

THE PRACTICAL PLANBOOK

ELMER E. GREEN,
ARCHITECT



516 SAYWARD BLDG.

VICTORIA, B. C.

R. H. GREEN

Contractor and Builder



“Not how cheap but how good.”

If you want your home built right, I am the right man to build it.

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See me and save money.

Residence 2410 Bowker St.

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VICTORIA, B. C.

Forward

IN placing the "Practical Plan Book" on the market I have aimed to give to those interested in home building, the most practical and convenient arrangement of rooms, together with artistic and well proportioned exteriors, adapted to the cooler climates of the North and East.

This book differs from most of the so-called "Bungalow Books" now in circulation, in that none of the designs are subject to the handicap prevailing in the California types, which make no provision for basements, heating plants, and other necessary utilities without which a Northern home is a complete failure.

The designing of an artistic and practical Bungalow or residence of any kind requires much skill and education, together with practical knowledge of building construction. When I started to fit myself for the Architectural profession I firmly believed that a man had no moral right to call himself an Architect until he was thoroughly familiar with all kinds of building construction. Otherwise he is not in a position to know whether his client is getting the kind of work that the Specifications call for. Most any draughtsman with a technical education can make a nice looking picture on paper, but it is doubtful whether it will be practical enough for the builder to work from. Many a home builder has been put to needless expense and much inconvenience from trying to build from such plans.

Before taking up the study of drawing I spent several years with the best and most experienced builders I could find, and learned thoroughly the mechanical end of building construction. After becoming an expert in that line I took up the study of drawing and design, and now with twenty-five years experience on high-class work, I believe that I am in a position to give the very best service that money can buy.

As regards the estimated cost, it is not possible to make a price that would apply to any locality. The estimates given are as near as possible what the buildings cost to build

in Seattle. The exact cost of a building must be governed by the cost of labor and material in the locality in which it is built.

My plans are practical working drawings, complete in every detail, accurately prepared, and ready for any good carpenter or builder to go ahead with the work. They cover foundation, floor, and roof plans, different elevations, details of interior finish, and fixtures, such as sideboards, book cases, kitchen cupboards, mantels, etc. Typewritten specifications to cover the carpentry, plumbing, plastering, electrical work, painting, tinting, brick work, etc.

Anyone purchasing a set of plans from me will find me always ready and willing to answer any inquiry or assist them in any way I can with my experience.

I wish to call attention to the fact that I do not limit myself to the sale of plans now in my stock, inasmuch as I am fully prepared to incorporate your ideas in special drawings. If you wish to order special drawings, I would ask that you send me all the data possible, giving the number and arrangement of rooms, and the amount you wish the house to cost, enclose \$5.00 for pencil sketch, which I will prepare and send to you for criticism and alterations; the finished drawings are not completed until these sketches are approved. In order that I can give you a correct estimate of the cost of your building it would be well to send me a schedule of the cost of labor and material in the locality in which you intend to build.

Yours for practical homes,

ELMER E. GREEN,

318 Central Bldg., Seattle, Wash.

NOTE.

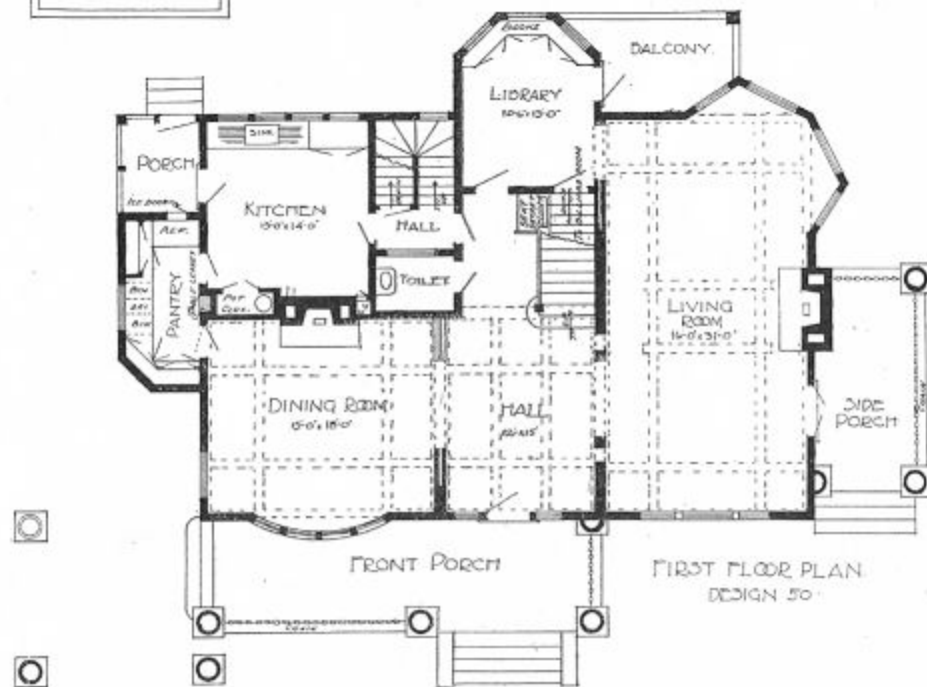
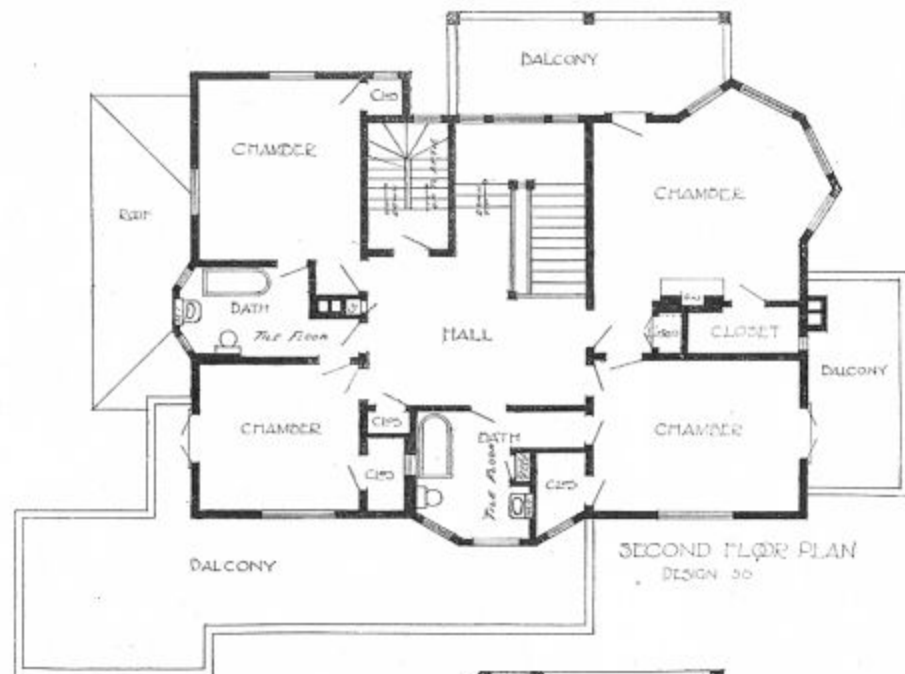
Order plans by number and be sure to give your name with Post Office and nearest Express Office plainly written. Any plan can be reversed to suit location.

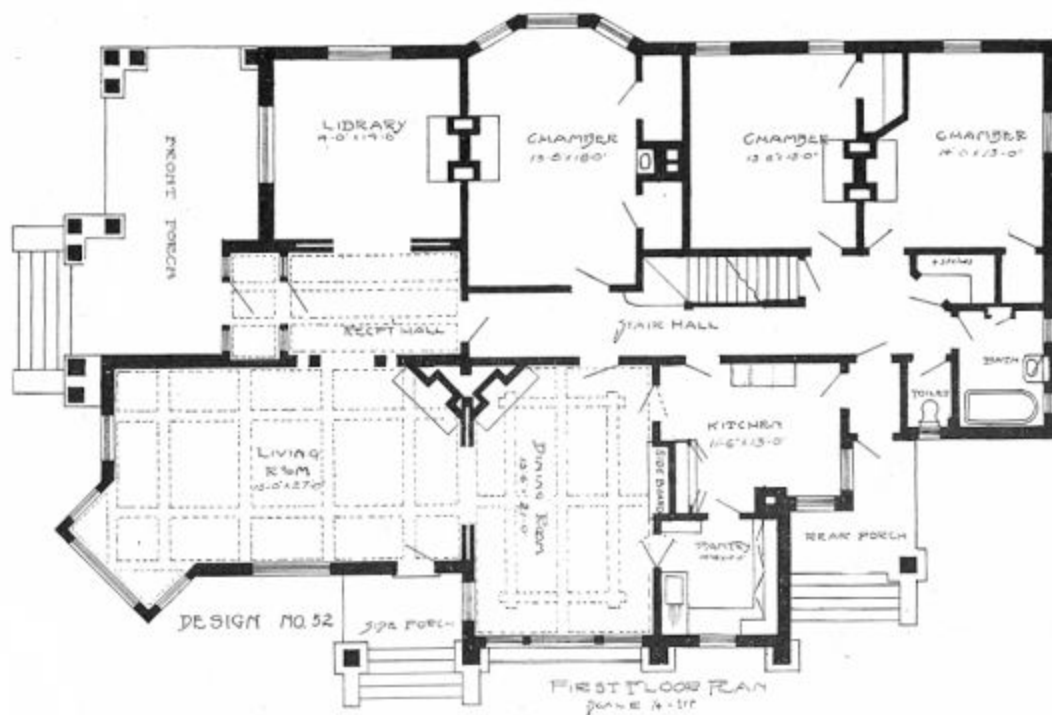
Where price of plan is not given, the plan is not a regular stock plan, but can be made to suit any location or arrangement of rooms, and price will be made on application.



50

No. 50. A very neat design of Spanish Architecture. The interior is covered with cement plaster on metal lath and finished with fine crushed granite. The attic has two bedrooms, servants' bath, and storage room. There is also a large billiard room in the basement. Cost about \$10,000.





52

No. 52. The floor plan to the house shown in cover design of this book. A very complete Bungalow laid out on a magnificent scale. Especially designed for a locality where they use natural gas for fuel. Note the gas grates in every room.

This is a model home and should appeal to anyone contemplating the erection of a high-class residence.

Cost to build about \$8,000.00. Price of plans \$20.00.



54

No. 54. A very comfortable home with substantial and artistic exterior. Besides the rooms shown here, the attic contains two bedrooms, bath room, and storage room. The exterior of first story is veneered with red pressed brick and second story finished with cement plaster. The roof is covered with metal tile. Cost \$7,000.00.



56

No. 56. A model of convenience with a very pleasing and well proportioned exterior. The first story exterior is covered with panel siding of special pattern, stained and oiled. The second story is covered with cedar siding. This style is adapted to any kind of exterior finish. Cost \$10,000.00.



56



56



58



No. 58. A very roomy and convenient home, with pleasing and artistic lines. The exterior of the first story is veneered with paving brick laid in black mortar. The second story is covered with cement plaster; but any other material can be used with good effect. Cost is about \$7,000.



104



104

105

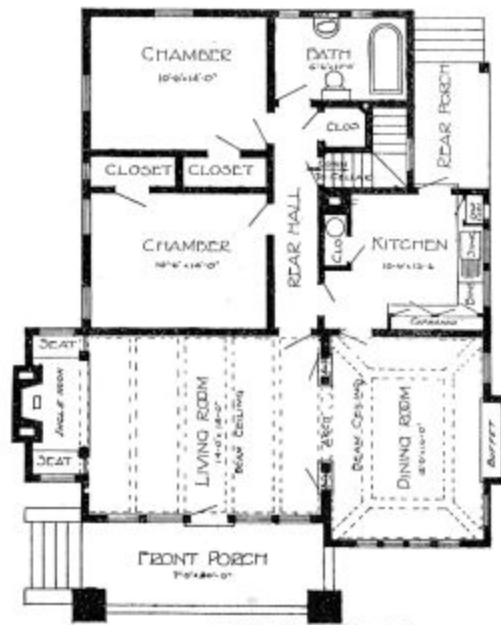


105

Nos. 104-105. No 104 is a very simple and convenient five-room Cottage which can be built for about \$1,350.00. No. 105 is a very convenient arrangement for a four-room Bungalow which can be built at about \$1,000.00. Price of plans \$10.00.



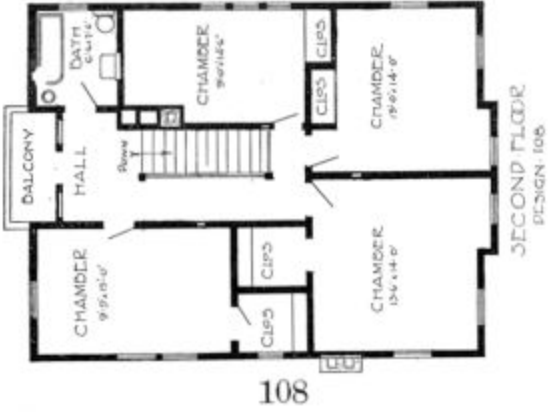
106



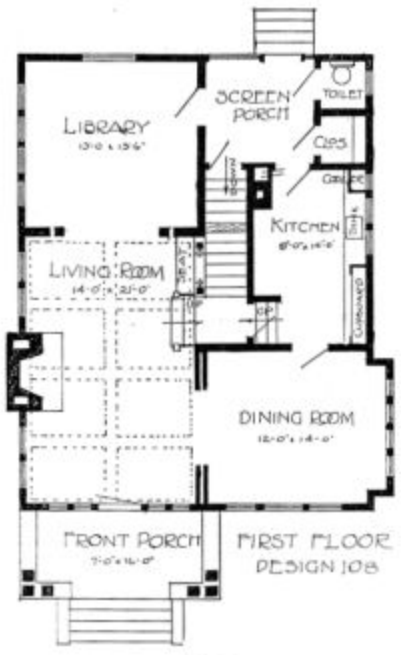
106

No. 106. A very cosy five-room Bungalow, with an exceptionally pleasing exterior. The fireplace in the Inglenook with the seats at each side, suggests at once comfort and cheerfulness. The Buffet Kitchen is the latest thing in kitchen arrangement, which does away with the old-style pass pantry, thereby saving work and unnecessary steps. The cobble stone chimney and porch piers give it a very classy as well as substantial appearance.

The cost is about \$1,800.00. Price of plans \$10.00.



108



108



108

No. 108. A large number of rooms at a small cost. One unique feature of this house is the stairway which must be seen to be appreciated. This house can be built with hardwood floors in the principal rooms and a hot air heating plant for about \$3,200.00. Price of plan \$12.00.



110



110

No. 110. This five-room Bungalow was especially designed for a narrow lot and is a very roomy and convenient home. Can be built in first-class shape with hot air heating plant and hardwood floor in principal rooms for about \$1,750.00. Price of plans \$10.00.



112

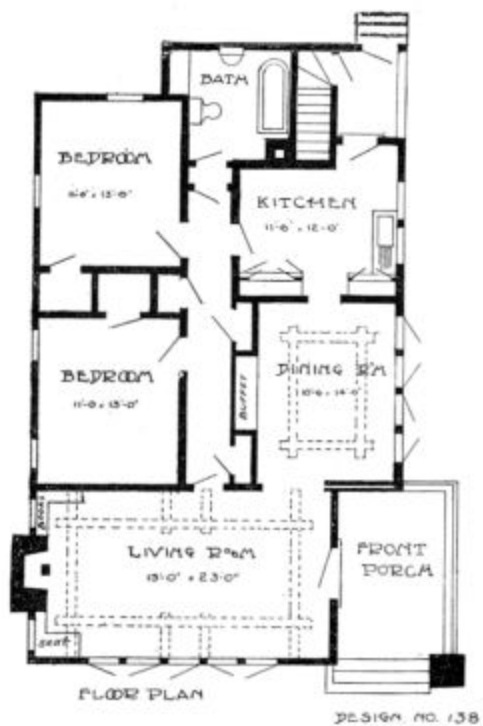


112



112

No. 112. A very convenient seven-room house, which makes a very large showing for a moderate cost; requires a 50-foot lot, owing to the width of front. Hardwood floors in Living Room, Hall and Dining Room; and hot-air heating plant. Cost \$3,200. Price of plan \$12.00.



138



138

No. 138. A very good type of the Bungalow so popular in California. The exterior is finished with white cement plaster and the wood work stained dark brown, a contrast that is pleasing to the eye. The interior arrangement is good and homelike in every way.

Cost to build about \$1,750.00. Price of plans \$10.00.



142

No. 142. A very cosy home in the "Queen Anne" style of architecture, can be built for \$2,800.00 with hot air furnace and hardwood floors in Living Room, Dining Room and Hall. This room arrangement is adapted to most any style of exterior. Cost of plans \$10.00.

SECOND FLOOR PLAN
DESIGN 142

142

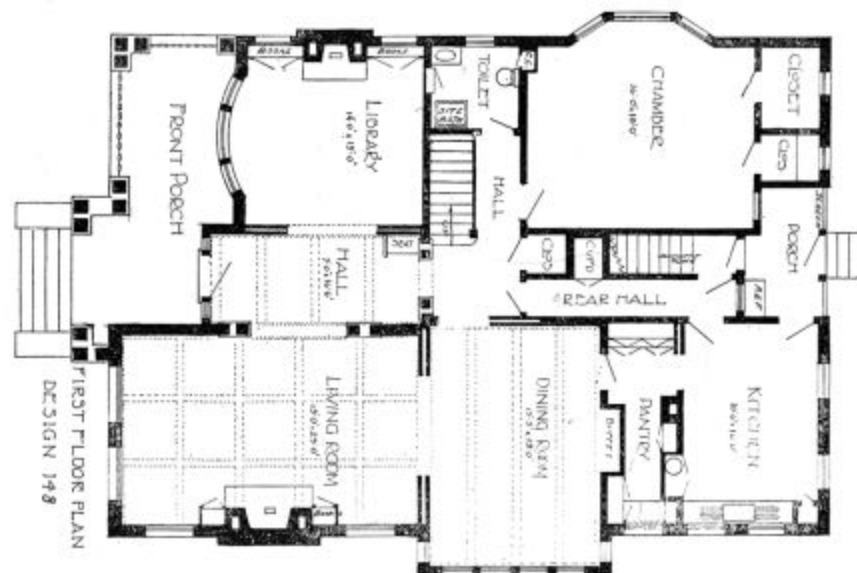
FIRST FLOOR PLAN
DESIGN 142

142



SECOND FLOOR PLAN
DESIGN 148

148



FIRST FLOOR PLAN
DESIGN 148

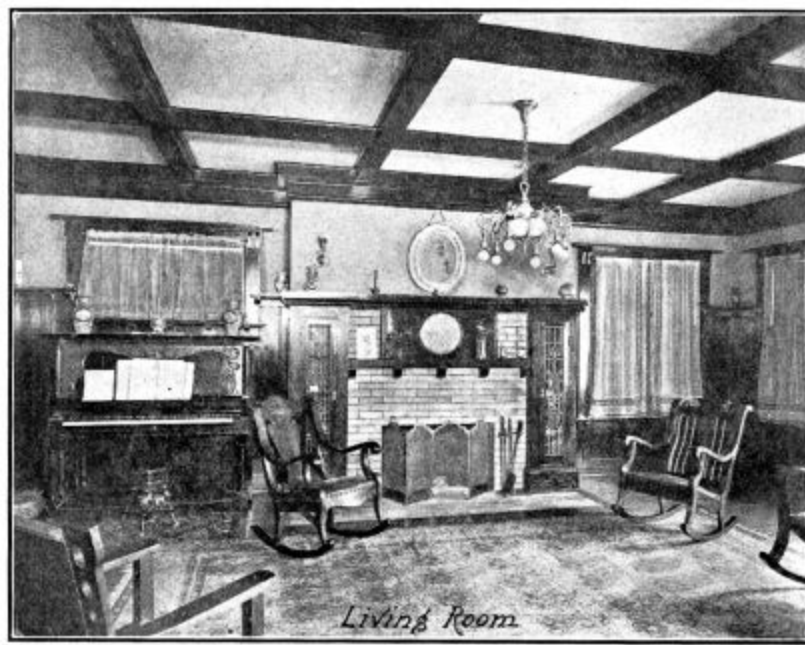
148



148

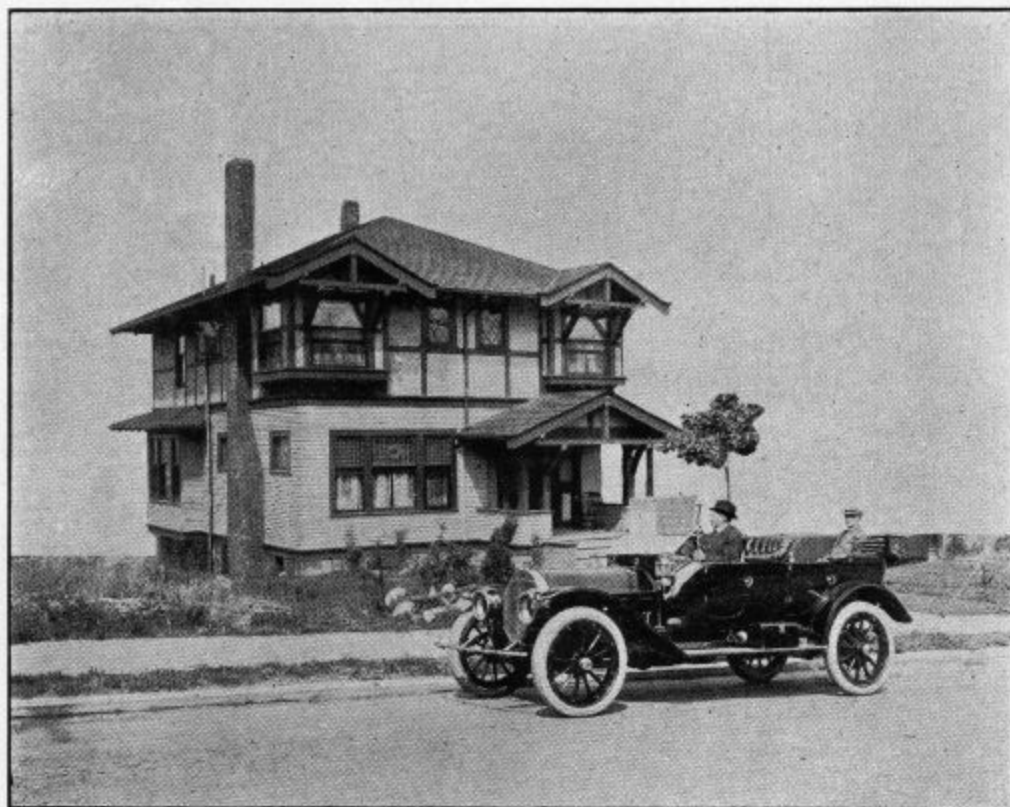
No. 148. A very complete Bungalow home, especially adapted to a high lot. The first story is veneered with clinker brick; heated with hot water and has hardwood floors in the principal rooms. The plumbing is very complete and extra good.

Cost about \$6,000.00. Price of plans \$15.00.



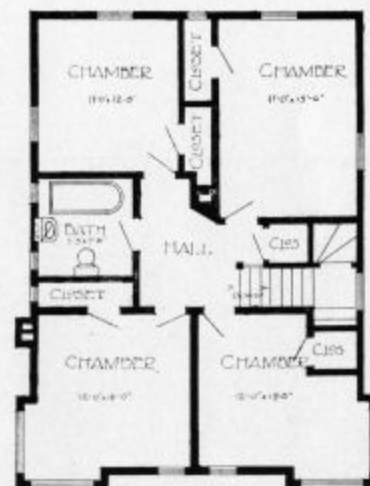
148

Interior of No. 148. In addition to the rooms shown on opposite page there is in the basement a large Billiard Room, with a Cobblestone Fireplace, a Play Room, Laundry, Furnace Room and Store-Rooms.

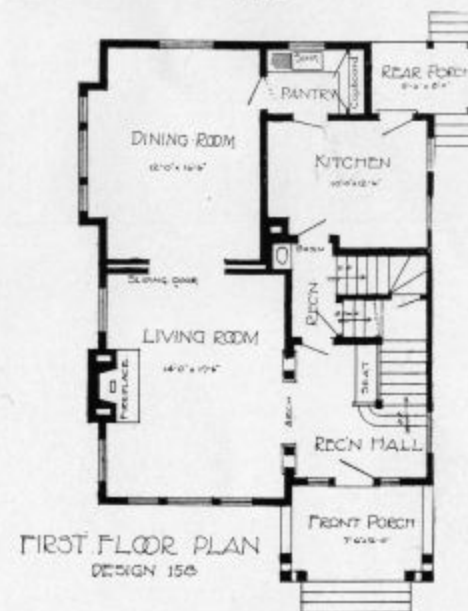


158

No. 158. This seven-room house can be built for about \$3,200.00, with Hot Air Heat and Hardwood Floors in the principal rooms. Price of plans, \$12.00.



SECOND FLOOR PLAN
DESIGN 158
158



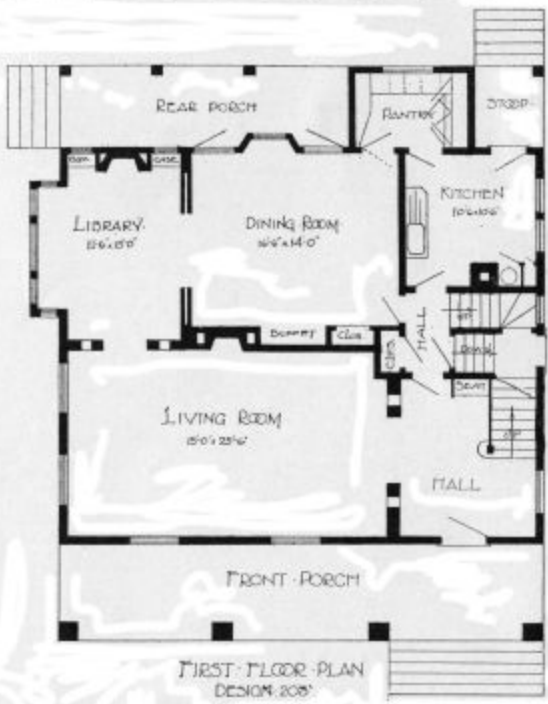
FIRST FLOOR PLAN
DESIGN 158

158



SECOND FLOOR PLAN
DESIGN 208

208



FIRST FLOOR PLAN
DESIGN 208

208



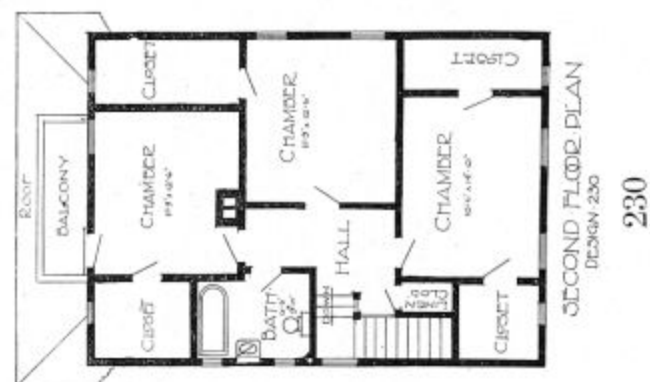
208

No. 208. The most complete eight-room Bungalow ever built for the money; was awarded first prize at St. Louis for the best bungalow for \$3,500.00. "Nuf Sed." Price of plans \$12.00.

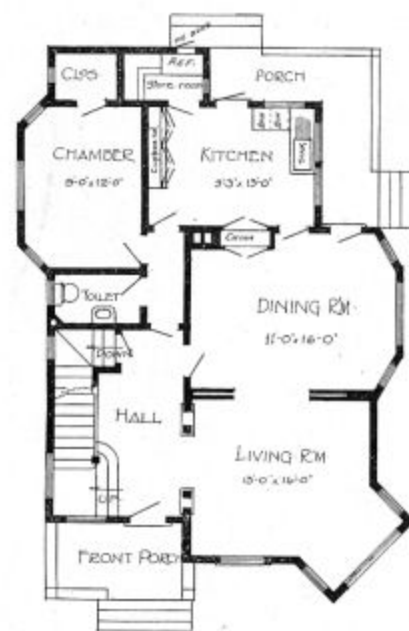


230

No. 230. A very complete seven-room house, with one Bedroom on the first floor. Can be built for about \$2,800.00 with hot air heat. Price of plans \$12.00.



230

FIRST FLOOR PLAN
DESIGN NO 230

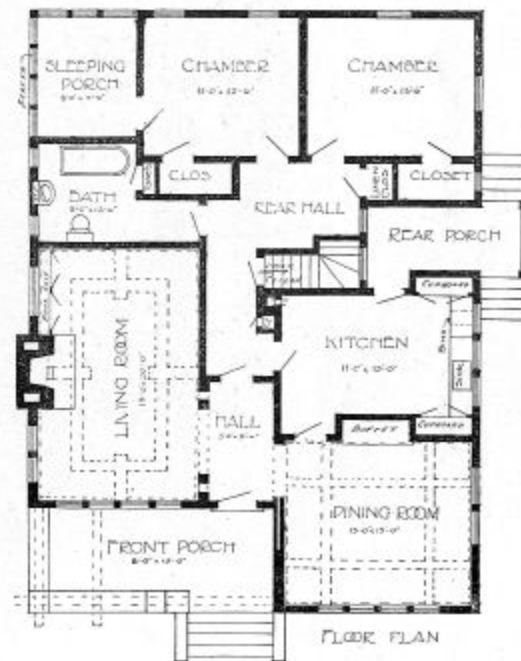
230



240

No. 240. A typical California Bungalow, with rough cast cement plaster and shingles on the exterior. The Sleeping Porch is an attractive feature and very common to the Southern and Western home.

Can be built for about \$2,000.00 Price of plans \$10.00.



240



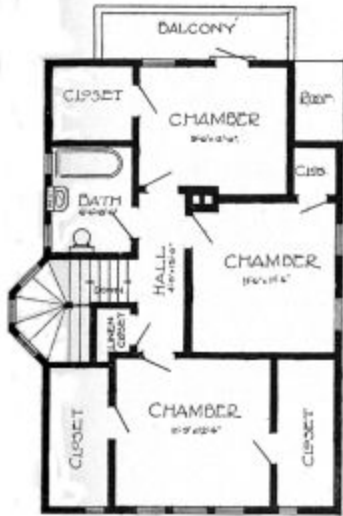
250

252

250

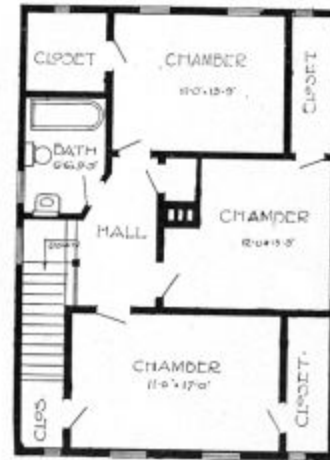
Nos. 250, 252. This group of houses shows what results may be obtained by different treatment of exteriors. The two end houses are exactly alike in floor plan, but with different exterior finish. See next page for floor plans.

Can be built with hot air heat and hardwood floors in principal rooms for about \$2,800.00. Price of plans \$10.00.



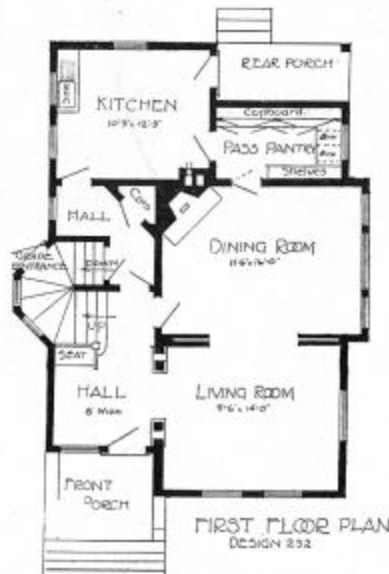
SECOND FLOOR
DESIGN 251

250



SECOND FLOOR PLAN
DESIGN 250

250



FIRST FLOOR PLAN
DESIGN 252

252



FIRST FLOOR PLAN
DESIGN 250

252



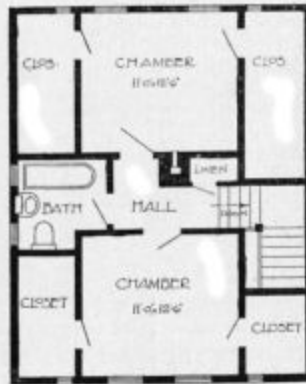
258

No. 258. This seven room house was especially designed to use stoves for heating. By placing a stove in the second story hall, all the rooms on second floor can be heated nicely. However, a hot air heating plant would add only \$150.00 to the cost.

Can be built for about \$2,800.00. Price of plans \$12.00.



258



SECOND FLOOR PLAN
DESIGN 276

276



FIRST FLOOR PLAN
DESIGN 276

276



276

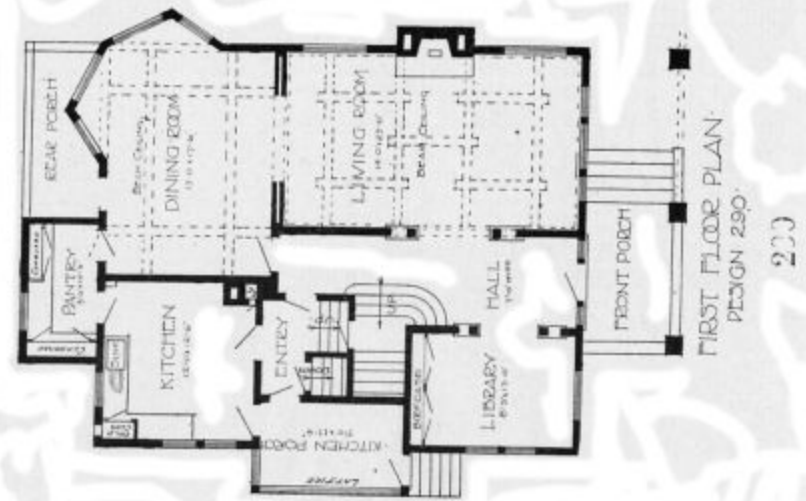
No. 276. A cosy five-room house especially adapted to a small lot. Can be built with hot air heat for about \$1,400.00. Price of plans \$10.00.



290

No. 290. This house was designed to take advantage of the rear view overlooking a beautiful valley. The large bay window in the Dining Room affords an outlook in all directions. The Combination Stairway reduces the cost and saves steps. Cost to build, with hot water heat, about \$5,500.

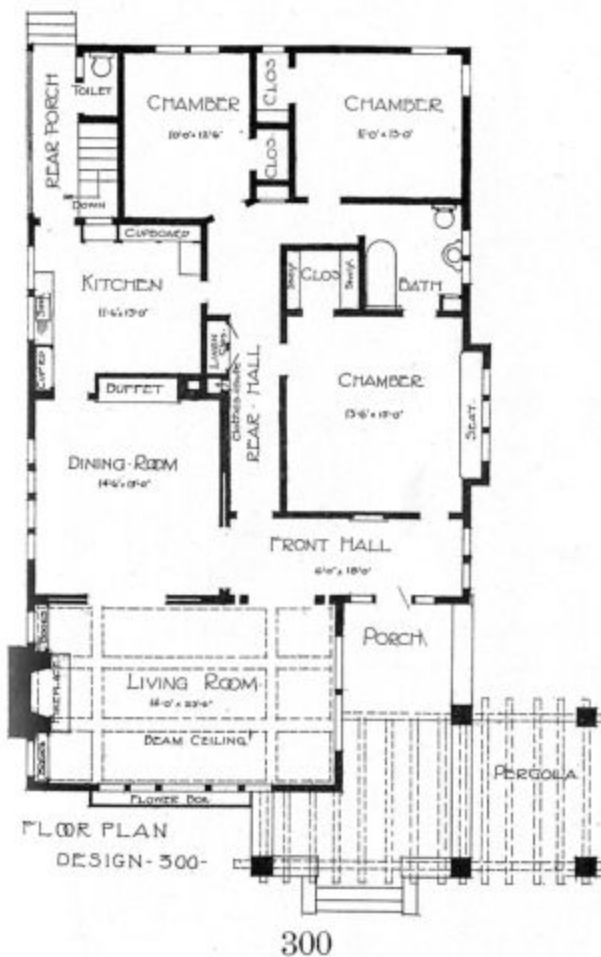
In addition to rooms shown there are three rooms and bath in the attic. Price of plans \$12.00.



290

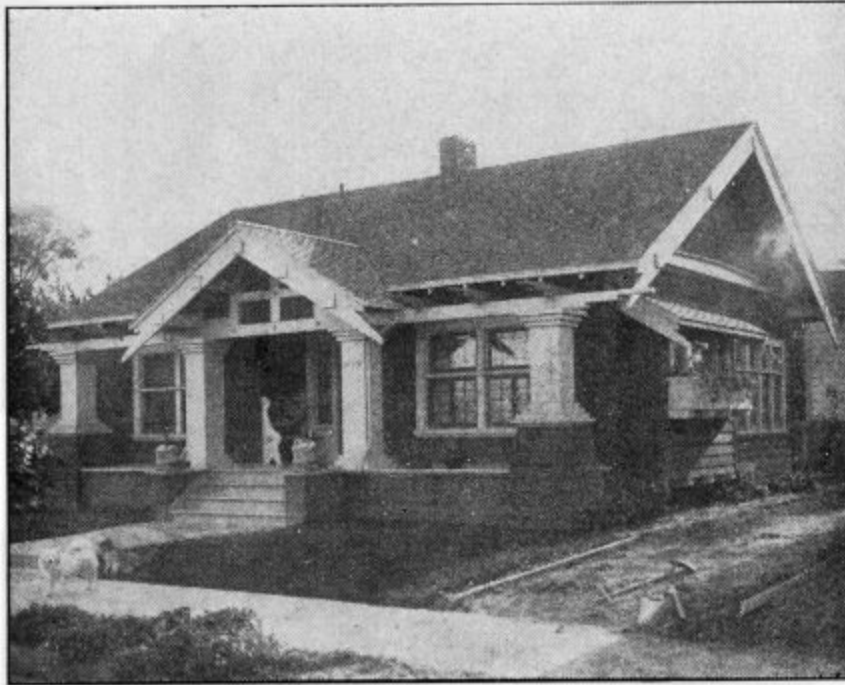


290



300

No. 300. A very attractive six-room Bungalow can be built with hot air heat for about \$2,800.00. The Pergola over the driveway makes an excellent place for trailing vines and adds a touch of beauty so common in the Southern home. Price of plans \$10.00.



302

No. 302. A very cosy five-room Bungalow. The Cosy Corner off the Living Room with the Fireplace is an especially attractive feature. The Pergola Covered Porch makes a splendid place for vines, which add so much to the homelike appearance of a home.

Can be built for \$1,600.00. Price of plans \$10.00.



FLOOR PLAN
DESIGN 302

302



FLOOR PLAN
DESIGN 306

306



306

No. 306. A very convenient and homelike Bungalow, where every inch of space is utilized. The Buffet Kitchen is designed to save labor and extra steps for the housewife. The Cosy Corner in the Living Room is a very attractive feature.

Can be built for about \$1,600.00. Price of plans \$10.00.



310

No. 310. A very attractive four-room Bungalow arranged with a Disappearing Bed. This gives an extra bed for emergency without the cost of an extra room. No. 310-B is a five-room Bungalow with the same exterior as No. 310. Can be built in four rooms for \$1,200.00 and in five rooms for \$1,600.00. Price of plans \$10.00.



310



310B



312



312

No. 312. A typical Bungalow, arranged with seven rooms, all on one floor. Designed especially for a corner lot. White cement plaster was used on the exterior. Most any other material may be used with pleasing effect.

Cost about \$3,000.00. Price of plans \$10.00.



322

No. 322. The last word in Bungalow designing. Has three Bedrooms on ground floor, and room for three more in attic if desired.

Cost to build, with hot air heat, about \$3,500.00. Price of plans \$10.00.



322



336

No. 336. A very convenient arrangement of rooms with artistic and pleasing exterior. The Cobblestone Piers and heavy cement columns at front porch lends a massive appearance seldom found in Bungalows. The Inglenook in Living Room is an attractive feature also.

Cost about \$1,800.00. Price of Plans \$10.00.



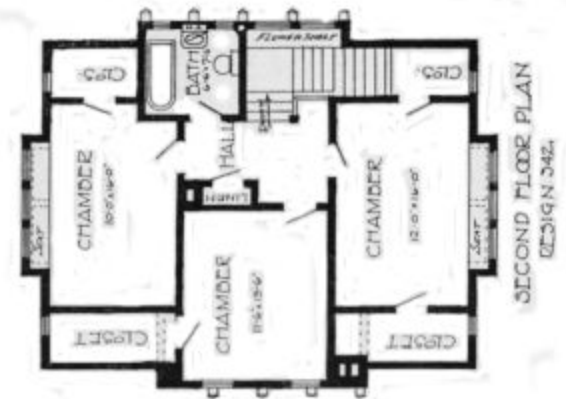
FLOOR PLAN
DESIGN 336

336



342

No. 342. A very complete six-room home adapted to any kind of exterior finish. The Kitchen is a model of convenience and comfort to the woman who does her own work. Can be built with hot air heat, hardwood floors and tile floor in Bathroom for \$2,950.00. Price of plans \$12.00.



342

FIRST FLOOR PLAN
DESIGN-342-

342



342A

No. 342-A. Shows the same floor plan as 342, with different exterior finish. The first story is veneered with red brick and the second story is cement plaster. Cost to build \$3,200.00.



356

No. 356. A fine house in every respect and shows many features that will prove attractive. It is adapted to a corner lot, or else will require a lot at least 50 feet wide.

Can be built for about \$3,800.00. Price of plans \$12.00.

SECOND FLOOR PLAN
DESIGN 356

356

FIRST FLOOR PLAN
DESIGN 356

356



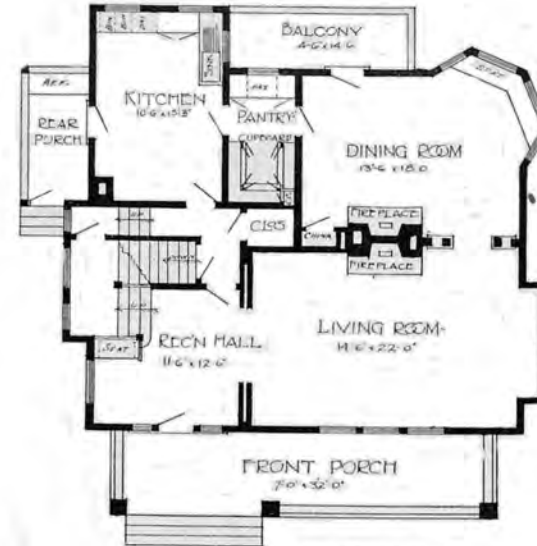
368

No. 368. A simple inexpensive home, with all the essentials of individuality, comfort and convenience. The exterior is covered with panel siding and cement plaster, but any material desired may be used.

Cost, \$3,600.00 Price of plans \$12.00.

SECOND FLOOR PLAN
DESIGN 368

368

FIRST FLOOR PLAN
DESIGN 368

368



374

No. 374. This house was designed especially for a lot where the view of lake and mountains was in the rear, and the rooms are so arranged to take advantage of the pleasant outlook. There is a large Billiard Room in the basement and three rooms in the attic.

Cost \$5,500.00. Price of plans \$12.00.



374



374

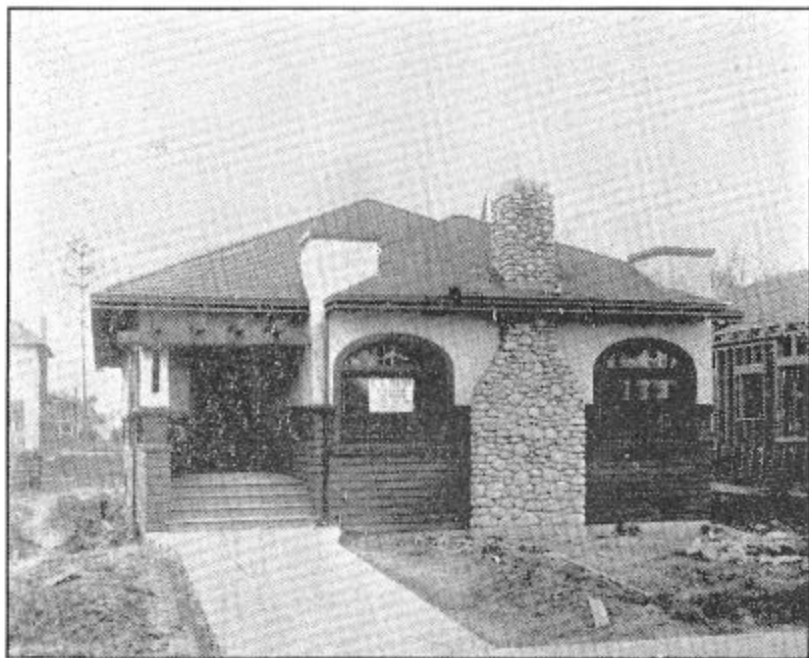


386

No. 386. Here is a house which is most complete in every detail. The broad front Porch with the roomy Balcony above, the large Living Room with Sun Room connecting, gives at once a conception of the comfort and convenience to be found throughout. There are three rooms and bath in attic, besides ample storage rooms and closets.

Cost about \$10,000.00. Price of plans \$15.00.

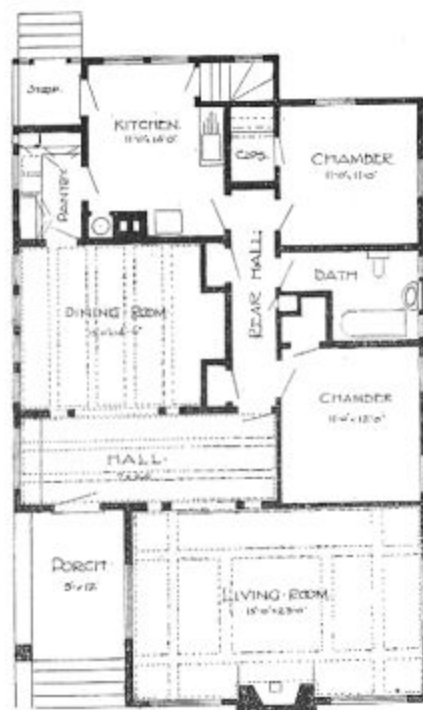




414

No. 414. An exceptionally pretty design and lends itself particularly well to vines and flowers. The spacious Hall running across the house and connecting the Dining Room and Living Room, gives one upon entering the house an impression of elegance and comfort unsurpassed.

Can be built for \$2,500.00. Price of plans \$10.00.

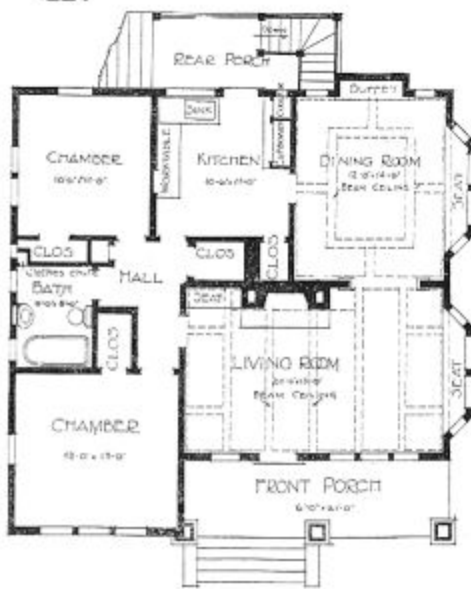
FLOOR PLAN
DESIGN 414

414



416

No. 416. A substantial, roomy house on pure Bungalow lines, and not expensive. The rooms are large, light and airy, and is an ideal home in every way. Can be built with Hot Air Heat for about \$1,800.00. Price of plans \$10.00.



FLOOR PLAN
DESIGN NO 416-



420

No. 420. A very popular design, cosy, homelike, and adapted to most any locality or situation. There are only five rooms, as it was built with but little expense. There could be made three rooms in the attic.

Cost to build about \$1,800.00. Price of plans \$10.00.



FLOOR PLAN
DESIGN NO 420-



422

No. 422. This two story twin gable house is very popular where plenty of room is wanted at a moderate cost. The two roomy Balconies on second floor, with access from all rooms, is a very popular feature. Cost to build, with Hot Water Heat, \$4,600.00. Price of plans \$12.00.

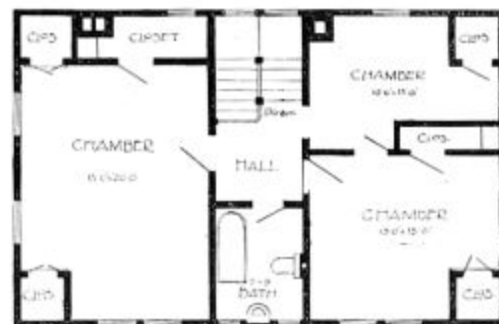




424

No. 424. One of the most complete small houses ever issued from my studio. Designed especially for a 30 foot lot. Some of the features are: Built-in Sideboard, Panel Wainscot, Beam Ceiling and Hardwood Floors.

Cost to build \$2,800.00. Price of Plans \$10.00.

SECOND FLOOR PLAN
DESIGN 424

424

FIRST FLOOR PLAN
DESIGN 424

424



426

No. 426. A very attractive and substantial looking home, adapted to any location, or climate. The Cobblestone Porch will make an ideal place for vines and trailing flowers.

Cost to build, with Hot Water Heat and Hardwood Floors, \$4,100.00. Price of plans \$12.00.

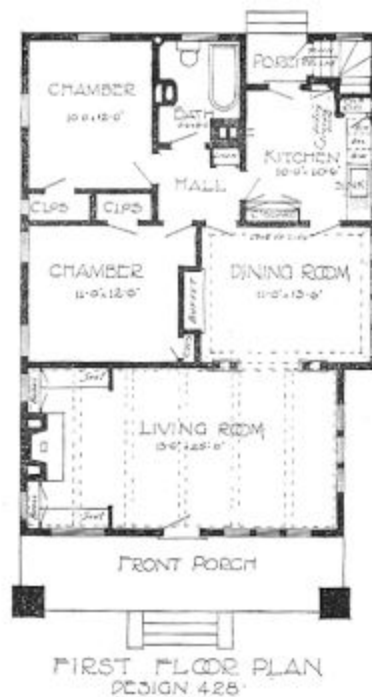




428

No. 428. A very popular arrangement of rooms. Note the large Living Room with the seats on each side of the Fireplace. The grouping of the other four rooms around the rear Hall, brings the work so close together that it saves many steps for the house-keeper.

Cost to build \$1,800.00. Price of plans \$10.00.



428



430

No. 430. A very conveniently arranged Bungalow, especially arranged for a narrow lot. The large Living Room with the Coved Ceiling and the Beam effect must be seen to be appreciated.

This has proved a very popular plan.

Cost to build about \$1,700.00. Price of plans \$10.00.



430

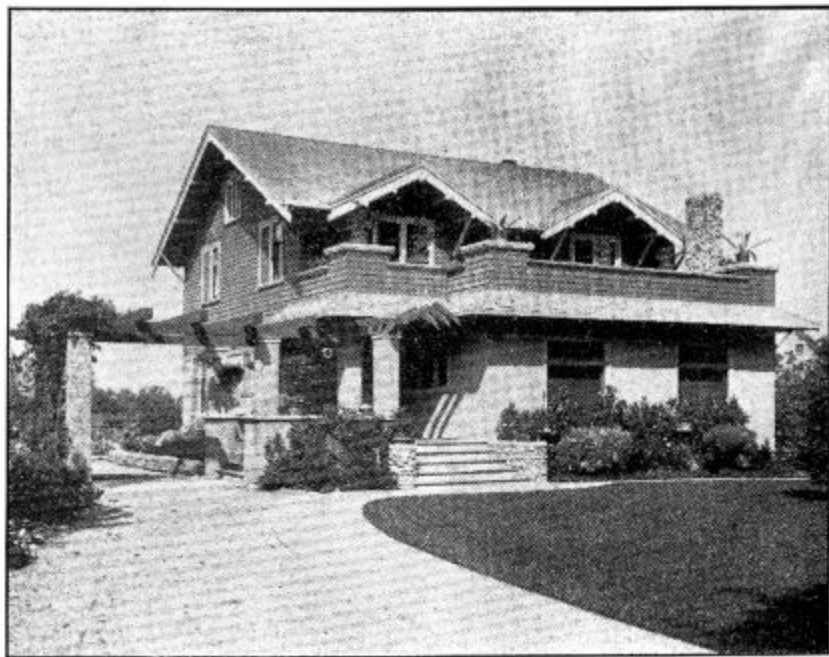


432

No. 432. One of the most popular Bungalow plans ever turned out of my office. Note the large Living Room, with Fireplace and Bookcases at one end. Also note the Pergola effect at each end of front porch, which makes a place for trailing vines and which adds so much to the attractiveness of a home.

Cost to build about \$1,800.00. Price of plans \$10.00.





434

No. 434. This seven-room house was designed especially for a Country or Suburban Home, and needs the shrubbery and large grounds to show it off to advantage. Placed on a sight commanding a view of the surrounding country it would be an ideal plan.

Cost to build \$3,500.00. Price of plans \$12.00.





436

No. 436. This five-room Bungalow was especially designed with the view of bringing the three Living Rooms close together and in the front part of the house. This arrangement lessens the number of steps in doing the work.

Cost to build \$1,600.00. Price of plans \$10.00.





438

No. 438. This five room Bungalow has proved a very popular plan. The large Living Room across the front with the Cozy Nook at the end creates a homey and cheerful effect which is seldom found in other room arrangements.

Cost to build, about \$1,900.00. Price of plans \$10.00.





440

No. 440. This seven-room Bungalow is the largest house for the money ever built. The arrangement is exceptionally good. The large Living Room with the beamed ceiling is a very attractive feature.

Cost to build, about \$3,000.00. Price of plans \$10.00.





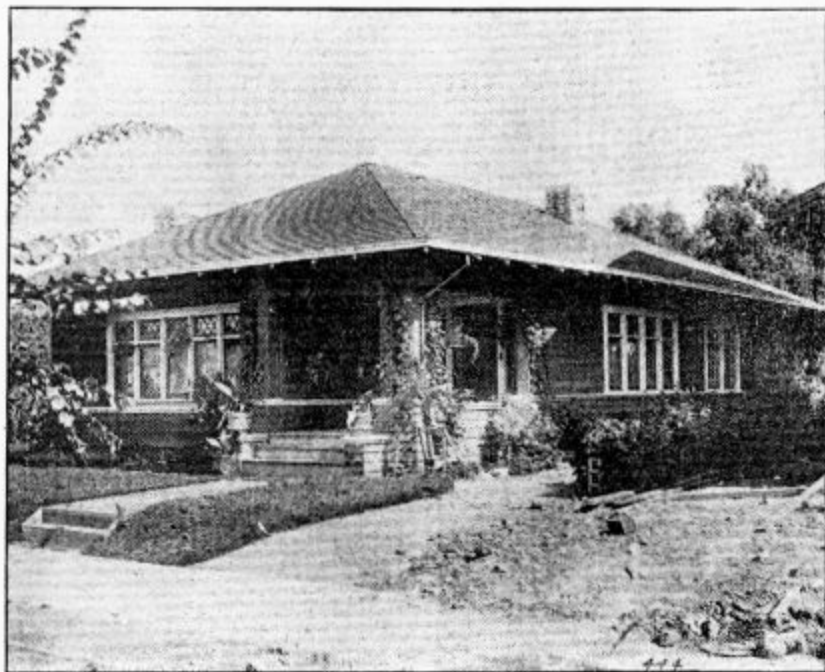
442

No. 442. A very attractive six-room Bungalow with a very convenient room arrangement. The large front Porch with the Stone Piers lends a charming and homelike appearance to the exterior.

Cost to build, about \$2,000.00. Price of plans \$10.00.



442



444

No. 444. A true Bungalow in every sense of the word. A very convenient arrangement of five large rooms. The same plan can be carried out in a smaller house by reducing the size of rooms.

Cost to build, about \$1,700.00. Price of plans \$10.00.

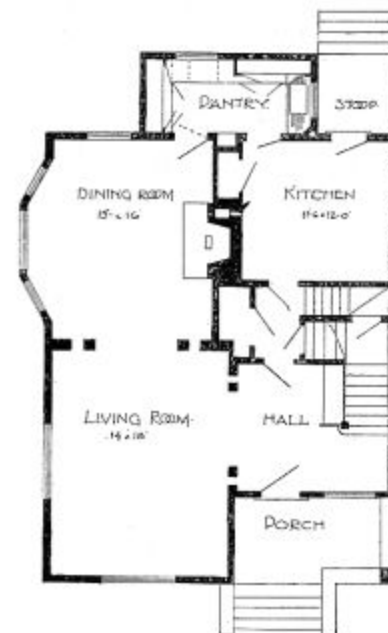




446

No. 446. This seven-room house is a very common type, and is adapted to either a corner or inside lot. It is a very convenient arrangement for a two-story house. There is room in the attic for three servants' rooms if required.

The cost to build about \$3,000.00. Price of plans \$12.00.

SECOND FLOOR PLAN
DESIGN 446
446FIRST FLOOR PLAN
DESIGN 446
446



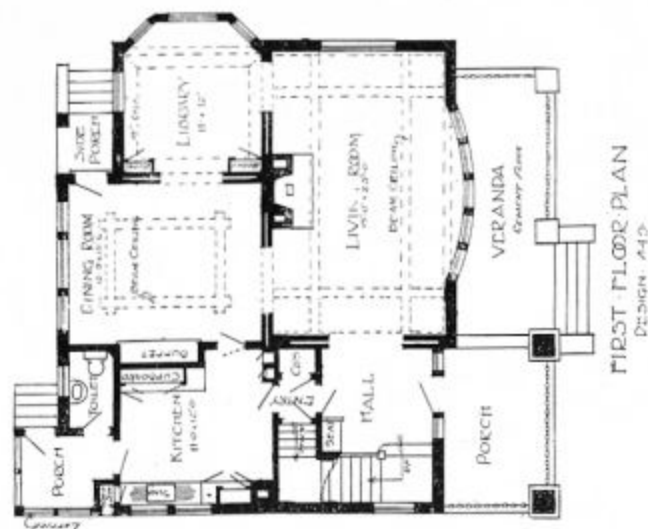
449

No. 449. A very attractive and convenient seven-room house. The first story is veneered with clinker brick and the second story is cement plaster. The exterior could be finished with siding or shingles with a pleasing effect.

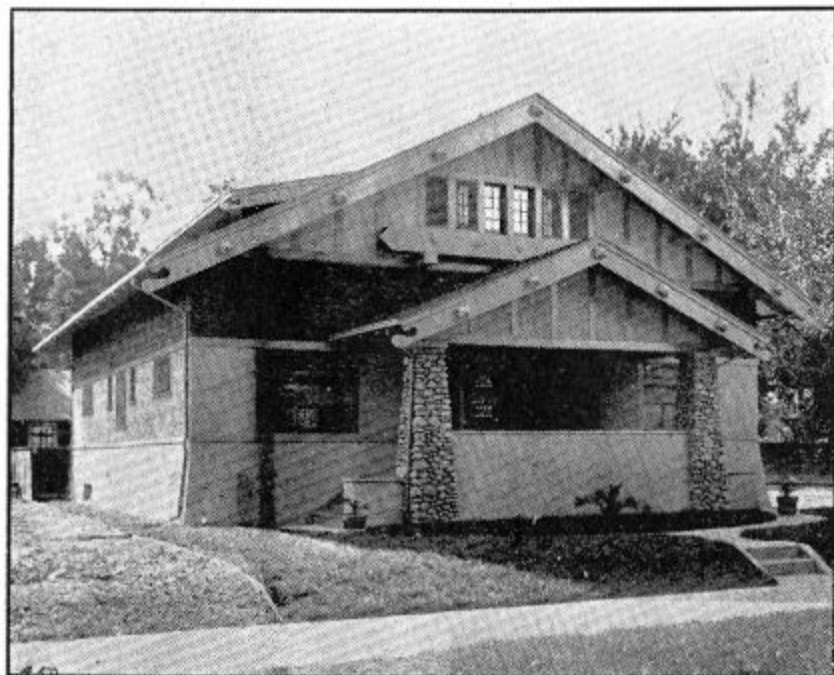
Cost to build, about \$4,000.00. Price of plans \$12.00.



449



449



450

No. 450. This house was especially designed to give a large number of rooms for the least possible outlay. The style is craftsman, and is especially noted for its simplicity.

Cost to build, about \$2,800.00. Price of plans \$10.00.

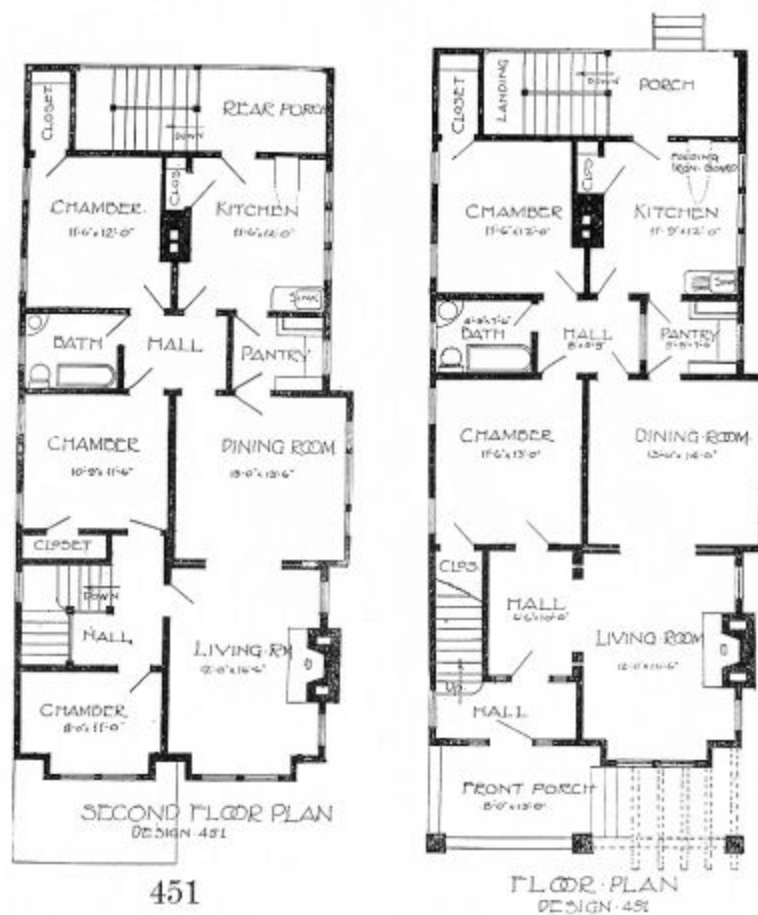




451

No. 451. A very attractive two-family house. You will note that it has nothing of the appearance of an ordinary flat building, but does look like a very attractive residence. This has proved a very profitable investment, as the income is considerably more than the ordinary two-flat building will bring.

Cost to build, about \$5,000.00. Price of plans \$15.00.



451

451



452

No. 452. A five-room Bungalow a little different from the ordinary. The rooms are large and very convenient to each other. Adapted to either corner or inside lot. The Inglenook off the Living Room is a very attractive feature and places the chimney where it can be used for the kitchen range.

Cost to build, about \$1,700.00. Price of plans \$10.00.



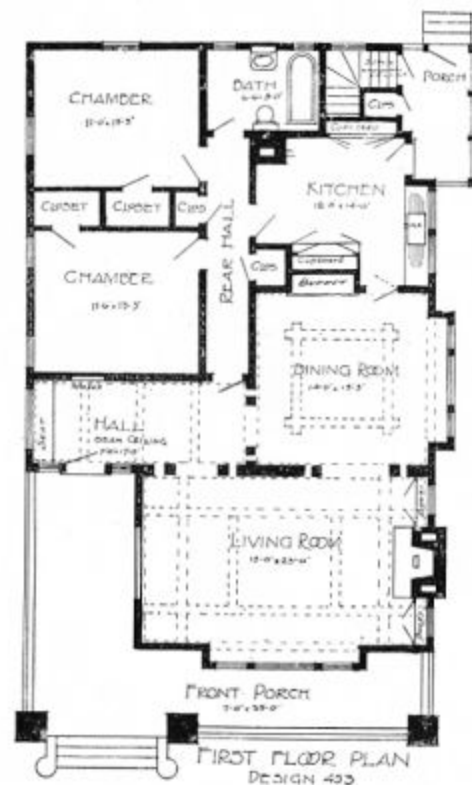
452



453

No. 453. Here is a true Bungalow laid out on a magnificent scale. The large Living Room, Dining Room and Hall connected by large archways is a feature seldom found in a bungalow. The large Porch with its Cobblestone trimming is especially attractive.

Cost about \$2,000.00. Price of plans \$10.00.



453



454

No. 454. A three-family flat building, designed for a small lot. Each flat has a separate Hot Water Heating Plant located in the basement. There is also a large Laundry in basement accessible from each Flat, and completely fitted with the latest conveniences. Each floor contains five rooms and bath.

Cost about \$7,500.00. Price of plans \$15.00.



454

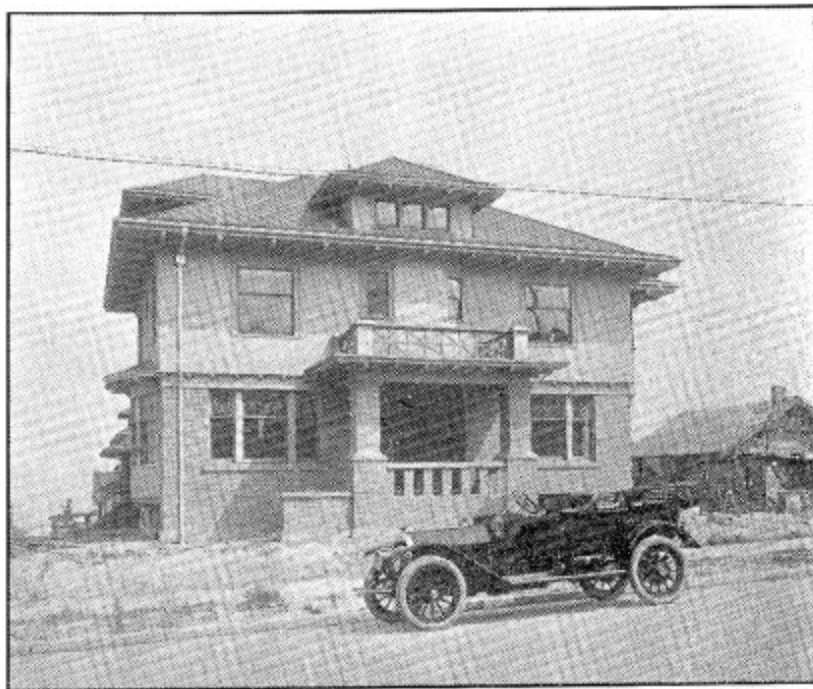


455

No. 455. A two-family flat building especially designed to eliminate the appearance of the ordinary flat building. The entrance to each flat leads from the main vestibule, which gives the front of the house the appearance of a private residence.

Cost about \$5,000.00. Price of plans \$15.00.

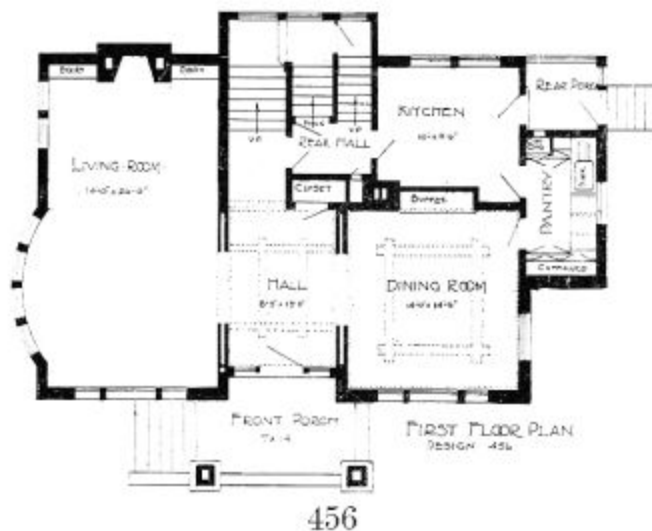




456

No. 456. A most excellent arrangement for a corner lot. In addition to the rooms shown here there are two rooms and bath in the attic. The first story is veneered with pressed brick and the second story is cement plaster. One of the unique features of this plan is the placing of the Toilet and Laboratory on the landing under the main stair, four steps down from the first floor and level with the lot grade, making it accessible from the outside. This arrangement has proven very popular.

Cost to build, about \$5,500.00. Price of plans \$15.00.



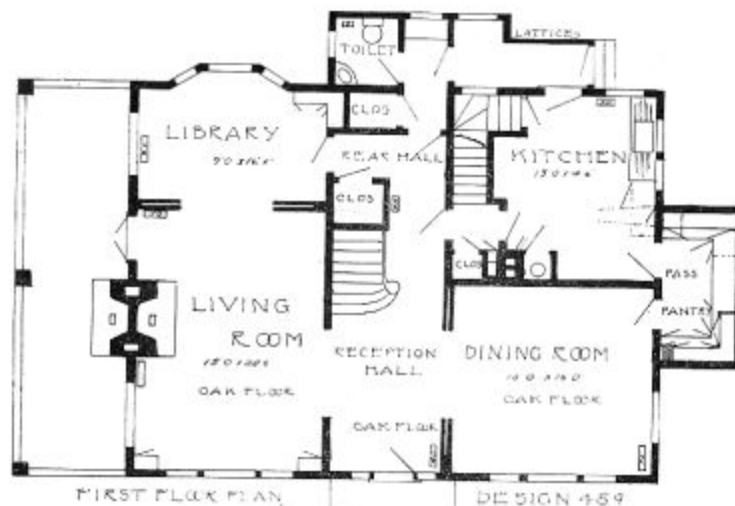


459

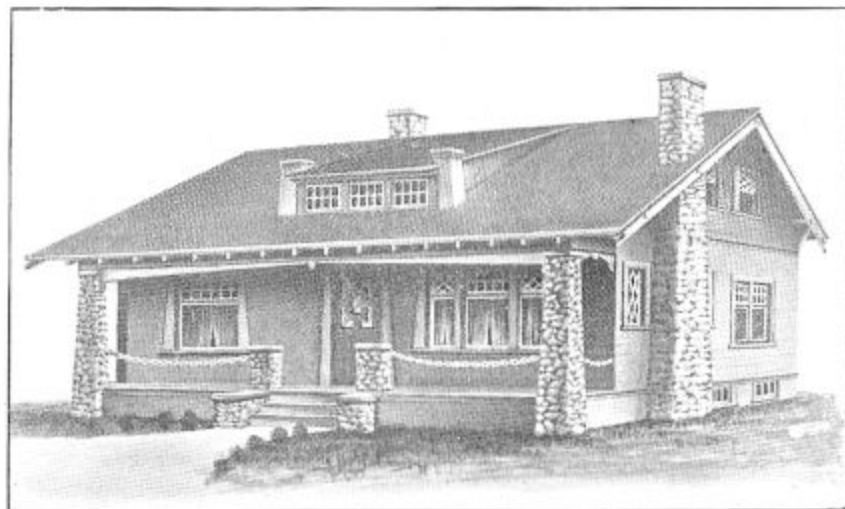
No. 459. Is a very conveniently arranged house of eight rooms in the old Colonial Style. Can be built for about \$5,000.00, and is adapted to most any location or climate. This style of house can be made to fit most any room arrangement.



459



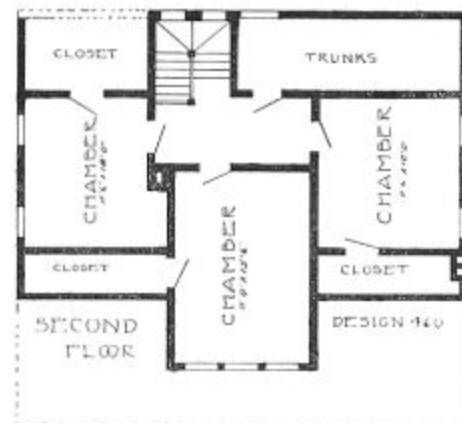
459



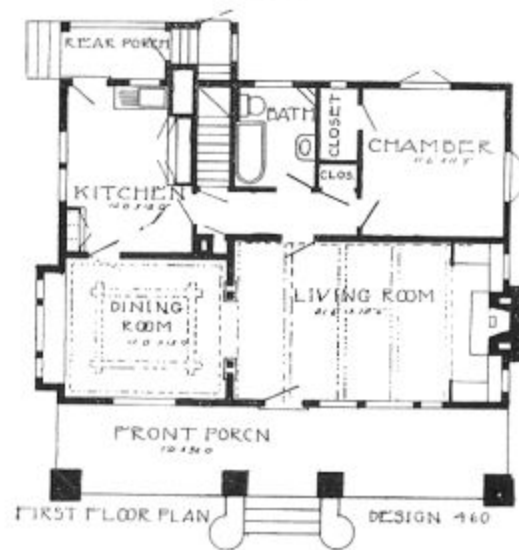
460

No. 460. Is a very attractive Bungalow of seven rooms and gives a large amount of room for a small cost. While it has the appearance of a one-story bungalow there are three good bedrooms on the second floor and room for a bath also if required. The large cobblestone chimney is a very attractive feature, but can be made of brick if the stone is not available.

Cost to build, about \$2,800.00. Price of plans \$10.00.



460



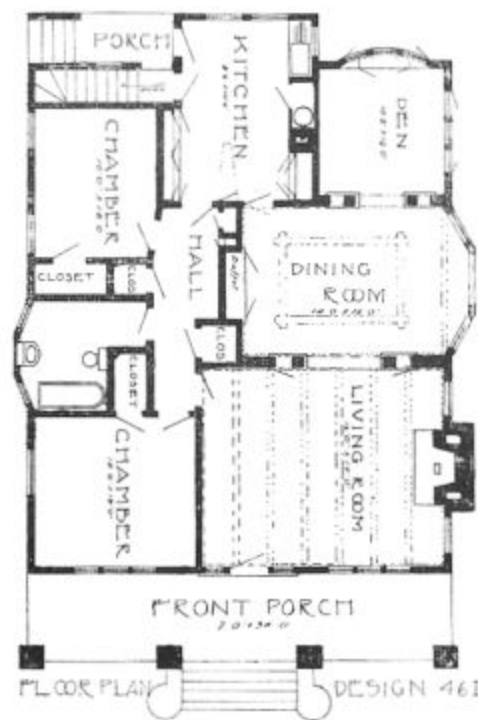
460



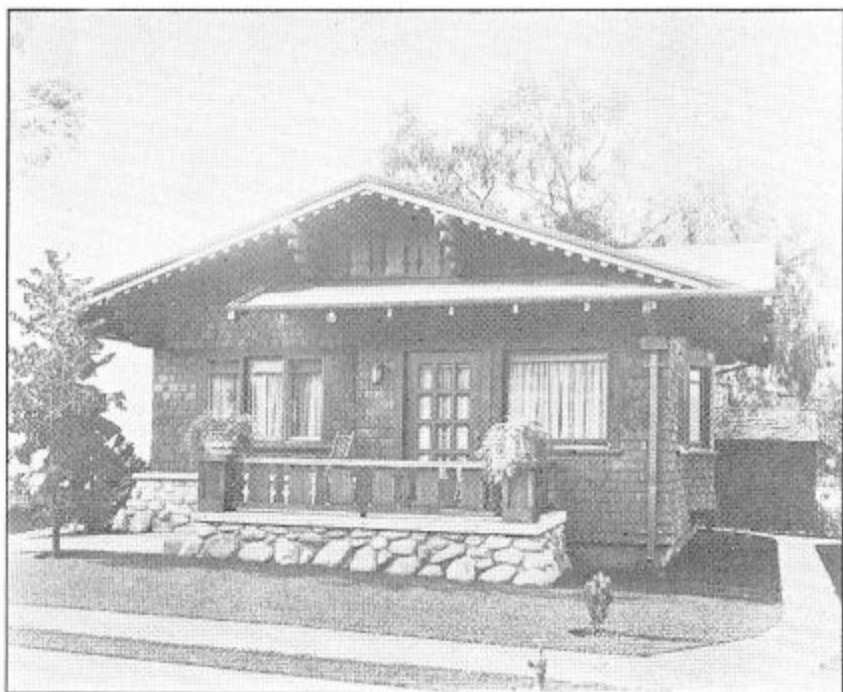
461

No. 461. Is a six-room Bungalow on a magnificent scale. The Living Room, Dining Room and Den, being connected by archways, lend a homey effect to the whole arrangement. The pedestals under the arch columns are fitted as book-cases with art glass doors. The Kitchen is a model of convenience and there is a large amount of closet space in the rear hall.

Cost to build, about \$3,000.00, but if a cheaper material were substituted in place of the Cobblestone the cost would be about \$2,700.00. Price of plans \$10.00.



461



462

No. 462. "The Chalet." A very attractive five-room house of the Swiss Chalet type. Is adapted to either a corner or inside lot. The room arrangement is especially good and will appeal to anyone wanting something really attractive as well as convenient.

Cost to build, about \$1,750.00. Price of plans \$10.00.



462



464



464

No. 464. A very attractive and classy Bungalow, with five rooms on the ground floor and servants' room in the attic; can be built with Hot Air heat and Hardwood Floors in the principal rooms for about \$2,000.

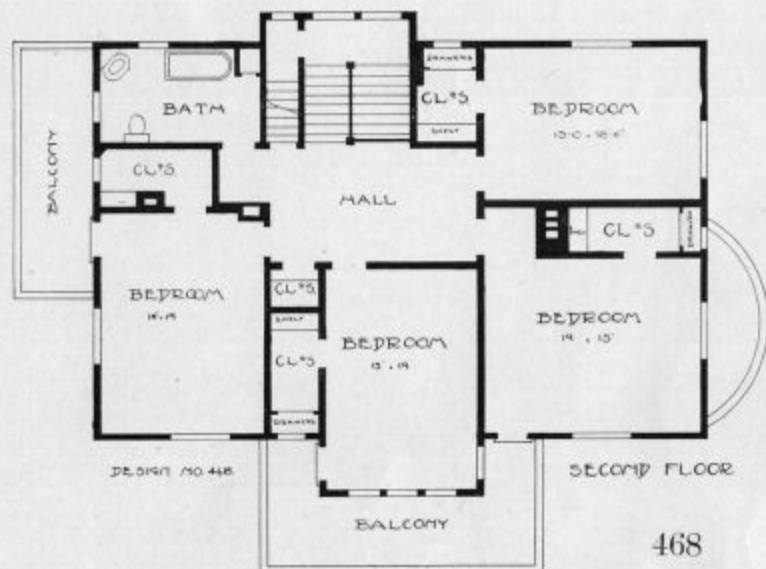
Price of plans, \$10.00.



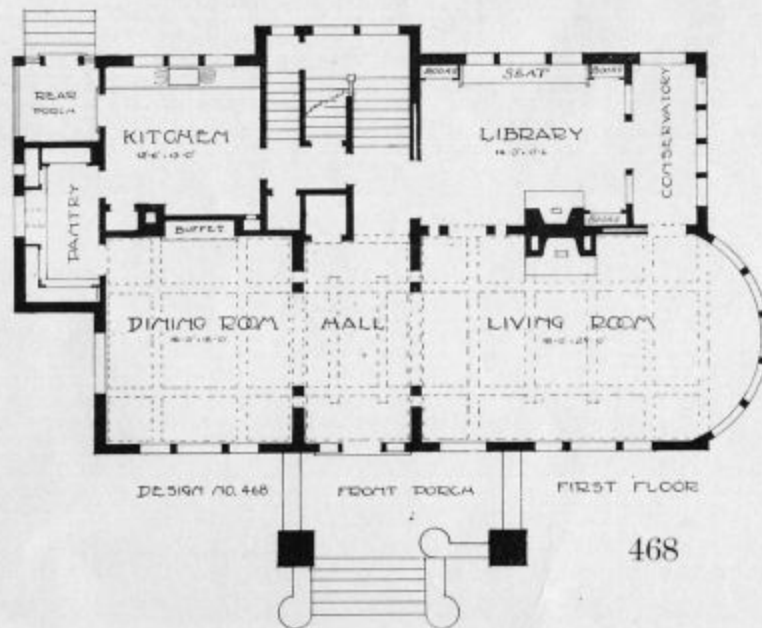
468

No. 468. A home of individuality and originality of design. The first story is veneered with pressed brick and the second story is finished with cement plaster. The principal rooms are finished with hard wood and the floors are hard wood throughout. In addition to the rooms shown here there are in the attic three rooms and bath.

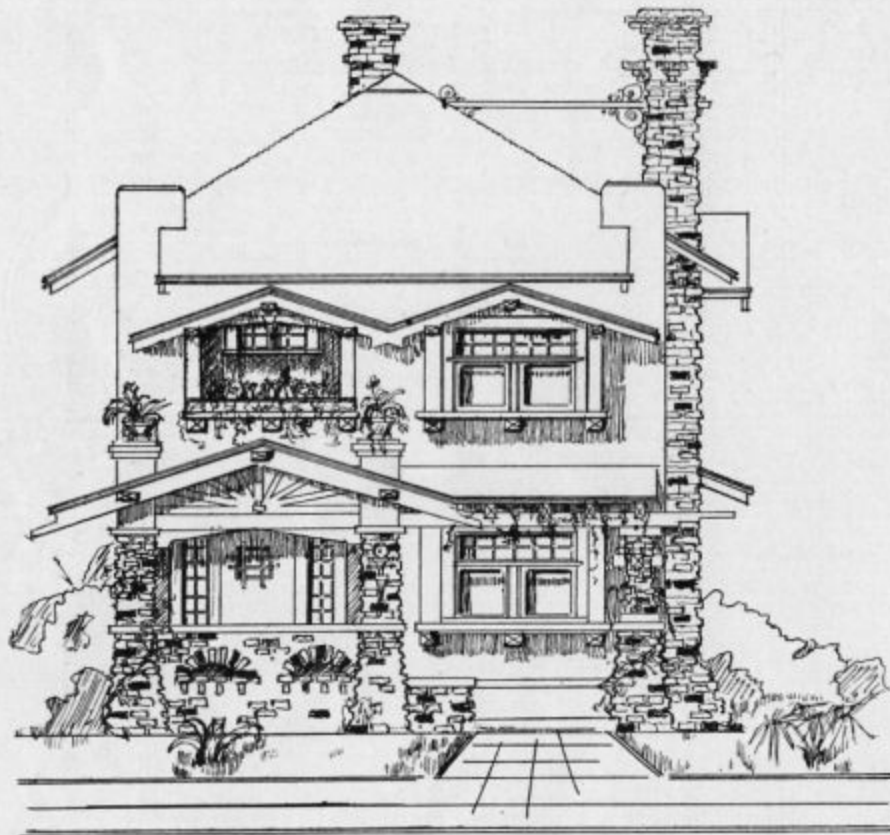
The cost to build is \$10,000.00.



468



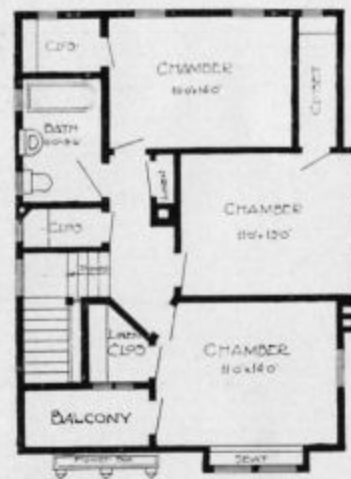
468



467

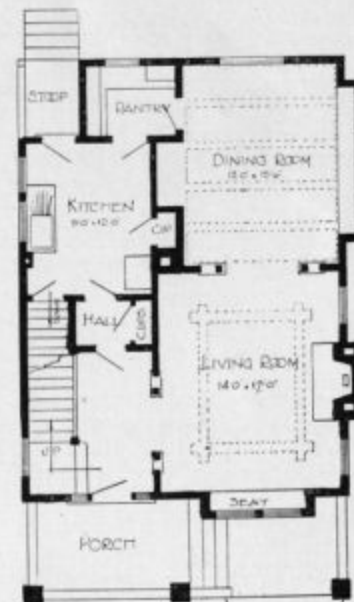
No. 467. Here it is, The house that is different from your neighbor's. The most attractive house for the money ever built. Adapted to a small lot. Can be built for about \$2,500.00.

Price of plans, \$12.00.



SECOND FLOOR PLAN
DESIGN 457

467



FIRST FLOOR PLAN
DESIGN 457

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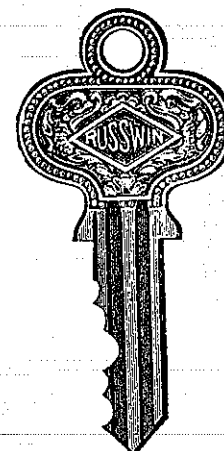
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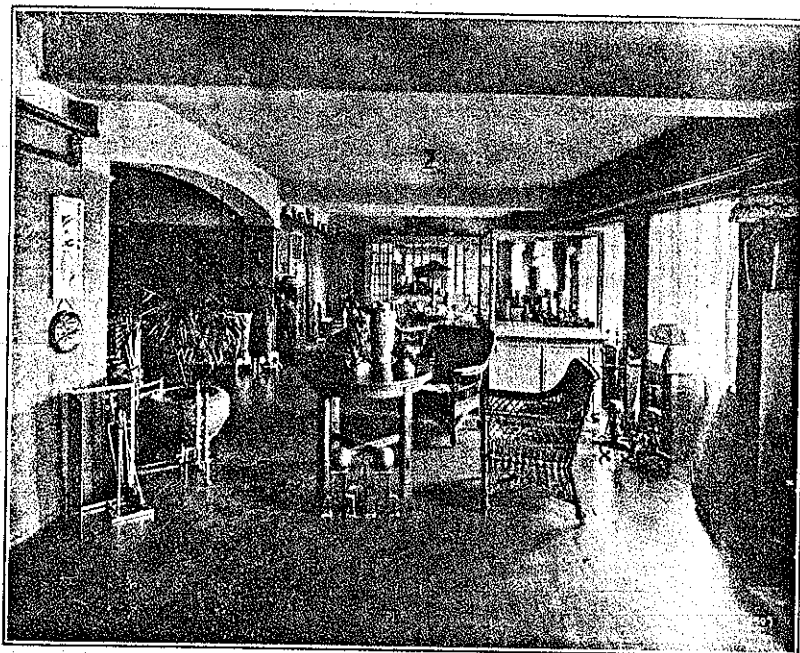
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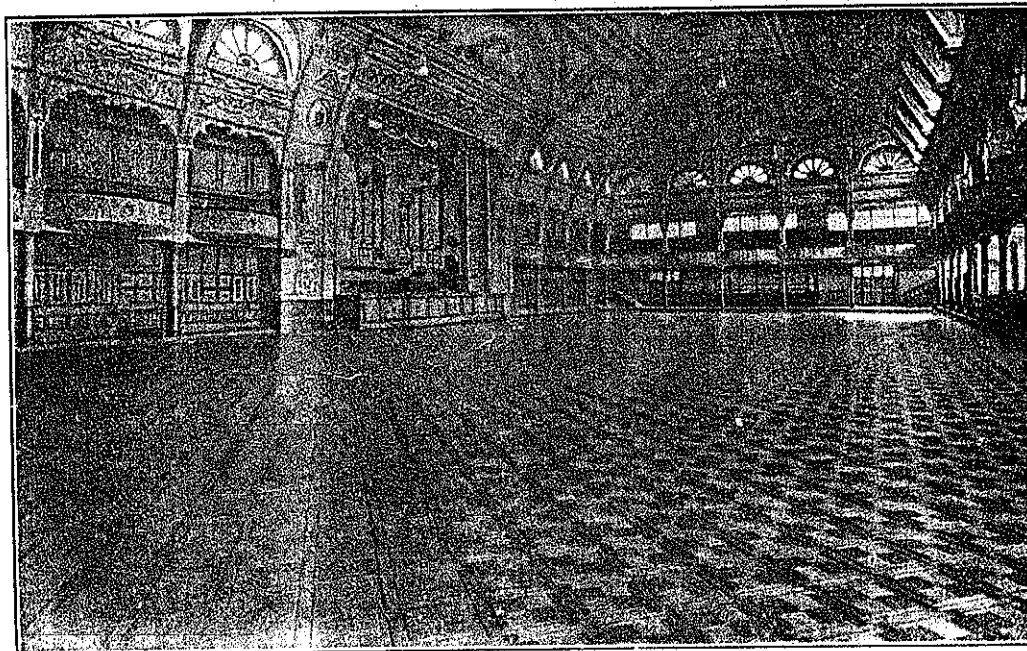
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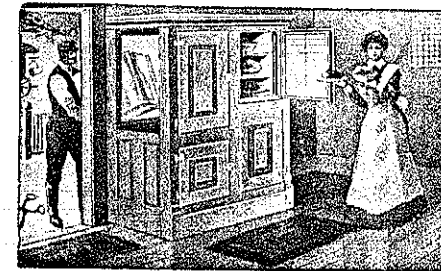
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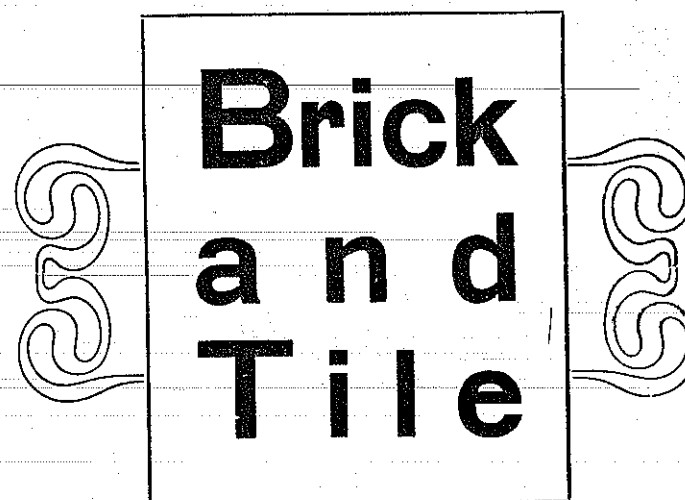
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Office Phone Main 231

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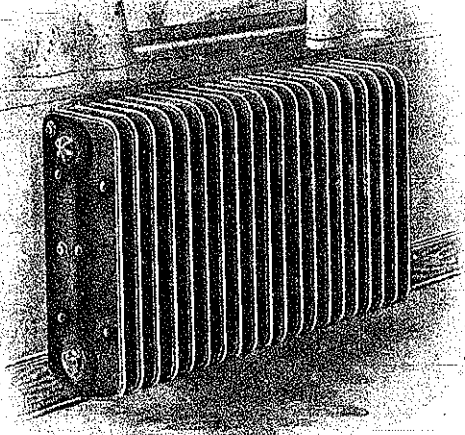
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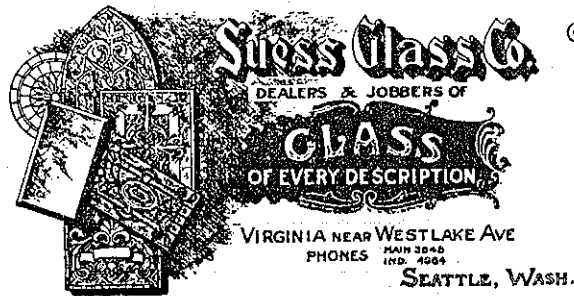
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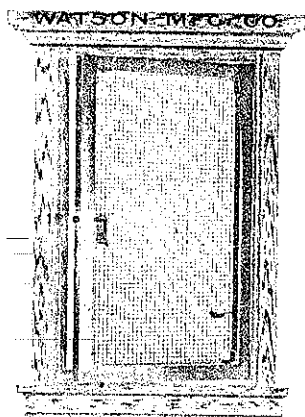
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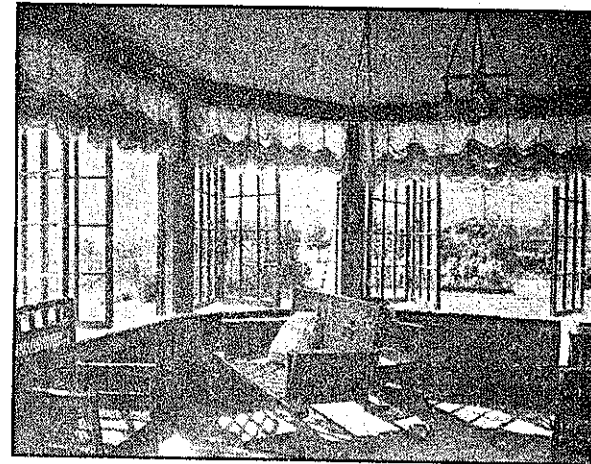
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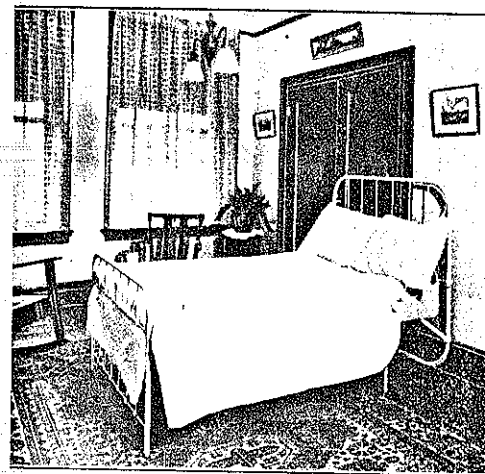
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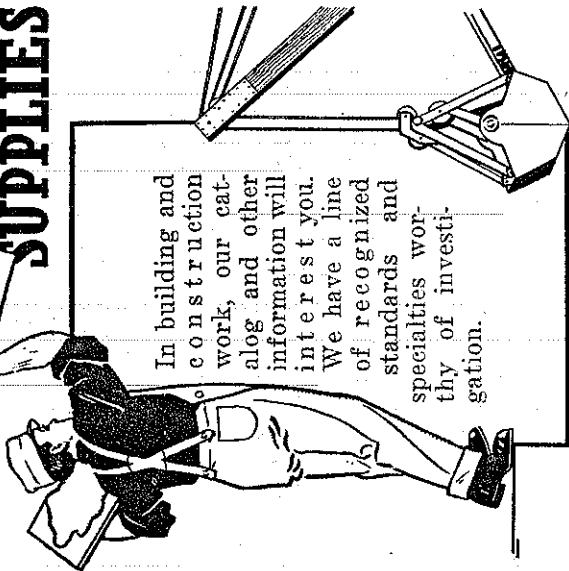
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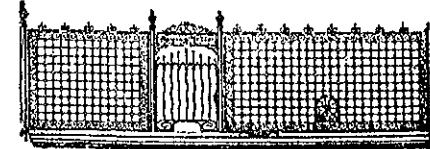
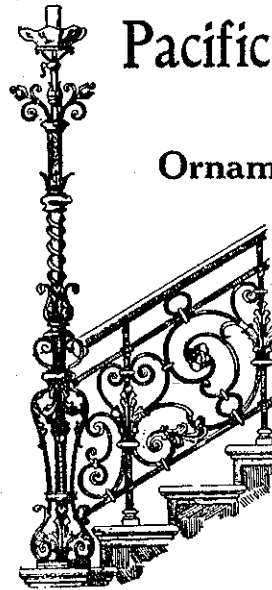
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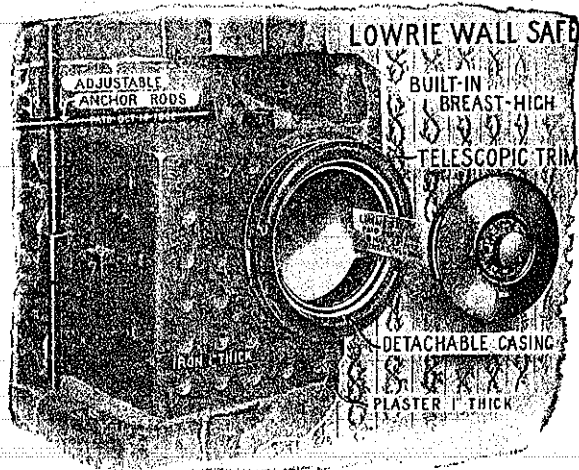
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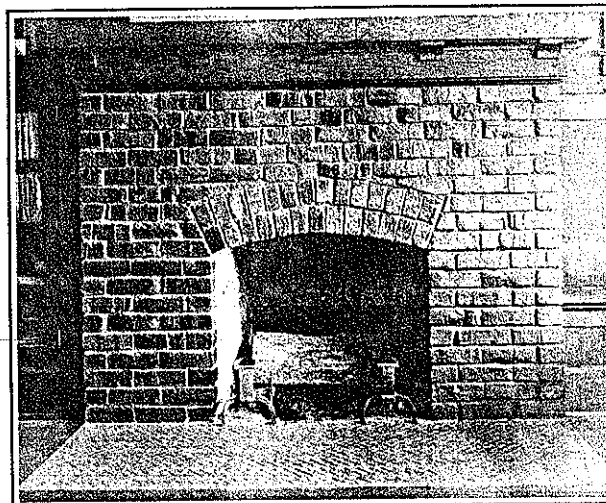
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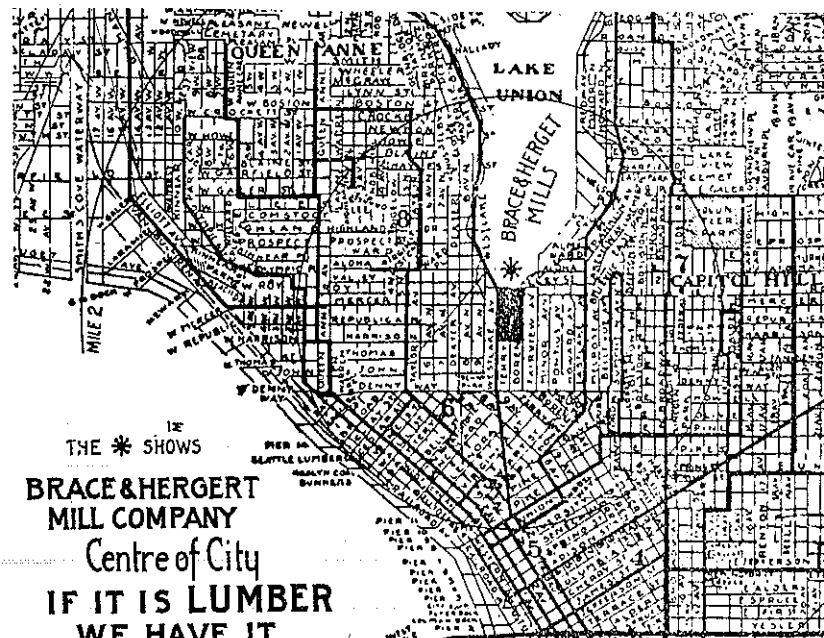
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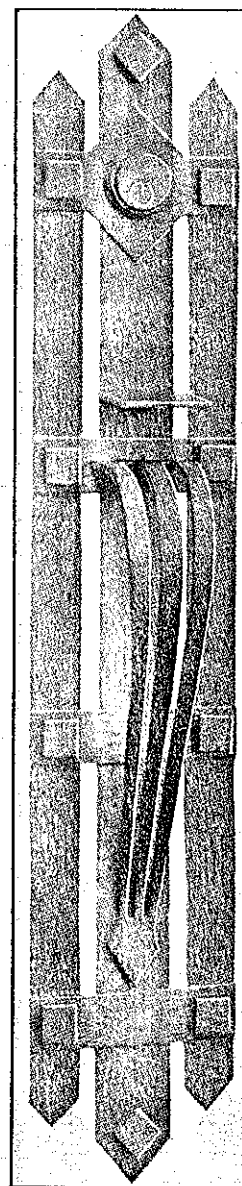
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