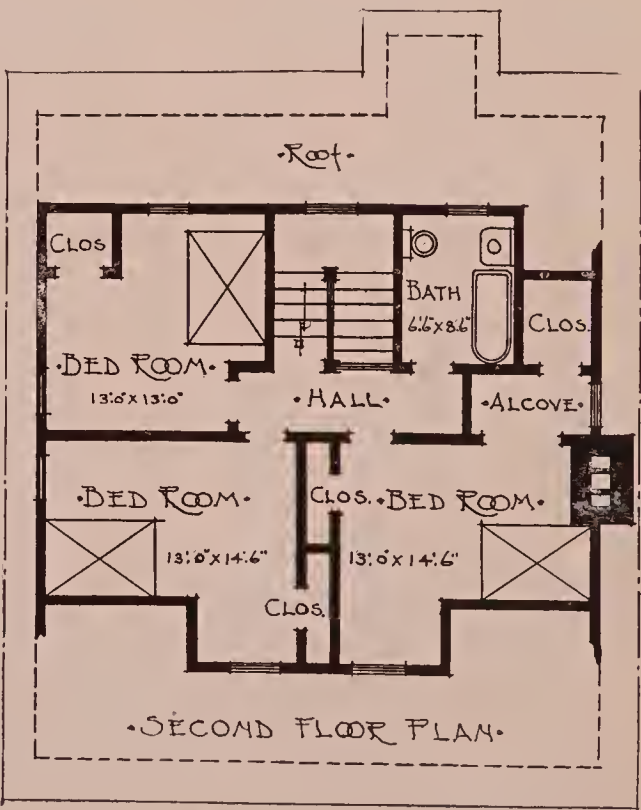
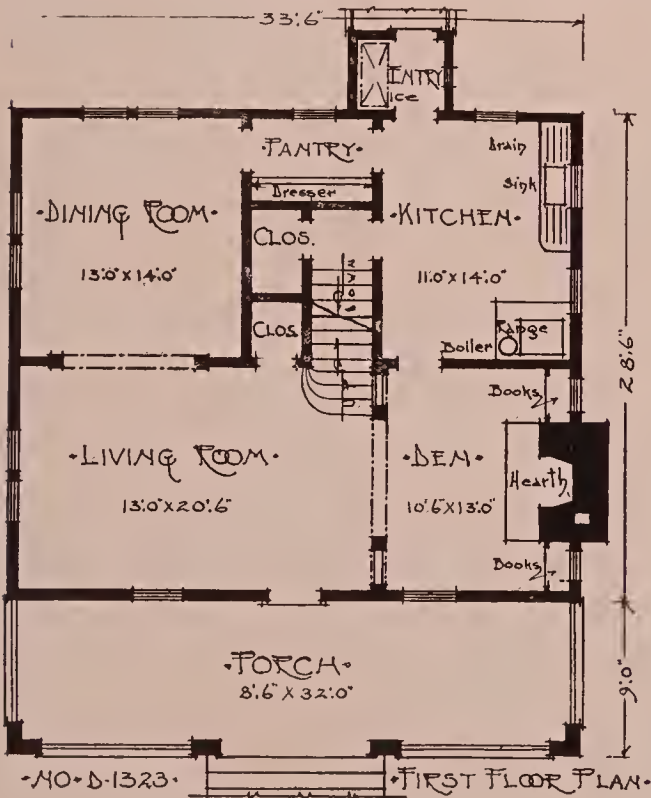
SEMI-BUNGALOW. DESIGN NO. D-1323

Here is shown an attractive example of the results of simplicity and good proportion. The house is covered with shingles and peak roofed with a shed dormer on front and rear.

Below is suggested a floor plan for such an elevation. A living room and den separated by a post and panel treatment occupy the front of the house. The den is furnished with a stone fireplace and bookcases built in on either side. At the rear of the living room is a pleasant dining room. This connects with the kitchen through a pantry. The cellar stairs descend from a platform off the kitchen, where is located a large closet for storage purposes. The kitchen range connects with fireplace chimney by way of a flue passing through an enclosed portion at the top of the near bookcase. The corresponding section in the case on the opposite side of the fireplace is arranged as a cupboard for magazines. Service way is had from the kitchen into the den through a door at the side. A closet is built in at the left of the stairs for coats and wraps.

On the second floor are three bedrooms and bath. Closets are arranged for each room. A full basement is provided under the entire house.

The cost of this attractive home is estimated at \$1,600, exclusive of heating, plumbing, electric work and decorations. Price of plans and specifications \$16.00.





A SOUTHERN BUNGALOW DESIGN. No. D-1205

This design offers an extremely practical solution of the Bungalow home. The exterior is simple and pleasing in detail. The dormer in the front is in good proportion and is a decorative feature against the otherwise plain expanse of roof. As the house is planned, the dormer is used for ventilating purposes only.

The floor plan is well arranged with a view to decorative and domestic purposes. The living room and parlor, connected by a wide columned archway, occupy the entire front of the house. At the rear of the living room is a large dining room with openings into the kitchen and bedroom hall. A china closet is built in between the windows of the outside wall, and on the opposite side of the room is a large sliding door, opening into a good sized room that could be used for either a bedroom or library. This room connects directly with the bath, and with the parlor through a pair of sliding doors.

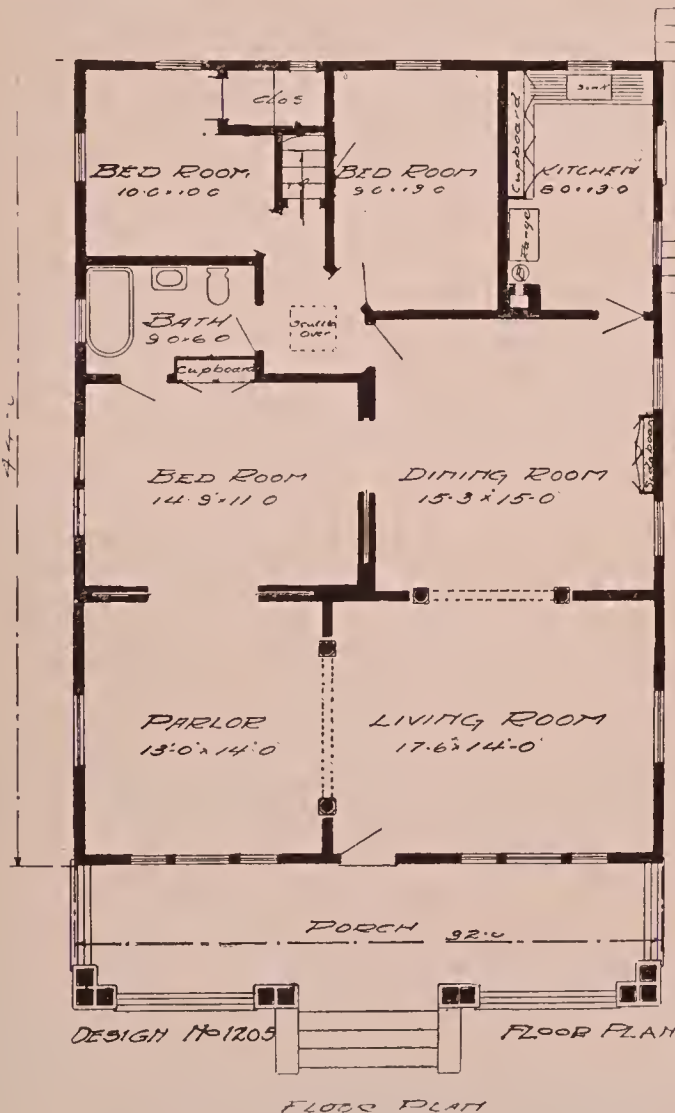
The other two bedrooms are of ample size and open on to the little hall connecting with the bath. A scuttle-way to the attic is built in the ceiling of this hall.

The kitchen opens onto a rear porch and is amply supplied with cupboards and counter space. By raising the pitch of the roof and putting in dormers on each side, in addition to the one in front, it would be possible to secure three bedrooms in the attic; to do this, however, it would be necessary to sacrifice the rear bedroom adjoining the kitchen for stair room. The stairs could begin to go up a little further front than where the present

stair-way starts to descend, but on the right-hand side of the partition. As the new stairs would not take up the entire width of the bedroom, the kitchen could be widened to use up the remaining space. With this planning, the cellar-stairs would start from the kitchen and go down under the new flight. The room taken up by the old cellar-stairs would now become valuable closet room. Part could be used for a closet to the corner bedroom and the balance for a linen closet opening into the hall. The break in the corner bedroom, necessary for sufficient closet room in the arrangement as shown, could now be done away with and so greatly increase the size of that room.

The foundation is of split field stone. An interesting effect has been secured by carrying up the stone of the foundation to form pedestals for the porch columns. The basement contains laundry room, fuel bins and storage closet with ample space for the heating apparatus, etc.

The cost of this dwelling would of course be considerably increased by making a finished second story, but if the room were necessary, it could be secured in this manner as economically as in any other design. The estimated cost, not including the finishing of the attic and exclusive of the heating, plumbing, electric work and decorations is \$1,550. Plans and specifications, \$15.

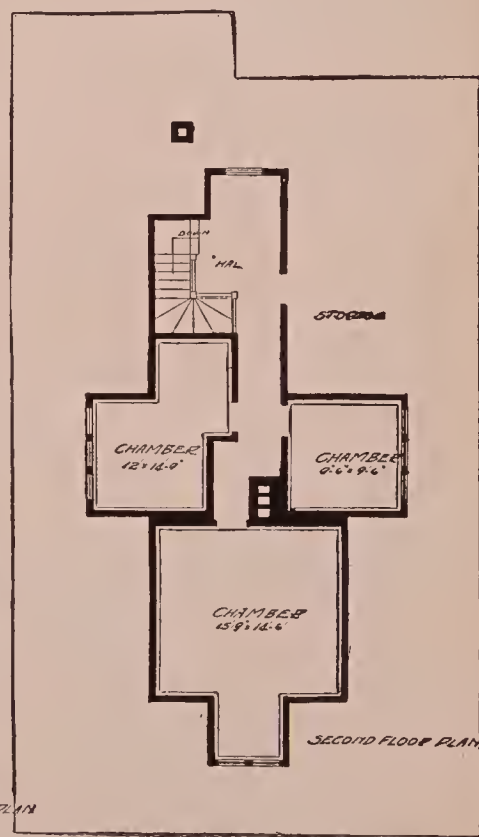
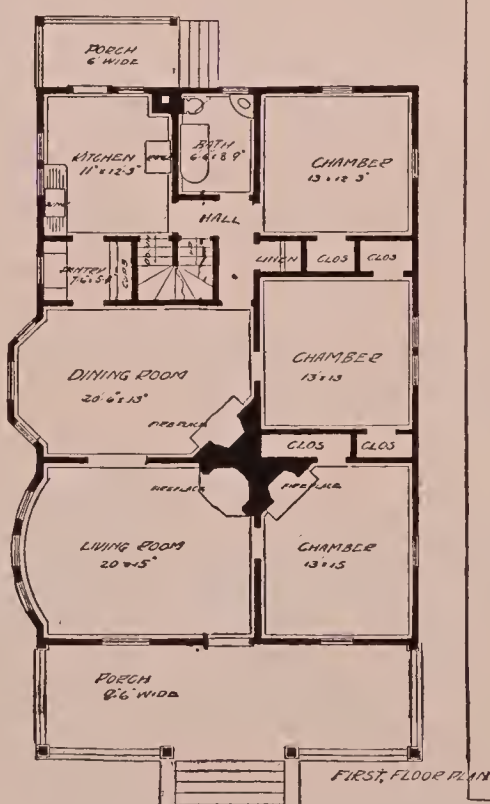
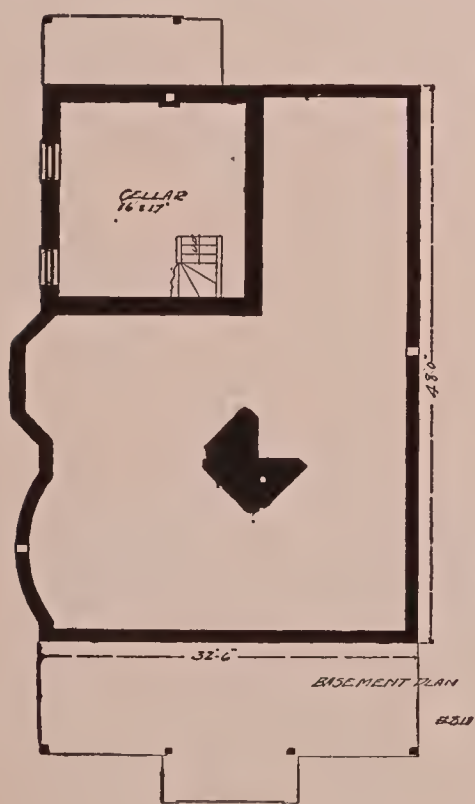




A BUNGALOW HOME. DESIGN NO. D-811

In this design we have a cottage home, almost on the order of a bungalow. In a home of this description the hall is generally a pleasant apartment in the front corner of the house and is used as a living room. The dining room adjoins at the rear through a wide opening. There are three splendid sleeping rooms on first floor and three additional rooms could be secured on second floor. The front chamber, on the ground floor is particularly attractive, with a cosy fireplace and windows opening on the front and side and if not required for sleeping purposes, it would make a most desirable study or den.

The cost is \$1,850, exclusive of the heating, plumbing, electric work, and decorations. Width 32 feet 6 inches; depth 48 feet, height of basement 7 feet; first story 10 feet 7 inches; second story, centre of rooms 8 feet, 3 inches; lowest height second story 6 feet 6 inches; price of plans and specifications \$18.00.





STUCCO AND SHINGLE COTTAGE. DESIGN NO. D-1327

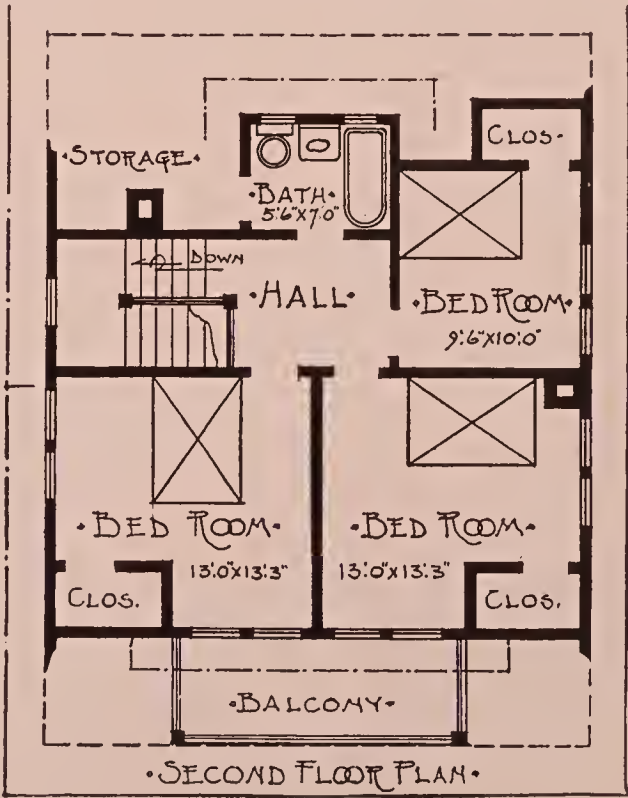
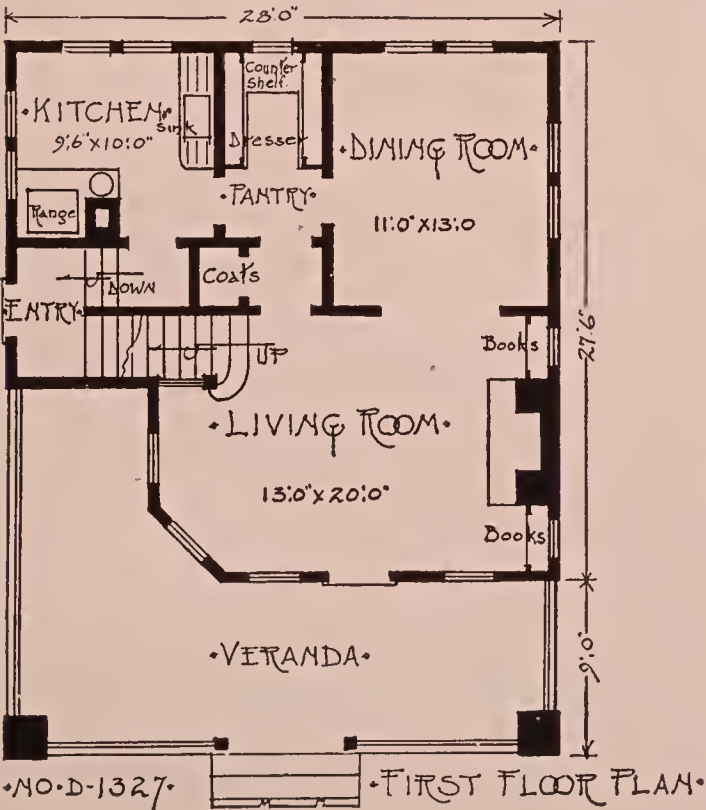
A most pleasing cottage design and one suitable to an all stucco or shingle exterior, if desired.

The floor plan is particularly pleasing for a house of this size. The spacious porch on the front and side is a thoroughly enjoyable feature and the living room with its windows on three sides has attractive possibilities for decorative effects. One side is completely furnished with an open fireplace and built-in bookcases on either side. A door at the foot of the stairs gives direct access to the pantry and kitchen, also to an ample closet for wraps and coats.

The dining room is a delightful corner room and connects with the kitchen through a commodious pantry equipped with generous cupboards and counter space. The kitchen is conveniently arranged with passage to basement from side entry at grade.

Three rooms and bath are provided on the second floor. If another room were desired on this floor, one could easily be had by carrying the rear dormer out to the rear house line and making it the same width as the dormer in front.

The estimated cost of this cottage home is \$2,000, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications, \$20.



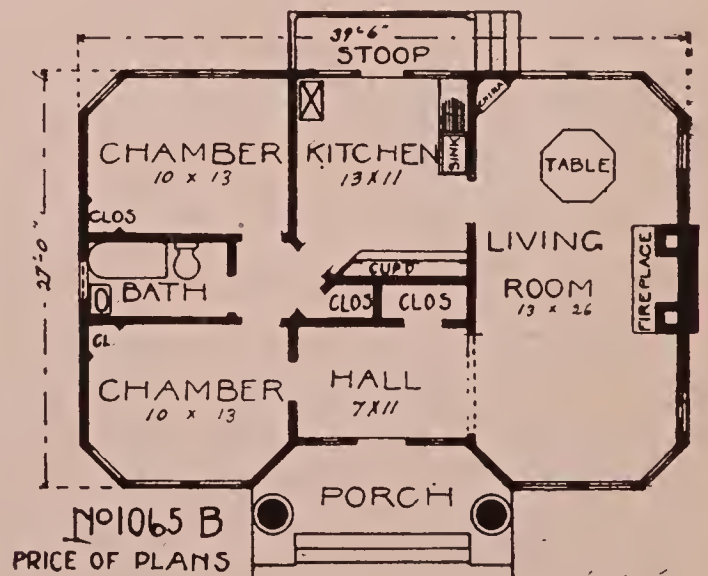
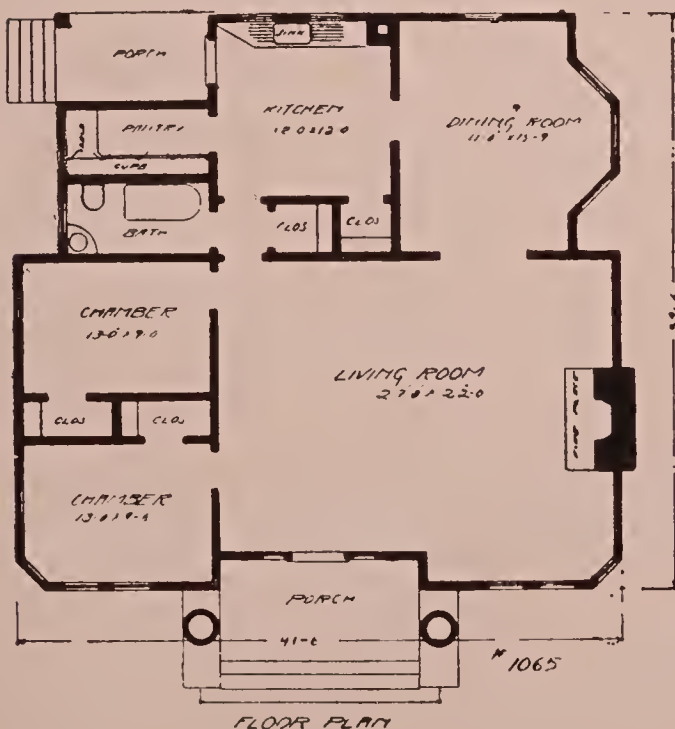


AN ATTRACTIVE BUNGALOW. DESIGN NO. D-1065

We have in this design quite a large one-story cottage, the main feature of which is the magnificent living room, 27 feet by 22 feet in size. This room, entered directly from the porch, is very attractive, and, with its large open fireplace and possibly a wide seat built around in the corner, would make an effective and luxurious interior. The two good sized chambers, to the left of the living room, are provided with liberal closets. The chamber to the front is especially desirable, as it has windows on two sides, making a very light and airy room. The dining room lies beyond the living room and is connected with a wide archway. A deep bay, at the side, offers views to both front and rear. The kitchen adjoins and opens on to a rear service porch. It is provided with a pot closet, and a roomy pantry, with ample cupboards, opens off to the left. Service way is provided to the living room as well as to the dining room. The bathroom immediately adjoins the bedrooms, and is entered from a little passage connecting living room and kitchen. Here is located a large closet for soiled clothes. There is no basement, the house setting only on a stone underpinning. If a basement with heating plant were desired, this could be very readily arranged. The stairway, going down to same, could be built where the closets are now shown between the living room and dining room.

The finish of the living room and dining room is of white oak; balance of rooms soft wood, painted. Hard-wood floors are included throughout.

Cost \$1,700, exclusive of heating, plumbing, electric work, and decorations. Width 41 feet 6 inches; depth 39 feet 6 inches; height of first story 9 feet 5 inches. Price of plans and specifications \$17.00. In design 1065 we have a smaller plan to this same exterior, that some may prefer, and which would cost probably \$300 less to build. Plans and specifications \$15.00.



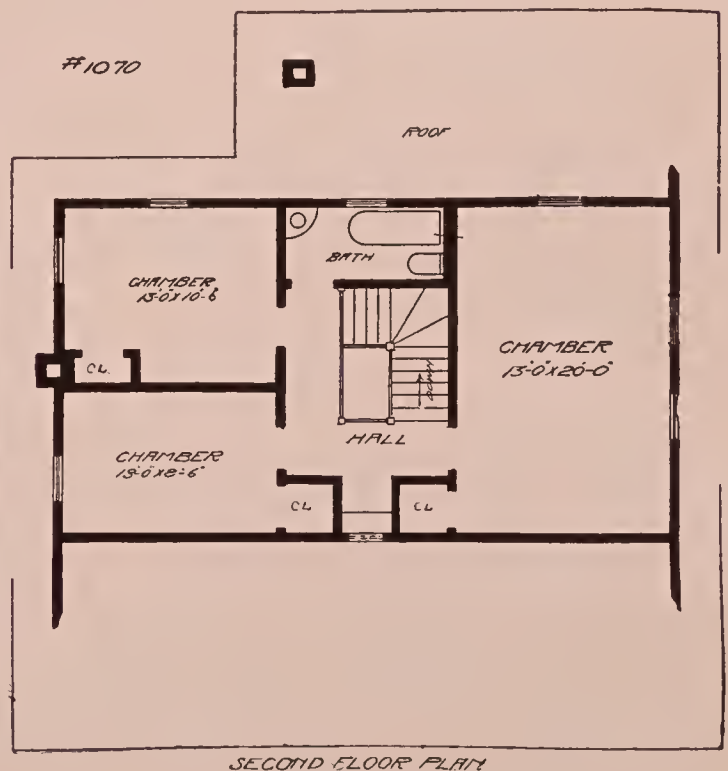
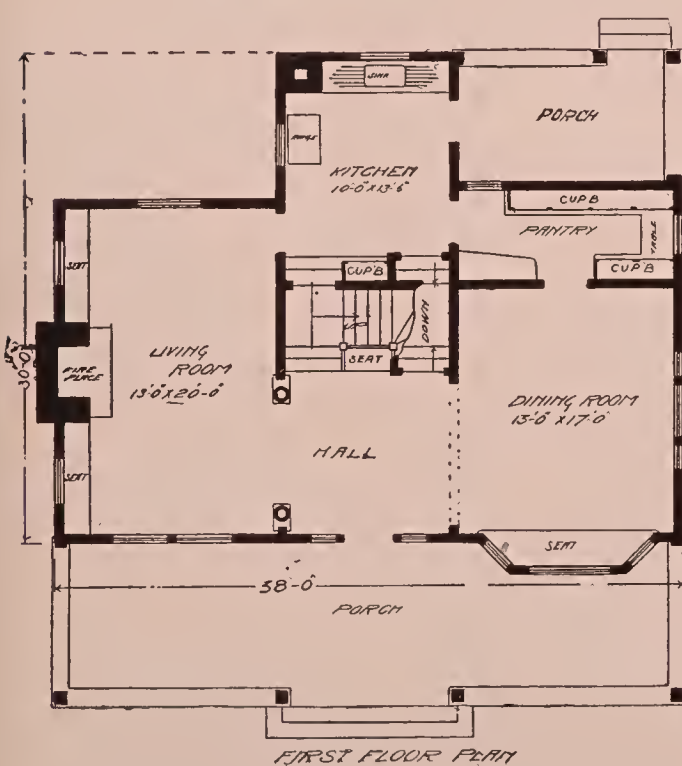


ONE AND A HALF-STORY COTTAGE. DESIGN NO. D-1070

This cottage design presents to us many attractive features. The wide porch extending across the entire front with main roof sweeping down over same, gives considerable character to the design. The centre entrance hall with rooms opening on either side, gives the interior spaciousness not otherwise possible to obtain. The stairway serves both for the kitchen and the front hall as well. It is also arranged so that the cellar may be reached from either front or rear of the house, or, if desired, the stairway leading from front hall to cellar could be omitted and a coat closet obtained in this place. The living room contains a handsome fireplace with wide and inviting seats on either side and a door at the rear gives service way to the kitchen. The pantry accommodations are unusually complete. The basement extends under the entire house with a cement floor.

The finish of the first story main rooms would be of birch or white oak, balance of the house in pine. Hardwood floors are used throughout the first story; also the second story, hall and bath. The second story provides one extra large chamber for the owner's occupancy.

Cost \$1,850, exclusive of heating, plumbing, electric work, and decorations. Width 38 feet; depth 30; height of basement 7 feet; first story 9 feet; second story 7 feet 6 inches; lowest height second story 5 feet. Price of plans and specifications \$18.00.





CALIFORNIA BUNGALOW. DESIGN NO. D-1107

This California bungalow is a very attractive little home. The exterior walls are shingle. The shingles would be preferably stained a soft brown or a moss green and the trimmings painted white. If green were used for the exterior walls, the roof shingles should be stained a dull faded red. This combination of colors would give a very pretty effect.

The floor plan is economical in arrangement and shows a reception hall with wide connecting openings into the living room and the dining room. The reception hall is not very large but contains ample room for a costumer for the temporary disposal of hats and coats, a chair or two or possibly a small settle. The living room has windows on three sides and could be made a very pleasant room. A shallow bay, with transomed windows, is located at the end of the well proportioned dining room. The bay starts at the sill line and would make a very attractive place for a long flower box or potted plants. At the side of the room a door opens on to the porch, which, if screened off to the line of the centre post, would make a very desirable outdoor dining room. A scuttleway to the attic is located in the large closet adjoining the dining room. Connecting kitchen and dining room is a large pantry equipped with ample cupboards and work table. The house has no basement but rests on a trench wall around the outside. This could be built of either stone, brick or concrete according to the locality and material at hand. If a cellar were wanted a stairway could be built, to start from the kitchen, in the closet adjoining the dining room. Sufficient headroom could be secured by raising the floor of the bedroom closet. The boiler in the kitchen could be moved into the corner and a cellar doorway put alongside the chimney.

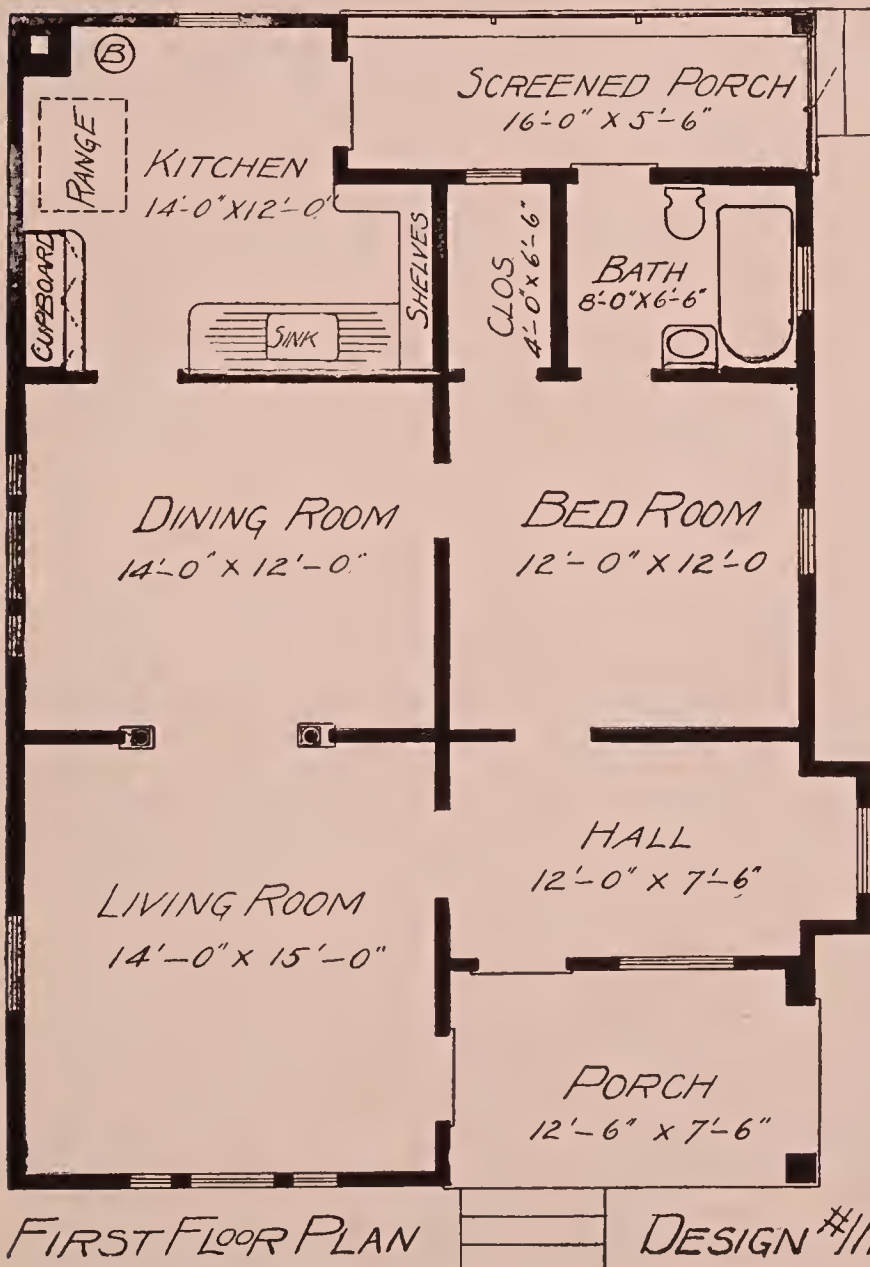
The interior finish is of pine, poplar or cypress, either painted or stained.

Cost \$1,500, exclusive of the heating, plumbing, electric work, and decorations. Height of first story 9 feet 5 inches. Plans and specifications, \$15.





FIVE-ROOM BUNGALOW. DESIGN NO. D-1120



A tiny little bungalow home that will certainly give satisfaction to the builder. The reception hall is a pretty feature of this design and leaves the living room for the privacy of the family. The latter, connecting as it does, with dining-room through a columned archway, gives practically one long living room.

The bedroom is of good size with an extra large closet, ventilated by a window, and a bath opening off same. The latter also opens on a screened rear porch. An additional bedroom can be built where rear porch is now located if desired and the porch moved further to the rear of kitchen, without any difficulty. This slight change and adjustment is a matter which can readily be arranged for by simply attaching a memo. of agreement to the contract with the builder, thus using the plans as prepared and avoid the necessity of having plans drawn specially to order, just to technically provide for this matter.

The exterior is intended to be of shingles though cement plaster can be used with good effect.

Cost \$1,200, exclusive of the heating, plumbing, electric work and decorations.

Width 27 ft. 6 in.; depth 41 ft.; height of first story 10 ft. 6 in.

Cost of plans and specifications, \$12.00



COTTAGE. DESIGN NO D-1131

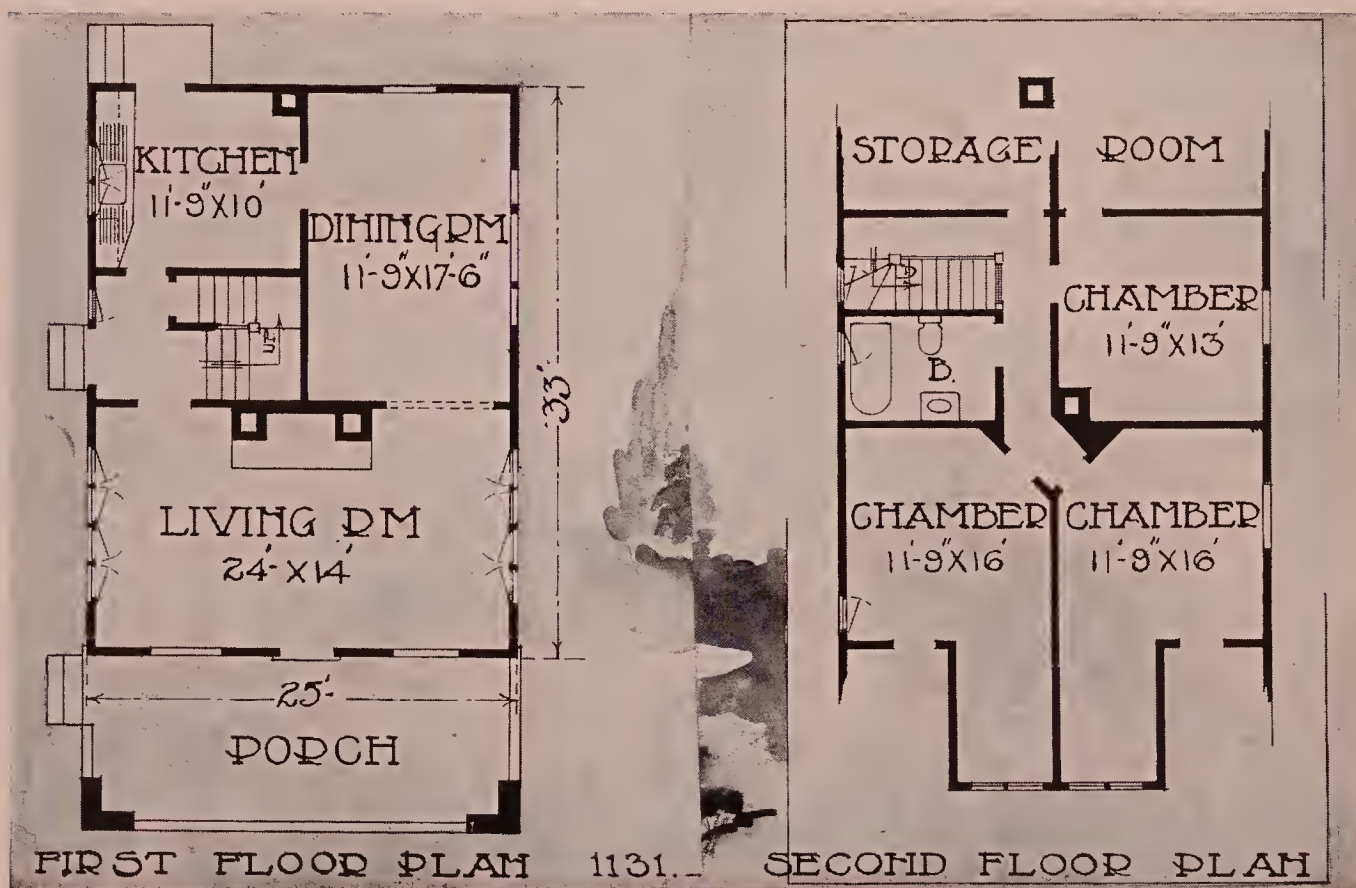
A pretty little cottage and one that is very simple and economical to build. The exterior is covered with siding up to a belt course, with shingles above.

The living room extends clear across the front of the house and with its large fireplace and grouped casement windows at each end, makes a very attractive and livable room. The little stair hall, opening into the living room and with a doorway to kitchen and to the cellar stairs, is a most desirable feature. So arranged, the front porch could be used for living purposes entirely and the side door opening into this hall made the general entrance. The dining room is of good size, opening into the living room through a wide archway. There are three bedrooms, storage room, and bath on the second floor. The two front bedrooms are a little irregular, but the alcove formed by the recess to the dormer windows could be curtained off to make little dressing rooms. Good closets are provided under the slope of the main roof.

If another bedroom were desired, a dormer like the one in front could be built on the rear and a very nice bedroom or den could be secured in this space taken up by the present storage room, or if the dormer were built with large openings, say a post in the corners and one in between, this space would make a very pleasant sleeping porch.

The rooms on the first floor are finished in cypress, stained and wax finished and on the second floor painted an ivory white. The foundation could be built of field stone or brick or, if good sharp sand could be secured out of the excavation for cellar, of concrete. The basement extends under the entire house with room for laundry, heater space, fuel bins, etc.

Cost \$1,550, exclusive of heating, plumbing, electric work, and decorations. Height first story 8 feet 6 inches; second story 8 feet; lowest height second story rooms 6 feet 6 inches. Plans and specifications \$15.



NO 1165
AS BUILT IN
NORTH DAKOTA

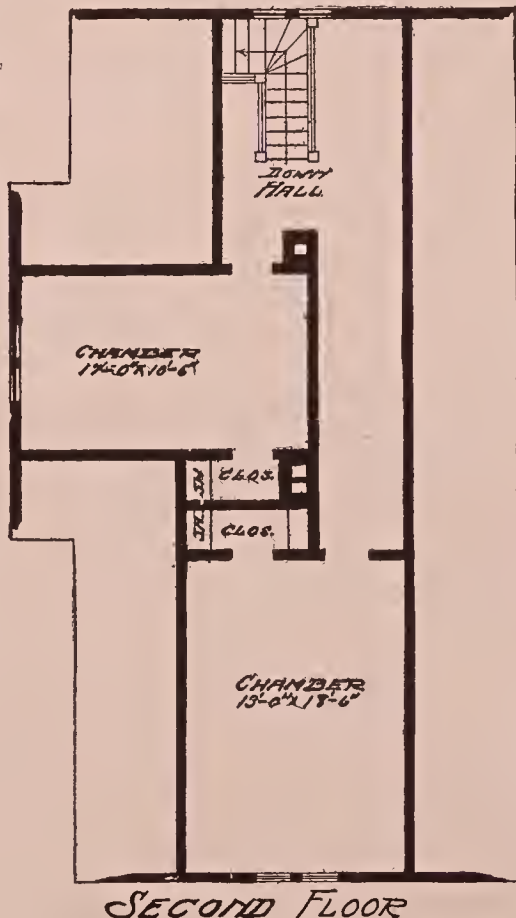
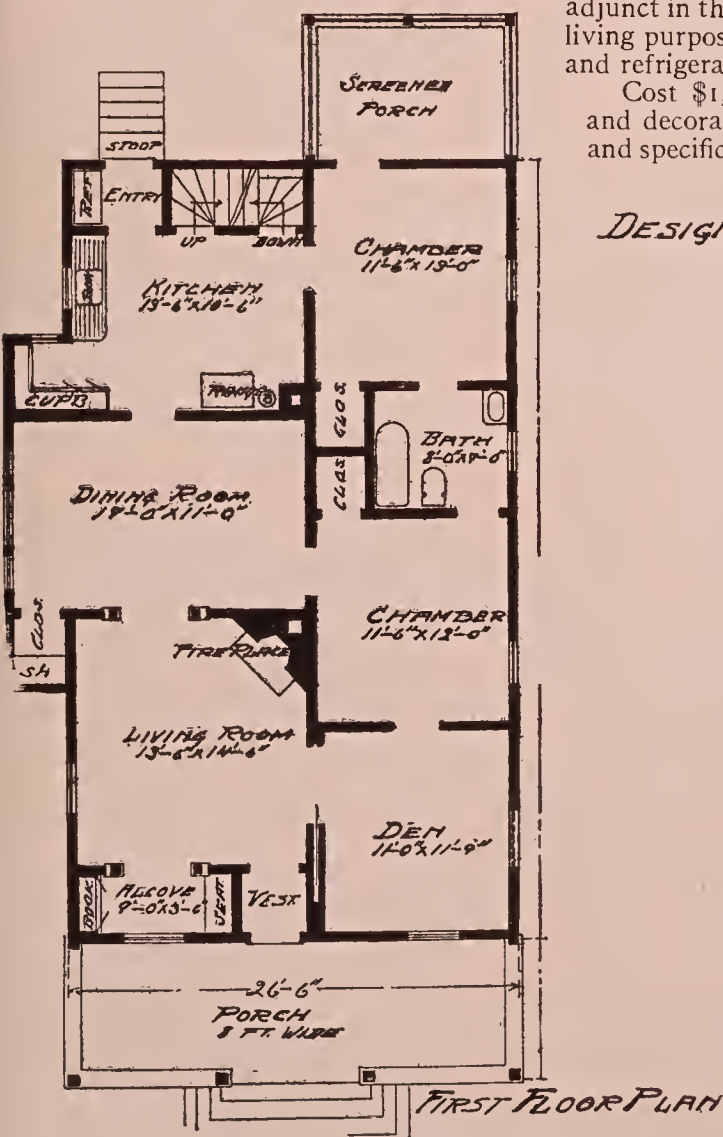


MODERN HOME. DESIGN NO. D-1165.

This modern home presents many desirable features. The living room, with its open fireplace and adjoining alcove with recessed seat and bookcase, makes an exceedingly pleasant apartment. At the right of the living room and separated by a sliding door is an attractive den. The rear bedroom has a very desirable adjunct in the screened porch which can be used for either sleeping or living purposes. The kitchen is equipped with modern conveniences and refrigerator space is provided in the adjoining entry.

Cost \$1,800, exclusive of the heating, plumbing, electric work, and decorations. Plans and specifications \$15.

DESIGN NO 1165



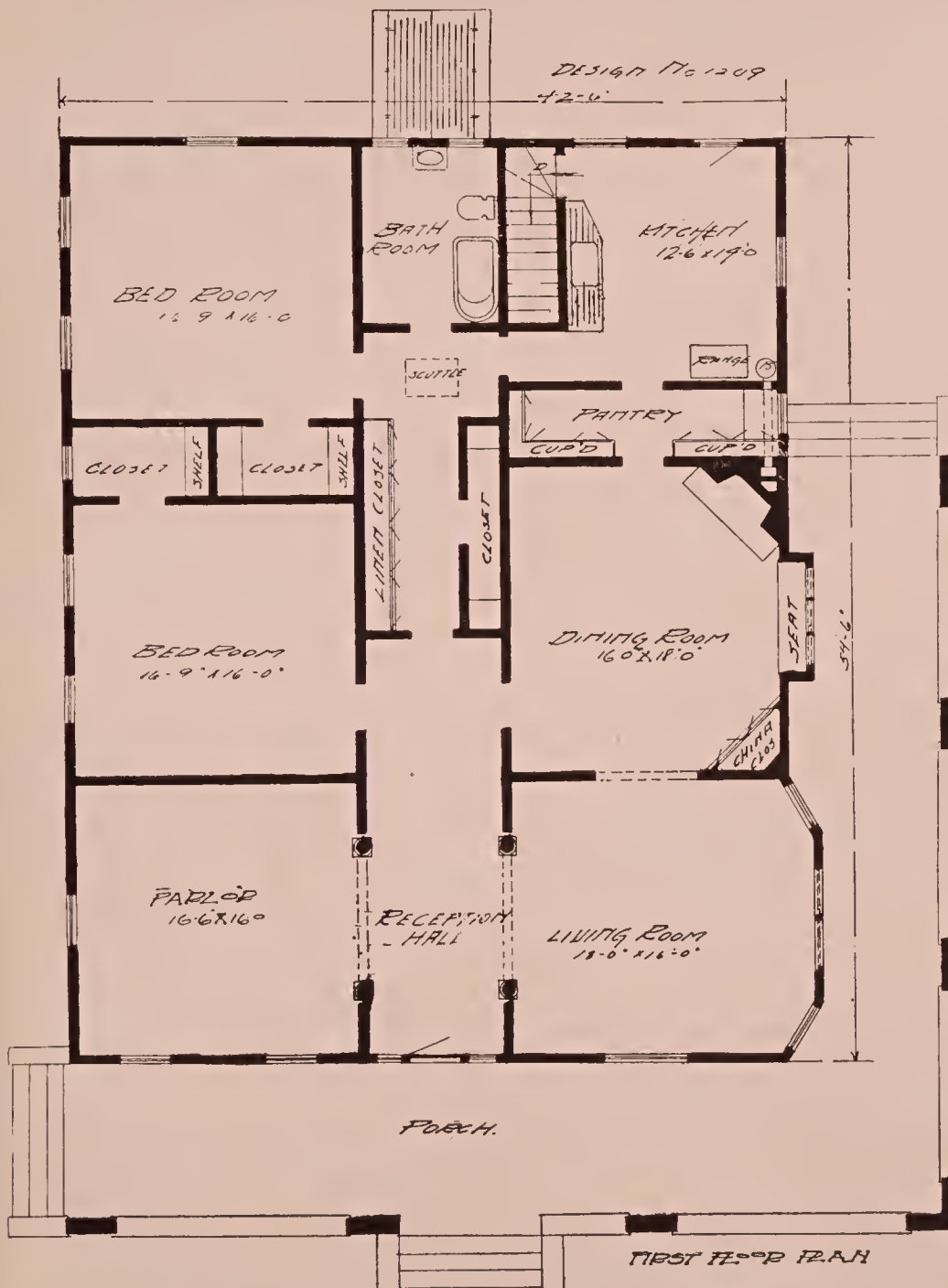
SECOND FLOOR



LAKE FRONT BUNGALOW. DESIGN NO. D-1209

The rooms of this attractive bungalow are arranged after the southern fashion. Large square rooms open off on either side of a wide centre hall. The porch is carried around on two sides of the house and makes a most delightful outdoor living room.

The cost of this attractive bungalow home is estimated at \$2,000, exclusive of the heating, plumbing, electric work, and decorations. The height of basement is 7 feet 6 inches; first story 9 feet 6 inches. Price of plans and specifications \$20.





A BUNGALOW FOR A NARROW LOT. DESIGN NO. D-1246

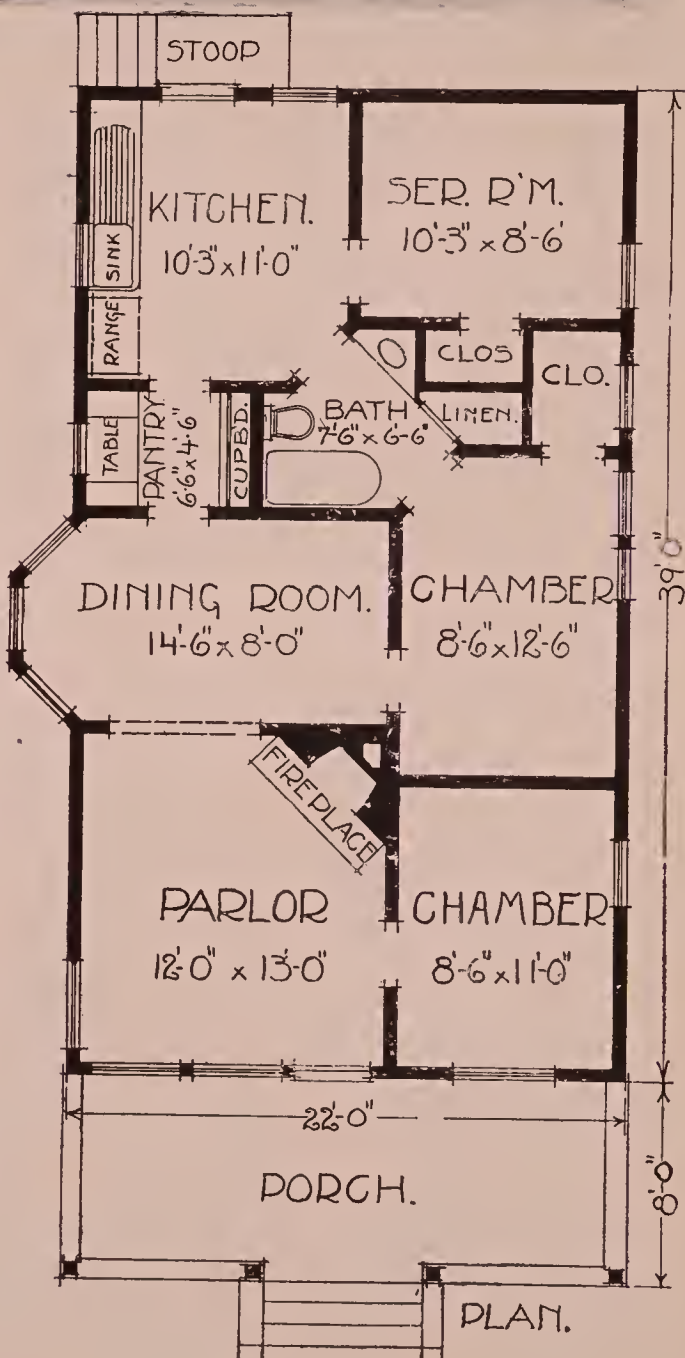
A little bungalow home, especially adapted to a rather narrow lot. The maximum of available space without any waste room has been secured in this design.

The living room, entered directly from the porch, is a very pleasant room. An open fireplace with a deep tile hearth is arranged in one corner and to the side, a seven foot six inch archway opens into the dining room. While a little narrow, this room is so connected with the main living room, that it nicely answers every purpose. A roomy pantry furnished with cupboards and work table leads to the kitchen. This is light and airy, having windows on two sides and connects with a fair sized maid's room and the bath. If not required for sleeping purposes, the front bedroom, connecting as it does with the parlor, could very readily be used as a library or study. The central bedroom is provided with an extra large closet ventilated by a window on the side and the bathroom directly adjoining is furnished with a generous linen closet.

The interior finish in living room and dining room is intended to be of oak or birch, stained and wax finished, with hardwood floors and in the balance of the house of pine or poplar, painted or cypress stained, with pine floors, except in kitchen, which is to be floored in maple or birch.

There is no basement under this house but one could readily be arranged for if desired. The house rests on a trench wall of concrete carried around the outside of the house. The exterior walls are intended to be covered with shingles or clapboards but if desired a stucco finish would go well with this design.

The estimated cost of this attractive little cottage home is \$1500 exclusive of the heating, plumbing electric work, and decorations. Width, not including bay, is 22 feet; depth 39 feet; height of first story 10 feet 3 inches. Price of plans and specifications \$15.





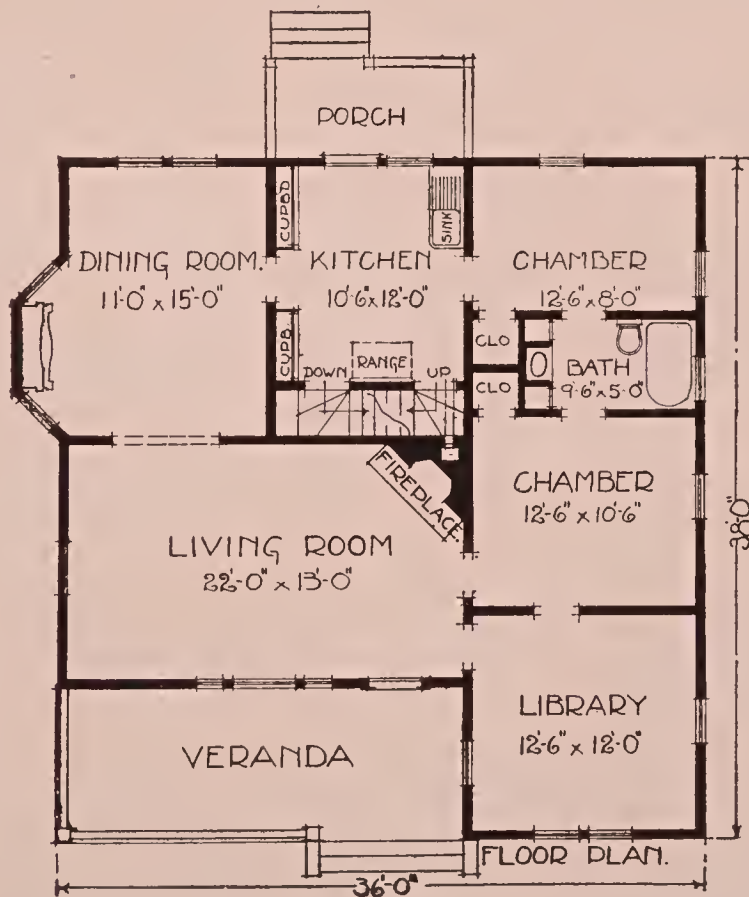
A UNIQUE BUNGALOW. DESIGN NO. D-1247.

This bungalow design has many desirable features of plan as well as attractiveness of exterior appearance. The front porch is spacious and the living room is of ample proportions. Back of the living room through wide archway is the dining room, in turn connecting with kitchen, amply fitted with shelving. At the right are arranged two bedrooms and the library, which latter room could, of course, be very nicely used for a bedroom. The bath is worked in between the two bedrooms.

The finish intended is hardwood with hardwood floors in living room, dining room, and parlor, also hardwood floor in kitchen. Balance pine, poplar, or cypress, painted or stained. The little staircase at end of the kitchen leads to the attic, in which there is quite good storage space, but, without raising the pitch of the roof, hardly sufficient head room for satisfactory bedrooms. A couple could be obtained, however, by increasing the pitch of the roof.

There is a basement under the entire house, with a laundry, heater room, fuel space, etc.

Cost \$2,000. exclusive of the heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches, first story 10 feet 3 inches; width 35 feet 6 inches, depth, including front porch, 38 feet. Price of plans and specifications \$20.

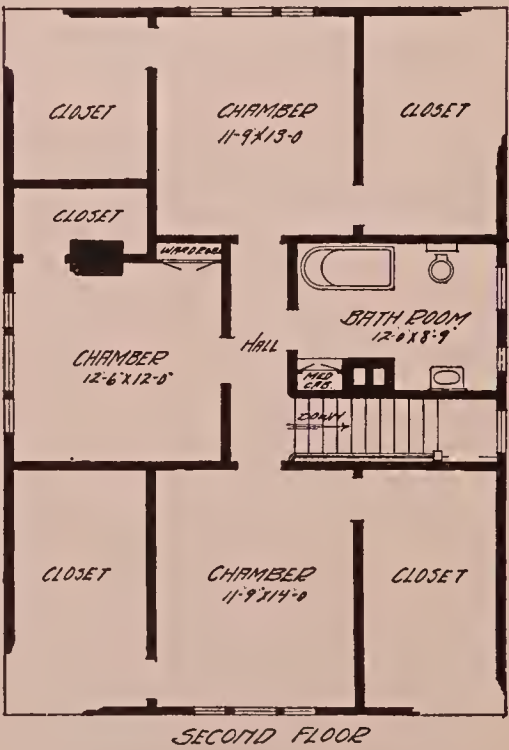
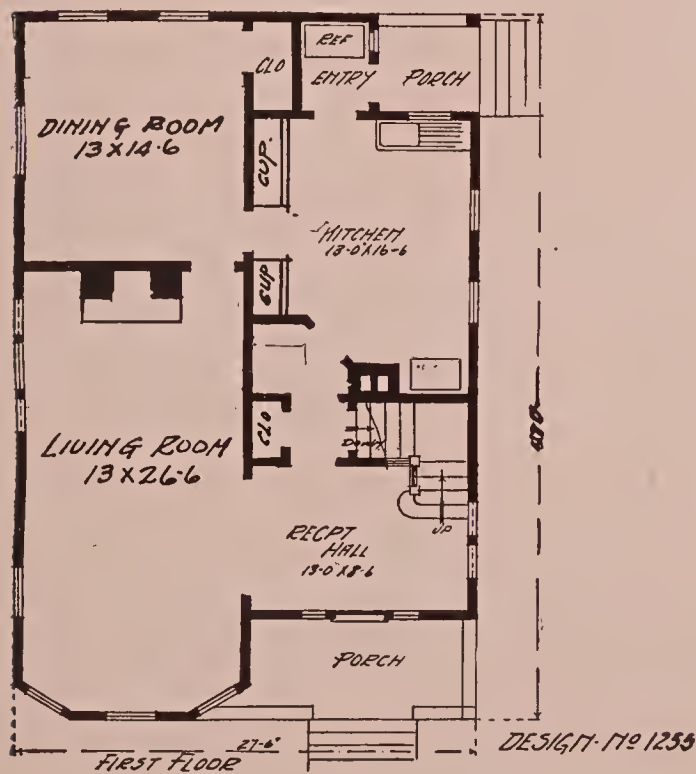


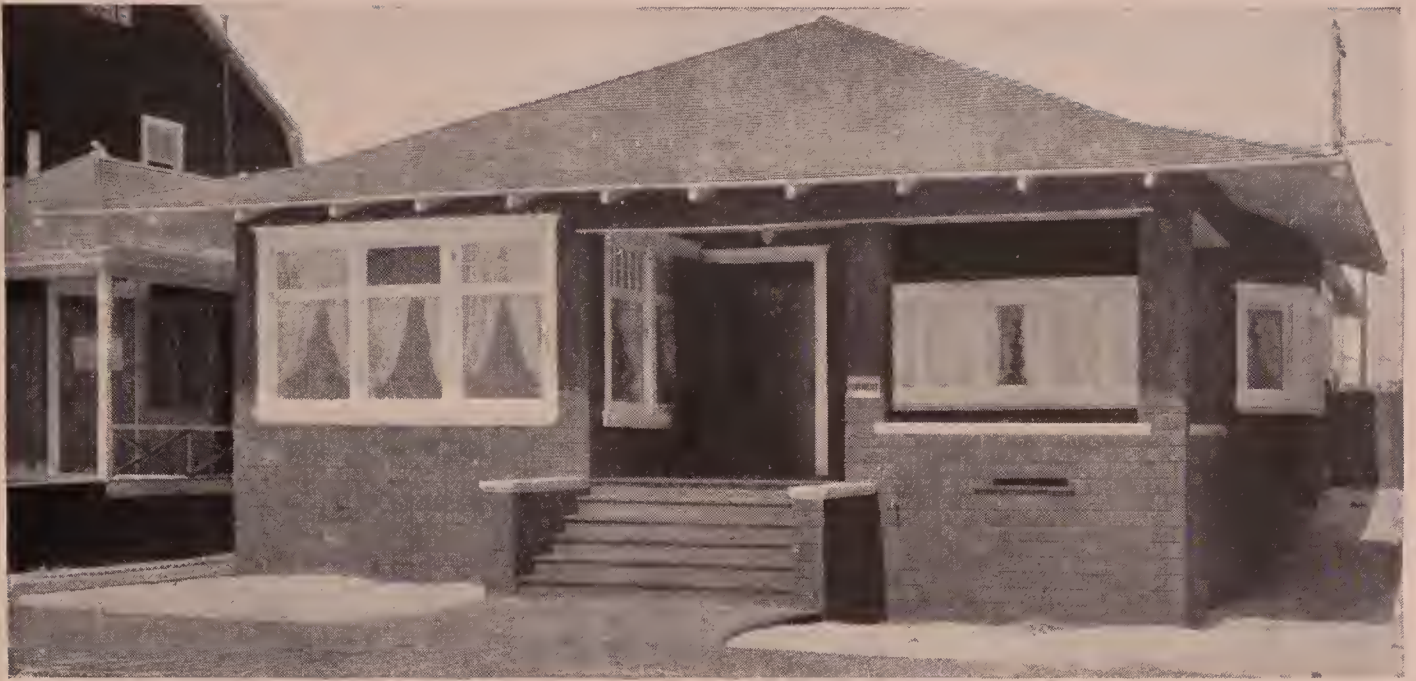


GAMBREL ROOF COTTAGE. DESIGN NO. D-1255

The brown stained shingle exterior of this cottage home with its moss green roof and white painted trim is most attractive in the setting of green. The plan is especially studied with reference to maximum amount of space to minimum expense. The rooms are all of generous size and pleasantly arranged. Ample cupboard room is provided in the kitchen and refrigerator space in the rear entry. The second story rooms are full height, the space under the slant of the rafters being utilized for closets or storage room.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Plans and specifications \$20.



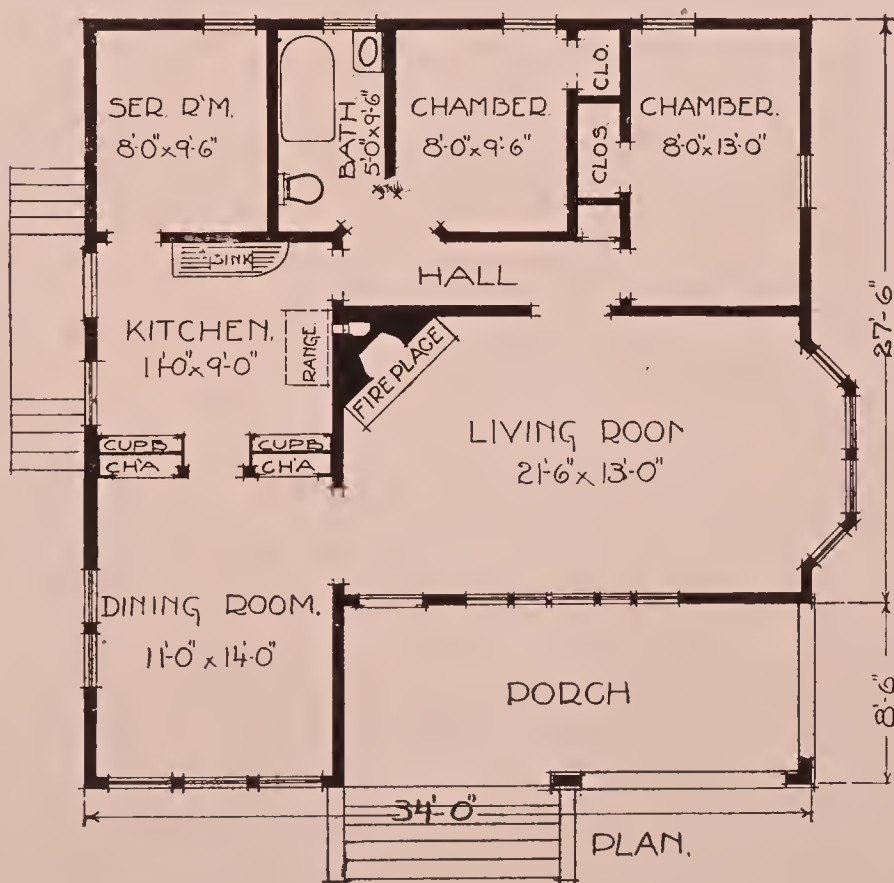


A COMFORTABLE BUNGALOW. DESIGN NO. D-1252

An unusually good bungalow plan. Note the fine porch and splendid living room, the latter connecting by means of archway with dining room in front (one of the delightful features of many modern homes), and the economy of space secured by having kitchen in centre and connecting with rear or bedroom hall. This bedroom hall is concealed from living room by an archway where curtains are intended to be hung and the bath is accessible to all occupants of the house from it. There are ample cupboards and china closets built in the partition between dining room and kitchen.

The interior finish in living room and dining room is intended to be of hardwood, with hardwood floors. Balance pine, poplar or cypress, painted or stained. The exterior is intended to be shingled, though cement plaster can be used with good effect. No basement, but concrete foundation is intended.

Cost \$1,550, exclusive of the heating, plumbing, electric work, and decorations. Width 34 feet, depth including front porch 36 feet, height of first story 9 feet 9 inches. Cost of plans and specifications \$15.00.





SEASHORE BUNGALOW. DESIGN
NO. D-1253.

A bungalow plan is really more of a study often than the plan of a large and more pretentious house—so many things must be provided. In this design, the magnificent living room across the front with piano recess at the left and archway opening into dining room, gives all that could be desired for spacious interior effect.

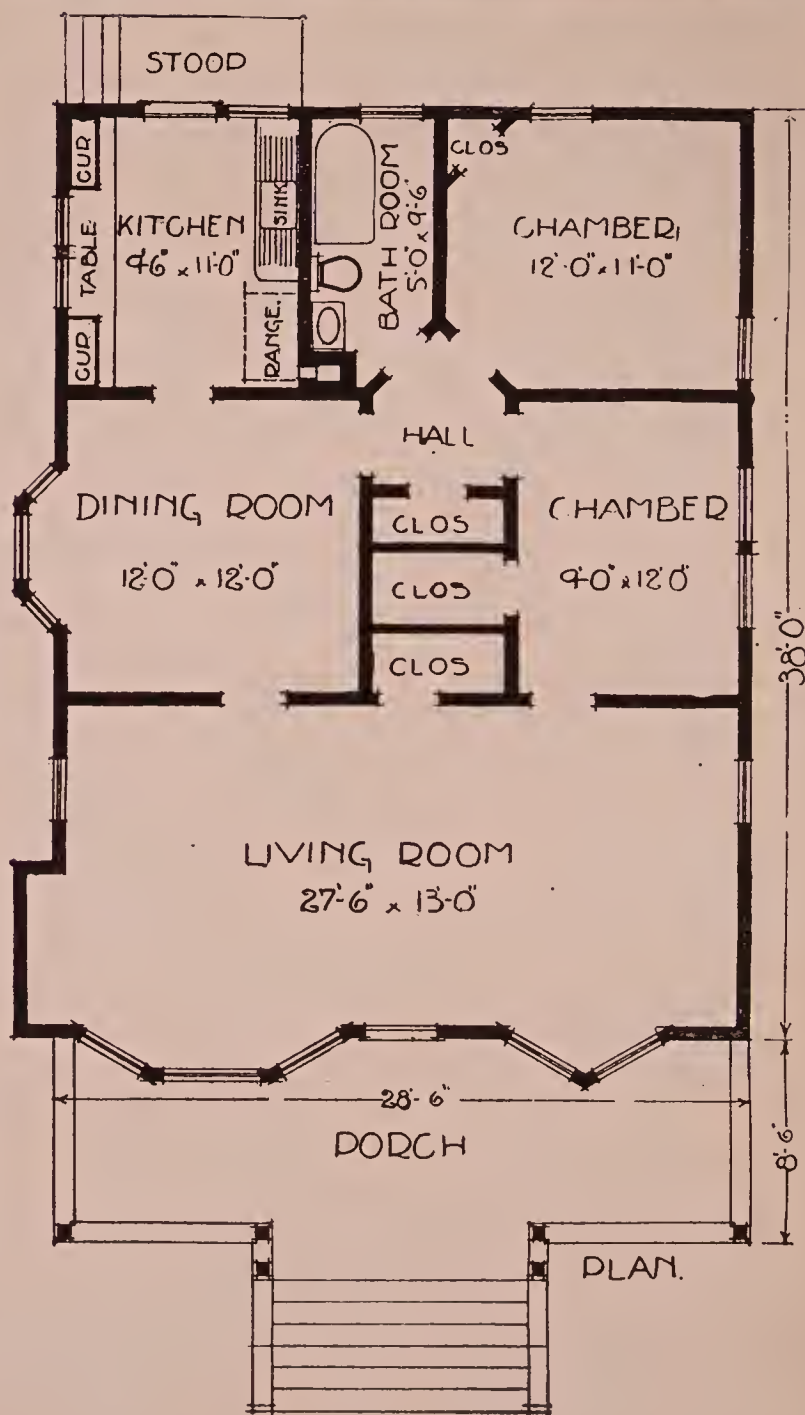
The practical location of the two bedrooms in connection with small rear hall, giving access from each to bathroom, is especially desirable. So many bungalows are built without any kind of decent closet room. Here we have three large closets, quite unusual, besides an extra closet in rear bedroom. It was thought the hall closet would answer of necessity for overflow from rear bedroom. The dining room is pleasantly located and has an attractive bay window at the side giving a view to the front and rear. It connects directly with the kitchen and the bedroom hall. The kitchen is of ample size and completely equipped with a work table, with drawers and flour bins, generous cupboards and other conveniences.

The exterior is intended to be of clapboards, but may well be of shingles or cement plaster. There is no basement, but house is intended to stand on a concrete foundation.

The interior finish and floors in living room and dining room are intended to be of hardwood and hardwood floor in kitchen. The balance pine, poplar, or cypress painted or stained.

If separate hall were desired, the partitions enclosing closets may be extended directly through living room to front door and another bedroom placed on the right, leaving a very fair parlor at the left in connection with dining room.

Cost, \$1,600, exclusive of heating, plumbing, electric work, and decorations. Width 28 feet 6 inches; depth 38 feet; height of first story 10 feet 3 inches. Plans and specifications \$15.



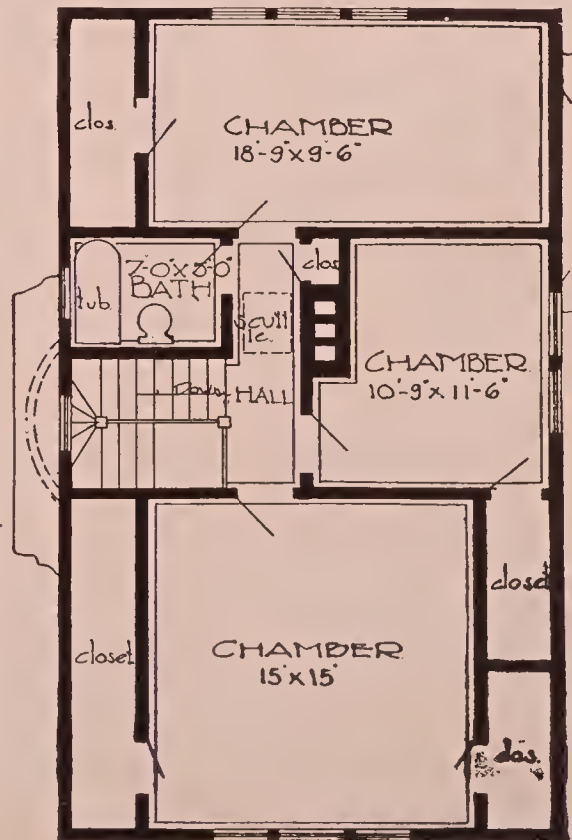
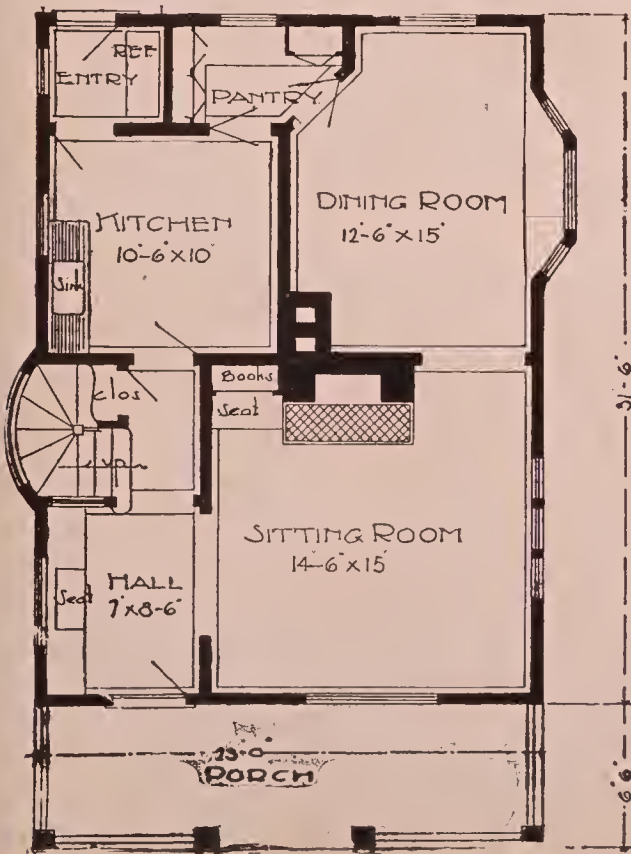


A FLORIDA COTTAGE. DESIGN NO D-383.

The simple treatment given to this cottage home is the making of it. The large porch columns which support the second story give a solid, substantial appearance.

The living room is of good size and has a friendly fireplace with seat and bookcase at the side. A door at the foot of the stairs connects with the cellarway and kitchen. Adjoining the kitchen is an entry with room for the ice-box, and a pantry with ample dresser space. The dining room has a little flower bay with leaded glass windows in the outside wall.

There are three bedrooms and bath on the second floor. The cost of this house is about \$1,700, exclusive of heating, plumbing, electric work, and decorations. Cost of plans and specifications \$15.

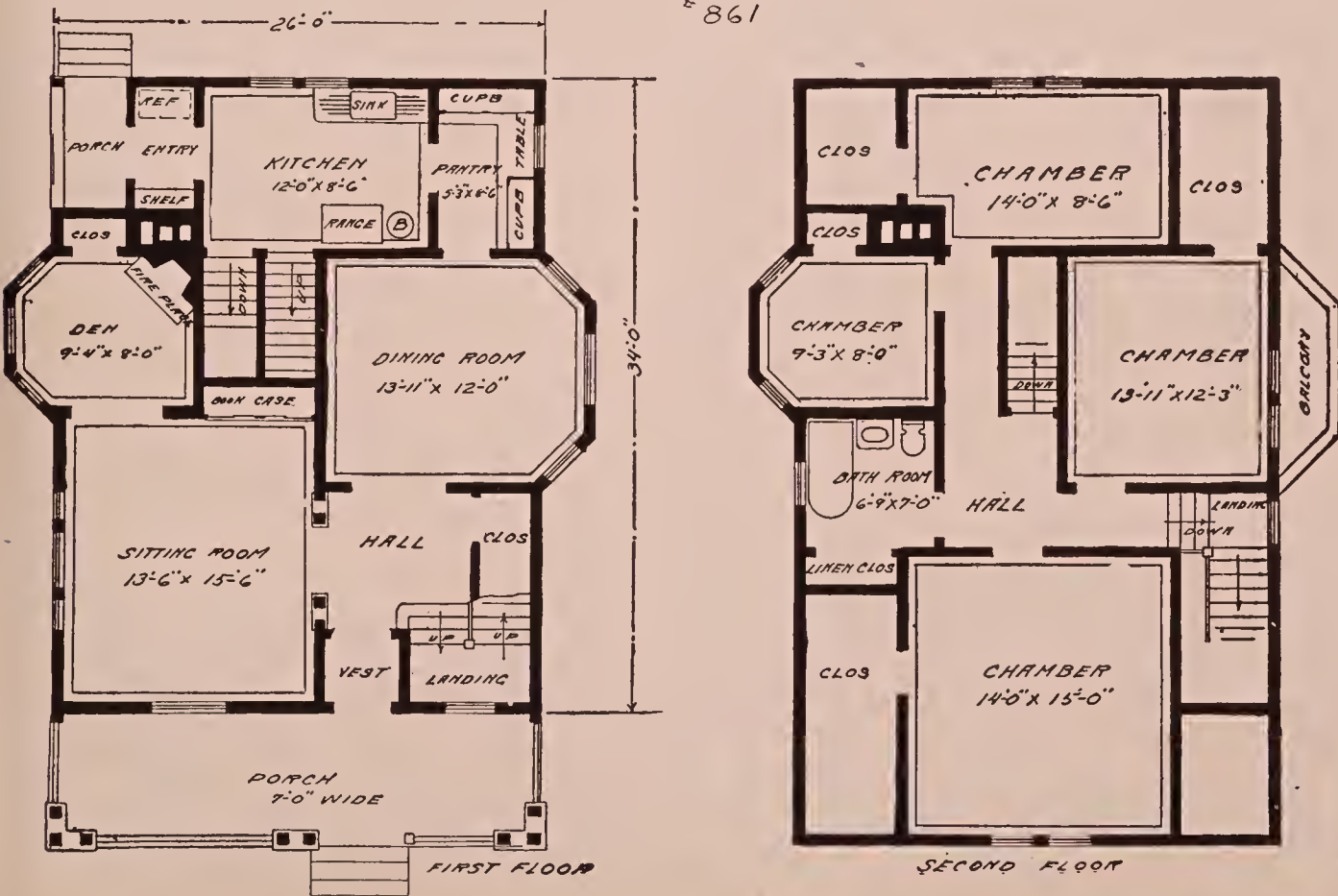




SEASHORE BUNGALOW. DESIGN NO. D-861

A cozy little home giving a pretty interior arrangement is here provided. From the vestibule one enters a reception hall, with large coat closet and wide openings into dining room and living room. The living room has a commodious bookcase recessed in the rear wall, and at the side a wide archway into a cozy little den. An open fireplace is built in the corner and a closet for magazines, etc., adjoins at the side. The kitchen is arranged with an entry from rear porch, a roomy pantry to dining room and a back stair to the second floor. Four good rooms are arranged on the second floor. The basement extends under the entire house.

Cost \$1,800, exclusive of heating, plumbing, electric work and decorations. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches. Second story rooms full height. Price of plans and specifications \$18.



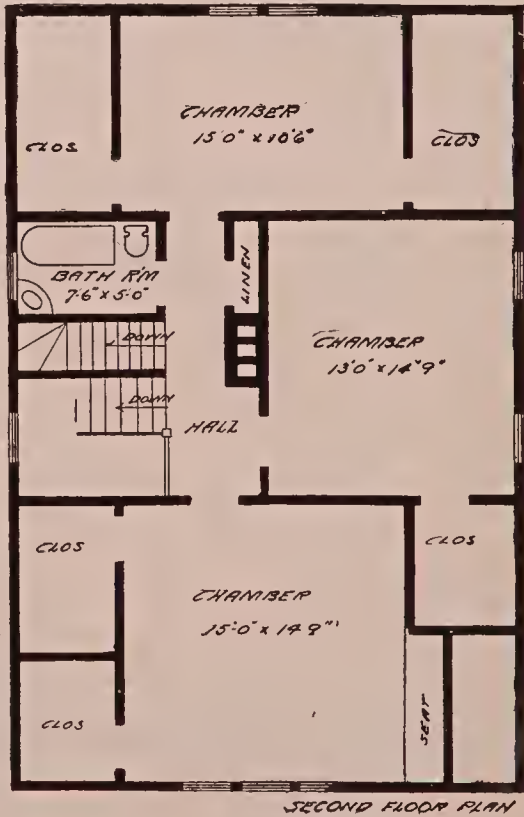
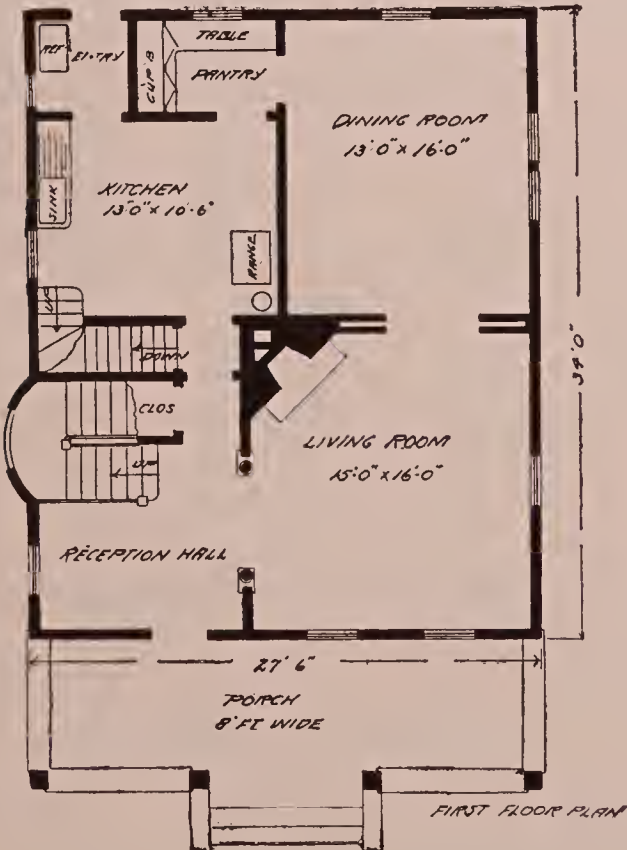


COTTAGE HOME. DESIGN NO. D-931.

In this design we have an exceedingly cozy and attractive cottage home, outside finish of which is entirely of shingles.

The practical arrangement of rooms speaks for itself. Finish of the main rooms would be in white oak with hardwood floors and the balance of the house in pine.

Cost \$1,850, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 9 feet 6 inches; second story 8 feet 6 inches. Plans and specifications, \$16.



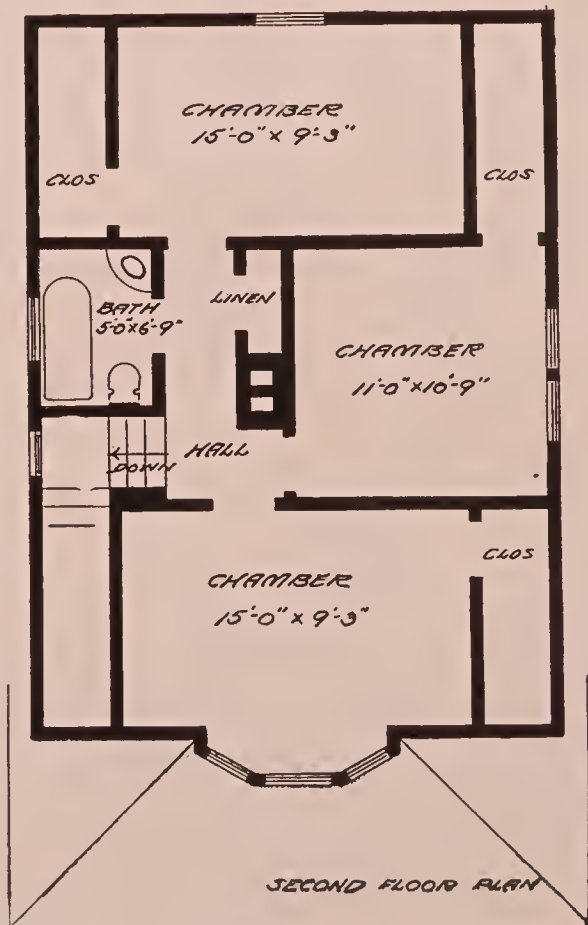
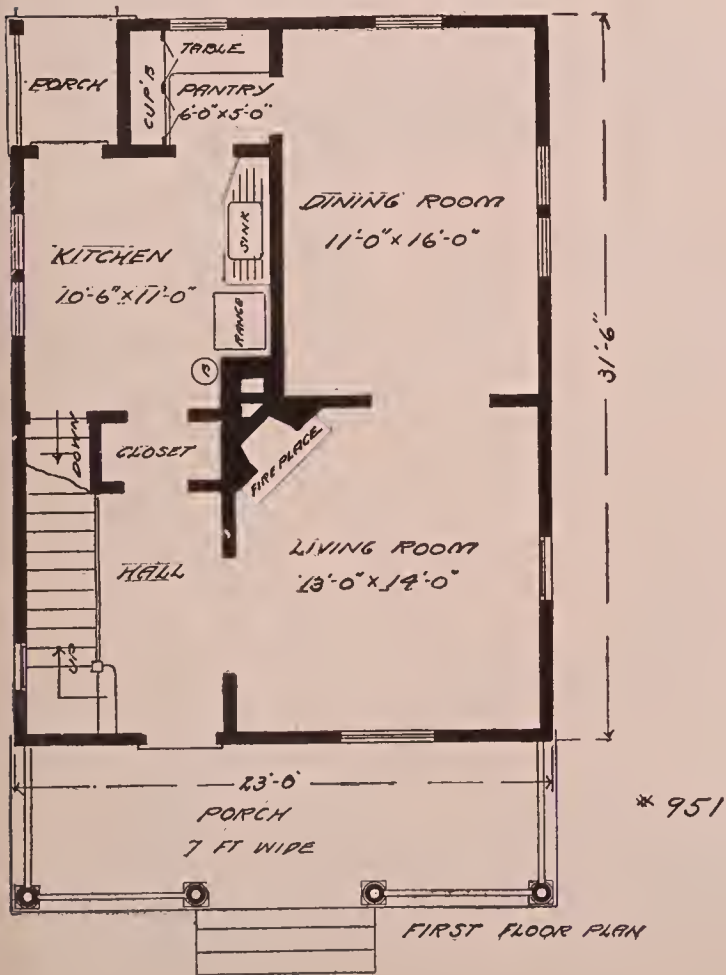


COTTAGE. DESIGN NO. D-951.

Design No. 951, adapted to a narrow city lot, offers in plan and conveniences all that a larger, more expensive house could give. The gambrel roof insures full head room in all second story rooms, and the bay window of the front chamber gives to the exterior a charm and attractiveness often lacking in a house of this cost.

The living room with its wide openings into hall and dining room and corner fireplace, makes a very pleasant room. The front hall has direct communication with the kitchen. The three bedrooms of the second story have each ample closet space, while there is also a good linen closet near the bathroom.

Cost \$1,500, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications \$15.





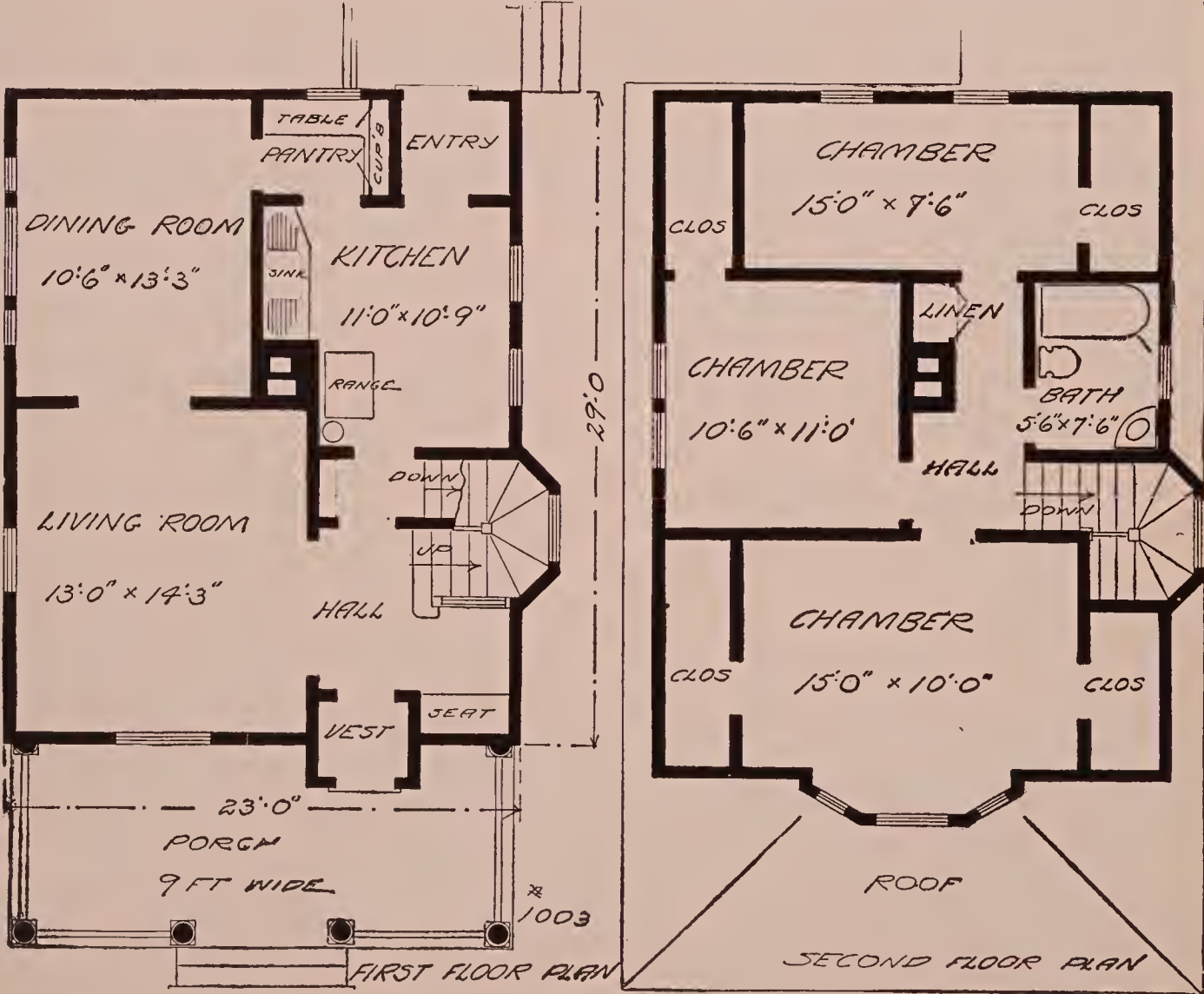
A MODEST SUBURBAN HOME. DESIGN NO. D-100,

In this design we have a modern cottage home of six rooms, not including the hall or bath. The outside finish is clapboards for the first story and shingles in the gables.

The arrangement of rooms is very convenient and practical. Special provision is made for keeping out the cold by providing vestibules at both front and rear entrance. A basement extends under the entire house and provision is made for a hot air heating and ventilating system. If desired an open fireplace could be very nicely worked in the corner of the living room that adjoins the kitchen. This would not add very much to the cost of the house as it would not necessitate an additional chimney.

The second floor contains three bedrooms and bath. Closets are arranged for in each room and there is also a roomy linen closet in the hall. The front bedroom is particularly desirable, and is furnished with two large closets.

Cost \$1,475, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 7 inches; second floor 8 feet 3 inches. Price of plans and specifications \$15.



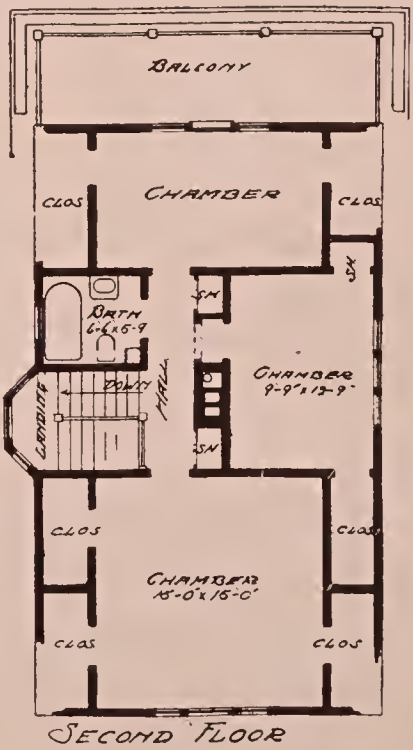
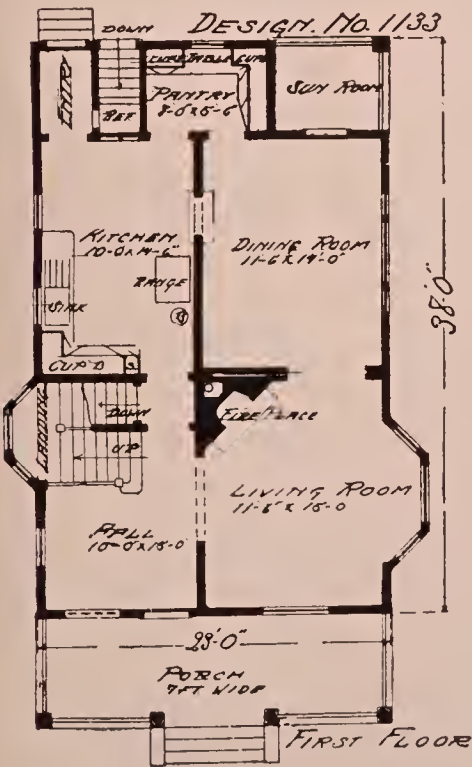


A UNIQUE COTTAGE. DESIGN NO. D-1133.

This design has many attractive features. The drawings call for clapboards for first story and shingles for second.

There is a full basement with outside cellar entrance. The living room, connected with reception hall by means of a wide cased opening, is cheery and inviting. The deep bay is an interesting feature and will make an attractive place for a cozy window seat. To the rear and separated by a sliding door is a very desirable dining room which has a charming little sun room opening off at the rear and kitchen is separated by two doors as dining room connects with the same through a splendid pantry. Three spacious, well-lighted chambers are shown on second floor, besides bath and large closets. The kitchen and pantry are well equipped with cupboards, work tables, etc., and provision is made for refrigerator in kitchen entry.

Cost \$1,800, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 3 inches. Price of plans and specifications \$15.

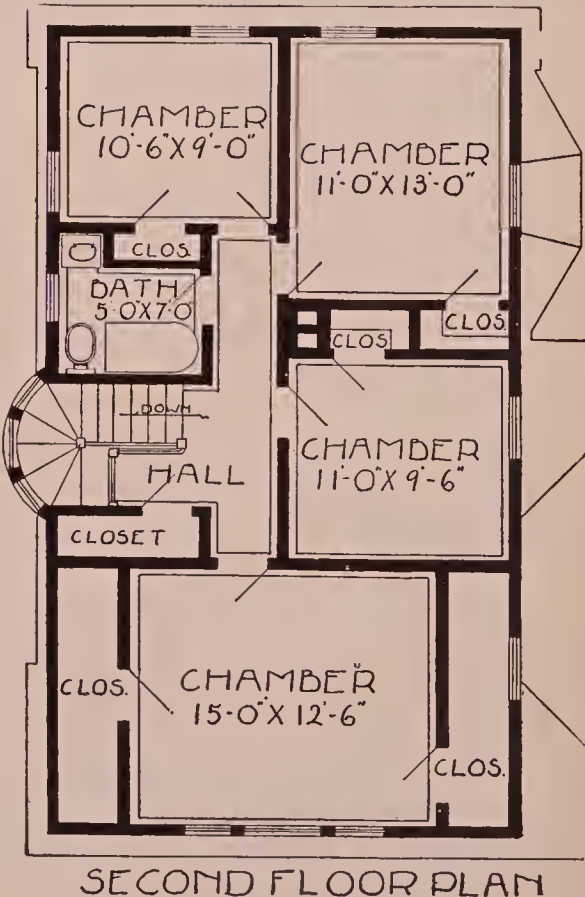
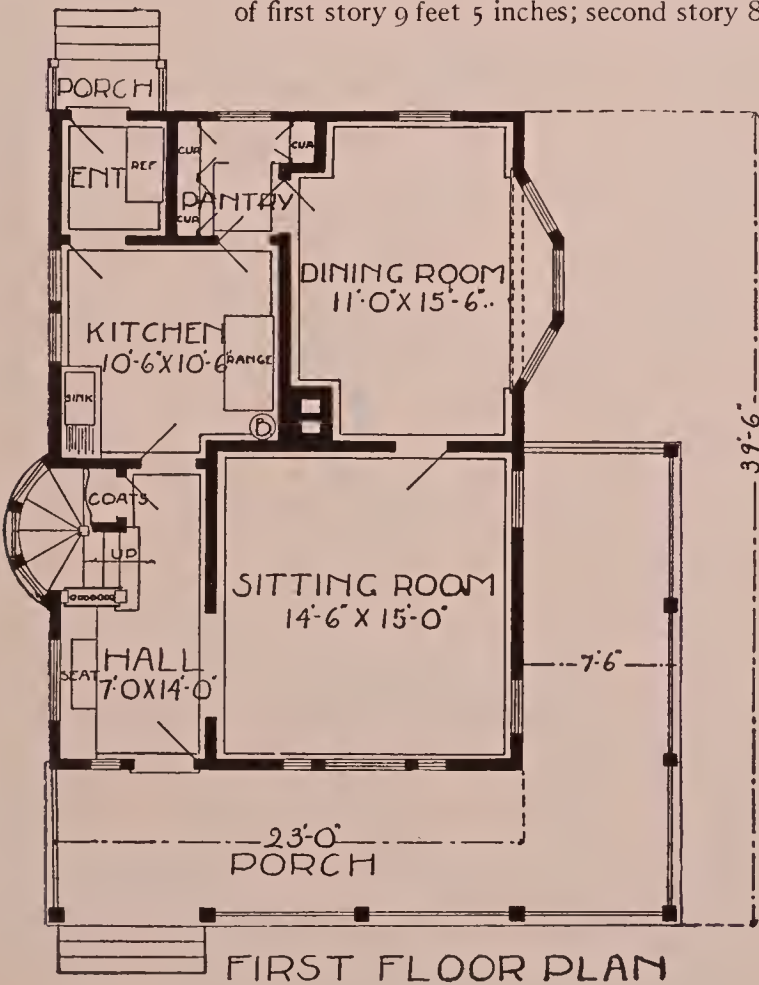




FRAME COTTAGE. DESIGN NO. D-468.

One of the main attractions of this design is its ample porch. Upon entering the house, one is impressed with the particularly attractive and cozy effect of the plan. Convenient access is provided to the stairs from the kitchen as well as from the main part of the house and also to the front door without passing through any of the rooms. An entry from the back porch furnishes a desirable place for the refrigerator and the pantry between dining room and kitchen is fully supplied with cupboards. The dining room is embellished by a bay window with an inviting seat at the side. Four bedrooms with ample closets and a bath are arranged on the second floor.

Cost \$1,600, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications, \$15.



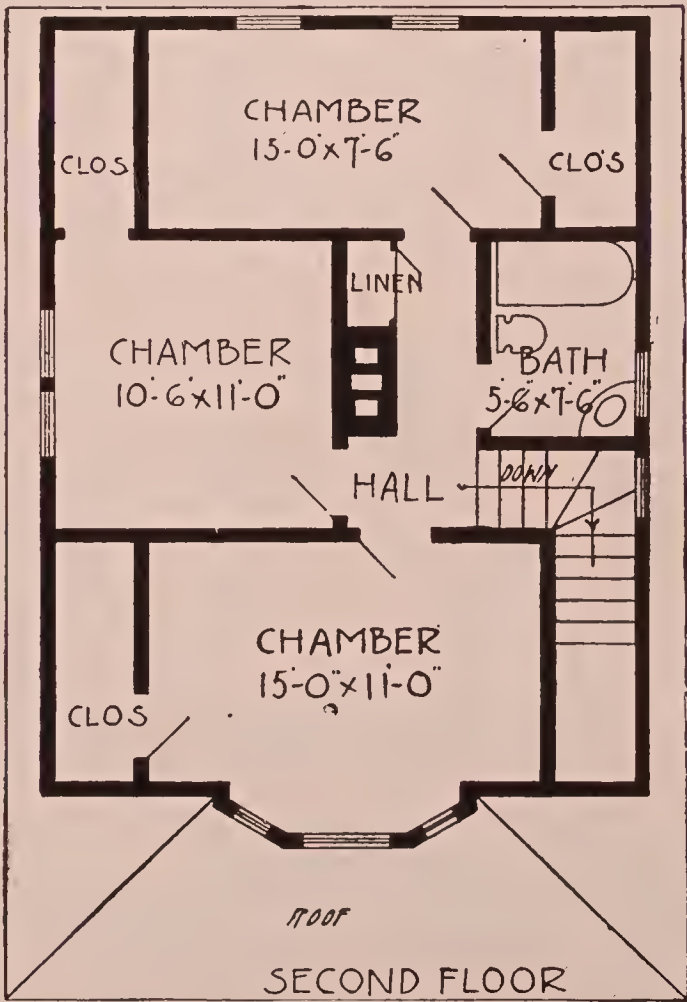


COTTAGE. DESIGN NO. D-573.

The sitting room of this plan is of good size and has a neat fireplace with red brick facing and hearth. The dining room, to the rear, connects with the kitchen through an ample pantry equipped with cupboards and work table. Hard wood floors are intended for the entire first floor, also for the second story hall and bath. The finish is of pine or cypress painted or stained. The plans provide for a full basement with cement floor, ash pit, outside cellar entrance, and fuel bins.

Cost \$1,500, exclusive of heating, plumbing, electric work, and decorations. Width 23 feet; depth 28 feet; height of basement 7 feet; first story 9 feet 6 inches; second story 8 feet 6 inches. Plans and specifications \$15.

DESIGN NO 573

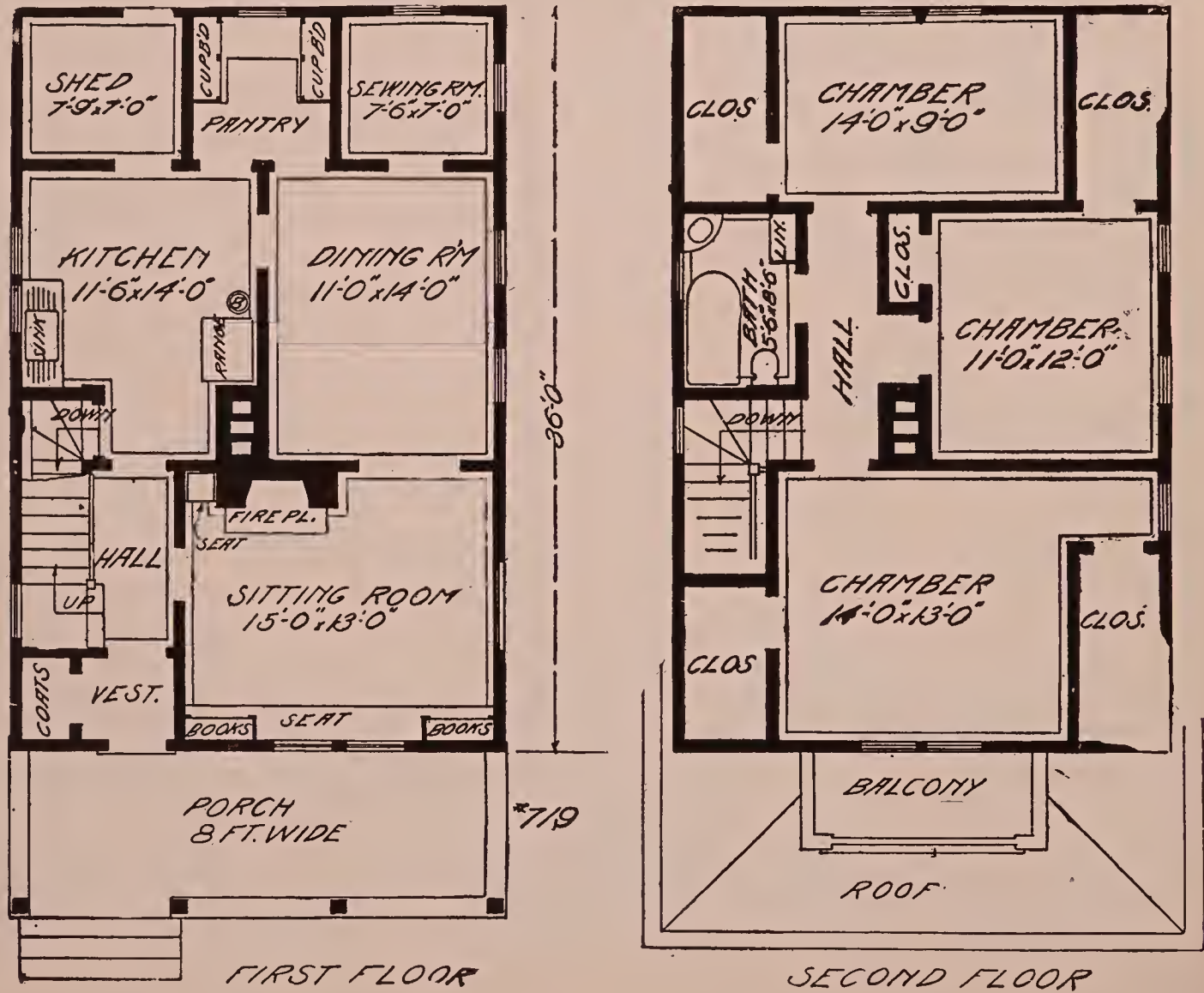




MODERN HOME. DESIGN NO. D-719.

This design will make a very complete and modern house. Passing through the vestibule and hall, one enters the sitting room, which is a very attractive apartment, with its fireplace and window seat with book-cases on either side.

The bedrooms on the second floor are of good size and provided with large closets.
Cost \$1,700, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 3 inches; second story 8 feet 3 inches. Lowest height of second story 6 feet. Plans and specifications, \$15.





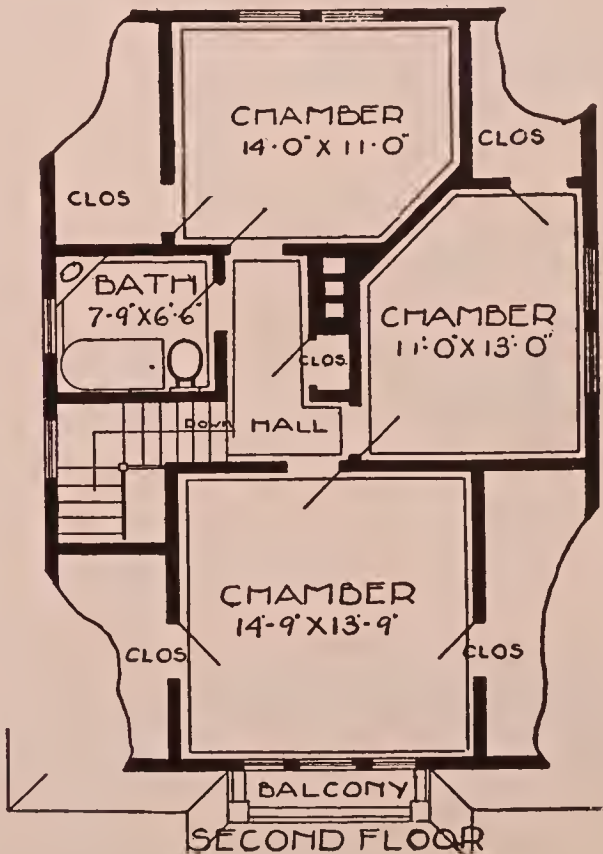
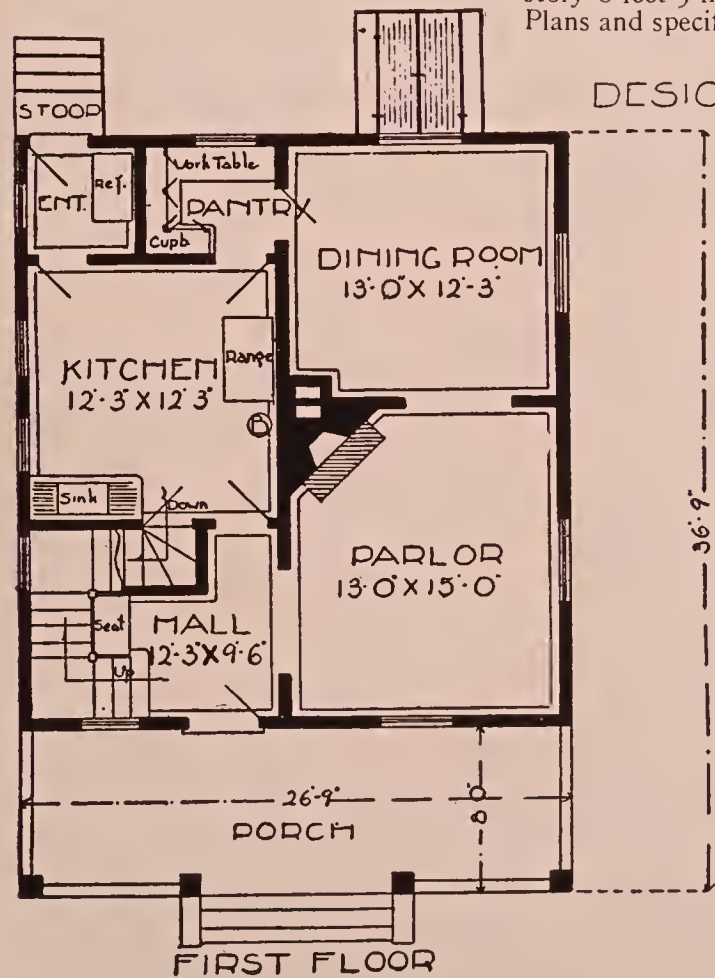
A COZY COTTAGE HOME. DESIGN NO. D-477.

The plan of this house is most conveniently and attractively arranged. The cosy little reception hall with the open stairway and built-in box seat gives a very pleasing impression upon entrance. The parlor has a tastily designed mantel with brick facings and hearth. To the rear of the parlor and connected by a cased opening through which a pretty view of the table and its furnishings is obtainable, is the dining room. The kitchen arrangement is most complete, as a separate entry with space for refrigerator is provided also a large pantry, amply provided with flour bins, cupboards and enclosed shelves, with double acting door opening into dining room.

The finish of the hall, parlor and dining room is oak, the balance of the house of pine or poplar. Hardwood floors are included for the kitchen, entry, pantry, front hall, and bathroom. The kitchen and bathroom are wainscoted and the back of the hall seat is paneled.

Cost \$1,700, exclusive of heating, plumbing, electric work, and decorations. Width 26 feet 9 inches Depth, not including porch, 28 feet 9 inches. Height of basement 7 feet. First story 9 feet 5 inches; second story 8 feet 3 inches. Lowest height in second story 6 feet 6 inches. Plans and specifications \$15.

DESIGN NO D-477

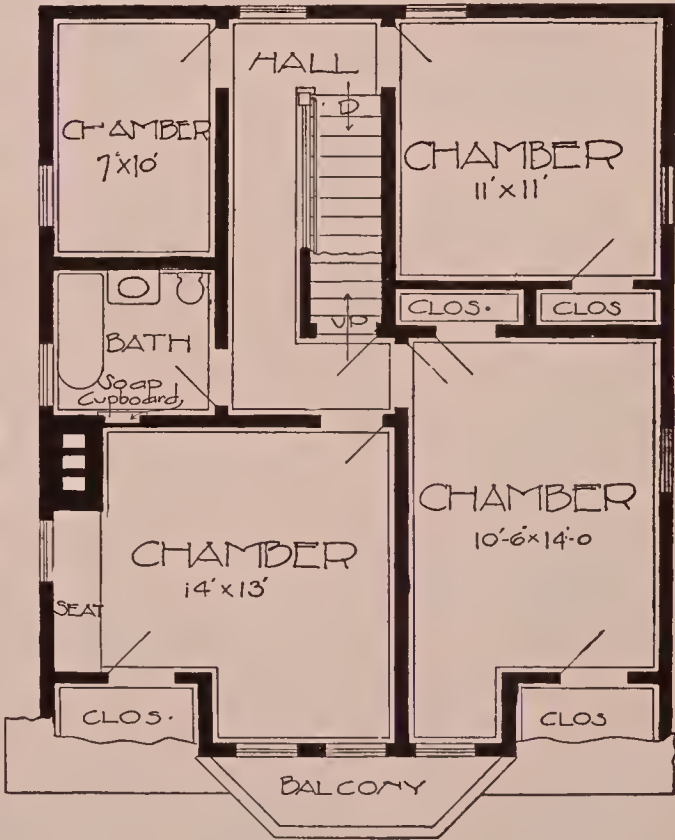
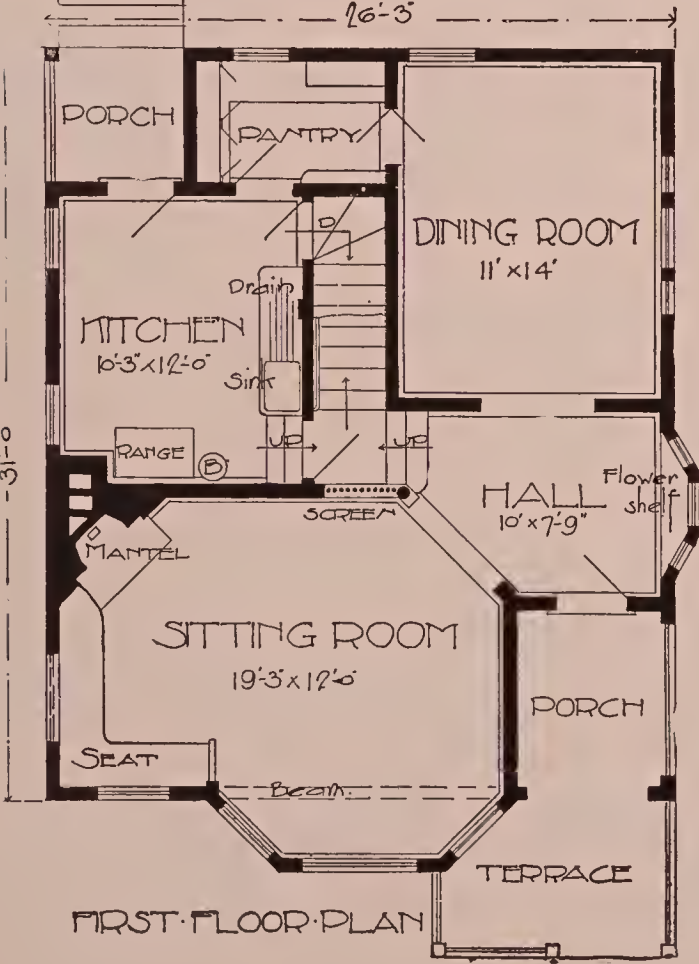




COTTAGE. DESIGN NO. D-268.

The combination staircase is exceedingly economical of space and affords direct passageway from the kitchen to the front door without going through any other room.

Cost, \$1,750, exclusive of heating, plumbing, electric work, and decorations. Width 26 feet 3 inches; length 31 feet; height of basement 7 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications \$15. The illustration shows this design reversed.



FIRST FLOOR PLAN

SECOND FLOOR PLAN

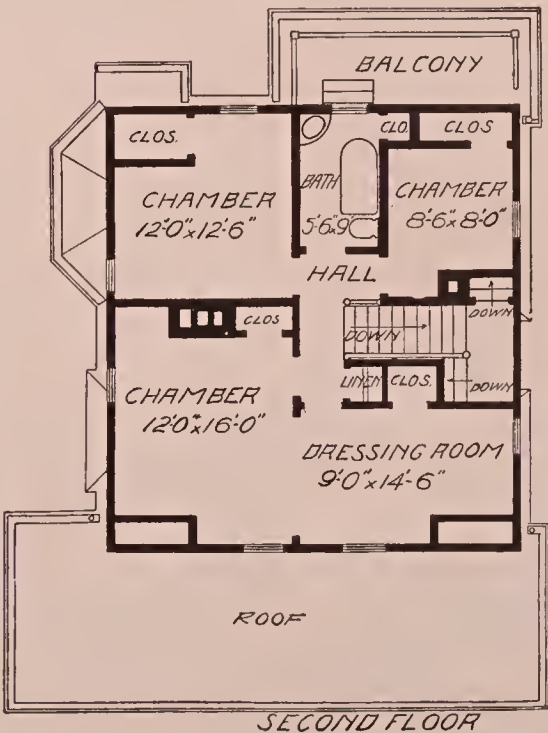
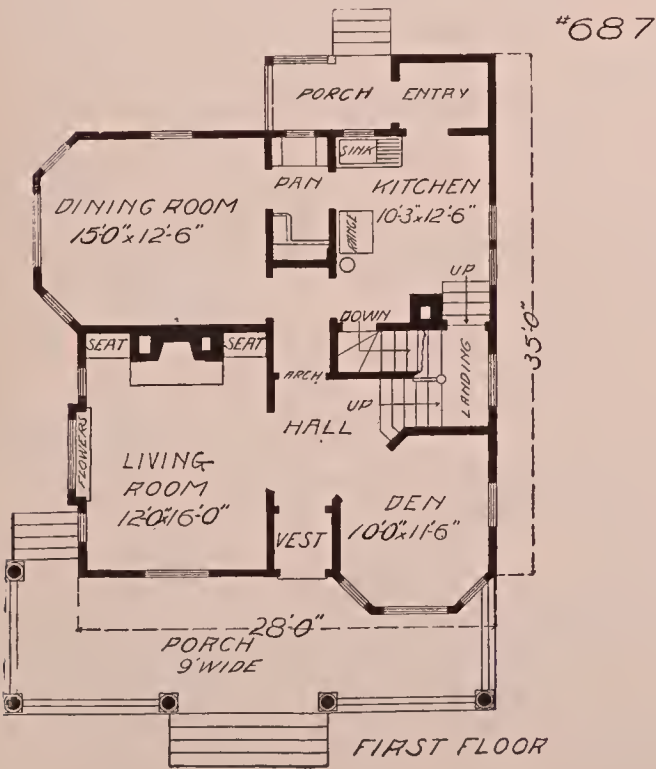


GAMBREL ROOFED HOUSE. DESIGN NO. D-687

This pretty cottage design contains every modern convenience, such as is usually found only in large and more pretentious houses. An open fireplace with seats built in on either side furnishes one end of the living room. At the side is a raised bay with a shelf for flowers. On the opposite side of the hall is a most attractive den and to the rear a well-proportioned dining room.

Three chambers and bath are arranged on the second floor. The front bedroom is provided with an adjoining dressing room which in case of necessity could be made into a very nice bedroom. The refrigerator is intended to be built in and iced from the entry, but there is ample space for a portable refrigerator to stand in entry, if desired. There is a basement under the entire house.

Cost, \$2,000, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches. First story 9 feet 5 inches; second story 8 feet 3 inches. Lowest height of second story rooms in corners 5 feet 6 inches. Plans and specifications \$20.

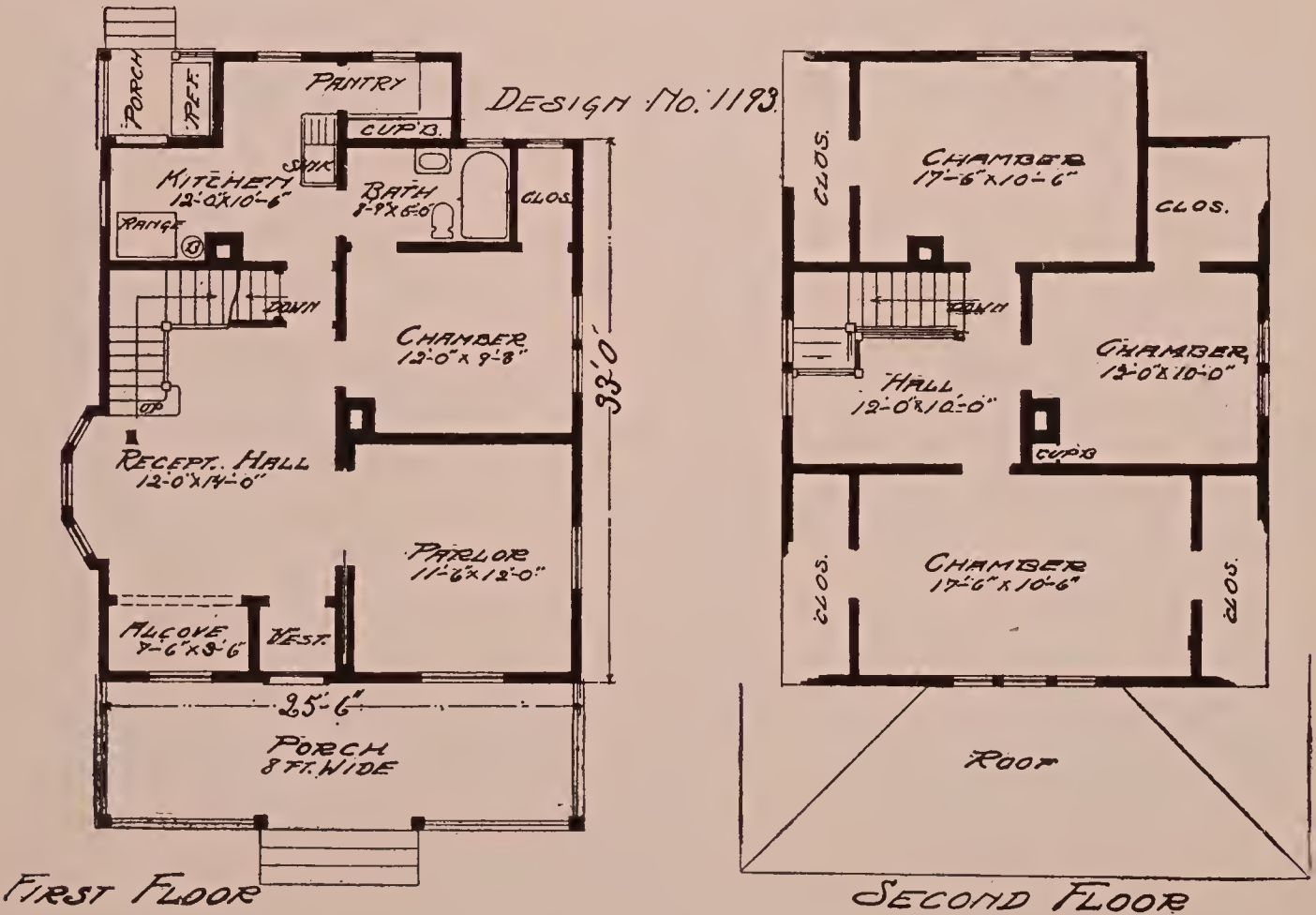




SWISS CHALET. DESIGN NO. D-1193.

The reception hall in this design is a magnificent apartment with its broad staircase, pretty alcove and bay. The kitchen to the rear is provided with a roomy pantry equipped with cupboards and work table and refrigerator space in the rear entry. Three bedrooms with ample closets are provided on the second floor.

Cost, \$1,750, exclusive of heating, plumbing, electric work, and decorations. Width 25 feet 6 inches; depth 33 feet; height of basement 7 feet. First story 9 feet 5 inches; second story 8 feet 3 inches. Lowest height of second story rooms 5 feet. Plans and specifications \$15.





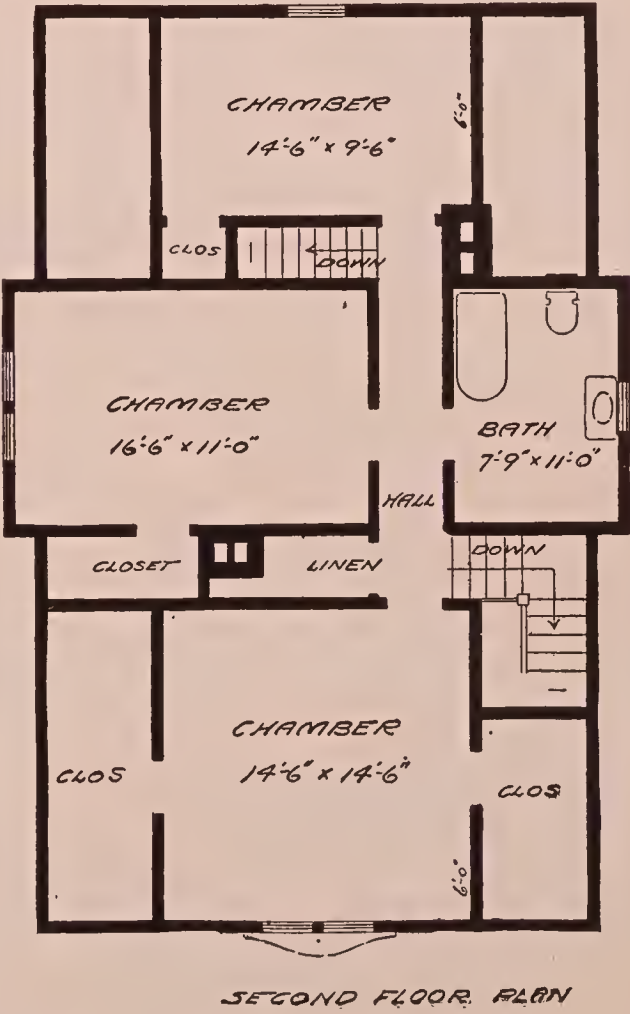
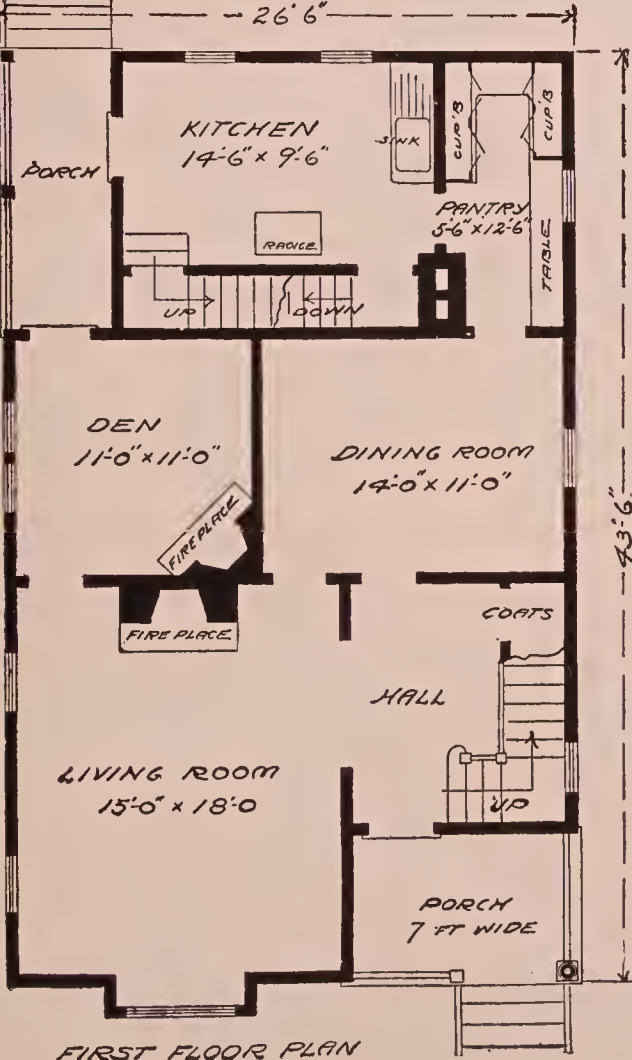
A CLAPBOARD HOUSE WITH SHINGLED GABLES. DESIGN NO. D-961

The design herewith illustrated makes an attractive cottage home, the exterior being finished with clapboards for the first story and shingles in gables.

The first floor contains a large living room and with the den and dining room opening from the rear of this room, makes a pleasant interior arrangement.

The interior finish would be in soft wood, painted or stained with soft wood floors. There is a full basement with provision made for a hot air heating plant.

Cost, \$1,775, exclusive of heating, plumbing, electric work, and decorations. Width 26 feet 6 inches; depth 43 feet 6 inches. Height of basement 7 feet. First story 10 feet 3 inches; second story 9 feet 3 inches. Plans and specifications \$17.



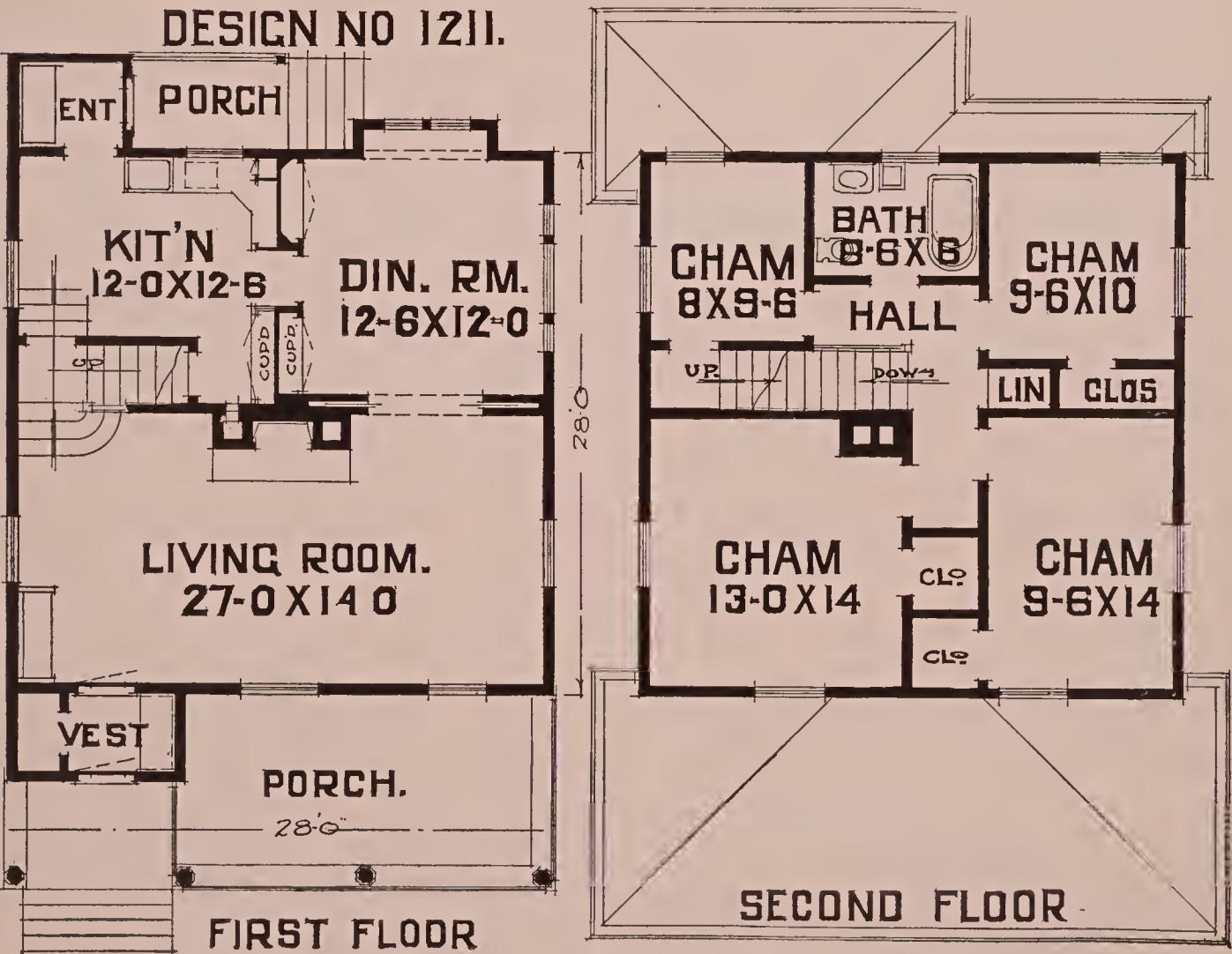


No. 1211.

A MODERN SQUARE HOUSE. DESIGN NO. D-1211

This style of house is especially economical to build as there is practically no waste in structural material. A vestibule, with coat closet and box seat, gives entry to the generous living room. An open fireplace and windows on three sides make this a most attractive apartment. To the rear and separated by a pair of sliding doors is a cheerful dining room. China closets are built in the side wall and a bay window at the rear. The kitchen is equipped with ample cupboards and refrigerator space is arranged in the entry. Four steps to a landing on the main stairs afford convenient access to the second floor. Here are provided four bedrooms and bath. Good storage space is furnished in the attic reached by a stairway from the left-hand rear bedroom.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Plans and specifications \$20.





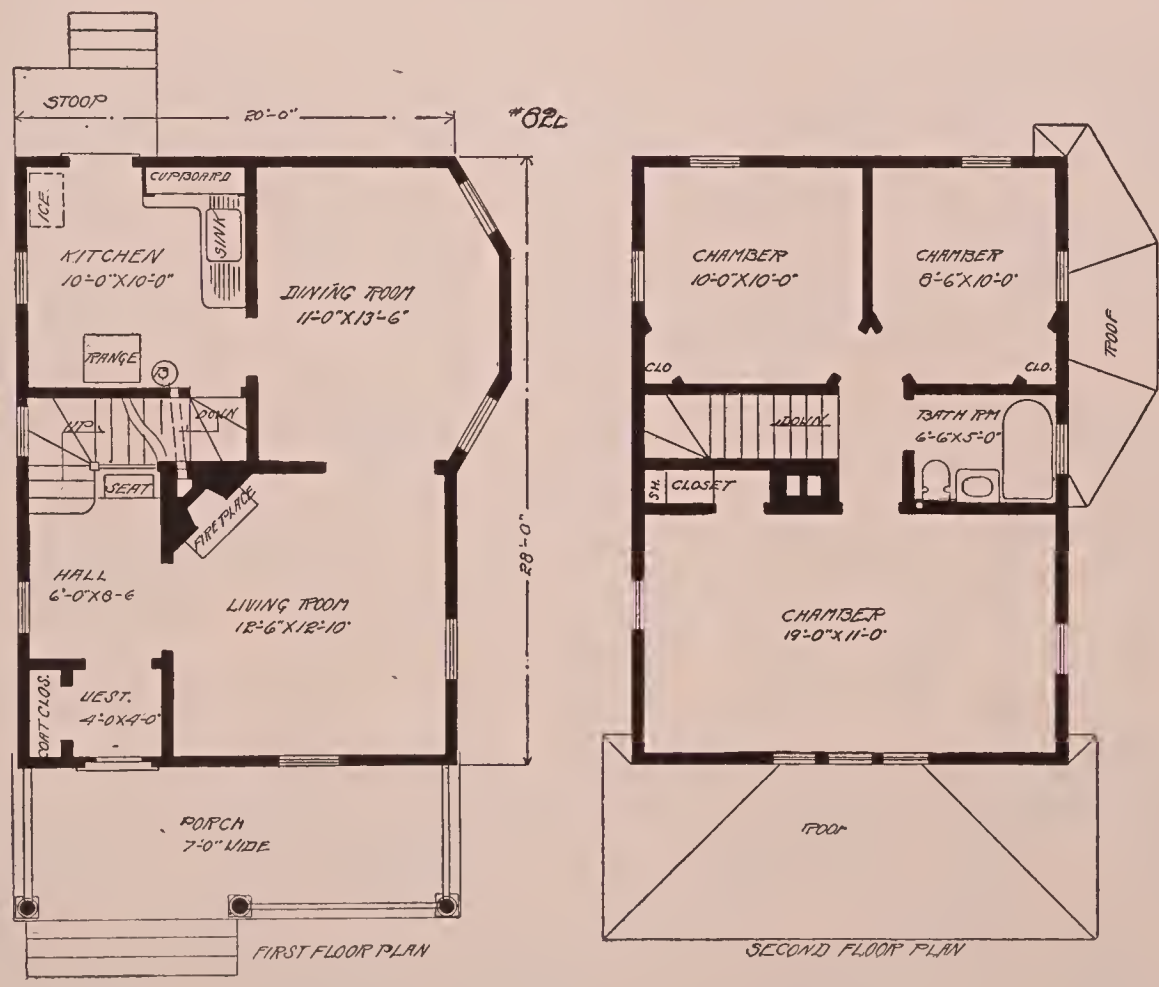
A HIP ROOFED COTTAGE. DESIGN NO. D-822.

The living room has an open fireplace in the corner, and a wide cased opening connects with the dining room. A bay window makes this room very pleasant. The kitchen is of good size and directly adjoins the dining room. It has a large cupboard with flour bins, drawers, and shelves arranged in one corner.

Three bedrooms and bath are provided on the second floor. The front chamber is a very pleasant room and if desired might have an alcove partitioned across one end.

The house is intended to be rimmed in pine or cypress, painted or stained and wax finished and the floors are to be of pine. It has a full basement with concrete floors; laundry and fuel bins are provided. The house is arranged to be heated by hot air furnace.

The estimated cost of this attractive cottage is \$1,400, exclusive of heating, plumbing, electric work, and decorations. Width 20 feet; depth 28 feet; height of basement 7 feet. First story 8 feet 7 inches; second story 7 feet 5 inches. Lowest height second story 7 feet. Plans and specifications, \$12.





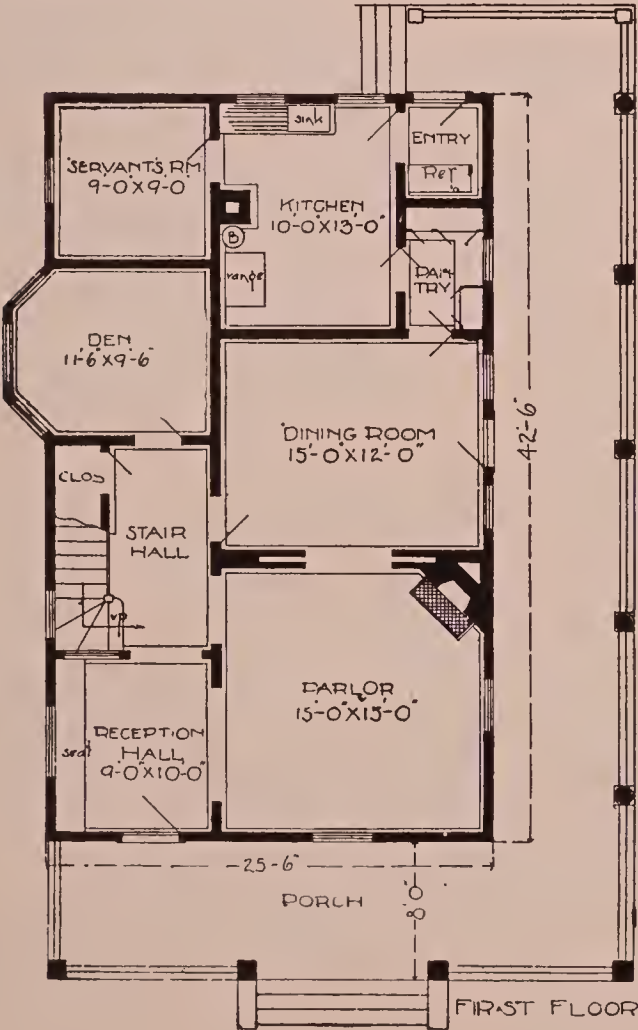
DESIGN N^o 454.

SOUTHERN RESIDENCE—DESIGN NO. D-454.

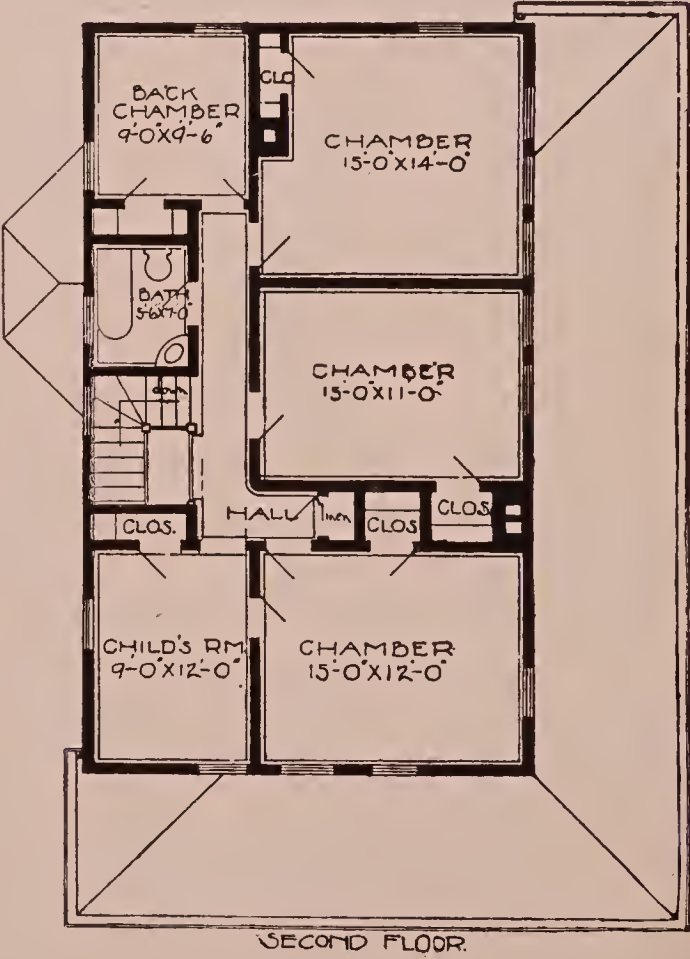
The home illustrated herewith was designed for a California or Southern residence, or for a summer cottage where basement and furnace are not needed, though one could be added at some additional expense.

From the porch one enters an inviting reception hall with wide archways into the living room and the stair hall beyond. The living room is a pleasant room and has a friendly fireplace in one corner. To the rear and separated by a pair of sliding doors is the dining room. This connects with the kitchen through a roomy pantry provided with ample cupboards and work table. Off of the kitchen is a fair sized maid's room and an entry with refrigerator space opens on to the rear porch. The den to the rear of the stair hall is an attractive little room with bay window and if desired a fireplace could be easily arranged for by moving the kitchen chimney toward the corner and placing the range on the other side.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 9 inches; second story 9 feet 3 inches. Plans and specifications, \$20.



DESIGN N^o 454

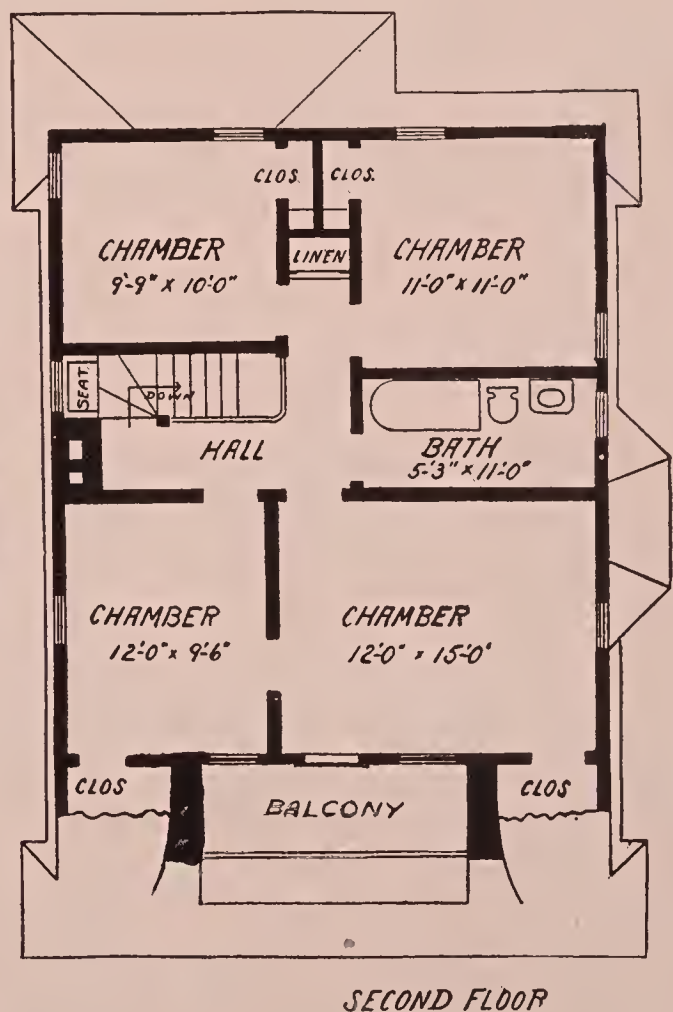
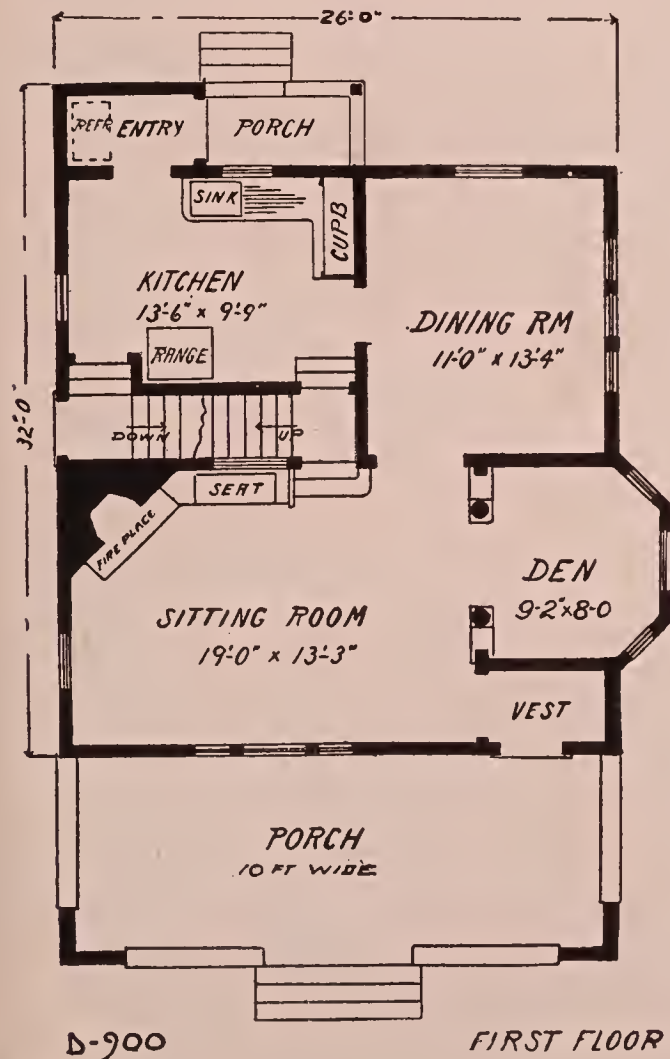




A ONE AND A HALF STORY COTTAGE. DESIGN NO. D-900

The first floor plan arrangement is very pleasing and provides for a large living room entered through a vestibule from the front porch. An open fireplace with a box seat at the side furnishes one corner and the stairway going up in back and screened from the living room by a grill above the seat is a most attractive feature. To one side is a cozy bay windowed den separated from the living room by a columned opening. The space under the pedestal of each column is utilized for a bookcase opening into the den. The kitchen is arranged with ample cupboards and refrigerator space in the rear entry. Three steps to a platform on the main stairs affords easy passage to the second floor.

Cost \$1,650, exclusive of heating, electric work, plumbing, and decorations. Height of basement, 7 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height of second story on front wall only, 6 feet. Plans and specifications \$15.





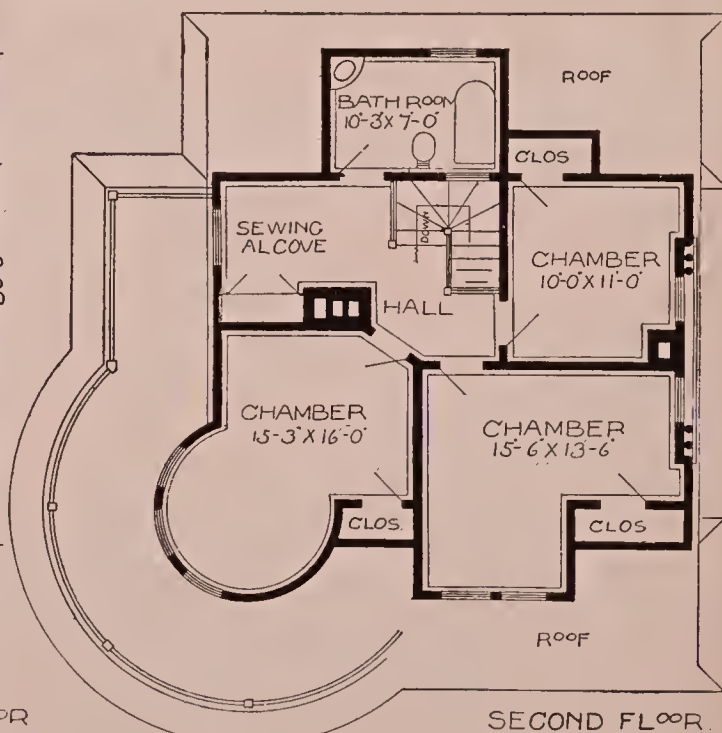
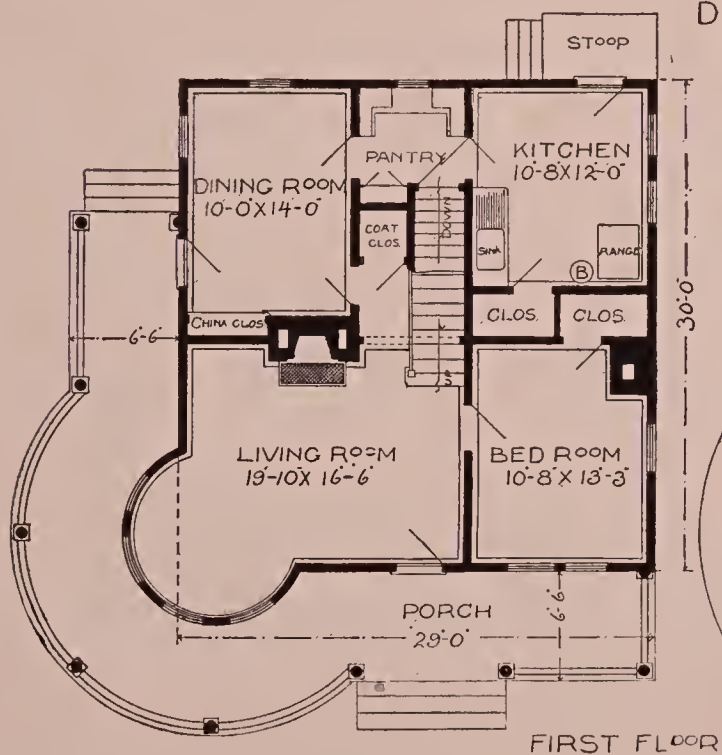
FRAME COTTAGE. DESIGN NO. D-551

The exterior of this design is most pleasing and has a very cozy appearance. The large porch, extending across the front and around the tower, is most inviting. A door centrally located opens into the living room. This with its rounding bay and fireplace is a most delightful room. An archway to the right of the fireplace over the ascending stairs leads to the dining room and under the slope of the returning stairs is a roomy coat closet. The dining room has a china closet worked in the recess furnished by the break of the living room fireplace. It connects with the kitchen through a generous pantry. Ample cupboards are provided and the cellar stairs goes down under the main flight. A large pot closet is arranged in one corner of the kitchen. The front bedroom is a very desirable room and if desired this room and the dining room could change places. On the second floor are three bedrooms, bath and sewing alcove with a roomy linen wardrobe.

There is a basement with cement floor, laundry, fuel bins, etc.

Cost \$2,000, exclusive of heating, plumbing, electric work and decorations. Height of basement 7 feet; first story 9 feet 4 inches; second story 8 feet 3 inches; lowest height second story 6 feet. Plans and specifications, \$20.

DESIGN NO. 551



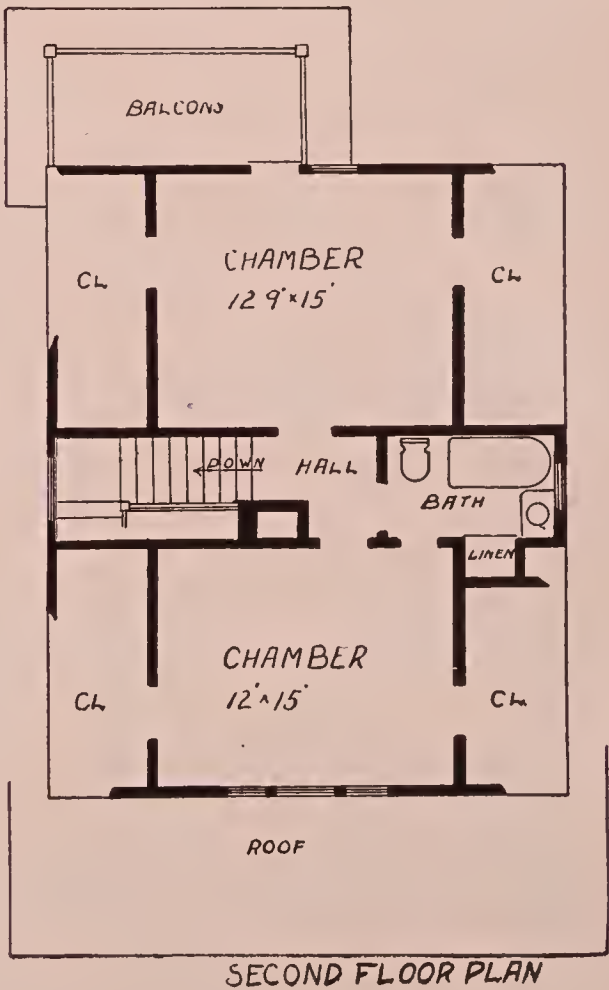
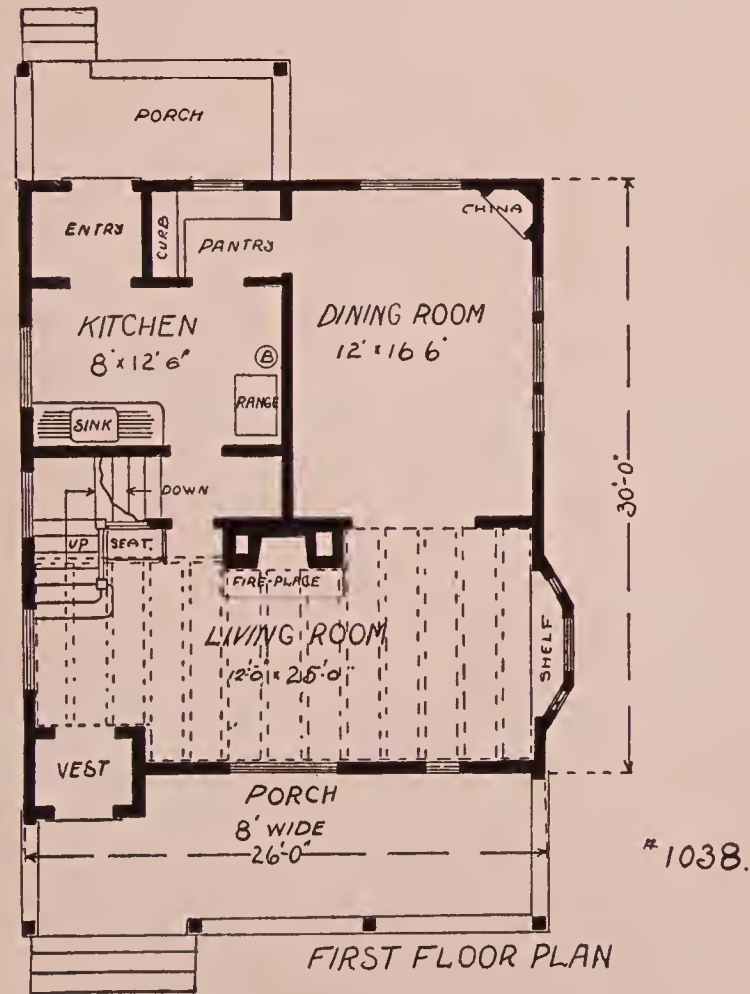
MODIFIED FRENCH COTTAGE. DESIGN
NO. D-1038

An exterior suggestive of French cottage design, with its steep picturesque roof gables, and dormer. The projecting hood over the mullioned windows of the front gable gives a felicitous touch.

The floor plan has been made for those who want few but spacious rooms. The living room extends across the entire front and is most attractive with heavily beamed ceiling and friendly open fireplace. An open stair, with seat tucked in at the side, ascends from one corner and at the opposite end of the room a broad flower shelf under the high windows of the bay, with book shelves built in beneath, makes a telling feature. A well proportioned dining room adjoins at the rear. This is a cheerful room and has a china closet built in one corner. The kitchen connected through a pantry is conveniently arranged. Accommodation for a refrigerator is provided in the rear entry. From the kitchen easy access to the front door and stairs is had through the little passage from which descends the cellar stairs. Four generous bedrooms and bath are shown on the second floor. Ample closet and storage space is built in under the slope of the roof. The front bedroom has a door opening into the bath room and alongside is a roomy closet for linen. The rear chamber has a desirable feature in the balcony over the service porch. This, if provided with flower boxes around the protecting rail, would make a most attractive spot for outdoor sleeping.

The living and dining rooms are handsomely finished in oak, with hardwood floors throughout. There is a full basement with laundry and provision for a hot air heating and ventilating system.

The cost of this cozy cottage home is estimated at \$1,700, exclusive of heating, plumbing, electric work, and decorations. Width of house, 26 feet; depth, 30 feet: Height of basement, 7 feet: First story, 9 feet 5 inches; second story 8 feet 3 inches; second story rooms full height. Plans and specifications, \$15.





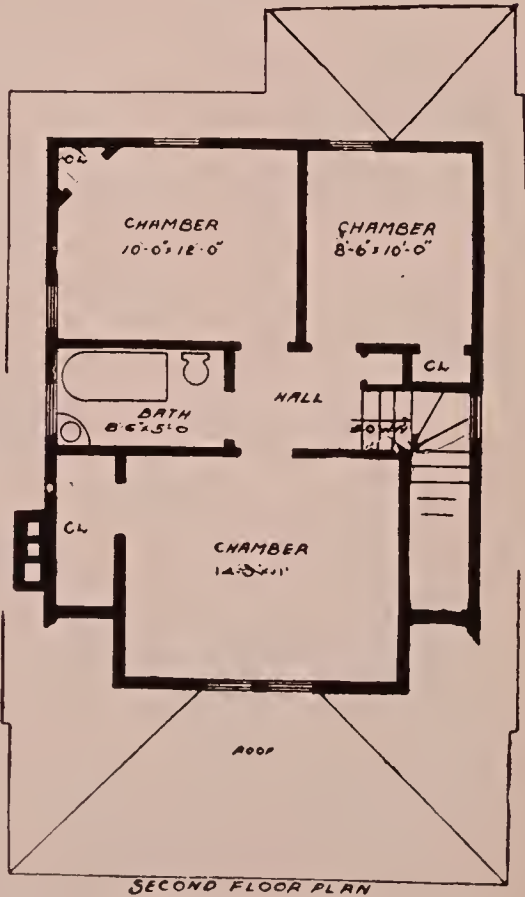
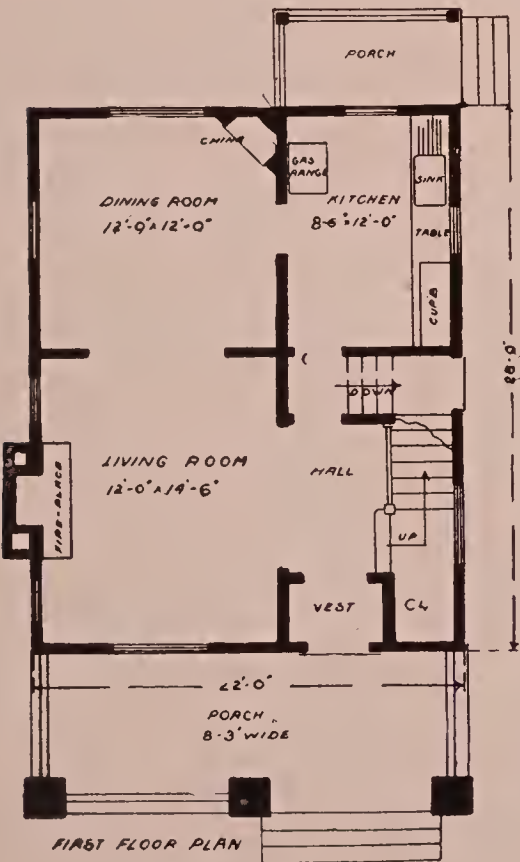
A SIX ROOM COTTAGE. DESIGN NO. D-1062

This modern six-room cottage is exceedingly compact in arrangement and economical in the use of space. The rooms are quite large for so small a cottage.

The living room, dining room and hall, being connected by large openings, open up together in a very pleasing manner. The open fireplace in the living room, and the corner china closet in the dining room, add much to the interest of these rooms.

No chimney has been provided in the kitchen, as it was intended to use gas for cooking purposes. A work table, with drawers and cupboards, and a sink are arranged under the window.

Cost, \$1,700, exclusive of heating, plumbing, electric work, and decorations. Width 22 feet; depth 28 feet. Height of basement 7 feet; first story 9 feet; second story 8 feet 3 inches. Lowest height of second story 7 feet. Plans and specifications \$15.



ENGLISH COTTAGE. DESIGN NO. D-1121

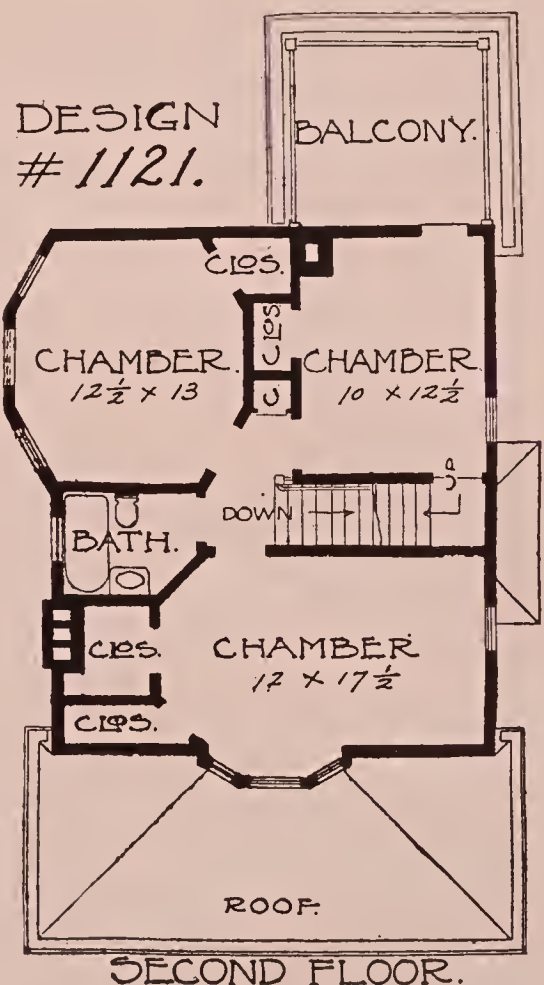
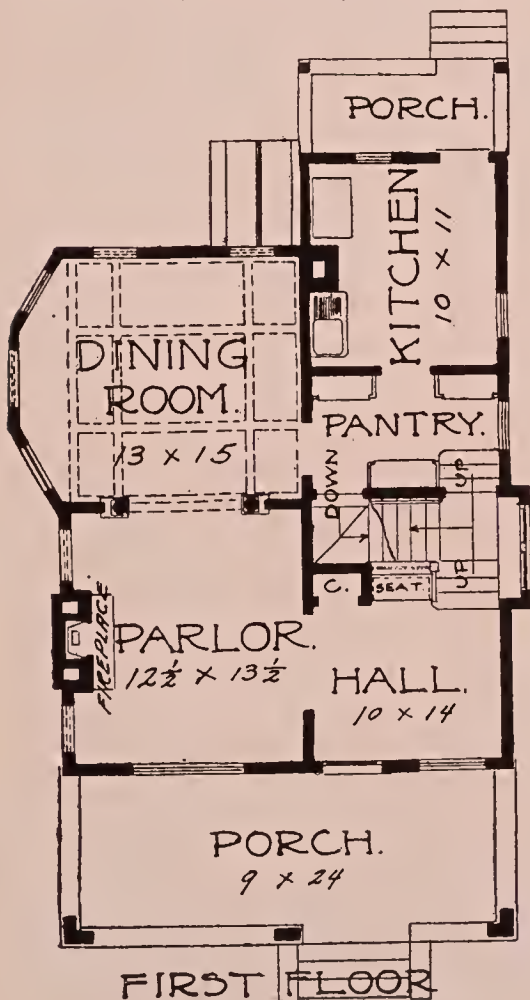
Though this cottage is not very large on the ground, the rooms are, nevertheless, of very fair size and every solitary inch of space is used to the very best advantage.

The hall is very attractive with its half screened staircase and the built-in seat. A little closet for wraps is built in at the side. A wide archway opens into the living room and gives a glimpse of the dining room beyond. The living room has a fireplace of unique though simple design, with high windows on either side, opposite the hall entrance. If desired, an attractive feature could be secured by building low book-cases in the recesses on each side. A columned archway opens into the dining room. This is a very satisfactory room and has a bay window taking up its entire length and affording views to the front of the house. A double acting door leads to a generous pantry equipped with ample cupboards. Four steps, ascending to a door opening on the main stair landing, give convenient passage from the kitchen to the entrance door and the second floor. The kitchen is of good size and opens on to a service porch to the rear.



Three bedrooms and bath are arranged on the second floor. Each room is provided with roomy closets and there is an additional linen closet in the hall. The front chamber is made especially pleasing with the little bay in front and the rear chamber has a very desirable adjunct in the balcony over the kitchen extension. A stairway from this room ascends to a very good attic. There is a full basement with outside entrance and cement floor. Provision is made for laundry, store closet and fuel bins.

The estimated cost, exclusive of heating, plumbing, electric work, and decorations, is \$2,000. Width 24 feet; depth 33 feet, not including porches or projections; height of basement 7 feet; first floor 9 feet 5 inches; second story 8 feet 3 inches. The second story rooms in one or two instances are slightly cut off by slope of rafters, but this slope is steep and does not interfere with the practical uses of the rooms; in fact, gives it rather a unique and pretty effect. Plans and specifications \$20.





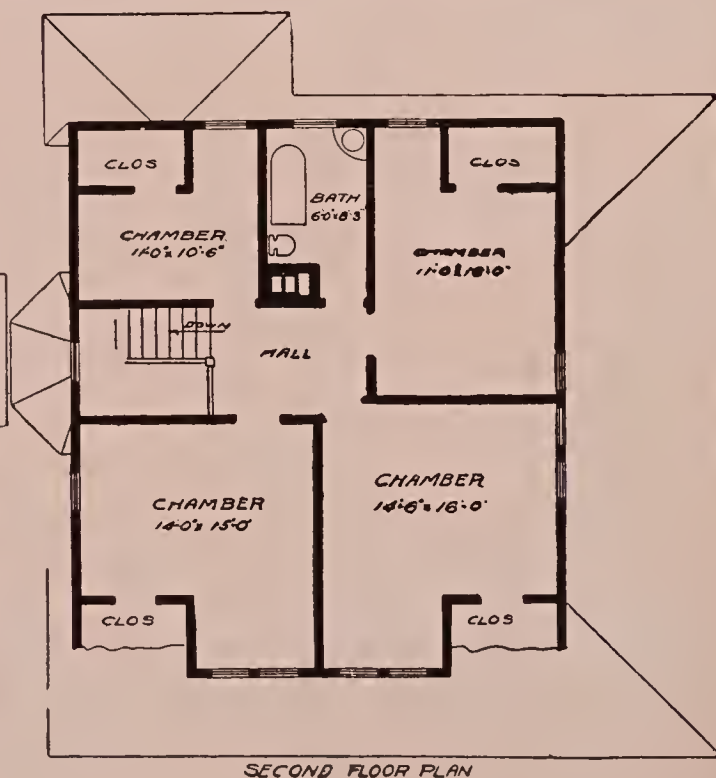
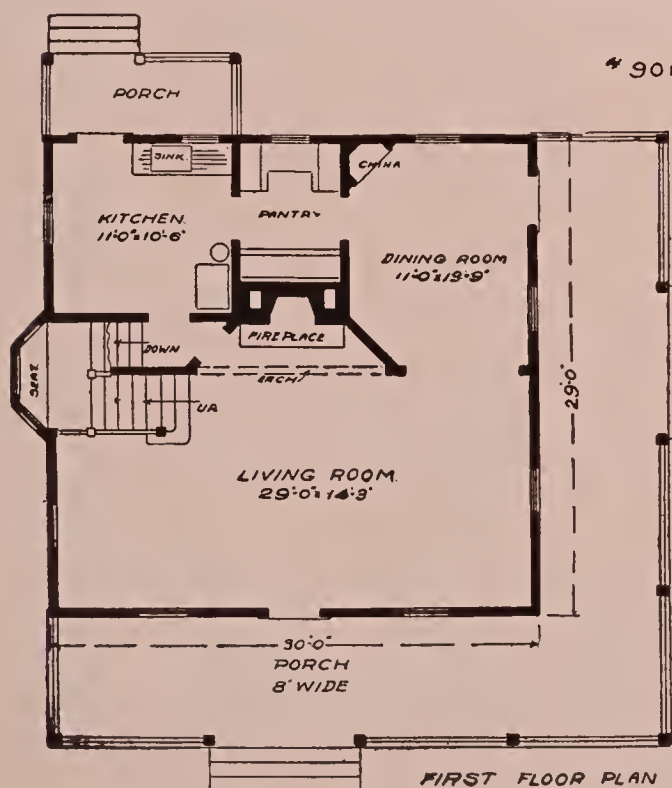
SUBURBAN HOME. DESIGN NO. D-901

This cottage is especially adapted for a suburban home, where ample porch space and a generous sized living room are desired. This latter is quite a feature as it runs across the entire front of house and contains an inglenook at rear in the centre. This has a plaster arch extending across it, from dining room opening to stairway. Access is conveniently arranged from living room to kitchen. This same passage gives access to basement from front of house.

The basement extends under the entire house, containing the usual laundry, store room and coal bins. Provision is made for a hot air heating system. There is also ample space for a laundry.

On the second floor we have four good sized chambers well provided with closets, in the corners under the slope of roof. The finish of first story would be in hardwood, with hardwood floors and the latter in the second story hall and bath also.

Cost, \$1,800, exclusive of heating, plumbing, electric work, and decorations. Width 30 feet; depth 29 feet. Height of basement 7 feet; first story 9 feet 5 inches; second story 5 feet. Plans and specifications \$15.





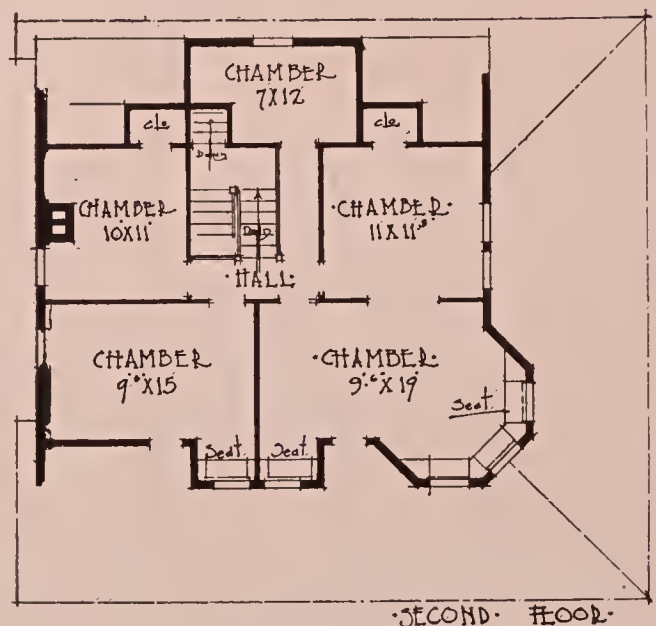
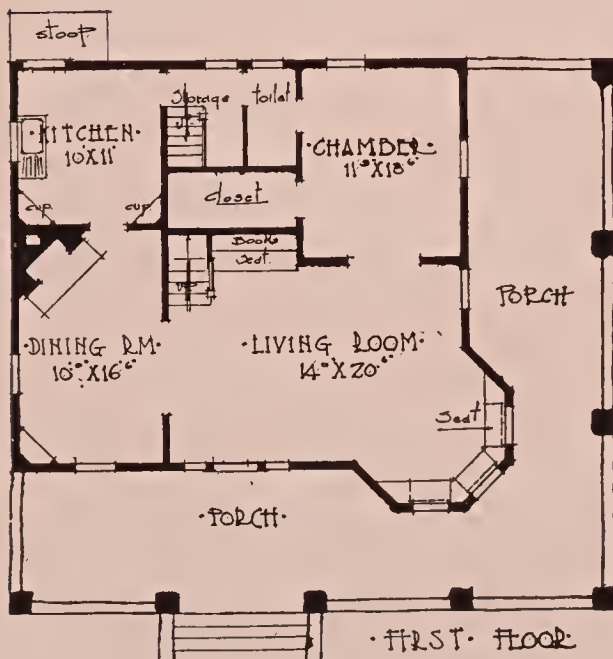
SUMMER COTTAGE. DESIGN NO. D-574

The large porch of this summer cottage offers a most generous outdoor living room, and as it extends around one side of the house the cooling breezes can be enjoyed to their full benefit. The living room also is of good size and well lighted with numerous windows. An attractive feature is the octagonal tower bay with its inviting seats, hinged-covered for the storage of magazines, etc. On the opposite side of the room a book-case and seat are built in the recess under the stairs. To the left is a wide opening into a chamber which, if not needed for sleeping purposes, would make a very desirable library or study. An extra large closet is provided and a door opening into the adjoining toilet. The dining room opens to the right of the living room and has a built-in china closet and an open fireplace. This has a cobble stone facing which extends up to the picture moulding a height of seven and a half feet. The kitchen is to the rear and supplied with two corner cupboards. Alongside is a little room from which ascends a flight of steps to the turn of the main stairs and also a door into the toilet room.

If desired, the toilet room could be omitted and this space together with the adjoining room used as a maid's room and complete bath room fixtures installed in the rear chamber on the second floor. On this floor are arranged five bedrooms; ample closets are supplied under the slope of the roof.

The partitions and ceilings of the first floor are plastered; the partitions of the second floor are of one thickness of dressed lumber. The rooms are ceiled over and scuttles are framed in to let the heated air pass up.

Cost \$2,000 exclusive of heating, plumbing, electric work, and decorations. The house sets on brick piers. Height of first story 9 feet 3 inches; second story 18 feet 3 inches. Plans and specifications \$20.





DESIGN NO 537.

ONE AND A HALF STORY COTTAGE HOME. DESIGN NO. D-537

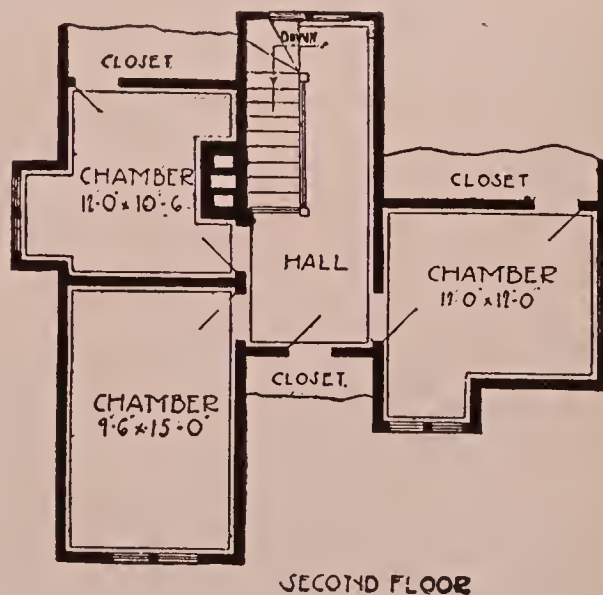
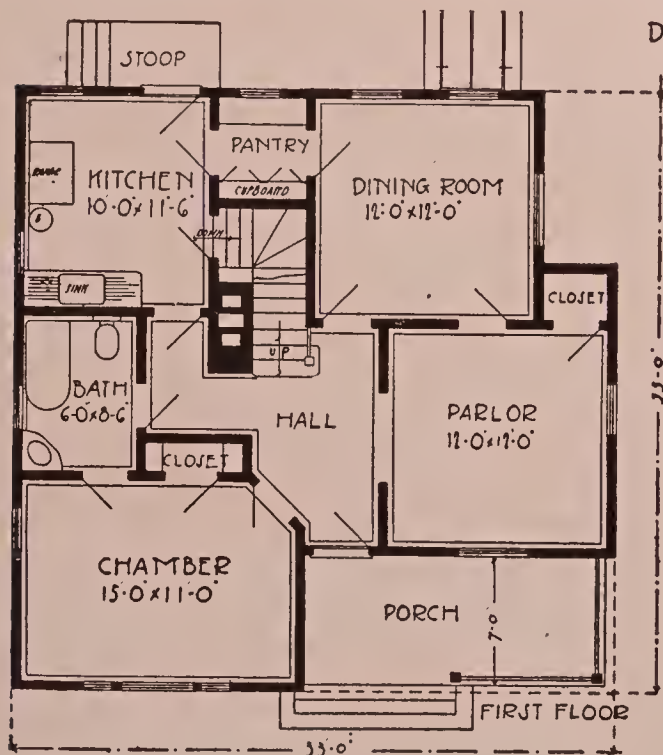
The exterior appearance of this snug little cottage home is most pleasing and home-like, and a glance at the floor plans will show that we have quite a house. It contains four bed-chambers and these will accommodate quite a fair sized family.

There is a full basement with provision made for a hot air heating and ventilating system. The cellar has a concrete floor and bins are partitioned off for the fuel supply. On the first floor the kitchen is of good size with an ample pantry leading to dining room and a door to the front hall. This is entered directly from the front porch; a wide archway opens into the parlor and doors into the dining room, front chamber and bath. The front chamber is especially desirable, having windows on two sides assuring a plentiful amount of light and air and then it also has direct access to the bath. The dining room is a very pleasant room and the adjoining pantry is equipped with enclosed shelves, drawers, workboard, flour bins, etc. On the second floor are three very desirable chambers; generous closets are provided for each room.

The finish of the house is intended to be of cypress for the living room, stained and wax finished and pine or poplar for the balance, painted an ivory white.

Cost \$1,650, exclusive of heating, plumbing, electric work, and decorations. Width 33 feet; depth 33 feet; height of basement 7 feet 6 inches, first story 9 feet 5 inches, second story 8 feet 3 inches; lowest height second story 4 feet 6 inches. Plans and specifications \$15.

DESIGN NO 537





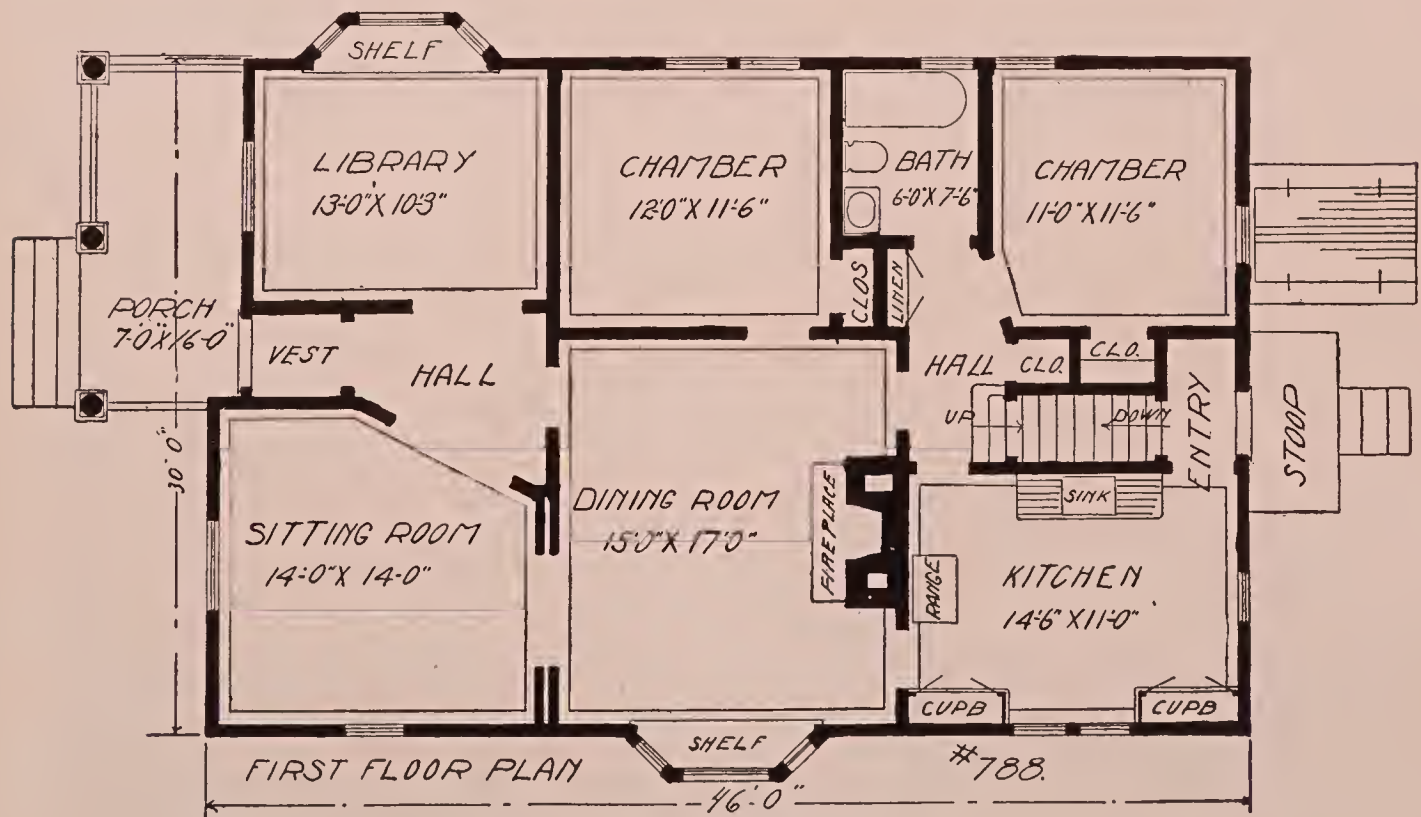
COTTAGE. DESIGN NO. D-788

This cottage design, primarily for a cold climate, is well adapted to southern country. Both front and rear doors have the protection of a vestibule or entry. It is a complete, modern cottage in every way, as will be seen from the plans.

The library to the left of the hall has an effective flower bay at the side and with bookcases built the length of the room up to the level of the shelf, a very attractive decorative effect could be secured. The sitting room to the right connects with the dining room through a pair of sliding doors. This room is of generous size and has a cheering fireplace against the side wall. There is also a high bay with casement windows at the end. On either side of the fireplace, doors open into kitchen and rear hall. The kitchen is of generous size and amply supplied with cupboards. An entry from the rear porch provides room for a refrigerator and gives access to the cellar stairs. The corner chamber is a desirable room having windows on two sides.

The attic is of very good size and, if desired, would accommodate a couple of rooms. The finish intended in the front vestibule, hall, and sitting room is to be of oak, with birch in the library, and ash in the dining room; and balance of the house, pine, poplar or cypress, painted or stained.

The estimated cost is \$1,600, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 9 feet 7 inches. Price of plans and specifications \$15.



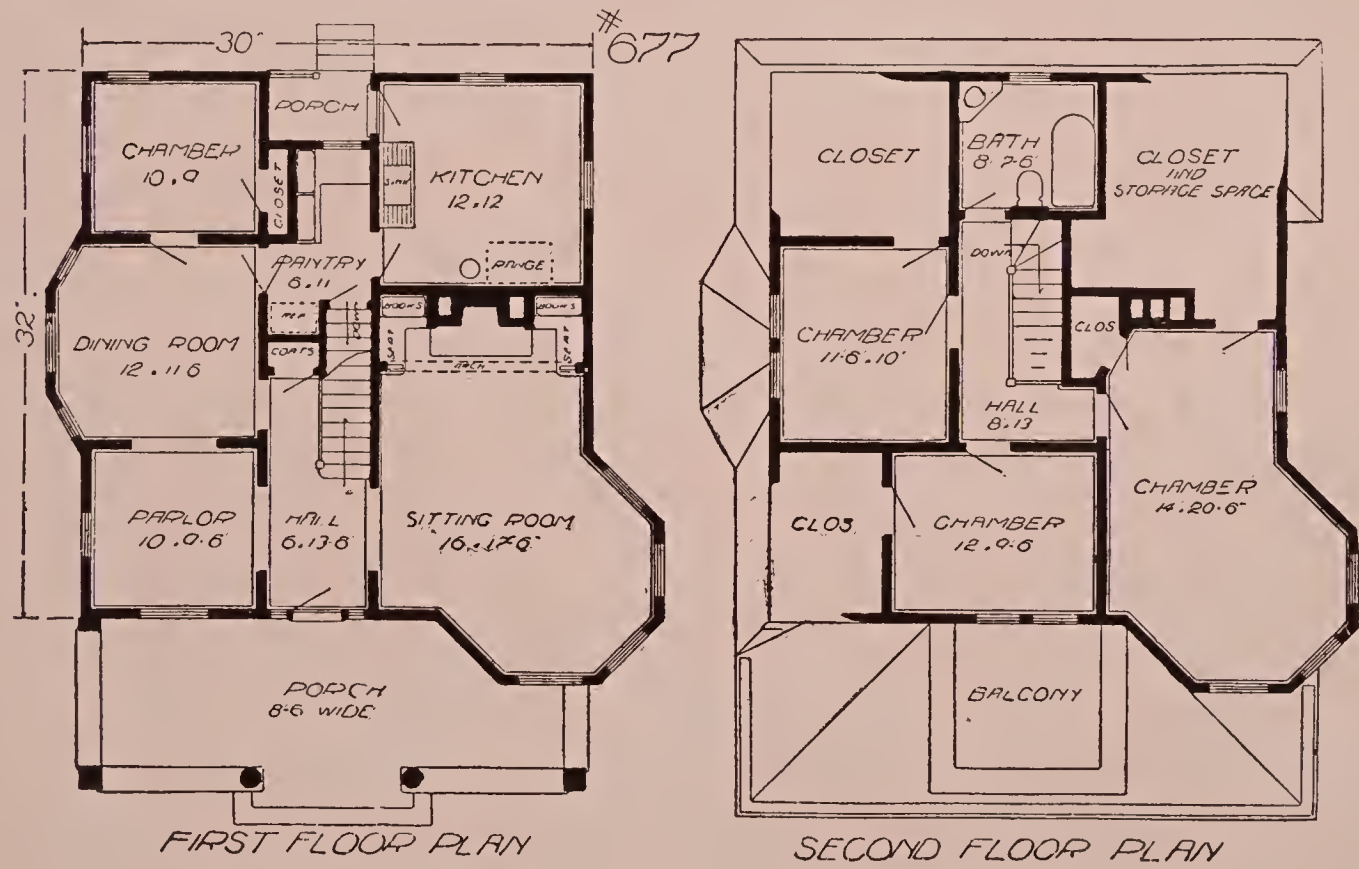


AN EIGHT ROOM COTTAGE. DESIGN NO. D-677

A cozy little eight room cottage is herewith shown. The low style of treatment makes it especially attractive and home-like and the interior arrangement is most convenient.

The generous living room entered from the hall is a delightful room with its large octagonal bay. At the end is an open fireplace with deep hearth and bookcases recessed on either side. Seats are returned along the side wall to an arch across the room. This makes a cozy inglenook and completely furnishes this end of the room. The little parlor on the opposite side of the hall, so easily furnished, will be the delight of the housewife. The dining room is to the rear and connects with the kitchen through a well arranged pantry. Ample cupboards and refrigerator space are here provided. The kitchen is of good size and the range is located so that its flue will use the same chimney as the sitting room fireplace. The chamber off the dining room would make an ideal den or study. A full basement extends under the entire house with provision for laundry, store closet, fuel bins, etc.

Cost \$1,870, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height of small front and side chambers 6 feet 6 inches; others full height. Plans and specifications \$15.





ONE STORY COTTAGE. DESIGN NO. D-630

In this design we have a one-story cottage, which has been so arranged that two or three rooms can be finished off in the attic. The house has also been planned with a full basement, so that at any future time a heating and ventilating plant could be installed and other desirable features finished off in the basement.

There is a cozy little reception hall and a large parlor opens off from this by a cased opening, which has a grille over it. The parlor is separated from the dining room by sliding doors. This latter room has a nicely detailed mantel which has red pressed brick facings and hearth.

In the rear hall is a little closet and a special cupboard for linen.

A galvanized iron hood has been provided directly above the range, so that it will catch the heat and then pass through a register in the hood into the vent flue of the chimney.

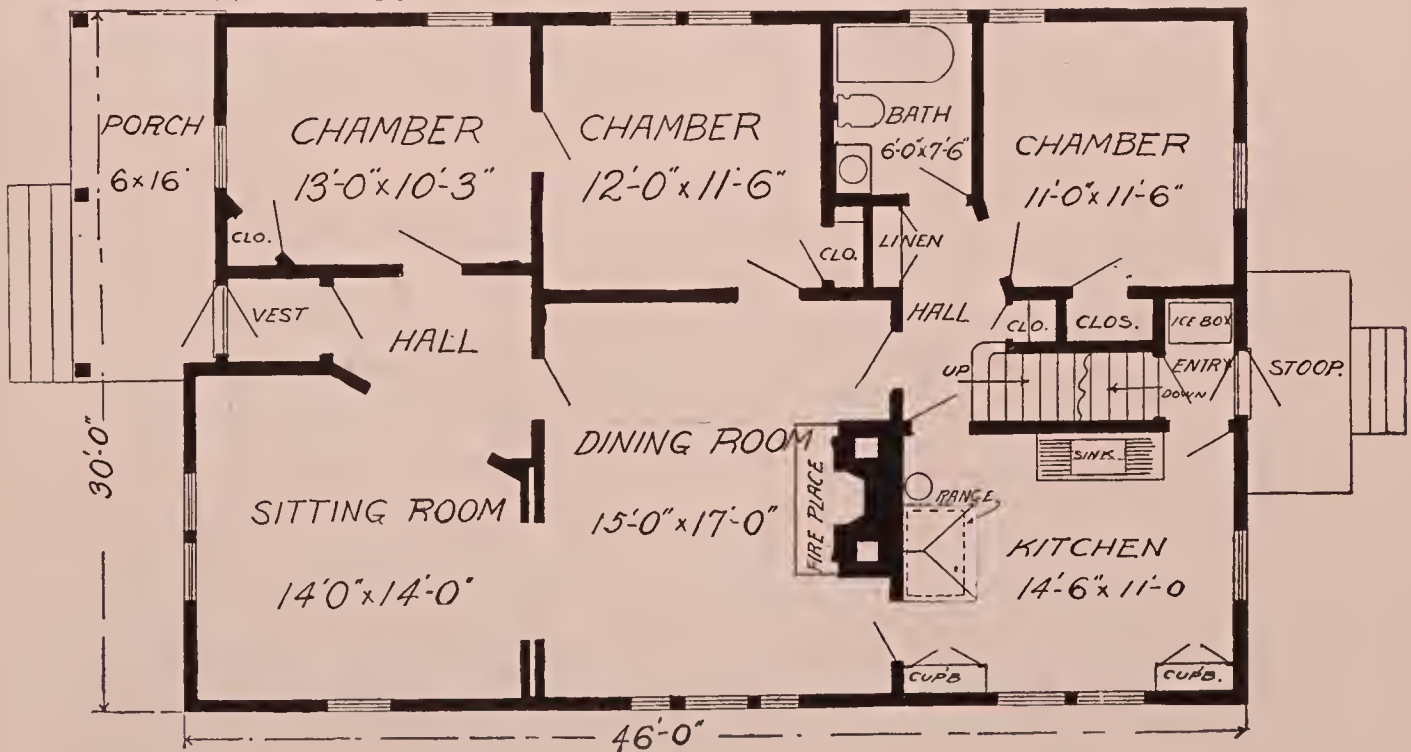
In the kitchen are two cupboards for dishes and a rear entryway has been provided with space for the refrigerator.

The finish of the house is pine or cypress, and hardwood floor is included in the kitchen only.

At slight additional expense a larger porch could be carried across the entire front of the house, with good results.

The estimated cost is \$1,700, exclusive of heating, plumbing, electric work, and decorations. Width 30 feet; depth, 46 feet. Height of basement 7 feet; first story 9 feet 9 inches. Plans and specifications \$15.

FIRST FLOOR PLAN DESIGN-NO-630.





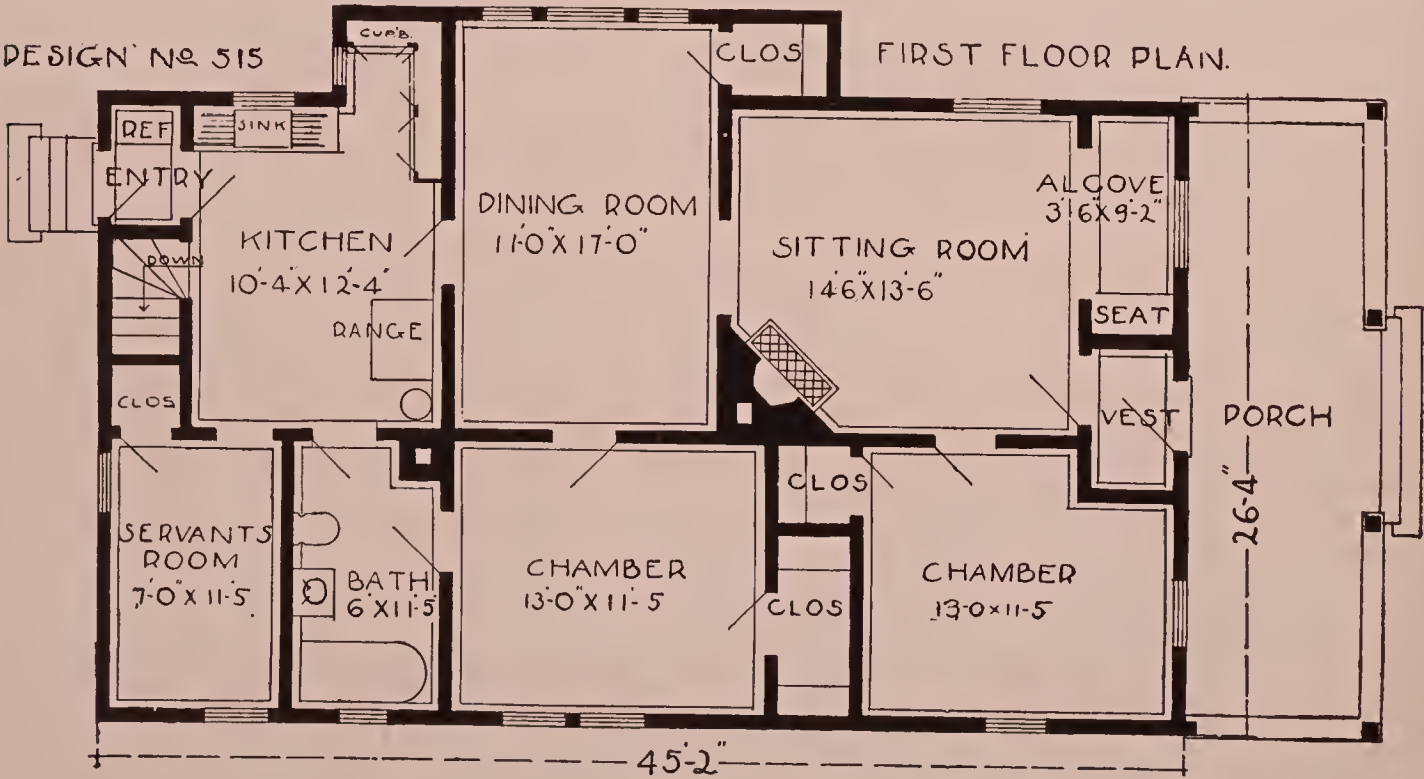
A FRAME HOUSE. DESIGN NO. D-515

This makes an ideal one-story home. The plans call for a small cellar only; however, if a full basement were desired this could be easily arranged by signing a memorandum of agreement with the contractor.

The first floor plan shows an economical arrangement of sitting room, dining room, kitchen, maid's room, two chambers, and bath. The sitting room to the front is entered through a vestibule from the front porch. It is a pleasant room with open fireplace in one corner and a pretty alcove with recessed seat in front. The dining room, connecting through a wide opening, adjoins at the rear. This room is of generous size and lighted by triple mullioned windows at one end. Ample cupboards with enclosed shelves and flour bins are provided in the kitchen, which is well arranged and equipped with modern conveniences. Refrigerator space is supplied in the rear entry and the cellar stair descends alongside. The chambers are of ample size and each is furnished with a large closet, that in the central chamber especially so. This bedroom also has direct access to the bath. A servants' room is at the rear and a closet is built over the descending cellar stairs. A scuttle is provided to the attic which offers ample storage space. If it were desired a stairway could be built to attic and by greatly increasing the pitch of the roof, a couple of rooms could be finished off there.

As two chimneys are provided it would be an easy matter to heat this cottage with stoves.

The finish of the living room, sitting room and vestibule is intended to be of red birch with hardwood floors and the balance of the house of pine or poplar, painted or stained. Cost \$1,700. Plans \$15.

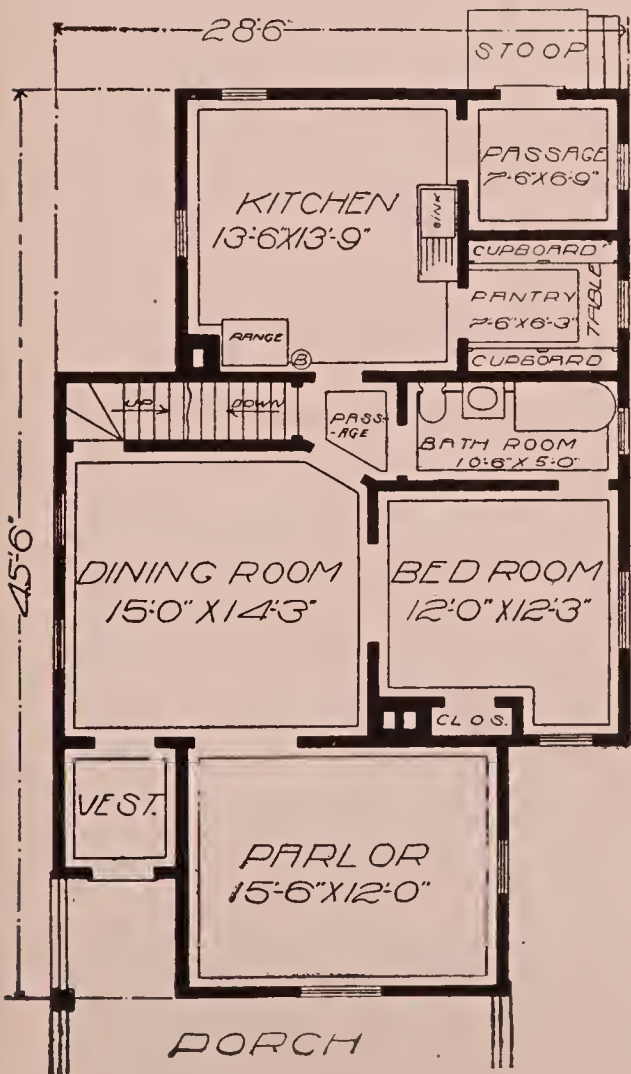




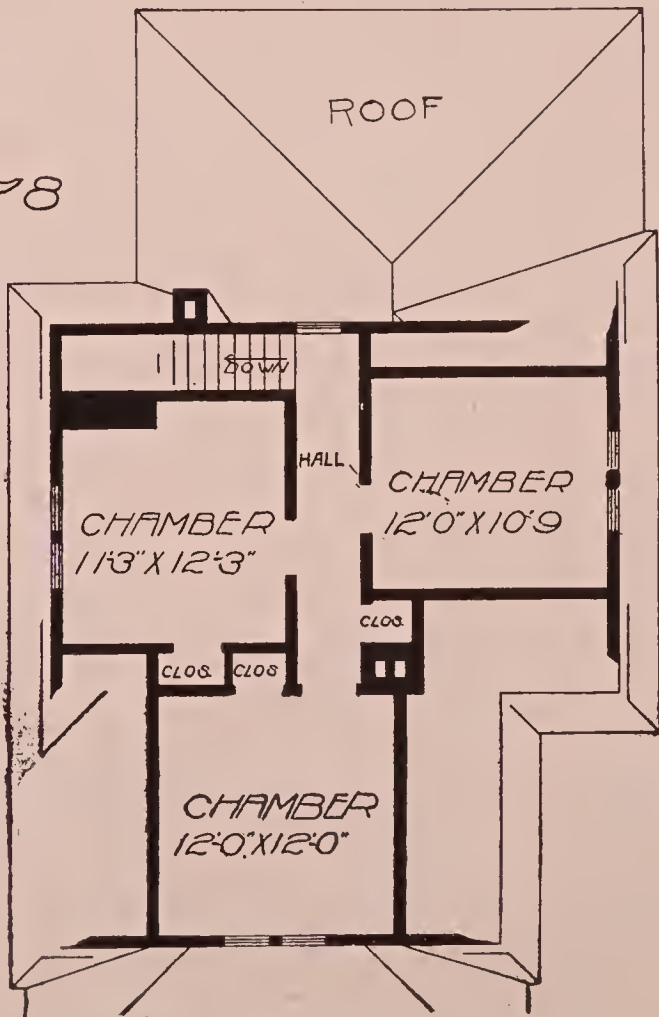
PEAK ROOFED COTTAGE. DESIGN NO. D-678

The main features of this design are its large rooms and practical and convenient interior arrangement. Ample space in the passage or rear entry is provided for refrigerator and other kitchen articles. The second story rooms are of ample size.

Cost \$1,550, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 3 inches. Second story 8 feet 6 inches. Lowest height of second story 5 feet. Plans and specifications \$15.



678

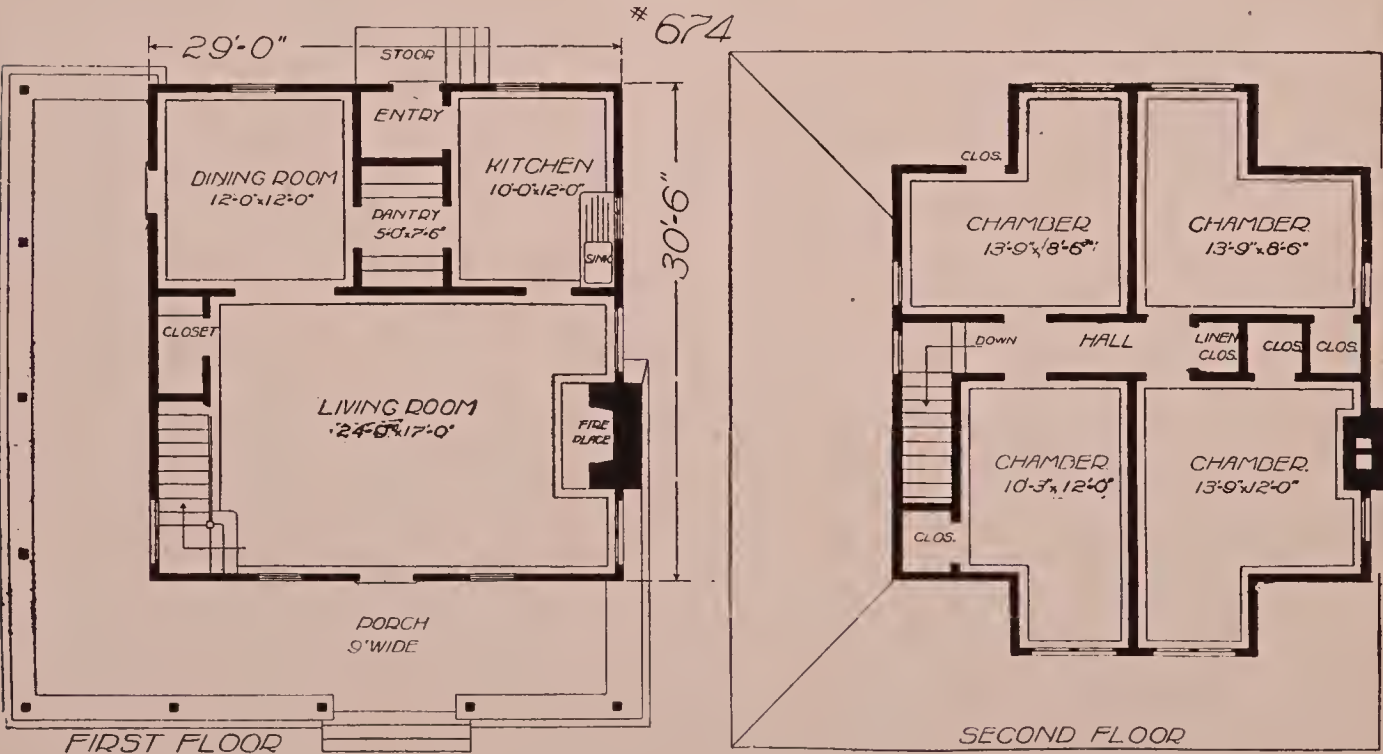




A MOUNTAIN COTTAGE. DESIGN NO. D-674

An effective cottage design in rustic or mountain style. The stone work of the porch and chimney connect it intimately with the ground and suggest the rock formation of the mountain. This is designed for a summer cottage and could be built on only a post foundation instead of having a solid stone wall around the outer portion of the main building. The plans show this to be 2 feet above grade and $3\frac{1}{2}$ feet below, so that it would be an easy matter to carry the walls down to make a full basement, if desired, or to build what is known as a "bank" cellar. If this were done, the kitchen and dining room had best be transferred to the opposite side of the house so as to allow the basement stairs to start from the kitchen and go down under the main stairway and this also would make a convenient arrangement for serving out-door meals upon the side porch. A gasoline stove was intended for cooking so no kitchen chimney has been provided which would be necessary if coal or wood were to be used. The pantry is furnished with ample cupboards and refrigerator space is provided in the rear entry.

Cost including stone foundation, but not plastering, \$1,600, exclusive of heating, plumbing, electric work and decorations. Height of first story 9 feet 8 inches; second story 8 feet 6 inches. Plans and specifications \$15.





AN INEXPENSIVE HOME. DESIGN NO. D-777

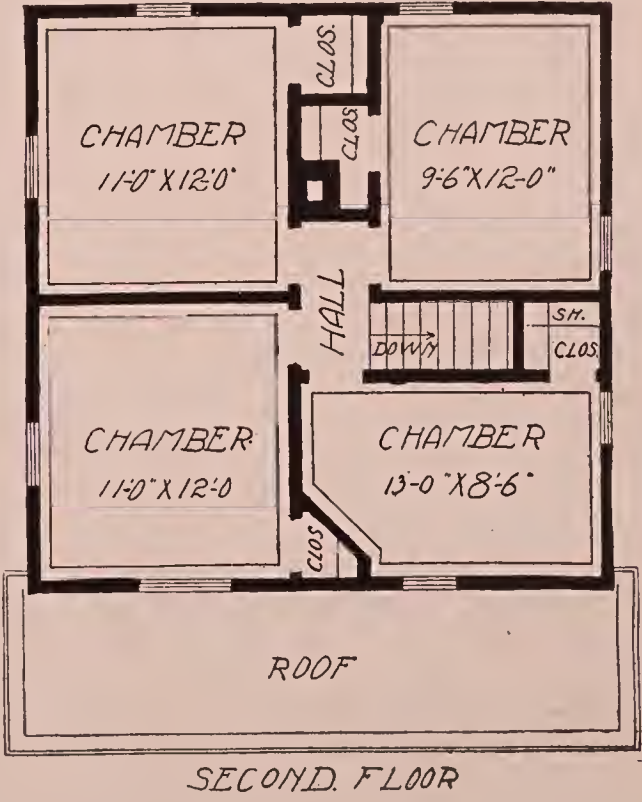
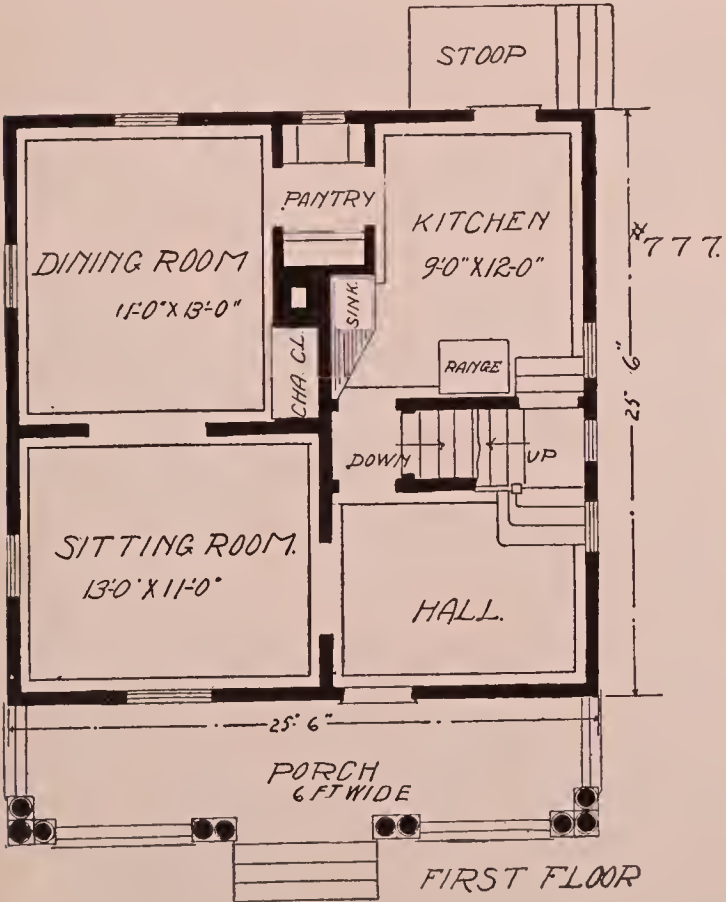
This design has been especially studied to secure the utmost economy in floor space and cheapness of construction. The reception hall is a very pretty little apartment and connecting as it does through a wide cased opening with sitting room at the left, and then with dining room at the rear, makes a very attractive interior. Direct access is secured from the kitchen to front door, without passing through any other room. The combination stairway secures great economy in space and cost of construction. In the dining room a china closet is built in the recess formed by the kitchen chimney and ample cupboards and work table with drawers and bins are provided in the pantry. On the second floor are four chambers and bath. Each room has windows on two sides assuring a plentiful amount of air and sunlight. Closets are provided for each bedroom.

There is a stone foundation under the house, but the cellar, however, extends only under the kitchen and pantry. The attic is accessible through a scuttle in the ceiling of the second story hall.

The finish of the interior throughout is intended to be of pine or poplar, painted, or cypress, stained.

The finish of the exterior is of clapboards to the second story window sills, and above that shingles.

The estimated cost is \$1,250, exclusive of heating, plumbing, electric work and decorations. Width 25 feet 6 inches; depth 25 feet 6 inches. Height of basement 7 feet. First story 9 feet 4 inches. Second story 8 feet 3 inches. Lowest height, second story, 6 feet 6 inches. Plans and specifications \$12.

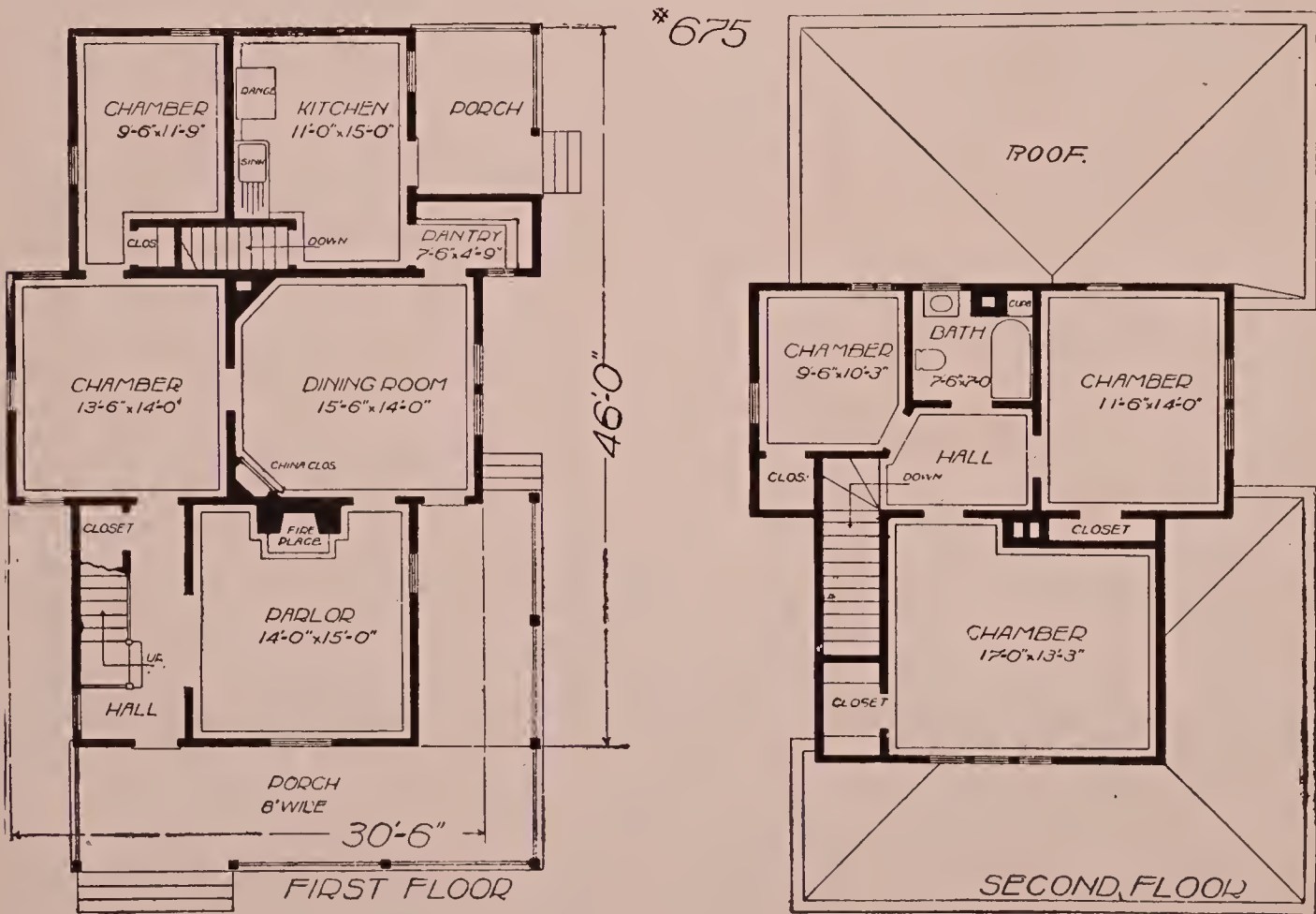




A HOUSE OF MANY ATTRACTIVE FEATURES. DESIGN NO. D-675

Special attention has been given to this design in securing the most room for the least expenditure possible, and there are withal many attractive features of interior arrangement. There is a very pretty mantel design for parlor and a practical and convenient china closet for dining room. The foundation extends under the entire house, but only the rear portion, under kitchen and rear chamber, is excavated for cellar, though full basement could readily be put in at very little additional expense.

Cost \$1,700, exclusive of heating, plumbing, electric work, and decorations. Width, including extension on dining room and chamber, 30 feet 6 inches; depth 46 feet; height of basement 7 feet. First story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications \$15.





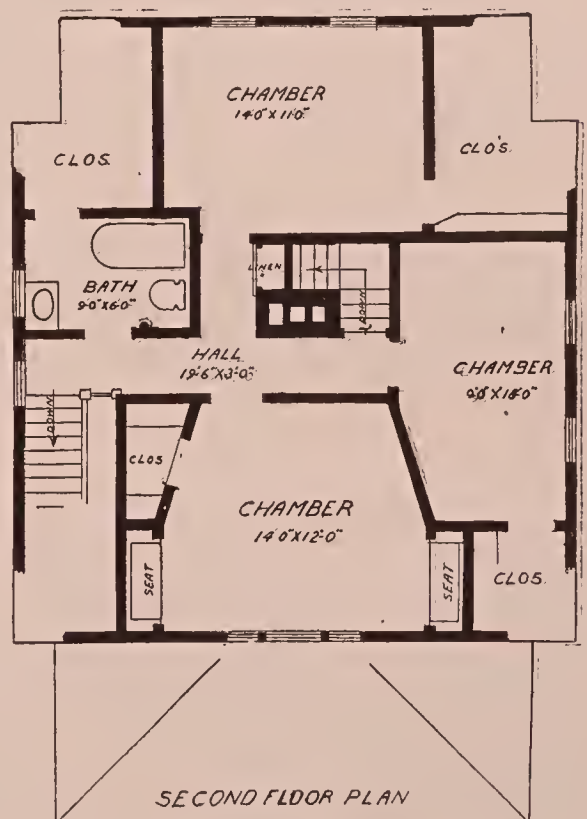
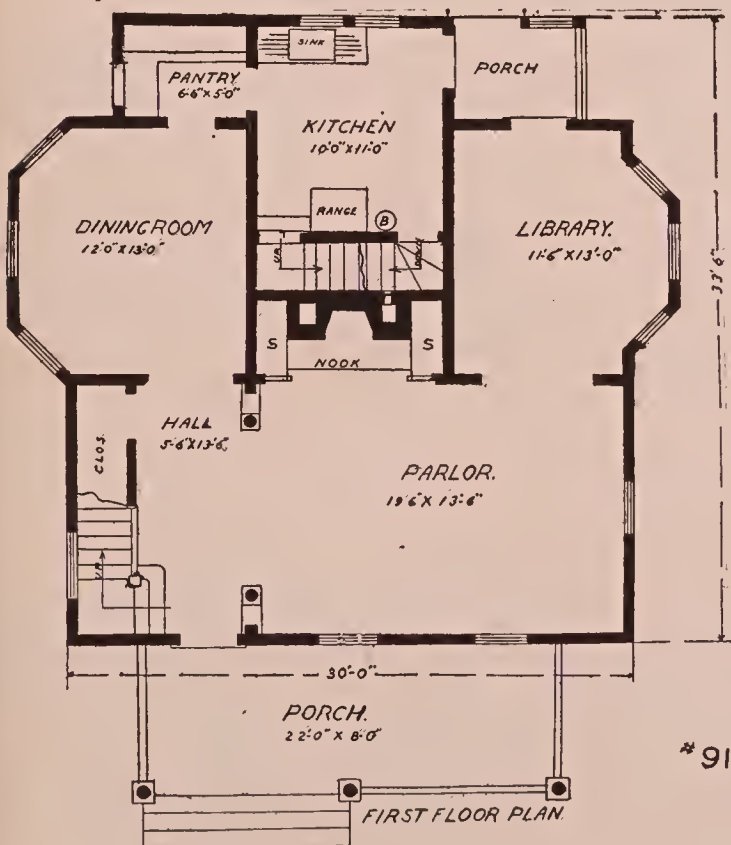
COTTAGE HOME. DESIGN NO. D-911

This design is an especially pleasing and attractive little cottage home, the low roof lines giving a home-like effect. The exterior is finished with clapboards to the belt course, with shingles above. The foundation is of stone and a basement extends under the entire house. The same is provided with outside cellarway and cement floor and provision is made for laundry, fuel bin and a hot air heating and ventilating system. Prettily arranged at the rear of sitting room is an inglenook with built-in seats and fireplace of red pressed brick. The library makes a cozy room for study, or if so desired, this room would make an excellent chamber. The kitchen arrangement is complete, both front and back stairways and a large pantry being provided.

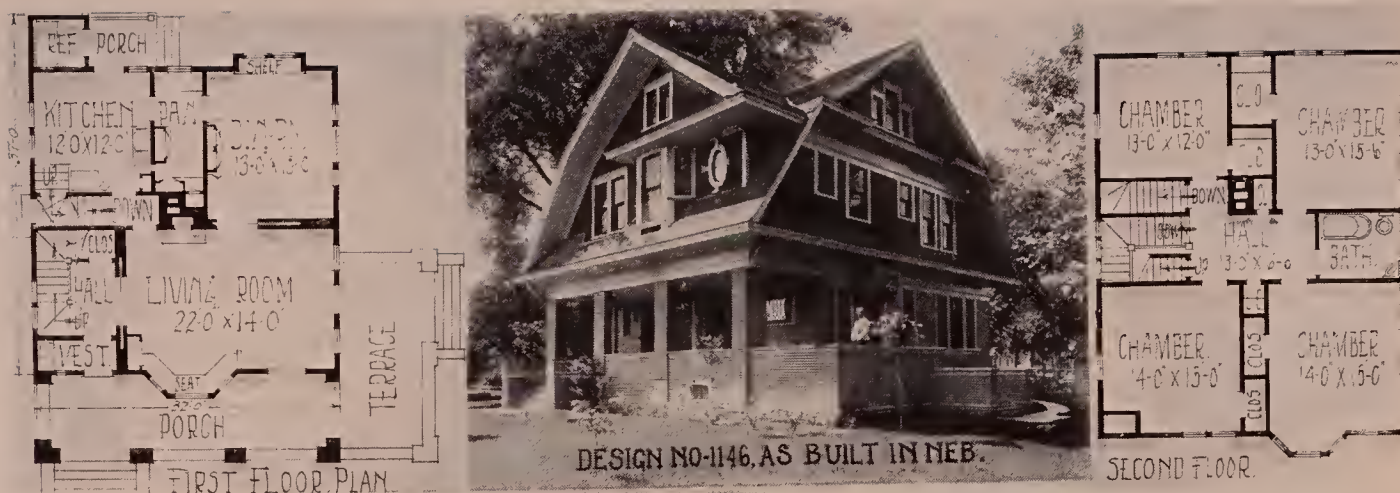
The second story rooms are of good size and well equipped with closet space.

The finish throughout is intended to be of soft wood, stained or painted, with pine floors. Hardwood finish in the main rooms down stairs would increase the cost probably \$100.

Cost \$1,600, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches. First story 9 feet 5 inches; second story 8 feet 3 inches. Second story rooms full height. Plans and specifications \$15.



#911



SUBURBAN HOME. DESIGN NO. D-1146

The above is an attractive gambrel roof design where it is intended to use clapboards for the first story and shingles for the second story. The wide porch across the front and the terrace returned around the side is particularly attractive and will be thoroughly appreciated by the owner. One enters through a vestibule into an inviting hall with a coat closet under the stairs. Sliding doors open into a magnificent living room, with open fireplace, bookcases, and a pleasant bay with comfortable seats. The dining room is separated by a sliding door and has an effective flower bay at the opposite end, and against the side wall is a well designed buffet. A well equipped pantry connects with the kitchen. This is conveniently arranged and a large closet for the refrigerator opens off the rear porch. A back stair ascends to the second floor and a cellarway with an outside entrance on the landing goes down below. The second floor shows an economical arrangement of four large rooms and bath. A generous closet is provided for each room and in addition there are two closets in the hall. A basement with laundry extends under the entire house.

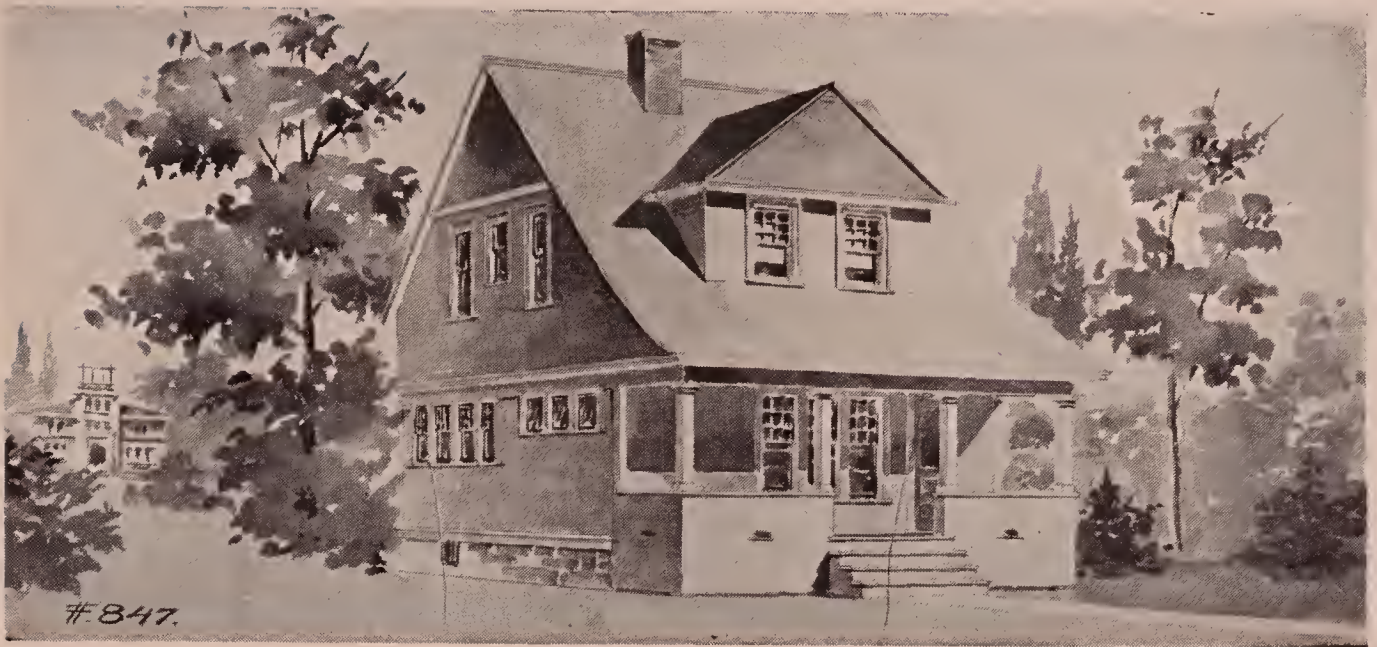
Cost \$2,800, exclusive of heating, plumbing, electric work, and decorations. Width 32 feet; depth 31 feet 6 inches, not including the rear porch. Height of basement 7 feet 6 inches; first story 10 feet 9 inches; second story 9 feet 3 inches; second story rooms full height. Plans and specifications \$20.



ENGLISH COTTAGE. DESIGN NO. D-1249

This is a rearrangement and enlargement of our design No. D-148. The floor plan is very unique as well as thoroughly practical and desirable in every way. There is a full basement, with concrete foundation walls, under the entire house, provided with laundry and an outside entrance at grade, under the main stairway. On the first floor the entrance hall is attractively arranged with a commodious coat closet and wide archways opening into the living room and rear hall to bedroom, bath and kitchen. The living room is very charming, with fireplace and built-in side seats furnishing the rear end. Adjoining to the left are library and dining room opening from the living room with wide archways, making a very effective interior arrangement. The kitchen connects with the dining room through a pantry, equipped with roomy dressers and a sink.

Cost \$3,000, exclusive of heating, plumbing, electric work, and decorations. Width 36 feet; depth 34 feet, not including the living room projection or front porch. Height of basement 7 feet 6 inches; first story 9 feet 6 inches; second story 8 feet. Three chambers in the second story are full height; the lowest wall heights in the other two are 4 feet 6 inches and 5 feet 6 inches respectively. Plans and specifications \$20.



A MODERN COTTAGE HOME. DESIGN NO. D-847

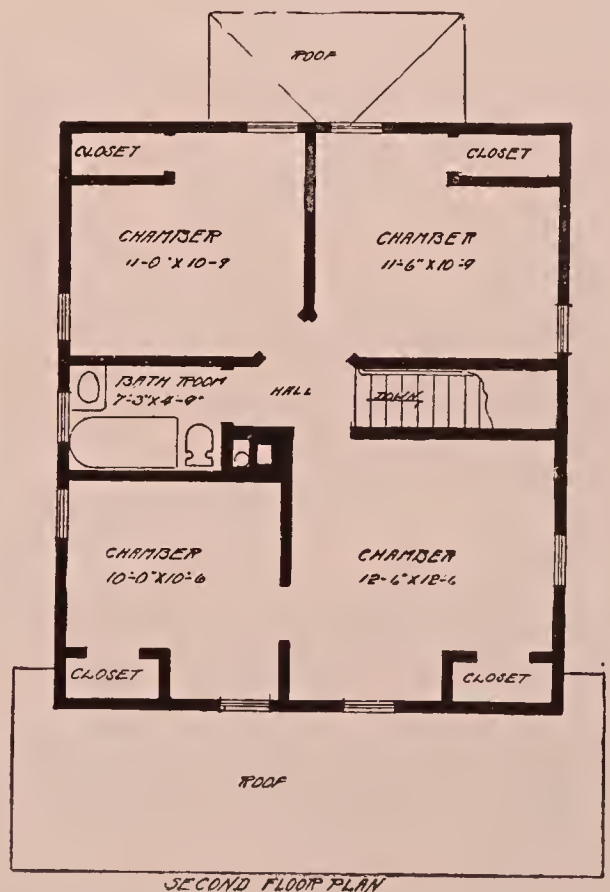
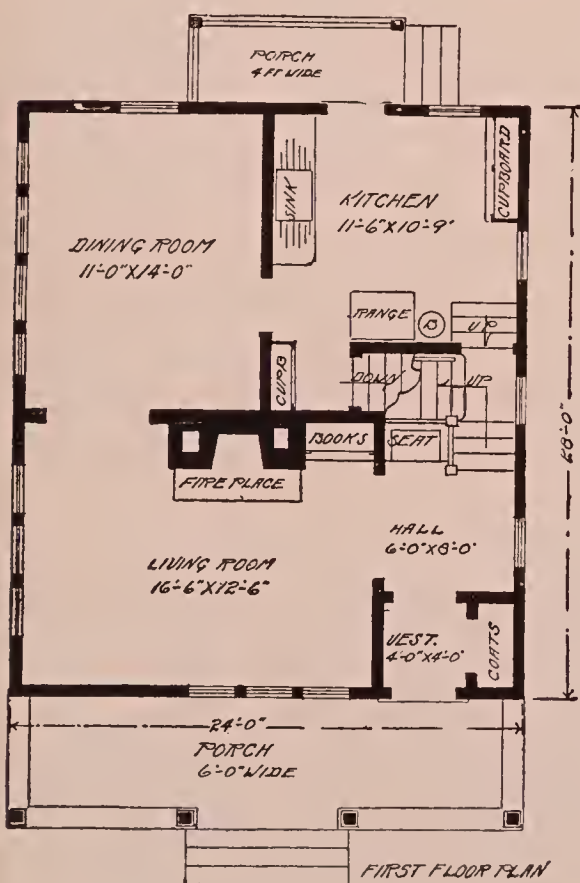
In this design, we have an exceedingly compact modern cottage home, which will accommodate a very good sized family. There is a basement extending under the dining room and kitchen, which contains a laundry and has a cemented floor and outside cellar entrance. Provision is made for a hot air heating plant.

The living room is prettily treated with high windows, which are divided in diamond shaped lights. This room contains a fireplace with pressed brick facings and has a beamed ceiling. The dining room is also a very pleasant room with its grouping of windows. The cozy little reception hall is an attractive feature and conveniently located with a coat closet off the vestibule. The seat alongside the stairway is provided with a hinged lid, making an excellent storage place for magazines or rubbers.

In the kitchen are built-in cupboards, which are amply provided with necessary drawers and shelving. The second story rooms are of quite good size and all of them have ventilation on two sides, which is a desirable feature.

The exterior of the house is finished with clapboards to the belt course and with shingles above.

Cost \$1,500, exclusive of heating, plumbing, electric work, and decorations. Width 24 feet; depth 28 feet; height of basement 7 feet 6 inches. First story 9 feet 3 inches; second story 8 feet 5 inches. Lowest height of second story 5 feet. Plans and specifications \$15.



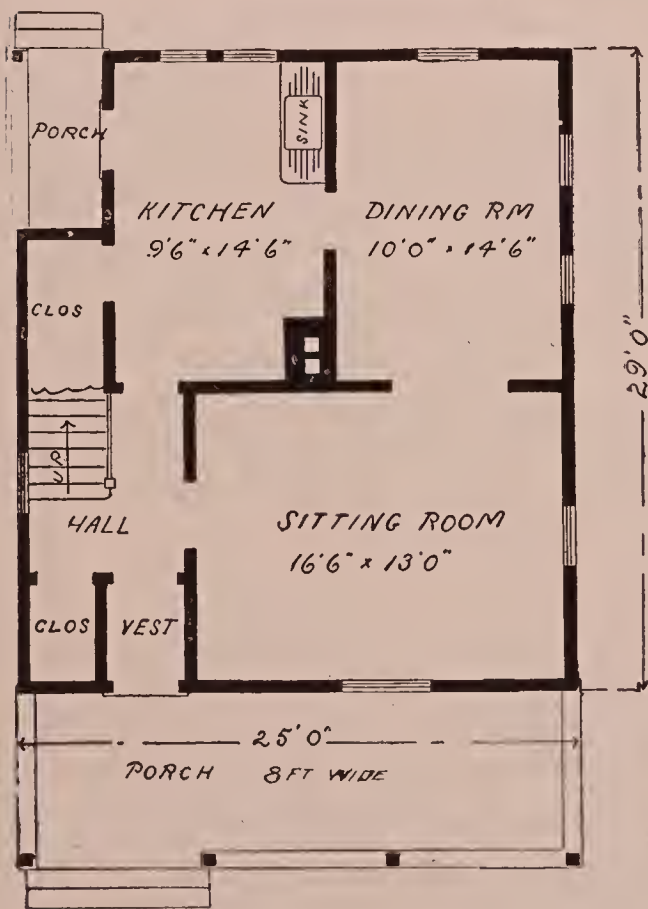


LAKE SIDE COTTAGE. DESIGN NO. D-894

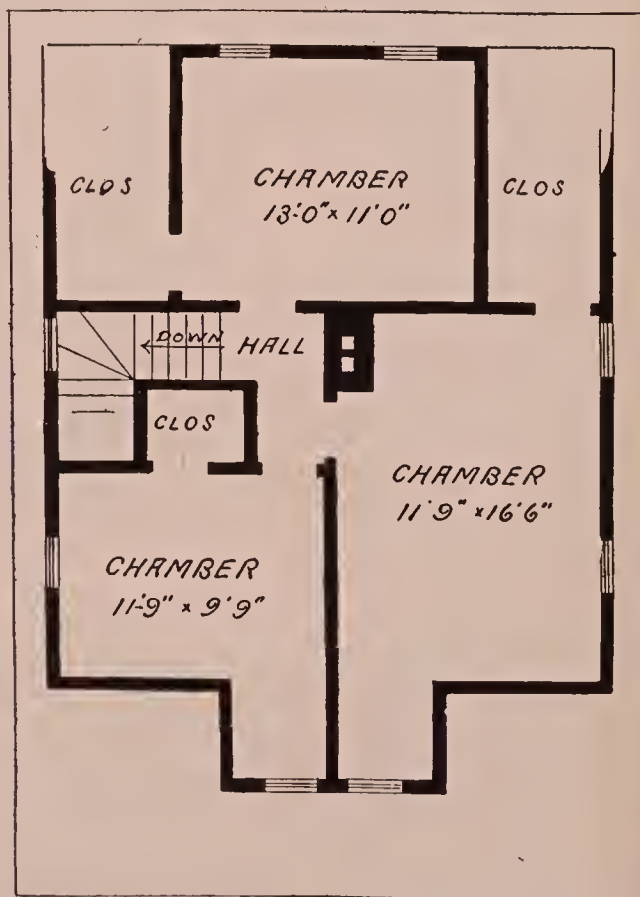
A pretty little cottage and one that is very simple and economical to build. The exterior is covered with clapboards for the first story and with shingles in the gables and on the roof.

A porch extends across the front of the house and gives entrance through a vestibule to the stair hall. This is provided with a roomy coat closet and connects with sitting room and kitchen. The sitting room is a very pleasant room and, if an open fireplace were desired, one could be easily built against the rear wall so that the kitchen range could use the same chimney. The dining room adjoins at the rear and has direct access to the kitchen. The kitchen is of generous size and has a large closet under the main staircase. Three chambers are arranged on the second floor. Each room is furnished with a large closet. No cellar is provided but could be readily built-in if desired; a stairway could be made to go down under the main flight. The interior is finished in cypress on the first floor, stained and wax finished in the sitting room and dining room, and varnished natural in the kitchen. The balance of the house is finished in pine or poplar and painted. The floors throughout are of pine.

The estimated cost of this attractive lake-side cottage is \$1,500, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 5 inches; second story 8 feet 3 inches; second story rooms are full height. Plans and specifications, \$15.



FIRST FLOOR PLAN



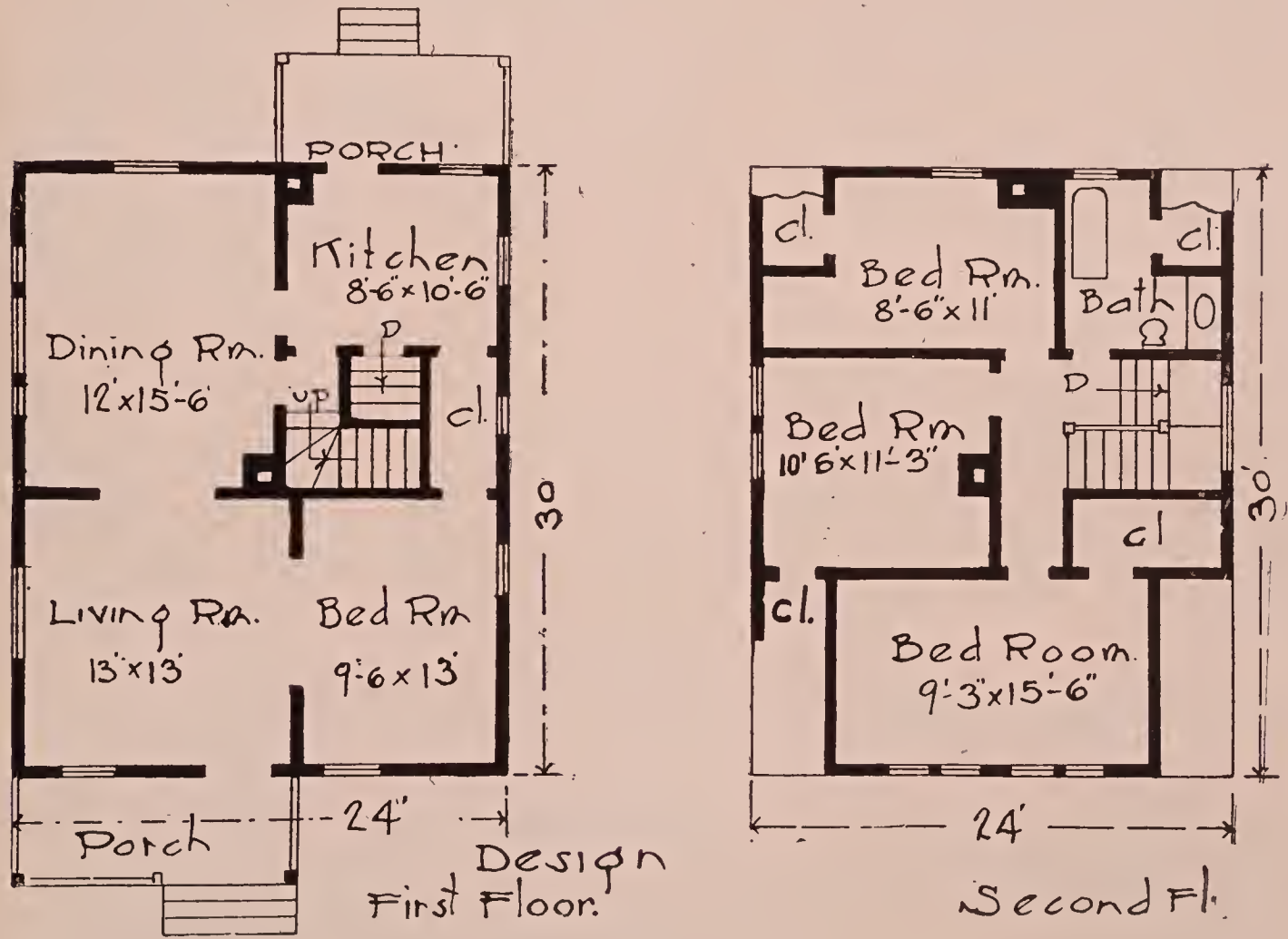
SECOND FLOOR PLAN



A COMPLETE LITTLE HOME. DESIGN NO. D-319

This is a very complete modern little home designed for a 30 or 40 foot lot. The effect upon entering the living room is that of quite a spacious house, as the bedroom and dining room are connected with the living room by large cased openings, which make the rooms open up well together. If desired a fireplace could be easily arranged in the living room and the furnace flue going up in the corner of the dining room would use the same chimney. The dining room is well proportioned and gives access to the stairway to the second floor. The basement stairs descend from the kitchen under this flight. The kitchen opens on to a good sized rear porch which would make a very desirable place for doing many of the little duties connected with the preparations of a meal. On the second floor we have three bedrooms and bath. These are of ample size and are each provided with a generous closet. The finish is of cypress, pine or poplar, painted or stained. A small cellar only is provided.

Cost \$1,050, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet; second story 8 feet 3 inches; lowest height of second story 6 feet. Plans and specifications \$10.





A PRACTICAL HOME. DESIGN NO. D-1037

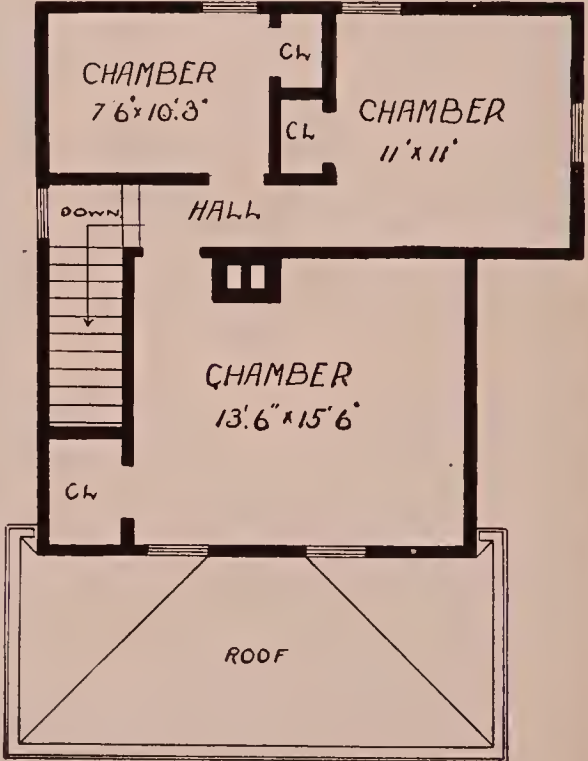
This pretty little cottage makes an exceedingly attractive and practical home. By leaving out the separating partition between hall and living room a much more spacious and airy apartment could be secured; then, if a fireplace were desired, one could be built against the rear wall where the chimney is now, so as to allow the flue from the kitchen range to use the same chimney. The kitchen is well arranged and provided with a cupboard having enclosed shelves and work table with drawers and bins. The dining room directly adjoins. This has a little stoop to the garden, and connects with the living room through a wide cased opening. On the second floor are three bedrooms. They are of ample size and supplied with generous closets. If it were desired the small corner bedroom would make a very nice bath and then, to gain an additional bedroom, a little kitchen extension could be built on the rear and the kitchen as shown used as a chamber.

The cellar extends across the rear of the house. The finish is of pine, poplar, or cypress. Cost \$950, exclusive of heating, plumbing, electric work, and decorations. Height of basement 6 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height second story 6 feet 6 inches. Plans and specifications \$8



FIRST FLOOR PLAN

#1037

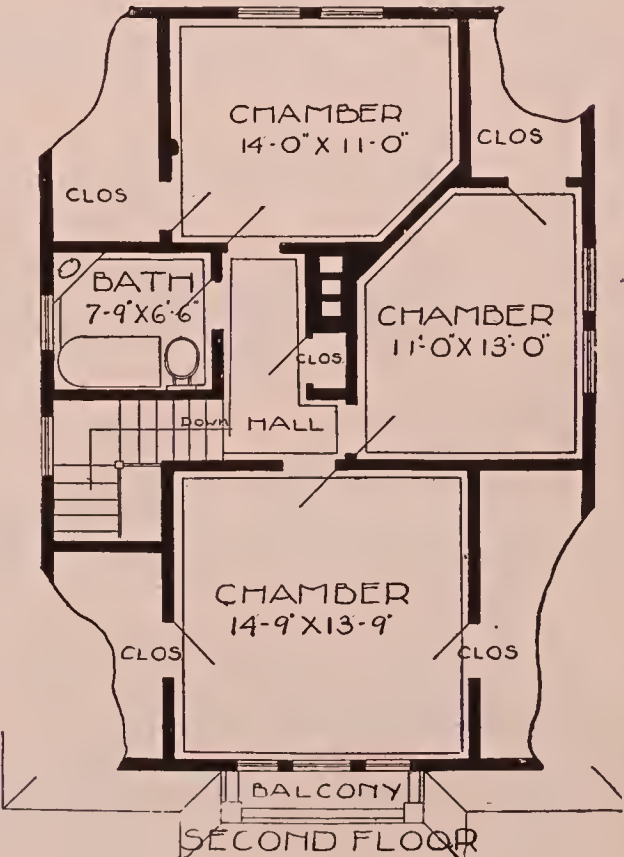
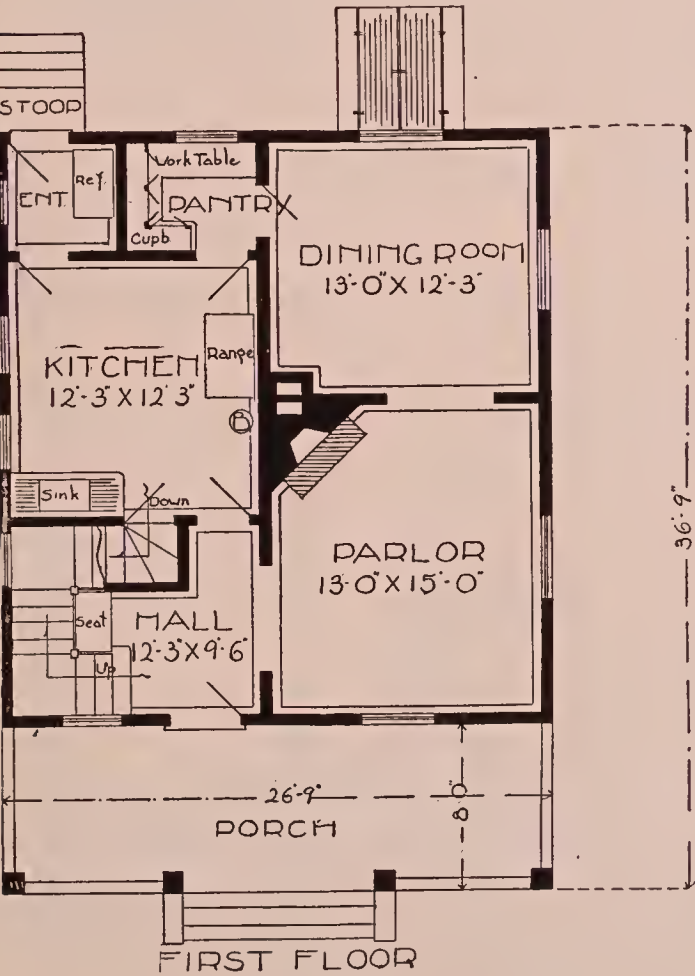


SECOND FLOOR PLAN



COTTAGE. DESIGN NO. D-247

The estimated cost of this attractively planned cottage is \$1,100, exclusive of heating, plumbing, electric work, and decorations. Height of first story is 9 feet 5 inches; second story 8 feet 3 inches. Price of plans and specifications \$10





A SUMMER HOME. DESIGN NO. D-272

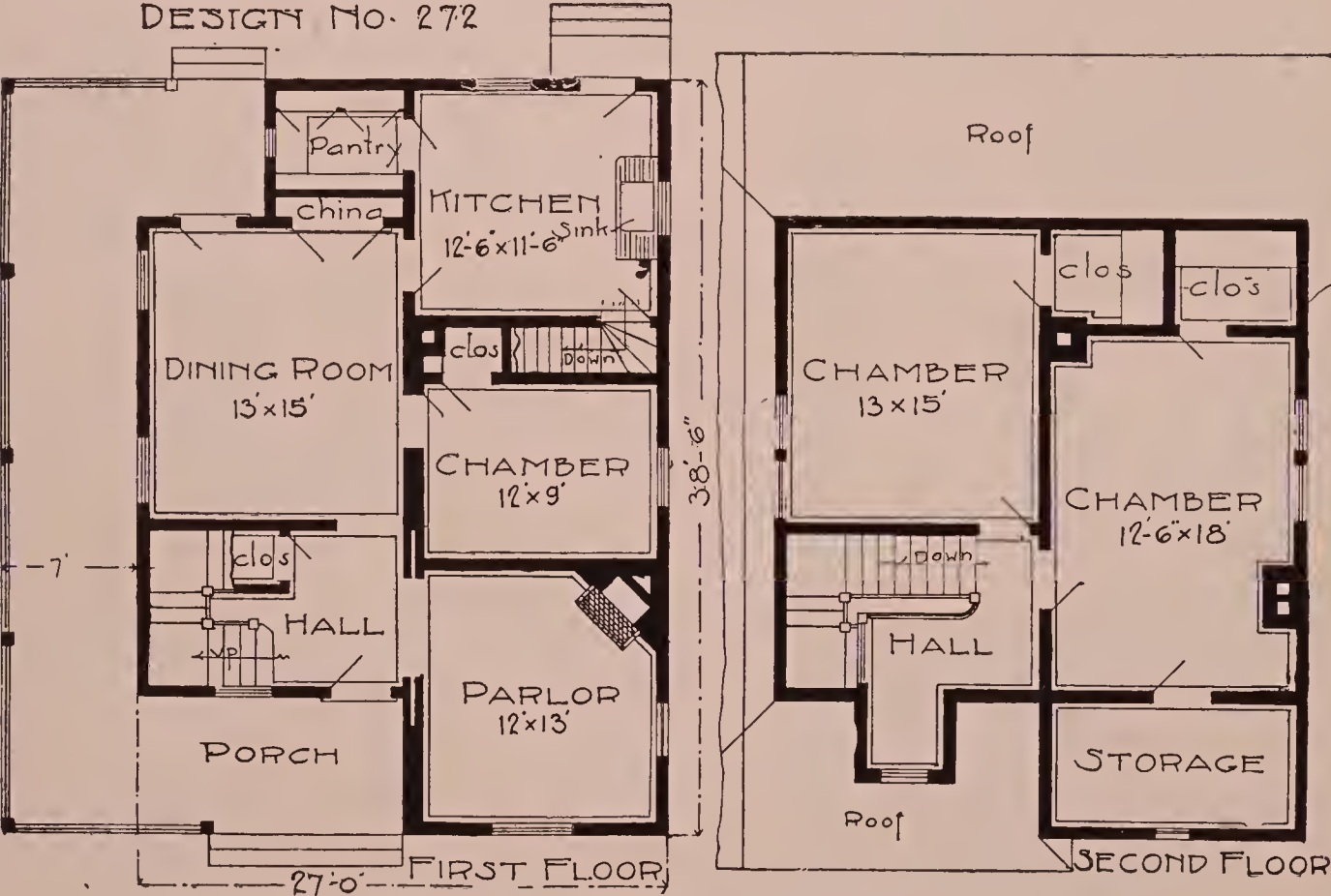
This is an exceedingly practical design for either a summer home or a permanent all the year round residence, the wide extent of veranda making a very attractive plan for the former, and very acceptable for the latter, especially in the Southern states or California.

The parlor is separated from the hall by sliding doors. The dining room, is of splendid size and opens on to the porch by a sash door, making really a side entrance.

The foundation is of stone, though brick can be used if the latter is the cheaper material in the locality in which the house is to be built. There is no cellar except a half circular one under the kitchen, about fourteen feet in diameter.

Cost \$1,300, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 5 inches; second story 8 feet 3 inches. Lowest height second story 5 feet 6 inches. Plans and specifications \$10.

DESIGN NO. 272





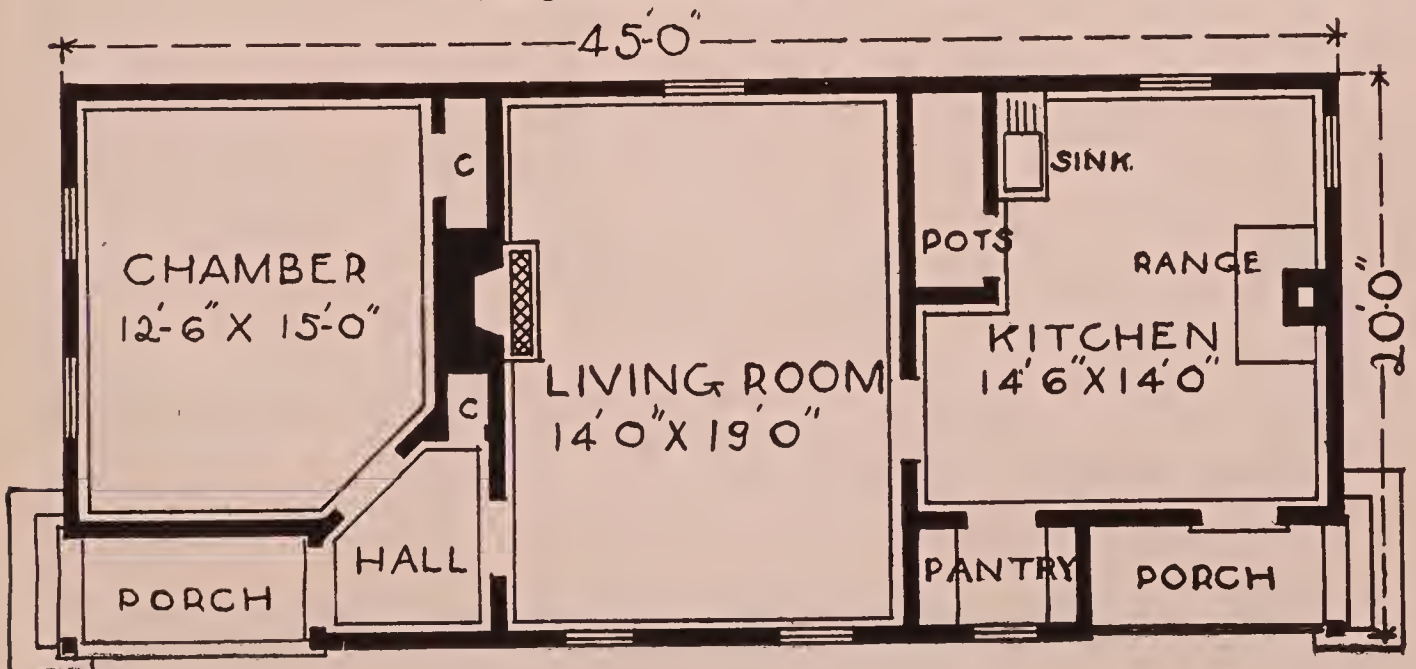
A THREE ROOM COTTAGE. DESIGN NO. D-588

A three room cottage home designed to be built on a narrow lot is herewith shown. An inviting little reception hall permits entrance to the front chamber and living room and a little closet at the side offers a handy place for wraps and coats. The chamber is an especially desirable room with a large closet. The living room is 14 feet wide and 19 feet long. The open fireplace is an attractive feature of the room and is arranged with double grate so that both chamber and living room will be heated by the one fireplace and thus do away with the necessity of heating stoves. The kitchen at the rear is of generous proportions. It is provided with a large pot and provision closet in back of the sink, and on the opposite side of the room is a roomy pantry. Here are dressers with enclosed shelves and counter shelf with drawers and cupboards below. The rear porch is a pleasing little spot for doing many of the duties connected with the preparation of a meal. No cellar is provided but one could be easily arranged, and the pot closet used for a stairway. A scuttle only is now provided to the storage space in the attic, where however, if the pitch of the roof were increased, two or three rooms could be secured.

The house is intended to be trimmed in pine or poplar with pine floors. The foundation is to be of brick or stone or, if good sharp sand could be had on the premises, of concrete. The side walls are covered with siding up to the band course with shingles in the gables.

Cost \$900, exclusive of heating, plumbing, electric work, and decorations. Height of first story 10 feet. Plans and specifications \$8

DESIGN No 588



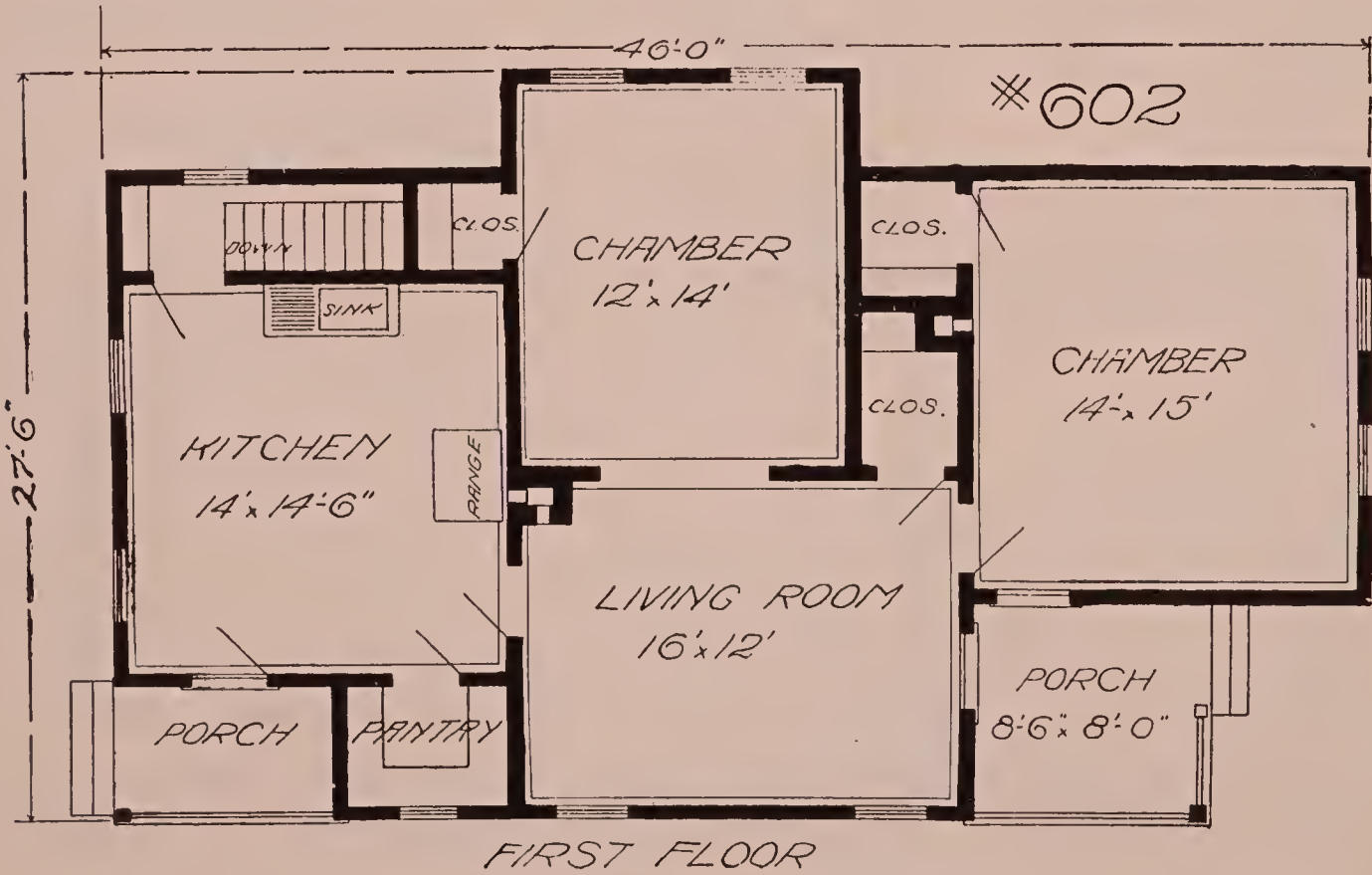


A MODERN BUNGALOW. DESIGN NO. D-602

Here is depicted a cozy little home of four large rooms. A stone foundation is under the entire house with a cellar under the kitchen. Going up to the first floor we have a generous kitchen which is arranged with a roomy pantry and a little porch at the side. The pantry is equipped with dressers having counter shelf with enclosed shelves above and drawers and cupboards below. The living room immediately adjoins. This is a pleasant room entered directly from the front porch with a wide cased opening into the side chamber. A large closet is provided for coats and wraps. The front chamber is an especially desirable room, windows are arranged on two sides and if desired could be on three sides. This assures a plentiful supply of light and fresh air. As now planned, the attic is to be used for storage purposes only with a scuttle for access, but, if desired, the house could be easily arranged to provide a couple of rooms in the attic with a stairway to same.

The finish is of pine with pine floors. The house is sheathed, papered and covered with siding to the belt course, above which and in the gables shingles are used. If desired, fireplaces could be readily added in any of the rooms.

The estimated cost is \$1,100, exclusive of heating, plumbing, electric work, and decorations. Width 27 feet 6 inches; depth 46 feet. Height of cellar 6 feet 6 inches; first story 10 feet 7 inches. Plans and specifications \$10.



#636.



A COZY SIX ROOM COTTAGE. DESIGN NO. D-636

This cozy little six room cottage makes an exceedingly comfortable home at a small outlay.

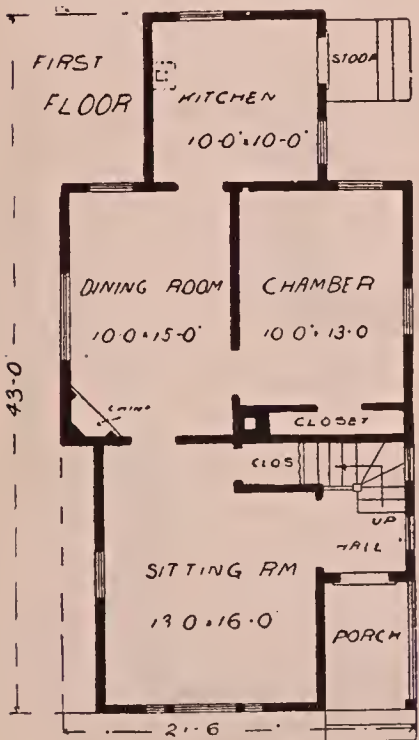
There is a pretty little reception hall from which the stairs ascend to the second story. The living room connecting through a wide cased opening is a very pleasant room and has a roomy coat closet under the ascending stairs. Adjoining to the rear is a good sized dining room with a china closet, with drawers, and cupboards, built in one corner. The chimneys are so placed that a stove can be used in any room. Two chambers are supplied on the second floor.

No cellar is provided but one could be easily arranged for and the kitchen enlarged sufficiently to provide for cellar stairs. If a bath room were wanted this could be obtained very nicely by locating same at the rear of the first floor bedroom.

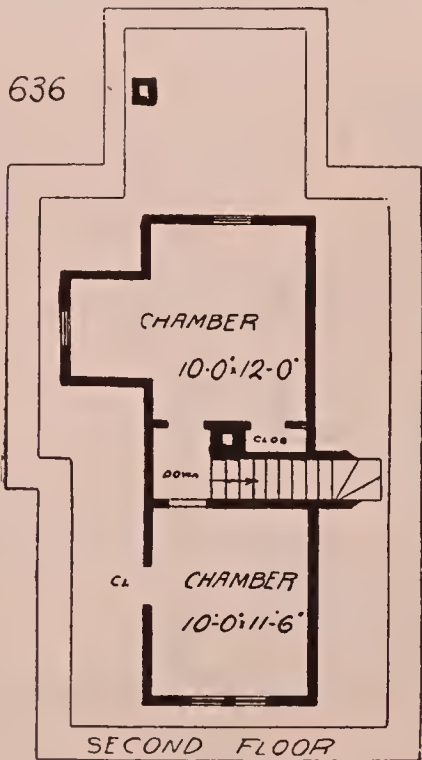
The interior finish is intended to be of pine or poplar, painted, with pine floors throughout.

The exterior is covered with siding for the first story and with shingles in the gables and on the roof.

The estimated cost of this cozy little cottage home is \$1,000, exclusive of heating, plumbing, electric work and decorations. Height of first story 8 feet 6 inches; lowest height of second story 5 feet 6 inches. Price of plans and specifications \$10.



DESIGN No 636





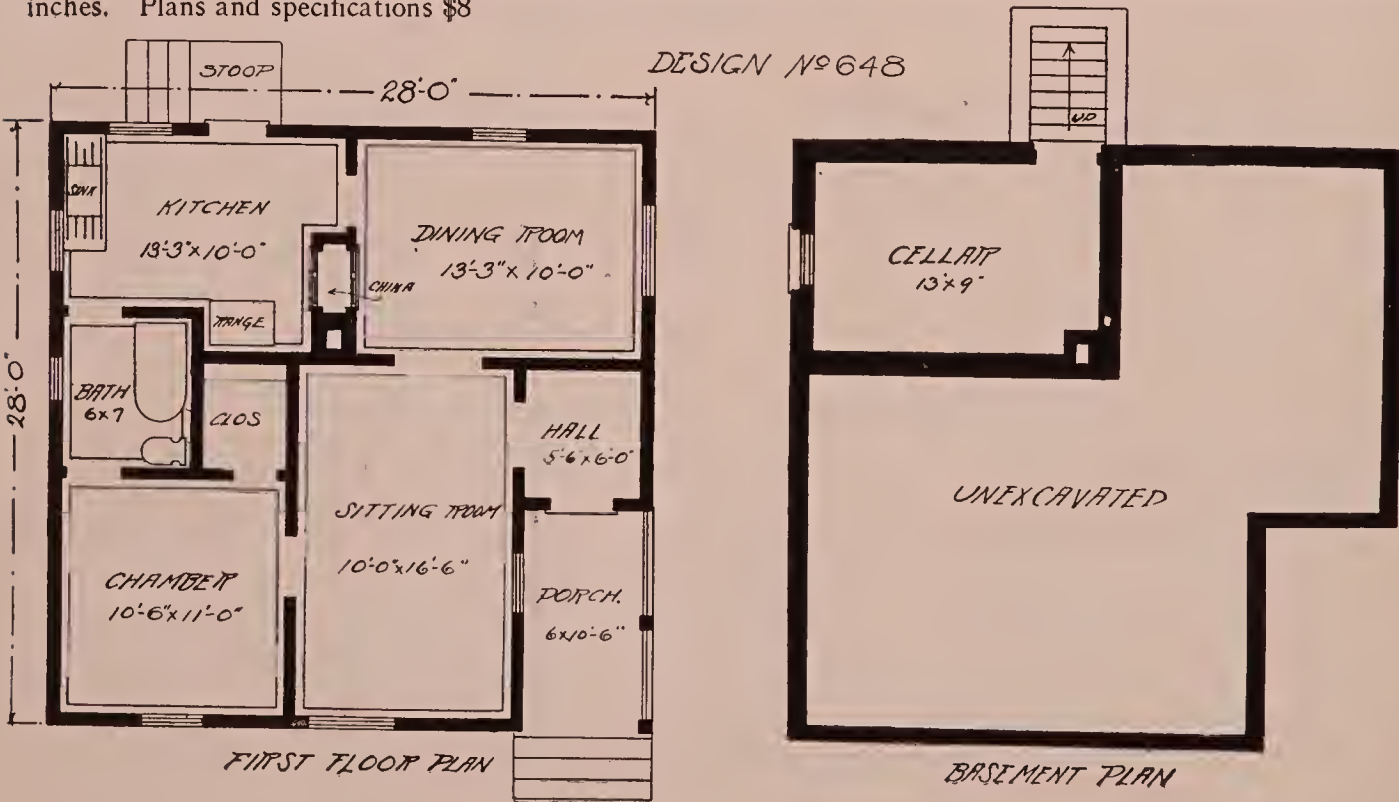
A MODEL LITTLE HOME. DESIGN NO. D-648

This model little home is compactness itself for no space has been given over to halls or useless chinks and corners. The plan offers a desirable arrangement of entrance hall, sitting room, dining room, kitchen and a chamber with adjoining bath and generous closet. Under the kitchen, there is a very nice cellar, 9 feet by 13 feet in size, with an outside entrance. By building a shed, at the rear of the kitchen, the cellar could be reached through it. This additional cost would be very slight and well worth the convenience of not having to go outside, especially in cold or stormy weather. A very satisfactory china closet and pass cupboard is arranged between the dining room and kitchen. The dining room is a pleasant room and connects with the living room through a wide cased opening.

This will make a home in which it will be exceedingly easy to perform the housework, and a stove in the living room and kitchen will practically warm the entire house. If desired, a fireplace could be readily built in the corner where the chimney is now shown so as to carry the flues in the same chimney.

There is quite a little attic space reached through a scuttle in the rear of the kitchen ceiling. By increasing the pitch of the roof and putting in a little stairway, in the corner of the entrance hall, two very fair sized rooms could be secured in the attic. In this event it would probably be well to enlarge the vestibule at the expense of the porch.

Cost \$950, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 6 inches. Plans and specifications \$8



*664.

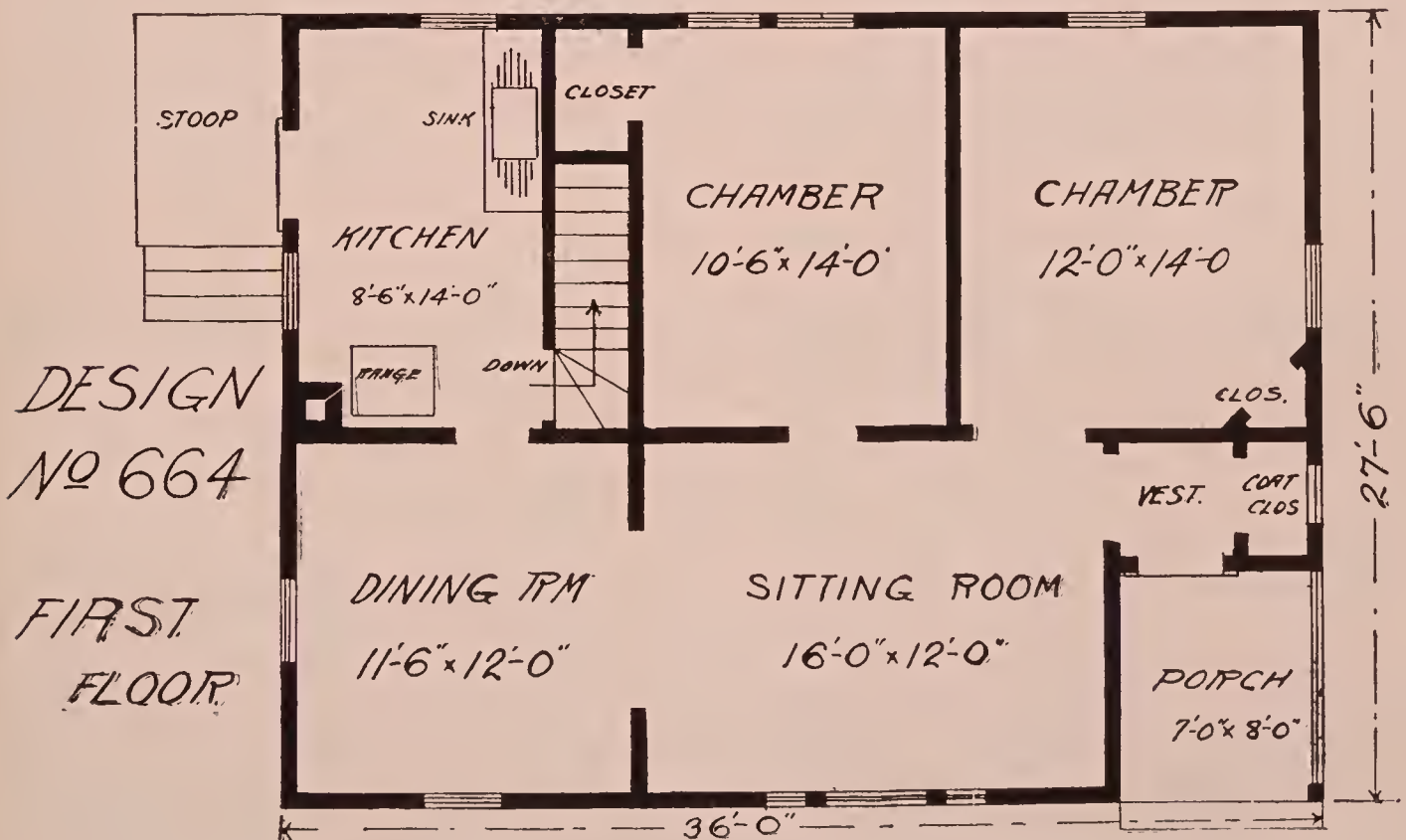


A ONE STORY COTTAGE. DESIGN NO. D-664

This design is a cozy little one story cottage. It has a good sized cellar under the kitchen. On the first floor the kitchen is nicely arranged and opens on to a rear porch. The dining room directly adjoins and connects with the living room through a wide cased opening. This gives the effect of one large spacious room. From the living room one goes to the front porch through a vestibule. Here is provided a roomy closet ventilated by a window for coats and wraps. The two chambers are of generous size.

By slightly increasing the pitch of the roof, three rooms could be easily secured in the attic and a stairway arranged to gain access. The exterior is intended to be covered with siding with a shingled roof. The foundation can be of brick, stone, or concrete according to the location and material at hand. The interior is to be trimmed in cypress for living room, dining room, and vestibule, with hardwood floors; the balance of the house in pine, varnished natural in the kitchen and painted an ivory white in the bedrooms.

The estimated cost is \$1,200, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 6 inches. Plans and specifications \$10.

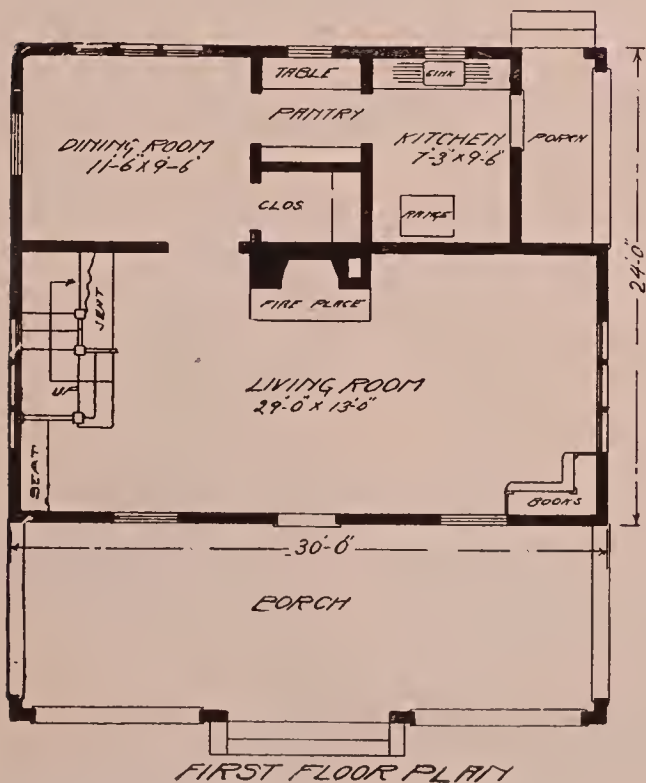




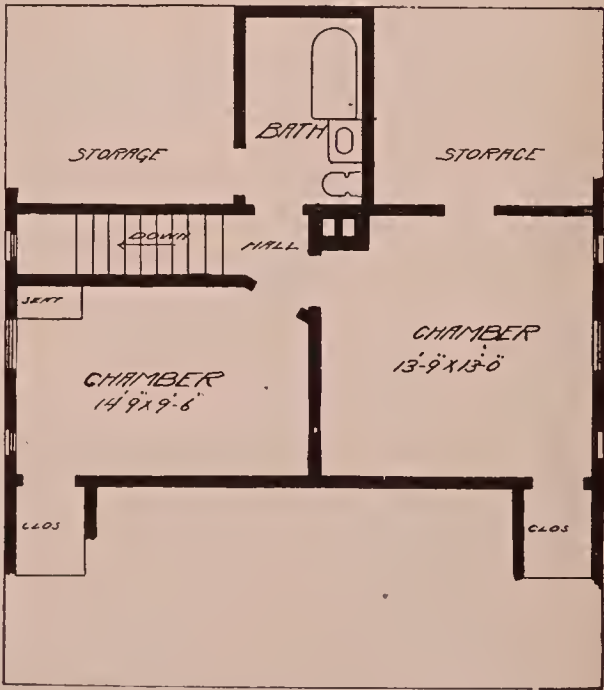
BUNGALOW. DESIGN NO. D-1049

This bungalow or summer cottage will be found a very desirable plan in many ways. Every inch of available room across the front is utilized by eliminating all partitions, giving a most magnificent living apartment, with staircase ascending to second floor from one corner. In the diagonally opposite corner is built a roomy bookcase and against the rear wall, so the kitchen range may use the same chimney, an inviting fireplace. Back of this is a cozy dining room, commodious pantry with work table and enclosed shelves for china, etc., and a kitchen, large enough for the work to be done there. This kitchen could be readily enlarged by taking in the space used by the present porch and building one on the rear. This slight change is one that can be readily arranged for with the contractor by attaching a memorandum of agreement to the contract made with him. Two generous chambers and bath are arranged on the second floor with closet and storage room provided under the slope of the roof. The house rests on brick piers with slatted screens built in between as shown in above elevation. The interior is intended to be plastered. The staircase is in simple mission treatment and the fireplace is of cobblestone, below the plank shelf and brick above. The finish throughout is pine, poplar, or cypress either painted or stained. The exterior of the first story is intended to be of rustic siding up to a belt course with shingles in the gables.

Cost \$1,100, exclusive of heating, plumbing, electric work, and decorations. Width 30 feet; depth 24 feet. Height of first story 9 feet 7 inches. Second story, 8 feet. Lowest height of second story 6 feet. Plans and specifications \$10.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

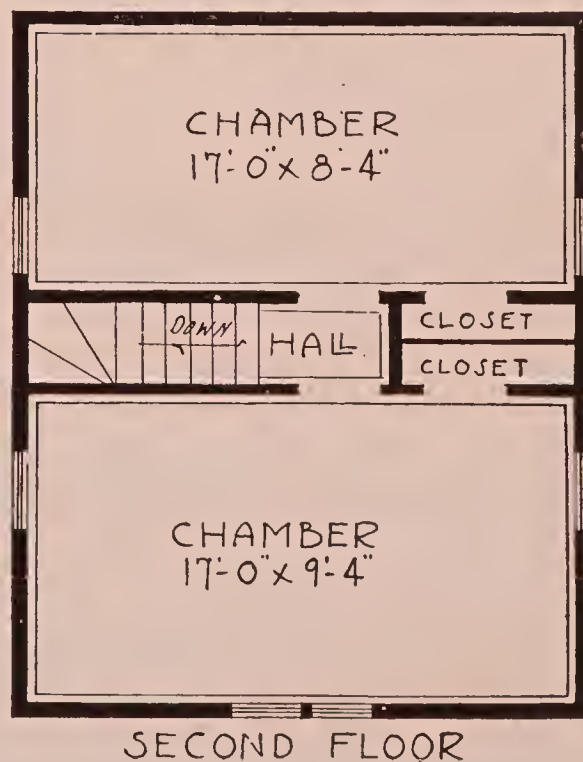


SUMMER COTTAGE. DESIGN NO. D-568

This is in reality more of a summer cottage than one would at first think for. Of course, one cannot expect a mansion of a cottage that is only 18 x 22 feet on the ground—many single rooms are larger than that. The living room is, of course, intended to be used for both a sitting room and dining room. In the rear alcove is intended to be a little gasoline stove, some shelves and a table, and this place used for the preparation of the simple meals.

The front alcove can be used as a little chamber or cozy corner; fitted up as a nook, it would make a pretty addition to the living room. Closets are provided for the two chambers on the second floor and there is also a closet under the stairs on the first floor. A galvanized hood ventilator is provided to take off the heat of the chambers of the second floor. The interior finish is all intended to be of dressed lumber. The exterior is covered with siding up to first story and with shingles in gables.

The cost of this cozy little cottage is estimated at \$600, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 5 inches; second story partitions go clear to the roof, 10 feet 6 inches. Price of plans and specifications \$5.



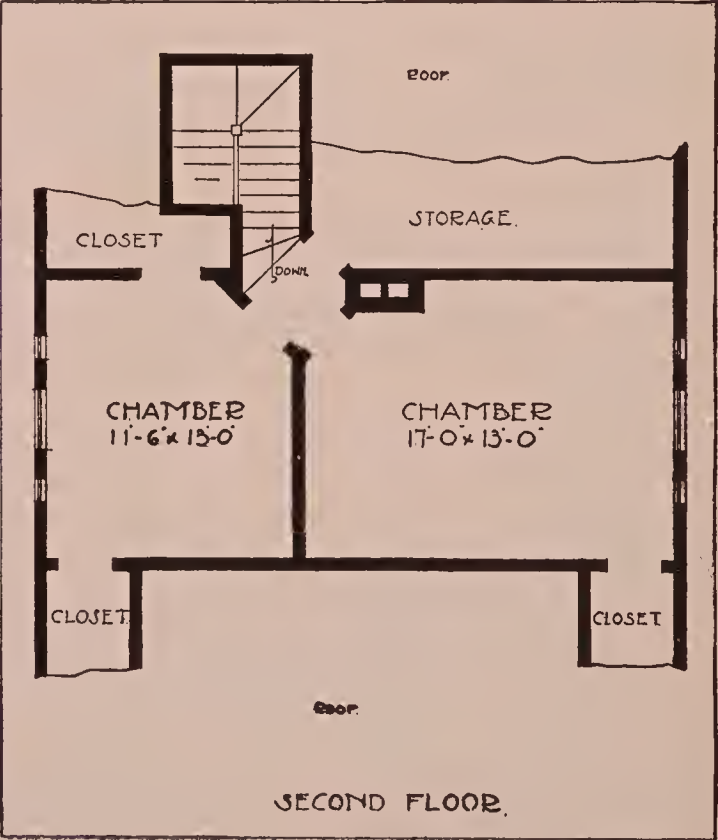
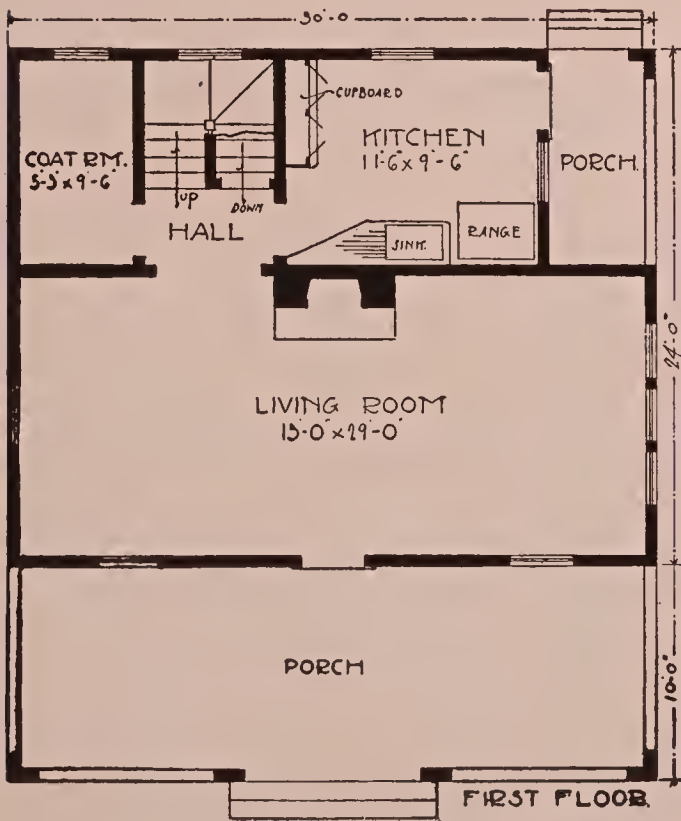


BUNGALOW. DESIGN NO. D-535

As this cottage was proportioned to its owners' needs as well as their purses, the rooms are few, but large and airy. The great large room nearly thirty feet long is an ideal living room and serves the purpose of both a sitting and dining room. The fireplace is of rough field stone, broken so as to show the varied coloring and glistening quartz formations. As it is in the centre of the house, the one chimney serves for both fireplace and kitchen stove. The rear of the house is taken up by a coat and storage room, adjoining stair recess, with stairway to the second floor and basement stairs going down below, then a good sized kitchen with the conveniences of a sink and cupboard, which has enclosed shelves, drawers and flour bins on rollers. The second floor plans show two generous chambers. Ample closets are provided and a large store room opens off the hall.

The outside finish of the first story is of ten-inch drop siding with the rough surface on the outside for staining. The inside finish is all of dressed lumber. The cellar is under the rear part of the house. Quite a saving could be made if the cellar were omitted. If a bathroom were wanted, the space used for storage could be turned into a first rate bathroom.

The estimated cost is \$900, exclusive of heating, plumbing, electric work, and decorations. Width 30 feet; depth 24 feet; height of first story 9 feet 7 inches. Second story rooms go clear to the roof, a height of 13 feet. Plans and specifications \$8.





SOUTHERN COTTAGE. DESIGN NO. D-449

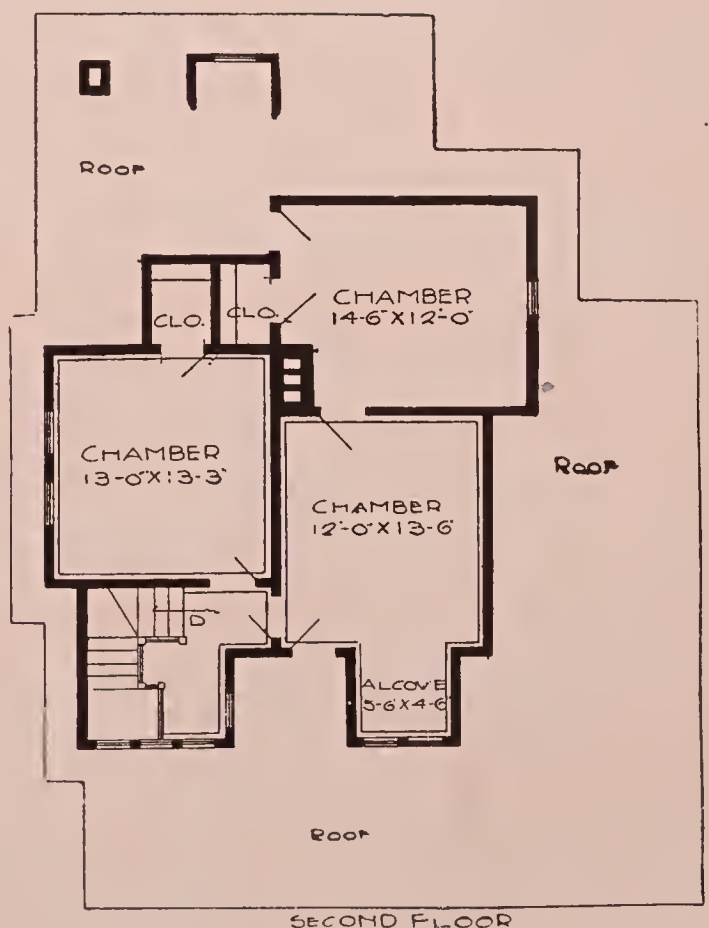
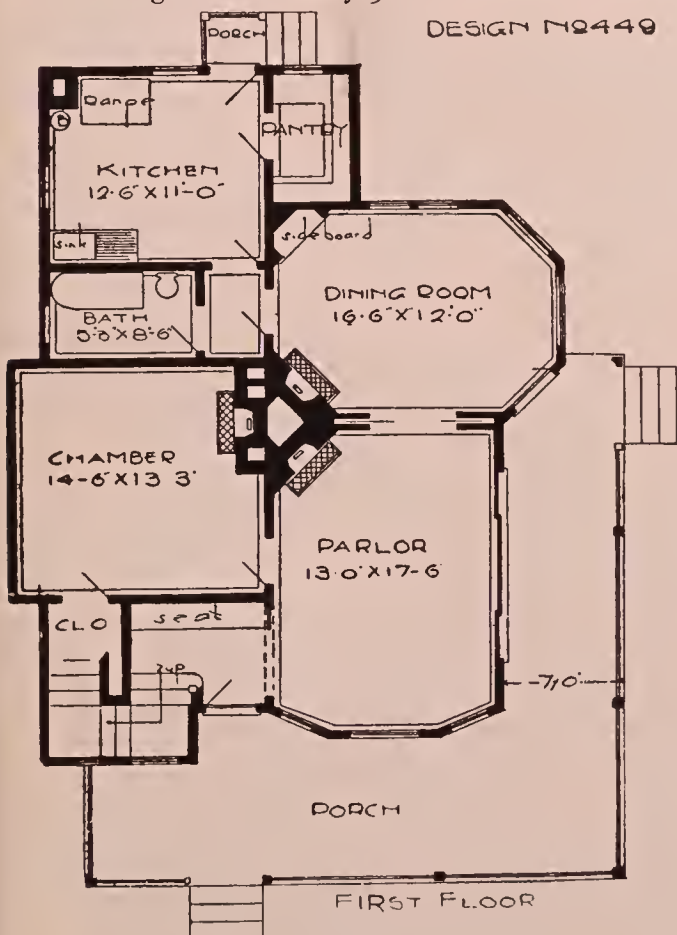
A Californian or Southern cottage is the subject of this design. The porch extends on two sides of the house and will give shade at any time of day. The square tower adds considerable to the general appearance and provides an excellent place for the stairway to the second floor. The stairway ascends from the cozy little reception hall which is connected to the parlor by an arched opening. The parlor is a very desirable room and offers many interesting decorative features. Sliding doors open on to the side porch which when screened in will make a most enjoyable adjunct to the parlor. Service way may be had to this porch through a French window in the dining room.

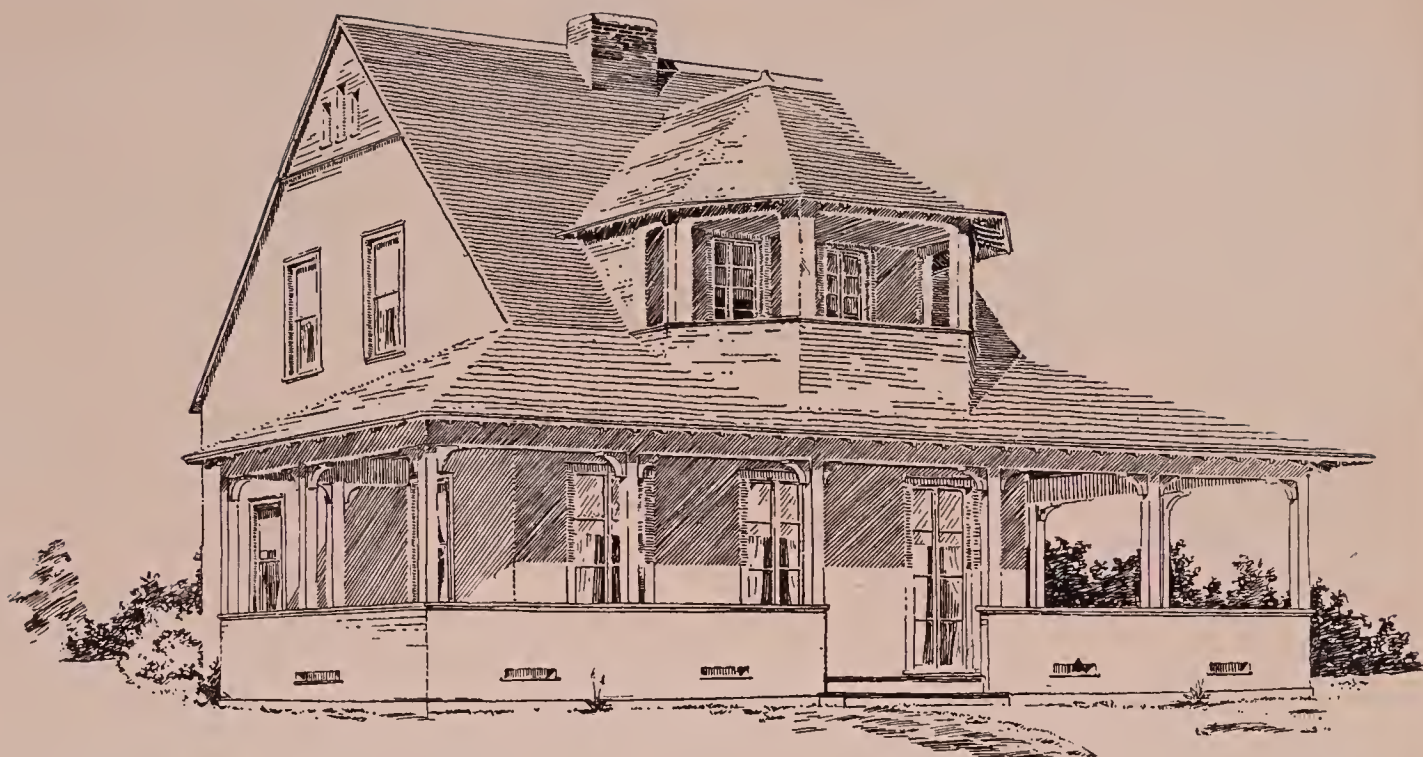
The fireplaces have brick facings and hearths and are provided in the first floor bedroom, parlor and dining room, it being intended to heat the house with same.

In the corner of the dining room, opposite the side entrance, is a built-in china closet, making this room octagonal in shape and especially adapted to a round dining table. A little hallway gives access to the kitchen and bathroom, effectually separating same from the dining room. A door from the bedroom to the bathroom might be desirable, which would practically make the bathroom a private one. The kitchen is of good size and has an adjoining pantry equipped with ample cupboards and a work table with drawers and bins.

The finish is of Southern pine or California redwood. Pine or poplar may be substituted. There is no cellar provided; the house resting on piers or a trench wall carried around the outside, but same could be readily arranged if desired.

Cost \$1,600, exclusive of heating, plumbing, electric work, and decorations. Width 29 feet; depth 41 feet. Height of first story 9 feet 6 inches. Second story 8 feet. Plans and specifications \$15.



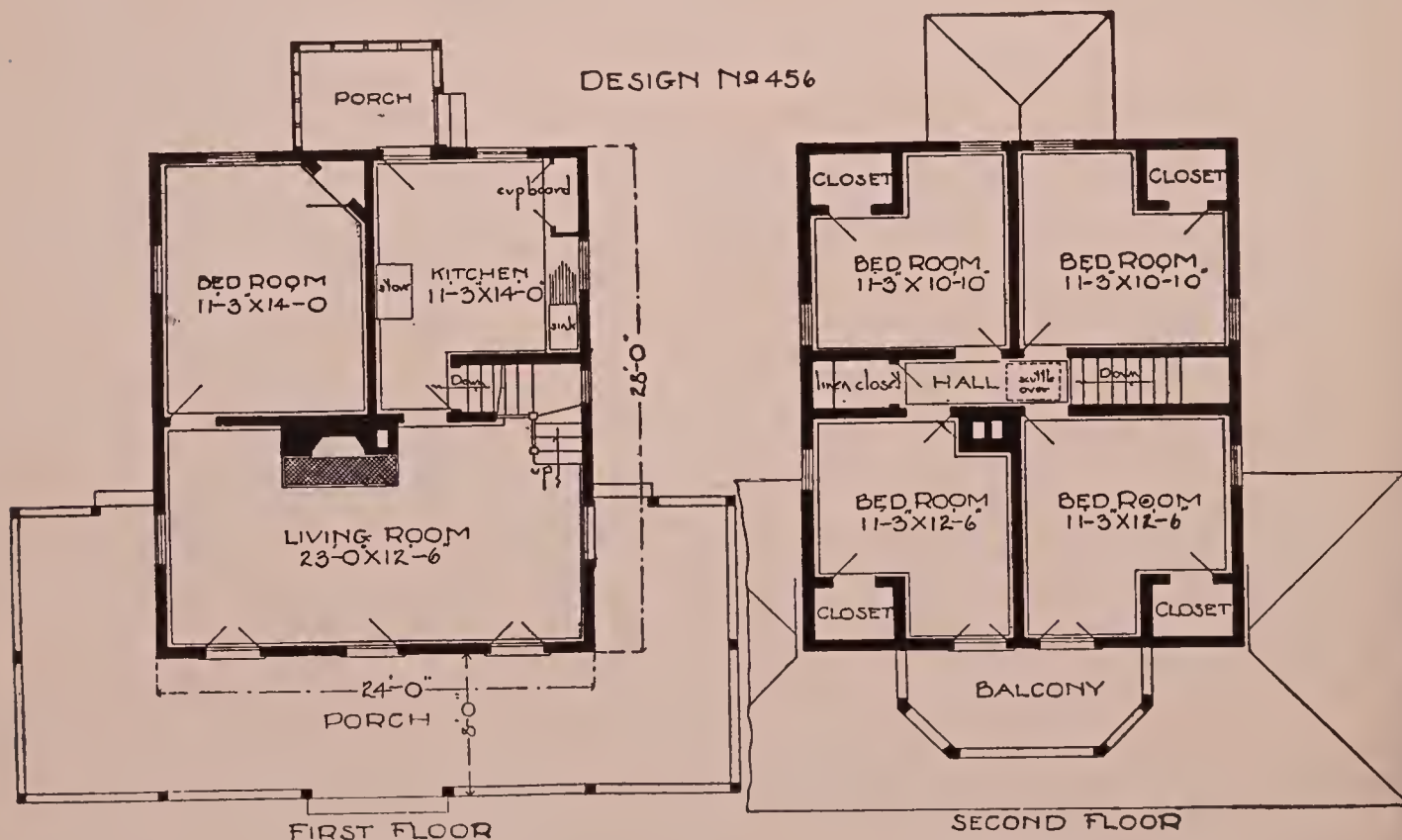


FRAME HOUSE. DESIGN NO. D-456

The requirement of sleeping accommodations for a large number is here fully met. This is almost essential in a desirable summer cottage. Here we have four chambers on the second floor, each provided with a good-sized closet, and on the ground floor one sleeping room is arranged. This last may be used as a dining room, were one desired, by omitting the closet and cutting a door through to the kitchen. In the kitchen are cupboards for the accommodation of dishes.

The living room is made very pleasant by the red pressed brick fireplace. The chimney also of red pressed brick shows in the room to the ceiling, giving to it a note of color and warmth which will be found very acceptable on rainy or cool fall days. The simple open staircase ascends directly from this room to the second story. The windows of the living room which look on to the porch are French windows and answer a double purpose. The porch is of ample size to meet all ordinary requirements.

Cost \$1,150, exclusive of heating, plumbing, electric work, and decorations. Width 24 feet; depth 28 feet. Height of first story 8 feet 5 inches; second story 8 feet 3 inches. Lowest height second story 6 feet 8 inches. Plans and specifications \$10.



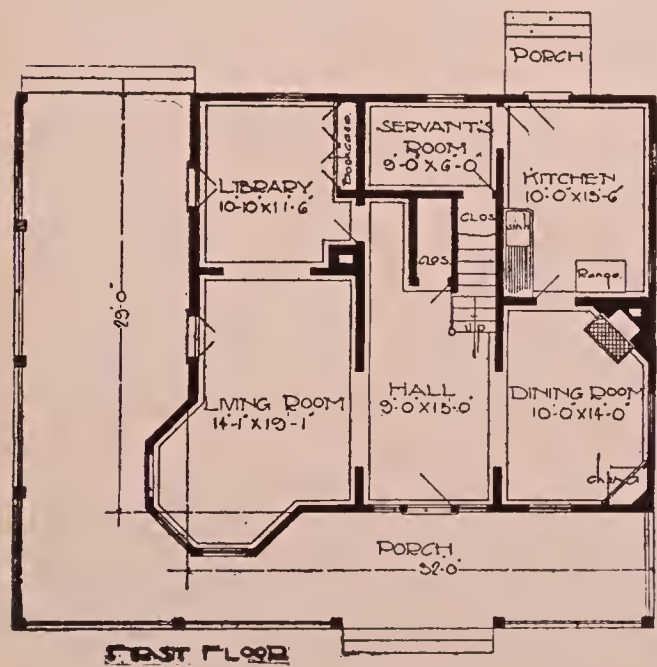


A SUMMER COTTAGE. DESIGN NO. D-423

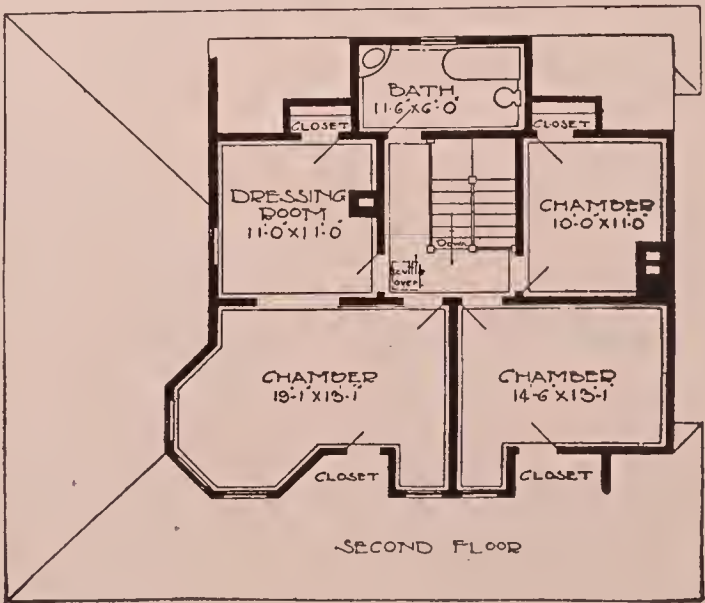
This is strictly a summer cottage. There is no cellar and the house is set on brick piers. The porch, extending around two sides of the house, will always give a shady spot for a hammock at any time of the day. One enters into a centre hall; here ascend the stairs to the second floor and wide cased openings connect with dining room and living room. This is a desirable feature for it gives a general spacious effect and permits the breezes to pass through the front rooms. A roomy coat closet is under the returning stairs and a door at the rear opens into the library. The dining room is very attractive with its corner china closet and fireplace, which is laid up with brick facings and hearth. By locating the servants' rooms directly off the kitchen, the necessity of passing through other rooms is obviated and the disturbance of early morning rising is done away with. The opposite side of the house is taken up by the living room and library. These rooms, adjoining through a wide archway, open into practically one large room. Roomy bookcases are provided in the library. French windows connect these rooms with the side porch which when screened in, would make an attractive outdoor living room.

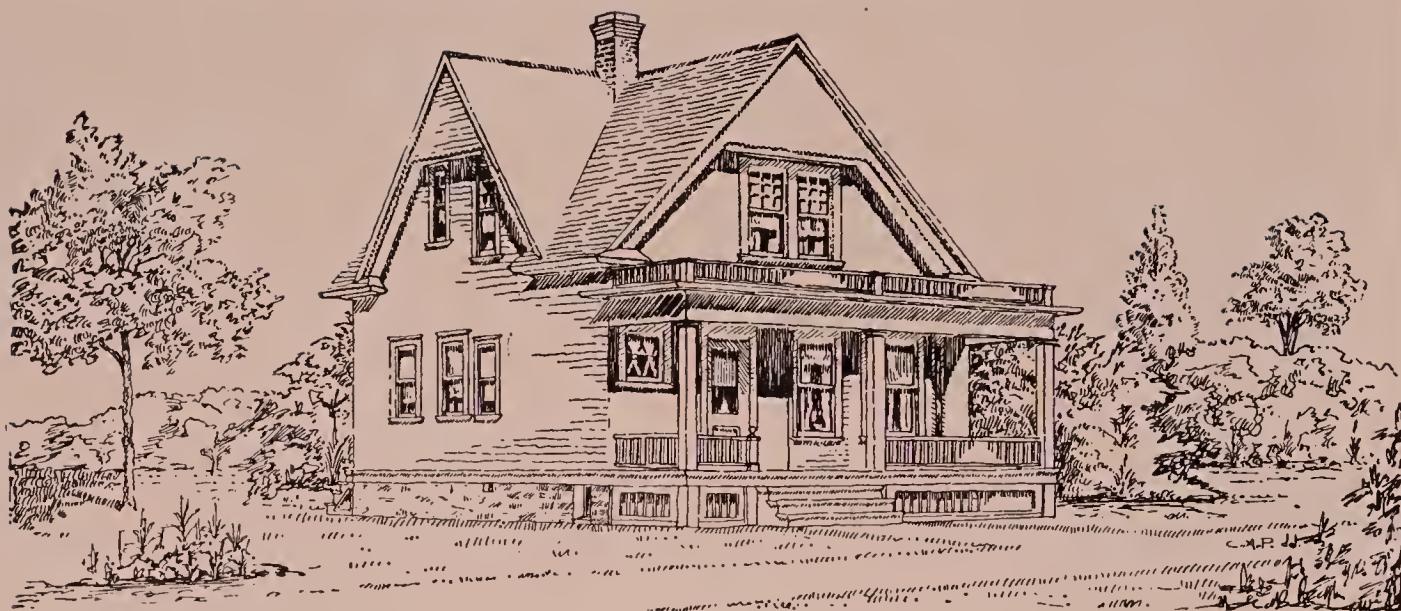
On the second floor are arranged three bed rooms with ample closets and a bath. The tower chamber is especially desirable being 13 feet wide and 19 feet long and is arranged with a dressing room adjoining at the rear. This has a door opening into the hall so that, if required, it would make a pleasant bedroom. Fair storage room is provided in the attic which is reached by a ladder through a scuttle in the ceiling of the second story hall.

Cost \$1,400, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height second story 5 feet. Plans and specifications \$15.



DESIGN NO 423



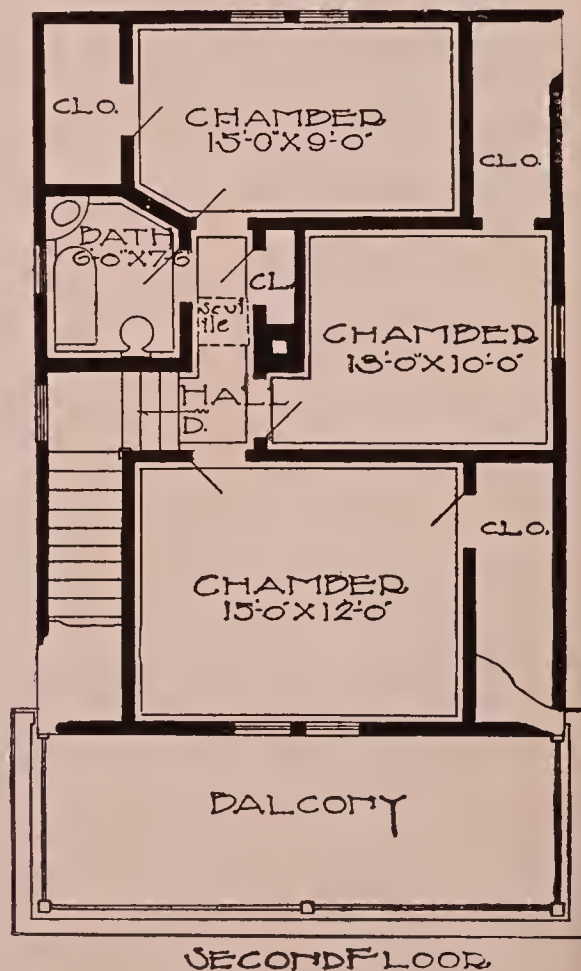
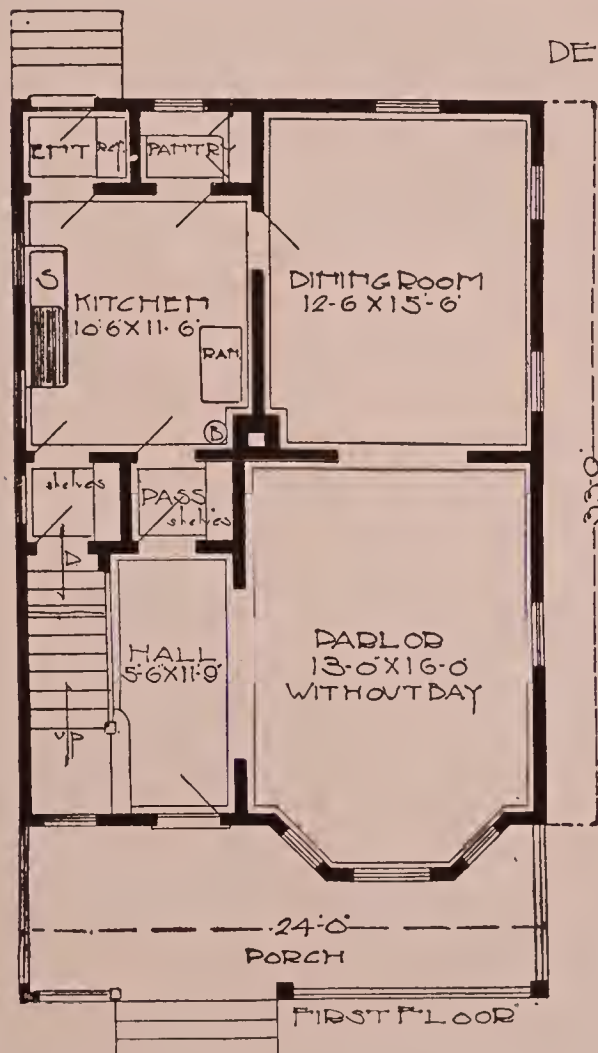


A \$1,200 HOME. DESIGN NO. D-404

A cozy little home that can be built for \$1,200 and go nicely on a 30 foot lot. The hall, directly entered from the porch, gives access to the large parlor through a wide cased opening. The dining room to the rear is connected with the parlor by a similar opening and is large enough to accommodate quite a large dinner party. The kitchen directly adjoins and is arranged with an ample pantry. Refrigerator space is provided in the entry from rear porch and the passages to the front hall and basement stairs offer a generous amount of shelving room. From the hall ascends the stairway to the second floor making it very convenient in case it was desired to rent one of the bedrooms on that floor. Three bedrooms and bath are provided. Each is supplied with a roomy closet and in addition there is a linen closet in the hall. There is a small cellar, and the house rests on a foundation of split rubble, or if more easily available, of brick or concrete.

Cost \$1,200, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 6 inches; second story 9 feet; lowest height second story 6 feet. Plans and specifications \$12.

DESIGN-M0404



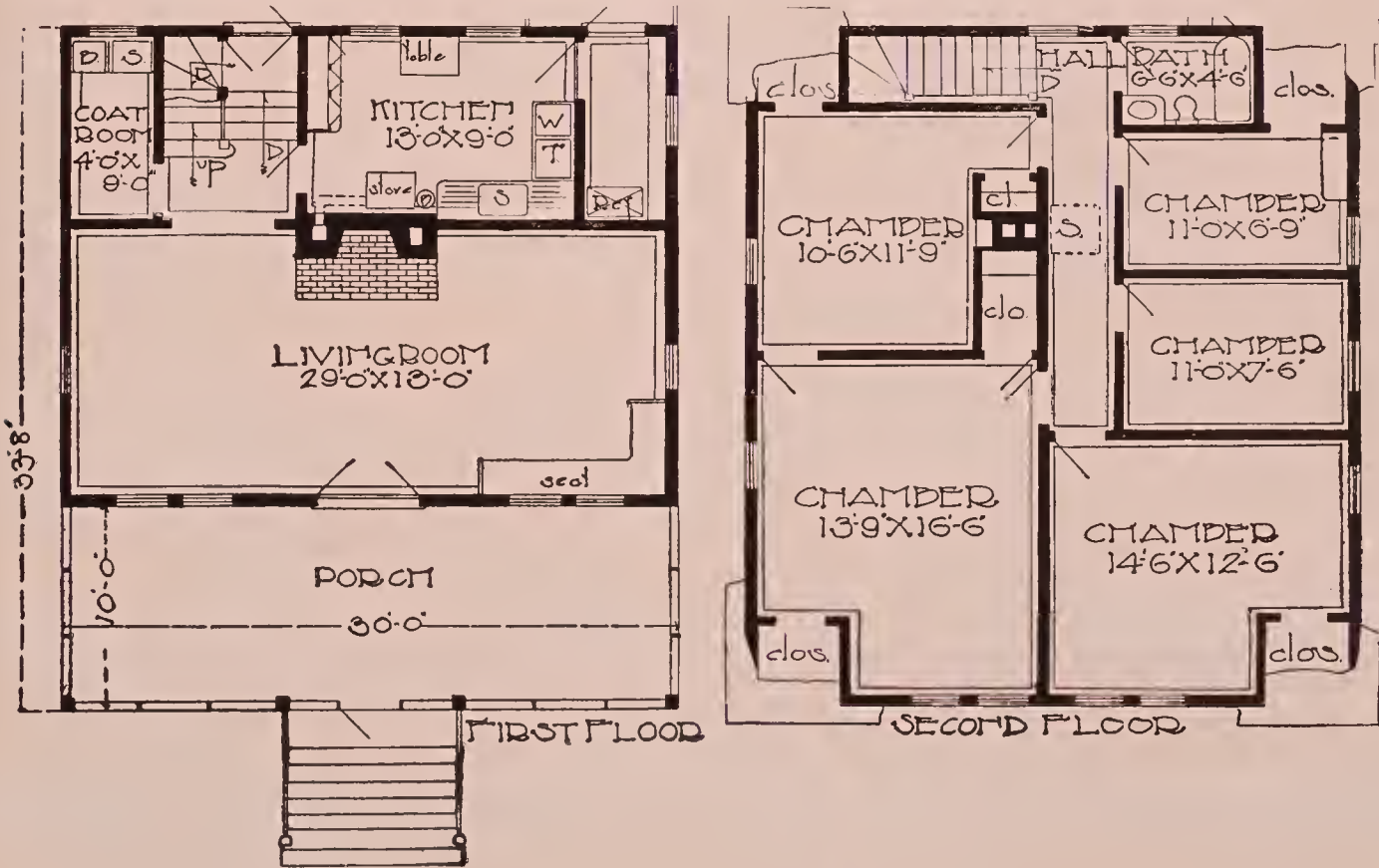


LAKESIDE COTTAGE. DESIGN NO. D-373

This house is intended for a sloping lot, and storage space for fuel, etc., is planned under the front porch. The fireplace in the living room is of boulders with brick hearth and chimney. This treatment is very appropriate to a lake cottage, giving that rustic effect which is so attractive.

Five chambers with ample closets and a bathroom are provided on the second floor. It is not intended to plaster the house, the interior lumber being simply dressed. The exterior is of siding with shingles in the gables.

Cost \$1,450, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 7 inches; second story 9 feet. Lowest height second story 4 feet 6 inches. Plans and specifications \$12.



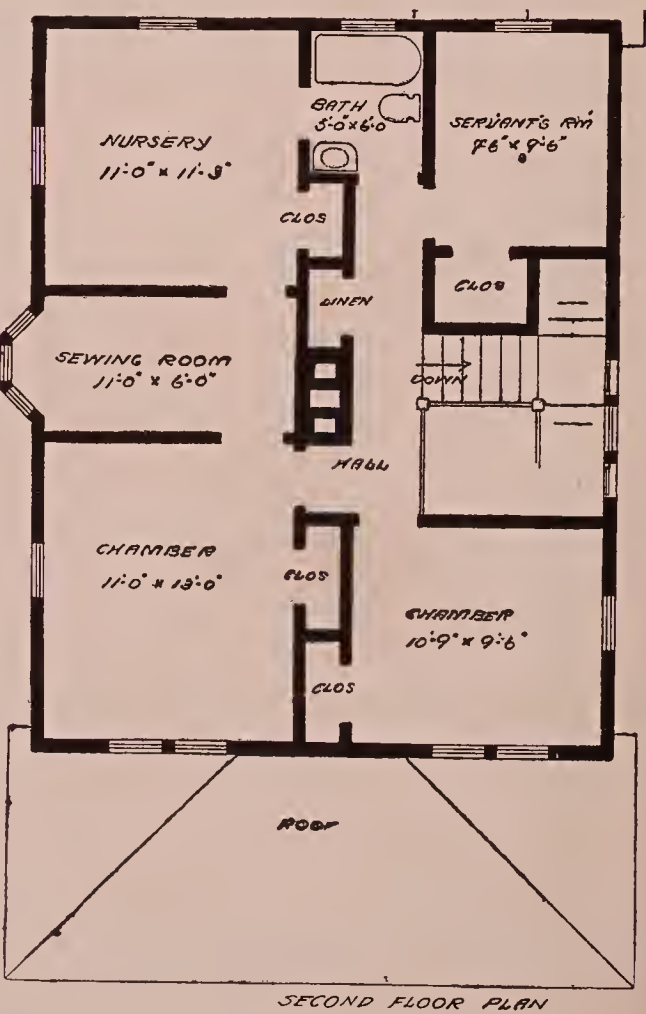
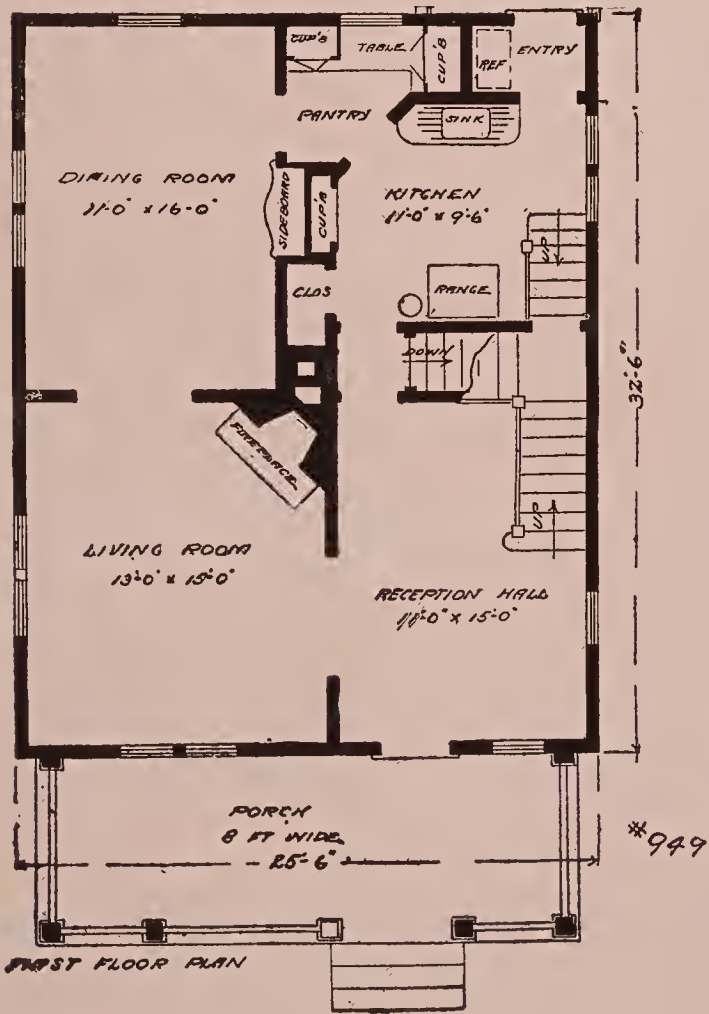


HIP ROOFED COTTAGE. DESIGN NO. D-949

This design is for a modern hip-roofed two story frame residence. The plan contains a large reception hall, living and dining rooms, completely equipped pantry, kitchen, bedrooms, etc. If so desired, it would be a simple matter to provide for a vestibule at front door and perhaps, a small nook at the side of vestibule could be worked in, in a very neat manner.

The second floor arrangement is very convenient, it being intended that the main side of the house be devoted to the owner's apartments,

Cost \$1,750, exclusive of heating, plumbing, electric work, and decorations. Width 26 feet 6 inches; depth 32 feet 6 inches. Height of basement 7 feet; first story 9 feet 5 inches. Second story 8 feet 3 inches. Plans and specifications \$15.

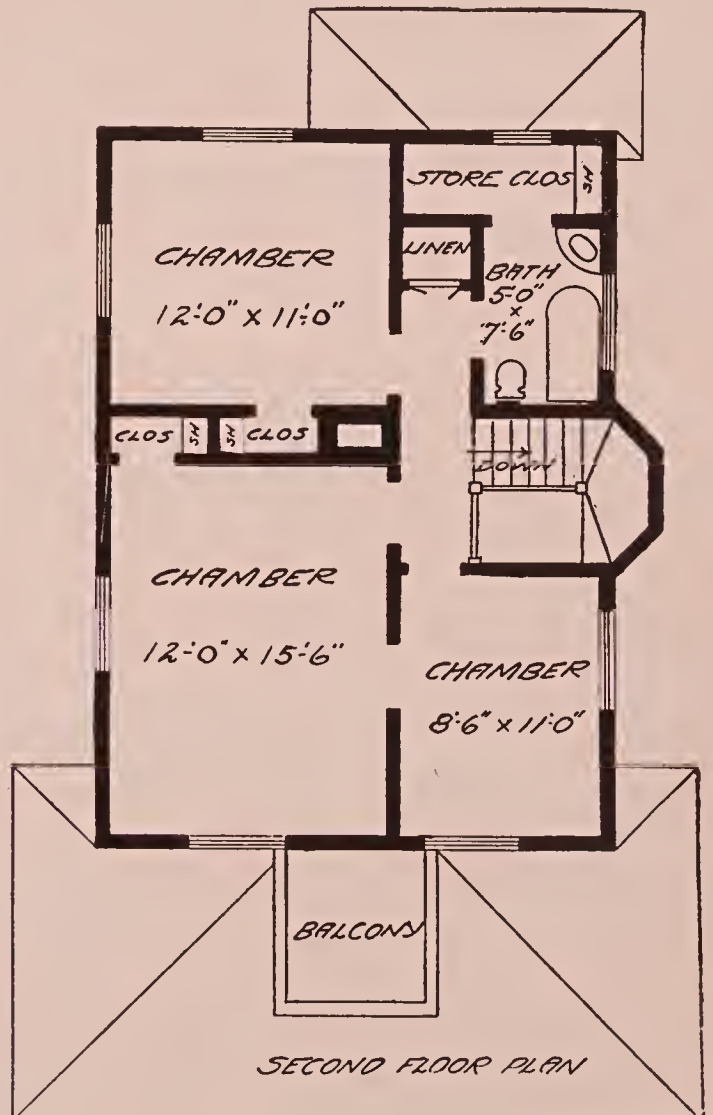
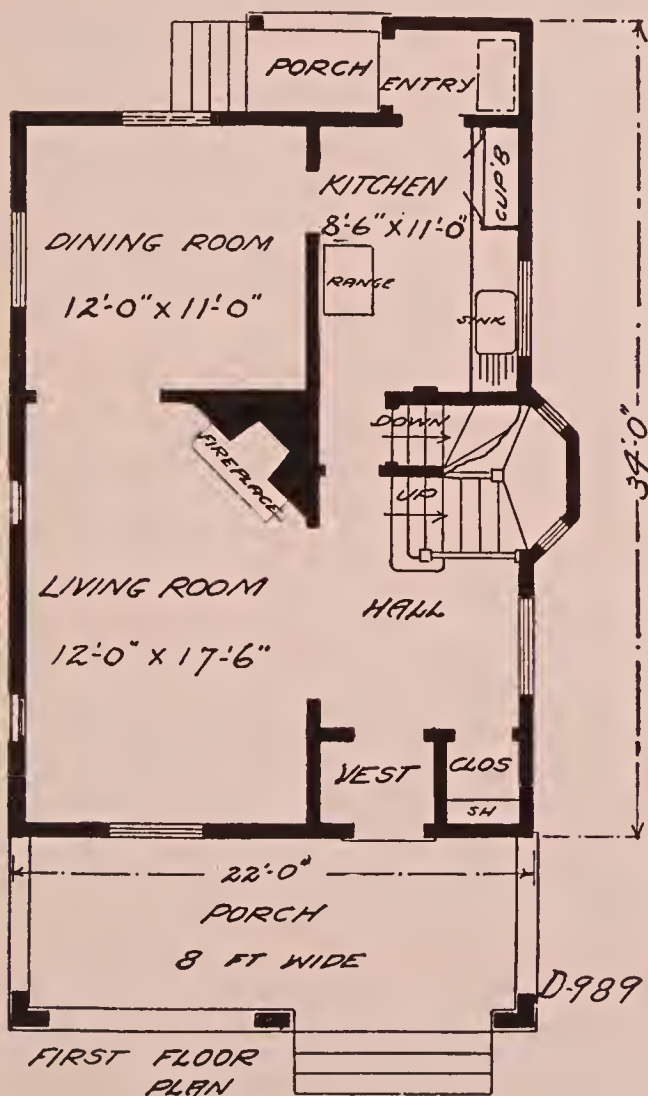




SHINGLE AND STUCCO COTTAGE. DESIGN NO. D-989

In this design we have a modern, six room house. The rooms are well arranged and of good size and basement extends under the entire house. The porch, extending clear across the front of house, sets it off very well and gives it a home-like appearance.

Cost \$1,700, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 3 inches; second story, 8 feet 5 inches; basement 7 feet. Lowest point second story rooms, 7 feet. Plans and specifications \$15.





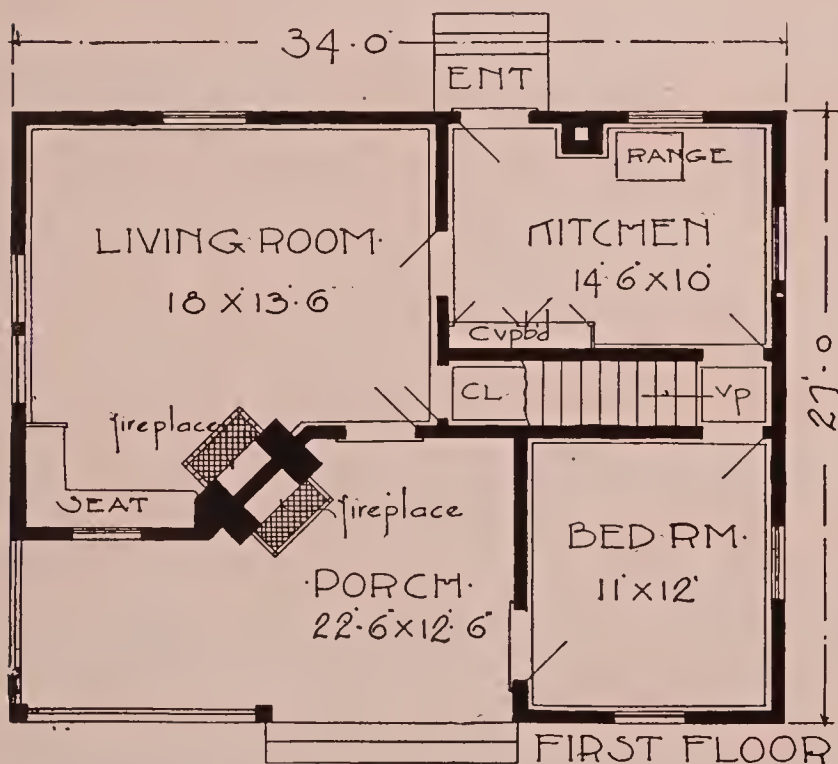
A SWISS CHALET. DESIGN NO. D-284

A Swiss "chalet" makes an ideal motive for a "bungalow" or a summer cottage. The plan is an odd one but that is a large part of the charm of these quaint summer cottages. It can, of course, be changed in the minor details and made a very practical home for occupancy the year round.

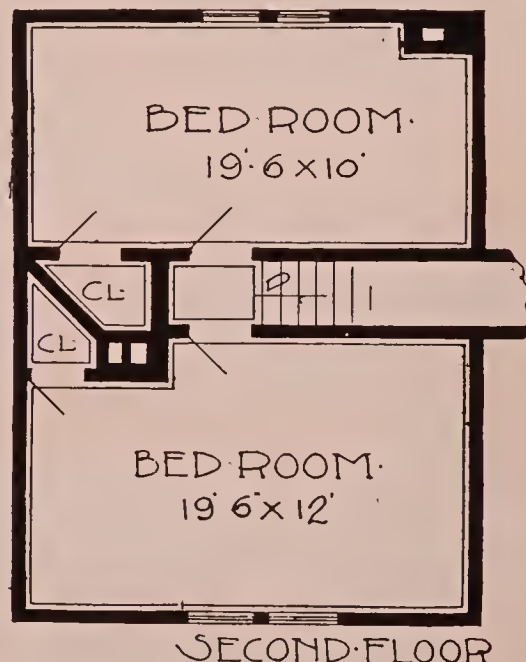
An open fireplace facing on to the porch and into the living room is one of the main features of this design, the idea being to screen in the porch and thus make a most enjoyable outdoor lounging room. The living room is a very attractive room and the fireplace and box seat make a very delightful corner. A large closet for wraps is provided under the stairs. The kitchen directly adjoins and is arranged with ample cupboards. The stairs to the second floor ascend from the passage between bedroom and kitchen. A slight saving could be effected by omitting the balcony but care should be used, in the elimination of the details of any design that the effect is not entirely destroyed or at least partly lost for it is the perfection of detail that makes the successful home.

No basement or plastering, is included, the house simply stands on a post foundation and the fireplace would be rough common brick of very simple form. Of course if a different plan were desired, a porch could be added on the front and the living room used for two bedrooms, using the present bedroom, somewhat enlarged as a living room.

Cost \$900, exclusive of heating, plumbing, electric work, and decorations. Width 34 feet; depth 27 feet. Height of first story 9 feet 6 inches; second story 8 feet; lowest height 6 feet. Plans and specifications \$8.



DESIGN No. 284



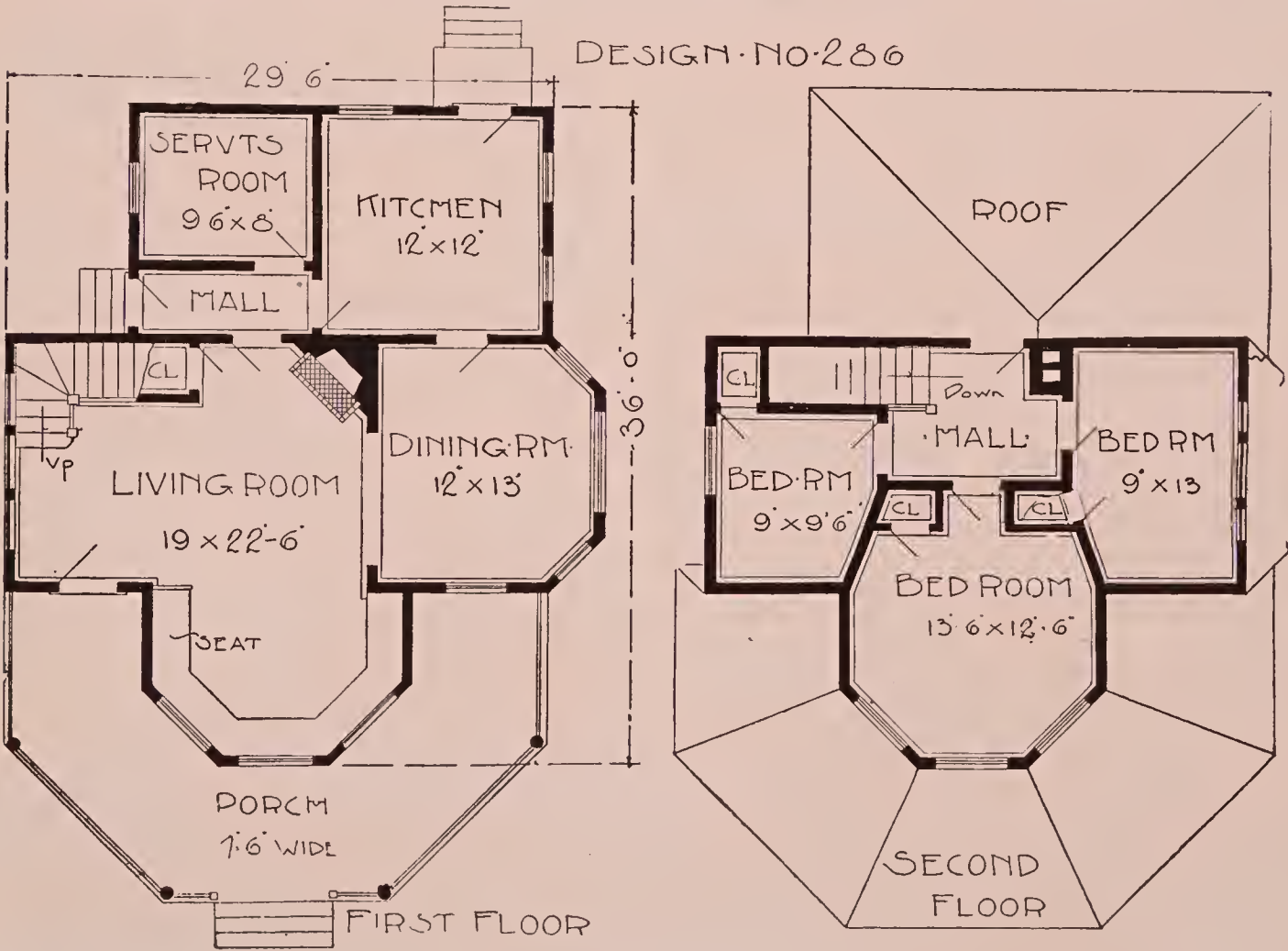


SEASHORE COTTAGE. DESIGN NO. D-286

The perspective shows a foundation wall but this is not included in the estimate, it being intended to build the house on brick piers only, which is all that is necessary for a summer cottage.

By carrying up the rear portion of the house two stories, two extra bedrooms could be obtained. The exterior treatment of this house, while simple, is very attractive, especially the porch. Siding would be used for the first story and shingles for the second. The finish would be of dressed lumber, finished with a coat of shellac.

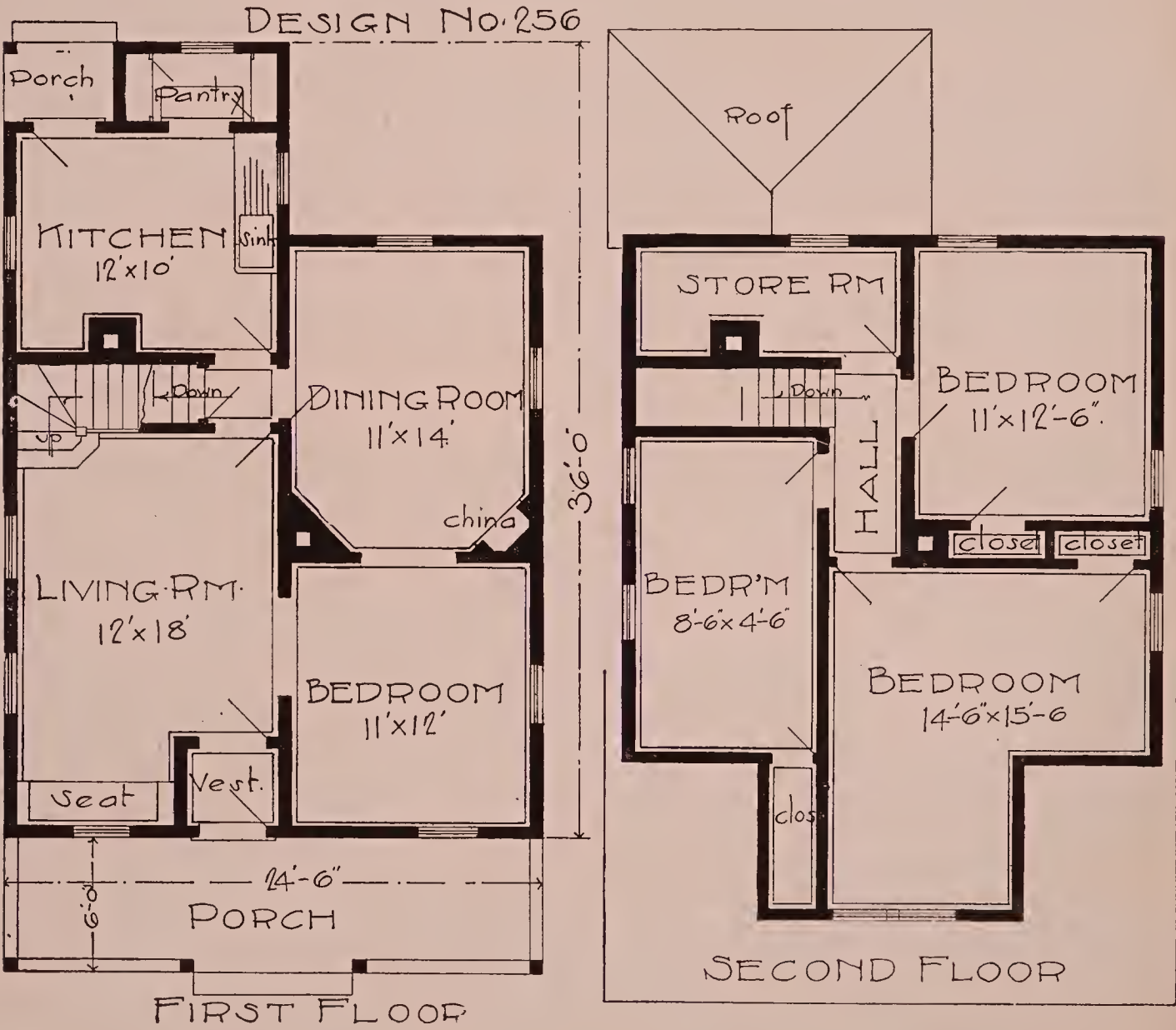
Cost \$1,050, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet 6 inches; second story 8 feet 3 inches; lowest point, second story, 7 feet. Plans and specifications \$10.





A SIDING AND SHINGLE COTTAGE—DESIGN D-256.

This plan shows an attractive arrangement of three living rooms, four bedrooms and store room.
The estimated cost of this cottage is \$1,050, exclusive of heating, plumbing, electric work, and decorations. A small cellar is provided. The height of first story is 9 feet, 3 inches; second story 8 feet 3 inches. Price of plans and specifications \$10.

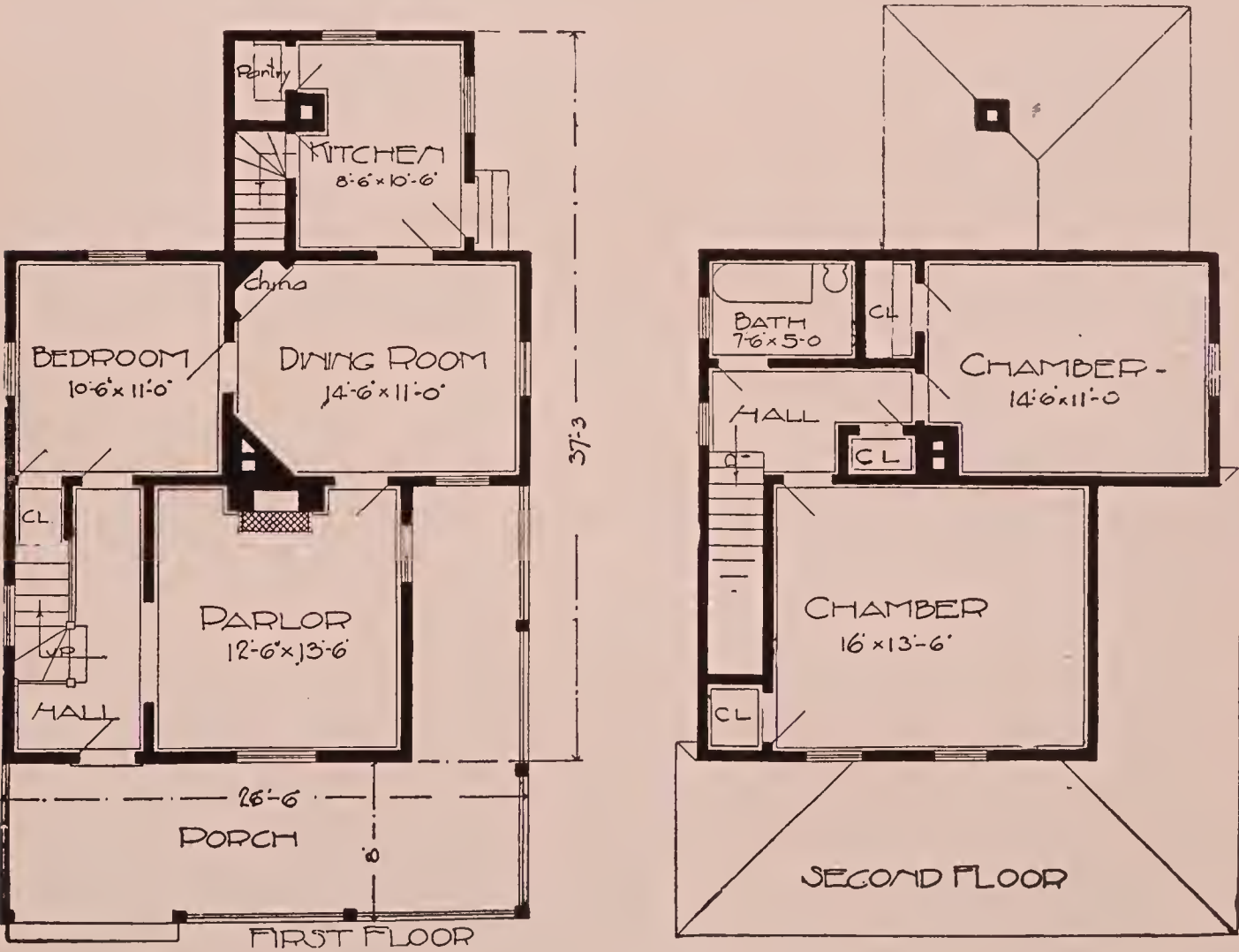




A SEASHORE HOME. DESIGN NO. D-243

The wide porch carried around the front and side is one of the attractive features of this house and the interior provides for a pleasing arrangement of rooms. If desired, and the partition between parlor and hall were removed a generous living room could be secured.

Cost \$1,250, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 2 inches; lowest height of second story 6 feet. Plans and specifications \$10.





CALIFORNIA BUNGALOW. DESIGN NO. D-1250

We have here a very desirable bungalow for a fairly good size family, wanting a complete home. A wide porch extends the width of the house making a most enjoyable outdoor living room. From this porch one enters a hospitable reception hall. Here an open fire casts a welcoming glow and a columned archway gives a view of the music room and alcove beyond, four steps below. Across the music room to the left one ascends through an archway to the dining room. This is a very attractive room and opens on to a side porch, a most delightful place for breakfast and supper during the long summer days. Very handsome beamed ceilings are called for in these rooms. As a group they offer many possibilities for charming and beautiful decorative effects.

Returning to the reception hall, we have on the left, as one enters from the porch, a cozy little library with a restful open fireplace in one corner. At the rear of the reception hall a wide beamed opening gives on to a short hallway communicating with the remaining rooms. The kitchen is practically arranged with ample cupboards and other conveniences. A stairway leads to the attic which provides a maid's room and generous storage space. Between the bath and the rear chamber is a sun room with a flower box under the windows. There is a full basement with laundry, toilet, cold-storage closet, etc.

The principal rooms are trimmed in oak or birch with hardwood floors throughout. The bathroom is intended to have a tile floor and wainscot. The balance of the house is to be trimmed in pine or fir, painted an ivory white, with birch doors, stained mahogany.

Cost \$3,500, exclusive of heating, plumbing, electric work, and decorations. Width 50 feet, not including the alcove and side porch. Depth 32 feet 6 inches, not including front porch. Height of basement 8 feet; first story 12 feet 3 inches; music room 14 feet 3 inches. Plans and specifications \$25.



A MODERN COTTAGE. DESIGN NO. D-1254

This is one of the best designs we have. Everything desirable is secured in the floor plan arrangement. A den or library, with an open fireplace, on the first floor of a small and low cost house is a rarity, but here it is had with a wide bay window giving a pleasant outlook to front and rear. The reception hall is a pretty room, with a columned and a half screened archway connecting with the living room. The stairway is nicely detailed and furnishes a generous closet for wraps and coats below. The living room is of good size and is separated from the dining room by a pair of sliding doors. The dining room has a door opening into the library and connects with the kitchen through a commodious pantry well furnished with dresser and counter space. In the kitchen is a roomy pot closet and access to the basement is had by way of three steps to the landing of the outside cellarway. The rooms on the second floor are of generous size and full height. There is a full basement with laundry, vegetable room, etc.

Cost \$2,500, exclusive of heating, plumbing, electric work, and decorations. Width 26 feet; depth 36 feet 6 inches. Height of basement 8 feet; first story 9 feet 9 inches; second story 8 feet 9 inches. Plans and specifications \$20.

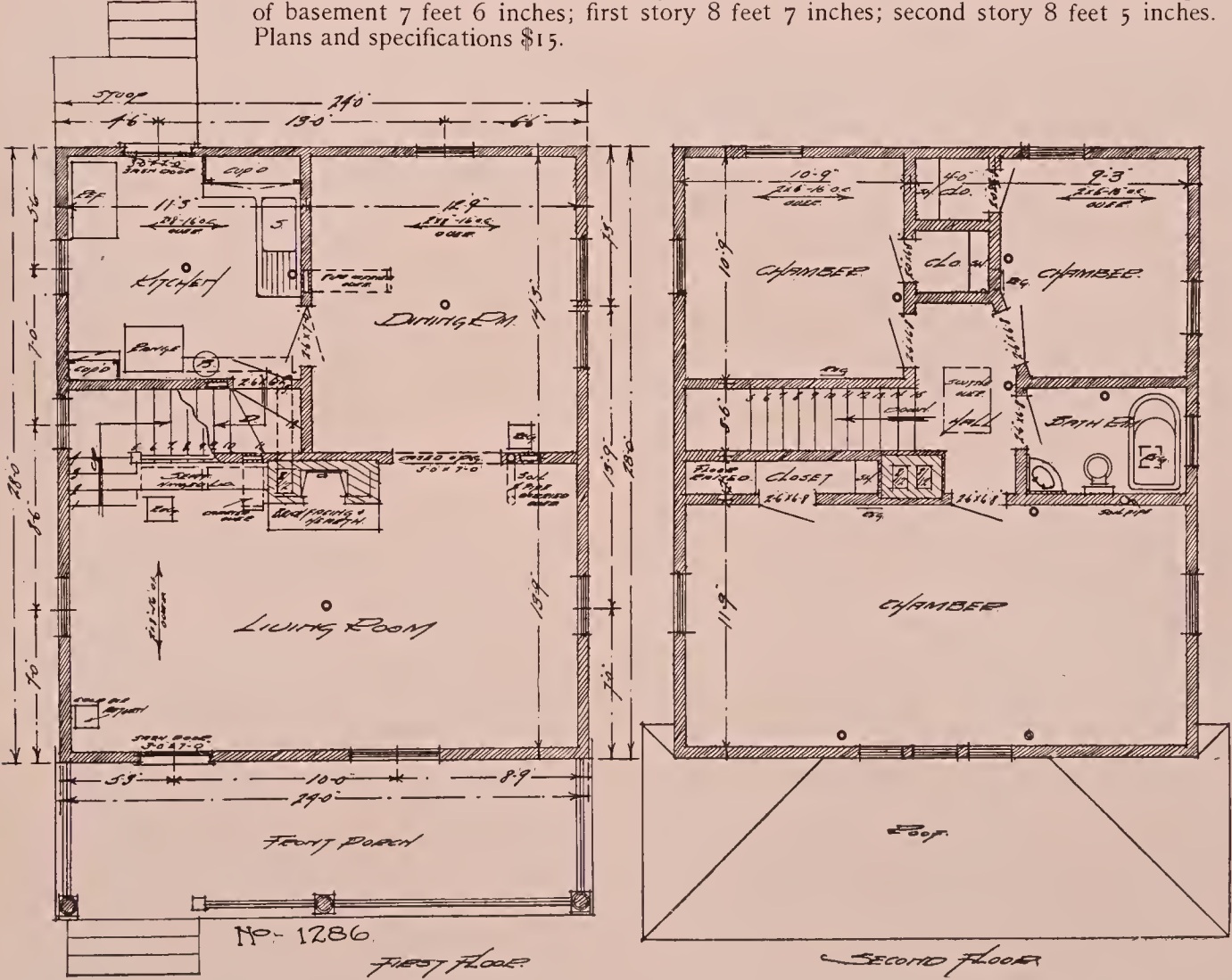


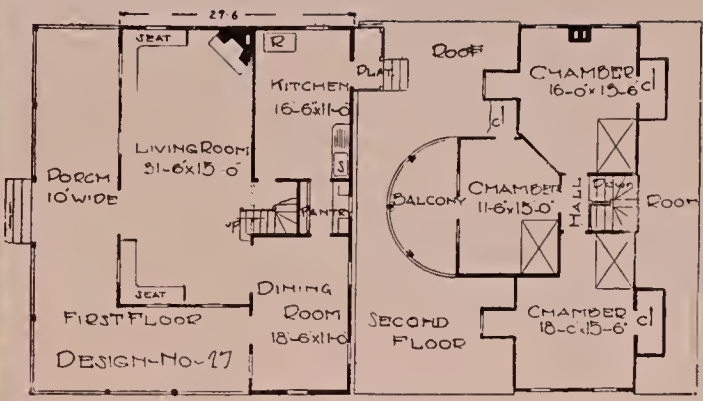
TWO STORY COTTAGE. DESIGN NO. D-1286

We have here a most economical arrangement of six rooms and bath. The plan has been especially studied to avoid waste in space and material; the rooms being of such size as to use joist in stock lengths.

The living room is of goodly proportions and takes up the entire front of the first floor. From one corner ascends the stairway to the second floor; the second step of which has been continued along the wall to the fireplace, forming a box seat. This makes an easily accessible storage place for storm shoes and umbrellas. The kitchen is light and airy and is furnished with ample cupboards and other conveniences. On the second floor, the front or owner's room extends the width of the house and has windows on three sides assuring a plentiful amount of air and sunlight.

Cost \$1,600, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 8 feet 7 inches; second story 8 feet 5 inches. Plans and specifications \$15.





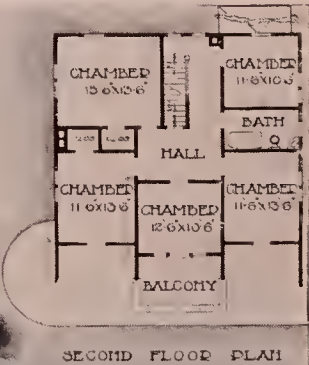
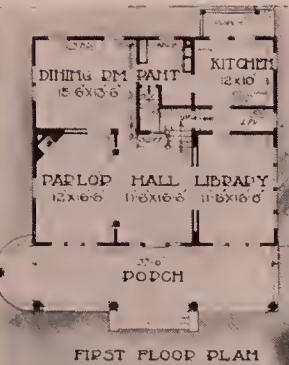
MOUNTAIN COTTAGE. DESIGN NO. D-72

This design is for a lake or mountain cottage. It is contemplated to enclose the entire porch with wire screen, adding somewhat to the cost, but as the porch is one of the most important features of such a home, too much consideration can scarcely be given to it. It extends entirely across the front and quite a distance down the side.

The generous living room with its open fireplace and inviting seats is the principal feature of the interior. To the rear, the dining room is pleasantly located opening into the living room and on to the side porch. This would make an enjoyable place for breakfasting during the long summer days. Service way can be had from the pantry through the dining room.

Three bedrooms are provided and more could be obtained by making them smaller or raising the roof. The finish would be of pine.

Cost \$1,300, exclusive of heating, plumbing, electric work, and decorations. Width 42 feet 6 inches; depth 27 feet 6 inches. Height first story 9 feet 6 inches; second story 8 feet 6 inches; lowest height, second story, 6 feet. Plans and specifications \$12.



TWO STORY COTTAGE. DESIGN NO. D-1175

This is an attractive cottage, two stories in height and especially economical in construction. Clapboards are used for the side walls and shingles for the dormer.

The plan is very compact, every inch of space being available for actual use. There is a basement under the entire house with fruit cellar, vegetable room, laundry, etc., provided. The first floor plan shows an agreeable arrangement of rooms. The reception hall is of ample size and communicates with all rooms on the first floor without the necessity of passing through other rooms. The stairway at the rear end is nicely detailed and from the first landing gives access to the kitchen and lavatory. The parlor to the left of the hall has an open fireplace and connects with the dining-room through a sliding door. To the right, the library is pleasantly situated with a generous amount of windows and separated from the reception hall by a pair of sliding doors. At the rear a door opens into a passage leading to the kitchen. Off of this passage is a lavatory and some steps to the main stairs. The kitchen is conveniently arranged with a fair sized rear porch and a service pantry connects with the dining-room. Five rooms and bath are shown on the second floor. Ample closets are provided and the front bedroom opens on to a balcony over the front porch. A stairway leads to the attic furnishing generous storage room.

Cost \$3,000, exclusive of heating, plumbing, electric work, and decorations. Width 37 feet 6 inches; depth 32 feet. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications \$20.

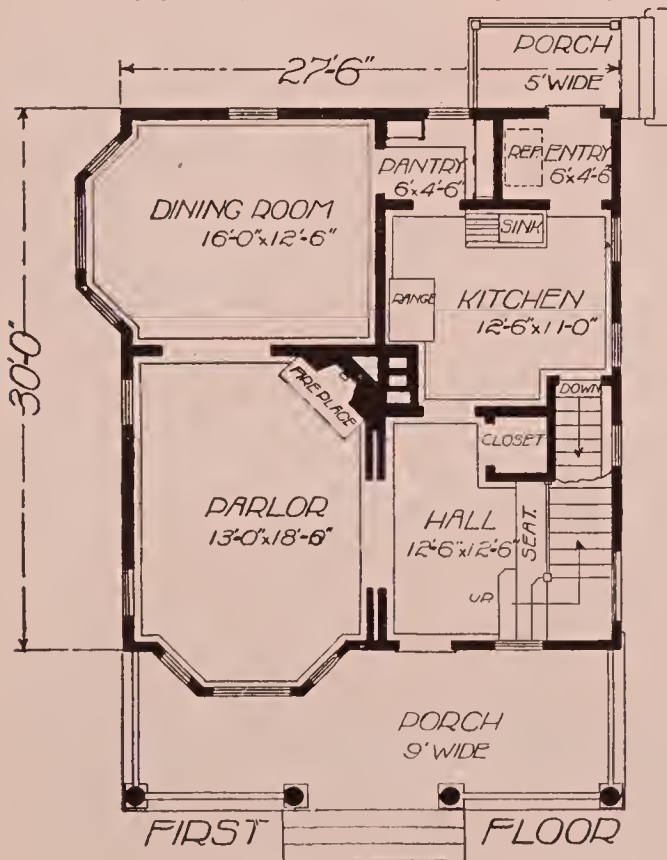


A MODERN COTTAGE HOME. DESIGN NO. D-646

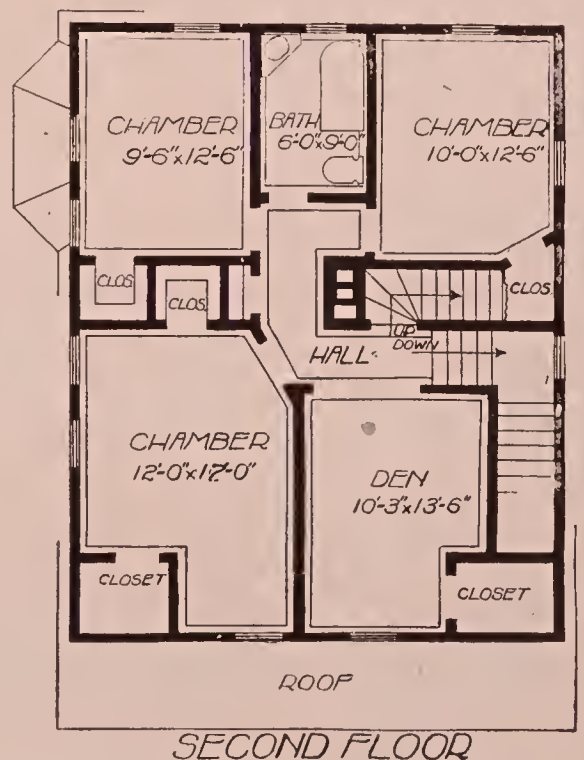
A modern cottage home. There is a full basement with laundry, coal bins, and an outside cellar entrance. On the first floor is a reception hall, with coat closet, prettily detailed staircase and seat. Sliding doors are provided between the hall and parlor. The parlor has an inviting fireplace, with red brick facings and hearth. Hardwood floors are included throughout the entire first story, also in the second story hall and bath. There is a good sized pantry and an entry with space for the refrigerator. Four pleasant rooms are provided for on the second floor, each supplied with a large closet. A stairway is built to the attic where there is ample space for storage.

The finish of the house is of pine or cypress throughout. Hardwood finish can be used in the main rooms of the first floor at an additional expense of about \$100. The foundation walls are of stone, the superstructure of frame, with siding for the finish of the first story and shingles above. Double floors are included for both first and second stories. The outside walls are back plastered as well as face plastered.

Cost \$1,650, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 5 inches; second story, 8 feet 3 inches. Plans and specifications \$15.



#646





SHOOTING LODGE. DESIGN NO. D-802

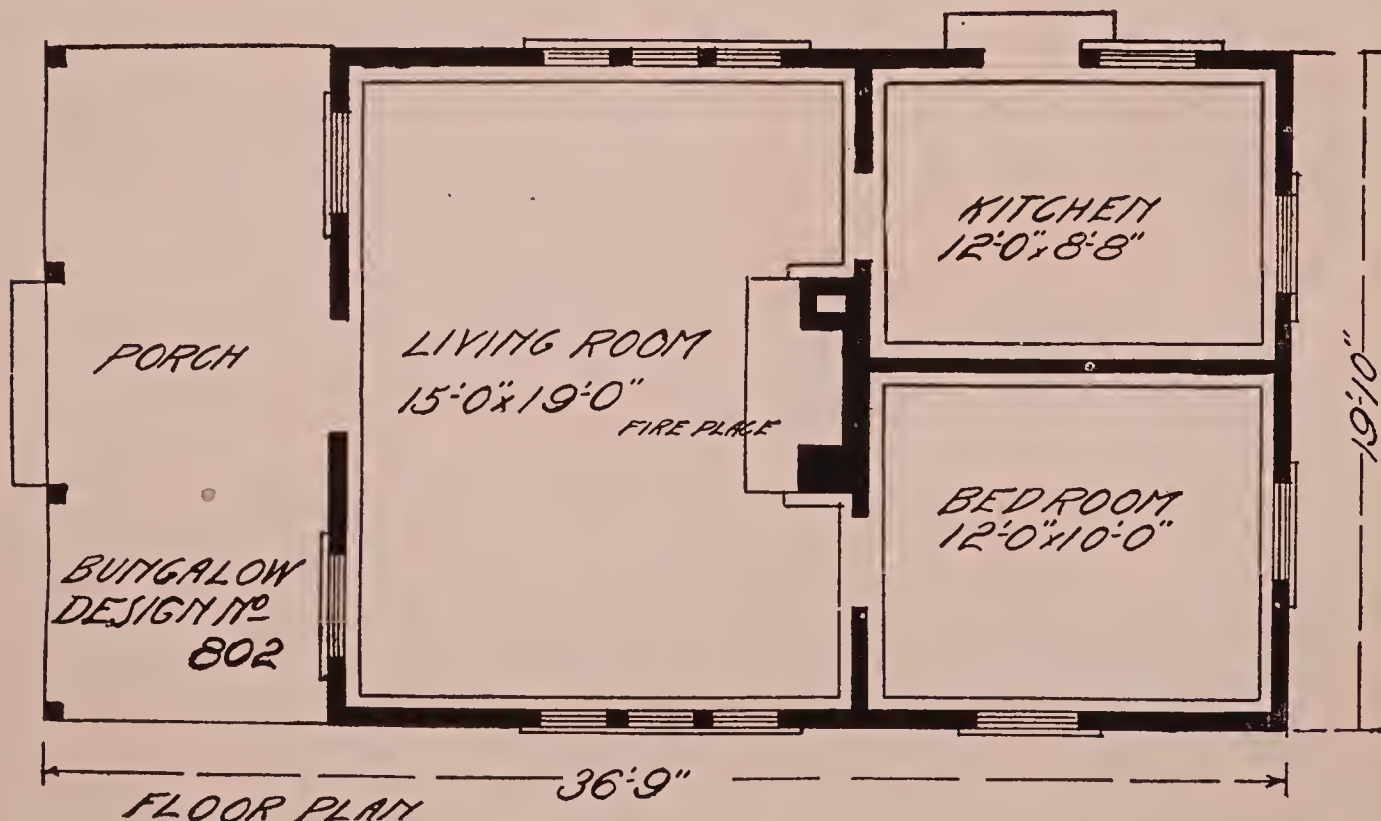
This bungalow for a shooting or fishing lodge is one that has been designed especially for simplicity and comfort in the woods.

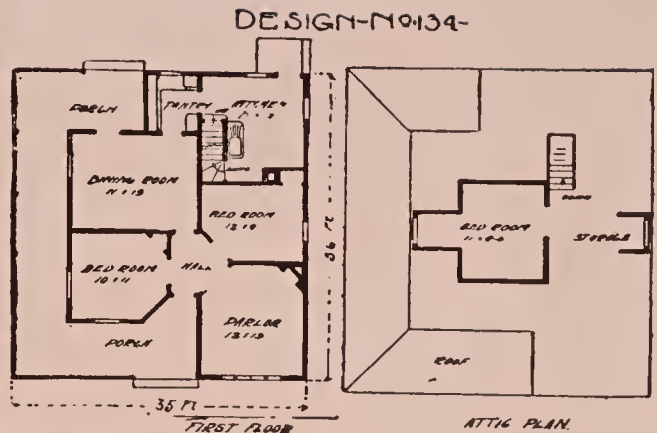
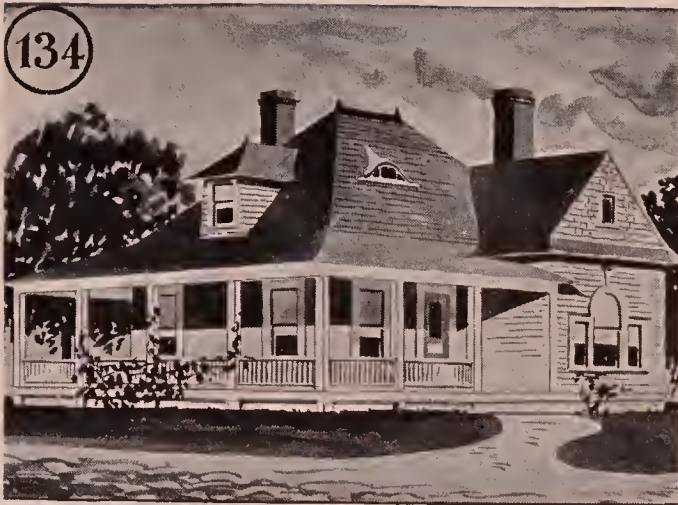
The plan, as will be noted, consists of a large living room, a work room or kitchen and one bedroom, though of course it is expected that bunks or cots will be used in the main room to provide for an over-flow of guests. The fireplace proper in the living room, is laid up in field stone, picked up in the neighborhood and the chimney is of brick with raked out joints. However, if the bricks were not easily available the whole could be built up of the field stone or other material that is handy on the premises. If a coal or wood stove were used in the kitchen for cooking purposes a flue could be provided to use the same chimney as the fireplace.

It is intended to make the exterior as simple as possible in construction. As shown, the house rests on a stone trench wall foundation. This, however, could be of concrete or if in a wooded section where posts could be had for the cutting, these could be used for the foundation. The walls are sheathed with upright boarding with strips laid over the joints and the roof is covered with shingles.

The interior is left unfinished, the dressed exterior boarding showing between the studs. The rooms run clear to the roof showing the exposed rafters and shingles.

Cost \$500, exclusive of heating, plumbing, electric work, and decorating. Height of first story 11 feet. Plans and specifications \$5.





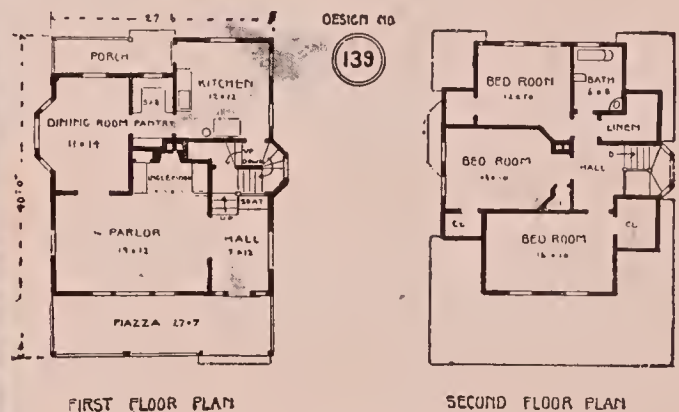
LAKE SIDE COTTAGE. DESIGN NO. D-134

There are two bedrooms of good size on the ground floor with a servant's room and storage space in the attic. By slightly raising the roof or increasing the height of the studding, some additional rooms could be obtained on the second floor without greatly increasing the expense.

A fine porch is on three sides of the house and that portion adjoining pantry and dining room, would make a very pleasant spot for out-door dining. An open fireplace is arranged in one corner of the parlor.

While the rooms in this design may be thought by some to be a little small, it should be remembered that in a cold northern climate this is not always a disadvantage. However, it would not greatly increase the expense to add two or three feet to the width and to the depth of the house, and this would give very fair rooms all around, or, if a large living room were desired instead of the separate dining room and parlor, the partition between dining room and bedroom could be removed and thus secure one generous room 13 feet by 22 feet 6 inches, which would answer for both dining room and living room. The parlor could then be used as a bedroom.

Cost \$1,150, exclusive of heating, plumbing, electric work, and decorations. Width 28 feet 6 inches; depth 36 feet. Height of first story 9 feet 9 inches; second story 8 feet; lowest height of second story 5 feet 5 inches. Plans and specifications \$10.



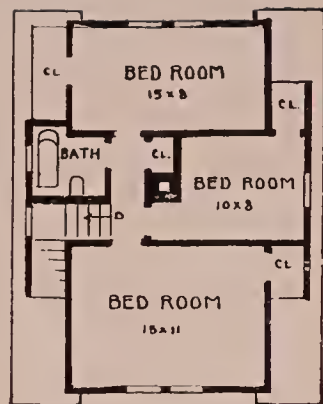
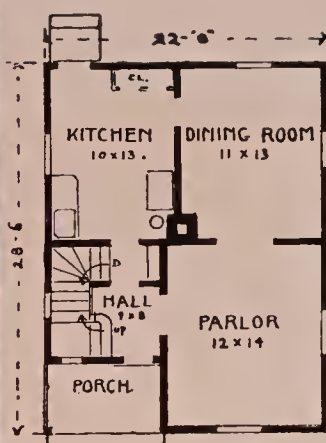
COTTAGE. DESIGN NO. D-139

Direct access from the kitchen to the front door is gained by going up the three steps to the stair landing and then down to the front hall. An inglenook, with an open fireplace, side seats and recessed bookcases, is an attractive feature of the parlor. The dining room is a pleasant room with a wide bay window at the side. Four bedrooms and bath are arranged on the second floor. Ample closets are provided for each room and in addition there is a generous linen closet off the hall.

If desired, sliding doors could easily be arranged between the dining room and parlor at slight increase of cost. Cutting down the window on the basement stairway would secure an outside cellar entrance by making a slight change in the stairway. This would be a most desirable feature for the carrying out of ashes, etc. Direct passage way is gained from the kitchen to the dining room by passing through the pantry which is of unusual size and complete in every respect.

The exterior treatment of this cottage is exceedingly good, while simple and inexpensive. The finish is intended to be of pine or poplar, painted, with hardwood floors in the hall and kitchen.

Cost \$1,500, exclusive of heating, plumbing, electric work, and decorations. Width 27 feet 6 inches; depth 32 feet 4 inches; height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 4 inches; lowest height second story 5 feet 8 inches. Plans and specifications \$15.

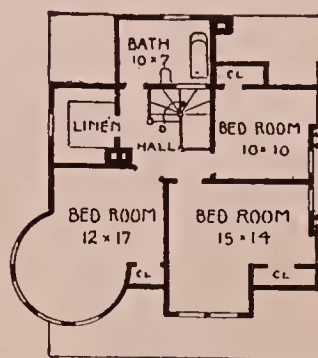
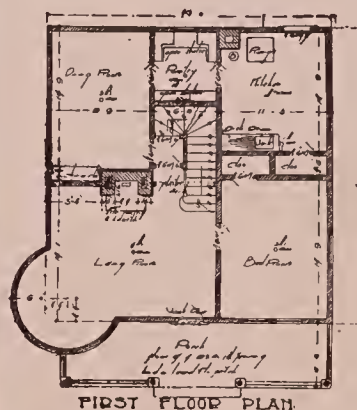


A LOW COST COTTAGE. DESIGN NO. D-135

This is a very compact and well arranged cottage home. The porch is fair and could be readily extended and continued across the front of the house with good effect, if desired. The reception hall with its well detailed stairway is an attractive feature of the design. A tiny pantry is improvised under the stairs through which is reached the kitchen without passing through any other room. The stairs to the basement descend from here under the main stairway. The kitchen to the rear is of good size and connects directly with the dining room. This is a very pleasant room and opens into the parlor through a wide cased opening. An inviting open fireplace could be easily built in the parlor, for by locating it in the corner, adjoining the kitchen, the flue from fireplace could use the same chimney as the kitchen range. A wide cased opening at the side opens into the hall. The second floor is remarkable for its unusual economy of floor space, every inch having been used to the best advantage possible. Three rooms and bath are provided. Each room is supplied with an ample closet and in addition there is a linen closet in the hall.

A small cellar is provided. The foundation can be of stone, brick, or concrete according to the locality and material at hand. The interior is intended to be finished in pine, poplar, or cypress painted or stained.

Cost \$950, exclusive of heating, plumbing, electric work, and decorations. Width 22 feet; depth 28 feet 6 inches; height of first story 9 feet 3 inches; second story 8 feet; lowest height second story 4 feet 6 inches. Plans and specifications \$8.



AN ATTRACTIVE HOME. DESIGN NO. D-140

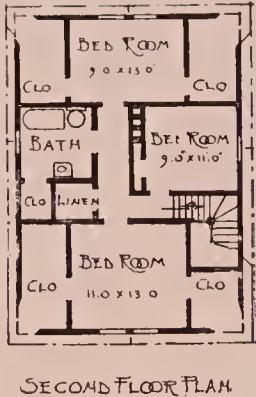
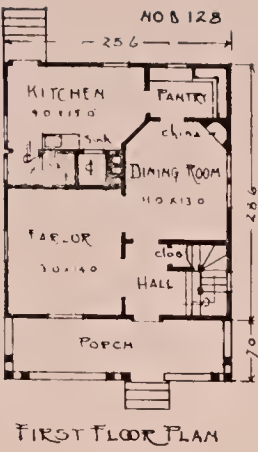
The exterior of this design is most pleasing. The large front porch gives an inviting appearance and the round tower an attractive individuality.

Large living rooms are coming more and more in favor and as it is the room most used by the family it ought to be given special attention and such things should be incorporated that tend to give it a comfortable and home-like atmosphere. The large circular bay in the living room of this cottage offers the possibility of a most attractive nook with a wide and inviting seat from which can be seen the cheery open fire and the effective stairway to the second floor. From the stair recess, passage is had to the dining room and basement. The dining room connects with the kitchen through a well equipped pantry.

Many people prefer the dining room on the front, and if this were the case, the dining room and bedroom could easily change places and one of the closets omitted to provide passage from the kitchen, or both closets could be omitted and the room made that much larger.

On the second floor are three good sized chambers and bath. A linen room with shelves extending all around opens off the hall. The finish is of cypress or pine. The outside is covered with siding on the first story and with shingles above.

Cost \$1,800, exclusive of heating, electric work, plumbing, and decorations. Width 29 feet; depth 30 feet height of basement 7 feet 6 inches; first story 9 feet 4 inches; second story 8 feet 3 inches. Lowest height second story 6 feet. Plans and specifications \$15.



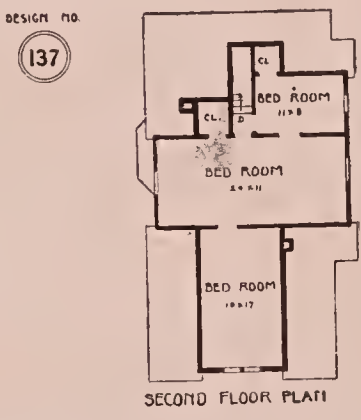
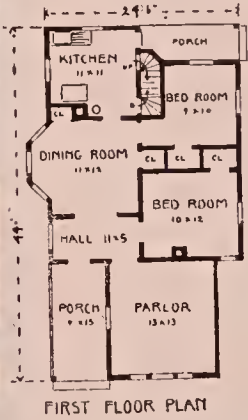
A COMPLETE LITTLE HOME. DESIGN NO. D-128

This little home has been a most popular design. Not only are the rooms well arranged and every inch of space utilized, but the effect on entering the pretty reception hall is that of quite a spacious house. This is by reason of the rooms opening into each other so nicely through the wide cased openings. The dining room to the rear is a pleasant room and has a china closet built in one corner. A pantry furnished with ample cupboards and a work table with drawers and flour bins, adjoins and connects with the kitchen. This is supplied with a good sized pot closet and a stairway going to the basement.

The second floor shows three roomy chambers and a bath. A generous linen closet opens off of the hall and the bath has a closet for soiled clothes. Each bedroom is provided with a large closet and storage space under the eaves. If the house were made full two stories in height it would be possible to obtain two bedrooms in front and two in the rear instead of one as at present.

The exterior is covered with siding up to a belt course and with shingles above. The interior is intended to be trimmed in cypress, stained and wax finished for the living room, dining room, and hall, and varnished natural in the kitchen, and in pine for bedrooms and bath, painted.

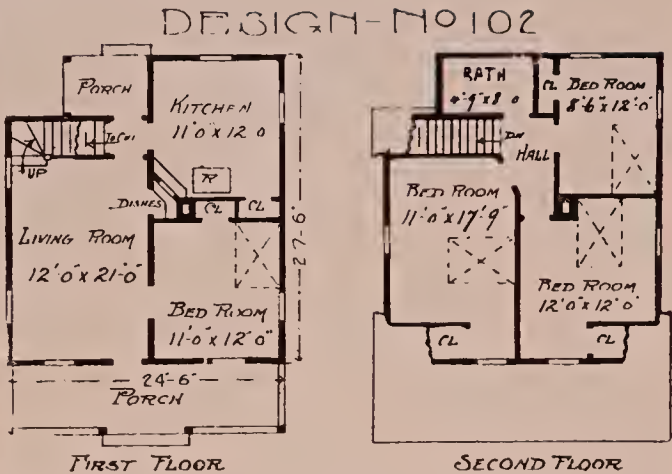
Cost \$1,475, exclusive of heating, plumbing, electric work, and decorations. Height of first story 9 feet; second story 8 feet; lowest height of second story 6 feet. Plans and specifications \$10.



A ONE AND A HALF STORY COTTAGE. DESIGN NO. D-137

A design especially adapted for the South or the country and one well arranged for a corner lot. The recessed porch will be found a delightful place on a hot day and, if desired, could be extended and carried across the front. One enters into an ample hall or foyer from which one can pass into the parlor, dining room, and one of the bedrooms. The dining room is a pleasant room with a wide bay offering views to both front and rear. The kitchen is conveniently arranged with stairways to basement and second floor. At the side is a good sized porch which would make an enjoyable place for doing many of the little duties connected with the preparation of a meal. The two bedrooms are very desirable rooms with windows on two sides. The central chamber opening off the hall, if not required as such, would make a very attractive library or study. On the second floor we have three rooms and plenty of closet room can be obtained under the slope of the roof. The large room is 11 feet by 23 feet 6 inches in size and by running a hallway, a continuation of stair landing, through it, another bedroom could be obtained. This would give access to the front chamber without the necessity of going through the centre room as at present. The small room at the head of the stairs would make a desirable bathroom.

Cost \$1,550, exclusive of heating, plumbing, electric work, and decorations. Width 24 feet 6 inches; depth 44 feet. Height of first story 9 feet 6 inches; second story 8 feet. Plans and specifications \$12.



SUBURBAN HOME. DESIGN NO. D-102

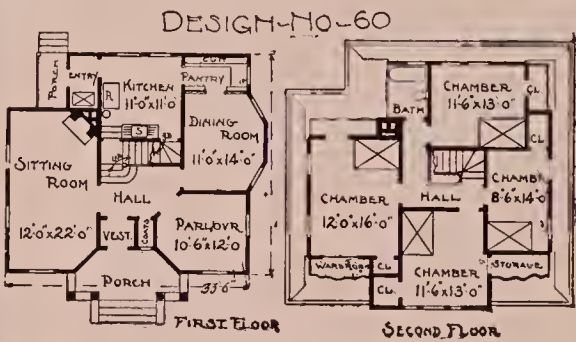
This is a design for a cottage home for a person who wishes to live economically and has a thousand dollars or less to spend in the building of his house.

For practical purposes, it will be found exceedingly convenient. The living room is of good size and is entered directly from the generous front porch. The stairway at the rear of the living room makes a very pretty feature and its location there effects a very economical use of floor space. By utilizing the space under the stairway an entry from the rear porch is provided communicating with the kitchen, living room and cellar-way. Off of the living room is a closet, with ample shelving room for china, etc., arranged with a slide window opening on to a counter shelf in the kitchen. If a bedroom were not desired upon the ground floor, the room so designed could be used for a dining room with wide cased opening connecting with living room.

Three bedrooms and bath are planned on the second floor. These rooms are of generous size and each have windows on two sides affording efficient ventilation. Roomy closets are provided under the slope of the roof.

The exterior is covered with siding up to a belt course with shingles above and in the gables. The interior finish is intended to be of pine, cypress, or poplar throughout, according to the section where built.

Cost \$975, exclusive of heating, plumbing, electric work, and decorations. Width 24 feet 6 inches; depth 27 feet 6 inches. Height of first story 9 feet 3 inches; second story 8 feet 3 inches; lowest height of second story 3 feet 6 inches. Plans and specifications \$8.



A COMPLETE HOUSE. DESIGN NO. D-60

In the sixtieth design we have an example of what may be accomplished in the way of a complete home for a very moderate sum.

This design, it will be noticed, provides for quite a spacious house. The sitting room is of most generous proportions, and from it, across the hall and into the parlor and dining room opposite, a most attractive vista would be obtained. The pantry and kitchen arrangements and refrigerator entry are all provided, and on the second floor there are four very nice bed chambers, a bathroom and most ample closets.

In this case the interior finish would be pine, neatly painted, though, of course, hard woods might be used if desired at very little additional cost. Many, however, are fully as well satisfied with pine, painted or stained in attractive combinations, as the color effects can be obtained in wide variety.

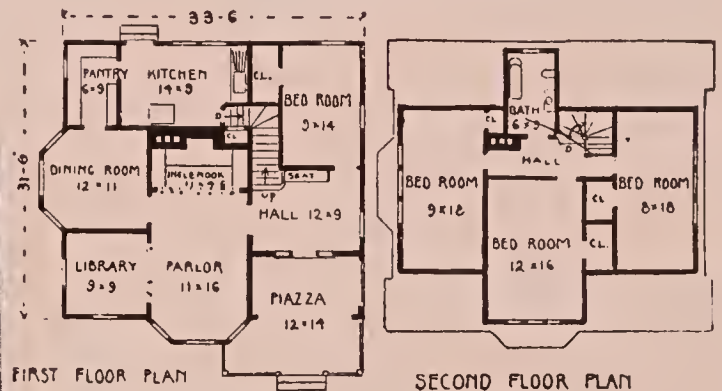
Cost \$1,800, exclusive of heating, plumbing, electric work, and decorations. Width 33 feet 6 inches; depth 30 feet 10 inches. Height of basement 7 feet 3 inches. First story 9 feet 6 inches. Second story 8 feet 4 inches. Lowest height second story 6 feet; at one point, 5 feet. Plans and specifications \$15.



FRENCH COTTAGE. DESIGN NO. D-61

Here we have a most compact and practical arrangement. The reception hall is square and embellished with a pretty stairway along the side, in front of which is a seat and under which is a good roomy coat closet. Space is also arranged for a chair or two, so that it is a reception hall, in fact, as well as name. The living room is arranged with an open fireplace and bookcase recessed at the side and is separated from the dining room by a sliding door. The kitchen is well equipped and connects with the dining room through a generous pantry. Refrigerator space is provided in the entry from rear porch. A full flight of back stairs is provided, under which is the outside cellar entrance. The plans for this design are drawn for a full height second story, instead of story and one half, as shown. Lowest point in second floor rooms six feet. Cost can be reduced by small cellar and pine finish.

Cost \$1,700, exclusive of heating, plumbing, electric work, and decorations. Width 31 feet 10 inches. Depth 32 feet 6 inches. Height of basement 7 feet 4 inches. First story 9 feet 3 inches. Second story, 8 feet 3 inches. Plans and specifications \$15.

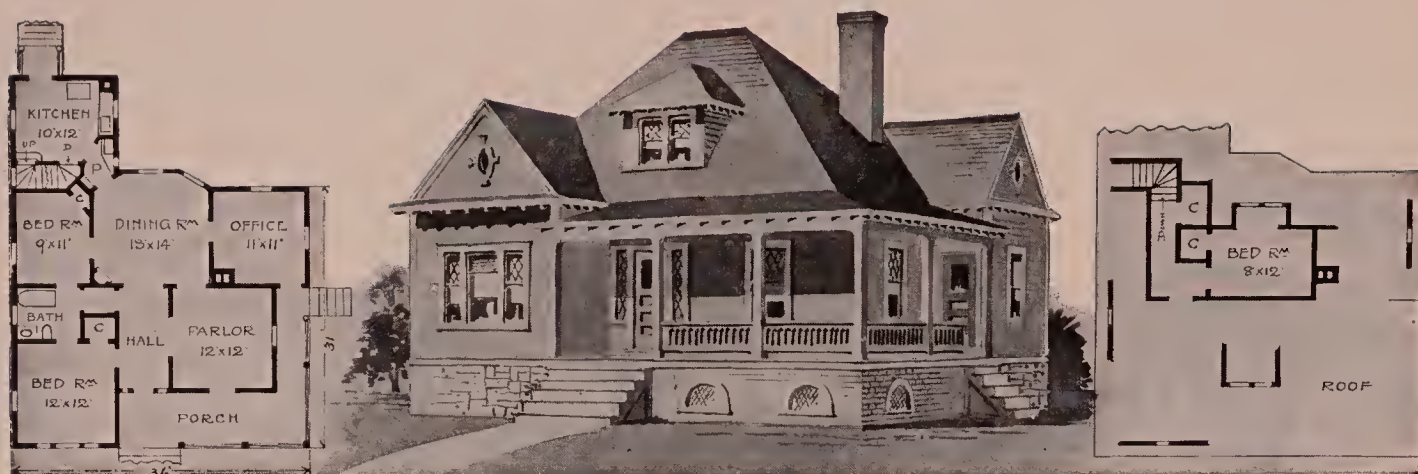


A ROOMY COTTAGE HOME—DESIGN NO. D-148.

This is one of the most popular designs that I have ever published. Notice the large parlor and ingle-nook with its cozy seats and fireplace. The library or study in the corner connected by a wide cased opening with the parlor, and also the very pretty and good-sized reception hall will make a most attractive and interesting interior.

This design is favored with an unusually large pantry fitted with moulding board, enclosed shelves, drawers, cupboards and flour bins. Three very generous rooms with ample closets are arranged on the second floor. Hardwood floors are intended for the hall, dining room, pantry, kitchen, and bathroom. In the basement is a laundry with wood floor, the balance of the cellar floor being of concrete finished with cement. Coal bins are provided, also an outside cellar entrance which will be found very convenient for carrying out ashes, etc. In this house, as in all houses where there is a full basement, an ash pit is provided for the fireplace. The house is arranged to be heated by a hot air heating system. The finish is of pine, cypress, or poplar painted. The exterior finish is of siding for the first story and shingles above.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Width 33 feet 6 inches. Depth 31 feet. Height of basement 7 feet 6 inches. First story 9 feet 7 inches. Second story 9 feet 3 inches. Lowest height second story 5 feet. Plans and specifications \$20.



PHYSICIAN'S COTTAGE. DESIGN NO. D-185

A cozy cottage admirably adapted for a physician's or a clergyman's home. An office is provided adjoining the dining room with separate outside entrance from the side porch. The family entrance is from the front porch into a central hall. Wide cased openings connect with the parlor at the side, and to the rear with a very attractive dining room. This has a china closet built in one corner and a pantry gives access to the kitchen. Two bedrooms and bath are provided. The bath opens into the hall and also opens directly into each bedroom. The second floor supplies another bedroom and generous storage space. A basement extends under the entire house and furnishes ample room for laundry, cold storage closet, and fuel bins. Provision is made for a hot air heating and ventilating system. The exterior is finished with siding and shingles are used for the roof and gables.

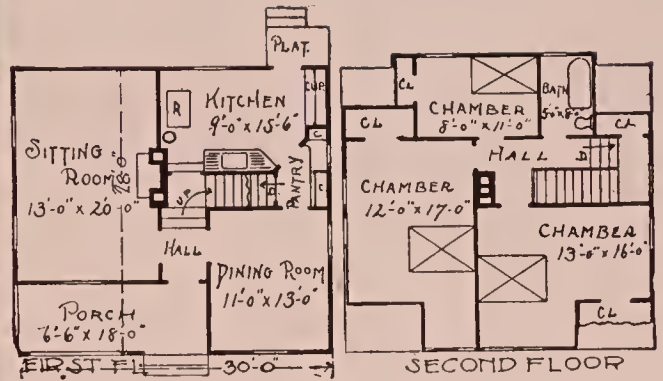
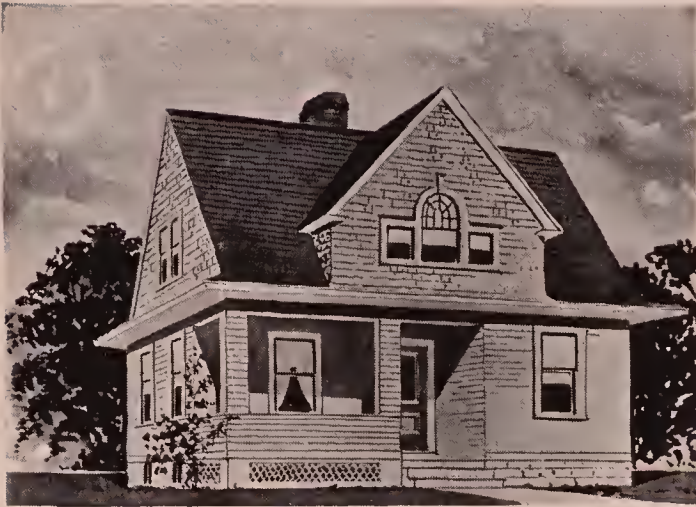
Cost \$1,650, exclusive of heating, plumbing, electric work, and decorations. Width 36 feet; depth 44 feet 8 inches. Height of basement 8 feet; first story 9 feet 9 inches; second story 8 feet; lowest height of second story 4 feet. Plans and specifications \$15.



A PRACTICAL SQUARE HOUSE. DESIGN NO. D-189

This is a very practical type of house and is very economical to build as there is hardly any waste in structural material. On the first floor are three rooms, hall and a bathroom adjoining the kitchen for economy in plumbing. The sitting room is very pleasant and has a large unbroken window to the front giving a view of the garden and approach. To the rear and separated by a pair of sliding doors is a good sized dining room. This connects with the kitchen through a pantry furnished with ample shelving and cupboards. The kitchen is furnished with laundry trays and opens on to a rear porch. The second floor shows an arrangement of four bedrooms with ample closets. If preferred, the bath room could be arranged on this floor and the space occupied by the present bath used as a pantry or the jog could be taken out of the kitchen and the space used as part of the dining room. Then, the sitting room could be extended as far back as the rear of the entrance hall. This would do away with the pantry, but sufficient cupboard room could be provided in the kitchen. There is a generous attic and one or two rooms could be secured, if desired.

Cost \$1,675, exclusive of heating, plumbing, electric work, and decorations. Width 23 feet 6 inches; depth 32 feet. Height of basement 7 feet 8 inches; first story 9 feet 6 inches; second story 8 feet 3 inches. Plans and specifications \$15.



SUMMER COTTAGE. DESIGN NO. D-1

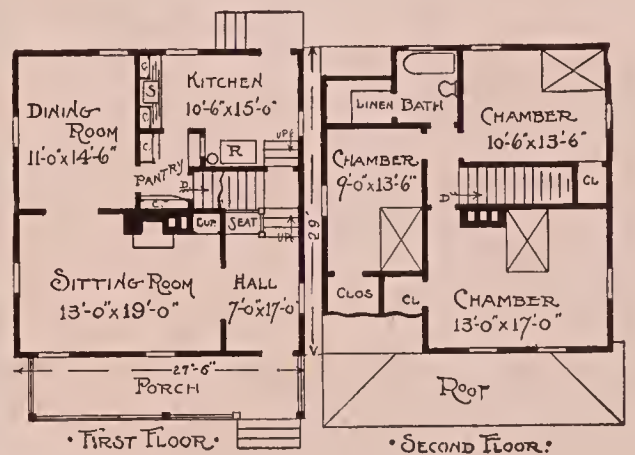
The main and perhaps the most attractive feature of this plan is the unusually fine, large sitting room with its open fire and pleasant outlook. If desired the rear portion could be partitioned off for a bedroom, for such event it might be well to increase the depth of house a foot or so.

The kitchen is of good size and so located that the main chimney serves it. It has a roomy cupboard at one end with a place for pots, kettles, etc., and the sink is convenient to the pantry.

Directly in front, as the hall is entered, is the stairway, rising three steps to a landing and then turning to the right. Much space and expense is here saved by combining the front and back stairs from the first landing, as shown on the plan; entrance to the kitchen being had from a door on this first landing.

Examination of this design will show a most convenient, compact and economical arrangement of rooms, with no space wasted and yet a most charming and generous sized interior effect is obtained. The finish is intended to be of pine or poplar, painted or stained.

Cost \$1,450, exclusive of heating, plumbing, electric work, and decorations. Width 30 feet; depth 27 feet. Height of basement 7 feet. First story 9 feet 6 inches. Second story 8 feet 6 inches. Lowest height second story 6 feet. Plans and specifications \$12.



COTTAGE. DESIGN NO. D-13

In this design we have a somewhat larger house with every facility of arrangement and convenience shown in the preceding design and more.

There is a basement with cement floor under the entire house, so that the house can be heated by a furnace if desired. The sitting room is large and has the luxury of an open fire with a bookcase built in the recess at the side.

The dining room is of good size and communicates with the kitchen through a very nice pantry.

It is generally an advantage much appreciated by the housewife to have a family bedroom of good size, and in this design her wants in this respect are fully provided for, as the room is ample to take a child's bed in addition to the regular furniture. The bathroom is amply large for the fixtures it accommodates, and from it opens a good sized linen closet, utilizing the space under the slope of the roof, as the space under the other side is utilized for closets. The finish is intended to be of pine or poplar.

The exterior is covered with siding. The foundation can be of stone or brick or if good sharp sand can be secured from the excavation for cellar, of concrete.

Cost \$1,475, exclusive of heating, plumbing, electric work, and decorations. Width 27 feet 6 inches; depth 29 feet. Height of basement 7 feet 6 inches. First story 9 feet 3 inches. Second story 8 feet 3 inches. Plans and specifications \$12.



ENGLISH COTTAGE. DESIGN NO. D-204

The above is one of the most successful cottage designs that I have ever published. Note the large sized sitting room and its cozy inglenook with inviting open fireplace and seats built at the side, the library or study in the front corner, connecting by a wide opening with the sitting room and dining room, also the very pretty and good size reception hall and ground-floor bedroom with adjoining bath. This house is enlarged from No. 148 with several features added, and it cannot be equalled for the amount of available floor space.

Were it desired, the bathroom could be placed in the small rear chamber on the second floor and the space now occupied by the bath used for a back stairway. This would do away with the present cellar stairs, as access to the basement would then be gained under this stairway. With this arrangement, the kitchen could be enlarged and the pantry arranged so as to serve through it to the dining room. The house might be built two full stories in height and in that case the second floor rooms would be considerably increased in size. The finish is intended to be of pine or poplar painted, with hardwood floors.

The estimated cost is \$2,000, exclusive of heating, plumbing, electric work, and decorations. Width 28 feet 6 inches; depth 33 feet; height of basement 7 feet 8 inches. First story 10 feet 3 inches. Second story 9 feet 3 inches. Lowest height, second story 5 feet. Plans and specifications \$20.



COTTAGE. DESIGN NO. D-205

Here we have what is really a combination of designs, No. 139 and 148, and it makes a very attractive house, from either kitchen or front hall. The principal rooms are separated by sliding doors which when open allow them to open up together very nicely. The inglenook in the sitting room is very inviting with its cheery fireplace and seats built in at the sides. A row of bookcases under a group of high windows completely finishes one side. The dining room adjoining at the rear has a wide bay window and connects with the kitchen through a generous pantry. Off of the kitchen is a large rear porch which if widened a little would make a very delightful place for outdoor dining.

Three bedrooms and bath are arranged on the second floor. Ample closets are secured under the slope of the roof. The front bedroom is a very desirable room as it has an alcove at the side which would make an attractive dressing or child's room.

The first floor, with the exception of the kitchen and pantry, is intended to be trimmed in oak with paneled wainscoting in the hall and hardwood floors throughout; the balance of the house in pine, painted.

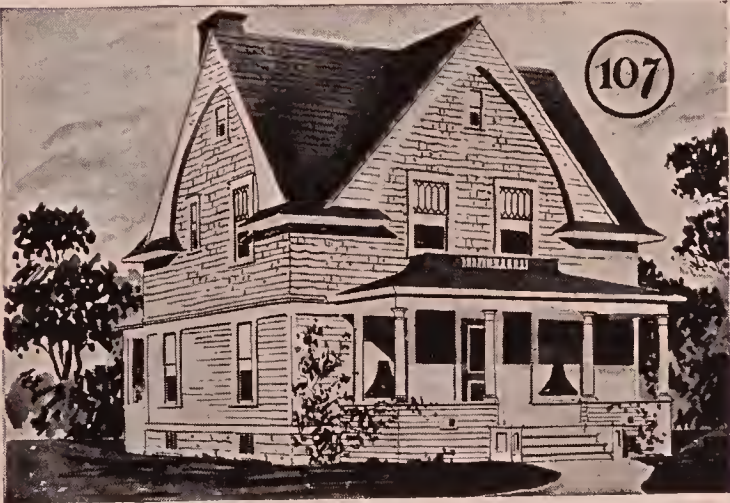
Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Width 31 feet 6 inches; depth 32 feet 3 inches; height of basement 8 feet; first story 9 feet 6 inches; second story 8 feet 6 inches; lowest height, second story, 7 feet. Plans and specifications \$20.



SEASIDE COTTAGE. DESIGN NO. D-238

A cozy cottage for seaside or mountain. It is not intended to be plastered. This same plan would make a very nice little home for occupancy all the year round if built for that purpose. The piazza runs clear around the house, and is wide and well covered at front and rear. Quite an addition to the size of this cottage and the ground floor space could be effected by using the present kitchen for a dining room and enclosing the rear porch, making there a kitchen and pantry or instead of a pantry a small bedroom could be secured. These rooms could be made as large as desired by simply extending back further. No cellar is planned, a small round cellar 10 to 12 feet in diameter, built of a four inch brick wall, would cost \$25 or \$30 additional, while \$75 would cover the cost of plastering the house. This design has been built at the seashore in New Jersey and on the shores of Lake Minnetonka, giving the best of satisfaction. Pine finish.

Cost \$675, exclusive of heating, plumbing, electric work, and decorations. Width 17 feet 6 inches; depth 22 feet 6 inches. Height first story 9 feet 5 inches. Second story 8 feet; lowest height second story 4 feet 6 inches. Plans and specifications \$5.



SHINGLED COTTAGE. DESIGN NO. D-107

The appearance of this cottage is very fine and the plan calls for the requisite number of rooms, all pleasantly situated, that are usually deemed necessary for the average family.

A basement extends under the main part of the house. On the first floor the hall, entered through a vestibule from the front porch, opens into sitting room, parlor, and dining room. If desired, the closet in the parlor could be arranged to open into the vestibule and make a convenient hanging place for coats and wraps. The sitting room has an open fireplace with deep brick hearth and will make a very pleasant interior. Off the hall to the rear is a dining room of good size which has a well designed sideboard built in between the pantry and hall doors. The kitchen connects through an ample pantry, furnished with cupboards and work table. The combination stairway to the second floor is especially economical of space and provides direct access from the kitchen to the front door and the floor above.

Oak finish is intended for the parlor, hall and vestibule, sitting room and dining room; balance of first story, pine; second story, pine or poplar.

Cost \$1,400, exclusive of heating, plumbing, electric work, and decorations. Width 29 feet 6 inches; depth 27 feet 9 inches. Height of basement 7 feet 6 inches; first story 9 feet 4 inches; second story 8 feet 4 inches; lowest height, second story, 4 feet 8 inches. Plans and specifications \$10.

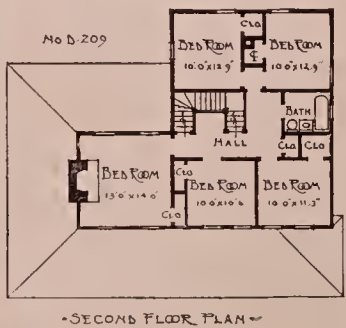
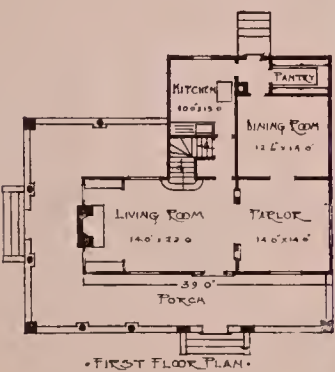


SUBURBAN COTTAGE. DESIGN NO. D-210

The above is a tasty little cottage which has those little touches in it, in the way of a pretty fireplace with ornamental book shelves on either side, a built-in china closet in the dining room, an attractive stairway and a well equipped pantry, that will make it a tasteful home for the most refined family. No cellar is provided as same is often dispensed with in the South or California. If one is desired, a stairway could be put in from the pantry where the closet is shown opening into the dining room.

If this plan is desired providing a full basement with cellar stairs leading out of the kitchen next to dining room partition, also an outside cellar entrance, a shed and porch on the rear with the dining room closet, and a vestibule making a side or rear entrance from the porch, call for Design No. 210A, cost \$1,490. The house is plastered and finished in pine or cypress.

Cost \$1,375, exclusive of heating, plumbing, electric work, and decorations. Width 25 feet 6 inches; depth 29 feet. Height of first story 9 feet 3 inches. Second story 8 feet 2 inches. Lowest height of second story 5 feet 6 inches. Plans and specifications \$10.



SUMMER COTTAGE. DESIGN NO. D-209

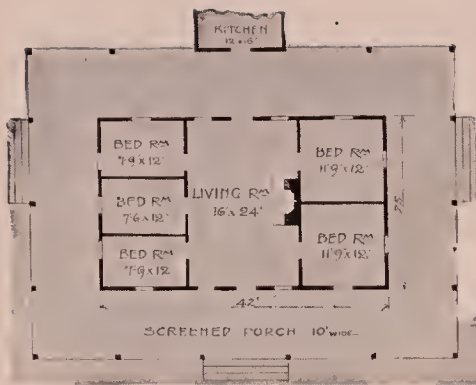
This house was planned for a summer cottage and no plaster only dressed boarding is intended for interior partitions. The porch is carried around on three sides. The living room is entered directly from the porch. At one end an inviting fireplace has been nicely and simply worked in with comfortable seats on either side. At the opposite end of the room a wide columned archway connects with the parlor allowing the two rooms to open up very nicely together. This makes a very attractive arrangement as with windows on four sides a breeze can be had from every direction and together with the stairway makes a very charming interior. A coat closet is provided in the passage to the kitchen. Here also is an entrance to the dining room and basement stairs. The kitchen is well arranged and has a commodious pantry equipped with enclosed shelving and counter shelf with drawers and cupboards below.

Five bedrooms and bath are shown on the second floor. Each is furnished with ample closets. The bedroom over the living room has many desirable features such as the windows on opposite sides providing perfect circulation of air and an open fireplace.

A flight of steps, ascending over those from the first floor, lead to a very good attic where a number of rooms could be secured if desired.

This design would make an admirable design for a suburban home. Building it for occupancy the year round would in most cases necessitate a full basement with cement floor, plastering, additional finish, etc., which would increase the cost to nearly \$2,500.

The estimated cost is \$1,900, exclusive of heating, plumbing, electric work, and decorations. Width 39 feet; depth 33 feet 6 inches. Height of first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications \$15.



SUMMER COTTAGE. DESIGN NO. D-194

A perfect summer cottage for the seaside, mountains or lake shore. There is a splendid ten-foot porch entirely around the cottage. The kitchen is separated from the house at the rear by this porch. Five bedrooms are provided and a magnificent living room with a generous fire makes this design ideal in every respect. It is intended to give a very unique effect by building the fireplace of boulders with a sloping roof of cut shingles. It was also thought to leave the rooms open right up to the rafters, the bedrooms being merely partitioned off at a height of about ten feet.

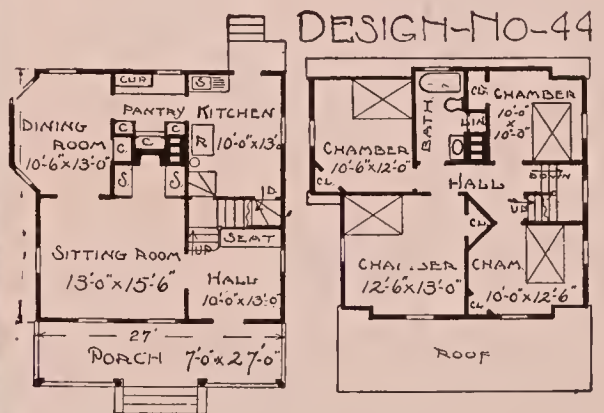
The sleeping space might be further increased and a very unique and attractive effect obtained by putting in a second floor, reached by a little stairway in the rear corner of the living room. In this event, leave a large open "well" directly in front of the fireplace, forming a balcony of the second floor from which to look down on the fire and living room. The bedrooms could be obtained in the gable ends.

Post foundation only was intended with pine or poplar finish painted or stained.

Cost \$1,250, exclusive of heating, plumbing, electric work, and decorations. Width 42 feet; depth 25 feet. Height of first story 11 feet. Plans and specifications \$12.



44



GAMBREL ROOF HOUSE. DESIGN NO. D-44

In the floor arrangement of this design I have striven to meet the ideas of the majority of people who want a comfortable and conveniently arranged low cost house. The sitting room would, of course, be placed upon the pleasant facing, and, being of good size, and having in addition an "inglenook," will make the family gathering place as it should be, the most pleasant part of the house. The covers of the seats in the inglenook should be made to lift, making boxes in which to store away papers or magazines, while the space under the hall seat could be used for rubbers, mackintoshes, skates, and tennis rackets. The dining room has a large bay to the side, which gives a view to the front of the house. A pantry with ample dresser space and work table with drawers and cupboards below connects with the kitchen. This is conveniently arranged with inside cellar way and four steps to a landing on the main stair, giving easy passage to the front door and second floor.

On the second floor are four bedrooms and a bathroom, while in the attic there would be space for a servant's room and trunk storage if desired. Finish, cypress, pine, or poplar.

Cost \$1,450, exclusive of heating, plumbing, electric work, and decorations. Width 27 feet; depth 27 feet 10 inches. Height of basement 7 feet. First story 8 feet 3 inches. Second story 9 feet 3 inches. Lowest height of second story 5 feet. Plans and specifications \$14.



•FIRST-FLOOR-PLAN•

DESIGN NO.

144



•SECOND-FLOOR-PLAN•

FRAME COTTAGE. DESIGN NO. D-144

In this design we have a cozy and attractive little home especially adapted to a narrow lot, the total width being only 21 feet 6 inches. Notwithstanding this, the rooms are all of good size. The stairway, which is partially open, lands in the centre of the second floor, thus no room is wasted in halls. The bedrooms are well provided with closets. If the bedroom on the first story were not required as such it would make a very pleasant dining room and a door could be arranged to open into the kitchen.

A cellar 10 feet square is provided, and if it were desired a full basement could readily be arranged at an additional expense of about \$150 to \$175.

The exterior of this complete little home is of siding and shingles; there is also a piece of half timber work on the front which relieves the sameness, while the heavy cornice sets the house off with excellent effect. Ten foot studding is used but by using 12 foot a much better height of the second story rooms could be obtained. The finish is of pine, cypress or poplar.

Cost \$950, exclusive of heating, plumbing, electric work, and decorations. Width 21 feet 6 inches; depth 32 feet 6 inches. Small cellar. Height first story 9 feet 6 inches. Height second story 8 feet 2 inches. Lowest height second story 3 feet 8 inches. Plans and specifications \$8.



AN INTERESTING COTTAGE HOME. DESIGN NO. D-62

The stairway and coat closet are partially screened from view, making a very pretty effect, as one enters the hall. In this design the plan of having the dining room on the front of the house is adopted. It is an attractive room and has a well detailed china closet built in one corner. On the second floor the size and arrangement of the four chambers leave nothing to be desired, and the bathroom is centrally located and convenient to all. The attic would be quite large and provide ample storage.

The hall is of very pretty shape, of good size, and very much embellished by the reception alcove, separated from it by a wide arch. This nook, fitted up in Turkish fashion, perhaps, with its cushioned seat and a plentiful supply of pillows, will make a very cozy retreat. The living room adjoining is of generous size and has an open fireplace with deep brick hearth. The study to the rear is a very cozy little room with bookcases against the rear wall.

The exterior, with its bold yet simple treatment, is not only pleasing, but economical of construction, and the plan presents many attractive and unique features. Finish, oak, cypress, and pine.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Width 36 feet; depth 27 feet. Height of basement 7 feet 6 inches. First story 9 feet 5 inches. Second story 8 feet 3 inches. Lowest height second story 6 feet. Plans and specifications \$20.



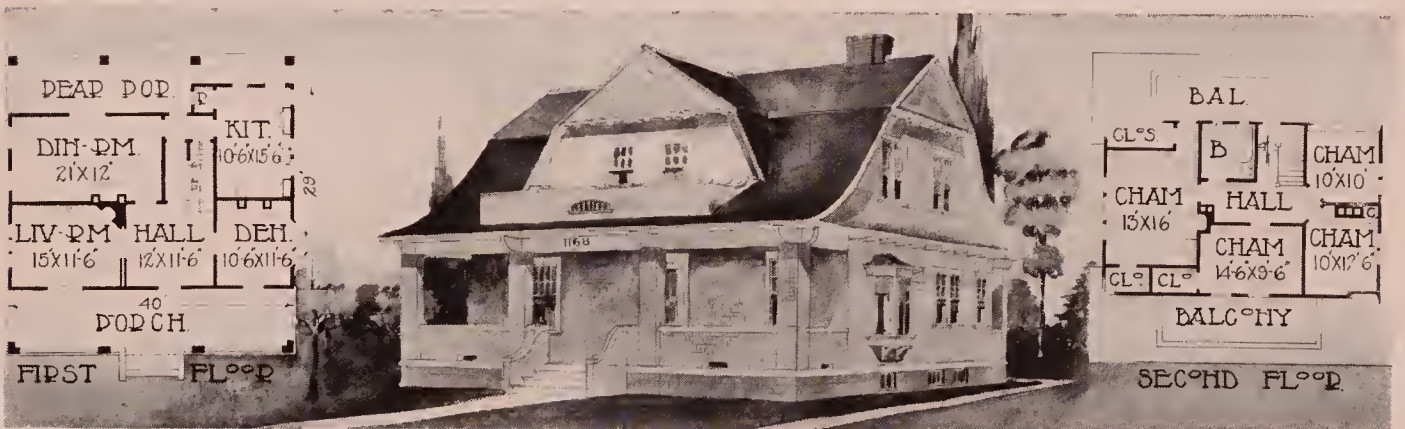
STONE COTTAGE. DESIGN NO. D-1229

Above is shown a very attractive cottage design for a stone exterior. The walls are intended to be of solid brick or tile faced with stone. The porch underpinning and rail are also of stone, making a thoroughly substantial house in every way.

The plan is certainly difficult to better, as it contains every feature of convenience in arrangement and the practical use of every inch of space. There is a full basement with laundry and outside cellar entrance. The porch extends the width of the house and has a cement floor. A vestibule with a generous coat closet gives access to the hall, from which ascends the stairway to the second floor. A sliding door connects with the living room while a door at the rear provides easy access from the kitchen to the front door. An open fireplace gives cheer to the living-room and a pair of sliding doors separate it from the dining-room. The kitchen is arranged with an ample pantry and space for the refrigerator in entry from the side porch. On the second floor are shown three bedrooms and bath.

The finish of the first story is in oak or birch and of the second story in pine or fir.

Cost \$2,850, exclusive of heating, plumbing, electric work, and decorations. Width, 27 feet. Depth 39 feet 6 inches. Height of basement 7 feet 6 inches, first story 9 feet 3 inches, second story 8 feet 3 inches. Lowest height second story 7 feet. Plans and specifications \$20.



SHINGLE COTTAGE. DESIGN NO. D-1168

We have here a gambrel roof cottage design that possesses many attractive features. The basement foundation wall is of concrete and first and second stories are shingled. The floor plan is especially good in many respects. The entrance hall opens into the living room and den on either side and into the dining room, while the hall to the rear porch gives a vista of the garden beyond. The living room is separated from the hall by a pair of sliding doors and has an open fireplace with deep brick hearth. The dining room is unusually attractive, being 12 feet wide and 21 feet long. French windows open on to the wide rear veranda, which could be nicely used for a dining porch. The den to the right of the reception hall is a cozy little room arranged with an open fireplace and an inviting window bay. The kitchen is provided with ample cupboards and a ventilated closet for the refrigerator. Four chambers and a bath are arranged on the second floor. The large chamber to the left with its open fireplace is especially desirable. Generous closets are supplied under the slope of the roof and a door opens on to a balcony over the rear porch.

There is a full basement under the entire house with outside cellar entrance, laundry, store room, etc.

The finish of the principal rooms of the first story is to be in oak or birch, with hardwood floors; the balance to be in pine, poplar or cypress, stained.

Cost \$3,000, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story, 10 feet, second story, 9 feet; Second story rooms are full height with the exception of the two righthand chambers, where the lowest wall height is 5 feet. Plans and specifications \$20.



A COTTAGE ECONOMICAL TO BUILD. DESIGN NO. D-142

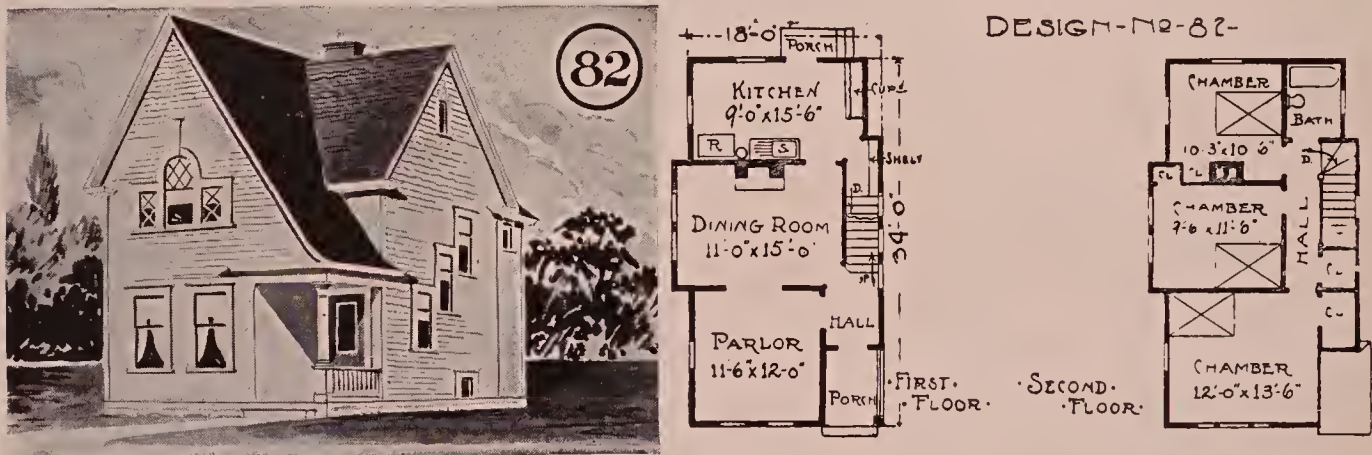
This is a most compact and economical little cottage to build, note the size of the rooms. The exterior treatment is very attractive, the first story being of siding and the second story and gables of shingles. The mullioned windows add much to the effect.

The hall has a pretty staircase and the closet off vestibule will be very convenient for coats and wraps; or if the vestibule were not desired, this space could be put into hall.

The kitchen is provided with a large cupboard containing flour bins, shelving, and drawers. In the dining room is a neat china closet. A small brick cellar only is provided. It could be easily enlarged to contain a heating plant if this were wanted. Three bedrooms and a bath are conveniently arranged on the second floor. Each room has an ample closet and a scuttle in the hall ceiling provides access to good storage space in the attic.

The finish is of pine, painted, with pine floors.

Cost \$975, exclusive of heating, plumbing, electric work, and decorations. Width 24 feet; depth 26 feet. Height of basement 7 feet; first story 8 feet 7 inches; second story 8 feet 5 inches. Lowest height second story, 7 feet. Plans and specifications \$8.



COTTAGE. DESIGN NO. D-82

From the quaint little porch is entered the hall, giving access to the parlor, and dining room also, the latter of which is provided with an open fire. From the hall ascends the stairway to the second floor, making it very convenient in case it was desired to rent a room on that floor, as there would not be the necessity of passing through any of the rooms. On the second floor are arranged three bedrooms and bath. Ample closets are provided for each room and in addition there is a roomy linen closet in the hall. There is a round brick cellar, which is reached from the pantry, under the main stairway. It can be readily seen that every inch of space is used to the very best advantage possible in this plan. The house would have a double floor, with paper between, and the outside walls would be boarded, papered, and sided. Finish, pine or poplar.

Cost \$950, exclusive of heating, plumbing, electric work, and decorations. Width 18 feet; depth 34 feet. Height first story, 9 feet 3 inches; second story 8 feet; lowest height second story 4 feet 8 inches. Plans and specifications \$8.

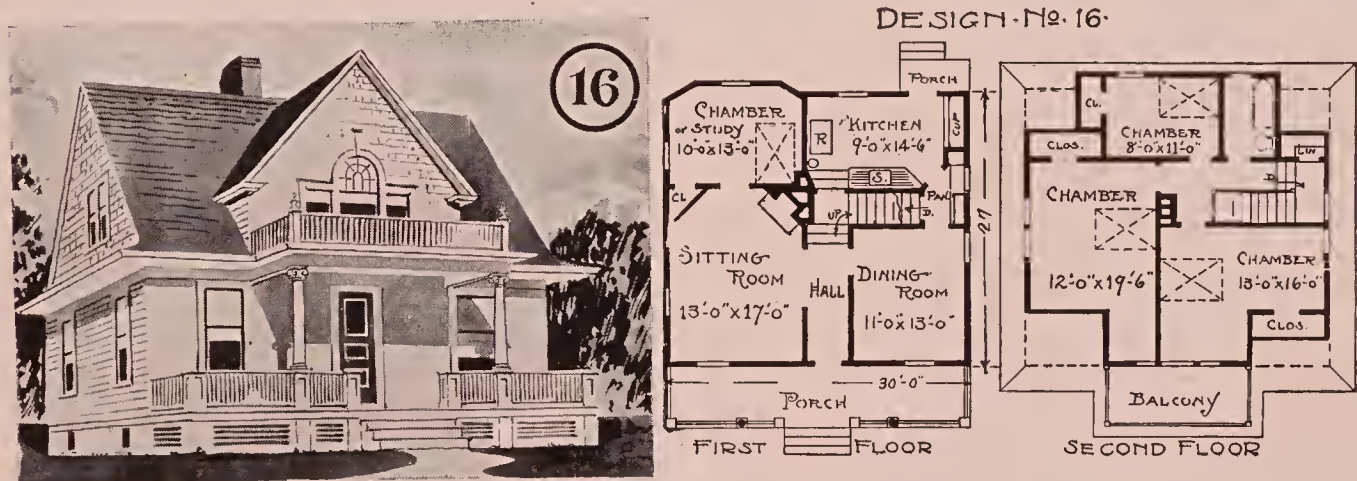


A UNIQUE SUBURBAN HOME. DESIGN NO. D-30

In this plan the large sitting room, 13 by 27 feet in size, is situated on the pleasant sunny side of the house, which is designed for an east front lot, the archway by which entrance to this room is obtained, being directly opposite the staircase and dining room. Across from this wide opening is the fireplace, in the mirror of which would be reflected the hall, staircase and dining room, as well as the opposite side of the room itself.

On either side of the fireplace are alcoves recessed in the corners, in which are built-in seats and bookcases. Altogether, with these unique features, this apartment would lend an air of spaciousness, comfort, and elegance that would be quite as surprising, as it is unusual to find, in a home of such size and low cost, while the opportunities for tasteful decoration and adornment are many and varied. The second floor shows a convenient lay out of three chambers and bath. An ample closet is furnished in each room and in addition the two front chambers are provided with roomy wardrobes which could be readily equipped with a modern system garment hangers. In the attic is ample space to finish off a servant's room, if desired, as well as affording storage room for trunks, etc., Finish, cypress, pine or poplar.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Width 32 feet; depth 38 feet. Height of basement 7 feet; second story 9 feet 5 inches; lowest height second story 8 feet 3 inches. Plans and specifications \$20.



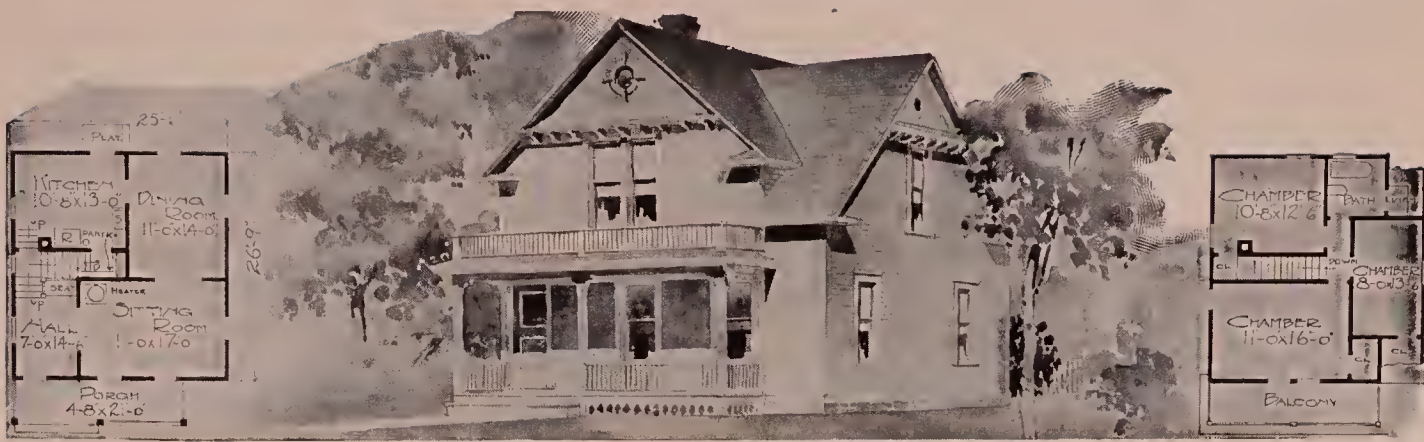
COLONIAL COTTAGE. DESIGN NO. D-16

This design is a most popular one, as the exterior is very pleasing, and there is more room than almost any other plan that can be built for the same amount of money.

In a small house it is useless to devote any more valuable floor space for the purposes of a hall than is absolutely necessary, the room being much more valuable in the living apartments of the house.

In this design the sitting room is of good size, has an open fire and connects with a room in the rear of same, which can be used as a bedroom or a study, as preferred. The dining room in this case is in the front of the house, a location which is rapidly growing in favor and has many advantages. A combination stairway virtually provides for both front and rear staircase, and on the second floor there will be found three very nice bedrooms with good closets, a bathroom and a linen closet. Finish, pine or poplar.

Cost \$1,625, exclusive of heating, plumbing, electric work, and decorations. Width 30 feet; depth 27 feet. Height of basement 7 feet; first story 9 feet 6 inches; second story 8 feet 6 inches; lowest height second story 6 feet. Plans and specifications \$15.



SEVEN ROOM COTTAGE. DESIGN NO. D-12

Here we have an exceedingly attractive design of a house large enough to accommodate a very fair sized family, and provided with all the conveniences and desirable features of arrangement usually found in more expensive houses.

The hall will be very attractive with the handsome staircase and seat at the end, giving a very pleasing impression as you enter. It is also of very good size and will give an air of spaciousness to the house.

The kitchen is of good size and a convenient little pantry is arranged under the stairway, from which the cellar stair is reached. The cellar would be of brick with a cemented floor and 10 feet in diameter. A door on the stair landing, reached by a few steps in the kitchen, virtually provides a back stairway and gives access to the front door without it being necessary to pass through any other room, which is very often a great convenience.

The second floor has in addition to three large bedrooms and closets, a bath room and linen room. Finish pine or poplar. A small cellar only is provided. The exterior is covered with siding.

Cost \$1,000, exclusive of heating, plumbing, electric work, and decorations. Width 25 feet 6 inches; depth 26 feet 9 inches. Height first story 9 feet; second story 8 feet 6 inches; lowest height second story 6 feet. Plans and specifications \$8.



AN INEXPENSIVE HOME. DESIGN NO. D-9

We here have a \$900 home. There is a vastly greater number of people who want a \$900 home or feel that such an amount is all they have to spend for such a purpose, than there are people who want and can afford a \$5,000 home or even one costing half of that amount.

Of course for the sum of \$900 it is impossible to build a pretentious house; for lumber, doors and windows, hardware, plaster, brick, stone, and labor will eat up that amount of money very quickly. However, it is possible to obtain, as shown in the accompanying plans, quite an attractive little house. The first floor provides for a good generous sized sitting room and a dining room which could also be used for a kitchen, during the winter months, in the main house, with a shed extension to the rear for a summer kitchen. On the second floor are arranged three very nice chambers with ample closets. A bay window makes the front chamber a very desirable room.

The stairway ascends directly from a little hall so that if desired it would make the renting of a chamber a convenient matter. The interior finish is of pine or poplar, painted or stained.

The estimated cost is \$900, exclusive of heating, plumbing, electric work, and decorations. Width 18 feet 2 inches; depth 21 feet 2 inches. Height first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications \$5.



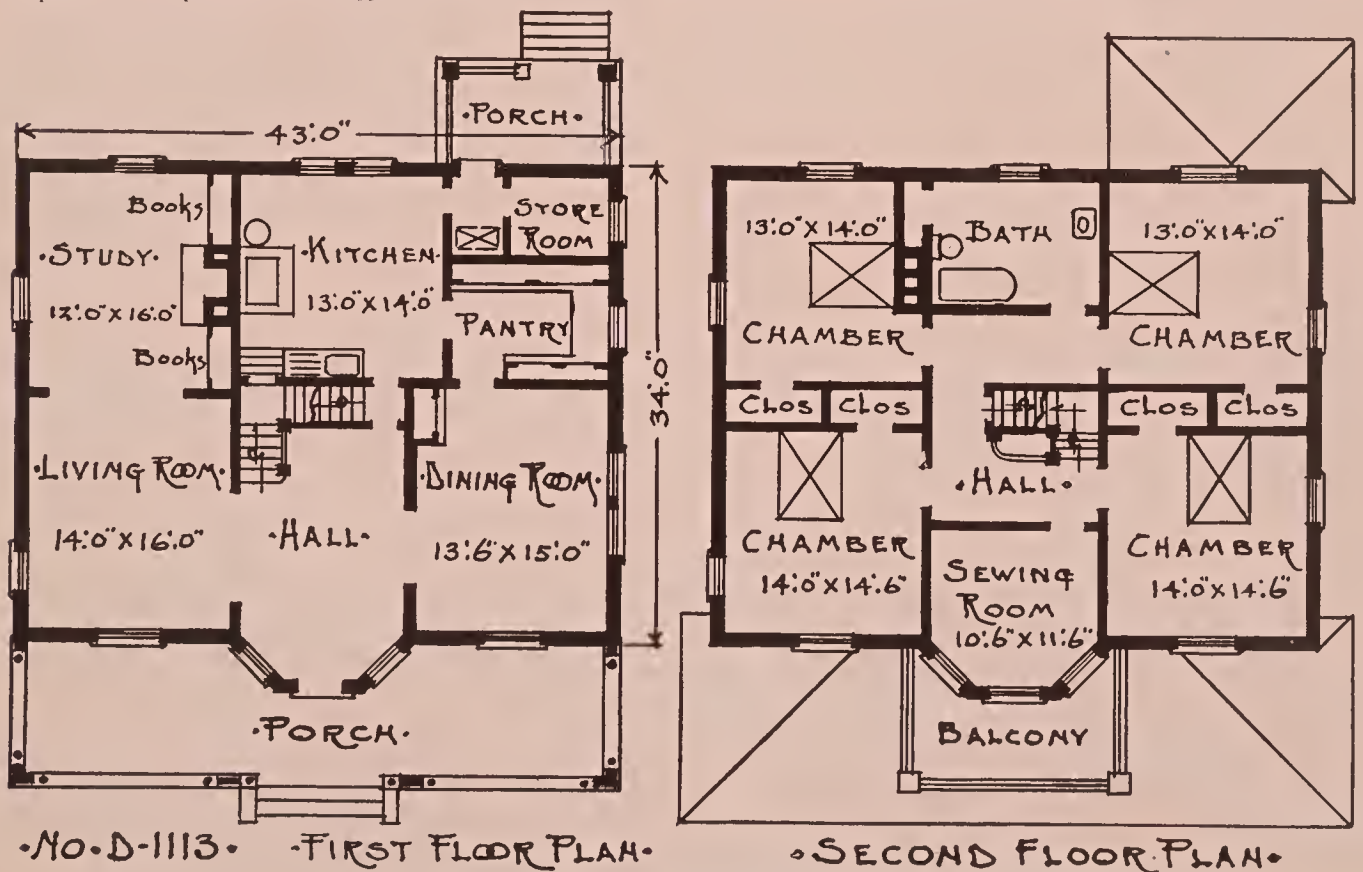
BRICK RESIDENCE. DESIGN NO. D-1113

The chief attraction of this substantial home is in the generous dimensions of its rooms which open up splendidly for entertaining. Access is had from the porch directly into the spacious and hospitable hall which is really a room in itself. The stairway ascends across the rear, and back of this is the kitchen, affording direct service to the front door.

The dining room, to the right of the hall, is of excellent proportions and has an attractive china closet built in at one side. The living room opens from the hall through a wide arch-way communicating in turn with the study. An ample fireplace with built-in bookcases completely furnishes one side of this delightful corner room. A practical pantry well supplied with cupboards connects the kitchen and dining room.

On the second floor, four large chambers and bath open off the centre hall. The bedrooms are provided with generous closets, and being corner rooms with windows on two sides, are sure of plenty of fresh air and sunlight. A delightful sewing room with a hexangular bay window is located between the two front chambers.

The cost, exclusive of any heating, plumbing, electrical work, or decorations, is estimated at \$3,600. Price of plans and specifications, \$30.



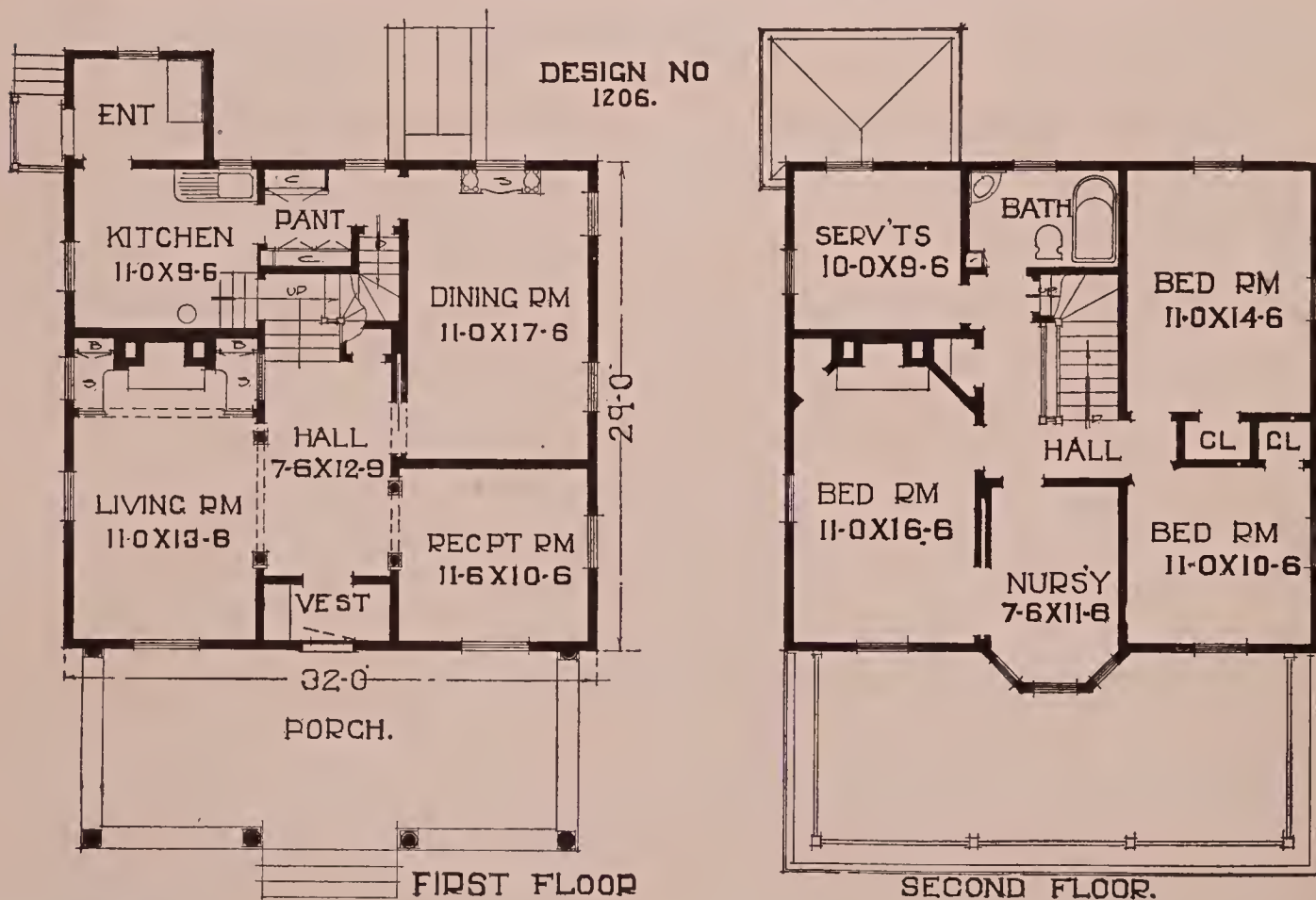


A TEN ROOM COTTAGE. DESIGN NO. D-1206

This plan offers many desirable conveniences, and accommodation for a good sized family where there would be considerable entertaining.

The front porch is of generous width and makes an enjoyable outdoor living room. An inglenook with side seats and recessed book shelves is an attractive feature of the living room. Columned openings connect this and the reception room with the hall. The dining room, entered from the hall through a sliding door, will accommodate a good sized dinner party and has an attractive sideboard built in under the window in the rear wall. The kitchen is arranged with a commodious pantry and an entry from the rear porch, which provides ample storage room and refrigerator space. Four steps afford direct access to the second floor and front door.

Cost \$2,000, exclusive of the heating, plumbing, electric work, and decoration. Height of basement 7 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications, \$20.



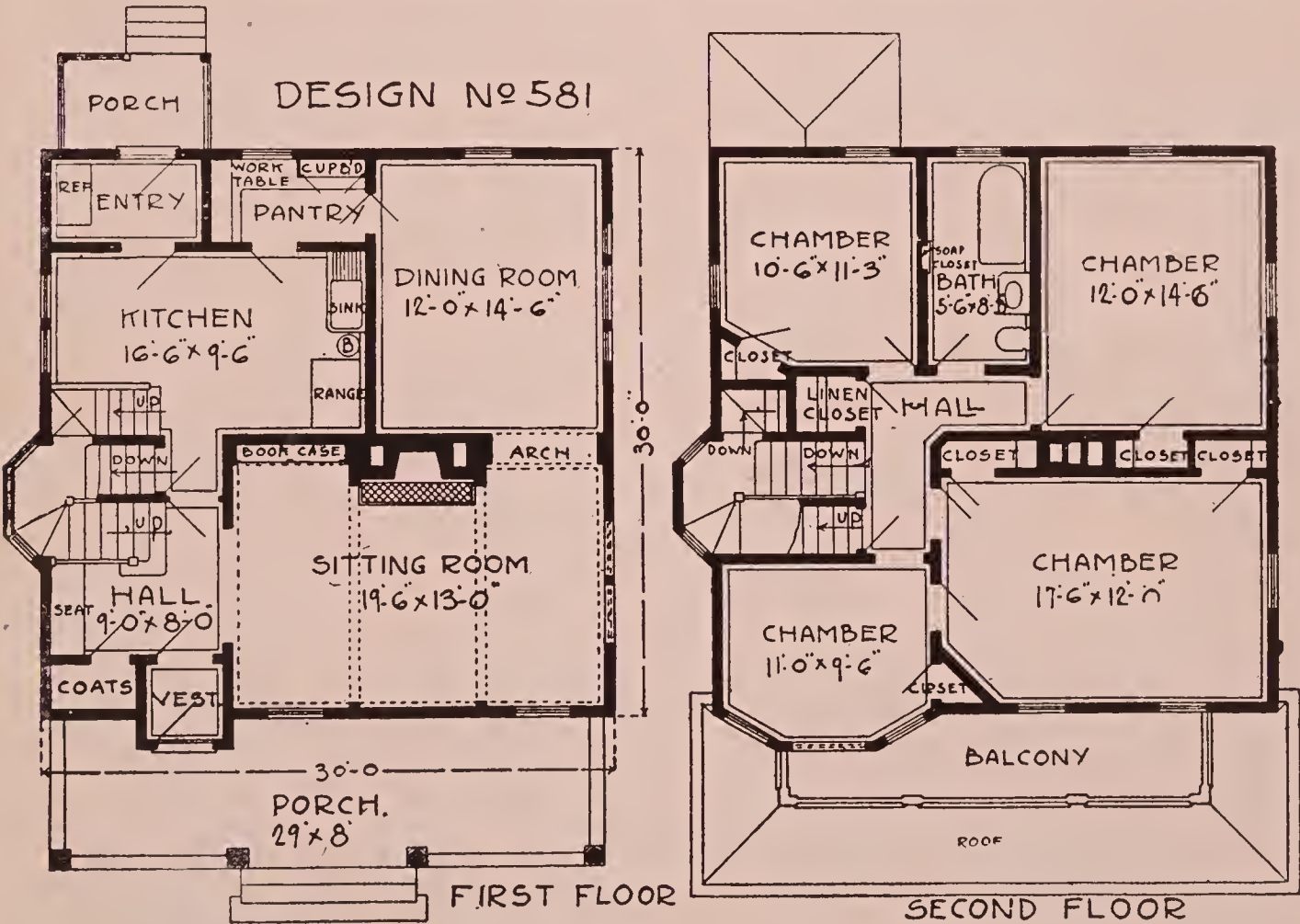


SUBURBAN HOME. DESIGN NO. D-581

An exceedingly well arranged, convenient and attractive home. The exterior is pleasing, and the interior a fine example of compact and thoughtful arrangement.

The ample entrance hall communicates with the kitchen direct through a door at the rear and opens into the living room through a wide archway. The treatment of the fireplace in the living room, with arches on each side, and ceiling beams crossing to meet corresponding pilasters on the other side of the room, is a novel and pleasing feature. Hardwood finish is intended to be used on the first floor, and pine, painted an ivory white, on the second, with hardwood floors throughout. The kitchen is intended to be finished in white enamel with wainscot and hardwood floor.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Plans and specifications \$20.



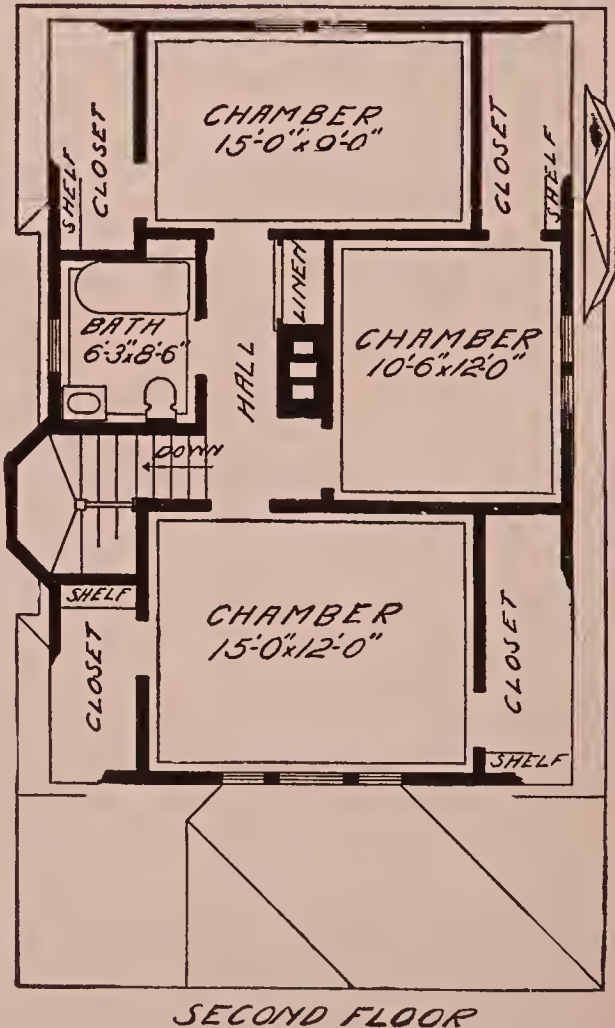
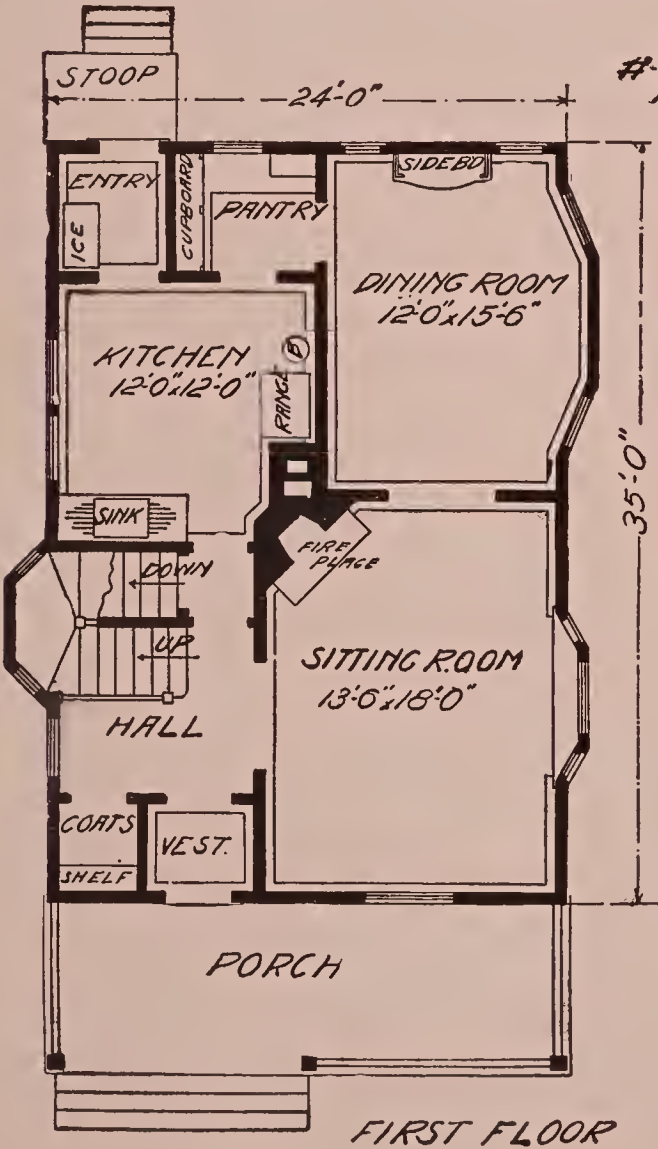


AN ATTRACTIVE COTTAGE. DESIGN NO. D-714

In this design, a very pleasing interior arrangement has been secured. A cased opening separates the hall from the sitting room, which in turn is separated from the dining room by a similar opening. Both the dining room and sitting room have bay windows. A built-in sideboard in the dining room, and handsome mantel with its open fire in the sitting room, add much to the attractiveness of these rooms.

A basement extends under the entire house. The space in the attic is reached by a scuttle in second story hall, for storage purposes.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications \$20.



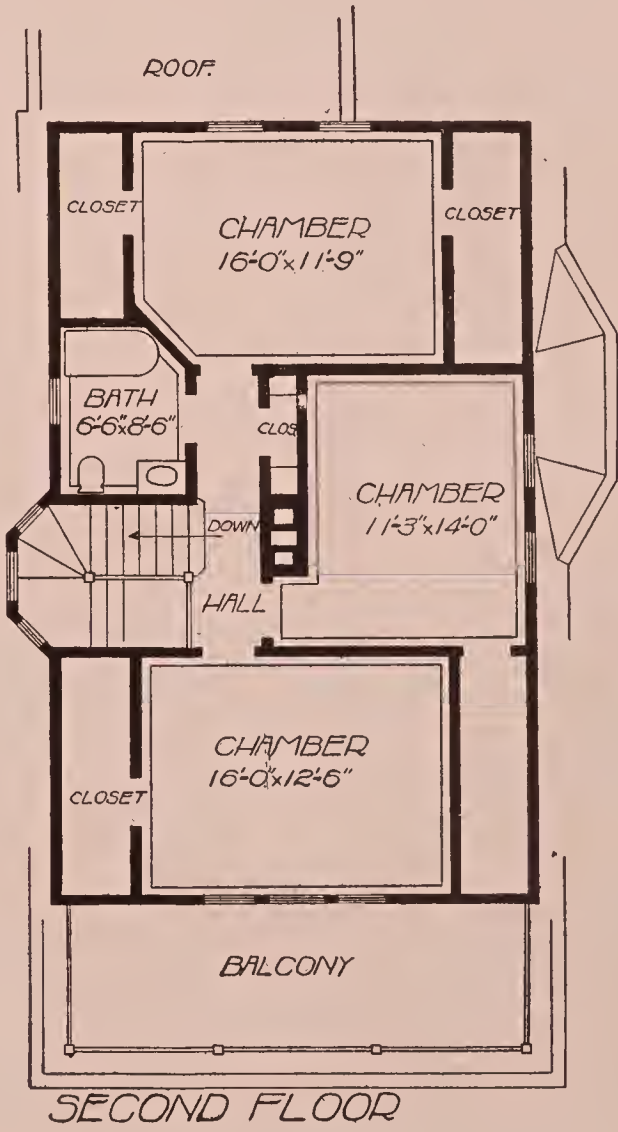
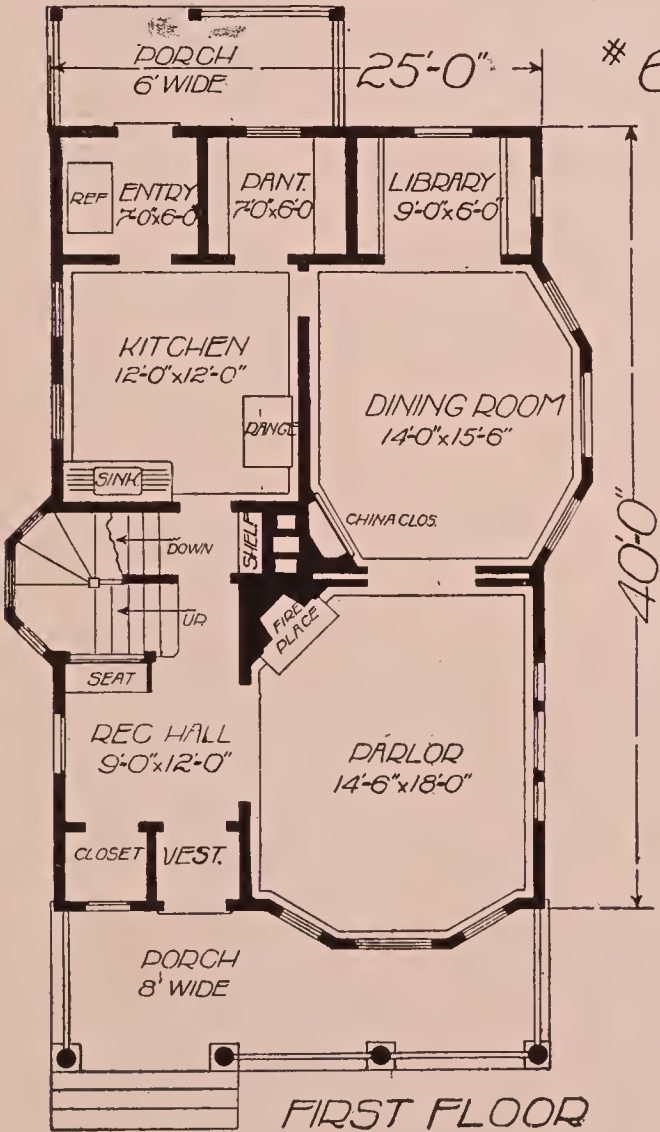
#639.



A COSY COTTAGE HOUSE. DESIGN NO. D-639

The cottage design herewith illustrated, is a very popular design for a low cost home. The parlor is a most cosy and homelike room with its wide bay on the front and the high basement windows on the side.

The estimated cost exclusive of heating, plumbing, electric work, and decorations, is \$2,500. The height of basement is 7 feet; first story 9 feet 9 inches; second story 8 feet 9 inches; lowest height second story 8 feet. Plans and specifications \$15.





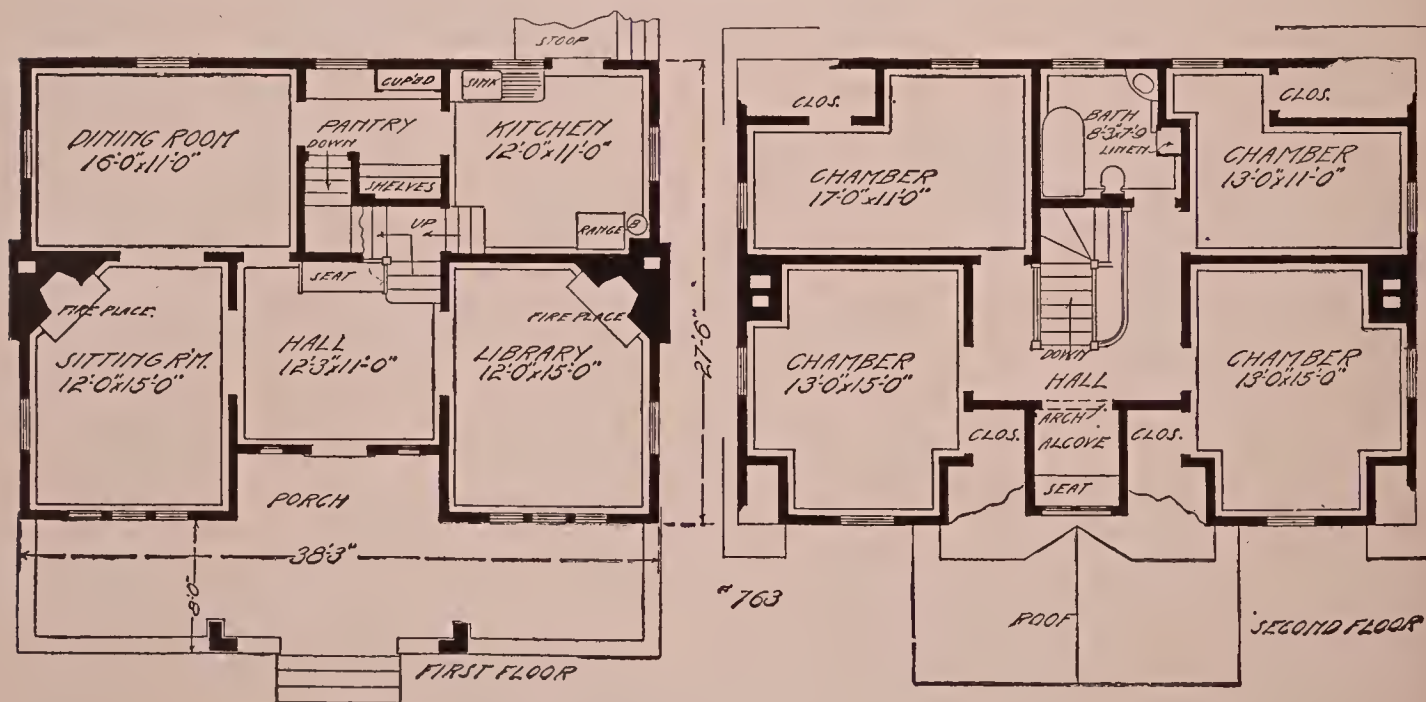
HALF-TIMBER COTTAGE. DESIGN NO. D-763

This charming cottage design will appeal to many who love the artistic and are partial to the low, English half-timbered cottage style of architecture. It is here adapted to modern American uses and requirements. The plan of this design is especially pleasing, the rooms being economically and effectively arranged. Wide openings connect the main rooms and give a very attractive vista across the hall and front. The pantry is well equipped with the necessary shelving and cupboards. The combination stairway is economical of space and makes it possible to secure four good sleeping rooms and bath on the second floor. The large square hall and open stair will give a very spacious appearance, an effect which is also most decidedly secured in the hall downstairs. The alcove off the hall is most attractive and would make a cosy little sewing or lounging rooms, fuel bins, etc.

The outside chimneys are of brick with raked out joints and stone trimmings. The first story exterior finish is of clapboards, but if one could afford to use brick, as for the chimneys, it would give a very pleasing effect in this design, increasing the cost probably about \$250 in the average locality, if not too costly a brick be used. The panels formed by the timbering on the second story are plastered with cement mortar.

The principal rooms on the first floor are intended to be trimmed with oak, stained, and wax finished and the balance of the house trimmed with pine or poplar, painted an ivory white in the bedrooms and bath, and finished natural in the kitchen and pantry.

Cost \$3,000, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 3 inches, lowest height second story, where roof rafters come down at corners, 5 feet. Plans and specifications \$20.

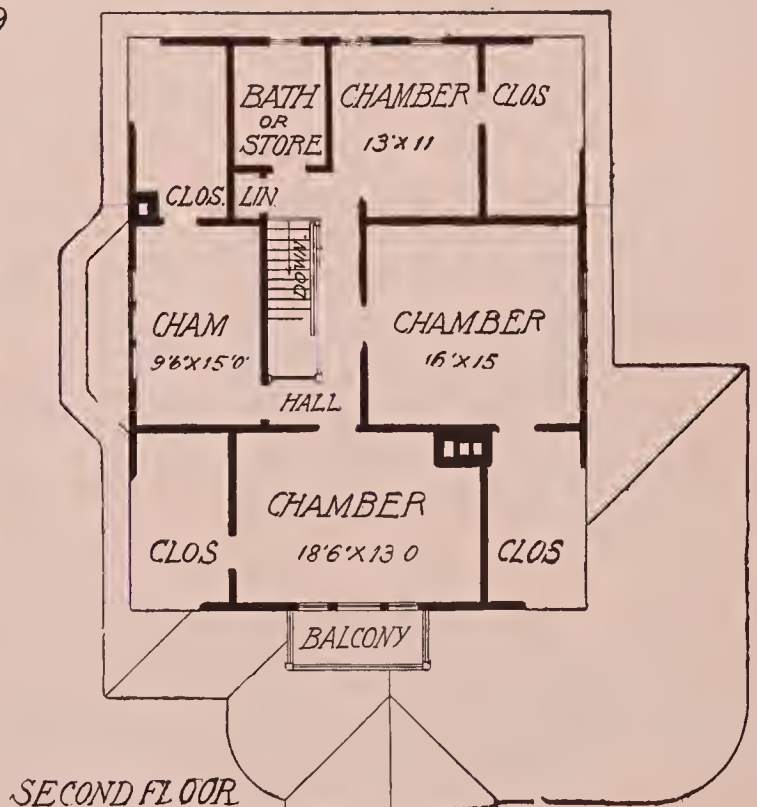
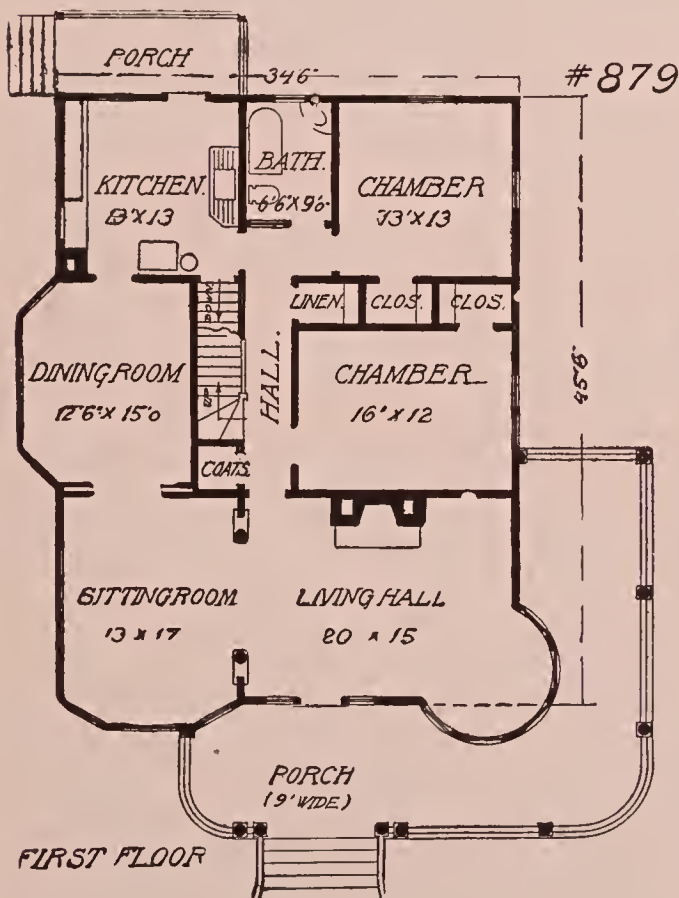




SOUTHERN RESIDENCE. DESIGN NO. D-879

In this cottage we have a typical Southern or Californian home. The construction of the cottage is of frame with siding for the finish of the first story and shingles and plaster with composition ornaments in the gables. The treatment of the gables and cornices adds greatly to the effect of the house, but if necessary to cut expense, much of the detail might be omitted and still obtain a good effect. A basement is planned to be under the dining room, hall and chamber.

Cost \$3,500, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height second story 5 feet 6 inches. Plans and specifications \$25.





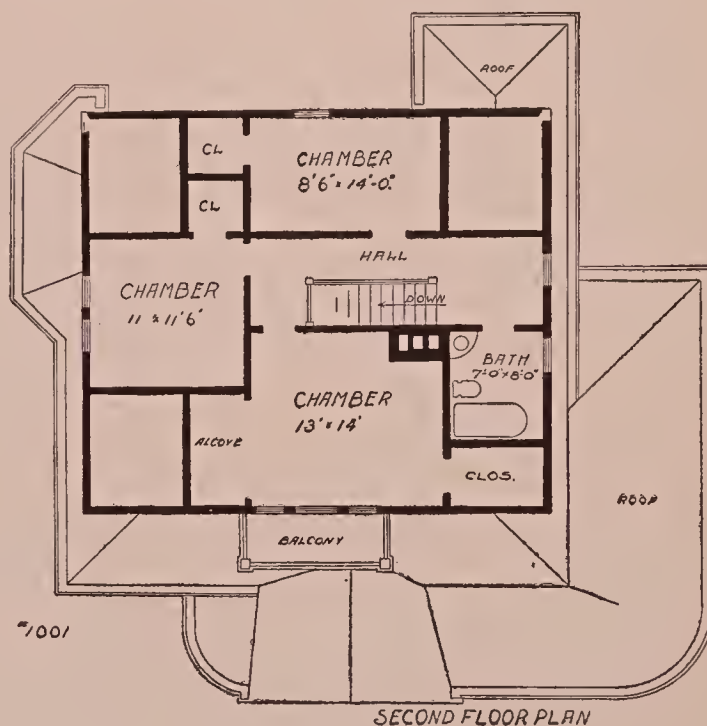
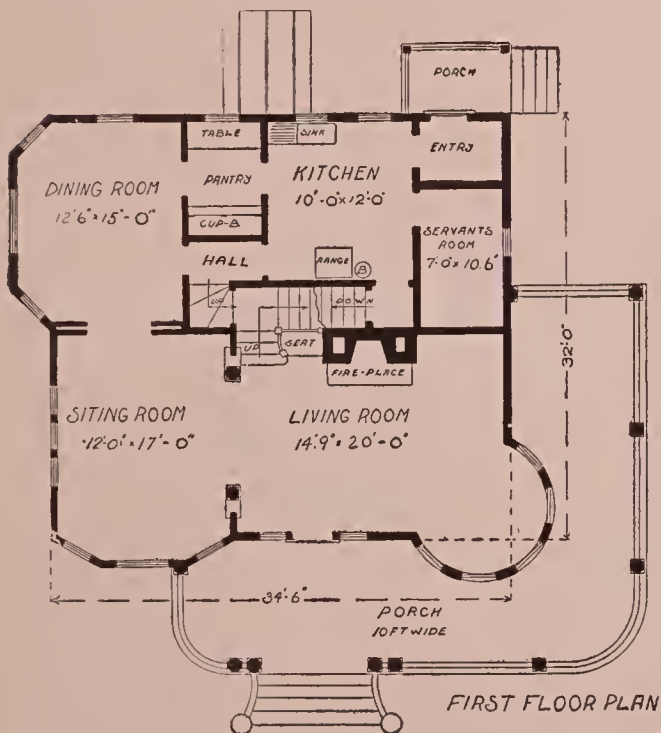
SOUTHERN HOUSE. DESIGN NO. D-1001

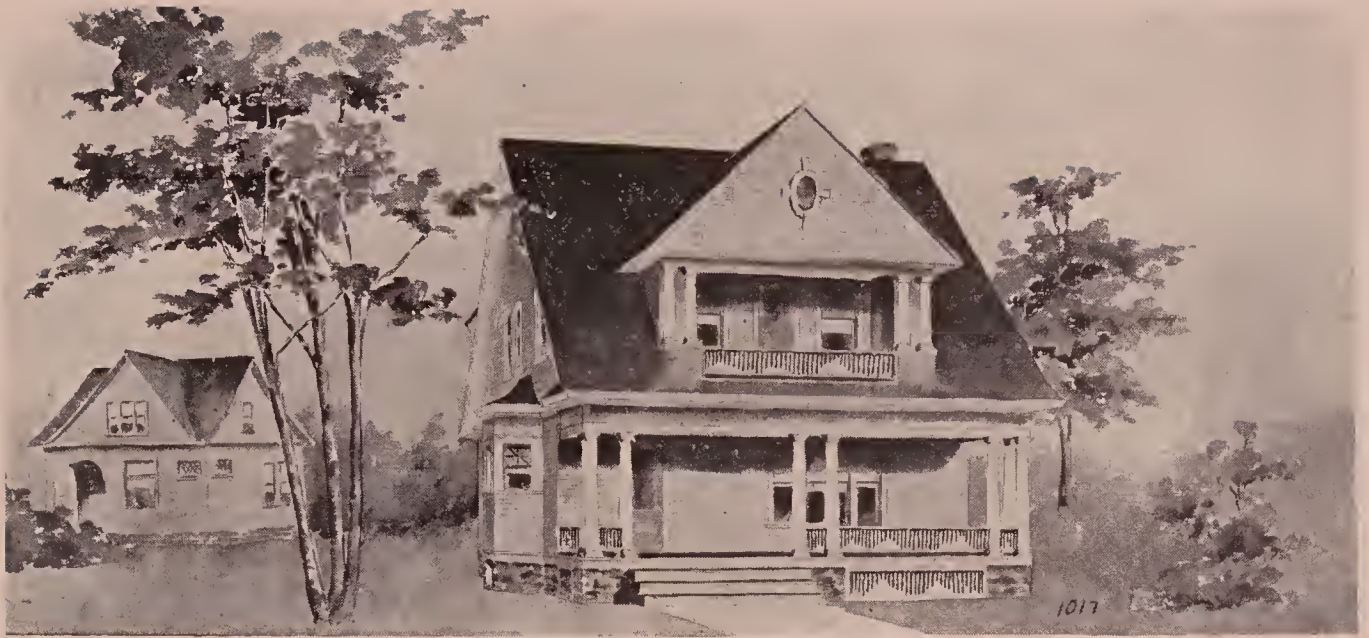
We have in this plan an alteration of design No. D-879. A porch 10 feet wide is carried around on two sides. From the porch one enters directly into the living room. This is a generous room and has attractive decorative possibilities. There is an open fireplace built against the rear wall with a seat recessed between it and the ascent of the stairs. The circular bay in the corner, with its view of the open fire, can be made particularly charming. The sitting room is pleasantly located and is practically part of the living room, as the columned connecting opening gives only a suggestion of division. A pair of sliding doors open to the dining room in the rear. This is a cheerful room and has a wide bay window at the side. It communicates with the kitchen through a pantry and also through a passage from which ascends four steps to a landing on the main flight of stairs. The kitchen is conveniently arranged. An entry from the rear porch provides space for the ice box and a fair size servant's room adjoins. A flight of steps going down under the main staircase gives access to the basement from the kitchen. Here are laundry, store closet, fuel bins, etc.

Three rooms and bath make up the second floor. Each chamber is provided with a generous closet. The front chamber is especially desirable with a roomy alcove and a balcony over the front porch.

The sitting room and living room are intended to be trimmed in oak, with hardwood floors; the balance of the house in fir or pine, painted or stained.

Cost \$2,800, exclusive of heating, plumbing, electric work, and decorations. Width 34 feet 6 inches; depth 32 feet. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height of second story rooms 5 feet 6 inches. Plans and specifications \$20.





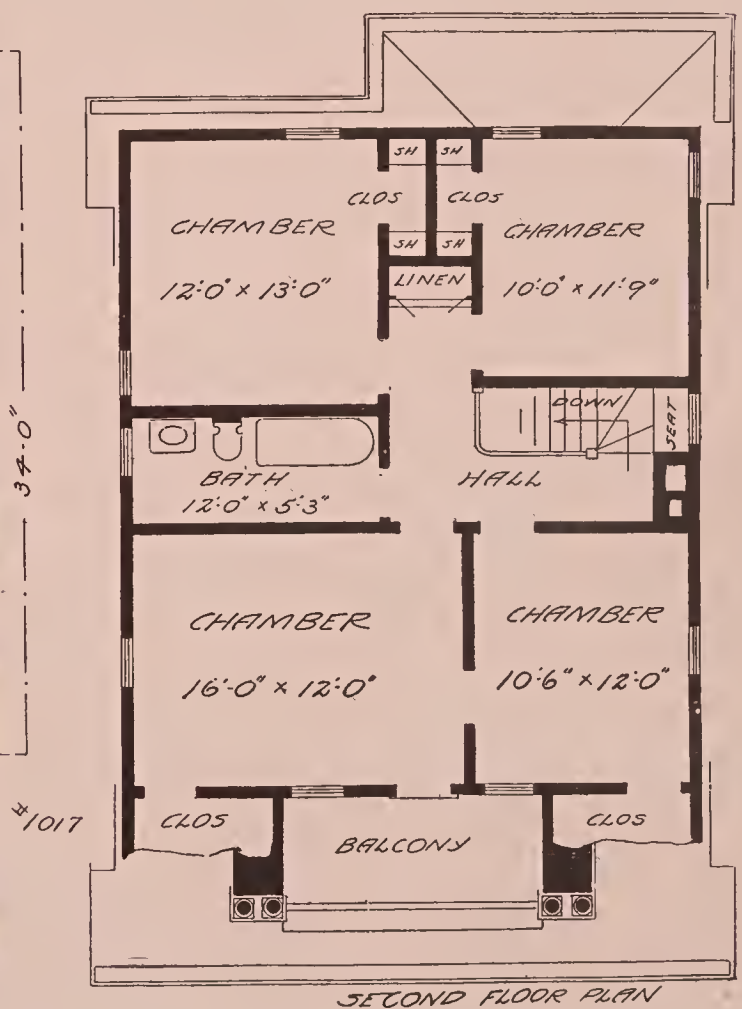
PRACTICAL COTTAGE HOME. DESIGN NO. D-1017

The plan below shows a practical, well-arranged home, in which a very pleasing interior arrangement has been secured. The exterior finish of the first story of this house is intended to be of clapboards, second story, shingles. The plan provides for seven very good sized rooms and bath, besides a den which is separated from living room by wide-columned archway. This den with its large bay would make a very cozy library.

In the basement, which extends under the entire house, there is a cement floor, laundry, fuel bins, etc. Good storage space can be obtained in attic.

The finish, for the principal rooms of the first story, is of white oak, with hardwood floors; balance of house of pine, poplar or cypress, painted or stained.

Cost \$2,200, exclusive of heating, plumbing, electric work, and decorations. Width 28 feet; depth 30 feet. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height second story rooms 6 feet. Plans and specifications \$15.



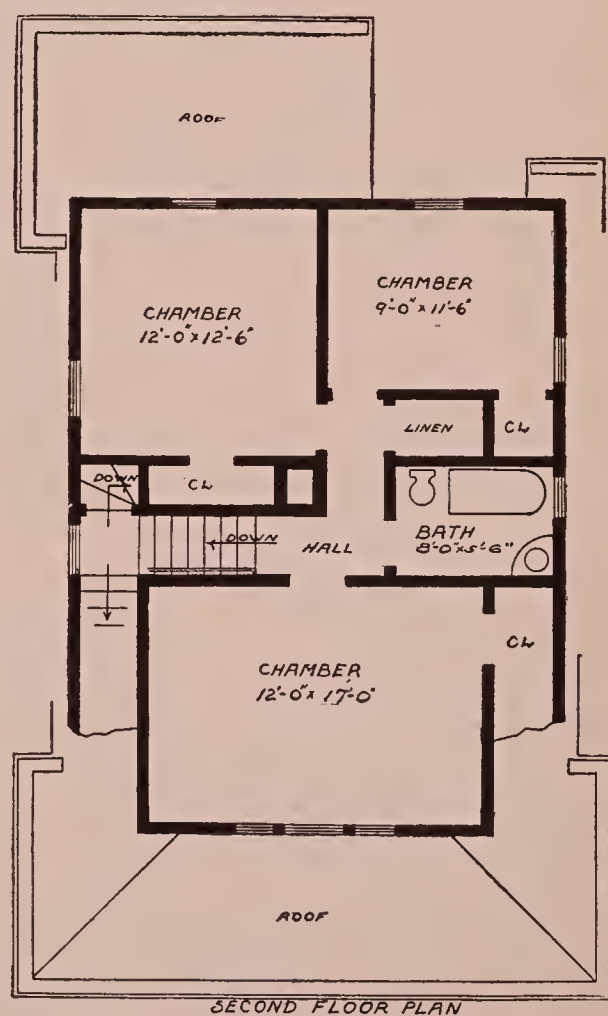
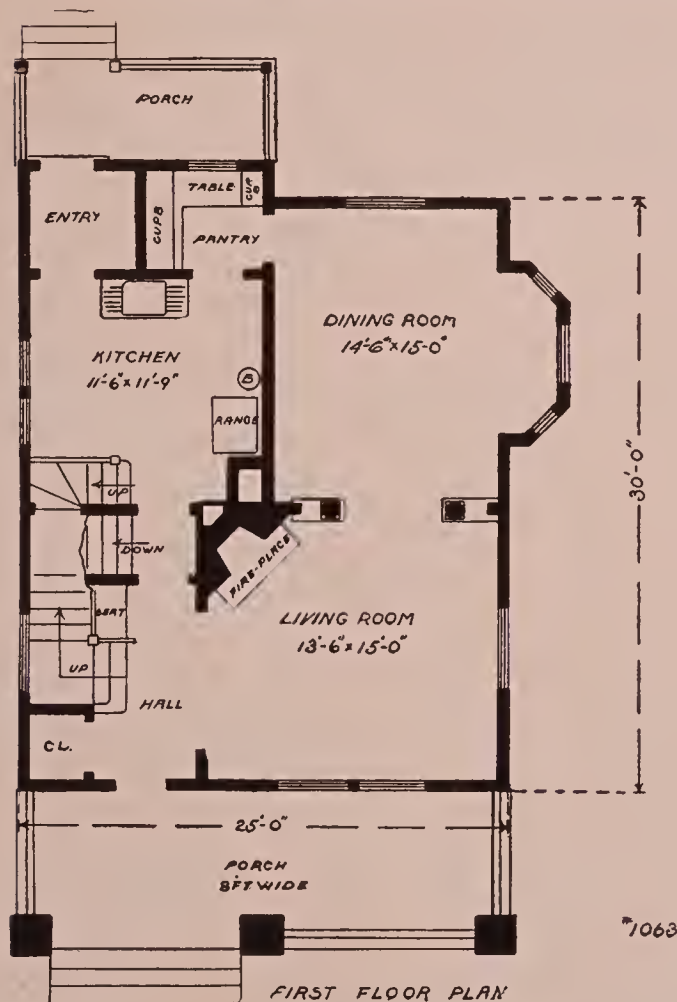


SHINGLE COTTAGE. DESIGN NO. D-1063

This design contains many good features and is an artistic, attractive home. The effective exterior is secured by the use of shingles for both stories and cobble stones for porch posts. The porch extending across the entire front of house is very attractive in this design.

The hall with its pretty staircase and seat gives a pleasing impression upon entering the house, and is connected with living room by wide cased opening. A fireplace with brick facing and hearth, is shown in this room. Direct access from kitchen to front door is had without passing through other rooms.

Cost \$2,000, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches. Plans and specifications \$12.



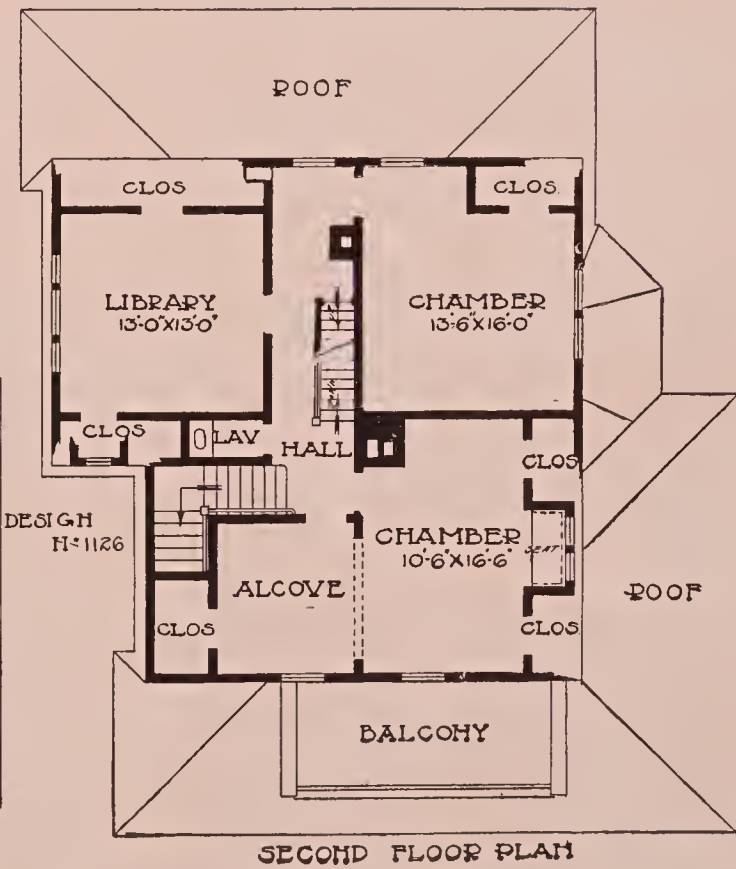
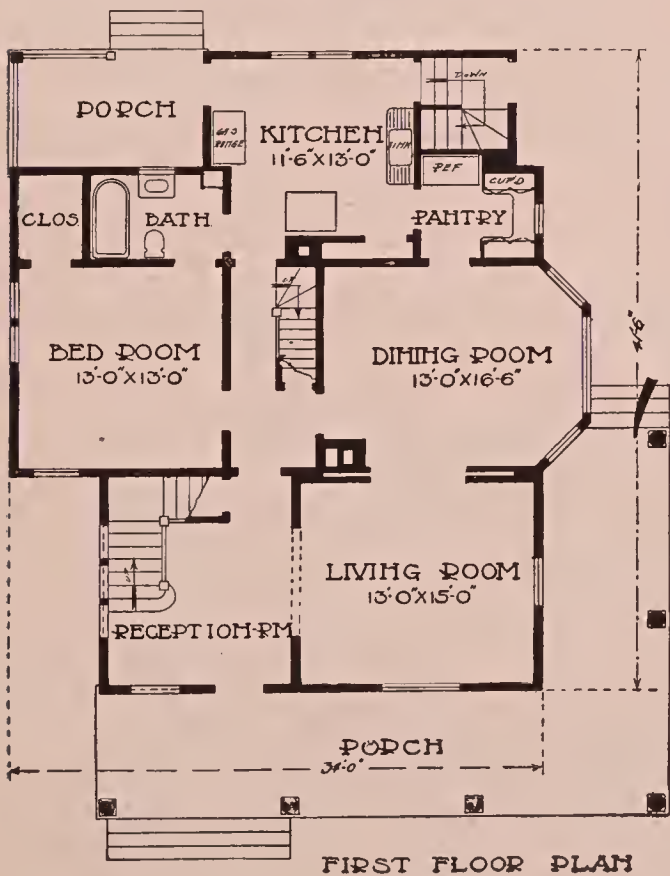


ONE AND A HALF STORY COTTAGE. DESIGN NO. D-1126

Above is depicted a cottage of exceedingly attractive design. Clapboards are used for the first story up to a belt course with shingles above.

The floor plan shows an agreeable arrangement of five rooms, bath and pantry on the first floor and three rooms on the second. The various rooms are all of good size and generous closets and other conveniences are provided. There is a basement, reached by the combined kitchen and outside stairway, under the rear portion of the house with laundry, fuel bins, etc. The attic provides a generous storage place and is reached by a stairway from the second floor. The finish of the main rooms on the first floor is intended to be of oak or birch, with hardwood floors; the balance of the house, pine, poplar or cypress.

Cost \$3,200, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 7 inches; lowest wall height, second story rooms, 7 feet 6 inches. Plans and specifications \$20.





MISSION RESIDENCE. DESIGN NO. D-429

This is especially designed for a Southern residence, the superstructure being a veneer of cement bricks. The plans call for a full basement, but no provision is made for a heating apparatus, it being intended to heat the various rooms with the fireplaces provided and with stoves in the front chambers. The omission of the chimney in the dining room with its fireplaces and also the fireplace in the other rear chamber would very nearly pay for a hot air heating system.

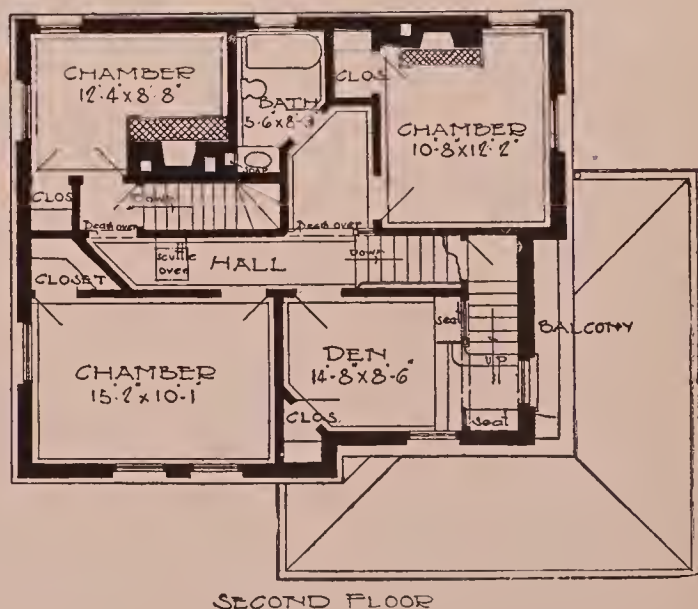
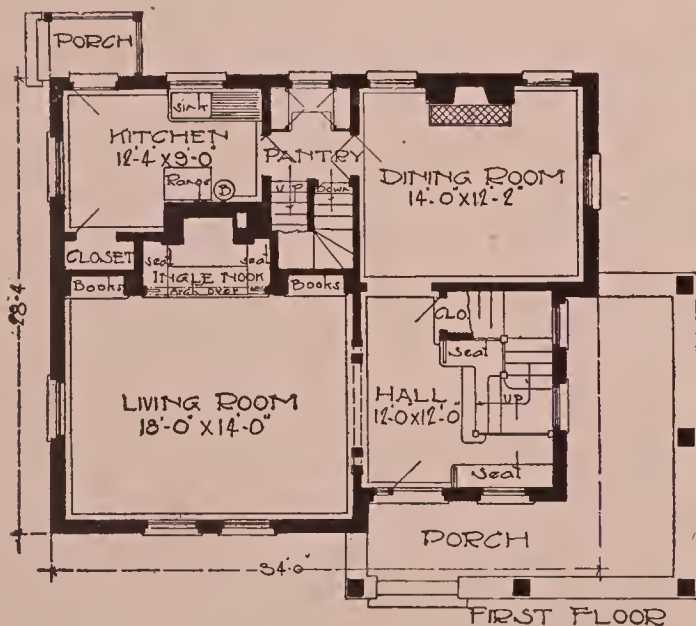
The hall, entered from the porch, has a very attractive stairway, and the box seat at the side supplies a convenient storage place for storm shoes and umbrellas. Opening from the hall, and connected with it by an effective grille opening, is the large living room. This has a charming feature in an inviting inglenook, with cheery fireplace and built-in seats. The entrance to the nook is arched over and bookcases are built in flanking recesses. The dining room is also entered from the hall and has a well detailed fireplace against the rear wall. From the pantry adjoining, ascends a rear stairway to the second floor with the basement stair going down beneath.

On the second floor, there are three desirable chambers, a bath and den. A stairway ascends to the sheltered roof balcony which will make an enjoyable place for outdoor sleeping.

We have the plans also drawn for this house enlarged four feet each way, making the rooms even more pleasant. If the enlarged plan is desired, call for Design No. D-429-A.

Cost \$2,800 exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet; first story 11 feet; second story 10 feet. Plans and specifications \$25.

DESIGN NO 429



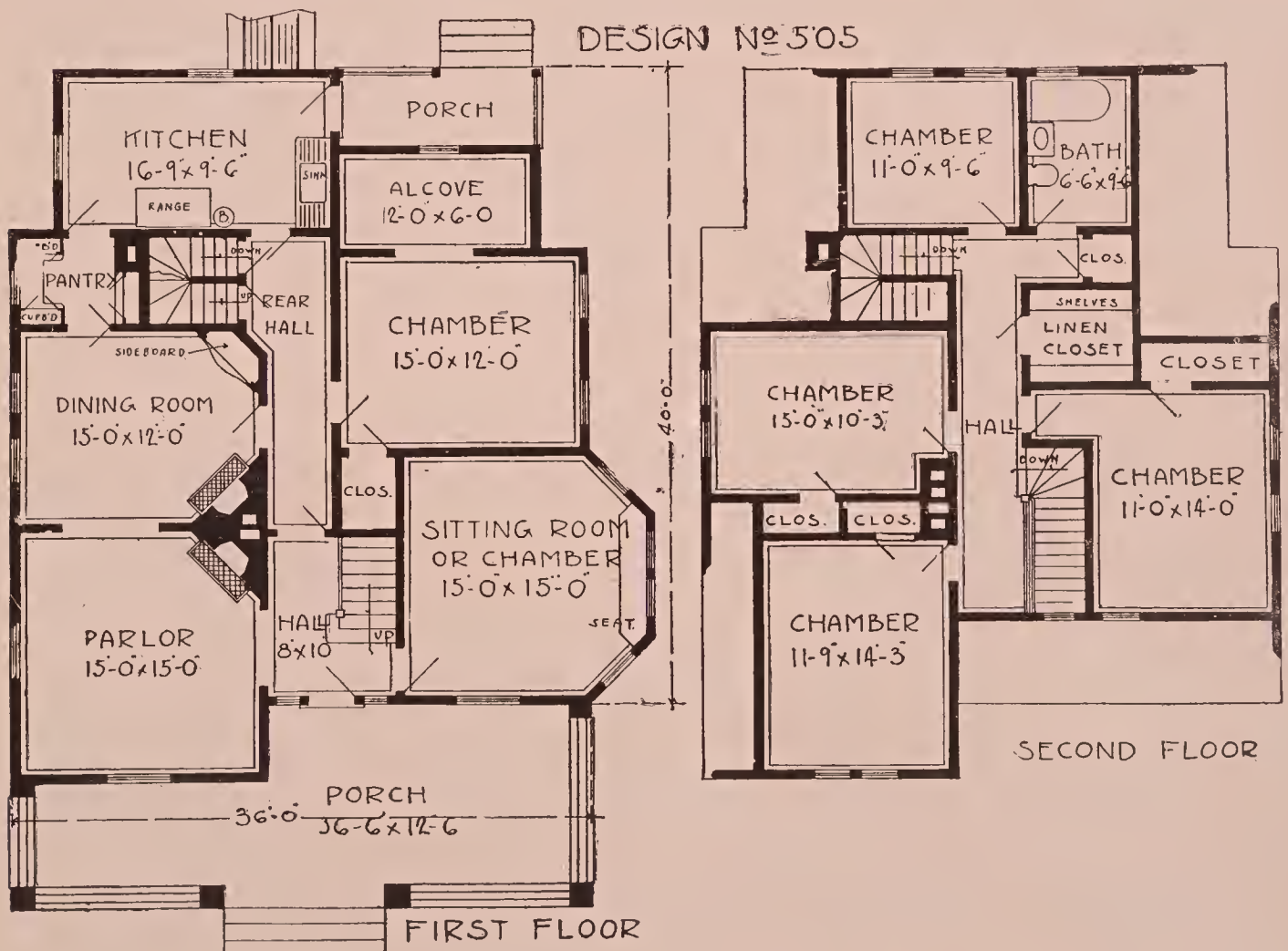


LAKESIDE COTTAGE. DESIGN NO. D-505

The plans of this design provide for a full basement with cement floor, fuel bin, and outside cellar entrance. There is a fireplace in parlor and dining room with pressed brick facings and hearth.

Hardwood finish might be used in sitting room, hall, parlor, and dining room, increasing the cost by about \$80. Hardwood floors in these rooms would add about \$50 more. If a first story bathroom were desired, the alcove back of the first floor chamber could be arranged for one. The house is intended to be trimmed in pine or cypress.

Cost \$3,400, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 9 feet 6 inches; second story 8 feet 6 inches; lowest height second story 6 feet. Plans and specifications \$20.





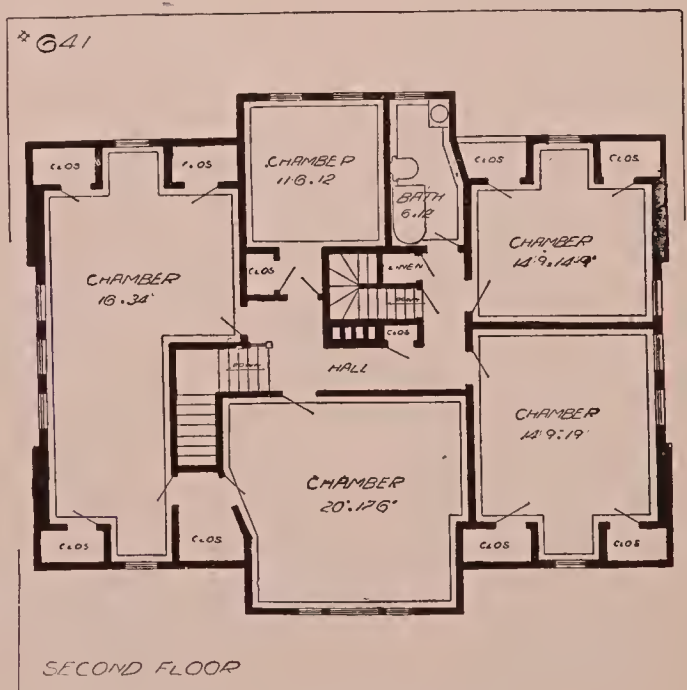
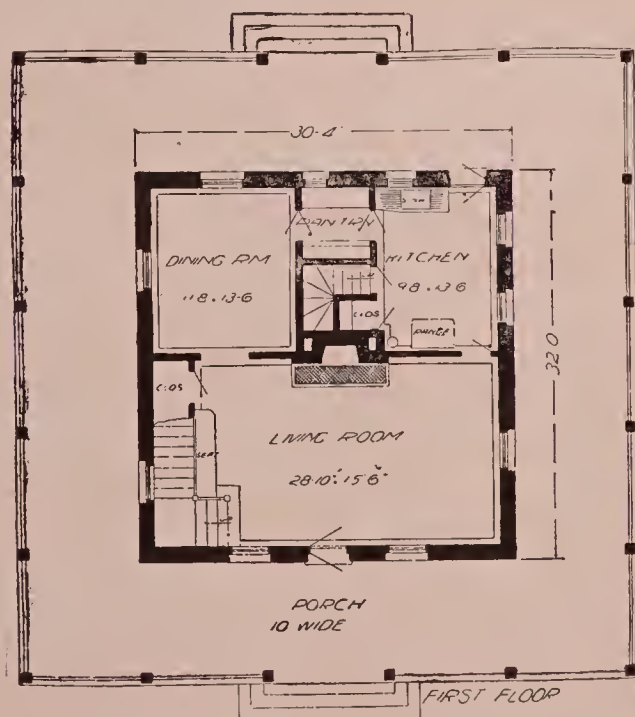
A LOG HOUSE. DESIGN NO. D-641

A log house for summer use is the subject of this design. The house is, however, plastered throughout, making it possible to live in it the year round. It is intended for the seashore but would make an excellent hunting lodge.

The main feature of the design is the porch, which is ten feet wide and extends around the entire house. No cellar is intended but this could be arranged for if one were wanted.

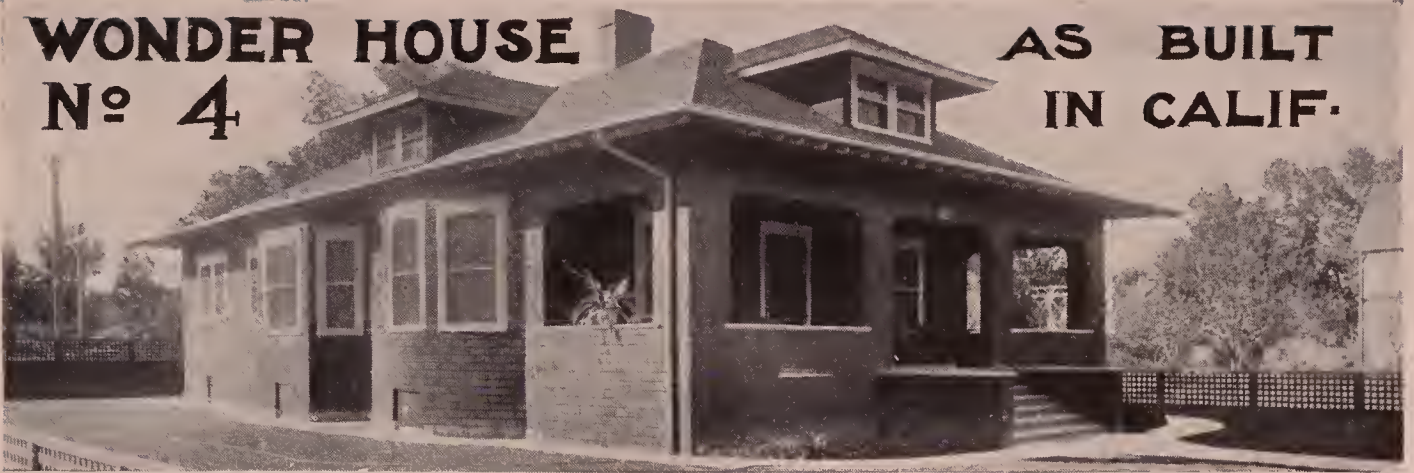
A large living room extends clear across the front of the house and has a stairway ascending to the second floor, on the left. The space under the stair is utilized for a coat closet. There is a large fireplace with red brick facings and hearth. The opening in the fireplace is almost large enough to take cordwood, so that a very fine and cheerful fire can be built in it.

Cost \$2,650, exclusive of heating, plumbing, electric work, and decorations. Width, including porches, 51 feet 4 inches; depth, including porches, 53 feet. Height of first story 12 feet 3 inches; second story 9 feet 9 inches; lowest height, second story, 7 feet. Plans and specifications \$20.



WONDER HOUSE No 4

AS BUILT IN CALIF.



NOTE—We afterwards learn that this house was built in Colorado, though our client was in California when we made the plans. The estimated cost is based on the prices quoted in all of our printed matter. The cost in any given locality will depend upon the prices and conditions prevailing there at the time of letting contracts, also the amount of competition that can be secured,

CALIFORNIA BUNGALOW. DESIGN NO. D-1163

This bungalow design will meet a long-felt want by that very large and growing class of people, who have rightly fallen in love with this domestic style of architecture so common for a number of years through California and of late, spreading all through the eastern, central and southern states.

This is a very complete modern bungalow. It has a concrete foundation, excavated so as to give a basement under the entire house, providing ample storage room and space for a hot air heater, laundry, vegetable room, etc.

Wherever it is desired to build this bungalow without the basement; the foundation walls, which can be of concrete, brick or stone, need only be carried down below the frost line or if in a Southern country where frost is not a controlling feature, the foundation could be laid upon the ground, and the side shingles carried down within a few inches of the ground, a method often adopted in California.

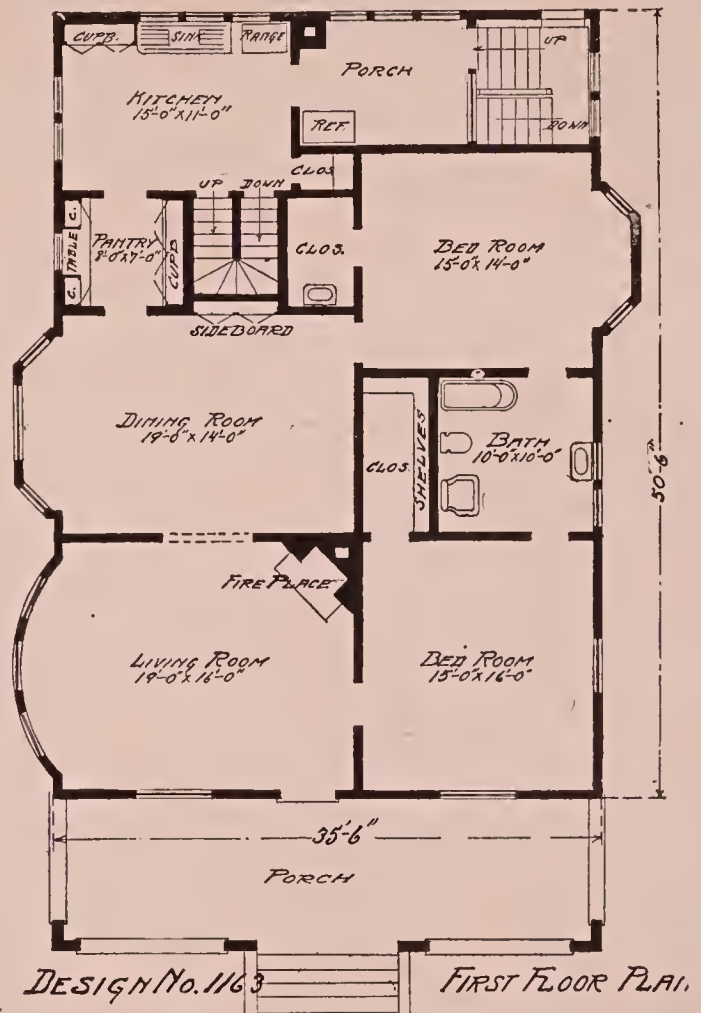
Should these changes be desired or other slight adjustments or modifications, they are such, however, that with an intelligent builder, they can readily be arranged for in the plans as prepared, in accordance with the illustrations and description, which we can furnish for the nominal sum of \$25, by simply attaching a memo. of agreement to the contract with the builder, which will cover the matter and avoid the necessity of having plans prepared specially to order, just to technically provide for these matters.

The rooms of the first floor are ample in proportions and the interior is most attractive in every way. The living room is a magnificent apartment, with a large fireplace in the corner, and connects by means of a wide archway, with the dining room at the rear. A little expense might be saved by omitting the swelled end of the living room.

The bath is unusually large and equipped not only with the usual fixtures, closet, tub and lavatory, but also a sitz bath, which can of course be omitted if not desired. The pantry is completely fitted with shelving. The kitchen opens on to a rear porch or summer kitchen and a combination rear and cellar entrance is provided on cellar stair.

Oak floors are intended throughout the principal rooms of the first floor and the finish may be of plain hardwood, oak or birch, or cypress or southern pine, stained in many of the attractive shades of brown, green, etc., now so commonly used and so effective.

There is also an inside stair leading to the base-



ment and one to the attic, where there is provided ample storage space and two bed rooms. The front one is of especially good size. The lowest wall height in this room where the roof rafters begin to slope the ceiling, is four feet 6 inches.

Above the concrete foundation is a cement water table and the walls and roof are shingled. The gutter is of galvanized iron. The cement water table can be omitted and the ordinary wooden water table substituted.

Cost \$3,500, exclusive of heating, plumbing, electric work, or decorations. Width of foundation, not including bays, 35 feet 6 inches; depth 50 feet 6 inches. Height of basement 7 feet; first story 9 feet 3 inches. Plans and specifications \$25.

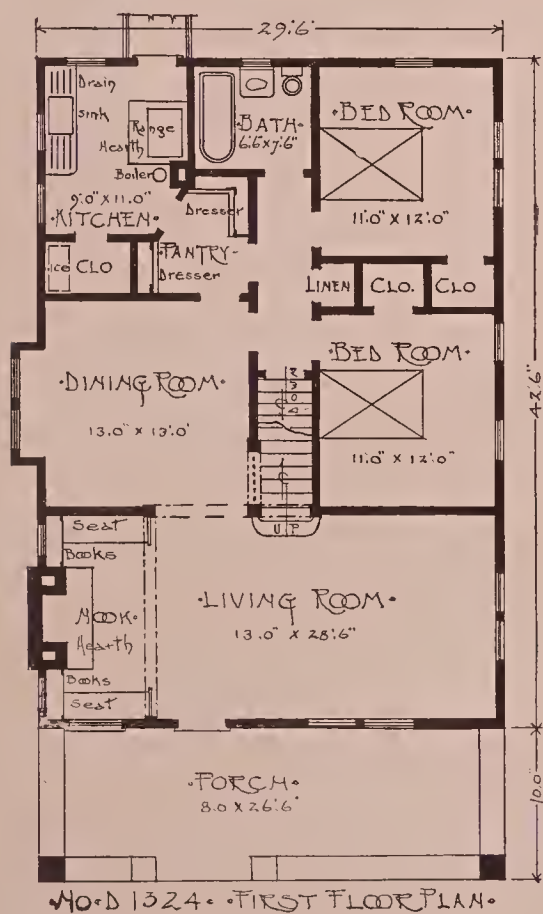


STUCCO COTTAGE—DESIGN NO. D-1324

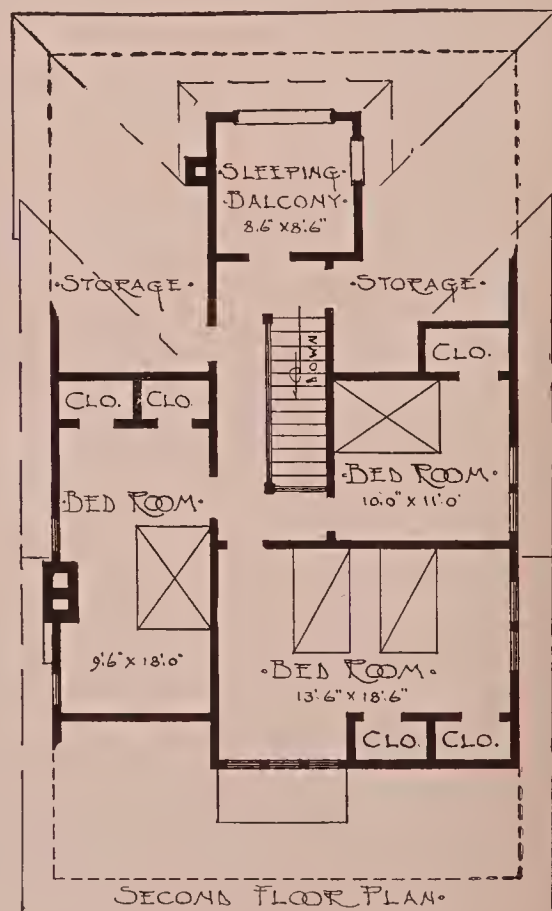
The quiet and homelike atmosphere of the above cottage is most agreeable and the quaint little dormer against the rather steep slope of the roof, gives quite the feeling of an old English Cottage.

Below is suggested a floor plan with many desirable features. The rooms are all of good size and conveniently arranged. A fireplace with flanking bookcases and built-in side seats makes an effective nook at one end of the living room. The kitchen is furnished with the usual conveniences together with a commodious pantry and a roomy pot closet with refrigerator space. Ample closets are provided and there is a generous amount of storage space under the slope of the roof on the second floor.

This charming cottage home is estimated to cost about \$2,200, exclusive of the heating, plumbing, electric work, and decorations. Plans and specifications \$22.



NO. D 1324. FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



MOUNTAIN BUNGALOW. DESIGN NO. D-1199

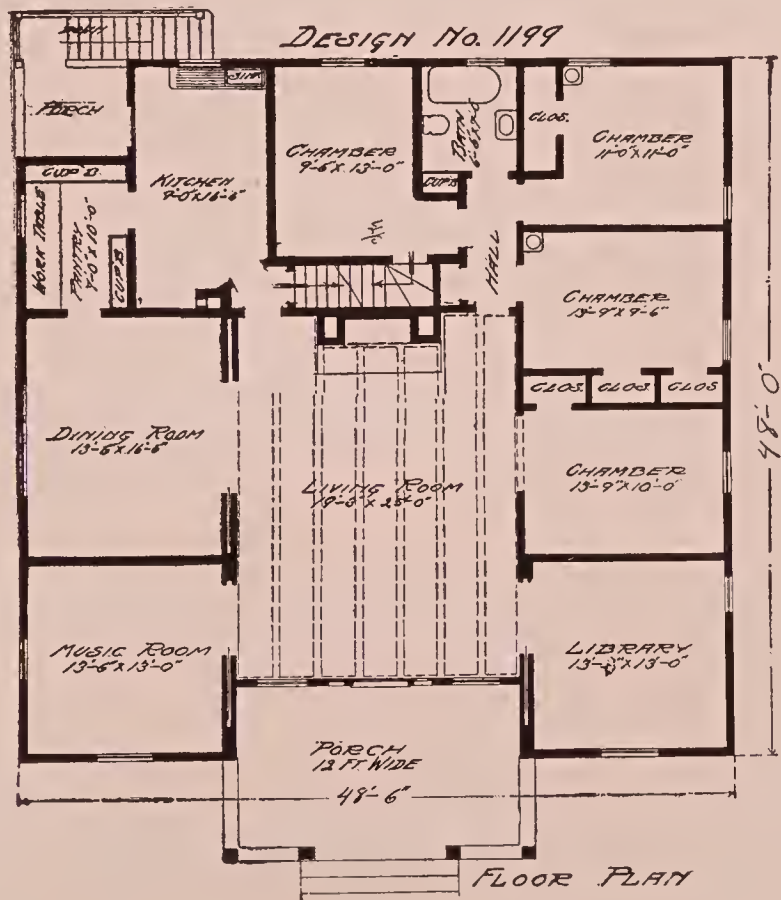
A mountainous or hilly country would make an agreeable setting for this bungalow as its broad sloping roofs follow, in a general way, the contour of a gently rounded hilltop.

The front porch is 12 ft. wide and with the partial protection afforded by the projections on either side, will make a delightful outdoor living place. The living room, centrally located, can be made most attractive and the wide openings into the various rooms on either side, with the open fireplace at the rear end opposite the entrance door, gives an atmosphere of friendliness and hospitality. On occasion, the music room, library and dining room, can all be divided from the living-room by sliding doors. The dining room connects with the kitchen through a butler's pantry. This is equipped with a work table and generous cupboards. The kitchen is of good size and opens on to a desirable service porch. Four bedrooms are provided and all have access to the bath through the rear hall. Ample closets are supplied for each bedroom and there is a linen cupboard in the bathroom. There is little headroom in the attic and so it can be used for ventilation and storage purposes only; however, if one desired, and the roof were slightly raised, one or two rooms could be secured there. In a climate that was not too warm, the two side dormers might possibly be left off with a little saving in expense.

There is a basement under the entire house and across the front is a so-called pleasure room with cheery fireplace directly under the fireplace of the living room. Across the rear of the basement, is the heater room, fuel room, laundry, and store closet also a servant's or man's room with toilet.

The principal living rooms are trimmed in oak or birch, with hardwood floors and the balance of the house, in pine, poplar or cypress.

Cost \$4,500 exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 10 feet. Plans and specifications \$25.



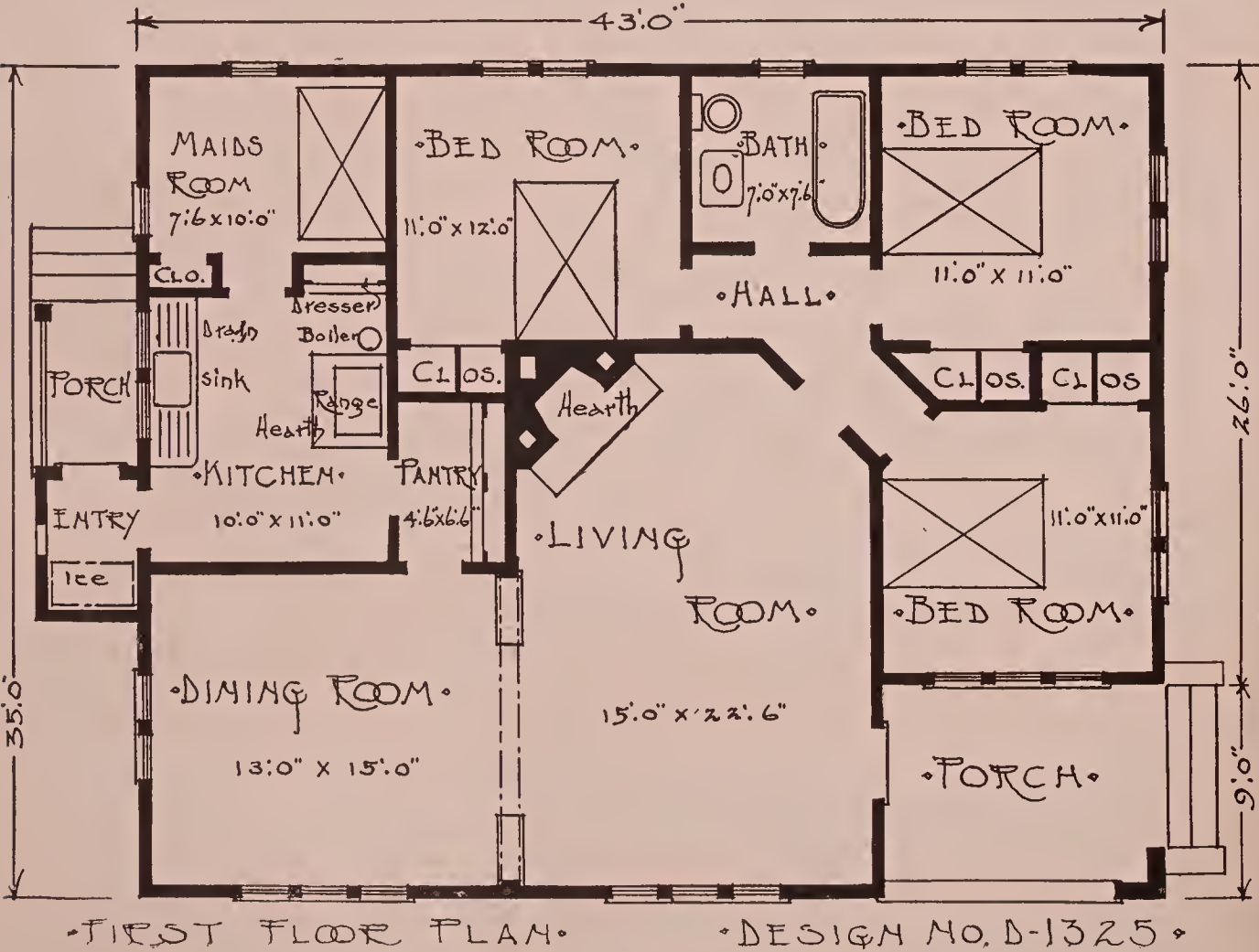


CALIFORNIA BUNGALOW—DESIGN NO. D-1325

In the above elevation, simplicity and economy of construction in conjunction with good proportions, have developed a cozy and attractive bungalow home

In the plan shown below is an arrangement of rooms adaptable to such exterior treatment. The various rooms are pleasantly and conveniently disposed, consistent with attractive interior effects and domestic requirements. The bedrooms, three in number, have each direct access to the bath without the annoyance of having to pass through other rooms. The maid's room opens from the kitchen and so keeps the service portion of the house en masse. An entry from the rear porch is planned to accommodate the refrigerator, and the dresser in the kitchen will give stowage space for pots and pans, the kitchen china and cutlery. All windows, except those in the kitchen, are planned as casements.

This bungalow is estimated to cost about \$1,500, exclusive of the heating, plumbing, electric work, and decorations. Plans and specifications \$15.



FIRST FLOOR PLAN

DESIGN NO. D-1325



11 ROOM COTTAGE. DESIGN NO. D-704

The above is a unique and very attractive design. Judging from the exterior, one would hardly expect so pleasing an arrangement of rooms as is secured. There is a small reception hall separated from the living room, or living hall as it really is, by a cased opening and another cased opening divides the living room from a cozy little den. The living hall is a very pleasing feature, having a pretty seat built in one corner and an open fireplace with handsome mantel, at one side of the arch which separates it from the dining room. The main staircase also ascends from this apartment, giving a very pretty effect.

There are two pantries provided, one between dining room and kitchen, furnished with shelves, work table, etc., and a smaller one opening off kitchen at one side of the stairs, which leads to the basement.

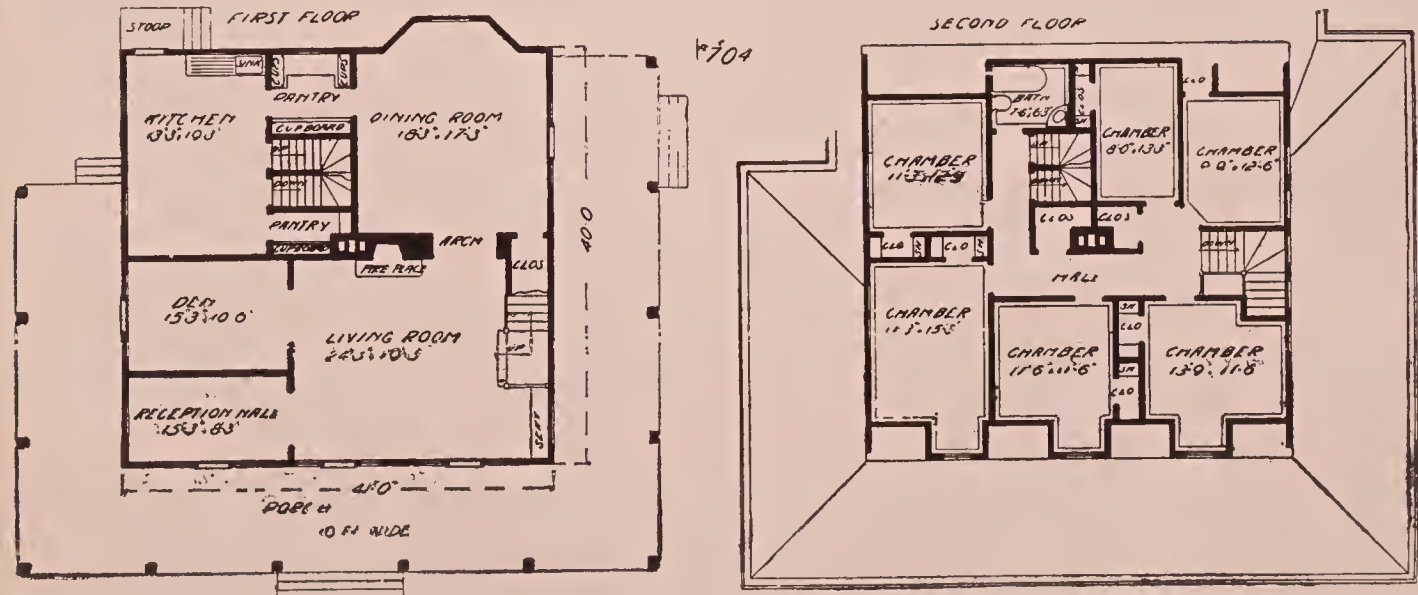
Under the front stairs there is a closet which may be used for coats or for any other purpose desired. A surprise awaits one on the second floor in the number of bedrooms secured. There are six of these, with ample closets, and there are two extra closets opening off the hall, besides the bath. The finish intended throughout is of pine or cypress.

There are no rooms finished off in the attic, there being simply storage space there. It is reached by stairs going up from second story hall.

If desired, the reception hall, den, and space to left side of fireplace could be made into one large living room and the remaining space of front, where staircase is, made into a hall.

There is a full basement with laundry, fuel bins, and store closet. The exterior of the first story is intended to be clapboarded and the gables and roof shingled.

Cost \$4,300, exclusive of heating, plumbing, electric work, and decorations. Width 41 feet; depth 40 feet. Height of basement 7 feet; first story 10 feet 3 inches; second story 8 feet. Plans and specifications \$25.



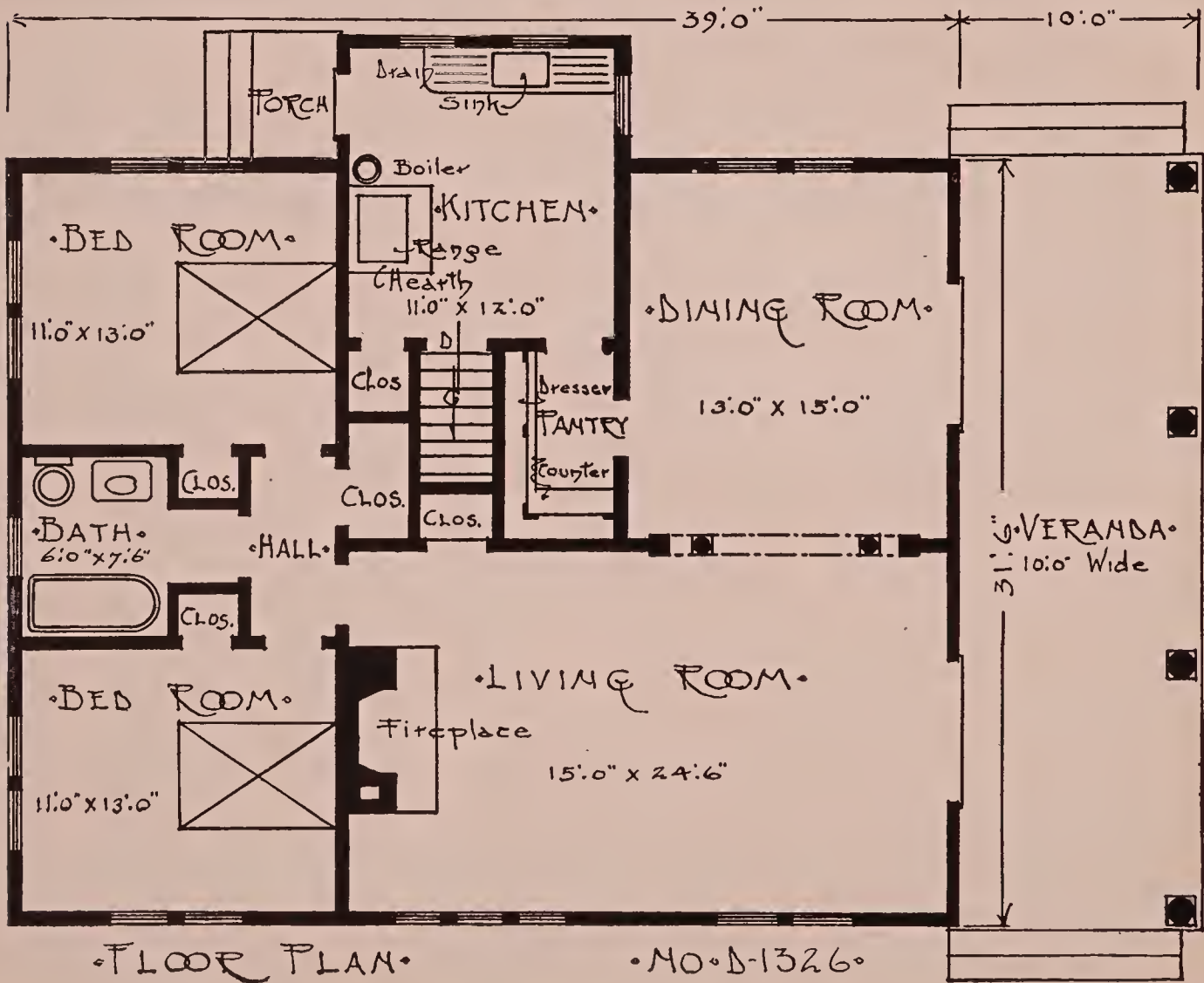


BUNGALOW—DESIGN NO. D-1326

Refined simplicity is the predominant note in this little bungalow and the ungarnished roof, supported by the sturdy porch columns, gives a delightful air of the classic.

Convenience and economy of space together with an attractive interior, are strong points in the little plan shown below. The living room and dining room are connected by a wide columned opening, and the French windows, opening on to the veranda, connect it more intimately with these rooms. In the living room, a closet is provided for coats and wraps. The fireplace is attractively detailed and the triple mullion window is built rather high so as to allow for a highbacked settle or bookcase below. The door to the right of the fireplace opens to a central hall immediately connecting bedrooms and bath. The bedrooms are very desirable, and mullion windows on two sides assure a generous amount of light and air.

The cost of this bungalow, exclusive of heating, plumbing, electric work, and decorations, is about \$1,400. Plans and specifications \$15.





UNIQUE COTTAGE. DESIGN NO. D-1075

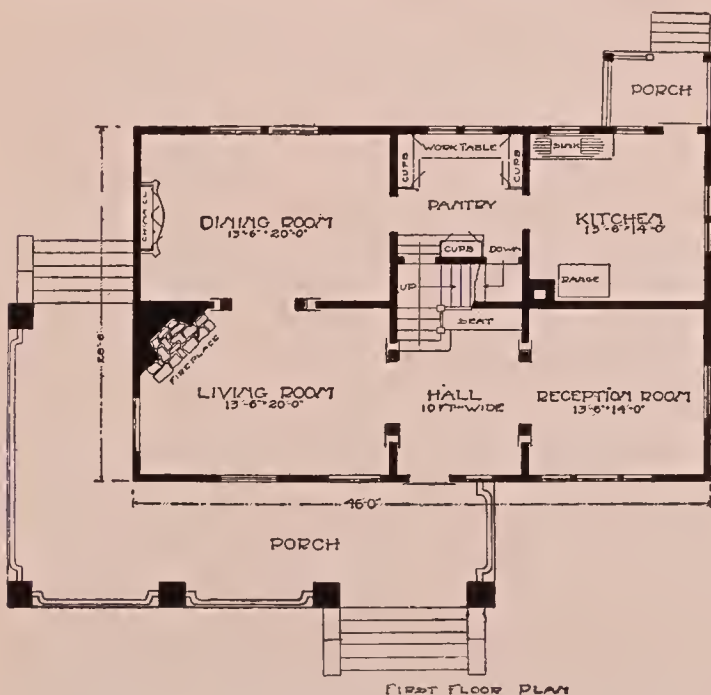
This design has created a great deal of favorable comment where erected. The foundation and porch walls are of cobble stone with upper walls of cement plaster, producing an artistic and refined effect.

The interior plan is very attractive: the various living rooms opening up one into the other very effectively, while the wide columned openings give charming vistas through the different rooms. The stairway, ascending from both the pantry and hall, serves the purpose of a back stair and gives direct access from pantry to the front entrance. The fireplace in the living room and the sideboard in the dining room are attractively designed, and are a decorative feature to these respective rooms. The pantry is especially roomy and is furnished with generous cupboards and a work table under the windows.

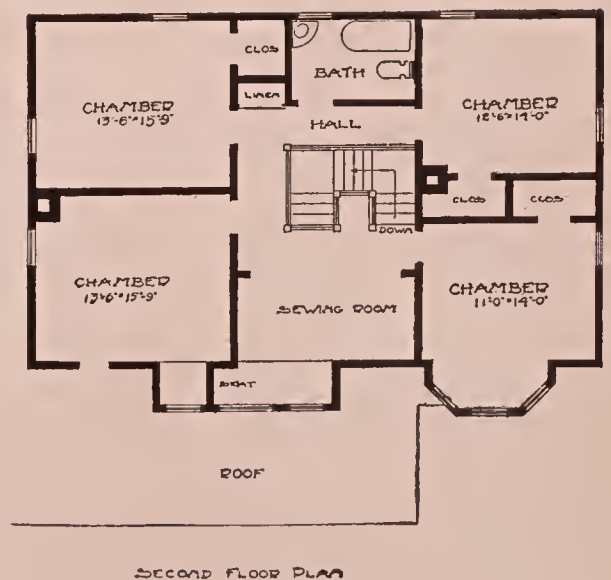
The second floor contains four chambers and a bath. A large closet is arranged for each bedroom and a roomy closet is provided for linen in the hall. A basement extends under the entire house with laundry, store closet, fuel bins, etc.

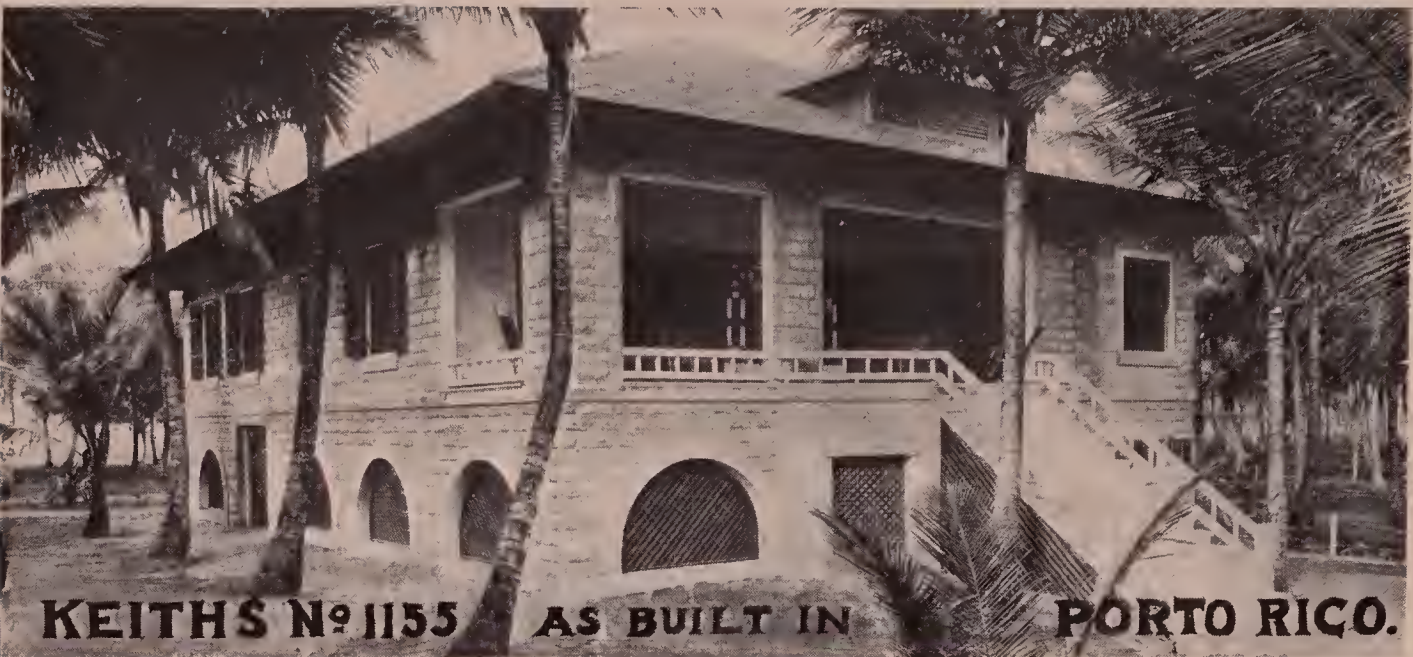
The principal rooms for the first floor are trimmed in oak or birch; the balance of the house, in pine, poplar or cypress, painted or stained.

Cost \$3,900, exclusive of heating, plumbing, electric work, and decorations. Width 47 feet; depth 28 feet 6 inches. Height of basement 7 feet; first story 9 feet 5 inches; second story 8 feet 3 inches; second story rooms full height. Plans and specifications \$25.



#1075





SOUTHERN BUNGALOW. DESIGN NO. D-1155

As shown by the exterior, this was designed for a client in Porto Rico and following the customs and general necessities of such localities, the house is raised up off the ground quite a little, so that practically all the basement which is under the entire house, is above ground. The exterior walls are built of cement blocks. The attic is well ventilated, making the house practical in every way for warm climates.

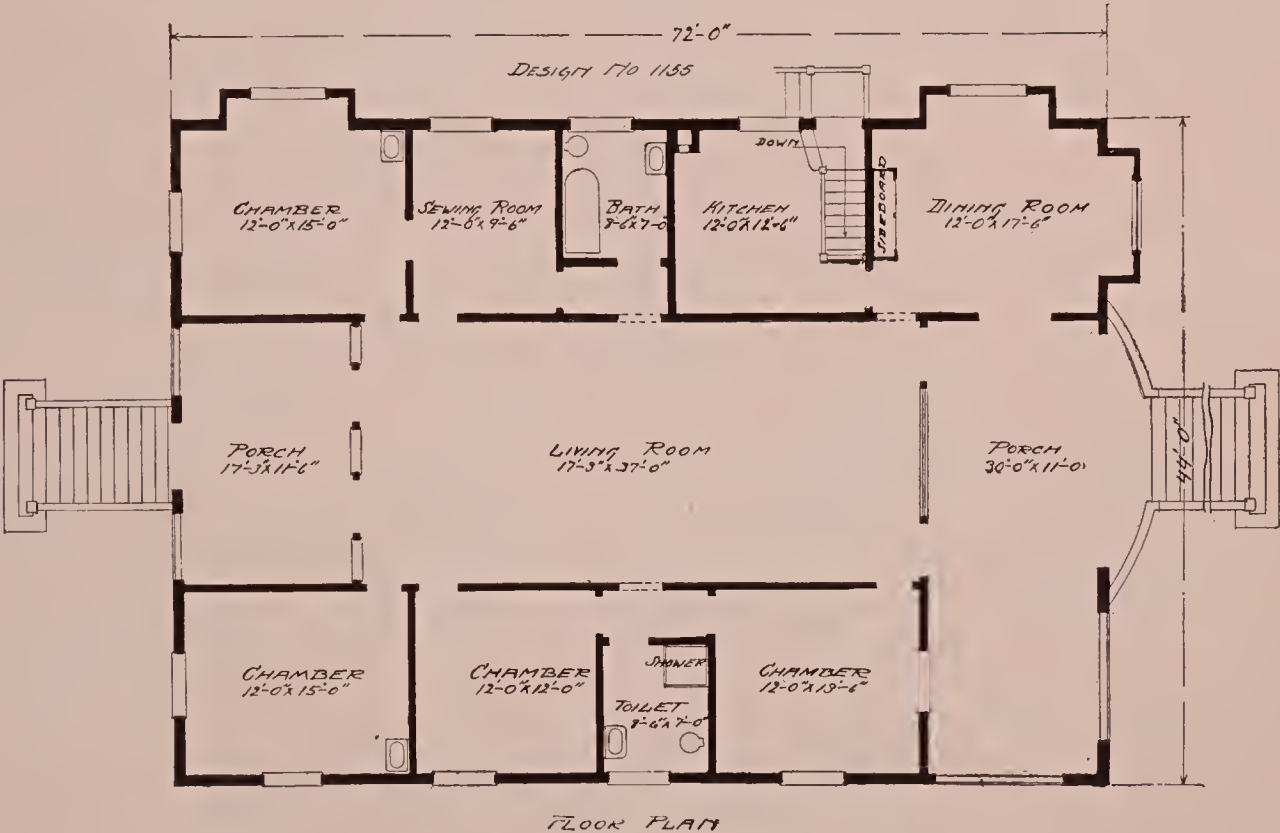
Our client in Porto Rico, after living in the house for some time writes us that he is tremendously pleased. There are slat doors or windows for the ventilation of rooms at night, both for the basement and rooms on the first floor.

The magnificent living room runs directly through from the front to the rear and opens at either end upon a spacious porch, giving a circulation of air of the very best. This living room is really a hall, connecting as it does, the various rooms on each side, the practical arrangement for hot southern countries. The servants' quarters, of course, are provided for outside the building, as is customary.

The foundation is of concrete blocks, but can be of solid concrete, the same for the posts supporting the girders of main floors. In the basement, there is a laundry, toilet, root cellar and room for one man-servant.

The roof is of asbestos shingles, the best thing possible for southern climates, as they are proof against fire.

Cost \$6,000, exclusive of heating, plumbing, electric work, and decorations. Width 44 feet; depth 62 feet. Height of basement 7 feet 6 inches; first story 11 feet. Plans and specifications \$25.



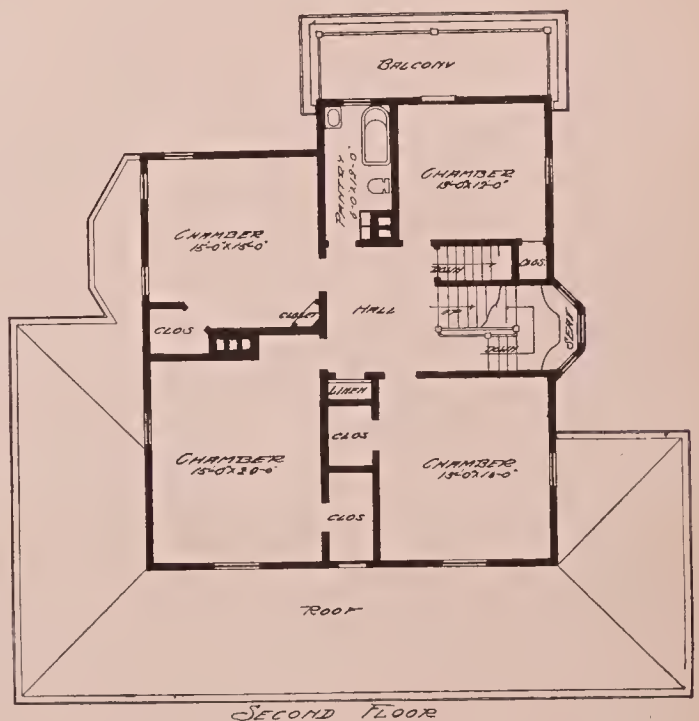
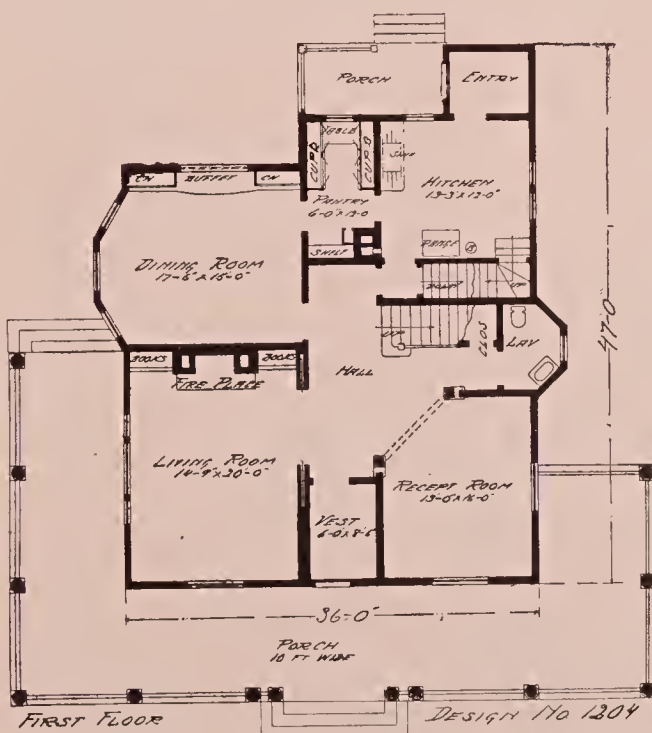


COLONIAL RESIDENCE—DESIGN NO. D-1204

There is a prevalent atmosphere of refinement and dignity about this design. The floor plans show an arrangement of rooms that will be exceedingly difficult to improve upon. The various rooms are all of good size with no feature of a modern home unprovided. The spacious porch will be found thoroughly enjoyable. The stair hall is arranged with a lavatory and coat closet under the stairs. A columned archway opens to the reception room and a pair of sliding doors to the living room. The dining room is of good proportions and a built-in buffet completely and effectively furnishes one side. It connects with the kitchen through a commodious pantry equipped with ample cupboards and shelving. The kitchen is conveniently arranged; an entry from the rear porch supplies a place for the refrigerator and direct passage is had to the front door. Here also is a service stairway to the second floor beneath which descends a flight of steps to the cellar.

The rooms on the second floor are of very good size and windows on two sides give sufficient cross ventilation. Large closets are provided for each room and one in the hall is arranged for linen. No rooms are planned for in the attic, but if required, a desirable one could be secured in the front. The basement extends under the entire house and provision is made for a laundry and servants' toilet.

This house, exclusive of the heating, plumbing, electric work, or decorations, is estimated to cost about \$4,000. Plans and specifications \$40.





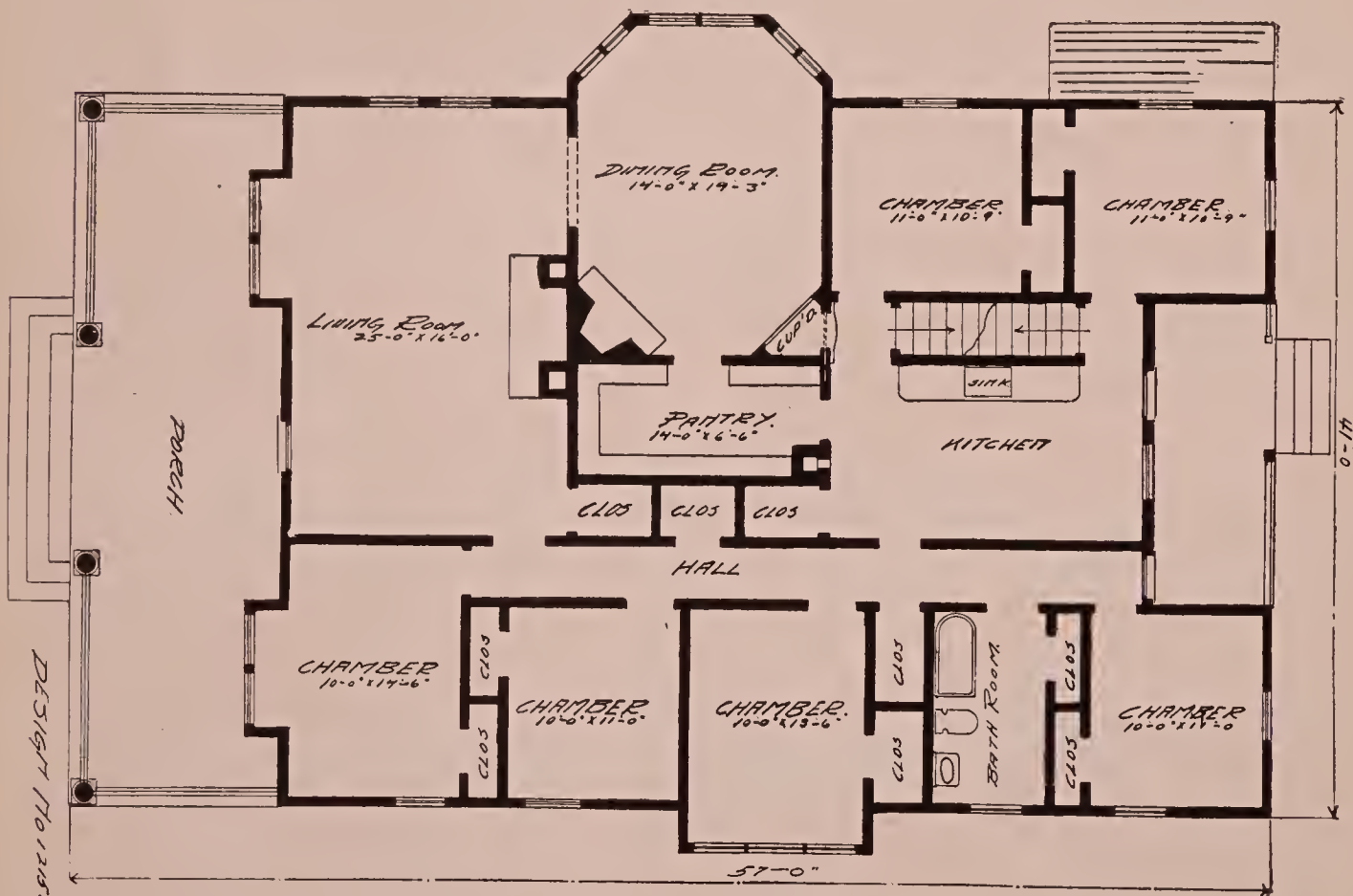
ALL YEAR ROUND BUNGALOW. DESIGN NO. D-1215

This is a large bungalow, built for winter as well as summer living, containing every convenience of interior arrangement. The exterior is intended to be covered with siding, though shingles or stucco can be used with good effect.

There is a basement under the entire house with outside cellar entrance, laundry, fuel bins, etc. The first floor shows an agreeable arrangement of three living rooms, six chambers and a bath. The living room is entered directly from the spacious front porch and will give a cheery and welcoming impression to the visitor. The dining room adjoins at the rear and is particularly attractive with its many windowed bay, fireplace and well-designed china closet. A commodious pantry gives service way to the kitchen, which is conveniently located and opens on to a generous porch at the rear. On the left side of the kitchen, start the attic and basement stairs and adjoining are two chambers. The right side of the house is taken up by four master bed chambers and a bath. Each room is supplied with a large closet and in addition there are two roomy closets in the hall. The front chamber is especially desirable with its bay, suggesting a cozy seat, and windows on two sides affording a generous amount of sunlight and fresh air. There is quite a good attic but no rooms are intended to be finished off there.

The principal rooms are trimmed in oak or birch, stained or wax finished, with hard wood floors. The balance of the house is trimmed with pine or poplar painted.

Cost \$3,900, exclusive of heating, plumbing, electric work, and decorations. Width 41 feet; depth 57 feet. Height of basement 8 feet; first story 9 feet 5 inches. Plans and specifications \$25.

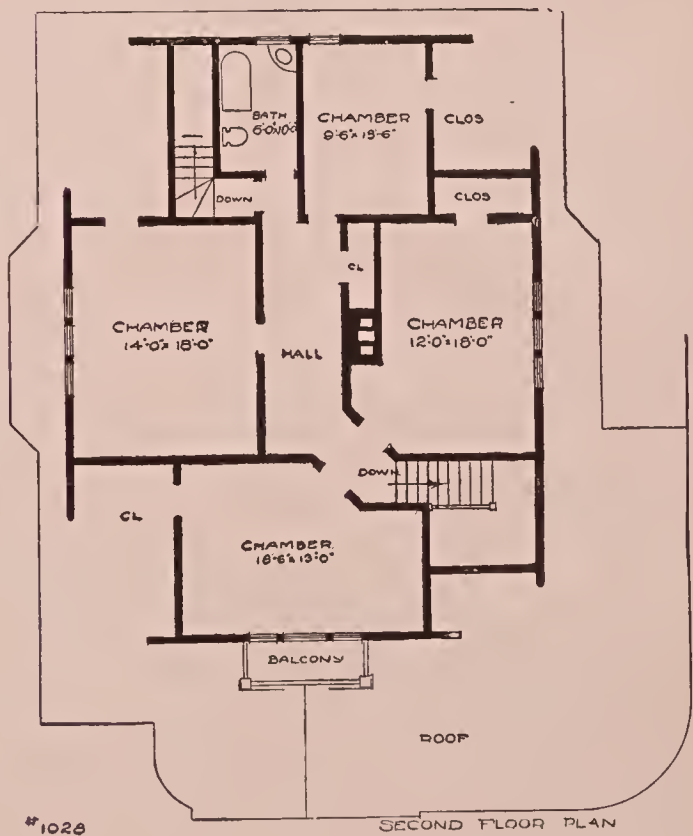
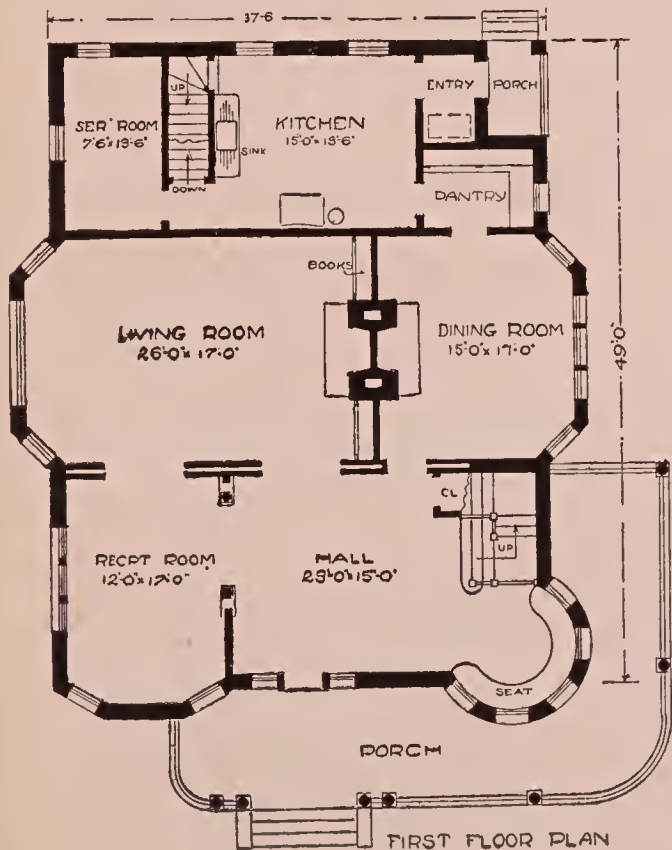




MODERNIZED COLONIAL BUNGALOW. DESIGN NO. D-1028

The above design follows in detail the colonial lines and presents a most attractive and homelike appearance. The floor plans show a unique and livable arrangement of ten rooms and bath. The main living rooms on the first floor open up together in a very agreeable manner. The hall and reception room, connected by a columned opening, can be shut off from the family living room and dining room by sliding doors—a feature thoroughly appreciated by the housewife. A roomy pantry, kitchen, and servants' room are arranged at rear of the house. Here an entry from the rear porch supplies a place for the icebox and a back stairs leads to the second floor. Four rooms and a bath are provided on this floor. Ample closets are furnished for each room and there is an additional closet in the hall. A basement extends under the entire house.

The estimated cost of this attractive semi-bungalow is \$5,000, exclusive of heating, plumbing, electric work, and decorations. Plans and specifications \$25.





CALIFORNIA BUNGALOW. DESIGN NO.
D-1051

Extract from letter of patron who built this design in Ohio.

I do not think I ever invested money more profitably than that which I paid you for the plans used in building my house. I changed the design somewhat. As I remember it, the original plan called for an enclosed sun room or conservatory in the front of the house. I changed this to an open porch with three small round columns at each corner, the top being finished in accordance with your design. I also built the house of frame instead of brick, using narrow weather-boards. I also divided the basement into three rooms; finished the attic making one large room of it and used shingles stained with green instead of tile for the roof. The house was painted white with green trimmings.

I have lived in quite a number of houses—all kinds—but I feel perfectly frank in saying that for real comfort I have never occupied a house equal to this one. The plans were perfectly satisfactory in every way and with the exceptions noted, we followed them exactly.

There would be no difficulty whatever in extending the main roof of this design so as to cover a porch entirely across the front, making it any width desired.

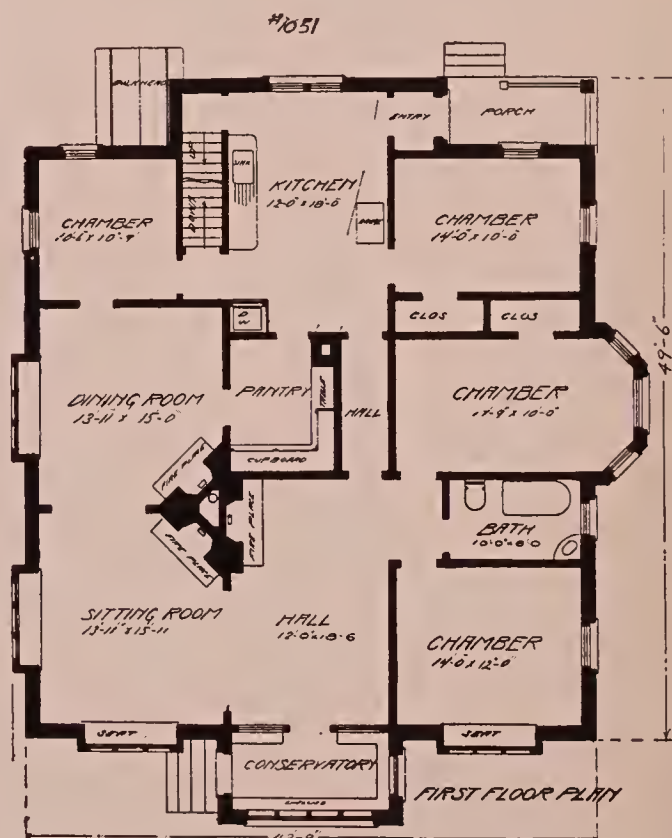
One attractive feature of this design is the window seats in several of the rooms, the sitting room having two of them. An ample number of fireplaces are provided, one being placed in the hall, the sitting room and dining room. The pantry is large and commodious and the servants' room off the kitchen can be used by a member of the family, if desired. If not, the door connecting with dining room should be omitted.

There is space in the attic for finishing off one large room and two smaller ones if desired, and still leave storage space.

A basement extends under the entire house and

plans call for hot air heating apparatus, outside cellar entrance and laundry. It is a modern house in every sense of the word, designed to be well and substantially built, the full basement making it dry and sanitary and easily heated, and offering unusual facilities for storage.

Cost \$4,500, exclusive of heating, plumbing, electric work, and decorations. Height of basement 7 feet 6 inches; first story 9 feet 3 inches; second story 9 feet in centre of rooms, if rooms are finished off. Plans and specifications \$25.



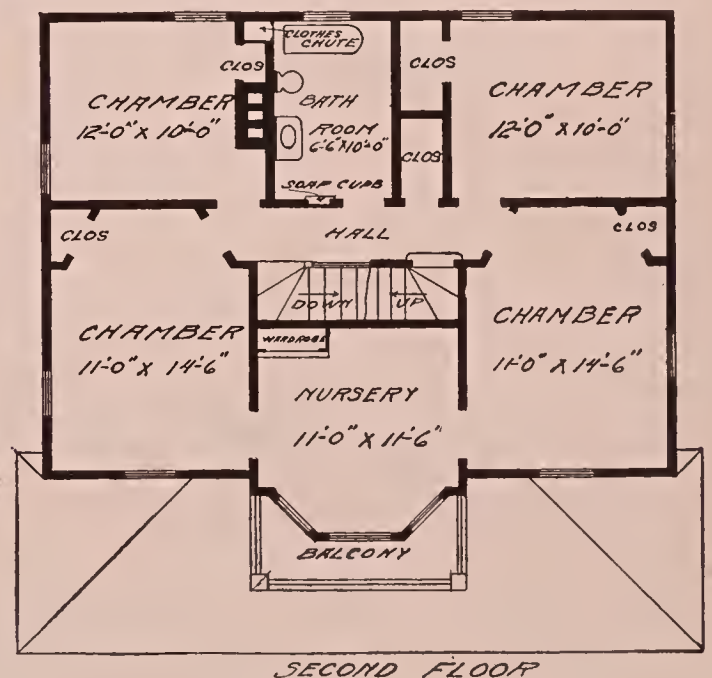
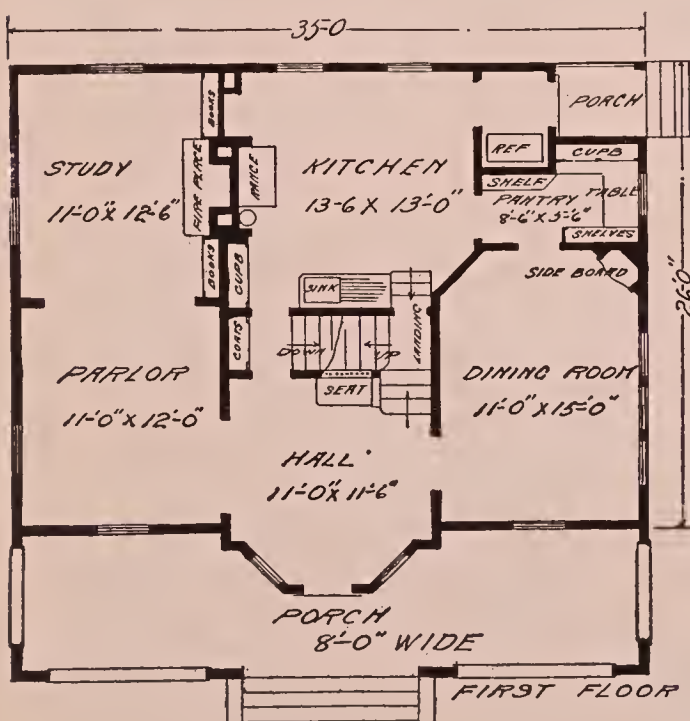


SUBURBAN COTTAGE. DESIGN NO. D-892

The exterior of this design gives a homelike and roomy appearance and a glance at the floor plans will show an arrangement that for compactness and convenience cannot well be excelled. There is absolutely not an inch of waste space in it. The house opens up in a remarkably pleasant manner and the parlor and study, connected by a wide archway, are practically all one room. The reception hall adjoining is very attractive and with the stairway going up across the rear, makes an inviting and effective interior. The combination stairway, with cellar stair going down underneath the main stair, is one of the chief features of the compactness of this design. There is a basement under the entire house with laundry, fuel bins, etc.

The second floor shows a very desirable disposition of five rooms and bath. All the rooms are provided with generous closets and a clothes chute descends from the bath to the laundry in basement. A flight of stairs leads to the attic which furnishes good storage space, and, if desired, a couple of small rooms could be finished off there.

The cost of this attractive cottage, exclusive of heating, plumbing, electric work, and decorations, is estimated \$2,200. Price of plans and specifications \$20.



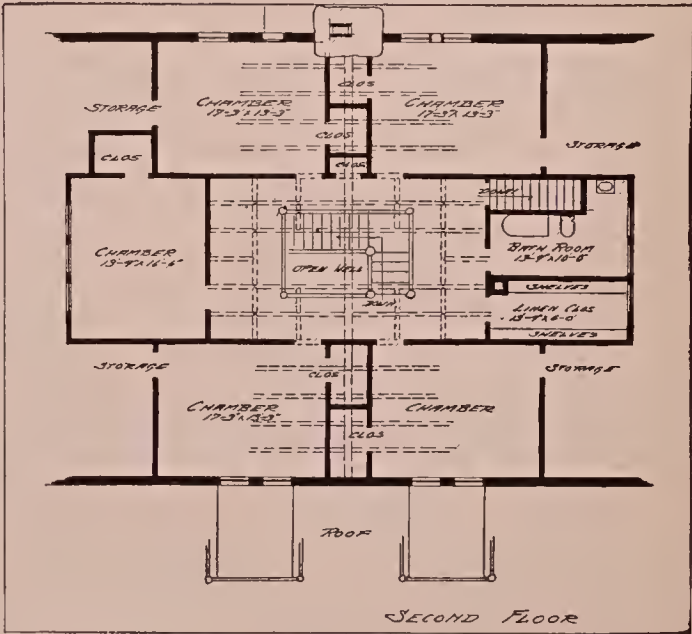
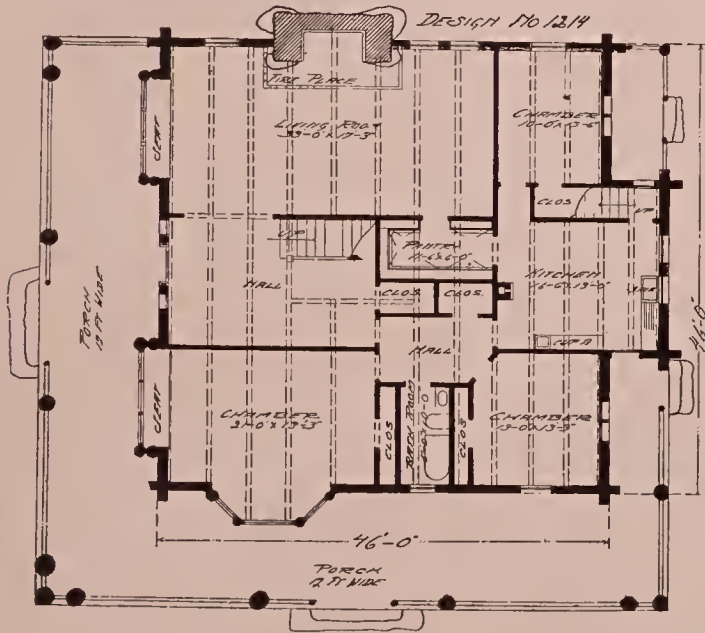


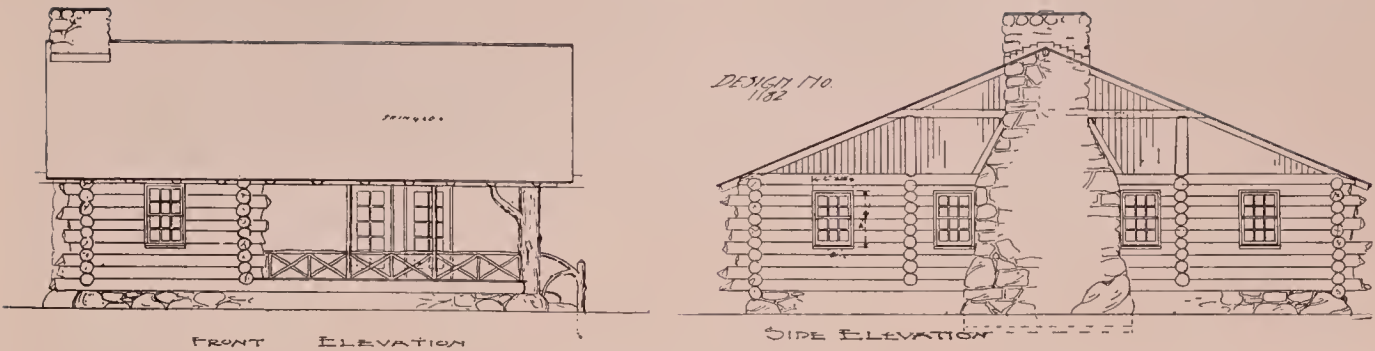
WOODLAND COTTAGE. DESIGN NO. D-1214

Rustic, and built from natural products, this cottage can nestle unobtrusively among the trees of a wooded district. The field stone in the foundation and carried up in the chimney, will root it firmly and naturally to the ground and the mellowing of time will make it appear to belong where it stands as part of its natural surroundings.

The floor plans are very interesting and show an appropriate layout of rooms. The wide porch extends around two sides and acts as a connecting link between the great outdoors and the fireside. From the porch one enters the inviting entrance hall. A wide and effective stairway ascends across the rear and a wide opening gives a glimpse of the cheery fireplace in the adjoining living room. This is a charming room with a cozy seat in the front bay and is used for dining room as well. It connects with the kitchen through a commodious pantry equipped with generous cupboard and counter space. The kitchen is conveniently arranged with maid's room directly adjoining. On the opposite side of the room, a door gives service way to the side porch, and a door to the front opens on to the hall connecting the bedrooms and bath and also giving direct access to the front door. The bedrooms are very pleasant rooms with windows on two sides assuring a plentiful amount of fresh air and sunlight. An ample closet is provided for each bedroom and in addition there is a large closet in the hall for linen, etc., and in the entrance hall, another for wraps and coats.

The cost of this effective woodland cottage is estimated at \$4,000, exclusive of any plumbing, heating, electric work, or decorations. The price of plans and specifications is \$25.



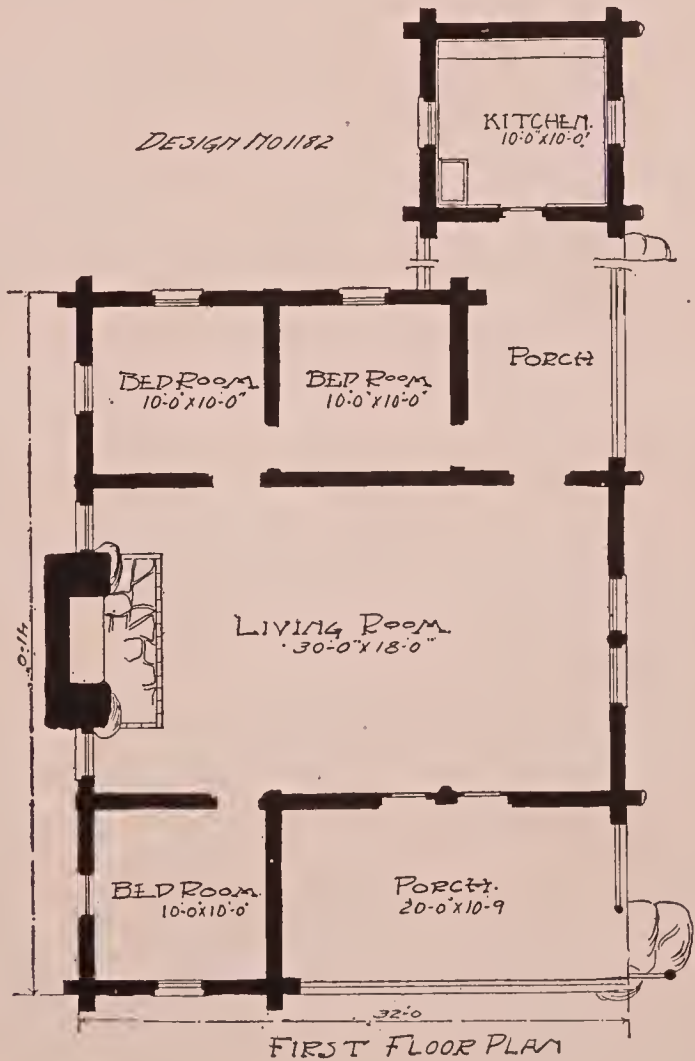


LOG CABIN. DESIGN NO. D-1182

Above are given two elevations for a practical log cabin design which can be built for a reasonable sum, if material such as logs, boulders, field stone, etc., can be obtained in the locality where it is to be erected.

The foundation is of stone to be picked up on the premises, thus effecting quite a saving in the cost. In plan, the living room takes up the centre of the house, running clear through from side to side. A large fireplace of rustic design with hearth of smoothly dressed boulders effectively furnishes one end of the room. A pair of glass doors open on to a sheltered corner porch, and a door on the opposite side of the room opens on to the dining porch. There are three bedrooms, each with windows on two sides opening off the living room. The porch to the rear connects with the kitchen and makes a delightful outdoor dining room for use during the warm weather. At other times, the living room will have to act as dining room also. There are no attic rooms, but if the pitch of the roof were slightly increased, two additional rooms could be easily secured. A stairway could be built in a little addition, using part of the porch adjoining the front chamber. In the interior, the log walls could be left exposed and smoothed and wax finished, or they could be furred over and plastered.

The cost of this attractive little cabin is estimated at \$1,400, exclusive of any heating, plumbing, electric work, or decorations. The width is 32 feet and the depth, not including the connecting kitchen, is 41 ft. The price of plans and specifications is \$8.





SUMMER COTTAGE. DESIGN NO. D-356.

This is designed for a summer cottage or hunting lodge. The first story and foundation are of logs and the second story is sheathed and shingled. One of the admirable features of the house is the ten-foot porch which extends entirely around it. The first floor is nearly all given over to the living room, it being 24 x 15½ feet in size, and will accommodate a very good sized company.

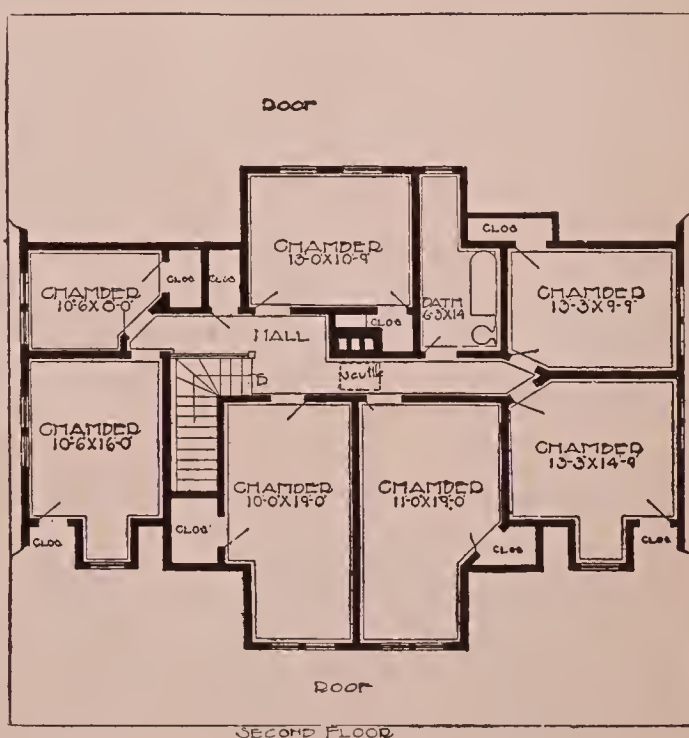
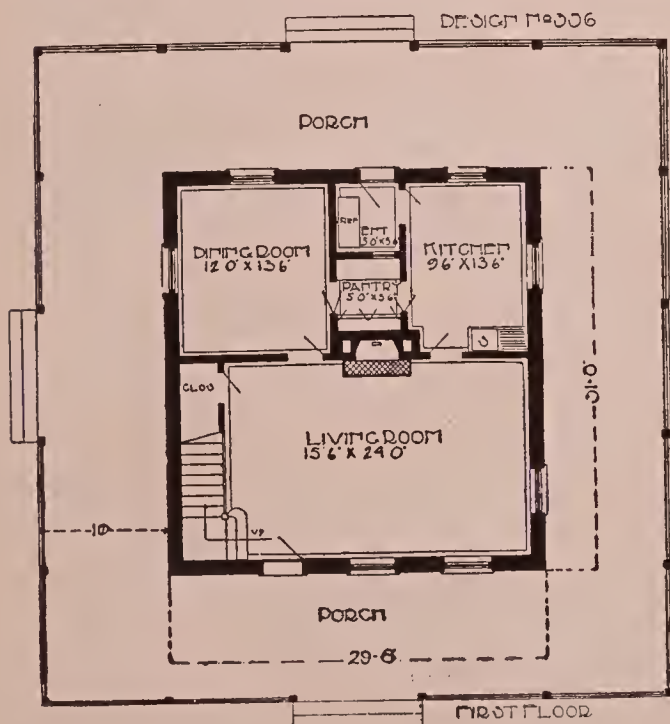
All modern conveniences are provided for, and there is a roomy pantry. Many summer cottages do not provide sufficient sleeping accommodations, but this house has been planned with especial reference to this matter. It provides seven good-sized sleeping rooms on the second floor.

The exterior of the house could be made very attractive by building the walls of the first story with a native cobblestone. These are inexpensive and when broken give a great variety of coloring. The quartz in the stone is usually of great variety and gives a unique and pleasing appearance.

The drawings call for a brick fireplace in the living room, but it could also be made of cobble stone with equally good results.

It is intended to finish the house in pine, finished natural.

Cost \$4,000, exclusive of heating, plumbing, electric work, and decorations. Width, including porch, 49 feet 8 inches. Depth, 51 feet 8 inches. Height of first story 12 feet 5 inches. Second story 9 feet 9 inches. Plans and specifications \$20.



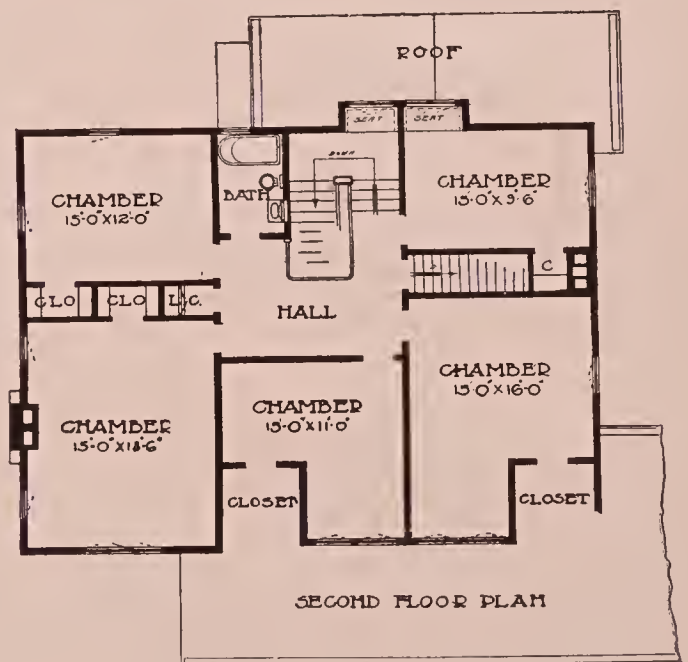
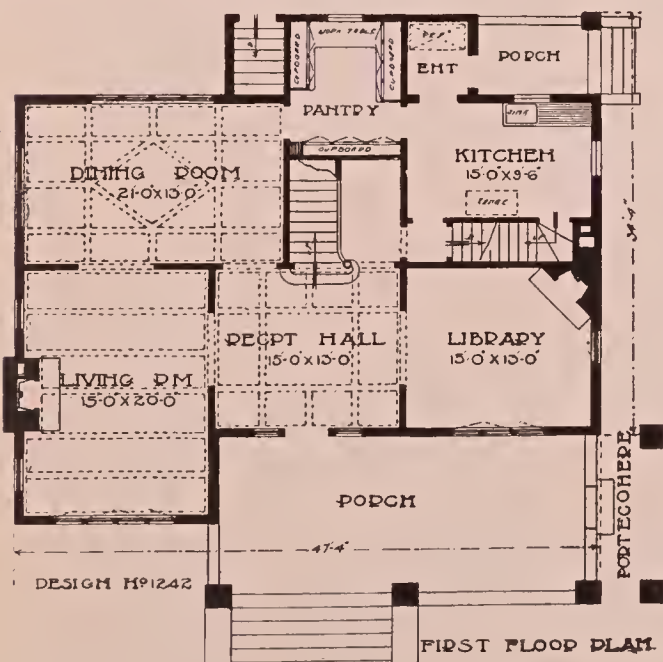


A CONCRETE AND SHINGLE COTTAGE. DESIGN NO. D-1242

The foundation and exterior house walls up to the first story of this cottage, are built of concrete with regular frame construction above.

The reception hall gives a hospitable appearance with its well detailed stairway and wide openings giving vistas through the adjoining rooms. The living room to the left of the hall is pleasantly situated and has a cheerful fireplace built in the outside wall. A cased opening leads to the dining room to the rear. This is a large bright room 13 feet wide and 21 feet long. The ceilings of the reception hall, living room and dining-room are intended to be beamed as shown on the plans. A library is arranged to the right of the reception hall, and with its open fireplace, will make a very charming room. The kitchen to the rear of the house is furnished with the usual conveniences together with large pantry connecting with the dining room and an entry from the rear porch with space provided for the refrigerator. The pantry has an unusual amount of dresser space and also a work table with drawers, flour bins, etc. A back stair ascends from the kitchen to the second floor. The basement stairs go down underneath this staircase, and a door from the kitchen into the main stair recess, gives direct access to the front door.

The estimated cost is \$5,000 exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications \$25.





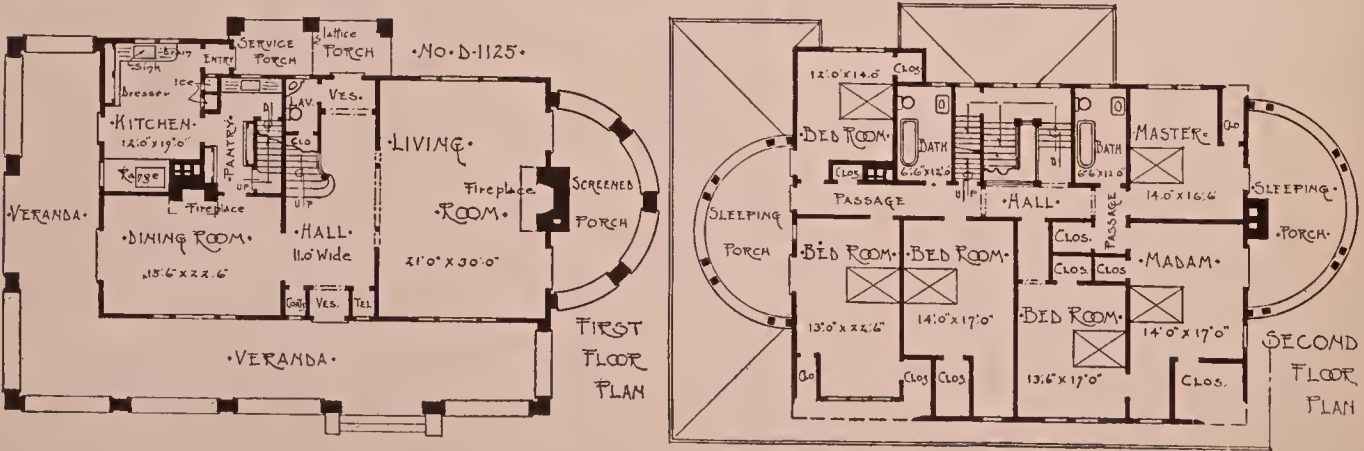
LAKESIDE RESIDENCE—DESIGN NO. D-1125

A low, brooding house, with a welcome, homelike air is shown above. The fieldstone walls and piers connect the house intimately with the ground and the double coursed shingles on the roof, stained a moss green, blend charmingly with nature's setting.

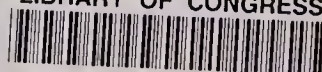
The interior is equally attractive. The various rooms are admirably disposed and offer numerous possibilities for interior decorative effects. Closets on either side of the vestibule are arranged for as coat closet and telephone booth, and under the stair, is a lavatory with adjoining closet. The door opening on to the rear porch, gives an attractive vista through to garden and a wide columned archway opens to the living room. This is a most pleasant room with French windows opening on to the circular screened porch. On the left of the hall is the dining room, 15 feet 6 inches wide and 22 feet 6 inches long. A well-equipped pantry gives service way from the kitchen. Here ascends a rear stair with the basement stair going down beneath. The kitchen is provided with a built-in refrigerator with icing door in the entry from the rear porch, and a door at side giving service way to the side porch which will be most attractive for dining purposes.

The second floor shows an interesting disposition of rooms. The three rooms, bath and sleeping porch on the right, are arranged as an owner's suite. All the rooms are furnished with large closets and there is good storage space in the attic.

The cost of this desirable residence, exclusive of any heating, plumbing, electric work, or decorations, is estimated about \$5,500. Plans and specifications \$40.



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