

HOW : TO
BUILD :
FURNISH : AND
DECORATE :

CO:OPERATIVE
BUILDING PLAN
ASSOCIATION
ARCHITECTS
203 BROADWAY :N:Y:

**Bring ideas from this book
to your architect
for current prices, and
to have construction blueprints
made in conformance to
local regulations, and
current safety and building codes.**

**This reprint is from R. W. Shoppell's 1883 book
How to Build, Furnish and Decorate
by The Co-operative Building Plan Association, Architects**

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HOW TO BUILD A HOUSE.

—
CO-OPERATIVE

BUILDING PLANS,

CONTAINING

THE MOST APPROVED DESIGNS FOR VILLAS, COTTAGES,
FARM HOUSES AND SUBURBAN RESIDENCES.



THE WAY OUR PIONEER FATHERS BUILT.

PUBLISHED BY

THE CO-OPERATIVE BUILDING PLAN ASSOCIATION,

24 Beekman Street, New York.

Entered, according to Act of Congress, in the year 1883, by
R. W. SHOPPELL,
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Co-operative Building Plans.

PREFACE.

THE REASON why this book is published is easily given in a few words. Some time ago a gentleman called at the office of a prominent architect in New York, and, showing rough sketches of three cottages, said that these represented just such houses as he wished to build, to improve a piece of property a short distance from the city. He added that there were no architects or builders in the locality, only rough carpenters, and that he wanted drawn large detailed plans after the sketches he held in his hand, made out so plainly, with complete directions and specifications, that he could order everything necessary to build the cottages, and that the local carpenters could do all the work, without the superintendence of a "boss," or any help other than that given by the plans. It was his wish, moreover, that if there was any way of duplicating the plans and specifications he had ordered, this should be done, as he was sure that other persons would like to build the same description of houses; and he proposed, if it were possible, to cover the architect's charges for the drawings and specifications by the sale of duplicates of them.

Finding his building speculation a paying one, the gentleman had plans and specifications for other cottages prepared, until he had built seven. While this was in progress he referred a number of people to the city architect for plans and specifications of one or more of the cottages; and being ready in duplicate form and promptly supplied, their sale became a source of some profit, and the cost of the originals was considerably more than covered.

The desirable results of these arrangements suggested the application of their principle on a more extensive scale. Hence the formation of THE CO-OPERATIVE BUILDING PLAN ASSOCIATION, the object of which is to furnish persons who intend to build, with plans and specifications at greatly reduced charges. Correct plans and complete specifications, even for a very modest dwelling, cost at least one hundred dollars; and if but one man wanted them, that would be the charge. The second man, however, can be supplied for ten dollars. The helpful scheme of the ASSOCIATION named is to charge the first and all other patrons but ten dollars.

All designs given in this book have been selected with the utmost care, by skilled persons. Most of them have been built, and have thus endured the best test of merit—that of value shown in practical use.

The first thing the man who intends to build wants, is to see a wide range of designs, in order to make a selection. Such variety this book affords him. After selection, the next step to be taken is to procure large, detailed plans, carefully drawn to a scale, and with full specifications, exact information as to the quantities of material required, etc. We supply promptly all the drawings and calculations, and every other kind of information necessary for the erection of any building described in this book, and everything made so easy and plain that the least mechanical mind can readily apprehend the whole of the information presented.

PRICE LIST.

UPON receipt of price annexed, we will send by mail, prepaid, large plans and full specifications of any of the designs named on this list. Remit by Express, P. O. Order, Registered Letter, or by Draft on New York, to CO-OPERATIVE BUILDING PLAN ASSOCIATION, 24 Beekman street (or Box 2702), New York City, N. Y.

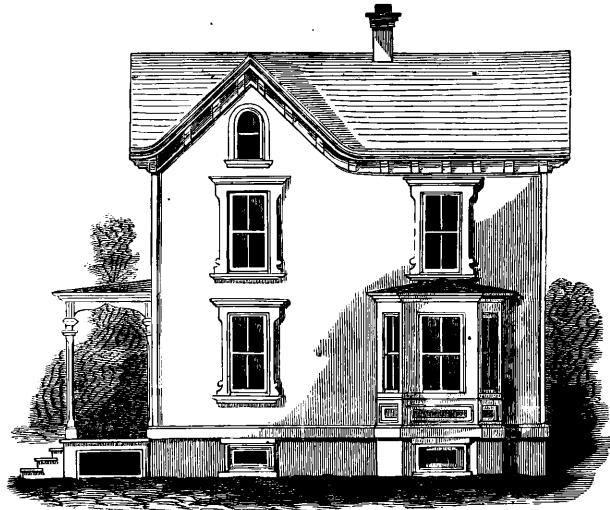
No. 1.	A Comfortable Dwelling,	\$10 00
2.	A Gothic Villa,	30 00
3.	An Attractive Residence,	10 00

No. 4.	A Cheap Cottage,	\$ 7 50
5.	A Cheap Cottage,	5 00
6.	First-class Residence,	25 00
7.	A Suburban Residence,	30 00
8.	A Cheap Dwelling,	10 00
9.	A Suburban Residence,	10 00
10.	A Frame Cottage,	10 00
11.	A Cheap Cottage,	7 50
12.	A Cheap Dwelling,	5 00
13.	A Pretty Cottage,	10 00
14.	An Ornamental Cottage,	10 00
15.	First-class Farm House,	20 00
16.	A Suburban Cottage,	10 00
17.	A Gothic Cottage,	15 00
18.	A Suburban Villa,	50 00
19.	A Villa in the Italian Style,	20 00
20.	A Brick Residence,	15 00
21.	A Country Residence,	10 00
22.	A Substantial Dwelling,	10 00
23.	A Mansard Roof Dwelling,	15 00
24.	A Frame Cottage,	10 00
25.	A Suburban Dwelling,	15 00
26.	A Gothic Cottage,	15 00
27.	A Cheap Cottage,	10 00
28.	A Substantial Residence,	10 00
29.	A Suburban Cottage,	10 00
30.	A Mansard Cottage,	10 00
31.	A Suburban Residence,	20 00
32.	A Popular Cottage,	10 00
33.	A Farm Cottage,	7 50
34.	A Prairie Home,	5 00
35.	A Convenient Cottage,	15 00
36.	A Suburban Residence,	20 00
37.	A French Villa,	20 00
38.	A Cheap Cottage,	7 50
39.	A One-Story Cottage,	10 00
40.	A One-Story Cottage,	15 00
41.	A Parsonage,	15 00
42.	A Symmetrical Cottage,	10 00
43.	A Rural Cottage,	15 00
44.	A Double House,	15 00
45.	A Southern Cottage,	15 00
46.	A Clergyman's Cottage,	15 00
47.	A Farmer's Cottage,	5 00
48.	An American Cottage,	15 00
49.	A Pretty Cottage,	7 50
50.	A Pretty Cottage,	7 50
51.	A Pretty Cottage,	7 50
52.	An Attractive House,	10 00
53.	An Attractive House,	10 00
54.	An Attractive House,	10 00
55.	Double House, with Stores,	15 00
56.	Two-Story Brick House,	10 00

No. 1. A Comfortable Dwelling.



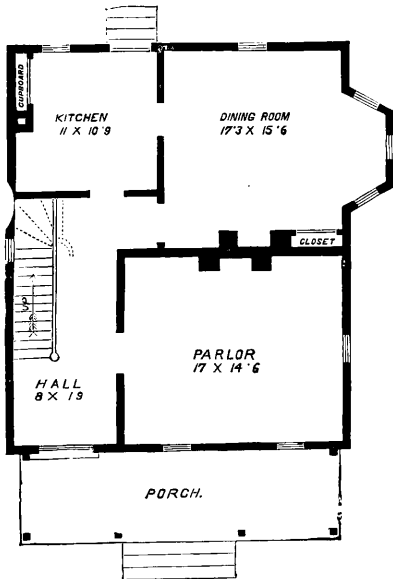
FRONT ELEVATION.



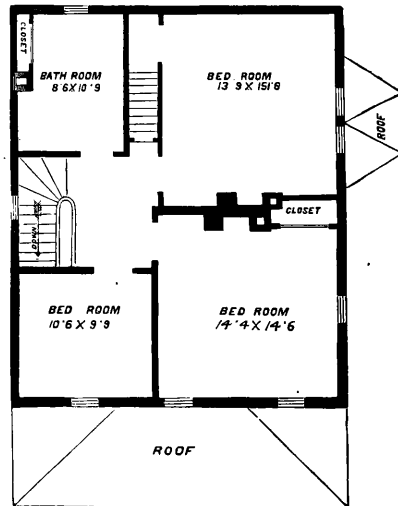
SIDE ELEVATION.

The accompanying drawings exhibit the floor plans and elevations for a dwelling house of moderate cost—say \$2,500—depending upon the manner of construction and style of finish. On the first floor are parlor, dining-room with bay window, hall, stairs, kitchen, closets, etc., and veranda on the front. The second floor

contains three bed-rooms, bath-room, three closets, and attic stairs, and in the attic may be two or three bed-rooms with closets. This design will meet the wants of many who desire a dwelling "not too expensive," and one that will be comfortable, convenient, and present a pleasing appearance when completed.



FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 2. A Gothic Villa.

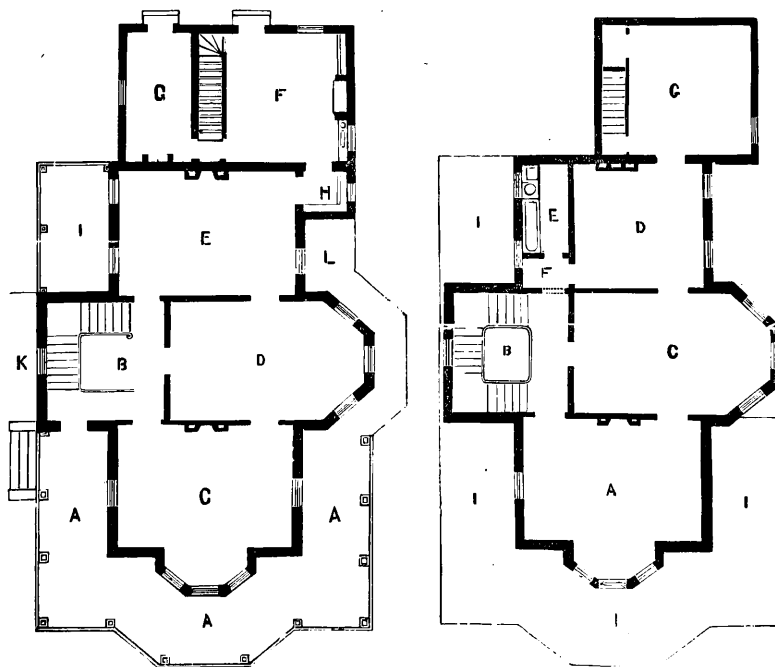


PERSPECTIVE VIEW.

A GOTHIC VILLA.

The following is a description of the plan of the principal story of this gothic villa; A, A, A, the porch, 8 feet wide; B, the hall, 14x13½ feet, with principal staircase; C, parlor, 14x20 feet; D, sitting-room, 14x22 feet; E, dining-room, 14x20 feet; F, kitchen, with stairs leading to the servants' room; G, wash-house; H, butler's pantry, connecting dining-room with kitchen; I, side porch to the dining-room; K, side porch to the hall; L, balcony, front of dining-room window, and extends around the octagon end of sitting-room, connecting with front porch. All the windows opening on to the porches and balconies extend to the floor.

The second story is divided as follows: A, front chamber, 14x20, with bay window; B, the hall, 13½x14 feet with stairs continued to the rooms above; C, chamber over sitting room, 14x19 feet, with wardrobe closets, each of which is three feet deep; D, cham-



FIRST FLOOR.

SECOND FLOOR.

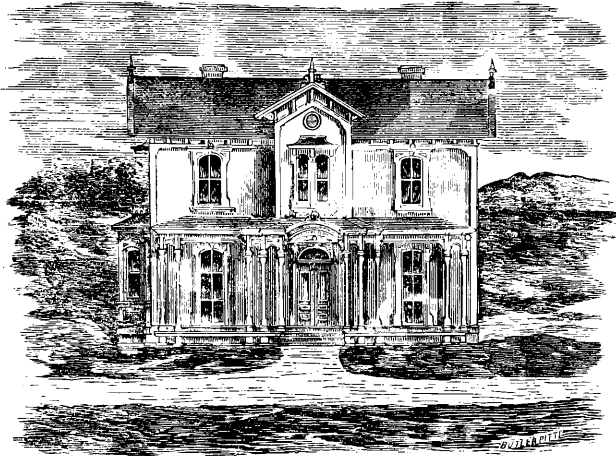
ber above dining-room, 14x14 feet; E, bath-room, 5½x10 feet, with bath-tub, water-closet, and water-basin, entered from the lobby at F. This lobby communicates with the main stair hall by an archway. In this arrangement the bath-room is accessible from all parts of the house. G, is the servant's room over the kitchen, approached by a private staircase, as indicated; and a door communicates with the main house, by descending three steps.

The accommodations are ample for a family of ten persons, servants included, and if constructed with brick, with painted walls, provided with all the modern conveniences, the cost would not exceed \$15,000 to \$16,000.

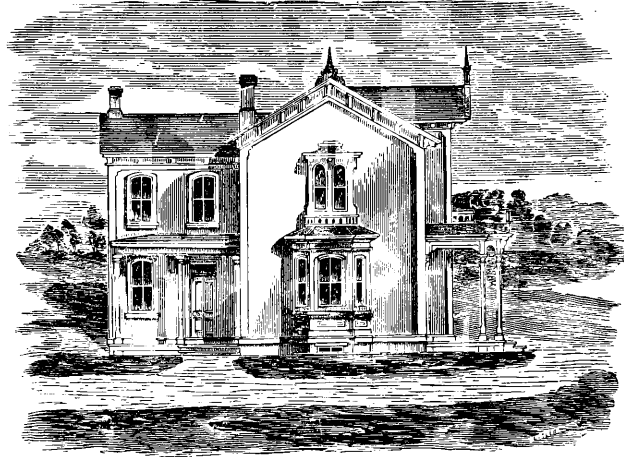
Such a residence, with accommodations as the plans display, cannot fail of being satisfactory alike to those who occupy it, and to the passing observer, to whom the evident completeness of the whole composition must give pleasure.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 3. An Attractive Residence.



FRONT ELEVATION.



SIDE ELEVATION.

AN ATTRACTIVE RESIDENCE.

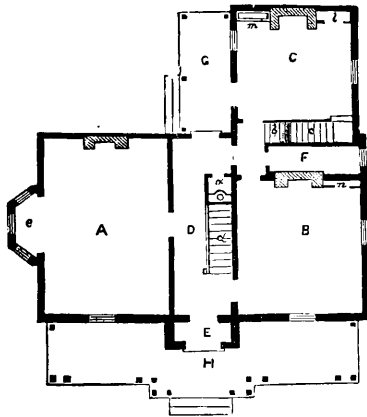
These illustrations give the front and side elevations and first and second floor plans of a plain residence of six good sized rooms, exclusive of pantry, bath-room, room over hall and attic rooms. The rooms are lettered, and are in size as follows: A, parlor, 15x21; B, dining-room, 15x16; C, kitchen, 14x15; D, hall, 7 ft.; E, vestibule, 2' 10"x7; F, pantry, 5x10; G, kitchen porch; H, front porch. I, J, and K, are bedrooms, as follows: I, 15x16; J, 15x21; K, 14x15. L, bath-room, 8x10; M, dressing-room, 7x9; N, hall, 7 ft.; a, wash-stand; b, cellar stairs; c, back stairway to second story; d, main stairway; e, bay window; f, roof of same; g, bath tub; h, water

closet; i, i, i, closets; l, kitchen cupboard; m, sink; n, dining-room cupboard.

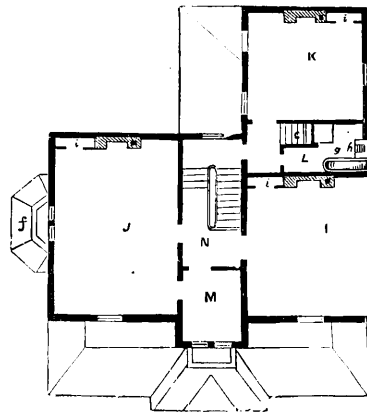
The inner arrangement of the house is very convenient. The rooms are all of good size, and are all accessible from the main hall.

If built on an elevated position, the house would make an attractive appearance, and, if surrounded with tasteful walks and trees, would look exceedingly well.

The construction of the building, if composed of good materials, and built of wood, with good stone foundations and cellar throughout, would cost about \$3,500, varying according to locality.



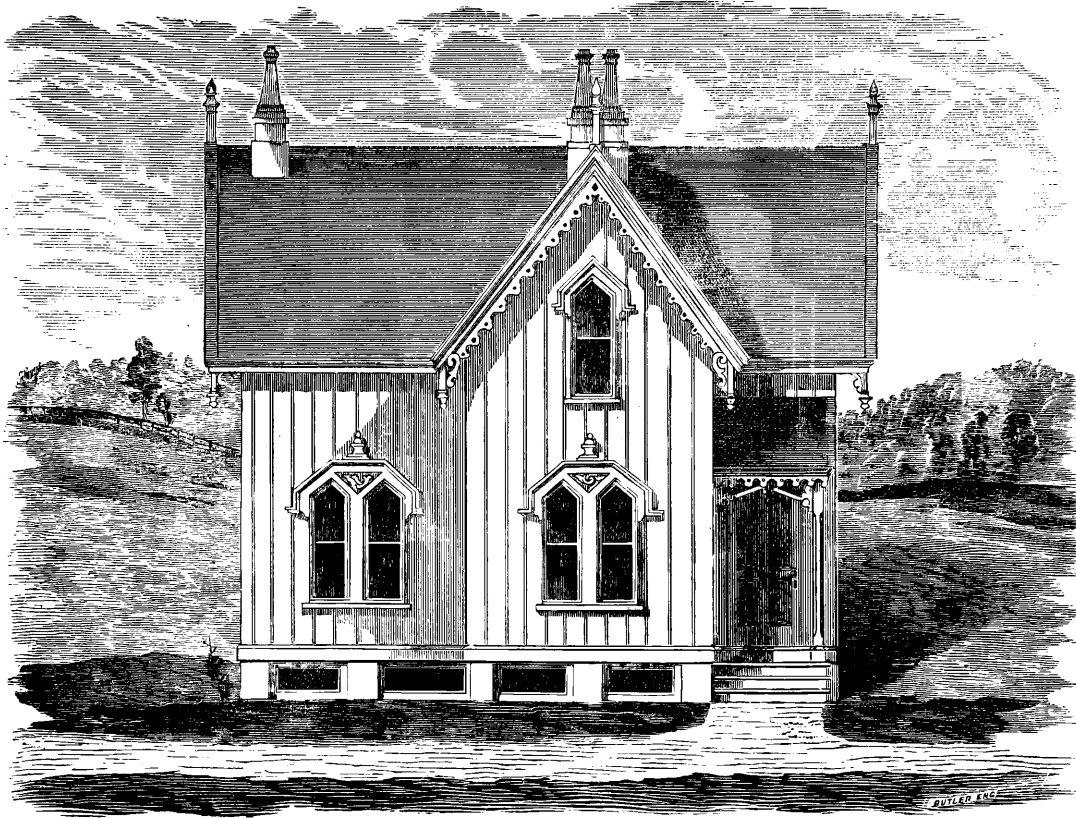
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

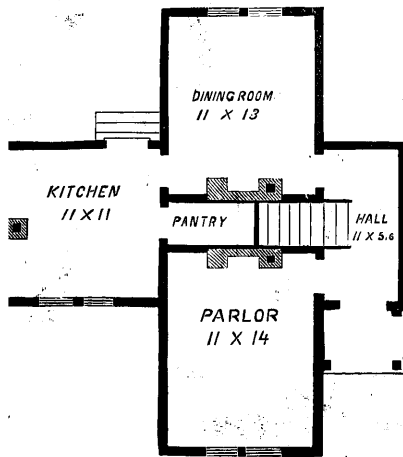
No. 4. A Cheap Cottage.



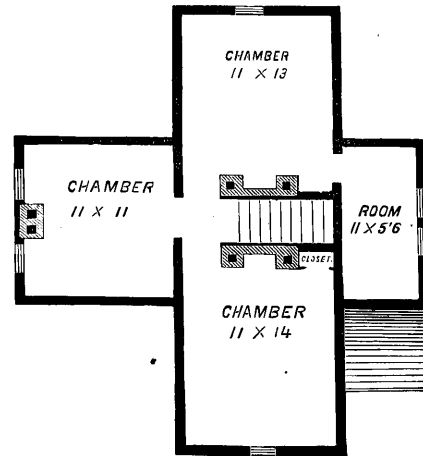
ELEVATION.

As will be observed this cottage contains six rooms with hall and a small room over hall. A cellar also extends throughout the entire house, 6 feet in the clear, with 18 inch cellar walls and an outside cellar door. This plan is intended to meet the wants

of a very large class. The rooms are, in size, as follows: Parlor, 11x14; dining-room, 11x13; kitchen, 11x11; hall, 5½x11. On the second floor, the chambers over each of the above named rooms are the same size. Cost of construction \$1,400.



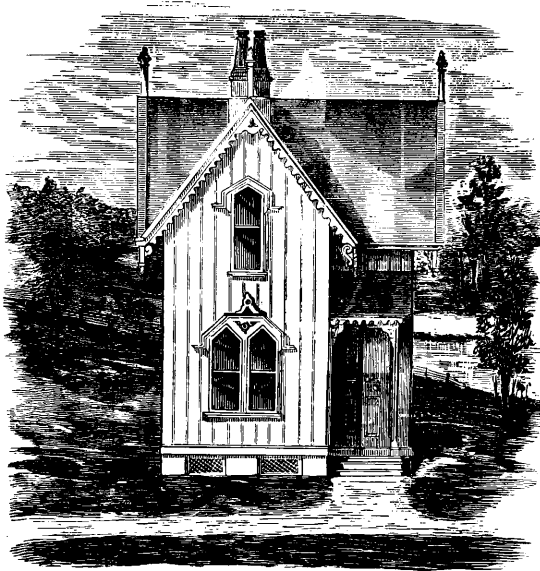
FIRST FLOOR.



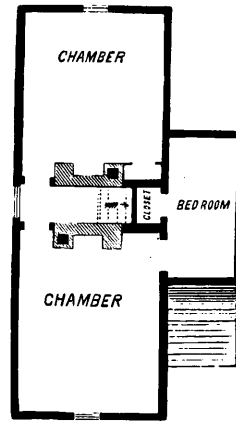
SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 5. A Cheap Cottage.



FRONT ELEVATION.



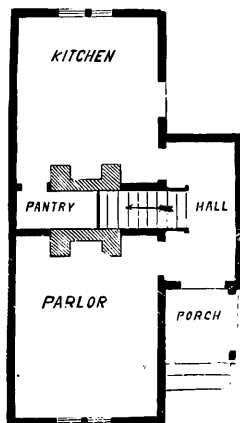
SECOND FLOOR.

A CHEAP COTTAGE.

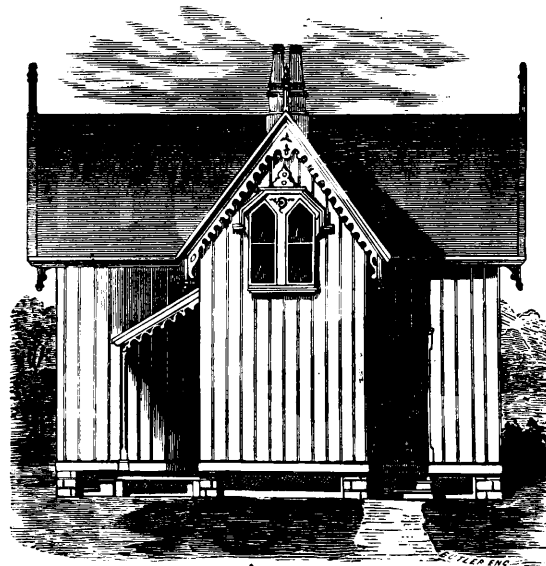
All the lumber used in the erection of this house is of a size as cut in the mills, therefore there is no loss in material. The cellar extends under the whole house, and is 6 feet in the clear, with 18 inch walls and an outside cellar door.

On the first floor there are two rooms, a parlor 11x14 feet, and a kitchen 11x13 feet,

with the stairway between the chimneys and the hall, 5½x11 feet. The kitchen pantry is under the stairs. The general appearance of the house is greatly improved by a porch 10½x6 feet, which is finished plain, but neat. On the second floor are two chambers and a small room. The chambers are 11x14 feet and 11x13 feet; the room is 5x11. The chambers are entered from the platform of the stairs. Cost of construction \$900.



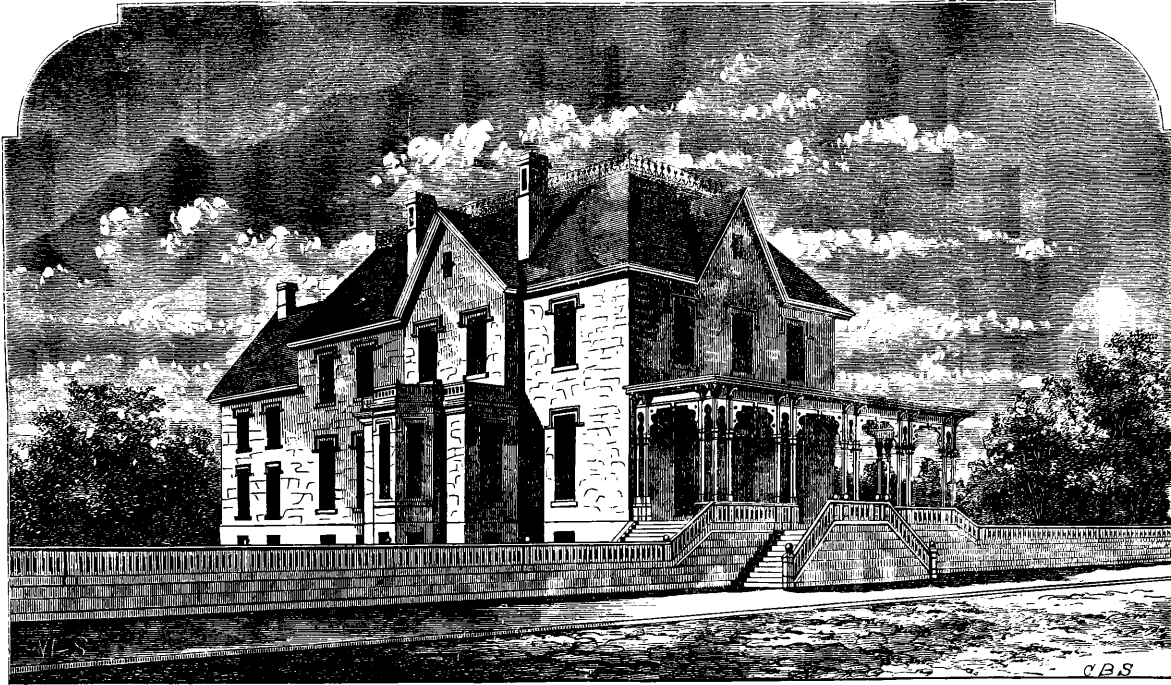
FIRST FLOOR.



SIDE ELEVATION

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 6. A First-Class Residence.



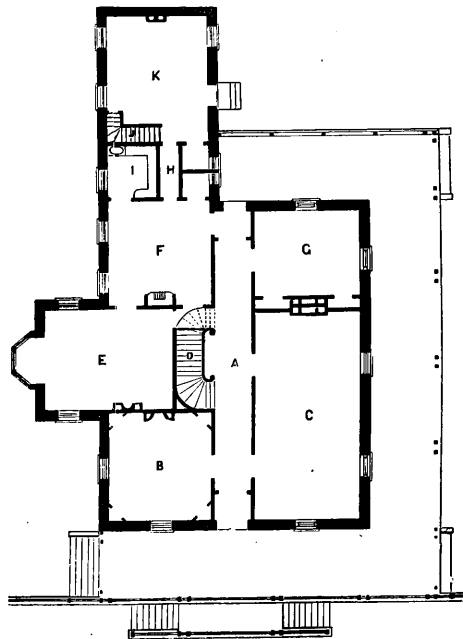
PERSPECTIVE VIEW.

A FIRST-CLASS RESIDENCE.

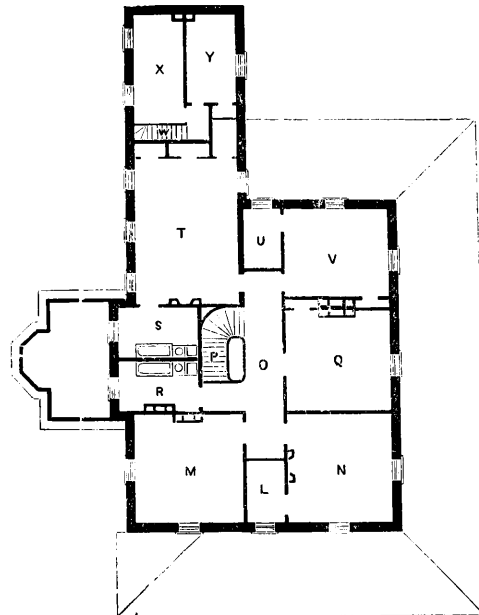
This design represents a first-class residence, which can be built on a large lot in the residence portion of a city, say 100x150 feet, or in the suburbs or country proper. The building is raised to admit of a stone terrace seven feet high, approached by a double flight of steps and enclosed by pierced baluster, three sides having a piazza. The main building is 46x65 feet, not including a 10 feet projection of parlor in addition to width of front. The kitchen wing is 30 feet wide, and, like the main building, is two stories, though not of the same height.

The plan of this dwelling is thus arranged: First floor:—A, hall; B, study and library; C, drawing-room; D, principal staircase, under which is the entrance to E, par-

lor; F, dining-room; G, breakfast-parlor; H, pantries; I, butler's pantry; J, back stairs; K, kitchen. The second story is laid out with a view to great comfort and convenience. D, dressing-room; M, chamber; N, chamber; O, hall; P, staircase; Q, chamber; R, bath and water-closet; S, bath and water-closet; U, dressing-room; V, chamber; W, back stairs; X, servants' room; Y, housekeeper's room. The roof forms on top a platform enclosed with an ornamental iron balustrade, making a delightful place for promenade and observation. With no pretensions to architectural style, this residence presents a most pleasing appearance externally, and the internal arrangement gives elegant accommodation to a large family. This residence built of brick and finished in a first-class manner, would cost about \$18,000.



FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 7. A Suburban Residence.

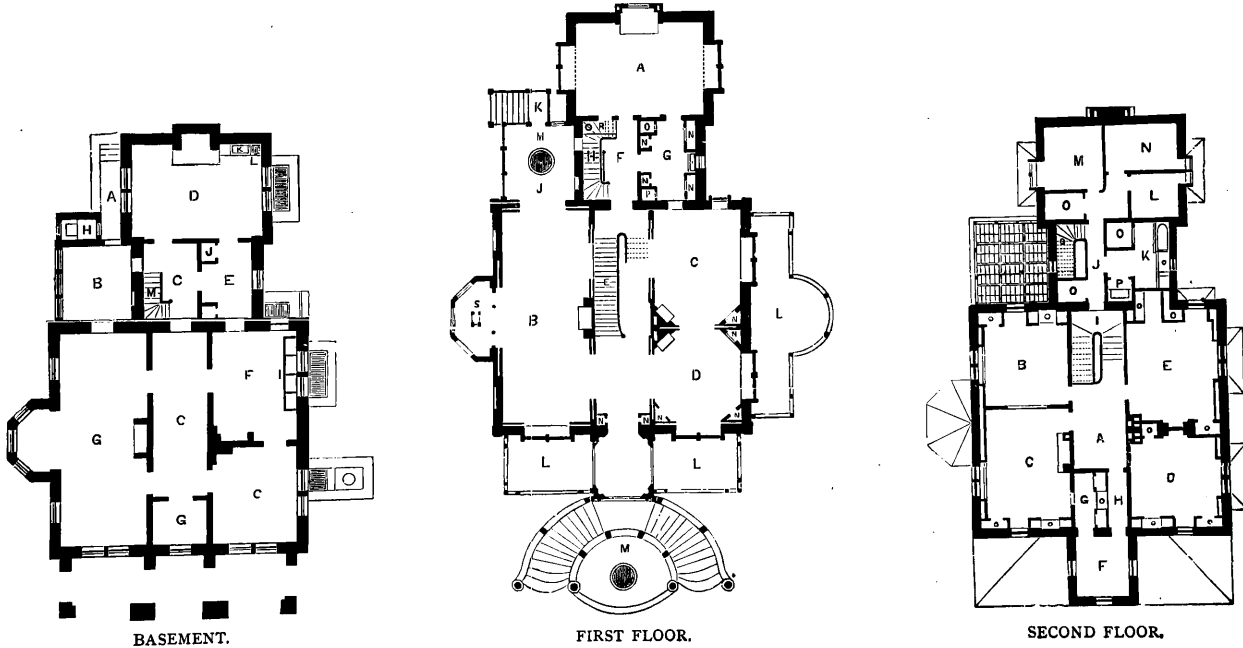


FRONT ELEVATION.

This residence should be built on a slight eminence in a considerable tract of land. Immediately in front of the house should be a tastefully arranged lawn, around which the drive should wind right and left. The lawn should be tastefully laid out with flower beds and ornamented with shrubbery. The arrangement of the plan is admirably calculated to conduce to the comfort of the family, and is as follows:

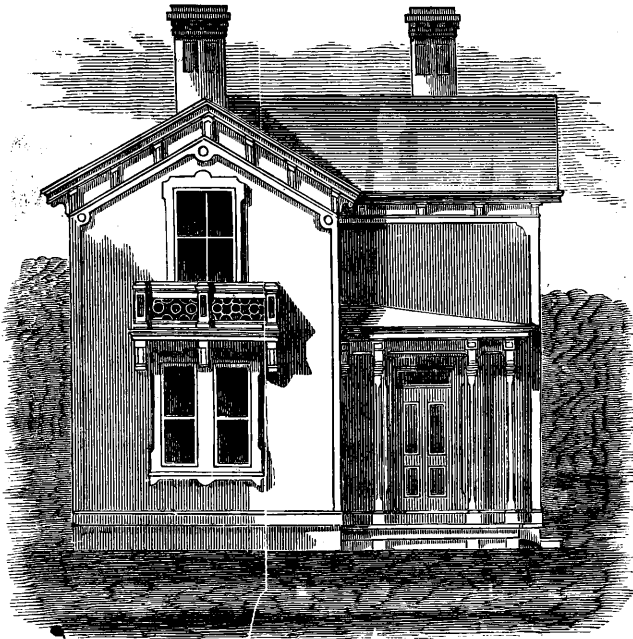
Basement:—A, steps and passages leading from the yard; B, servants' dining-room; C, C, C, coal cellar and passages; D, kitchen; E, pantry; F, laundry; G, G, cellars; H, water-closet; I, wash tubs in laundry; J, dumb waiter; K, wash tray; L, sink; M, back stairs. First floor:—A, dining-room; B, drawing-room; C, D, parlors, connected by sliding doors with the drawing-room through the hall; E, principal staircase; F, back hall;

G, butler's pantry with dumb waiter, plate closet, wash trays, etc.; H, back stairs; J, conservatory; K, steps leading down to yard; L, L, L, verandas; M, M, Piscinæ. Second floor:—A, hall; B, C, D, E, chambers; F, boudoir; G, closet; H, passage to boudoir; I, half landing connected with rear addition; J, back passage; K, bath-room; L, M, N, servants' bed rooms; O, O, O, clothes-closets; P, water-closet; o, o, o, o, o, wardrobes in the several chambers. These occupy the angle enclosed by the slope of the mansard, thus leaving the walls of the chambers plumb. The roof is flat, and is embellished at the curb with a rich traceried iron balustrade, making a safe and desirable promenade platform. The residence, if built of brick and finished in good style, would cost \$18,000.

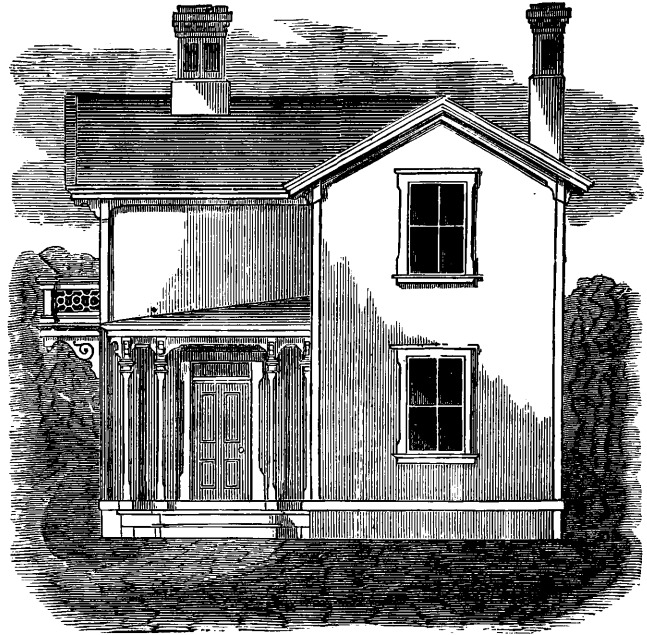


For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 8. A Cheap Dwelling.

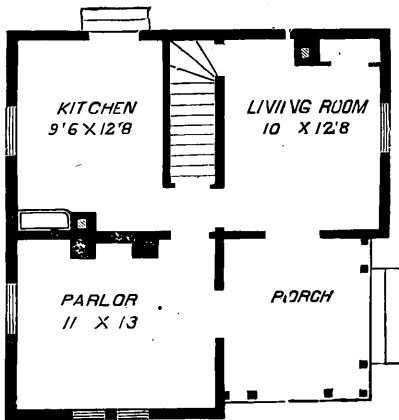


FRONT ELEVATION.

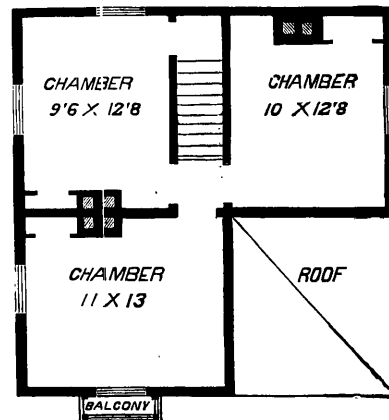


SIDE ELEVATION.

This design is prepared to afford the largest possible amount of room for the least money. As will be observed, the rooms are six in number, with access to all on the lower floor from the porch, and to those on the second floor from the landing at the head of the stairway. The rooms are of a comfortable size, and are all well lighted and ventilated. There is no general entrance hall, as this would be impossible at the annexed price of construction. The ornaments on the building are simple, but neat; and, if constructed in accordance with the design, this would make a comfortable, roomy, cheap and pleasant home. A cellar can be built under the kitchen and living room, with a stairway leading to it out of the kitchen, under the main stairway. The whole cost of the building, if constructed in a plain, substantial manner, should not exceed \$1,800.



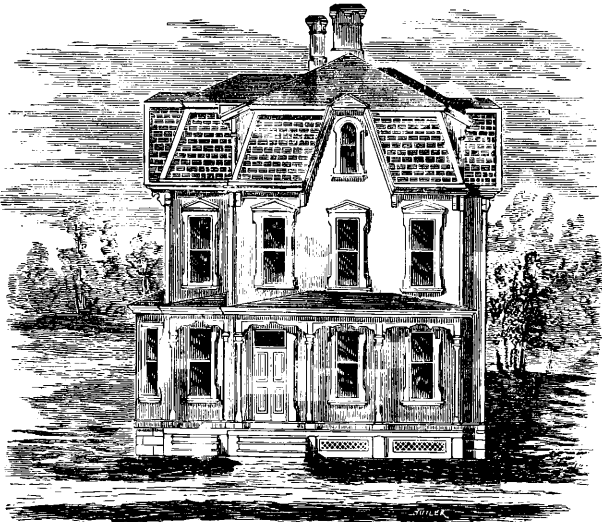
FIRST FLOOR.



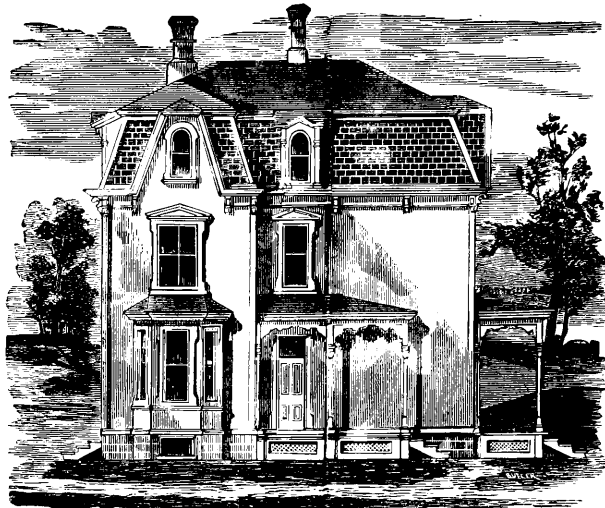
SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 9. A Suburban Residence.



FRONT ELEVATION.



SIDE ELEVATION.

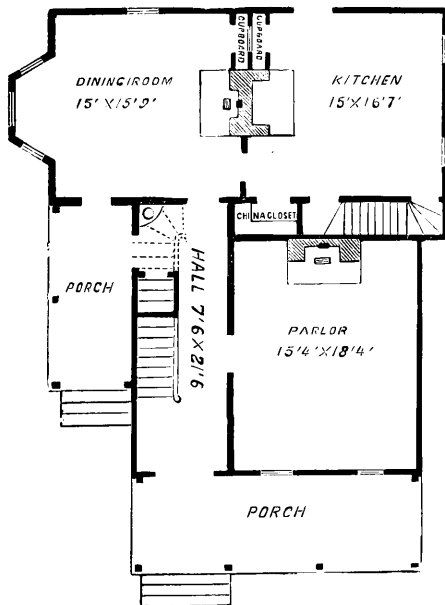
A SUBURBAN RESIDENCE.

This design embraces liberal accommodations and convenience, is in good taste, makes some pretensions to architectural expression, and is of moderate cost. A cellar extends the whole length of the building seven feet high in the clear, having an outside entrance, with inside cellar-way under the private stairway from the kitchen.

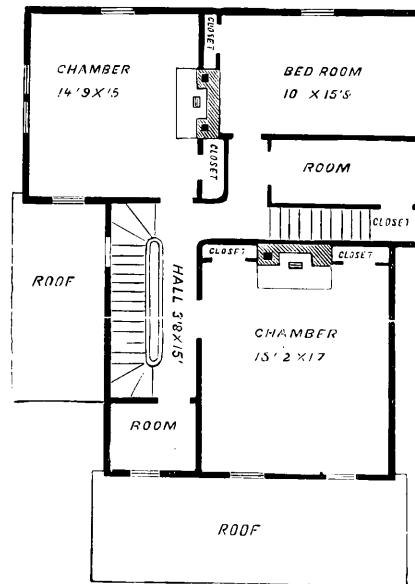
The floor of the first story is raised three feet above the grade line around the building and contains parlor, dining-room, kitchen, large china-closet, cupboards, coat

closet, washstand in the hall, and two staircases. The dining-room has a large bay-window on the east end of the room. The principal entrance is from the front veranda to hall, with a side entrance at the rear end of hall from the lateral veranda. The first story is 12 feet high in the clear, the second story 11 feet, and the attic 10 feet. Cost \$3,500.

The second story contains three good-sized chambers and one small bed-room, with bath-room, closets, etc. In the attic, or third story, we have three fine bed-rooms, large linen closets, etc.



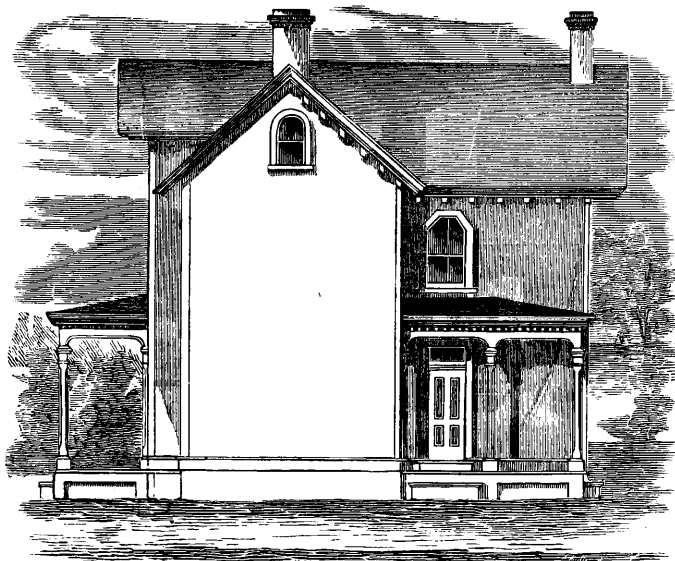
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

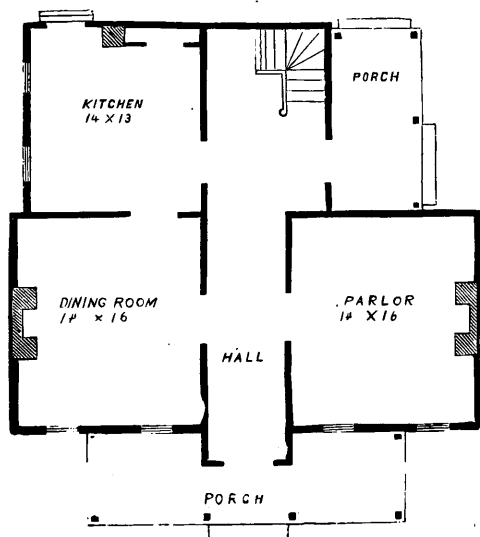
No. 10. A Frame Cottage.



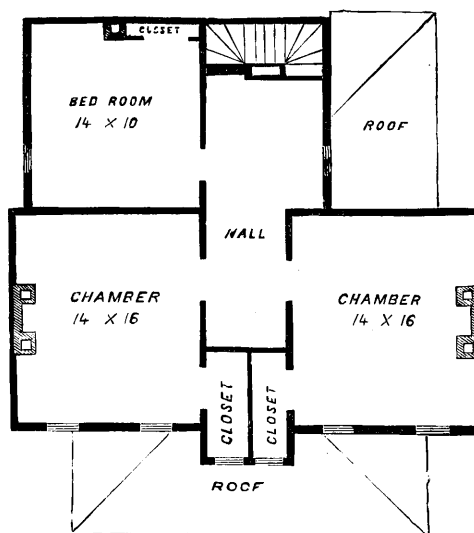
SIDE ELEVATION.

In these illustrations we present the plans and elevation of a frame cottage containing three rooms, hall, etc., on each of the two principal floors, with two porches or verandas. The cellar will extend throughout the building, seven feet high in the clear, and three rooms can be had in the attic. The cellar walls are to be

built of quarry building stone, laid in sand and lime mortar; the walls of the superstructure is enclosed with patent milled weatherboarding; the roof is covered with No. 1 pine shingles; plastered three coats throughout; and painted in good manner. The cost, if finished in good style, will be about \$2,500.



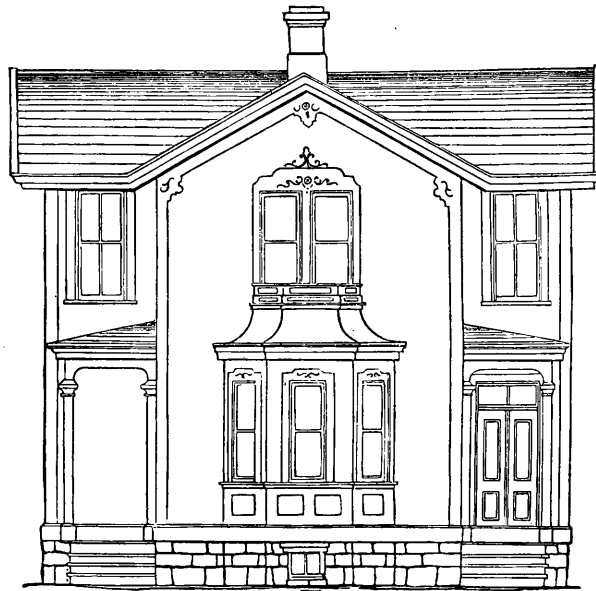
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 11. A Pretty Cottage.

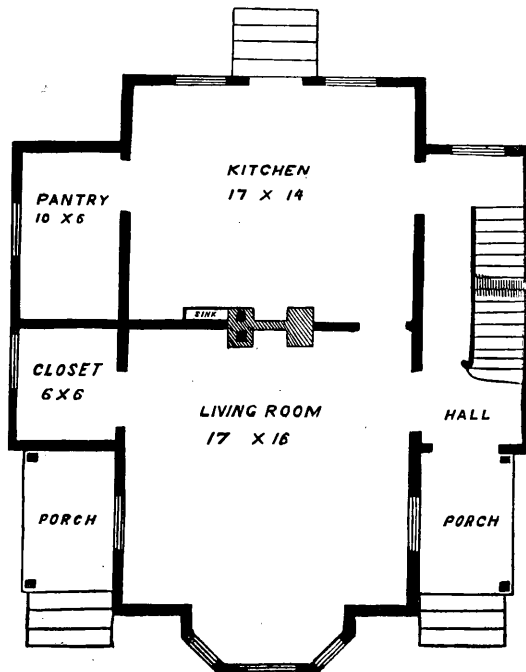


ELEVATION.

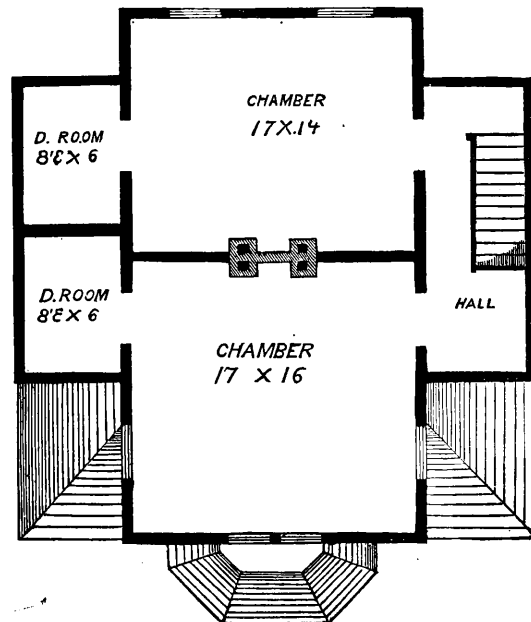
A CHEAP COTTAGE.

This building is two stories in height. The balloon frame is used, it being cheaper and answering the purpose fully as well as the old style of mortise and tenon framing which costs more. The ornamental work is cheap, neat and tasteful, consisting of scroll

work, which can be of any desired pattern. The interior arrangement of the house is very convenient for a small family, every inch of space being utilized, as will be seen, and the whole well-lighted and ventilated. The cost of this cottage, built in a plain, substantial manner, should not exceed \$1,400.



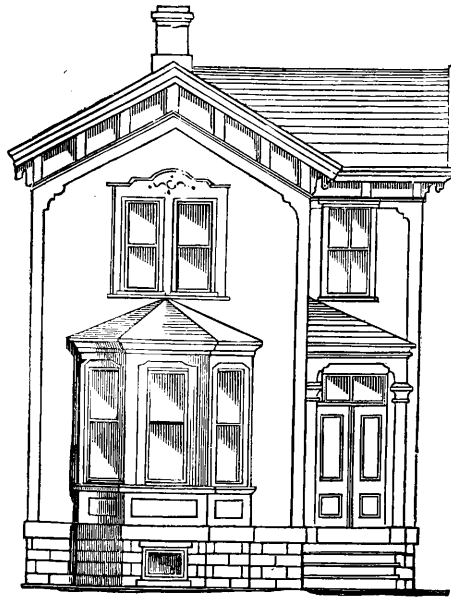
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

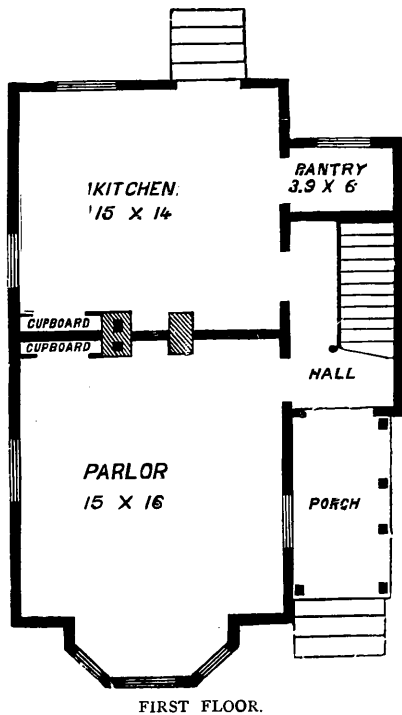
No. 12. A Cheap Dwelling.



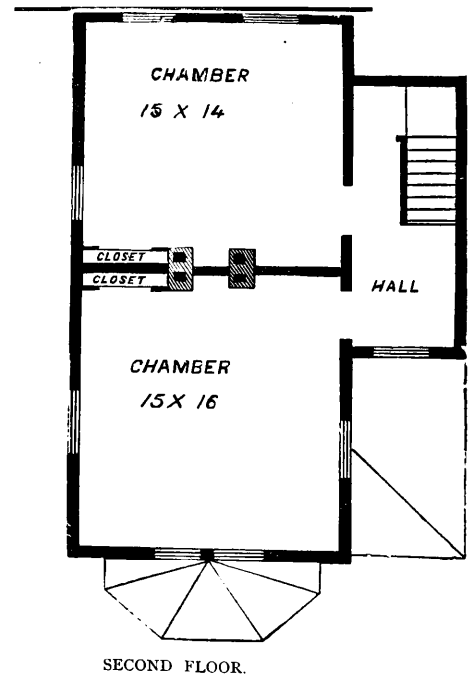
ELEVATION.

This illustration requires but little explanation; all its features can be taken in at a glance. It is calculated to meet the wants of a large body of men of moderate means, and at the same time present a neat and attractive appearance. The rooms are all of comfortable size, and for a small family of three or four, the arrangement of the house

is well calculated to please the tidy housewife who "does her own work." The building is to be constructed of wood; the ornaments are few and simple, but present good taste in their selection. The cost of this building built in a plain, substantial manner is from \$1,000 to \$1,200.



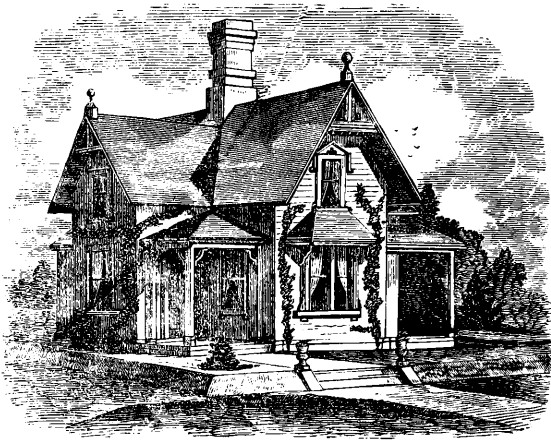
FIRST FLOOR.



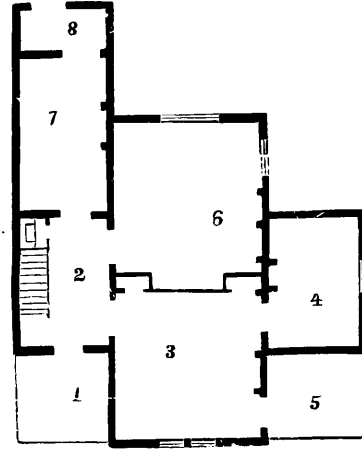
SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 13. A Pretty Cottage.



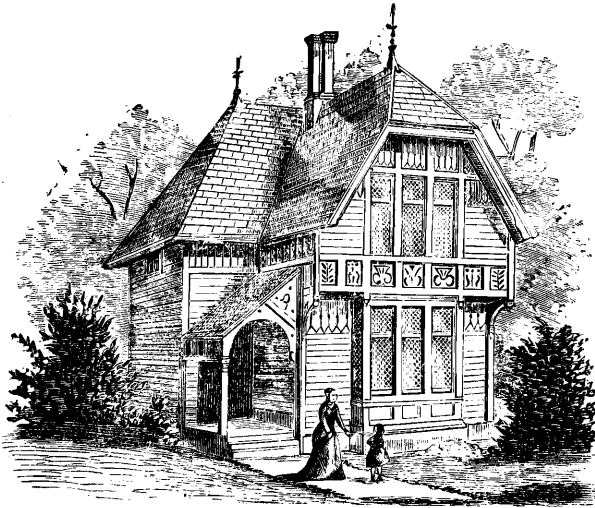
ELEVATION.



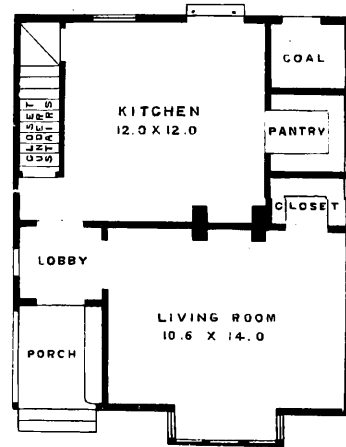
GROUND PLAN.

The elevation and ground plan here given of this cottage fully explain it. The upper story consists of four bed-rooms and a bath-room. Cost \$1,800. Ground plan:—1, porch; 2, lobby; 3, drawing-room; 4, library or boudoir; 5, outside porch; 6, dining-room; 7, kitchen; 8, scullery. Note:—No. 5 might be used as a conservatory.

No. 14. An Ornamental Cottage.



ELEVATION.



GROUND PLAN.

AN ORNAMENTAL COTTAGE.

This is a good design for a lodge or a sea side or summer cottage, and looks extremely well among the trees of a camp ground. The porch is large and roomy; the living-room is of good size, well lighted by a square bay window. The kitchen is well

supplied with closets. The second floor contains three bed-rooms, very conveniently arranged and each provided with a closet. The two down-stairs rooms and the large front bed-room are supplied with open fire-places. The estimated cost is from \$1,300 to \$1,600, according to locality and style of finish.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 15. A First-Class Farm House.



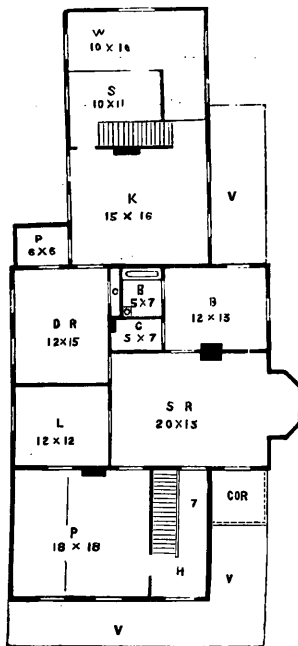
ELEVATION.

A FIRST-CLASS FARM HOUSE.

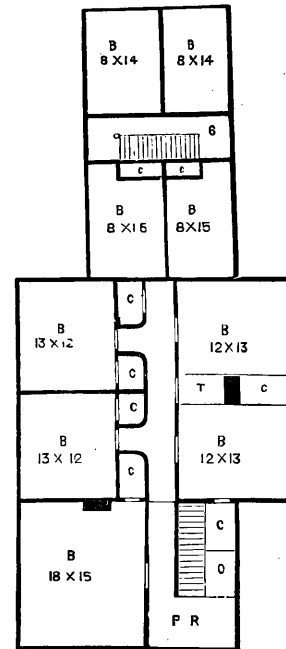
This plan contains many of the requisites that belong to a first-class farm house. One of these is a dining-room, which will need no defense while the thermometer ranges among the nineties. Another is a bedroom on the first floor, which all country residents deem indispensable. The plan contains a conservatory, which is partitioned off at the end of the veranda at "cor." This can be added by those who wish it. The

upper hall is 8½ feet wide, and makes a fine appearance with the rounded closets and the generous length. It gives a visitor an idea that there is plenty of room in the house. Cost \$3,000 to \$3,500.

First floor, P, parlor; S.R., sitting-room; L, library; B, bed-room; D.R., dining-room; B, bath-room; C, closets; K, kitchen; P, pantry; S, store-room; W, wood-room; V, veranda; H, hall. Second floor, B, bed-rooms; C, closets; T, tank; P. R., play-room.



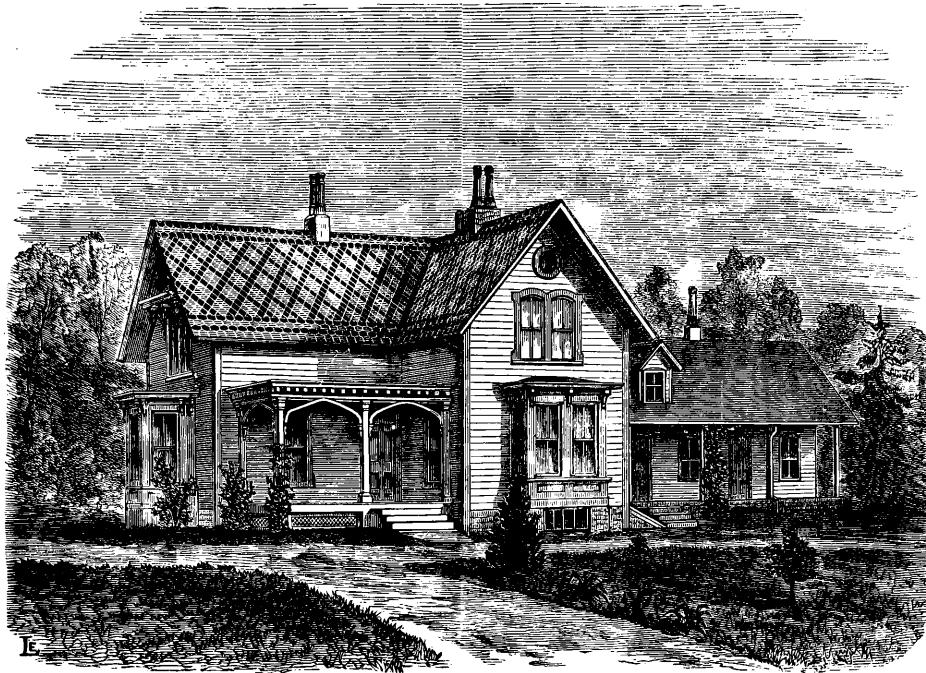
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

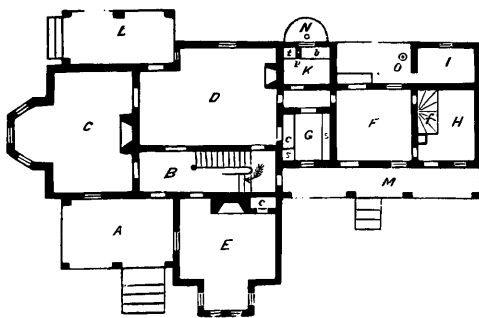
No. 16. A Suburban Cottage.



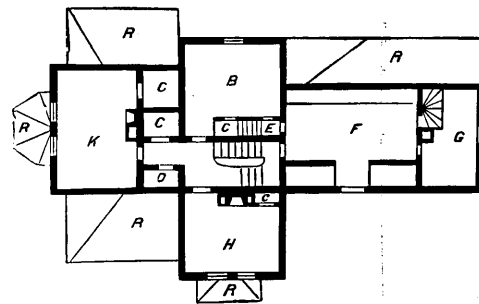
ELEVATION.

A SUBURBAN COTTAGE.

A, front veranda, 10x16; B, hall, 7x20; C, parlor, 12x18, with bay window, 4x9; D, dining-room, 15x20; E, library, 12x15, with square bay window, 4x8; F, kitchen, 11x12; G, pantry, 8x8; H, store-room, 10x12; I, coal-room, 7½x8; K, wash-room, 7½x8; L, veranda, 8x16; M, veranda, 4x30; N, cistern, 9 feet diameter; O, well; c, c, closets; s, s, shelves; b, bath; f, back stairs; t, sink; p, pump. Second floor:—hall, 7 feet wide; C, C, C, C, closets; D, linen closet; E, attic stairs; F, servants' bed-room, 11x20; G, garret; B, bed-room, 15x15; H, bed-room, 12x15; K, bed-room, 12x18. Cost of this building \$2,500.



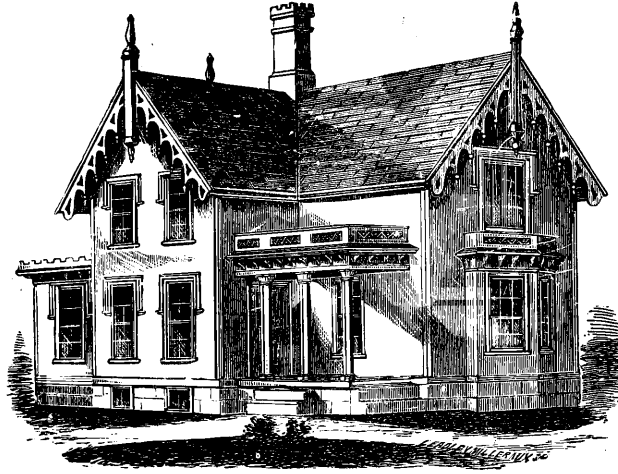
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 17. A Gothic Cottage.

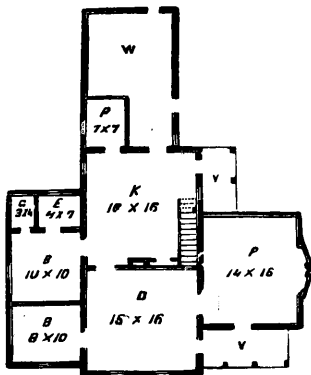


ELEVATION.

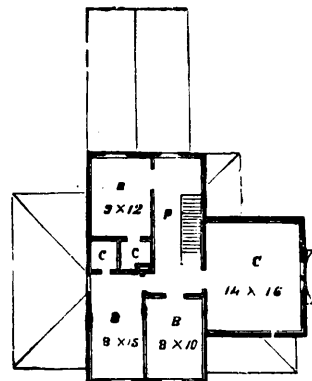
A GOTHIC COTTAGE

This house is designed for a family who aim to do their own work. Therefore, utility, compactness and economy of labor are first considered; yet the external appearance is quite picturesque. The cost of this house, with a light timber frame, clapboarded, lined

on the inside with inch lumber, then furred with strip-lath, lathed and plastered with two coats finish, is \$1,100. First floor contains:—P, parlor; D, dining-room; K, kitchen; B, B, bed-rooms; C, closet; E, bath; P, pantry; V, V, verandas; W, woodhouse. Second floor, B, B, B, bed-rooms; C, chamber; C, C, closets; P, passage.



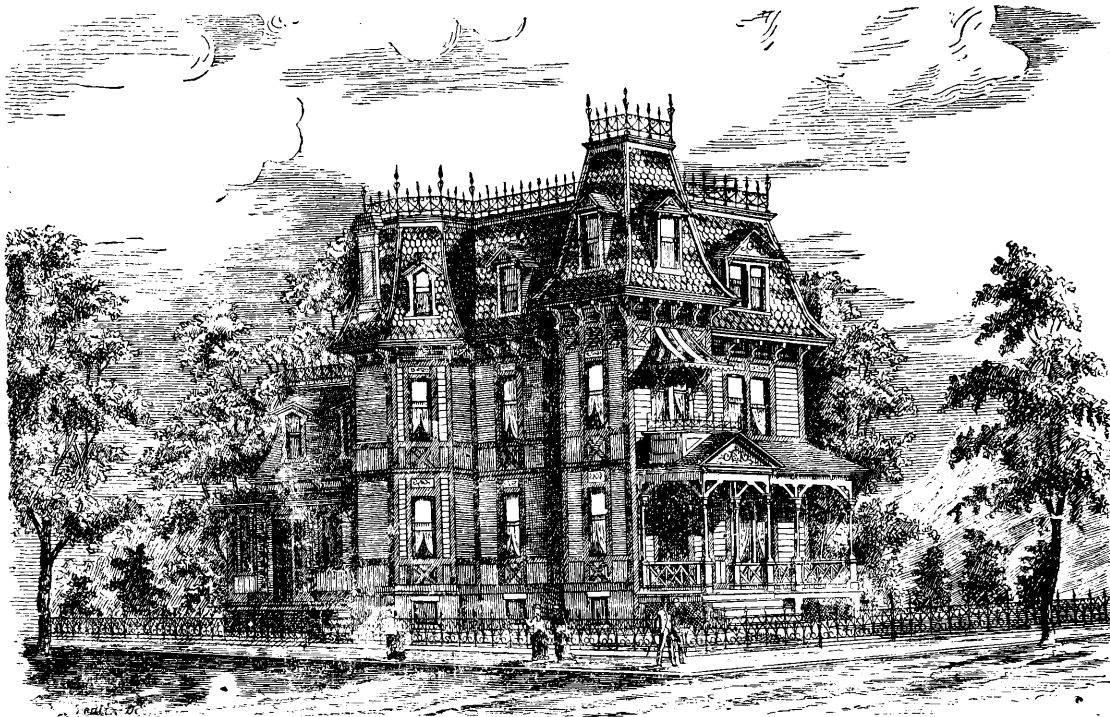
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 18. A Suburban Villa.



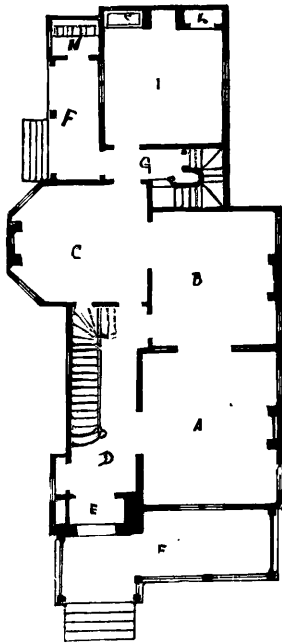
ELEVATION.

A SUBURBAN VILLA.

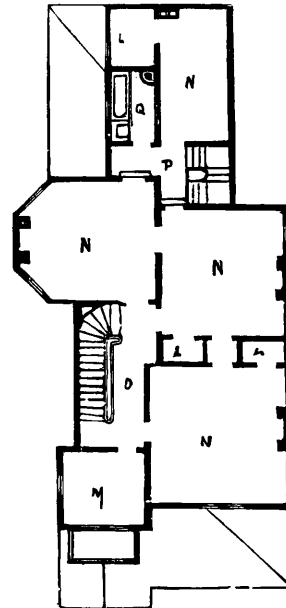
This design is peculiar in its style and construction, and may be called strictly the French homestead style of architecture. The French roof is genuine in its proportions and form. The rusticated work around the windows and doors, belongs to the homestead style, used in France and England for centuries, and has always been popular. The combination here effected gives grace and beauty which pleases any eye. The rooms are as follows:

A, parlor, 14½x18 feet; B, sitting-room, with sliding-doors to parlor and folding-doors to dining-room, 12x16 feet; C, dining-room, 14½x16 feet; D, hall, 7½ feet wide; E, vestibule; F, piazza and stoop; G, rear hall and private stairs to second story and stairs to cellar; H, water-closet; I, kitchen, 15x16 feet, with range, boiler, closets, and sink; N, bedrooms averaging 14½x16, with ample closets and dressers. This story has bath-rooms, etc., all complete. The third story is like the second, the octagon room being a billiard-room. In the cellar are laundry, milk and store rooms, heater, etc.

The cost of the house with water, heating, gas, bath, and all parts completed, is \$9,000; with the addition of hard woods, \$500 extra.



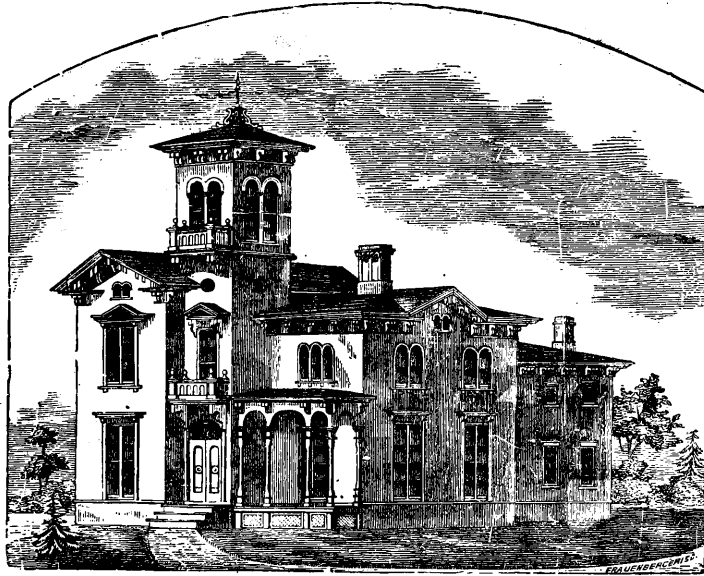
FIRST STORY.



SECOND STORY.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 19. An Italian Villa.

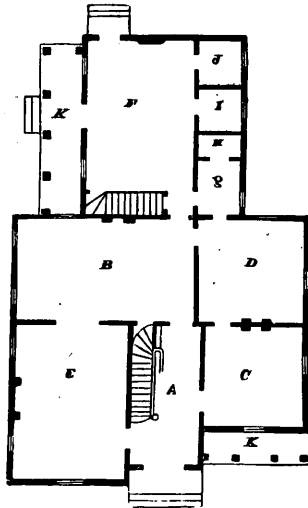


ELEVATION.

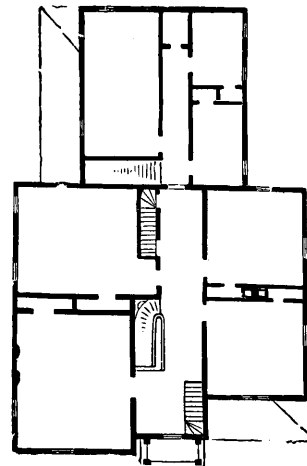
The accompanying elevation and plans will be found well worthy the attention of those who wish to build a good yet economical house of moderate size. The rooms are conveniently arranged, and of sufficient size for an ordinary family.

On the first floor, A is the entrance hall, 8x16½ feet, with doors opening into the parlor, library and dining-room, with open staircase and china closet under, connecting with dining-room; B, dining-room, 14x22 feet, with doors opening into parlor, nursery and kitchen; C, library, 12x14 feet, which can be entered from nursery; D, nursery, 14x15 feet, which may be entered from dining-room, library, and kitchen, through bath-room. Connected with nursery is bath room, G, 6x8 feet, and closet, H, 3x6 feet. E, parlor,

15x18 feet, entered from hall or dining-room. F, kitchen, 14x16 feet, with back stairs to chambers above; also a flight under same to cellar, which is under the entire building. Connected with the kitchen is a large pantry, I, and store-room, J, each 5x6 feet. The outside entrances to dining-room and kitchen are under the piazza. K, K, piazzas. On the second floor will be found seven bed-rooms of good size, four in the main part and three in the addition, with closet to each. All the bed-rooms can be entered from the hall, which extends the entire length of the building. Stairs from the hall give access to attic, with a closet under same, opening from front hall. The estimated cost of this building, exclusive of mantles and furnace, is \$3,700.



FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 20. A Brick Residence.

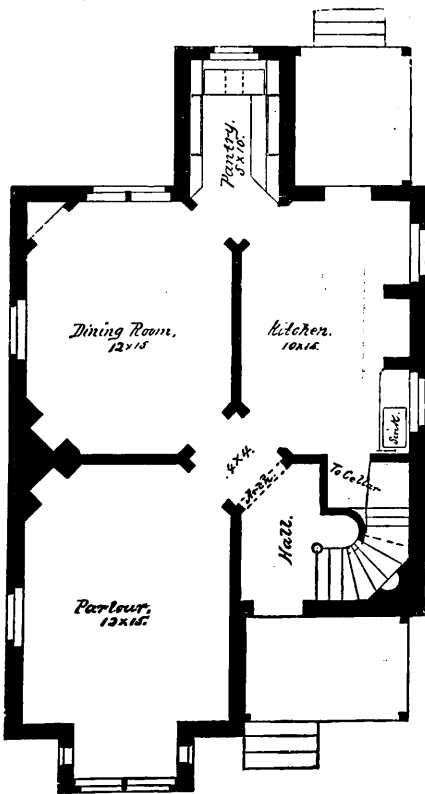


PERSPECTIVE VIEW.

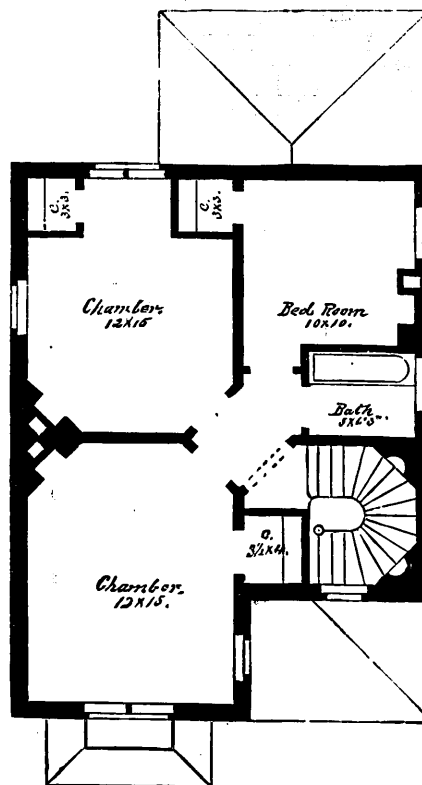
A BRICK RESIDENCE.

On the first floor plan will be found a parlor, dining-room, pantry, kitchen and stair-case hall, together with a vestibule connecting all the rooms and hall. Under the stairs and communicating with the kitchen are the stairs leading to the cellar. The pantry connects the dining-room and kitchen, and in it will be found flour bins, suit of drawers, closed cupboards, and plenty of shelving. In the kitchen will be placed a sink and boiler. The fire places for the parlor and dining-room being in the corner, give one room octagonal in form, and supplying a china closet for the dining-room. For variety we have given a square bay window. The front entrance is protected by a veranda, as

is also the rear entrance to kitchen. The cellar is left in one large room. On the second floor there are three chambers, each of which is supplied with a large closet, containing three drawers, shelving and hooks on both sides. A small bath-room is fitted up on this floor, through which, by means of a hatchway and step-ladder, entrance is had to the attic. This house will have good foundations eighteen inches thick; nine-inch brick walls; three coats plaster; cornice in parlor and hall; the hall and parlor to be finished in walnut, and the other rooms in good white pine; three coats of paint on all exposed pine woodwork; gas carried to all the rooms; plumbing substantially done; and finished in a good, substantial manner. The cost will be about \$4,000.



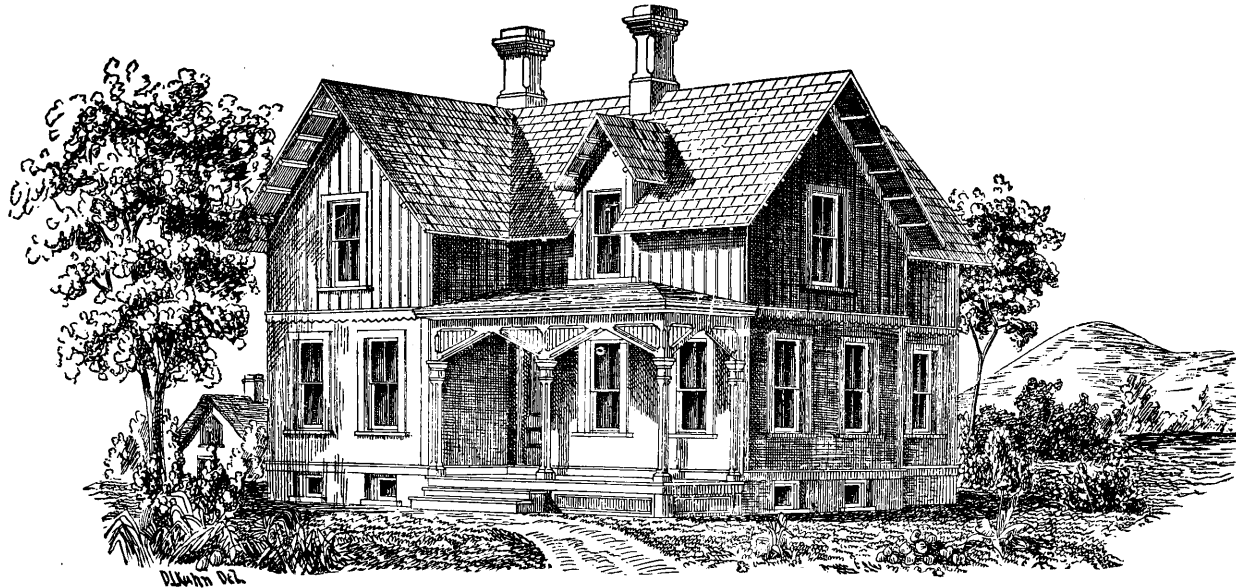
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 21. A Country Residence.

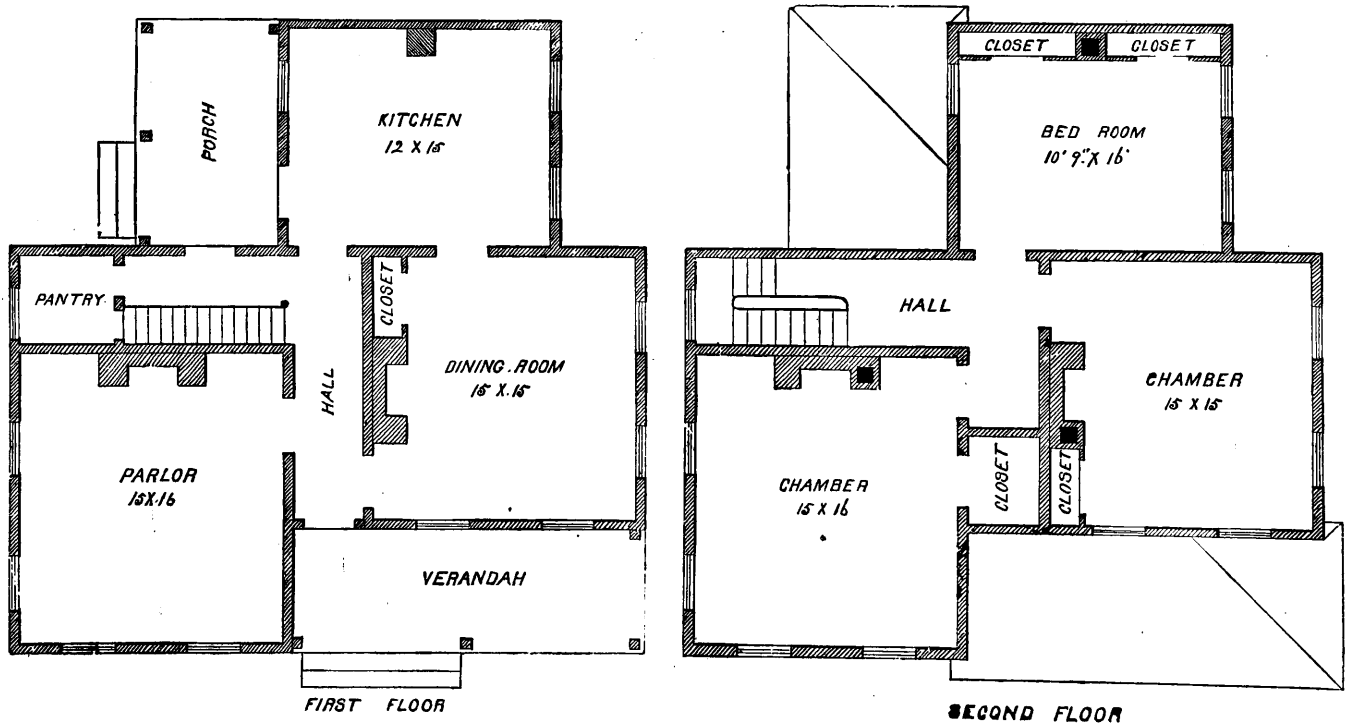


PERSPECTIVE VIEW

A COUNTRY RESIDENCE.

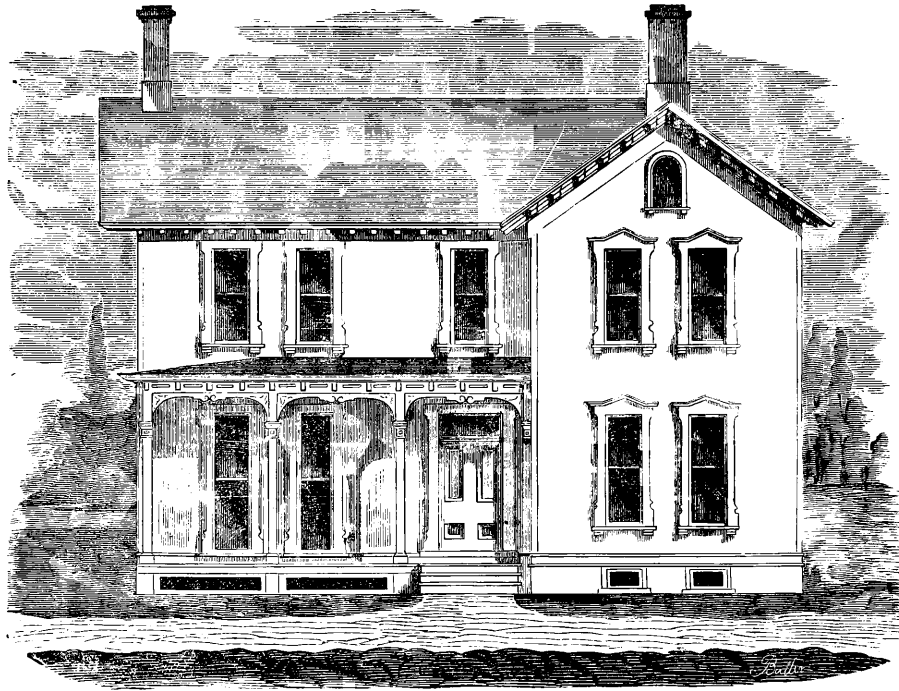
These illustrations comprise the floor plans and a perspective view of a convenient country dwelling, calculated to answer the wants of any farmer, or for a suburban resident. The rooms are all of good size, and their arrangement is calculated to please

any housewife. The kitchen chimney is intended for a stove; all the other rooms have fire-places. This house, built on a neatly arranged lot, with trees and shrubbery, and a drive up to it, presents an exceedingly attractive appearance. It can be built and finished in a substantial manner for \$2,500.



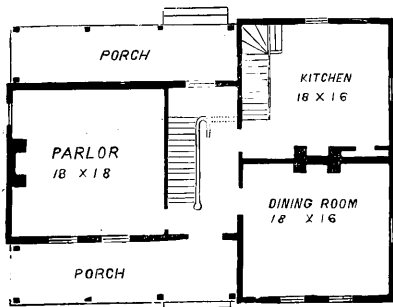
For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 22. A Substantial Dwelling.

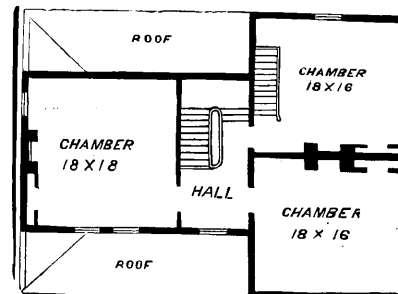


FRONT ELEVATION.

These illustrations consist of the floor plans and elevation of a frame dwelling house, constructed substantially as is shown. It is intended to have a cellar throughout, and finished rooms in the attic. This dwelling will cost about \$2,000 to \$2,400.



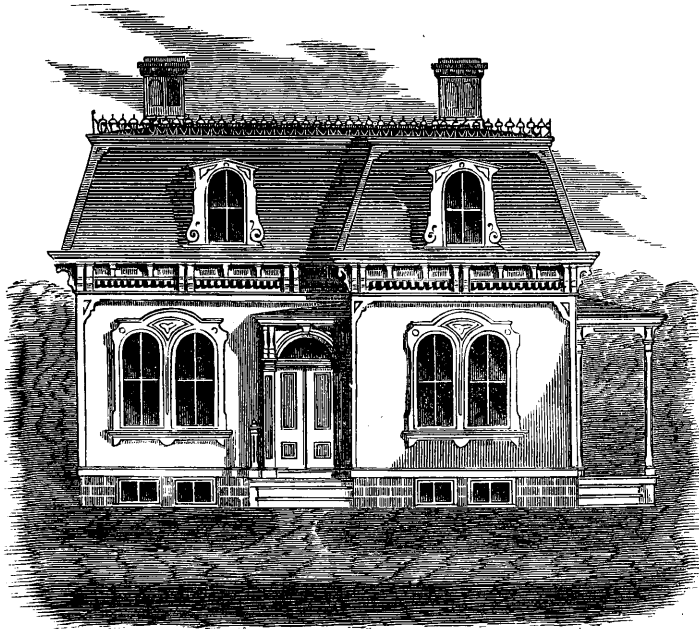
FIRST FLOOR.



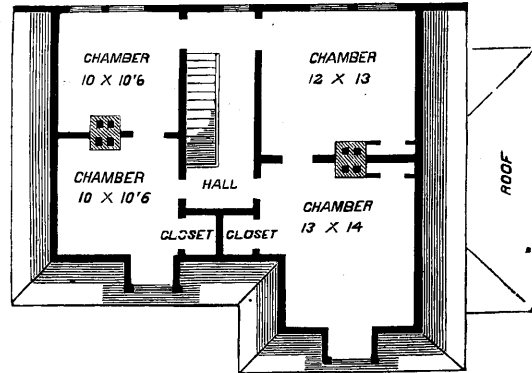
SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 23. A Mansard Roof Dwelling.



FRONT ELEVATION.



SECOND FLOOR.

A MANSARD ROOF DWELLING.

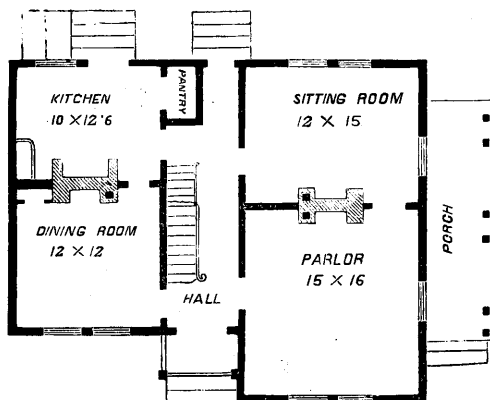
The principal floor of this design is elevated three feet above the surface of the ground, and is approached by the front steps leading to the platform.

The height of the first floor is eleven feet, the second ten feet, and the cellar six feet six inches in the clear. The porch is so constructed that it can be put on either front or side of the house, as it may suit the owner. The rooms, eight in number, are airy and of convenient size. The kitchen has a range, sink and boiler, and a large closet, to be used as a pantry.

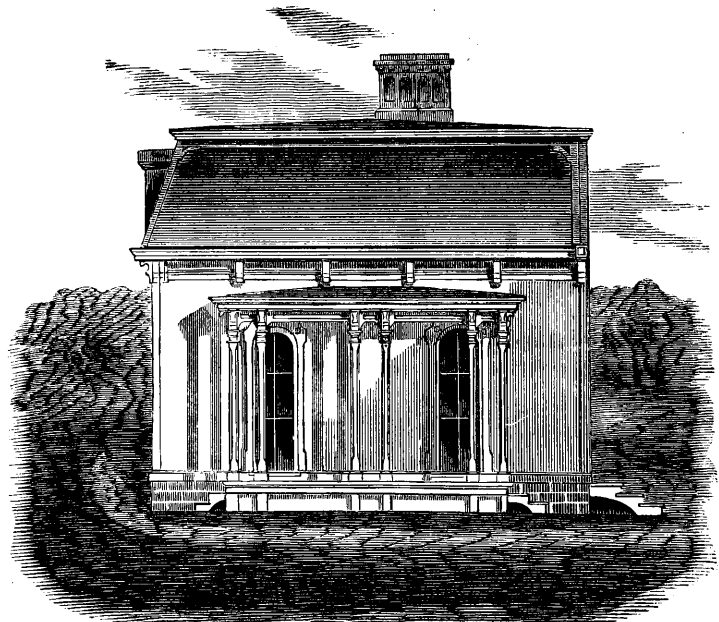
The windows leading out to the porch will run to the floor, with heads running into the walls.

In the attic, the chambers are:—10x10½ feet, 13x14 feet, 12x13 feet, 10½x10 feet, and a hall 6 feet wide, with large closets and cupboards for each chamber.

The building is so constructed that an addition can be made to the rear any time, by using the present kitchen as a dining-room, and building a new kitchen. Cost \$2,500.



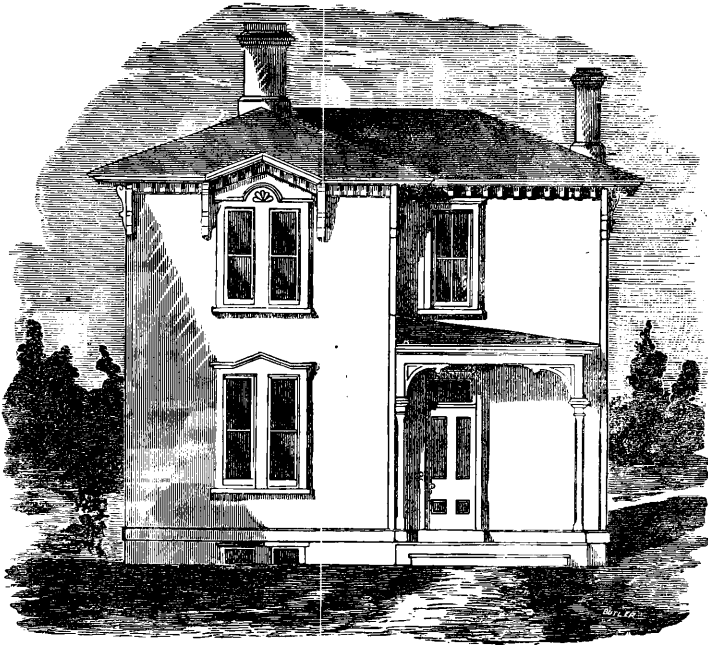
FIRST FLOOR.



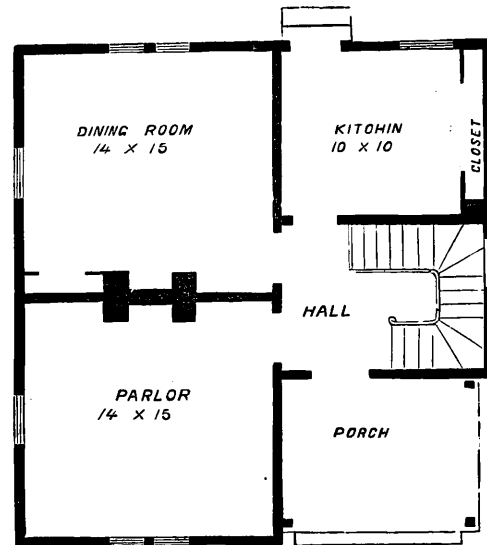
SIDE ELEVATION.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 24. A Frame Cottage.

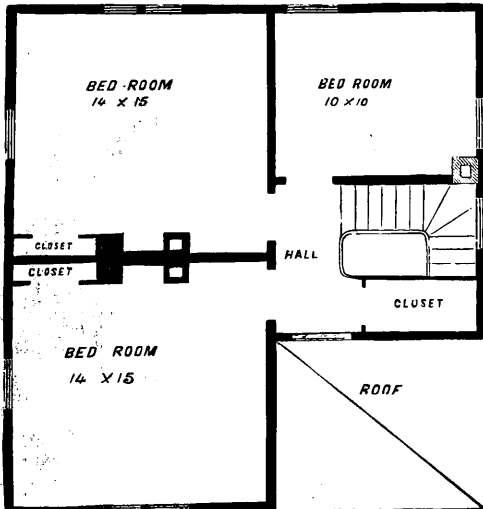


FRONT ELEVATION.

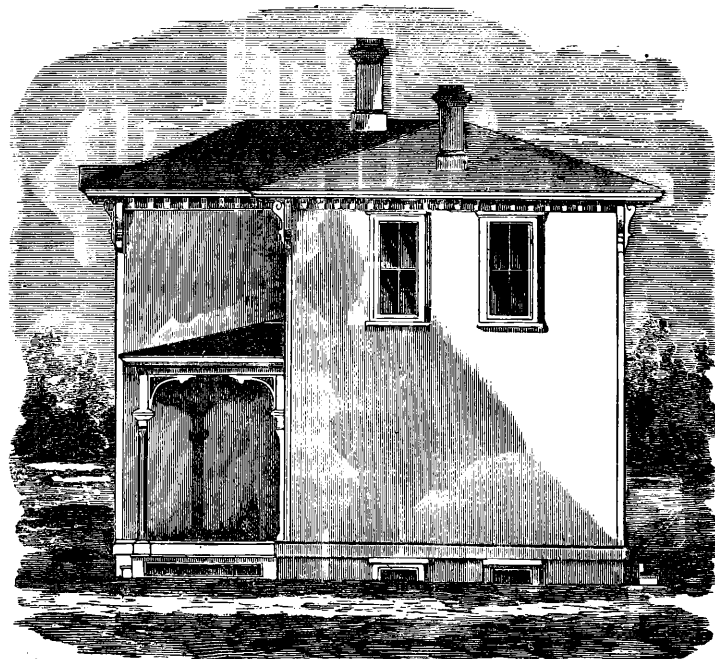


FIRST FLOOR.

This design embraces floor plans and elevations for a frame cottage, of six rooms, and should be built for about \$1,500. The walls are intended to be enclosed with "patent milled weatherboarding." To make a frame house warmer, many persons are putting a layer of heavy paper-felt under the weatherboarding—nailing it to the studs—and this is, no doubt, a very good plan, as frame houses, as usually constructed, are cold and uncomfortable during the winters in this country. It is comparatively inexpensive, costing but a few cents per square yard.



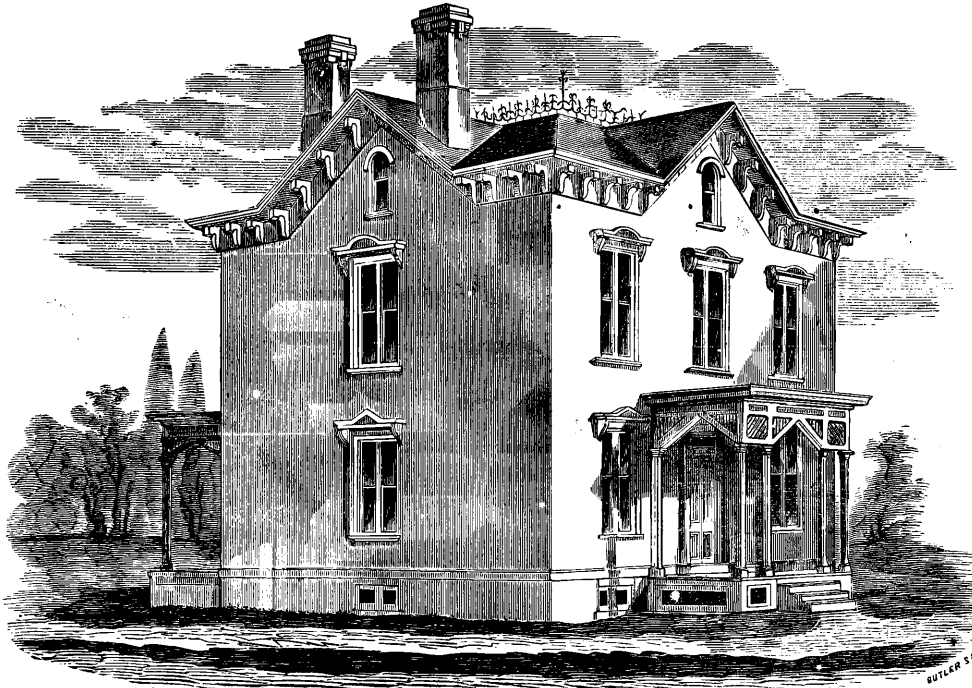
SECOND FLOOR.



SIDE ELEVATION.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 25. A Suburban Dwelling.

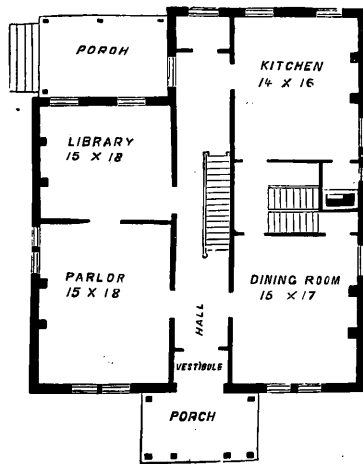


PERSPECTIVE VIEW.

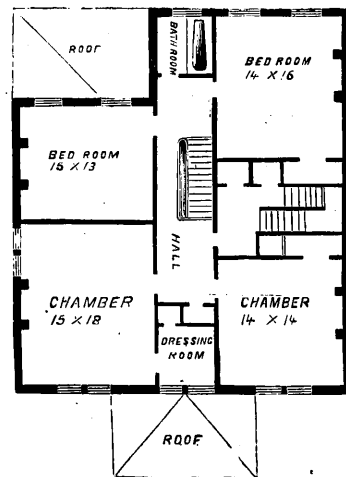
A SUBURBAN DWELLING.

In this design we have provided four rooms on each of the two principal floors, with halls, stairs, pantries, closets, etc., and coat-room at the rear of hall. Two or three rooms can be provided in the attic. The walls should be constructed of brick, and the cornices, window dressings, etc., may either be of wood or galvanized

iron. This building, if constructed in accordance with plans, makes a comfortable, convenient house, and would compare favorably in appearance with many more pretentious and costly buildings. If constructed and finished in the best manner, the cost would be about \$5,500.



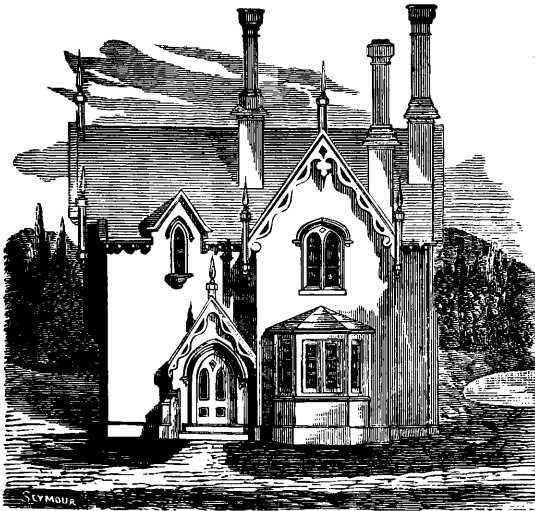
FIRST FLOOR.



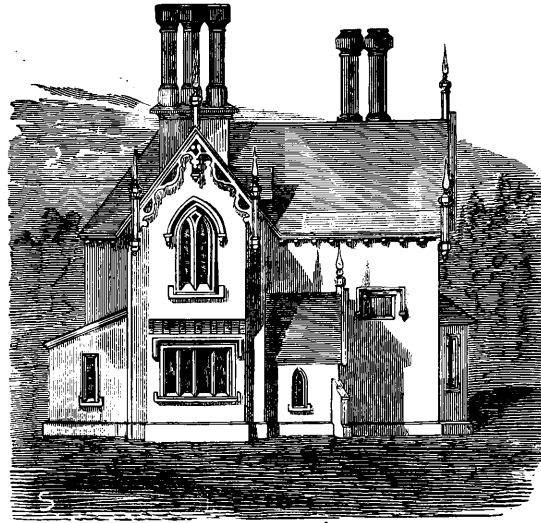
SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 26. A Gothic Cottage.



FRONT ELEVATION.



SIDE ELEVATION.

A GOTHIC COTTAGE.

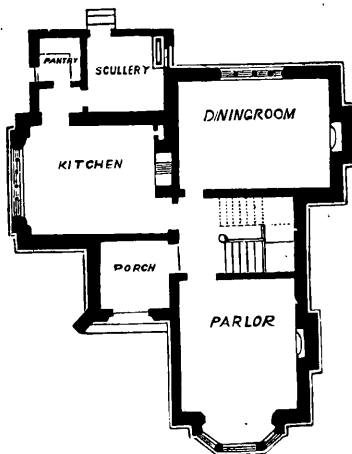
It is intended that this building shall be constructed of brick, with stone corners. The roof is of slate, and the chimney tops of terra cotta ware, which can be obtained of any pattern or size.

The plans exhibit accommodations for a family of four or five, there being three chambers on the upper floor of ample size. The first floor contains the parlor, dining-room and kitchen, with the pantry and scullery attached. The hall is lighted by the window opposite the landing in the second story. There is a fire-place in

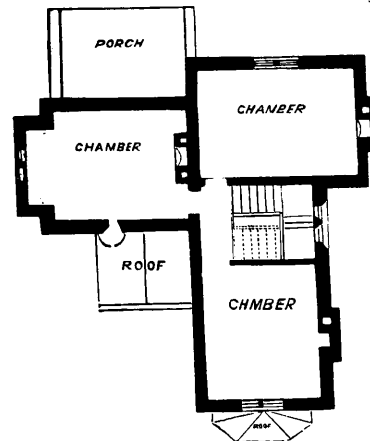
each apartment. Throughout the base of the building there is a cellar, having stairs beneath the main stairway.

The rooms are in size as follows: First floor, parlor, 14x16 feet; dining-room, 14x18 feet; kitchen, 14x16 feet; porch, 8x8 feet; scullery, 9x9 feet. Second floor, chamber over parlor, 14x18 feet; over dining-room, 14x18; over kitchen, 14x16 feet.

If constructed of brick with stone corners and caps, with cellar throughout, stone foundation and slate roof, and finished in first-class style, can be built for about \$5,000.



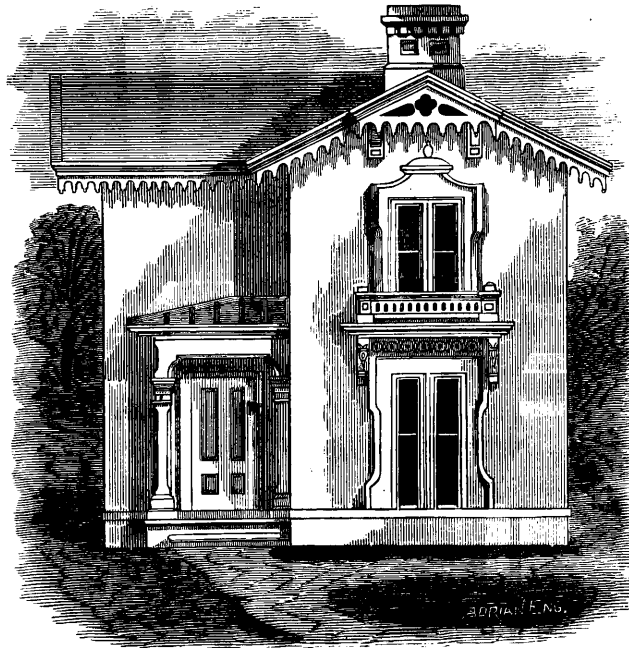
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 27. A Cheap Cottage.



FRONT ELEVATION.

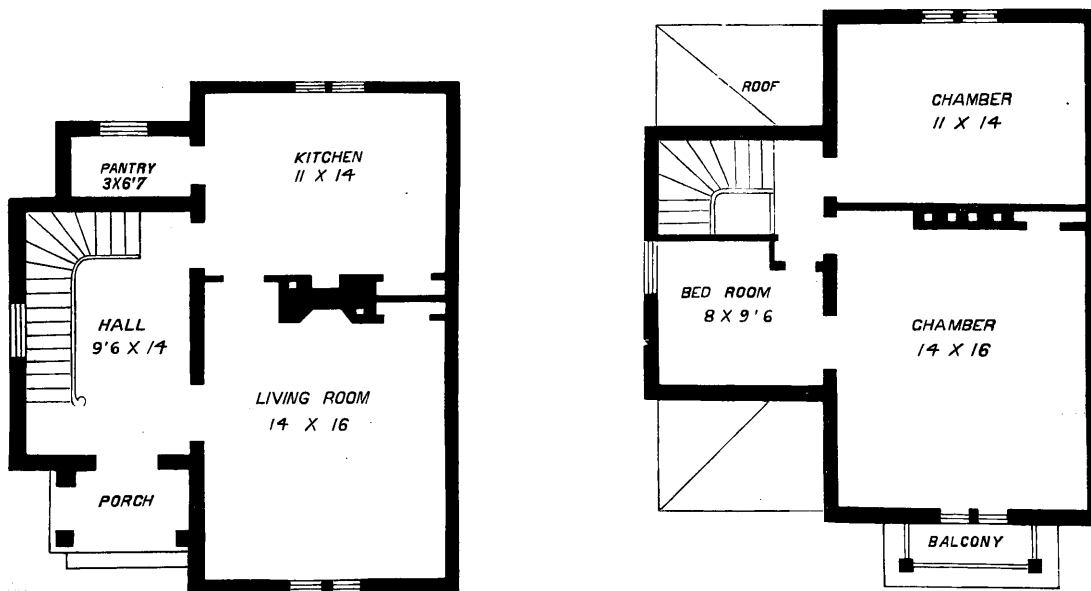
A CHEAP COTTAGE.

This design is for a comparatively small building, containing but four rooms, a small room over hall, and pantry in rear of hall. There is very little pretension in its appearance, but it possesses an air of neatness and comfort, so much desired. The ornaments are few and simple, and at the same time present many bold features.

The porch and pantry, placed on opposite sides of the hall, give symmetry to the design. The apartment marked "living room" is intended to be used both as a sitting and dining-room, and in cold weather as parlor also. The hall will serve admirably for

the latter purpose in the summer months. The window in the kitchen is designed to open to the floor, thus giving means of egress. The stairs to the cellar are beneath the hall. The flues are to be overdrawn, so as to issue from the point in the roof indicated in the elevation. The building will accommodate a family of four or five persons, servant included.

This building, if constructed of wood, in a plain and substantial manner, would cost \$1,500. The cost can be increased by constructing it of brick, and finishing it in good style.

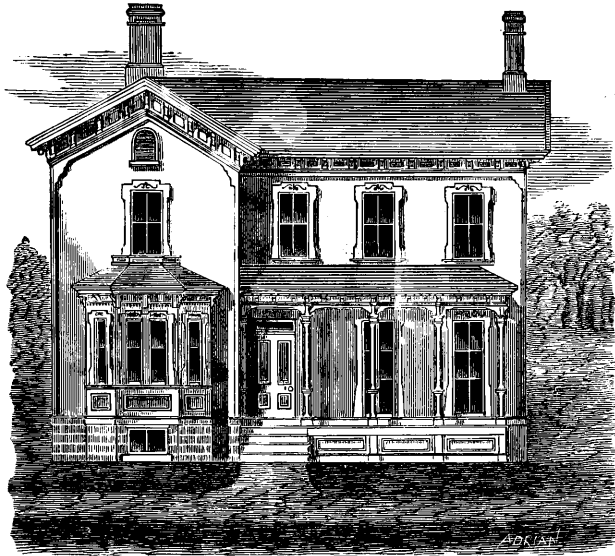


FIRST FLOOR.

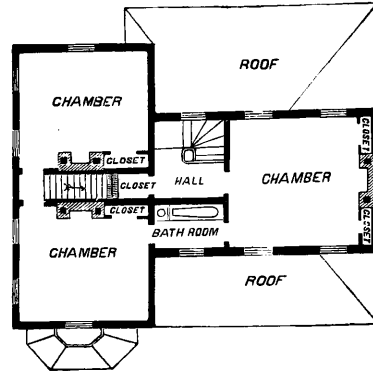
SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 28. A Substantial Residence.



FRONT ELEVATION.



SECOND FLOOR.

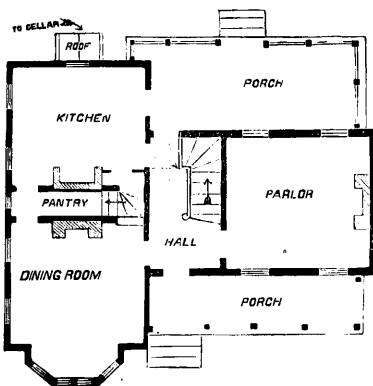
A SUBSTANTIAL RESIDENCE.

The architect has, in the selection of this plan, avoided all useless and unsuitable ornaments, and chosen cheap, but at the same time substantial, materials, so that not a dollar more will be expended in the execution of this design than the same accommodation would cost in the usual plain modes of building. The rooms are all large and airy, being in size as follows: First floor, parlor, 15x17 feet; dining-room, 15x14 feet, exclusive of bay window; kitchen, 15x14 feet; pantry, 3x11 feet; hall, 8 feet wide; front porch, 8½ feet wide; back porch, 11 feet wide. Second

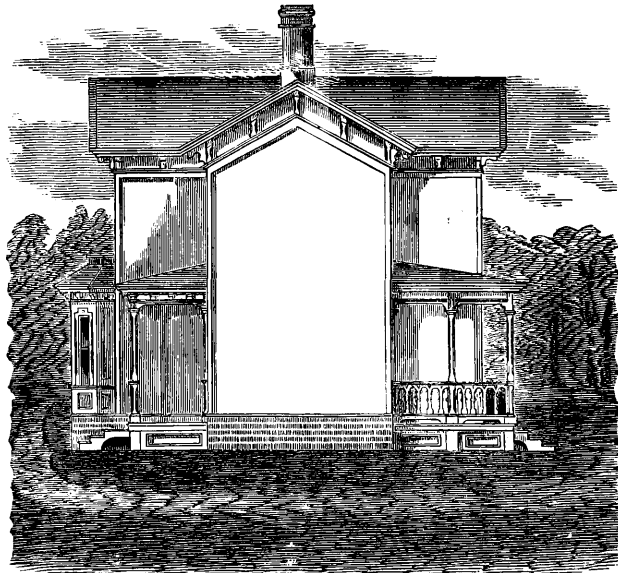
floor, chamber, 15x17; chamber, 15x14; chamber, 15x14; bath-room, 5½x8. The porches on the front and side, and the neat bay window in dining-room, preserve the symmetrical form of the building.

The inner arrangement of the building is worthy of careful study. Every inch of space is utilized to the greatest possible advantage, and without additional expense in the construction.

The building is intended to be built of wood, but brick could be used with some additional expense, and if finished in good style, with cellar throughout, would cost about \$3,000.



FIRST FLOOR.



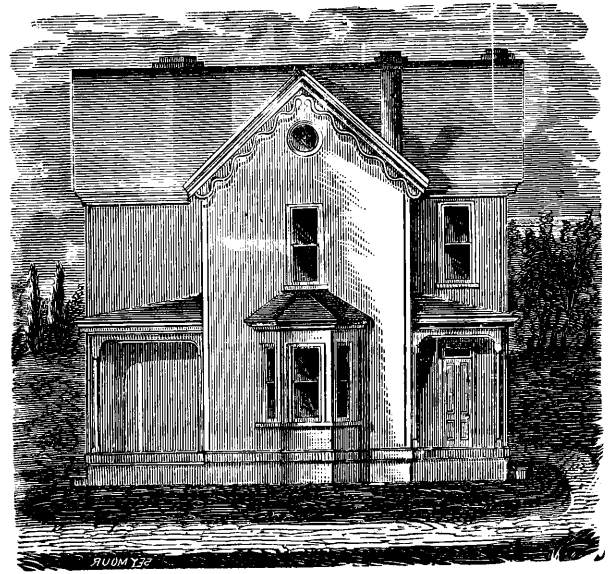
SIDE ELEVATION.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 29. A Suburban Cottage.



FRONT ELEVATION.



SIDE ELEVATION.

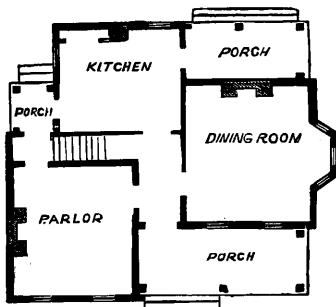
A SUBURBAN COTTAGE.

This is a neat design for a pleasant and well arranged cottage, suitable for a suburban lot or a small country place. The first floor plan shows the parlor, dining-room and kitchen, with main hall through the centre, and side hall with stairs leading to second floor. The dining-room has a neat bay window at the side. The entrance veranda in front adds much to the appearance and attractiveness of the house, especially when adorned with climbing vines.

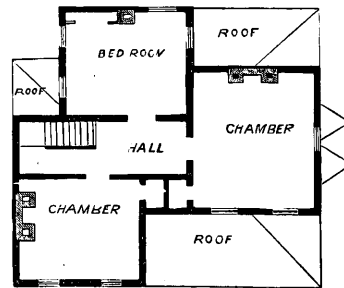
The second floor plan gives three chambers, with two closets over the hall. The

very desirable feature about this house is *ventilation*—a matter often neglected in the erections of houses and buildings. The attic can be finished into three apartments, thus giving a cottage of nine rooms, exclusive of halls and closets. The building is intended to be built of wood, but brick could be used. If constructed in a plain manner, it could be done for \$2,000, but could be made to cost \$3,000 or \$3,500.

The rooms are all of comfortable size. On first floor:—Parlor, 14x15; dining-room, 14x16; kitchen, 14x12. Second floor:—Room over parlor, 14x12; over dining-room, 14x16; over kitchen, 14x12.



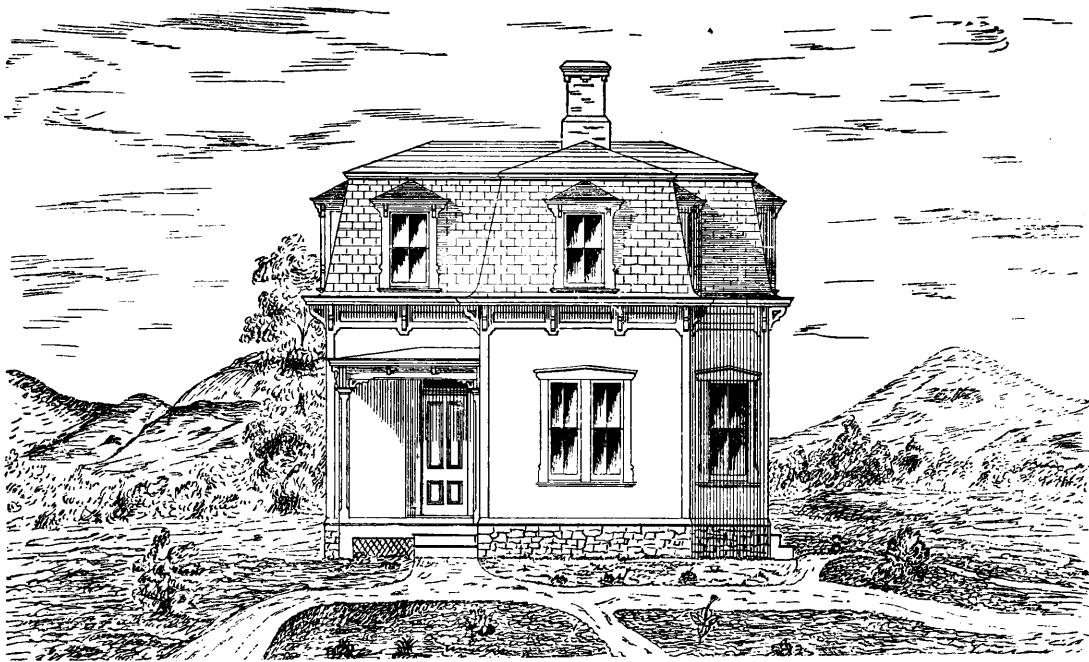
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

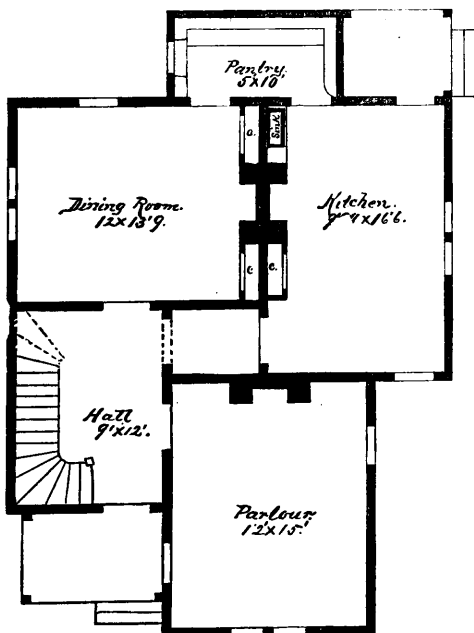
No. 30. A Mansard Cottage.



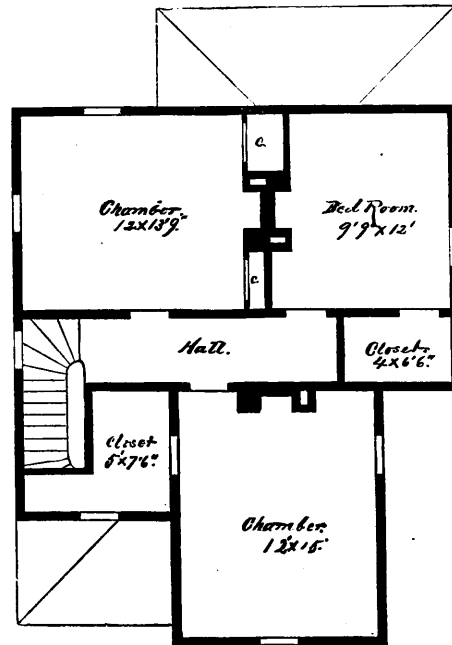
FRONT ELEVATION.

This design is intended for a narrow lot in the suburbs, and affording sufficient room for a small family. On the first floor will be found a hall 9x12 containing the stair, under which is the stair leading to the cellar; the latter will be 6½ feet in clear. and will contain coal vault and necessary store-rooms. Leading from the hall is the entrance to parlor and dining-room, and kitchen; the latter may be cut off from the hall by means of a door at the arch. We have two closets in the dining-room, a closet

and sink in the kitchen, and a large pantry, with ample shelving, connecting the two. In the rear the kitchen is supplied with a porch, whilst the front entrance is also protected by a piazza. On the second floor we have three chambers, all supplied with large closets, the rooms well lighted, and having direct entrances from the hall. The height of first story is 10 feet and second story 9 feet in clear. This cottage may be built for about \$2,500.



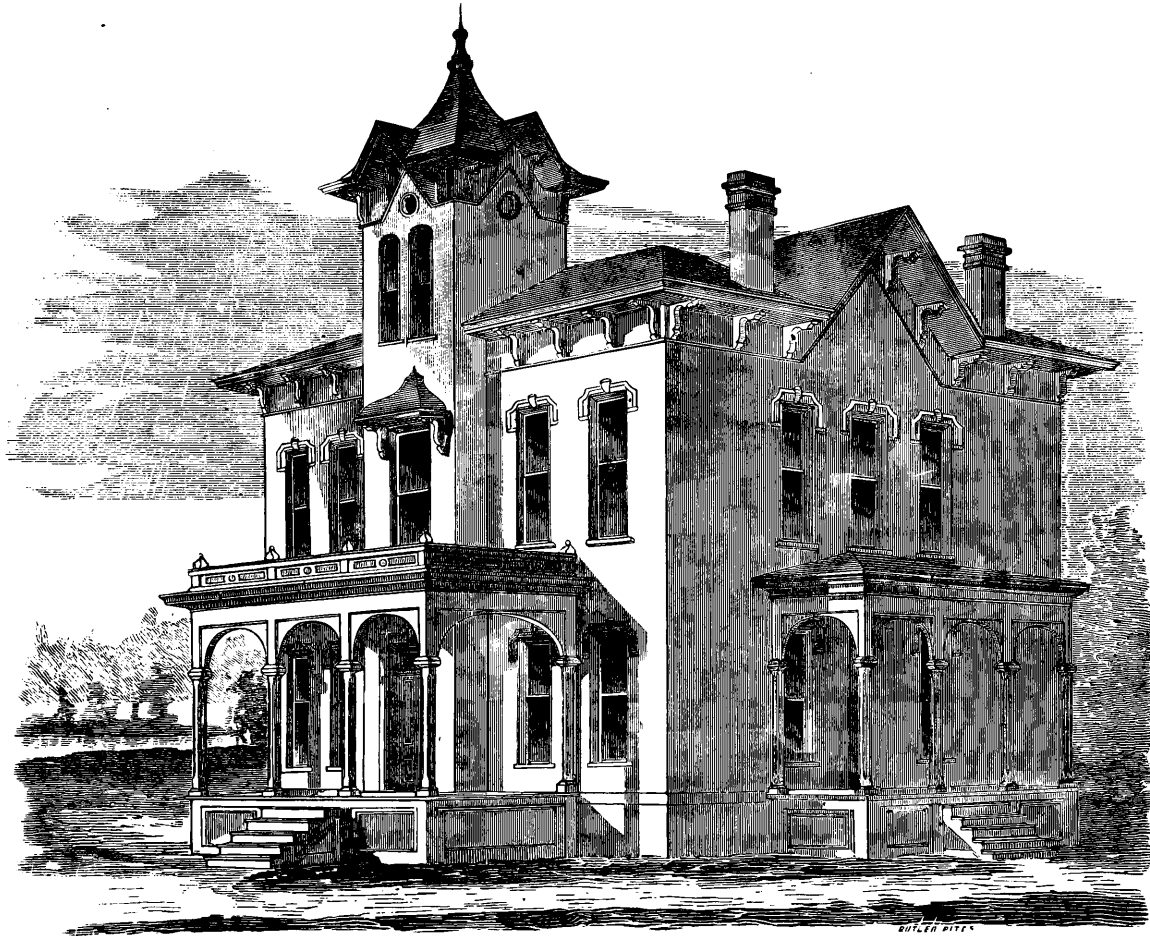
FIRST FLOOR.



SECOND FLOOR.

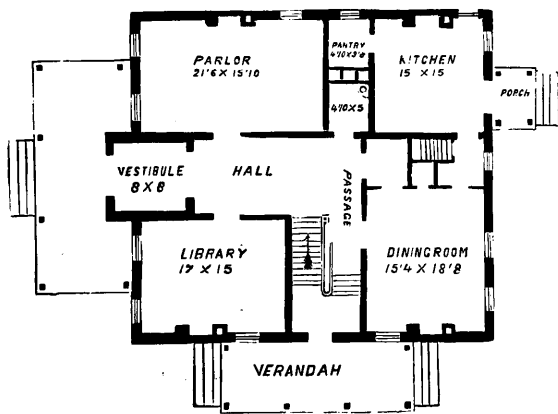
For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 31. A Suburban Residence.

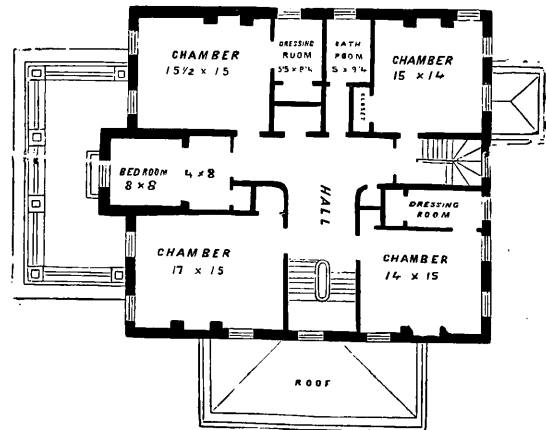


PERSPECTIVE VIEW.

This building is 42½ feet front, by 44 feet deep, the tower projection being in addition. A cellar extends throughout the entire building, 7 feet high in the clear. The first floor contains halls, stairs, parlor, 15½x21½; library, 15x17; dining-room, 15x18½; kitchen, 15x15; two pantries, silver closet and coat-room. The principal stairs are placed inside, or across the hall, into which is an entrance from the side veranda. On the second floor we have five bed-rooms, with two of which are connected dressing-rooms of good size. There is also a good supply of closets, bath-room, etc. The private staircase is continued to the attic, in which are four finished rooms, closets, etc. The cellar walls are built of quarry building stone, faced above ground with cut work, and the walls and main partitions are built of brick. Cost about \$10,000.



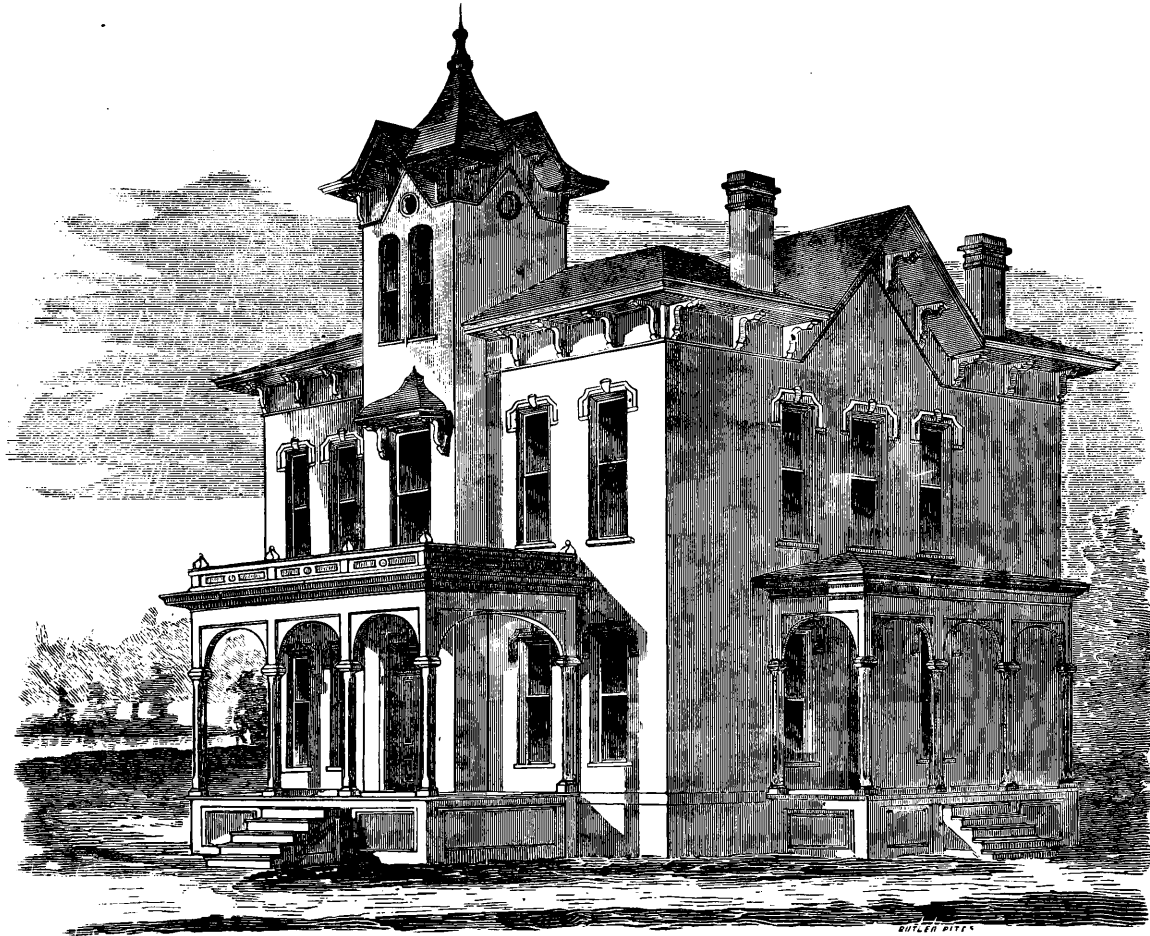
FIRST FLOOR.



SECOND FLOOR.

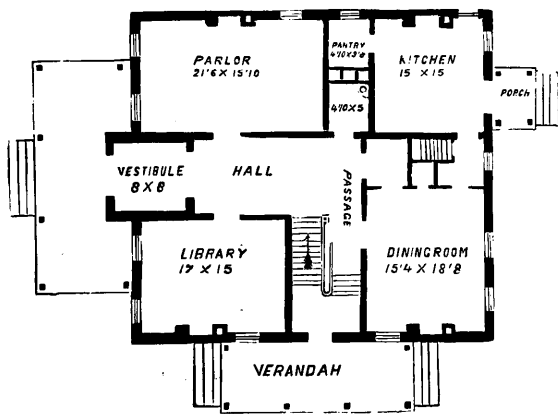
For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 31. A Suburban Residence.

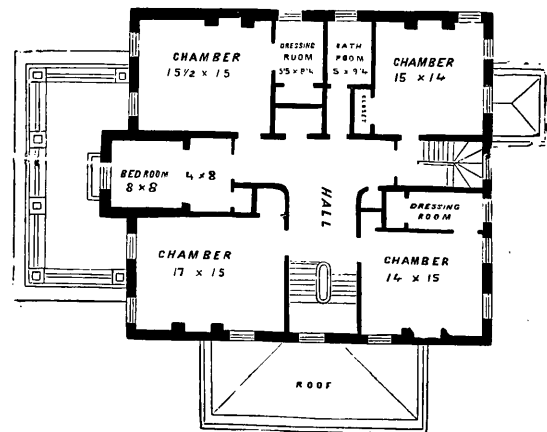


PERSPECTIVE VIEW.

This building is 42½ feet front, by 44 feet deep, the tower projection being in addition. A cellar extends throughout the entire building, 7 feet high in the clear. The first floor contains halls, stairs, parlor, 15½x21½; library, 15x17; dining-room, 15x18½; kitchen, 15x15; two pantries, silver closet and coat-room. The principal stairs are placed inside, or across the hall, into which is an entrance from the side veranda. On the second floor we have five bed-rooms, with two of which are connected dressing-rooms of good size. There is also a good supply of closets, bath-room, etc. The private staircase is continued to the attic, in which are four finished rooms, closets, etc. The cellar walls are built of quarry building stone, faced above ground with cut work, and the walls and main partitions are built of brick. Cost about \$10,000.



FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

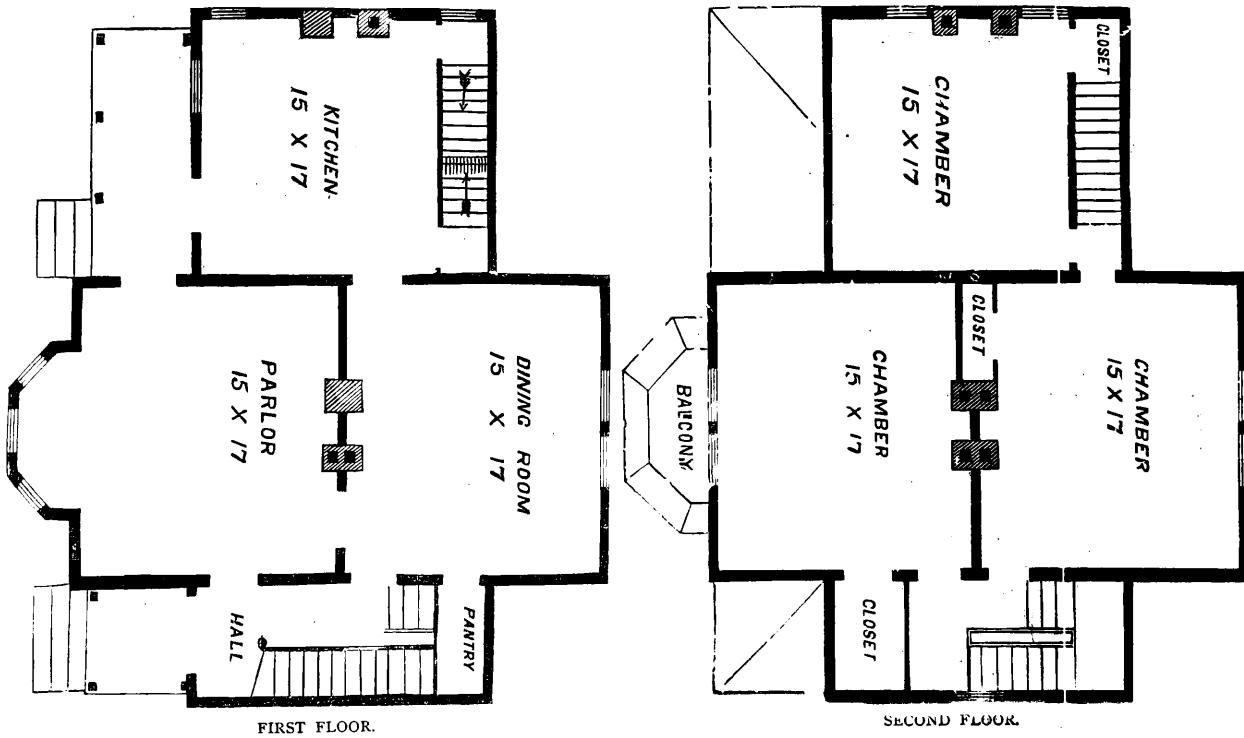
No. 32. A Popular Cottage.



ELEVATION.

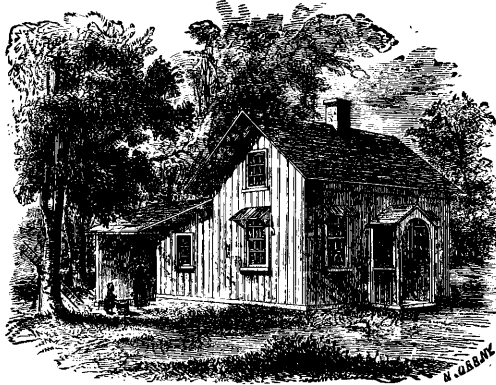
This cottage design is a very popular one. It combines all the essentials of a cottage besides having many advantages not found in the ordinary cottage home. The foundations are of stone. The cellar extends under the whole house, and is floored with cement. The frame is made in the ordinary style of framing now used, well timbered, and sheathed with hemlock boards; roof of shingles, and the trimmings of clear pine.

The first story is 10 feet, and the second story 9 feet; the first story rooms and hall are corniced, and the ceilings ornamented with center pieces; walls, hard finished; the inside trimmings are 7½ inches wide and heavily molded; stairs wide, with walnut rails, balusters, and newel; sink, pump, closet, etc., complete. This cottage, finished in a plain, substantial manner, can be built for \$2,000.

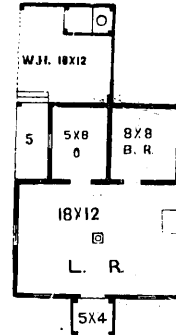


For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 33. A Farm Cottage.



ELEVATION.



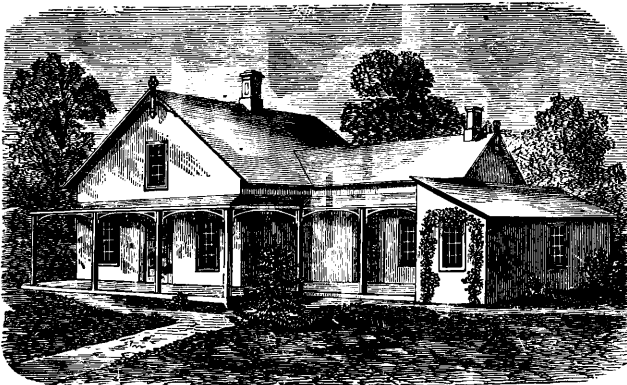
PLAN.

A FARM COTTAGE.

This cottage is ten feet high from the sill to the plates, and may be built of wood, with a slight frame composed of sills and plates only, and planked up and down (vertically) and battened; or grooved and tongued, and matched close together; or it may be framed throughout with posts and studs, and covered with rough boards, and over these clapboards, and lathed and plastered inside. The first mode would be the cheaper, although not so warm and durable as the other. On the second plan of building, it will cost near or quite double the amount of the first, if neatly painted. The main body of this cottage is 18x12 feet, with a lean-to, 8 feet wide, running its whole length

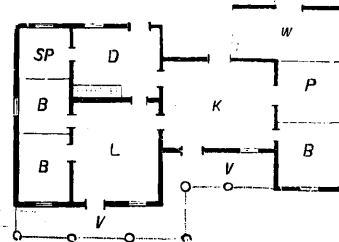
in the rear. The roof, which is raftered, boarded, and shingled in the usual mode, is well spread over the gables, as well as over the front and rear—say 18 inches. This being designed as the humblest and cheapest kind of cottage, the cost is small. On the plan first named, stained with a coarse wash, it can be built for \$300. On the second plan, well-framed of sills, plates, posts, studs, etc., covered with vertical boarding and battens, or clapboarded, and well painted in oil, it would cost \$500 or \$600. Stone or brick, without paint, would add but little, if anything, in cost over the last sum. The ceiling of the main floor is 8 feet high, and a low chamber or garret is afforded above it, to which a step-ladder ascends.

No. 34. A Prairie Home.



ELEVATION.

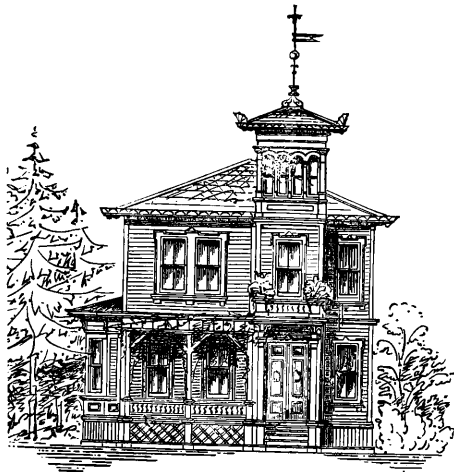
Plan:—L, living-room, 12x13; K, kitchen, 12x14; D, dining-room, 9½x12; B, B, B, bed-rooms, 9x8 and 8x8; S P, summer pantry, 8x8; B, pantry, 8x8; W, wood-shed; V, V, veranda. The summer pantry can be used in winter for a place to keep meat and as a store-room. Being away from the kitchen fire, it will keep fresh meat a long time, in suitable weather. The cost of this design will not exceed \$1,400.



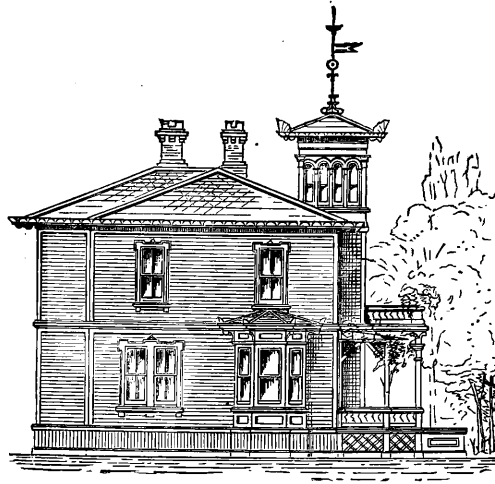
PLAN.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 35. A Convenient Cottage.



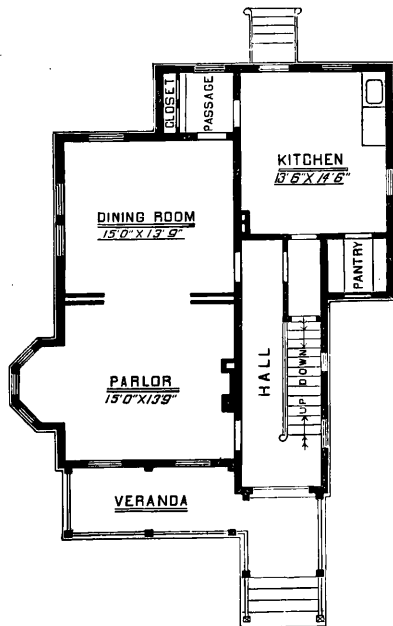
FRONT ELEVATION.



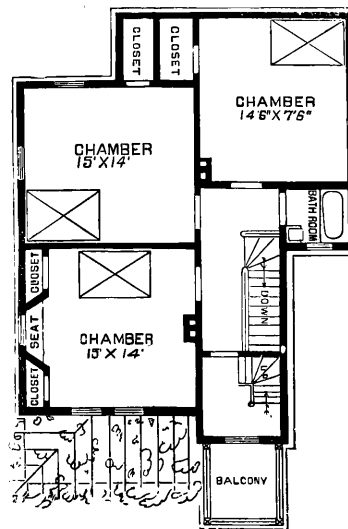
SIDE ELEVATION.

DESIGN FOR A COTTAGE.

This is a neat design for a pleasant and convenient cottage. The cost of building it will vary from \$2,500 to \$3,000, according to finish.



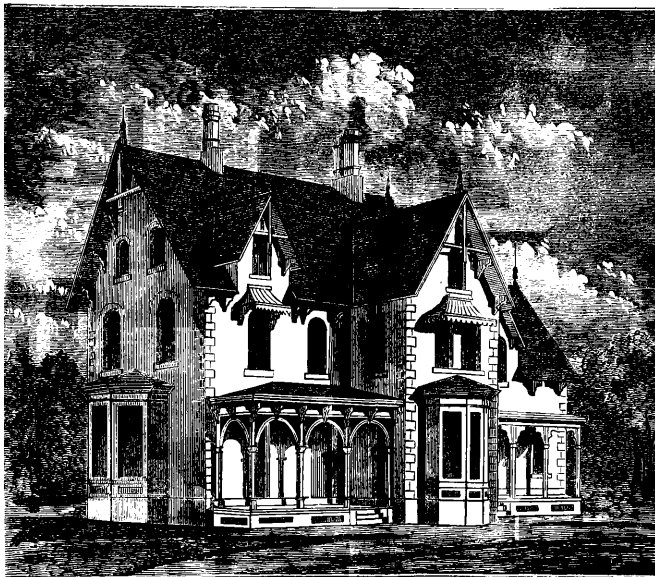
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 36. A Suburban Residence.

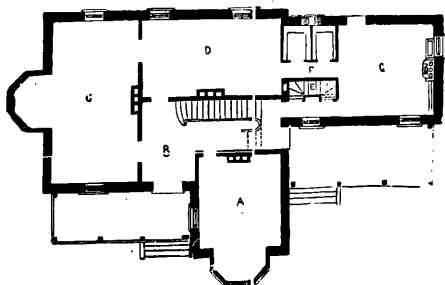


ELEVATION.

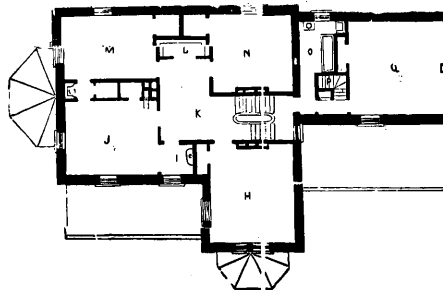
A SUBURBAN RESIDENCE.

The accompanying illustrations present a suburban villa calculated to combine internal comfort and external effect; a union that is always to be wished for. It is well lighted and thoroughly ventilated, with the chimney so centrally situated as to secure and economize the greatest amount of heat possible. The first floor contains:—A, the parlor, with a large bay window; B, hall and chief staircase, with a door under it leading to the back stairs; C, the drawing-room, with a spacious bay window; D, dining-

room; E, back stairs, F, pantries; G, kitchen. The second story is arranged thus:—chamber, with clothes closet; I, dressing-room, with fixed wash-basin; J, chamber, with closets; K, upper hall and landing; L, housekeeper's closet; M, chamber, with closet; chamber, with closet; O, bath and water-closet; P, back stairs; Q, servants' sleeping room. There are also attic rooms which add much to the accommodation of this residence as well as giving additional interest in the bold gothic pitch of the roof with ample dormers. Cost about \$5,500.



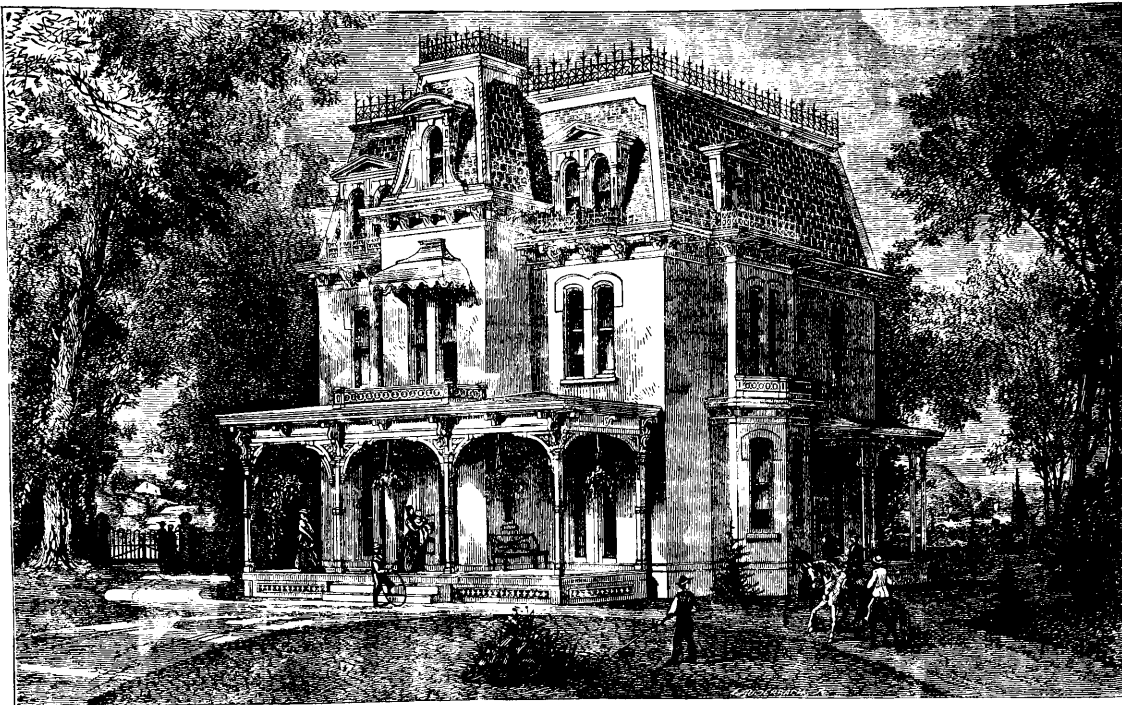
FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

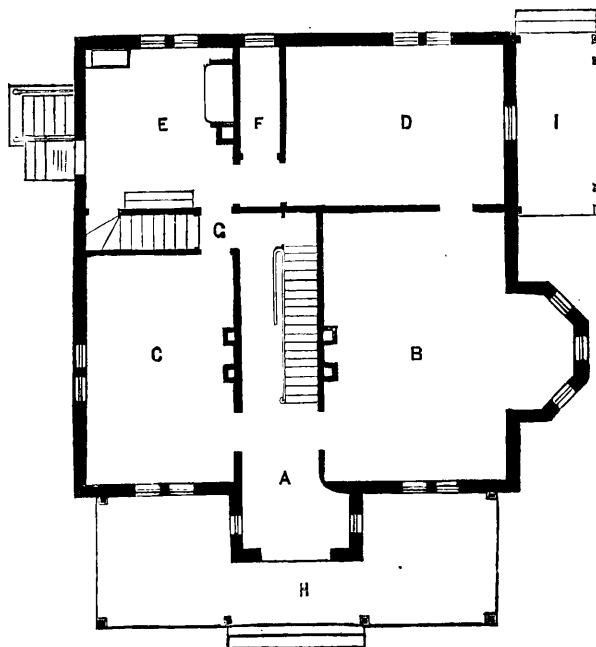
No. 37. A French Villa.



ELEVATION

A FRENCH VILLA.

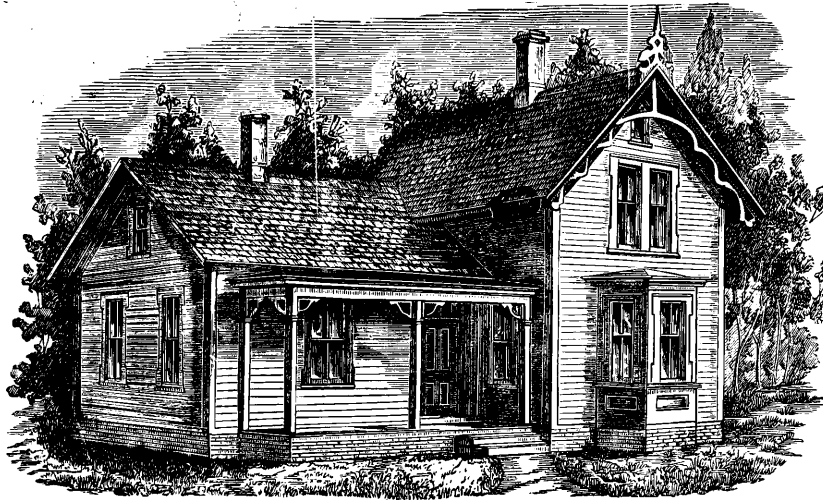
A, is the hall, 6½ feet wide, with main stairs; B, the parlor, 13½x21 feet, exclusive of bay window; C, sitting-room, 11½x17 feet; D, dining-room, 12½x16½ feet; E, kitchen, 11½ feet; F, butler's pantry, 3½x9 feet; G, private stairs from kitchen to second story; H, front porch; I, side porch. The second story contains four moderate sized chambers, with a dressing-room over the hall (within the tower), and a bath-room above the butler's pantry. The third or attic story has the same accommodations with a store-room in lieu of bath-room. Each story is provided with ample closets. Cost \$5,000.



PLAN OF FIRST FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 38. A Cheap Cottage.

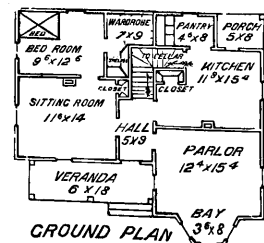
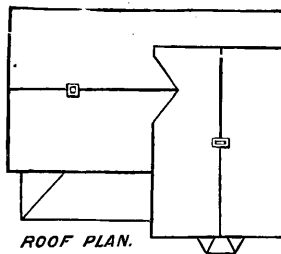
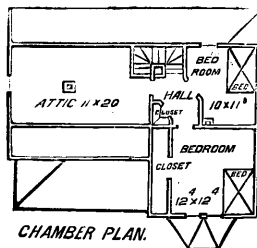


PERSPECTIVE VIEW.

A CHEAP COTTAGE.

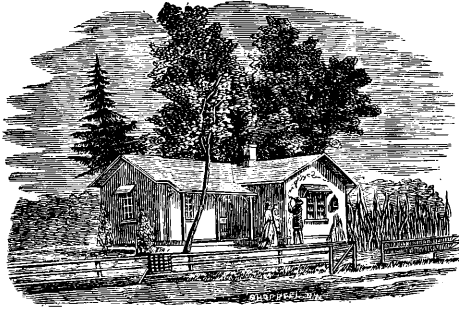
The first story of the main building contains a parlor $12\frac{1}{2} \times 15\frac{1}{2}$ feet, with a bay window $2\frac{1}{2} \times 8$ feet. A kitchen $11\frac{1}{2} \times 15\frac{1}{2}$ feet, which communicates with the cellar and back porch. In connection with the kitchen is a pantry, $4\frac{1}{2} \times 8$ feet, containing shelves, flour-bins, etc. The kitchen also contains a china-closet, beside the cellar stairs. From the veranda of the wing a hall is entered, $5\frac{1}{2} \times 9$ feet, communicating with parlor, sitting-room, kitchen and stairs to the floor above. The sitting-room is a pleasant apartment

with front and side windows and china-closet (where it is used as a dining-room), and communicates directly with the family bed-room, $9\frac{1}{2} \times 12\frac{1}{2}$ feet, which has two windows and a large wardrobe with drawers, shelves, etc. The floor above the main building has a passage with bedclothes closet and two sleeping-rooms, with swinging sashes above the doors for ventilation, and, if desired, a ventilating shaft to communicate with the attic, through which a current of air passes from the ventilators into the gables. The chimneys are so located that two answer for the whole house. Cost \$1,200.

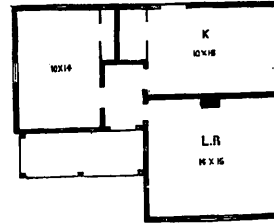


For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 39. One-Story Cottage.



ELEVATION.

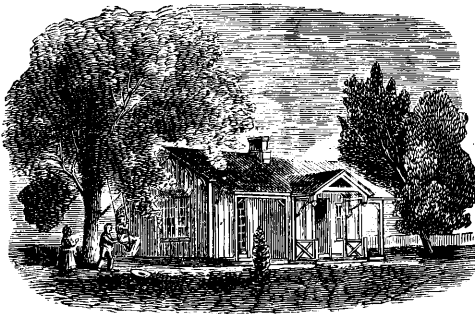


GROUND PLAN.

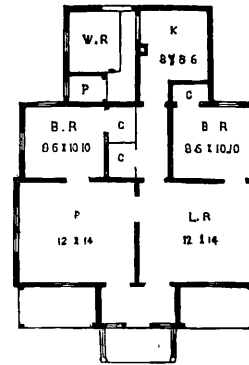
The accompanying illustration shows how a simple design may be rendered tasteful and convenient at a small expense. The interior of the house was planned to suit the housewife. Each room is entered directly from the entry, and this being the only connection between them, no one can be used as a passage-way to others. The kitchen,

with all its sounds and odors, is effectually separated from the sitting-room. Each of these rooms is supplied with a pantry, and a back door opens out from the latter. The doors and trimmings are plain and substantial. Height of rooms 8½ feet. Cost estimated at \$650.

No. 40. One-Story Cottage.



ELEVATION.

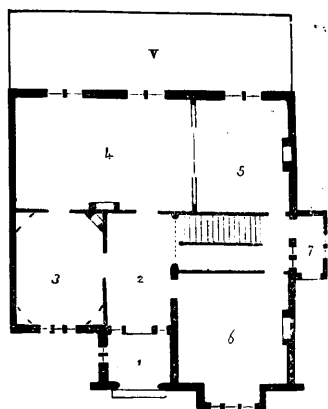


GROUND PLAN.

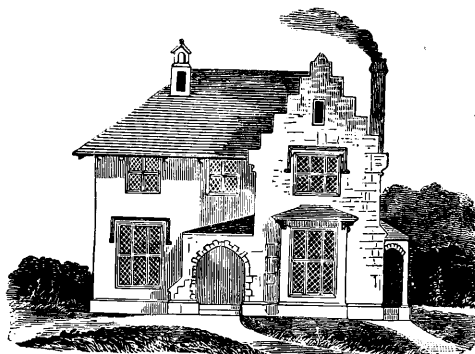
The above plan shows a very fair-sized parlor and living-room, two bed-rooms, kitchen, wash-room and closets.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

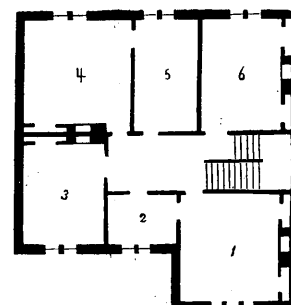
No. 41. A Parsonage.



FIRST FLOOR.



ELEVATION.



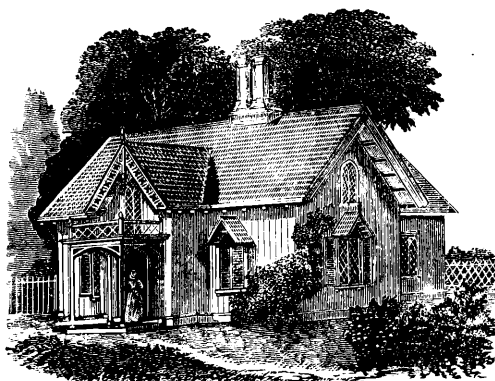
SECOND FLOOR.

A PARSONAGE.

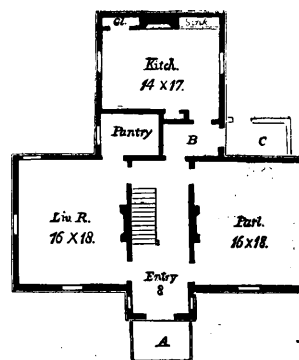
No. 1 is the entrance porch, a wide and open covered space in which, on either side, should be an ample seat for hospitable resting of the caller at the house. Within is the entrance hall, No. 2, a roomy apartment, 9x16 feet, at right angles to which is the staircase hall, and passage way to kitchen below. In this design the ground is supposed to so fall away as to allow the kitchen and domestic offices below, but in any other situation where such an arrangement would not be desirable, they can be extended in a wing from the northern side of the house. No. 3 is a parlor or ladies' room, 16x13 feet, the corners of which are cut off to form in one end a fire-place, and in the other three convenient closets. No. 4 is a large library or principal room, both for general occupancy and reception of parishioners, a large room of such a nature being far more desirable in a parsonage house than a showy drawing-room, or parlors divided by folding-doors. This room is 16x25 feet, and its western French windows, opening on to a large veranda, is a very pleasant apartment. Communicating with this is a private study for

the exclusive use of the pastor. Annexed is a back porch, which, as being nearest the church, would be the readiest entrance to the minister's study, and would give seclusion and private access to the room. No. 6 is the dining-room, the door of which is immediately at the head of the stairs from the kitchen, or if the kitchen be contained in a wing, a pantry could be constructed to take the place of the porch, No. 1, and thus connect with the kitchen. The dining-room is 15x17 feet, exclusive of the projecting window. The sleeping rooms are contained in the floor above, a plan of which will show their arrangement. No. 1 is a chamber over the dining-room, and of the same size; it has two large closets, and attached to it is a smaller room, No. 2, over the hall, which would serve as a dressing-room; or a child's sleeping apartment. No. 3 is over ladies' room, with roomy closet. Nos. 4, 5 and 6, are conveniently arranged sleeping rooms over the library and study. In the attic, formed by the high pitch of the roof, could be made two airy, good-sized rooms, lighted and ventilated by windows in the gables at the east, west and south. Cost about \$3,000.

No. 42. A Symmetrical Cottage.



ELEVATION.



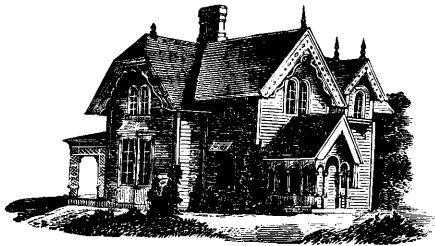
GROUND PLAN.

This cottage is designed in the rural gothic or English manner, but much modified, so as to adapt it to almost any site. The light, open porch of this cottage may be omitted without injuring the design. In the plan, A is the porch, from which we enter the hall or entry, 8 feet wide, with the two best rooms, each 16x18 feet, on either side of it. Connected with the living-room, in its rear, is a good pantry. B is the back entry communicating with the kitchen. C is the back porch, which may be left open in summer and enclosed in winter, when it will serve as a place for coal and wood. On one

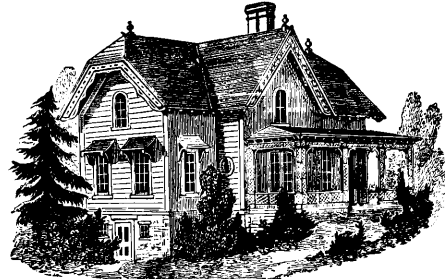
side of the kitchen fire-place is a closet, and on the other a sink, into which, if possible, a water-pipe should be brought. The first story of this cottage is ten feet, and the second story five feet on the sides, and eight feet in the middle of the rooms. The pitch of the roof is a right angle. The cost of this cottage, with the interior neatly finished and painted in oil color, and the two principal rooms grained and varnished like oak, and their walls papered with suitable paper—all the other rooms having brown walls whitewashed—would be \$800.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 43. A Rural Cottage.



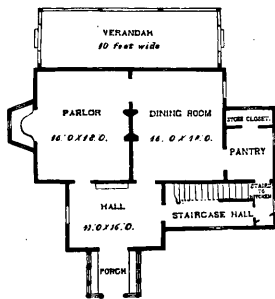
MAIN ENTRANCE.



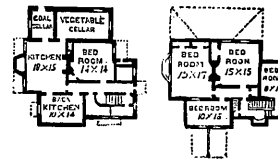
RIVER FRONT.

In this beautiful design the entrance is through a porch, that serves for a veranda on that side. The hall is of liberal size, and is almost as useful as a room, having a window in it commanding a pretty view. The parlor and dining-room communicate with the veranda. A roomy pantry and lock-up closet are provided in connection with the dining-room, and a lobby is shut off at the head of the basement stairs. In this is a washstand, etc. Up stairs are four bed-rooms. There is a large garret of good height over-

head. The kitchen accommodation, etc., is in the basement. In the arrangement of the chamber plan it will be seen that a projecting dormer window is introduced in the upper hall at the head of the stairs. This supplies a pleasant recess for a chair and table at a window that looks out on a cheerful view; and as it stands out from the main hall some little distance, being supported on heavy brackets, it casts a deep shadow, even when the sun is high, and gives additional individuality to the design. Cost \$2,000.

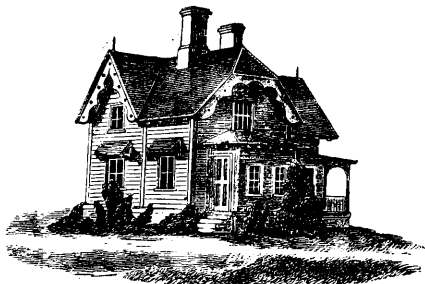


FIRST FLOOR.

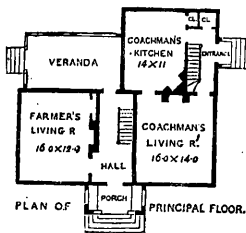


BASEMENT. SECOND FLOOR.

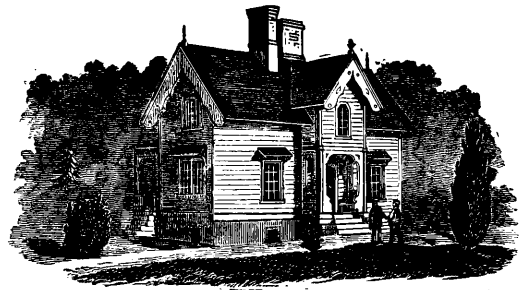
No. 44. A Double House.



ELEVATION.—One side.



PLAN OF PRINCIPAL FLOOR.

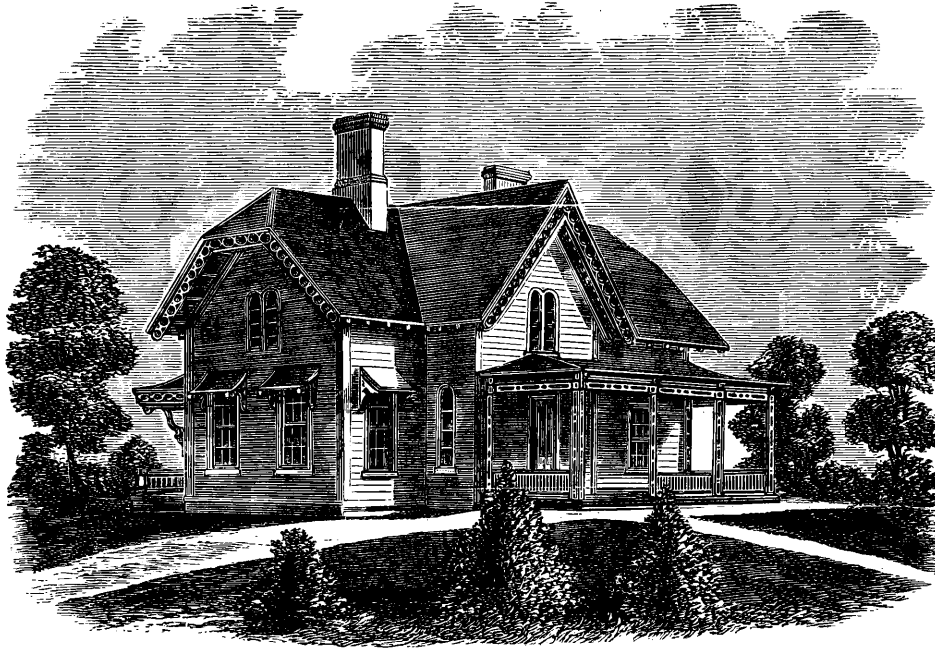


ELEVATION.—Other side.

This plan was designed for a double cottage, to be used as a residence for a coachman and farmer or gardener on a large place. It is quite convenient for the purpose, having two fronts, both of which are shown in the drawings. With a little change it would be a fine suburban cottage, suited to the wants of a small family. Cost \$1,400.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

No. 45. A Southern Cottage.

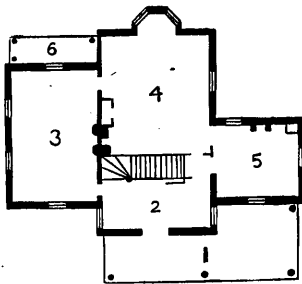


ELEVATION.

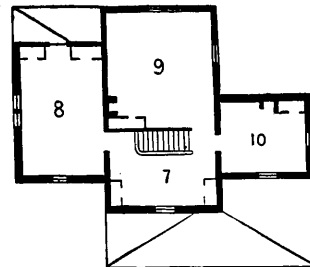
A SOUTHERN COTTAGE.

This design is intended to be built of frame, and the roof to be shingled. It should stand at such a distance from the road as to afford sufficient space for ornamental shrubbery, walks, etc. The cost of the building should fall within the limits of two thousand dollars. Upon the principal floor the porch gives access to the hall, which opens into

the parlor and dining-room; the kitchen is well placed, and ample in size. The second floor contains a hall and three liberal-sized chambers. First floor.—1, porch; 2, hall, 10½x15 feet; 3, parlor, 12½x20 feet; 4, dining-room, 15x18 feet; 5, kitchen, 12x12 feet; 6, back porch. Second floor.—7, hall, 10½x15 feet; 8, chamber, 12½x20 feet; 9, chamber, 15x18 feet; 10, chamber, 12x12.



FIRST FLOOR.



SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

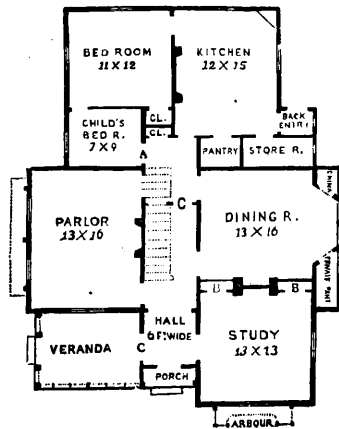
No. 46. A Clergyman's Cottage.



FRONT ELEVATION.

In this elevation we have chosen a simple cottage style—one that always befits rural scenery, and gives the most room for the cost, of any that can be adopted. The rustic veranda and rustic trellis over the windows, are intended for vines; but not merely as a support for vines, but rather as thereby giving an air of rural refinement and poetry to the house, with small expense. They are not to be included in the original cost of the cottage, but added afterwards from time to time by the clergyman himself, aided by some farm hand, expert with the saw and hammer. They should be constructed of cedar poles with the bark on, which may be had in most places for a trifle,

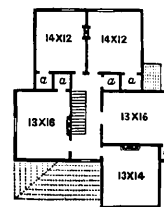
and which, if neatly put together, will be more becoming to such a cottage as this, than more elaborate carpentry work. The ground plan needs but little explanation. The study has places for books at B, B, at one of which a door might, if desirable, connect with the dining or living room. The two closets in the dining-room are so placed as to give a kind of bay window effect, both pleasant and convenient. The kitchen, a bed-room for the family, and a child's bed-room, are all placed in connection. The door between the latter and the back entry should be glazed to admit light to that part of the entry behind C. The second floor has five good bed-rooms with a closet to each. Cost \$2,000.



FIRST FLOOR.



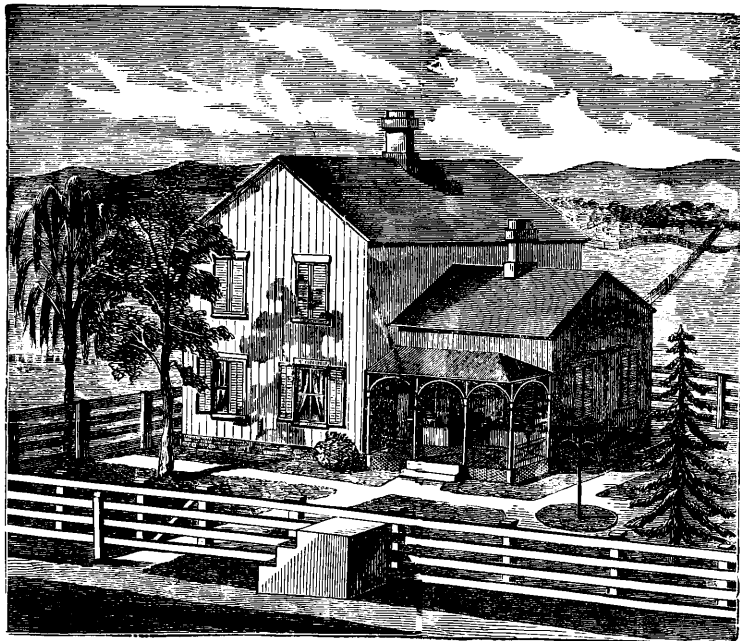
REAR ELEVATION.



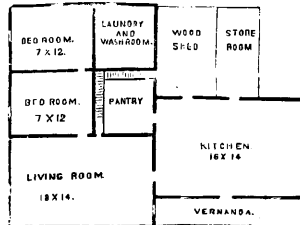
SECOND FLOOR.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

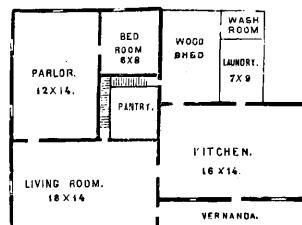
No. 47. A Farmer's Cottage.



ELEVATION.



FIRST FLOOR.—No. 2.



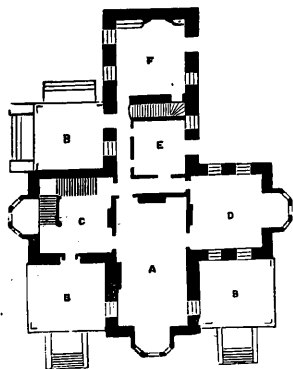
FIRST FLOOR.—No. 1.

A FARMER'S COTTAGE.

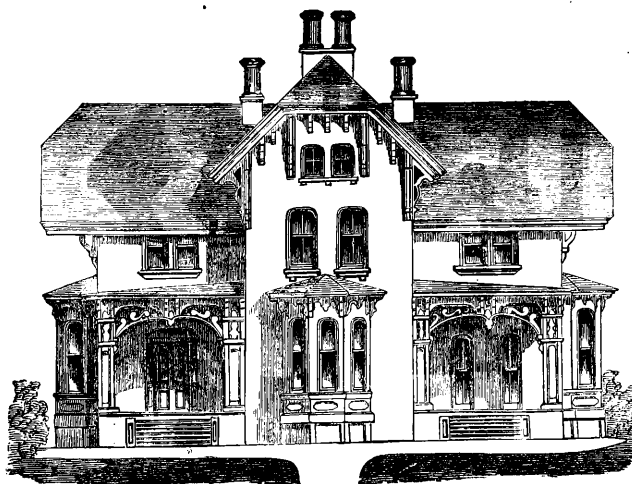
Two plans for first floor are here given, as many do not care for a parlor. The kitchen and living-room are placed in the front part of the house, as there is no good

reason why the housewife, in her daily round of duties, should be secluded and shut out from the little variety and amusement that may be derived from a sight of highway travel. Cost \$1,600.

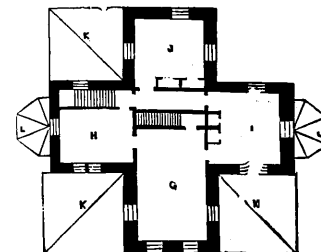
No. 48. An American Cottage.



GROUND PLAN.



ELEVATION.



SECOND FLOOR.

AN AMERICAN COTTAGE.

This cottage is intended to be of stone. It is designed particularly for a summer residence, although it makes an admirable and comfortable home at any season. The rooms are large. The roof may be of shingles or slate, and the super-

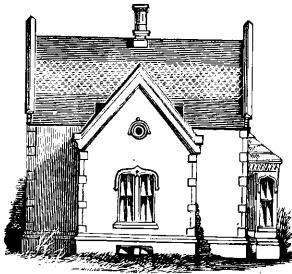
structure of rubble masonry pointed. The estimate for this house is \$6,000. A, parlor, 16x30 feet; B, porch; C, main hall, 16x16 feet; D, sitting-room, 16x16 feet; E, dining-room, 13x16 feet; F, kitchen, 16x18 feet. The second floor contains four fine chambers, as shown in the plan; the third floor two attic rooms.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

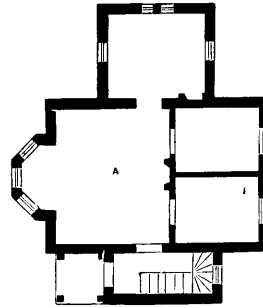
No. 49. A Pretty Cottage.



FRONT ELEVATION.



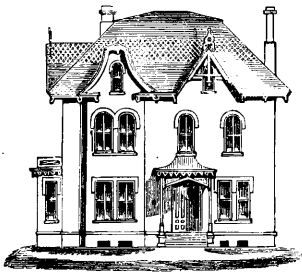
SIDE ELEVATION.



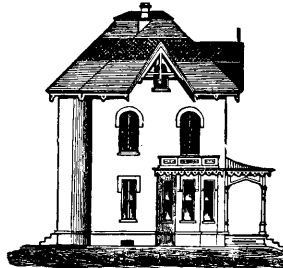
GROUND PLAN.

The ground plan of this cottage, of which two views are shown, is arranged thus:—The living-room, marked A, two bed-rooms at the rear, kitchen on the left, and hall entrance on the right. The second or half-story, gives bed-rooms over each of these. Cost about \$1,900.

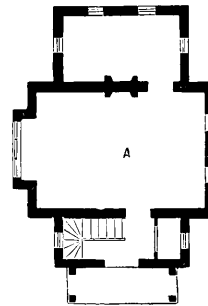
No. 50. A Pretty Cottage.



FRONT ELEVATION.



SIDE ELEVATION.



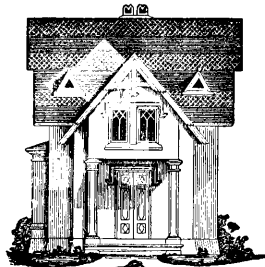
GROUND PLAN.

This plan makes the living-room, A; the whole size, omitting the two bed-rooms shown in the preceding plan. It is also smaller. Cost about \$1,500.

No. 51. A Pretty Cottage.



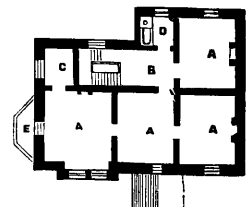
FRONT ELEVATION.



SIDE ELEVATION.



FIRST FLOOR.



SECOND FLOOR.

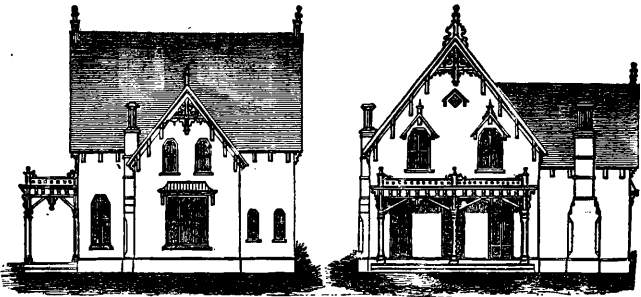
This design is of a superior class of cottages suitable for merchants, shopkeepers, artisans and clerks, and none the less adapted to thrifty laborers. A, is the parlor, with its bay window J; B, dining-room; C, kitchen, with its shelved pantry H; D, the hall; E, vestibule; F, staircase; G, chamber; I, porch. Second story, A, A, A, A, bed-rooms; B, hall; C, dressing-room; D, bath-room and water-closet; E, roof of bay window. Cost about \$1,800.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

Nos. 52 & 53. Attractive Houses.



NO. 52.—FRONT AND SIDE ELEVATIONS.



NO. 53.—FRONT AND SIDE ELEVATIONS.

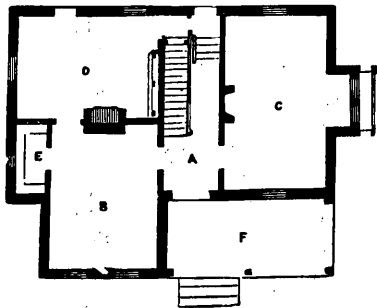
ATTRACTIVE HOUSES.

In the illustrations here given will be found some very convenient arrangements of plan. No. 52 is the ground plan of a cottage of modern dimensions, so "broken" as to produce a pleasing effect in the perspective. A, hall with staircase; B, dining-room; C, parlor, with bay windows; D, kitchen, with egress under the stair-landing to the yard; E, pantry, off the dining-room; F, piazza.

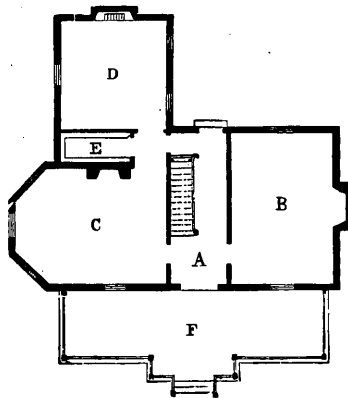
No. 53 gives the same accommodations, but in a very different form. A, hall and staircase; B, parlor; C, dining-room; D, kitchen; E, pantry convenient to both kitchen and dining-room. There is a back door at the end of the hall, as in the preceding plan.

The dining-room in this cottage is a well lighted and very cheerful apartment. F, piazza, with its approach and landing.

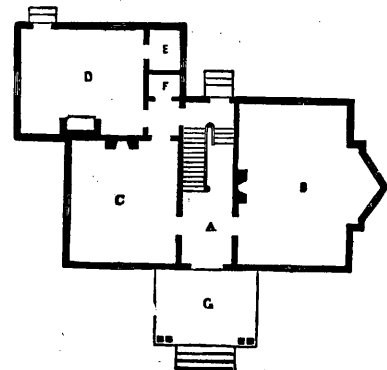
No. 54 is still another arrangement of the same amount of space. A, hall, with staircase and back entrance; B, parlor, with spacious bay window. This is a uniform and well lighted apartment; C, dining-room, off of which is a square vestibule through which communication is had with the kitchen, hall and yard, and which effectually cuts off all disagreeable odors from the cooking department; D, kitchen, having a back door leading to the yard; E, pantry off the kitchen; F, pantry off the vestibule; G, porch, with its approach steps. Each of these designs will cost about \$3,000.



PLAN NO. 52.



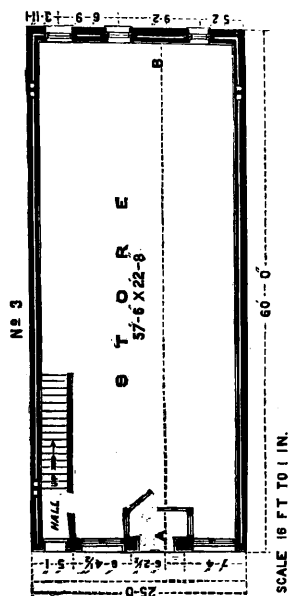
PLAN NO. 53.



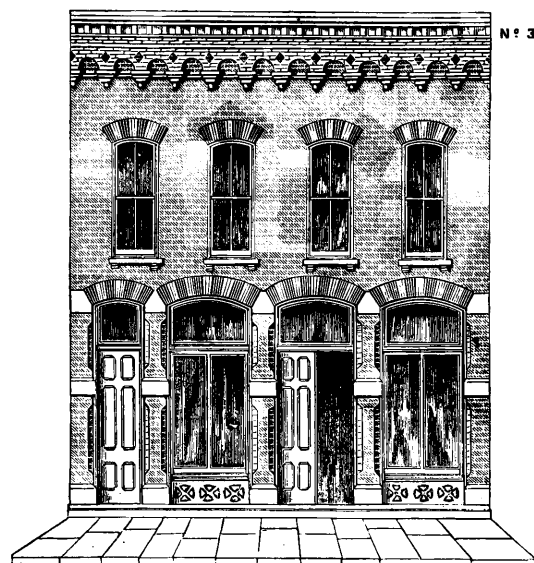
PLAN NO. 54.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.

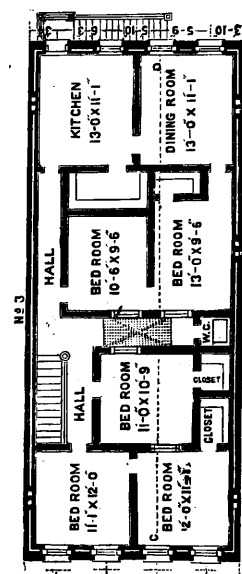
No. 55. Double House with Stores.



STORE FLOOR.



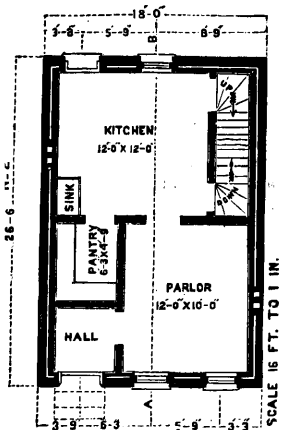
FRONT ELEVATION.



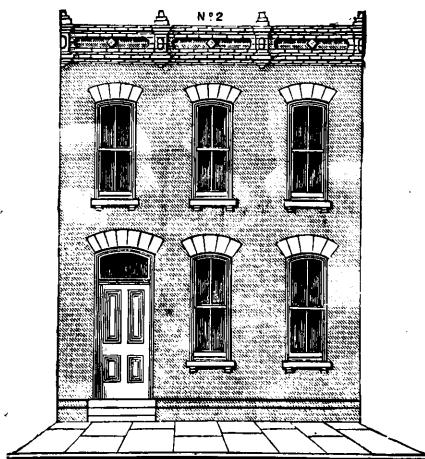
SECOND STORY.

In cities and large towns where land is of great value the shopkeeper often finds it a great convenience to "live over the store." For such this design is commended. With store and dwelling combined this building is 25x59 feet. The entire principal story is occupied with store-rooms. The upper story is divided into seven rooms, as shown by the plan. Estimated cost, \$3,500.

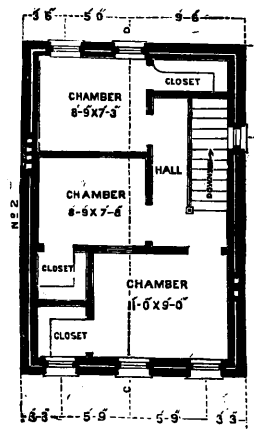
No. 56. Two-Story Brick House.



GROUND PLAN.



ELEVATION.



SECOND STORY.

This design is intended more for a city or large town than the country. Size 26½x18 feet, with five rooms, two on the ground or principal floor, and three on the upper floor, the sizes of which are given on the plans. This building has a cellar for coal and wood, and is fitted up with water closets. The size of cellar within walls is 12x12 feet. The upper story is 9 feet in height, and the principal story 10 feet; the cellar 6½ feet. Estimated cost, \$1,500.

For price of Building Plans and full Specifications of the above design, see Price List at front of book.