

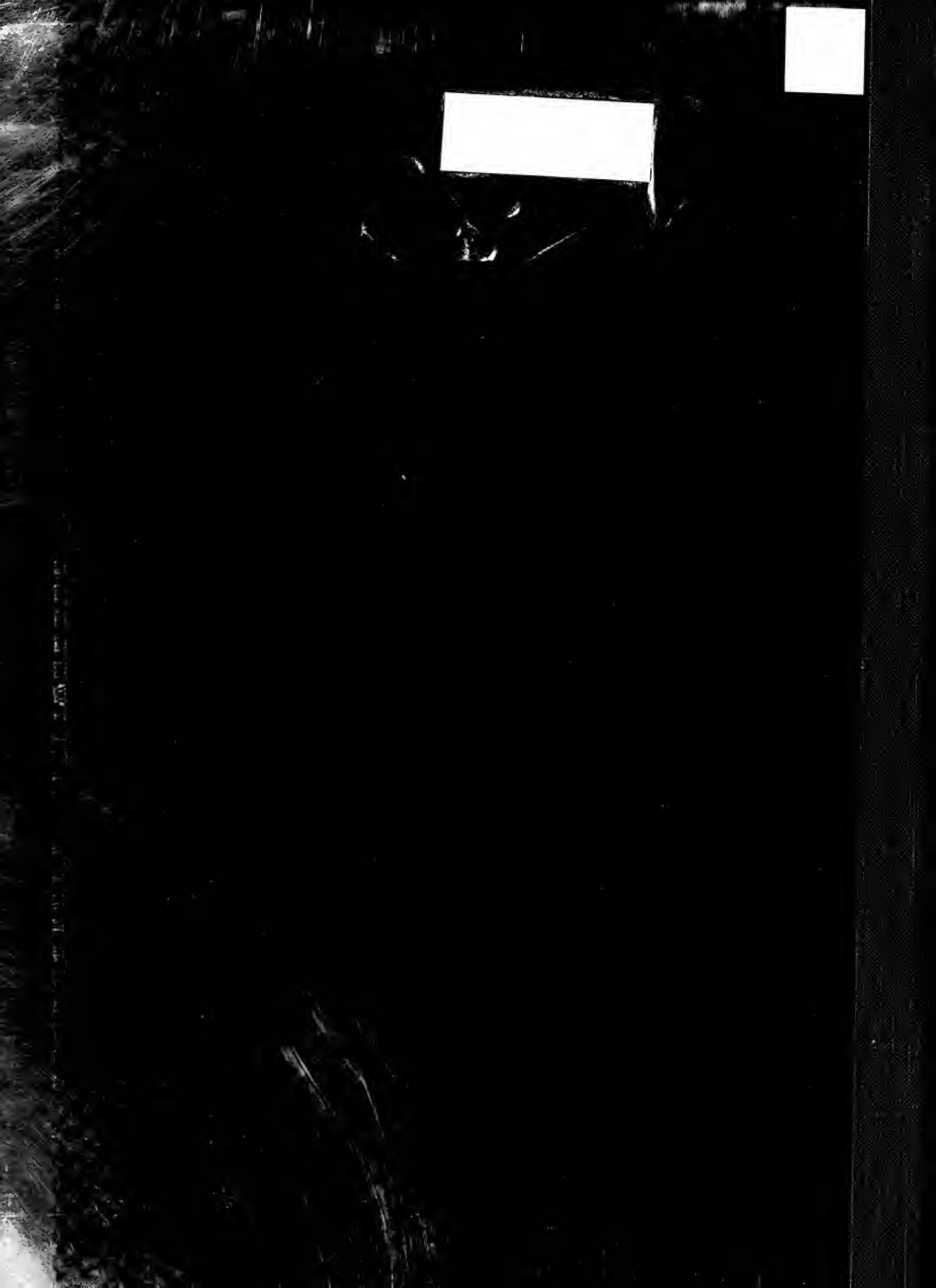
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THE DELINEATOR'S  
PRIZE \$3,000  
HOUSES



THE DELINEATOR'S  
PRIZE \$3,000  
HOUSES



THE  
DELINEATOR'S  
PRIZE \$3,000 HOUSES



THE  
B. W. DODGE & COMPANY

NEW YORK  
B. W. DODGE & COMPANY

1909

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## PREFACE



URING 1908-09 *The Delineator* conducted a competition for designs for a \$3,000 Country House. The contest, conducted by William Neil Smith, a well-known New York architect, had many points of distinction. It was limited to ten architects, who were allowed to compete only by invitation, and who had prominence in various parts of the United States for designing country houses. Every design submitted was bought by *The Delineator*, and the prizes awarded were additional to payment. The standing of the competitors and the encouragement given insured a high order of excellence.

The following was the:

### PROGRAM

OF

### *The Delineator's* Invitation Competition

FOR A

### \$3,000 Country House

“The house is assumed to be in a small or suburban town. The lot is practically level, fronting eighty feet on the road and has a depth of one hundred and fifty feet. There are other cottages already built on each side of the lot. These houses are each on a lot eighty feet by one hundred and fifty feet and the fronts of the buildings are forty feet back from the street line. They are set so that there is an equal space on each side of the lot.

“The house is to contain sufficient rooms to accommodate a man, his wife, two children and a servant. There is to be but one bathroom.

“The body of the house is to contain between 25,000 cubic feet and 28,000 cubic feet, according to the material used, including excavated cellar but not including verandas, terraces, etc.

“The idea governing the competition is to secure designs for a building that can be truthfully built for three thousand dollars, and the prize awards will be made on this basis.”

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## THE DELINEATOR'S PRIZE \$ 3,000 HOUSES

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The judges secured to award *The Delineator's* prizes, Mr. Henry P. Kirby, Mr. Albert Randolph Ross and Mr. William A. Bates, all of New York City, were men of wide practicing experience and of high reputation in their profession. Their judgment of each design was entirely on its merits. As a further guarantee, the names of competitors were not allowed to appear on their drawings; but, instead, each sheet was marked by a device. A plain sealed envelope, bearing on the outside this device only and containing the name and address of the competitor was not opened till after awards had been made by the committee.



This committee of judges made the following report:

“The First-Prize plan received the award for its smaller cubical area and its general excellence of plan and exterior. The house is as well adapted to a 50 ft. lot as for a lot of 80 ft., a consideration appealing to a client building on a limited area.

“A great amount of study is shown in the compact planning of the 1st floor, in the clever arrangement of entrance hall and stairways. Great privacy is obtained for the Dining Room and service of the house from the front hall on entering the house. Both the Living Room and Dining Room are delightful rooms, having bays and ingle-nooks. The Sun Room with its entrance on terrace, which connects the Living Room and Dining Room is a pleasant feature, especially if it can face the South, and again makes the Dining Room secluded. The Terrace, if on South, is well placed, and with awnings in summer can be made to take the place of piazza, and therefore does not darken the interior. The Kitchen entrance is well placed.

“On the second floor the plan is well considered, giving Owner the large bedroom on front of the house. The two other rooms facing toward garden are attractive. One of the admirable features of second-floor plan is the division of stairs to give a separate entrance to the servants' bedrooms, thereby shutting off the room from the main part of second floor.

“No points of compass are given on plan, but it is assumed the Terrace and Garden are to be on the South if possible. The exterior which while not so remarkable as the plan, still is admirably simple and homelike. Note the long lines without restless breaks. Note wide cheerful windows.”

The Second-Prize plan received the award for its simplicity and dignity of plan and exterior. Although without the clever and compact planning of First-Prize design, it has the great charm of vista on its first-floor plan, and places its principal rooms and piazza on the street, and not towards its neighbors. The Living Room has a fine view of the garden.



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## THE DELINEATOR'S PRIZE \$3,000 HOUSES

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The exterior is perhaps not as homelike as No. 1, but nevertheless is effective and dignified.

The Third-Prize plan received the award for its notably compact and good planning in the possibilities of its being built within the limit prescribed.

Its exterior will perhaps not appeal to a client who wishes to build as interesting a house as is possible for the money. The design, however, shows great study and care in all its details, and in spite of its rather humble exterior is most admirable in its simplicity.

The Fourth design is awarded First mention for the beauty of its exterior, being a fine interpretation of the English half timbered work which appeals to many who admire this style of exterior. The plan is good but not so unusual or studied as the three premiated designs.

Second mention is awarded the fifth design for its truly remarkable plan and clever exterior. It is, however, too ambitious and out of scale for a house of this low cost.

Third mention is awarded the sixth design for its simple homelike character of exterior, and its possibilities of being built for the appropriation, altho the plan is not exceptionally good.



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FRONT ELEVATION

## THE FIRST PRIZE HOUSE

DESIGNED BY  
FRANK CHOTEAU BROWN, OF BOSTON, MASS.



N the case of a country house to cost not more than \$3,000, it is assumed that the owner would have purchased a lot on the less expensive side of the street, which would give his house a more or less northern frontage.

The house is placed upon the lot nearly in the center, forty feet back from the lot line. An earnest attempt has been made to keep the cost of the house down as low as possible.

The plan devotes the entire western end of the first floor to a living room, with a dining-room opening on to the back. These two rooms are connected with a short passage or "sun room" opening directly out upon a terrace. Practically all of one side of the "sun room" is glass, so that flowers could be grown here through the most severe portions of the year. This space is also warmed by the two fireplaces, set back to back and serving both living-room and dining-room. The living-room fireplace is lightly recessed and on the dining room side partially enclosed in high backed seats.

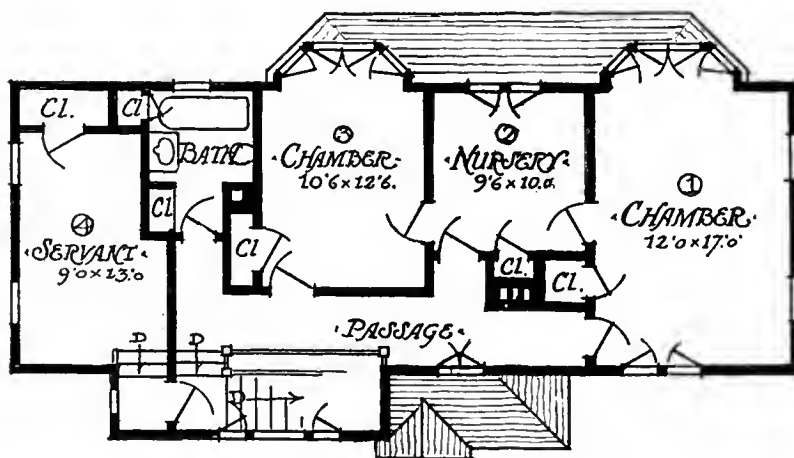
The house entrance is through a small well-protected porch into an entry, having a bay window and a narrow fireplace. A closet for coats is directly opposite the door. The staircase is put in a reception hall separated from the entrance by a door. This hall, although small, is sufficiently large to receive and entertain a passing visitor.

The servant's entrance is from a yard enclosed in lattice-work reached by a narrow walk along the extreme eastern line of the lot. This entry is well protected, and has a small outer porch

THE FIRST PRIZE HOUSE

covered and enclosed. From this porch ice may be placed in the refrigerator. Across the outer and unoccupied end of the entry are the stairs to the cellar. This rear entry also admits to the kitchen and to the front staircase hall. A kitchen closet and china closet and the range, sink, etc., are situated most conveniently. A direct cross-draft is always possible, so that the kitchen ought never to become uncomfortably warm. Its principal outlook is upon the service yard, which is so placed as to be generally unobtrusive and convenient. The windows in the servant's room also look out only on the service yard.

The stair arrangement with the run to the cellar coming under the main stairs to the second floor, is most economical of space; while the staircase hall gives a passage which allows the servant to attend at the front door unobserved and to pass up-stairs without coming into the living and

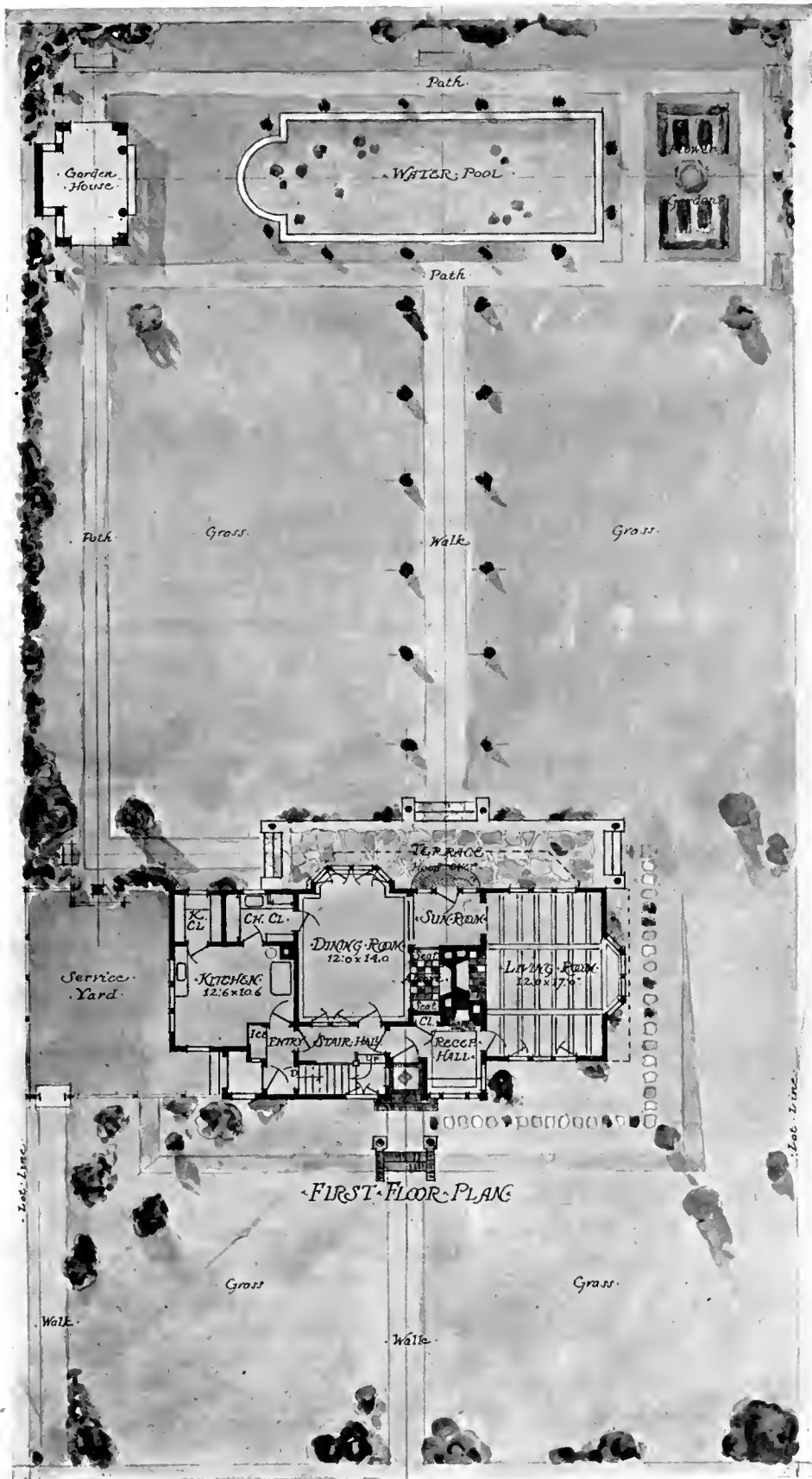


PLAN OF SECOND FLOOR

family portions of the house. There is but one staircase to the second floor, used both by the servant and the family, but by a simple and unique treatment the servants' room on the second story is perfectly isolated, inasmuch as she must enter her room *direct* from the stair landing.

The bath, while small, is conveniently arranged, having a large medicine closet and a set of flaps and drawers for linen (marked "Closet") just inside the door. Other than this, the second story contains three bedrooms: one located over the living-room and of the same size; another over the dining-room, and between and connecting the two is a nursery, sufficiently large to contain beds for the children until such time as it becomes possible to finish off a room in the attic and continue the staircase up to the top floor. The present plan contains no provision for the use of the attic space, although there is considerable room there capable of development at any time.

The inside finish would necessarily have to be extremely simple and unconventional, avoiding all fussy moldings and undue width of woodwork. The staircase should be constructed of simple sawed balusters with a turned newel-post cap and the mantels made of the simplest kind of molded, mitered facing, with rough brick and quarry tile hearth and facing. The windows should be carried out inexpensively and simply, with a return plaster treatment at jambs and soffit.



PLAN OF FIRST FLOOR AND GROUNDS

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## T H E   F I R S T   P R I Z E   H O U S E

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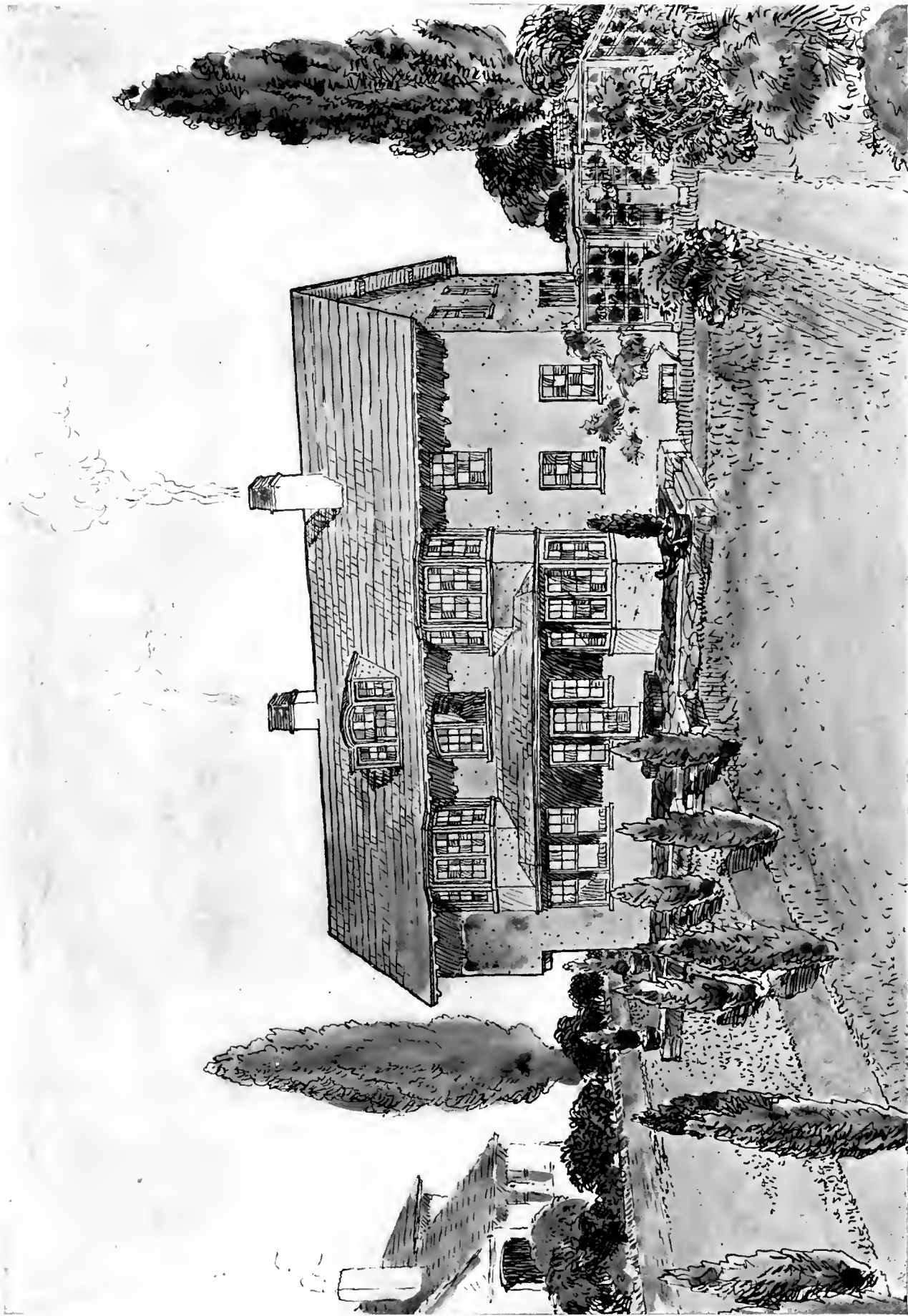
The reception hall and living-room would be finished in cypress or hard pine stained gray; the dining-room in natural redwood, and the sleeping-rooms in a narrow painted trim. The floors throughout the house would be of mill-run birch, selected so as to get the darker colors for the lower floor and leave the lighter for the bedrooms above. The kitchen and china closets would be floored with spruce and covered with linoleum. The walls of the kitchen, kitchen closet and entry should be finished with a cement dado, and plastered and painted in oil a sage-gray-green above. The living-room walls should be in plaster, finished rough and stained, with a chair-rail treatment at the height of the window-sills. The heating apparatus should be simply a hot-air furnace with floor registers, thereby giving the maximum amount of surface with the minimum amount of cost of installation. The lighting includes wiring for electricity and piping for gas, but no fixtures of either type are included in the estimate given. For plumbing, the house would contain in the bathroom, a simple iron enameled tub and vitrified lavatory with wash-down closet; a Class B porcelain sink in the china closet, to be fitted with a rubber mat, and a "royal stone" kitchen sink and pair of laundry wash-trays.

Cost has been held down in regard to the exterior also. In elevation, all the lines of the house have been made as simple as possible, but, while the entire plan has been included under one roof of the simplest possible pitch and slope, the façade toward the street has been broken by a projecting gable that frankly explains its purpose of carrying the staircase portions of the house, and the long, simple line of roof toward the garden is broken only by a single dormer.

The effort has been made to design a cottage which is distinctively American. Therefore, any exotic or English feature has been avoided. For material, either plaster or wide clapboards could be employed. The color treatment should be as simple as possible, the roof being in stained shingles running from gray to green with a predominating moss-green tone; the walls of yellowish gray-white plaster or white boarding. The blinds, shutters and outside doors of a bright yellow-green, the brick being the common hard burnt rough brick and the trimming around doors and windows gray-white.



END ELEVATION



VIEW OF HOUSE FROM THE GARDEN

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T H E   F I R S T   P R I Z E   H O U S E

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The development of the lot need not be prohibitively expensive. The dirt removed from the cellar and trench foundation wall would form two terraces at the front and back of the house, thus saving in teaming; while the service yard allows the entire back of the lot to be given to grass lawns, a simple flower garden, garden-house and water pool. It is suggested that the lot be enclosed by trellisage—that to the north, at least, being partially covered with grape-vines—and elsewhere by shrubbery.

The cost of grading or planting the grounds, of lighting fixtures, stoves, and interior wall decorations are not included in the estimates given. The lighting fixtures ought to be secured for from sixty to eighty dollars; the papering for from forty dollars to seventy-five; the grading and landscape treatment for from one hundred to three hundred dollars.

A list of estimates of amounts of various sub-contracts is as follows:

Excavating .....	\$120
Masonry .....	290
Inside and outside trim .....	340
Lumber, shingles, flooring, etc. ....	420
Painting .....	250
Heating .....	240
Plumbing and tinning .....	300
Lighting (electricity, gas) .....	110
Hardware .....	60
Labor at \$3.25 per day .....	500
	\$2,730
Added to above ten per cent. builder's commission .....	273
	\$3,003
TOTAL.....	\$3,003

The price of the dwelling if located in the suburbs of the more populated Eastern cities will very probably be more than the stipulated limit here given.



# THE SECOND PRIZE HOUSE

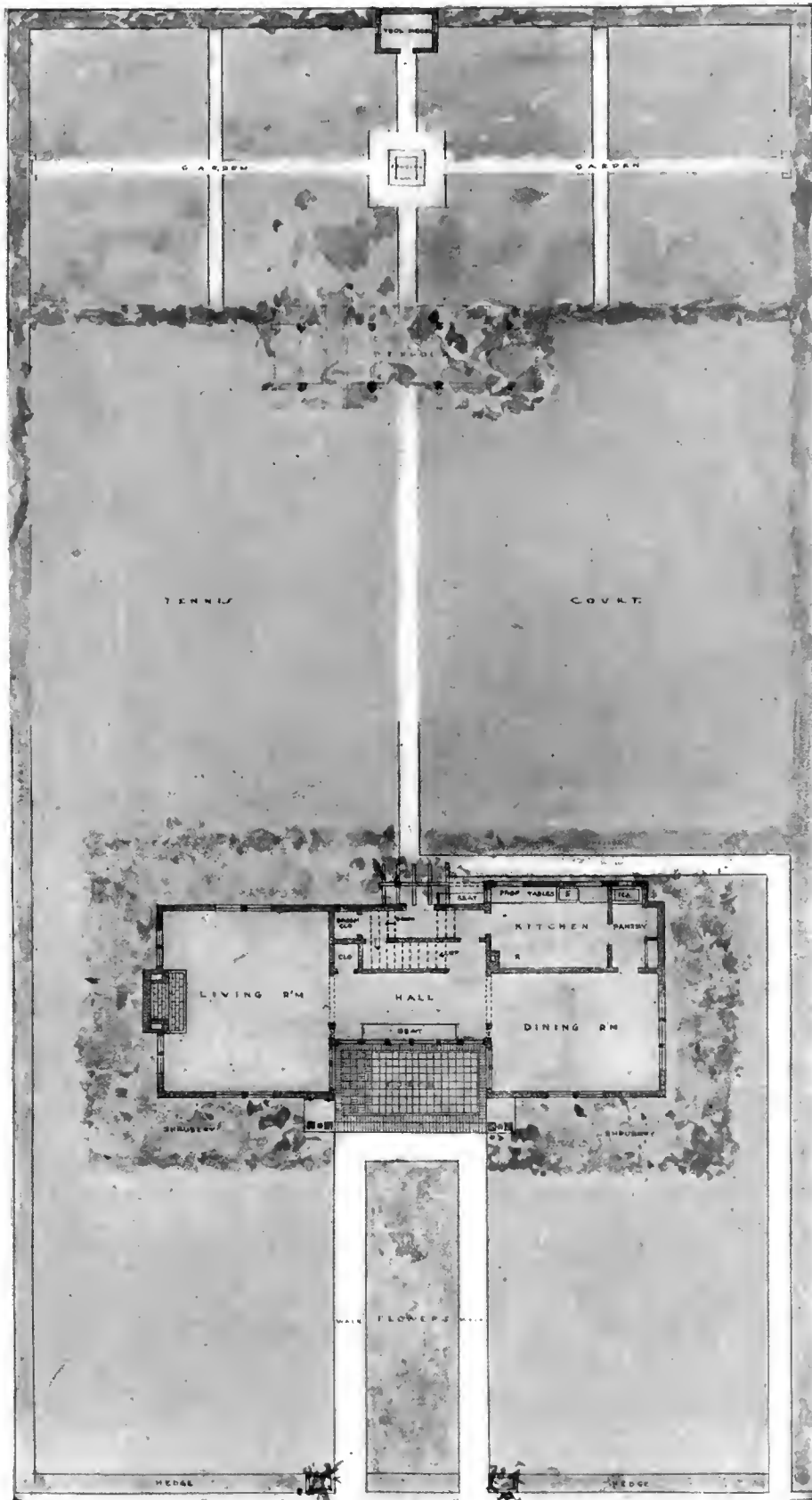
DESIGNED BY  
GEORGE W. MAHER, OF CHICAGO, ILL.



THE DRAWINGS accompanying this description are along original lines, following the "Motif Rythem" system of design. This theory aims to harmonize all the architectural and decorative effects throughout the house, each feature becoming a unit in the composition. The motif in this house is indicated on the elevations, consisting of two upright bands returning at the top. Between these bands is a wood stem rising organically from the bottom, and terminating with a form suggested by the flower of the clover.

This clover motif runs throughout the house, on the exterior and interior, harmonizing with the materials employed. Its form is extremely simple and inexpensive in execution, unique in decorative treatment, enriching the general design and subject to pleasing and interesting color contrasts. As an instance of exterior color scheme, the bands around this motif are stained a wood color; the stem of the motif, between these bands, is green, while the flower is lavender or blue as the taste suggests. In the interior this idea can be carried out in color to harmonize with the taste of the occupant and can be simple or made ornate as is desired. The house can be erected economically since it is straight forward in outline and architectural treatment. There is no expensive mill-work or mouldings employed. The exterior walls are plastered with wood bands at the ends, as is shown on the elevations. The roof lines are horizontal, and the shingles are laid forming bands to emphasize this effect. The windows are grouped in a symmetrical manner and the main entrance centralized. Over this entrance is a covered porch designed in pergola style, over which can be trained vines in naturalistic-like fashion. From this porch access can be obtained to the hall, dining-room and sitting-room through French windows.

A feature of the plan is that this porch can be screened and reached from the main first floor rooms. The floor of this porch is to be laid of brick in angle style. The rooms of the first floor are connected by wide openings and are planned on an axis, thus presenting a spacious interior arrangement throughout. The main stair treatment is simple, and is easy of access from the kitchen. The living-room is large and well lighted. A large mantel at the far side reaches from the floor to ceiling, and is built of hard brick with large joints. Above the brick shelf is a ceramic



PLAN OF FIRST FLOOR AND GROUNDS

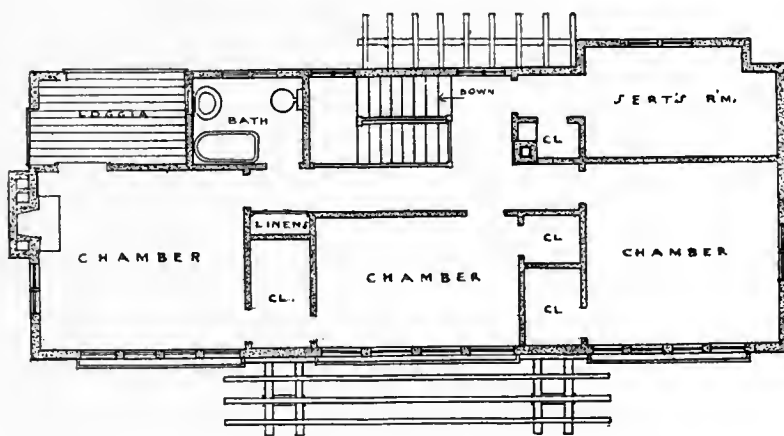
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## THE SECOND PRIZE HOUSE

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panel in color emphasizing the clover motif. The second story rooms are arranged in the simplest manner for convenience and economy and large enough for double beds, dressers, etc. The general bath-room is situated so as to be easy of access from the main chamber. The plan suggests permanent flower boxes underneath the second story front windows. The foundations are of hard burned sewer brick, laid up in one-half mortar and one-half cement. The brick is to be plastered with cement on the outside. The studding, joisting and sheathing are of hemlock. The exterior walls are sheathed and then papered with tar paper and stripped preparatory for exterior plastering. The roof is covered with shingles in bands, as is suggested on elevations. All floors throughout are double, consisting of a sub-floor and a final finishing floor. The interior throughout is finished in Georgia pine of selected grain for a rich stain finish.

The exterior is of rough cast cement plaster, to be placed against expanded metal and is left



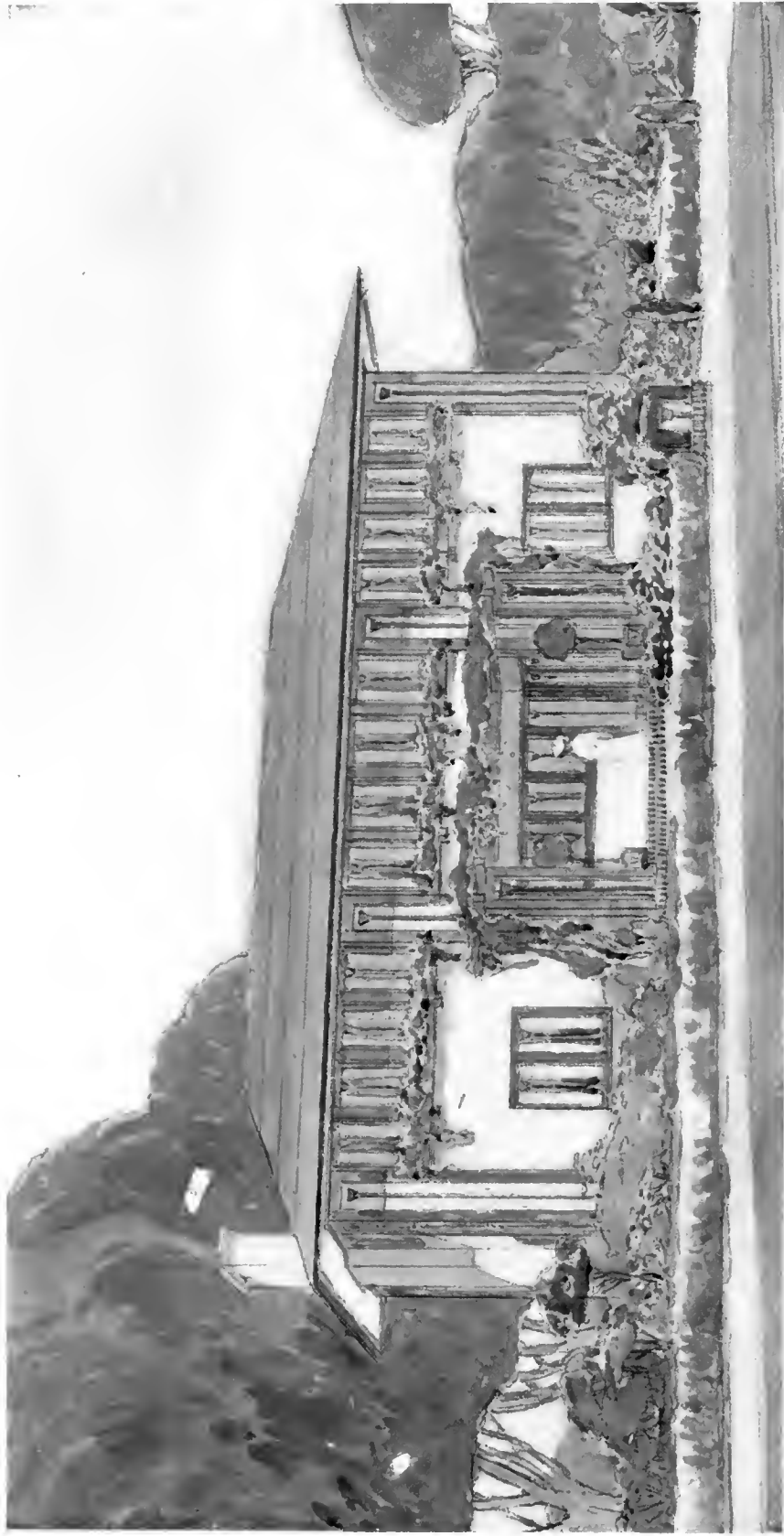
PLAN OF SECOND FLOOR

in its natural color. The interior walls throughout are a sand float finish. All plumbing and drainage is modern and sanitary. All traps to be revented. All plumbing fixtures in bath-rooms and kitchen are iron enamel and all exposed pipes are nickel-plated. All fixtures are to be supplied with hot and cold water, from a boiler placed in

the kitchen, which will be connected to a coil in the furnace and also from a water-back in the kitchen range.

The heating is by combination, furnace and hot water. The house is to be piped for gas and wired for electric light. A few brackets are arranged for gas to be used in an emergency. The main lighting is by electricity. On the first floor ornamental cords drop from the four corners of the rooms, terminating with art and Venetian glass globes. This method diffuses the light throughout the rooms. Base plugs are to be provided for ornamental lamps near the location of piano or tables, etc., as desired. There are no conventional lighting fixtures used in the house.

The window glass is double strength with the simple clover flower motif extending up in the center with a touch of color in the flower. The Georgia pine woodwork throughout the interior is stained. The first floor a rich wood brown, the second story lighter effects of wood color and sage green. The floors throughout first and second stories are to be stained and waxed.



THE HOUSE FROM THE STREET

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T H E   S E C O N D   P R I Z E   H O U S E

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The sand finish walls are to receive a stain that will harmonize in color with the trimming. It is the intention to treat the main rooms on the first floor in the same color. The ceilings of all the rooms are to be left the natural color of the sand finish, except in the living-room and dining-room, which will be stained between the wood bands close to wall sides.

The following items are not included in the cost of the house;—landscaping, and preparing of the grounds, lighting fixtures and wall decorations. The cost of the above is approximated on the accompanying list.

A unique treatment of landscape planting is suggested. The shrubbery is placed on a low terrace close to the house, while the main flower scheme is placed directly between the brick walks leading to the front entrance porch. The grounds are surrounded by a hedge. In the rear is space for tennis courts, etc., also a flower and vegetable garden. A rustic pergola marks the boundary line between the rear lawn and the garden patch.

ITEMIZED COST OF COUNTRY HOUSE.

Excavating .....	\$ 20.00
Masonry and Plastering .....	580.00
Inside and Outside Trim .....	375.00
Lumber (Shingles, Flooring, etc.) .....	550.00
Painting .....	160.00
Heating .....	125.00
Plumbing and Tinning .....	350.00
Lighting (Electricity, Gas) .....	60.00
Hardware.....	45.00
Labor at \$3.25 per day .....	435.00
Add to the above 10 per cent. Builder's Commission.....	300.00
TOTAL .....	\$3,000.00

The cubical contents of this house amount to 26,500 feet.

The following items are not included in the cost of the building.

Grading .....	\$100.00
Flowers and Shrubbery from \$100.00 upward.....	100.00
Lighting Fixtures .....	75.00
Interior Wall Decorations .....	50.00



# THE THIRD PRIZE HOUSE

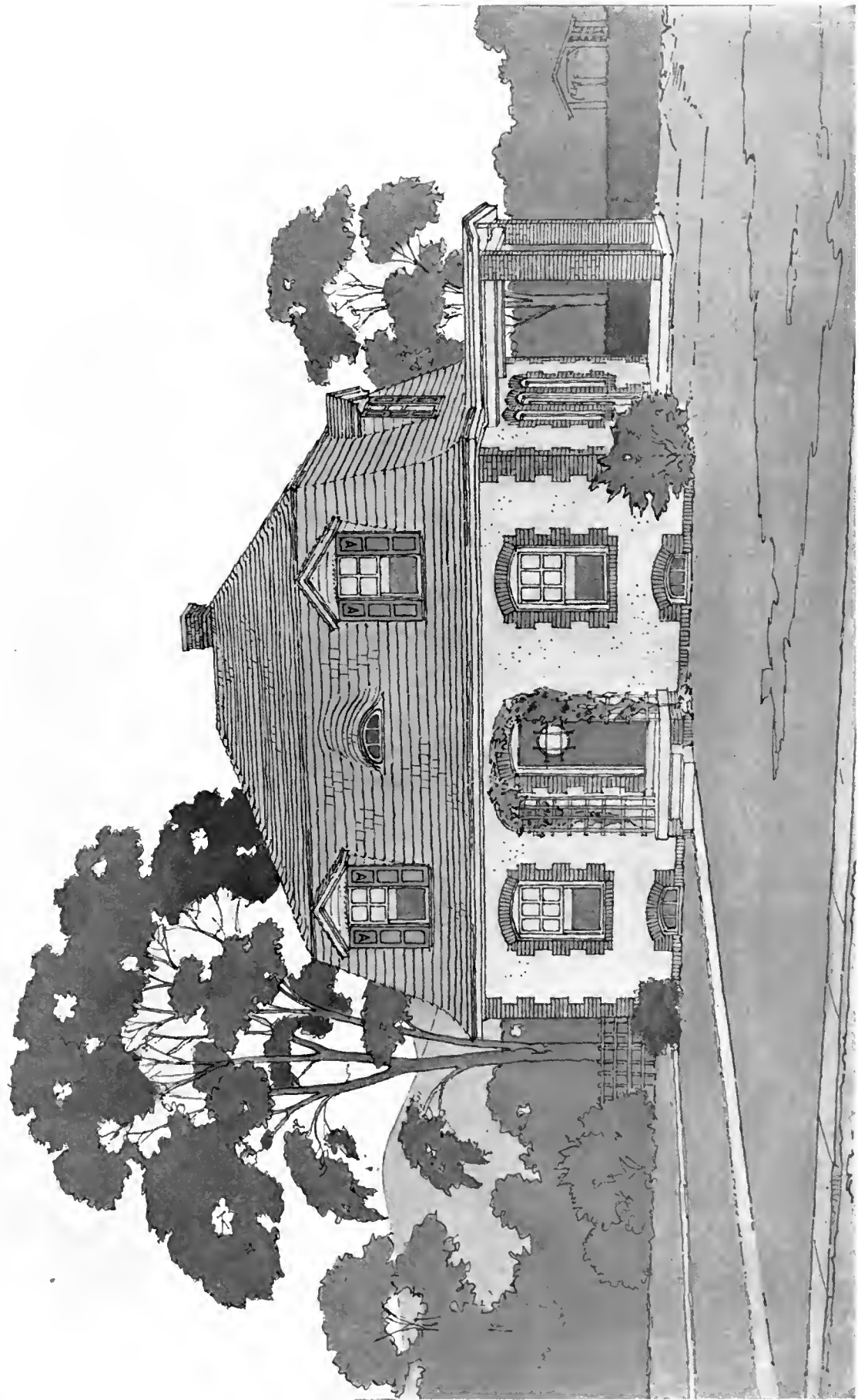
DESIGNED BY

CLAUDE FAYETTE BRAGDON, OF ROCHESTER, N. Y.



HOUSE, the cost of which is not to exceed \$3,000, must be made to yield the maximum of accommodation for the minimum of cost. This is a consideration of such prime importance that it should take precedence over every other. To accomplish this desired end the *form* should be compact, the *material* cheap and the *construction* simple and straightforward. An unbroken parallelogram, approximating a square is the cheapest form of plan. The cheapest material for the cellar and outside walls is hollow, machine-made cement blocks of a size convenient for handling, *provided* that these do not have to be lifted to any considerable height, that the walls have few offsets and few openings, and that these latter are of simple shape and small span, so as to reduce to a minimum the work of cutting and fitting. The cheapest construction consists of wooden partitions, joists and roof, framed in such a manner that all of the spans are short and of nearly equal length, the supports continuous, and superimposed over one another.

It will be seen that in the design herewith submitted all of these conditions have been met. The shape is compact, the openings are neither large nor numerous, and the cement-block construction is carried only to the level of the second floor, the entire second story being embraced within the roof, a mansard, whose steeply sloping sides only slightly reduce the size of the bedrooms. The employment of brick around the windows and for the water table, piazza piers, etc., does away with the most expensive features of cement-block construction, and at the same time gives an unusual and pleasing color effect. The construction is simple and straightforward throughout.



THE HOUSE FROM THE STREET

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## THE THIRD PRIZE HOUSE

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The aim of the architect has been to make this what might be called a "large-small house;" to utilize every inch of space and so to apportion it that there shall be everywhere enough room for everything—enough and not too much—and in the living room to give that little excess of the merely needful which makes for comfort, for beauty, for dignity of living.

No home, however humble, should be without a fireplace, for over and above the enjoyment to be derived from it, the fire on the hearth is the eternal, the appropriate symbol of man's emergence from a tooth-and-claw existence, therefore, of the house itself,—a thing no register or radiator can ever be. In the present instance the fireplace occupies a low-ceiled inglenook, paved with quarry tiles, and flanked on one side by a comfortable seat, and on the other by a wood box. The one chimney answers also for the kitchen stove, which occupies a corresponding tile-paved recess, its ceiling separated from that of the rest of the kitchen by a partition barrier extending across at the level of the top of the doors, so that the heat of the stove may be confined and carried off into the ventilating flue provided for that purpose. Two doors, equipped with checks, so as to keep them

always shut when not in use, separate the kitchen from the hall, and two doors also intervene between the kitchen and the dining room so that kitchen odors and noises are as effectually shut away from the living portion of the house as is possible in so small a dwelling.

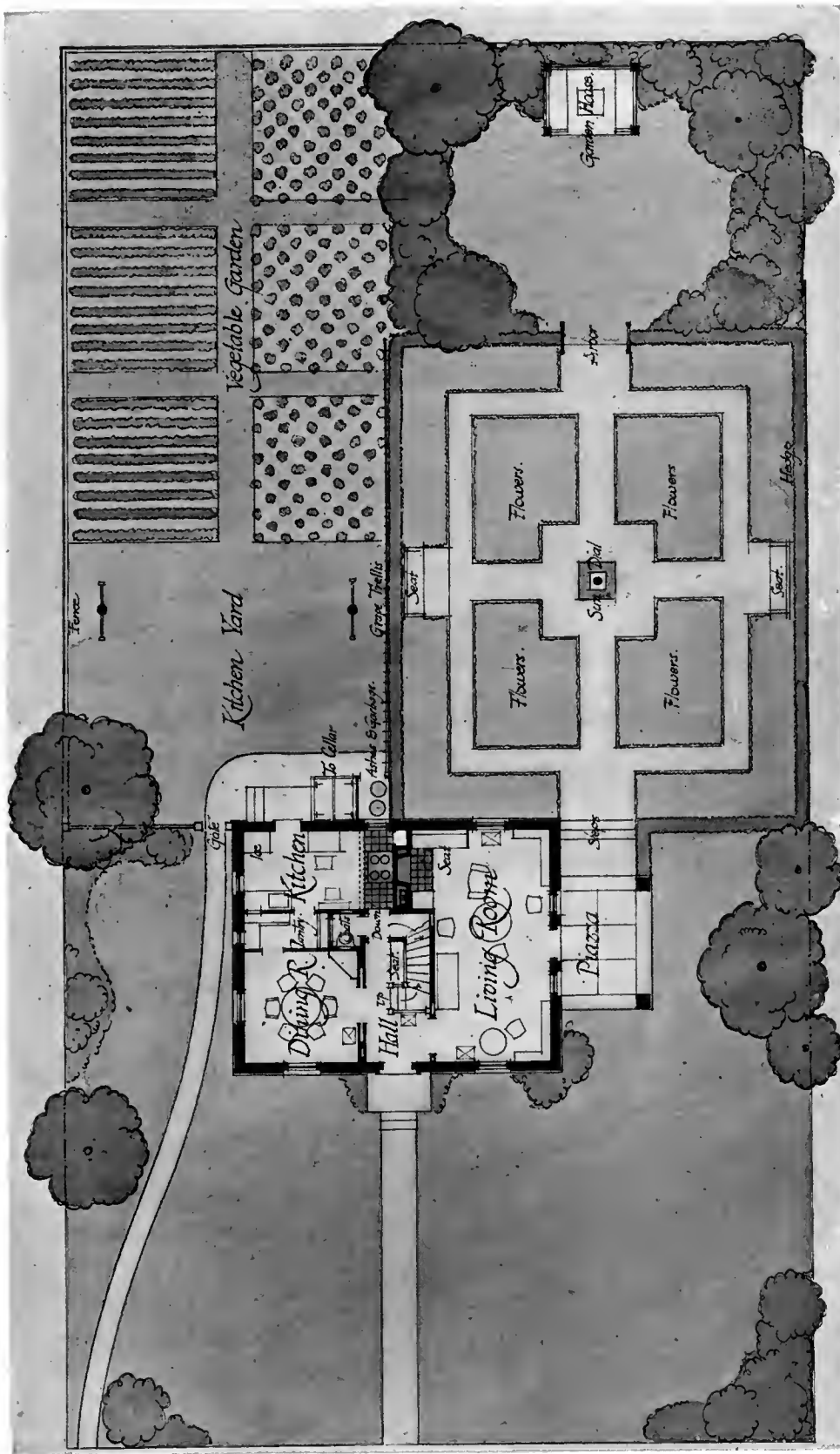


FRONT ELEVATION

The restricted size of the house precludes that entire sep-

aration of the service and living portions on both floors, made possible by a main and a service stairway, but it will be observed that a person is able to ascend the single stairway from the direction of the dining-room or the kitchen without exposure to the living-room, and that the servant's room may be reached from the head of the stairway without going past or near the doors to either of the principal bedrooms. The bathroom is centrally located, and can be entered directly from the family bedroom as well as from the hall. The irregular shape of the bedrooms, occasioned by the dormers cutting into the slant of the roof is rather in their favor than otherwise, for it takes away that "boxy" look which small square rooms are apt to have, and the loss of space incident to this arrangement is inconsiderable, as the slant is steep and starts some distance above the floor. The closets are proportioned to the size of the rooms, that of the family bedroom being





PLAN OF FIRST FLOOR AND GROUNDS

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T H E   T H I R D   P R I Z E   H O U S E

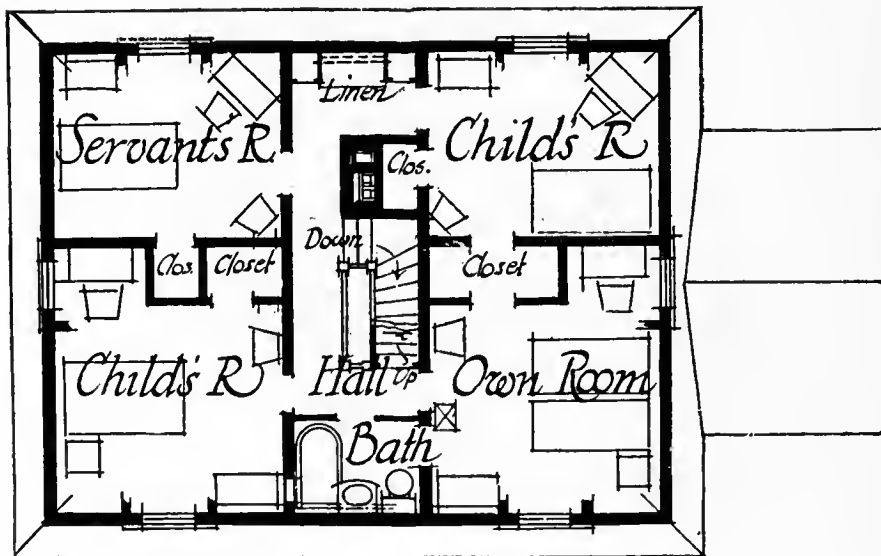
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so arranged that it may be used by two persons independently. This bedroom communicates with the rear room through this closet,—a convenient arrangement in case of illness, or where there are small children, quiet and privacy being ensured by the two doors.

All of the dressing tables are well lighted and none of the beds face a window. At the rear end of the second-story hall are broom closets, and between them drawers for linen, underneath an “eye” window similar to that shown on the front. An enclosed stairway leads to a floored and lighted attic ample for purposes of storage.

The interior finish throughout is necessarily simple—and preferably so. The “trim” is cypress, unmoulded, stained brown and waxed. The floors, except in the kitchen, are of Georgia pine, oiled. One coat of “sand-finished plaster” is applied directly to the interior surface of the cement blocks, and the ceilings are plastered two coats on wood lath.

The perspective drawing and elevations give an accurate idea of the exterior appearance. The vertical wall surfaces are plastered one rough coat on the cement-blocks leaving exposed the



PLAN OF SECOND FLOOR

brick quoins and trimmings which project slightly beyond the surface of the plaster. The roof is covered with Washington cedar shingles stained gray, the cornices, frames, sash, etc., are painted white, and an unusual and pleasing note of color is introduced in the painting of the doors and of the window blinds.

The manner of lighting the house would of course

depend upon the facilities the particular locality afforded. It is assumed that either gas or electricity is available, and the outlets have been located accordingly. In a small compact house of this description the cheapest and most satisfactory method of heating is with a furnace, and this has been located near the center of the house, convenient to both the outside and the inside cellar stairs. The plumbing fixtures are of enamelled iron, except the water-closet, which is glazed earthenware, with a low-down tank. In the kitchen is an ingenious combination of sink and laundry trays, called the “Spacewaire.” An enamelled iron sink forms a

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## T H E   T H I R D   P R I Z E   H O U S E

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cover for one tray, and a wooden drip-board of the other, and the conversion may be effected in a moment by tilting the sink and drip-board back against the wall.

The following approximate estimate of cost is for the house complete, ready to inhabit with the exception of the lighting fixtures which could be bought for about fifty dollars and the decorations which might cost as much or little as the owner chose to have them. If the walls were merely tinted in water-color, twenty-five dollars would perhaps be sufficient, while if papers were used, it would cost at least twice that amount, and probably more. The grading and planting of the lot, in like manner, could be done in either a cheap or in an expensive way. If the scheme shown on the drawings were to be carried out in its entirety it might cost several hundred dollars, of which the sun dial, the trellises, the garden house, fence and benches would consume the major portion. In this matter it was the architect's idea to suggest a complete scheme which could be realized gradually, the grading and planting being done when the house was built and the accessories added later, as time and means afforded.

The house contains 26,460 cubic feet, including the excavated cellar, but not including the veranda. The following is a detailed estimate of cost:

Excavating .....	\$ 60
Masonry .....	1,000
Inside and Outside Trim .....	350
Lumber, (Shingles, Flooring, etc.) .....	300
Painting .....	75
Heating .....	100
Plumbing and Tinning .....	300
Lighting (Gas) .....	25
Hardware .....	50
Labor at \$3.25 per day .....	500
Builder's Commission, .....	240
	\$3,000





# THE FOURTH PRIZE HOUSE

DESIGNED BY  
LAWRENCE BOYD, OF PHILADELPHIA, PA.



AFTER seriously considering the problem as presented in the programme of THE DELINEATOR competition for a "Three-Thousand-Dollar Country House, I have prepared drawings, and submit the following description with the idea of bringing out such points as were impossible to explain on the drawings:

As the lot is stated to be 80 feet in width, I have placed the building with its greatest length across the front of the lot, thus allowing the principal rooms to face the street, and admitting of a more advantageous arrangement of the grounds. A forty-foot space from front property line to house permits a fore-court across the front of the lot, and a service path leading to the kitchen portion of the house. The principal path is placed on an axis dividing the fore-court, with direct entrance from street to small entrance porch of house.

Immediately back of the house is a formal garden with pergola and seats at either end, divided from the vegetable garden in the rear by a hedge and grape arbor. The drying yard is placed at the end of the building on the right, and is enclosed in front by a plaster wall and gate, and at the side and rear by a fence composed of bean poles placed closely together and about 6 feet 6 inches in height. By thus confining the limits of a yard for drying purposes the remainder of the lot need not be encroached upon, and is left free for lawn, flower and vegetable gardens, and small green house, as indicated on ground plans. The bean pole fence may be erected by the owner himself at slight expense, and is a most interesting feature in the treatment of the grounds. The remainder of the scheme could be worked out for about \$600.

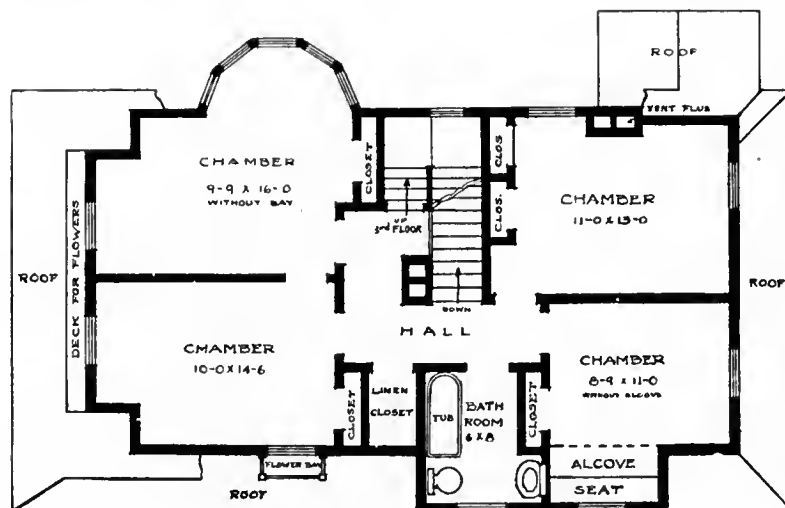
Entering the house one passes through a small entrance porch with seats at either side, and a hood covering same. Being thus protected, it is a matter of small cost to enclose the porch with glass sash in winter to form a storm enclosure.



THE HOUSE FROM THE STREET

## THE FOURTH PRIZE HOUSE

Upon entering the house one finds himself in a large living-room, through the bay window of which he may enjoy attractive glimpses of the flower garden in the rear. A liberal fireplace of colonial red brick is in the center to the right, and invites one to warmth and a feeling of homeliness. Sitting in front of it one can see into the dining-room or up the stairway which opens into the living-room. The design of the stairway is very simple, with plain square starting newel and square balusters, placed three to a tread. Over the fireplace at a height of six feet is a wooden shelf on brick corbels. The elliptical plaster arches on either side form another special feature of this room.



SECOND FLOOR PLAN

The porch has been placed at the end of the house with entrance from the living-room, thus assuring privacy, and a view of the garden, which is reached by steps from the rear. The placing of flower boxes on the wall around the porch will be a possible attraction in summer, as the wall is sufficiently wide to admit of this arrangement. This would be a delightful room in winter if enclosed with glass and wood sash.

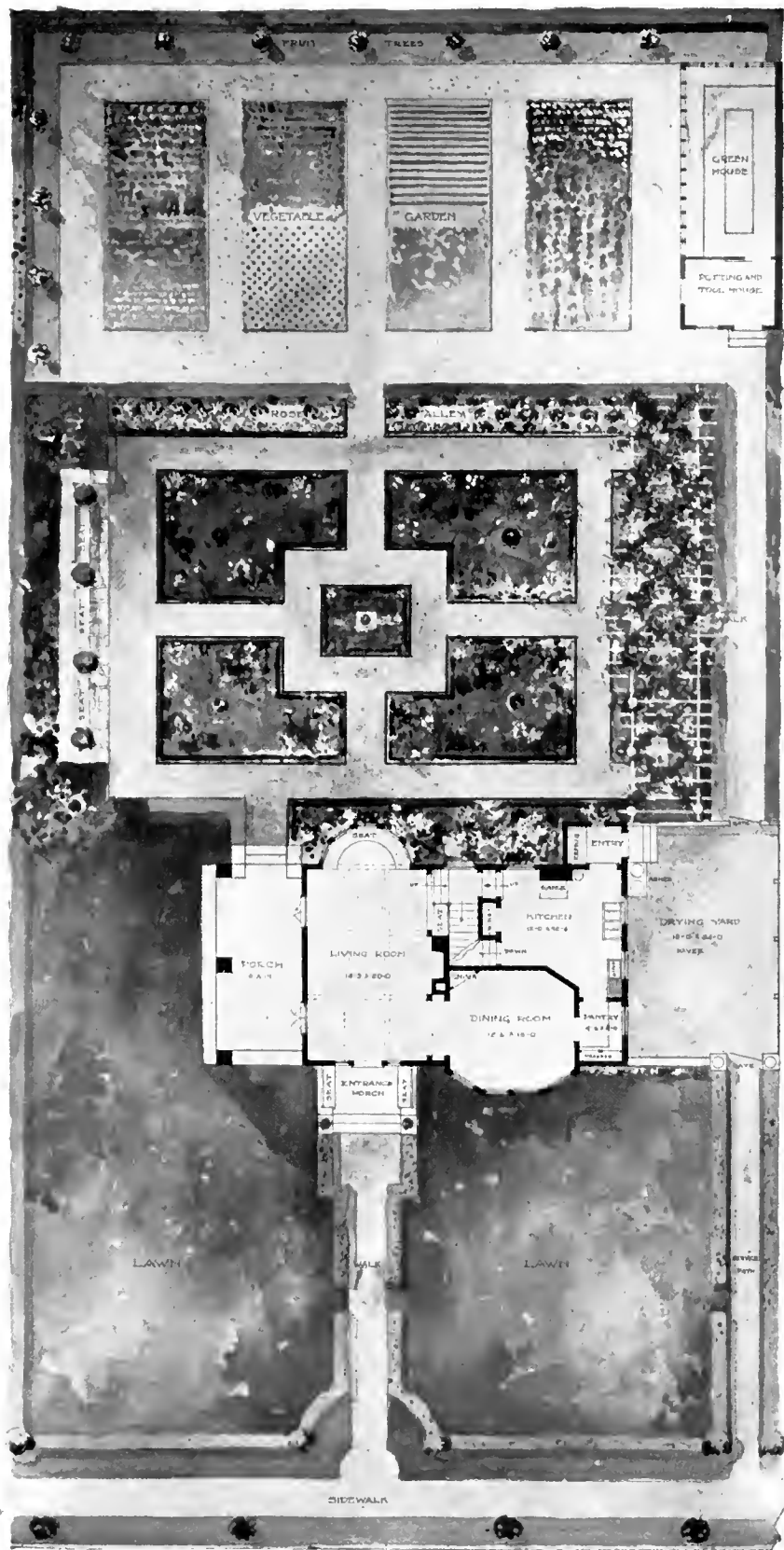
Passing through the dining-room, where cheerfulness is assured by means of a goodly number of windows, one enters a small pantry and thence to the kitchen. Thus two doors and an air space are between the occupants of the dining-room and the odors and noise of the kitchen.

The kitchen is reached from the outside through an entry, in which space is provided for a refrigerator, easy of access to the kitchen and for the tradesmen. About four feet below the ceiling an extra flue has been provided in the kitchen chimney for the purpose of carrying off odors from the range.

Special attention is called to the arrangement of the stairs leading from the kitchen to the landing of main stairs, thereby serving all purposes of rear stairs, and admitting of passage to the front door from the kitchen without passing through the dining-room, should this be desired at any time.

On the second floor over the main stairs, a stairway is also introduced which leads to the third floor, where sufficient space is provided for a servant's room.

At a point indicated on the plan, at the side of the chimney and at start of the third story a rail is placed with plaster arch above. This is an added feature of the stairway and hall at second-



PLAN OF FIRST FLOOR AND GROUNDS



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## THE FOURTH PRIZE HOUSE

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floor level. Outside of the windows of the two main rooms on the second floor a tin deck is provided where flower boxes may be placed and freely watered in summer.

The exterior of the building as indicated on the drawings, is covered with a rough-cast plaster on either wood lath or a plaster board nailed directly on wooden studs. In order that the plaster shall not present a raw appearance, yellow Jersey gravel is mixed with the mortar, which produces a softened color. The half timbers forming plaster panels, outlookers and barges are constructed of yellow pine or chestnut, rough from the saw, and stained with one coat of burnt or raw umber. The roofs are covered with heart cypress shingles stained tile red.

The general artistic effect in this house is materially enhanced by the number and arrangement of the windows. They are so placed as to not present an over-crowded appearance on the exterior, and yet to afford sufficient light and ventilation for each apartment, and the proper wall space for placing of furniture. They are, in the majority of cases, double hung, and painted ivory white. The muntins, which form an important part of the design of the windows, are  $1\frac{1}{4}$  inches in width,—not the flimsy affairs usually seen in houses of very moderate cost.

The interior of this house must be treated simply. The woodwork of all first floor rooms is of clear cypress. That in the living room and dining room is stained a warm brown and finished with one coat of boiled wax. A scheme of papering which would be effective in the living room is a two-toned brown of conventionalized design to the picture moulding, about  $2\frac{1}{2}$  feet from the ceiling, and above that an effect of subdued yellow. For the dining-room, use a combination of old blue and old gold. The woodwork of the pantry and the kitchen should be finished natural and with one coat of filler and two coats of varnish.

The second-floor hall continues the scheme of the living-room the woodwork being of cypress stained brown; but the woodwork in all the bedrooms should be painted ivory white finished flat. This means of free scope for various schemes of papering, according to the individual taste of the owner.

The foundations of this house may be constructed of concrete, hard brick or stone, according to the locality in which the house is to be built. Hot air furnace heating is the most economical and appropriate for a house of this character.

All plumbing in the bathroom is open, with porcelain enameled tub and wash-stand, the water closet to have china bowl and low-down tank. A small medicine closet is built in the partition over the wash-stand. Wherever pipes are exposed in the bathroom, they are to be nickel-plated. The kitchen is provided with a two-part soapstone or enameled iron wash tray and a galvanized iron sink. All the plumbing is to be exposed, and all the pipes painted with enameled paint.



## THE FOURTH PRIZE HOUSE

The lighting will be by means of electricity; the fixtures to be dignified and extremely simple in design. Side lights are recommended in every case, with the exception of those over the bureaus in the bedrooms and a low dome drop light over the dining table. This also may be omitted if the owner proposes to use candles on the tables. About \$75 may be allowed for fixtures, and \$75 for papering. These items, together with any grading or treatment of the ground, are not included in the cost given below. The number of cubic feet contained in this house would be 25,900. The itemized cost of building is as follows:

Excavating .....	\$ 40
Masonry and Plastering .....	500
Inside and Outside Trim .....	350
Lumber (Shingles, Flooring, etc.) .....	715
Painting .....	238
Heating .....	120
Plumbing and Tinning .....	200
Lighting (Electricity) .....	60
Hardware .....	55
Labor at \$3.25 per day .....	450
Builder's Commission at 10 per cent .....	<u>272</u>
TOTAL.....	\$3,000



FRONT ELEVATION



FRONT ELEVATION

## THE FIFTH PRIZE HOUSE

DESIGNED BY

LOUIS MULLGARDT, OF SAN FRANCISCO, CAL.

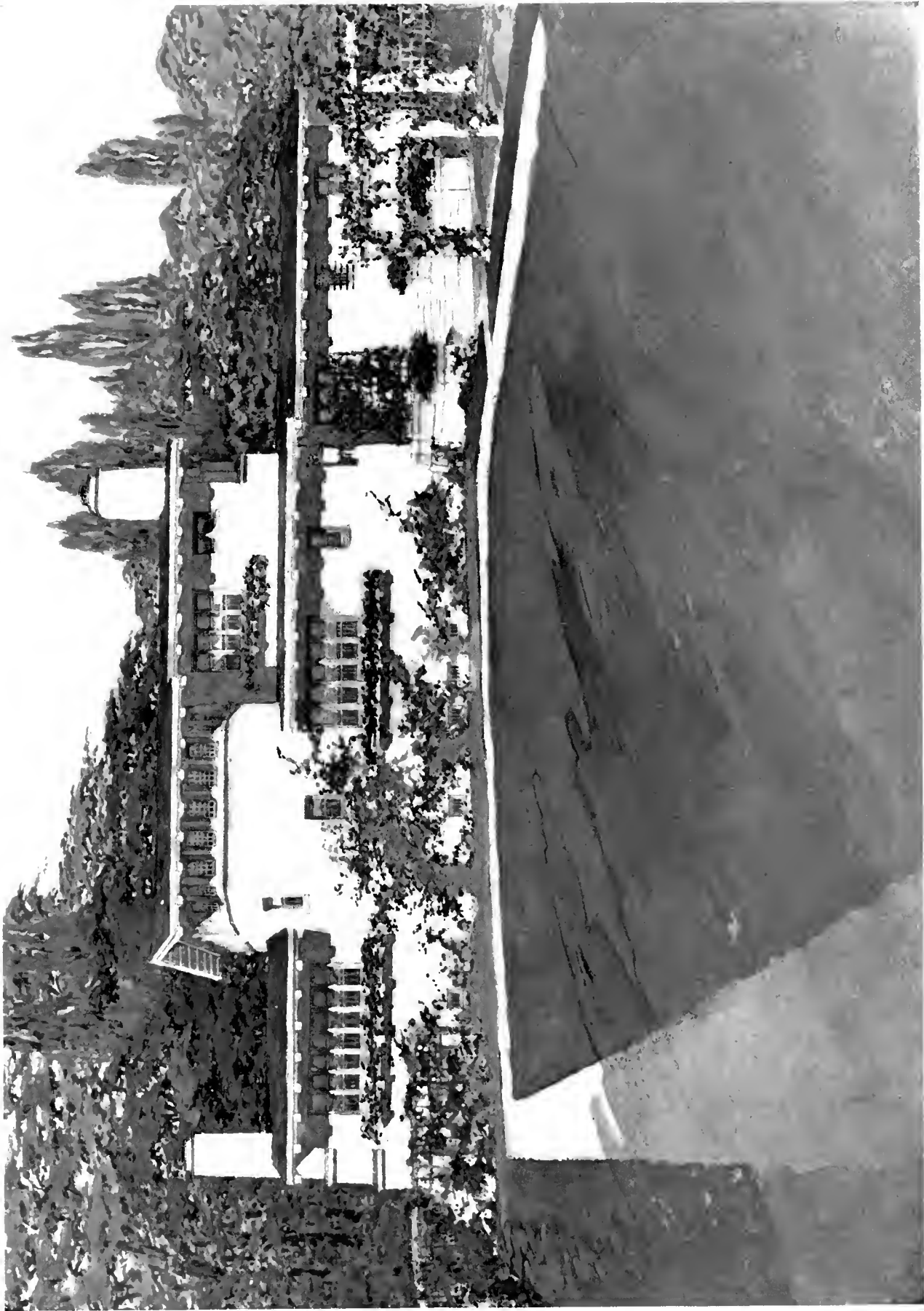


THE POPLARS contains 26,500 cubic feet, which would allow a unit cost of  $11\frac{1}{2}$  cents to bring the cost within \$3,000. The "programme" provides for an allowance of  $10\frac{3}{4}$  to 12 cents a cubic foot, "figuring the body of the house only," which would be ample for building comparatively inexpensive homes in some localities, where prices of labor and materials are not at the top notch. Carpenters, for instance, may be engaged at \$2.50 for nine hours' work in some places, whereas, \$5 per day for eight hours' work is the prevailing rate in many localities; the pay in other trades varying at approximately the same ratio.

The exact cost of a house is governed very largely by *local conditions*; for instance, a certain house costing \$3,000 in one place, may vary from five to fifty per cent above or below the stipulated amount, the difference in cost being governed by the differences in cost of labor and materials in various localities.

Designs of houses which are commonly published with a fixed cost attached, irrespective of time, place, or established conditions, are a snare and delusion to the great mass of people who do not understand that a certain house cannot be duplicated anywhere for the same cost. Such deception is as detrimental to the architectural profession as it is to the interests of the general public.

The estimated cost of "The Poplars" is based upon the stipulated rate of \$3.25 for labor as set forth in THE DELINEATOR'S programme, and it is fair to assume that the cost of lumber, mill



THE HOUSE FROM THE STREET

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work, plumbing, plastering, roofing, etc., is correspondingly lower than the higher rates prevailing in many sections of the United States.

The cost of the various items would range approximately as follows:

Excavation .....	\$ 30
Concrete and Brick Masonry .....	240
Mill Work.....	370
Lumber (Flooring, etc.) .....	390
Painting .....	60
Heating .....	150
Plumbing and Tinning .....	400
Lighting (Electric) .....	90
Hardware .....	80
Labor .....	600
Plastering .....	220
Roofing .....	90
	\$2,720
Add 10 per cent for builder's profits (say) .....	280
	\$3000

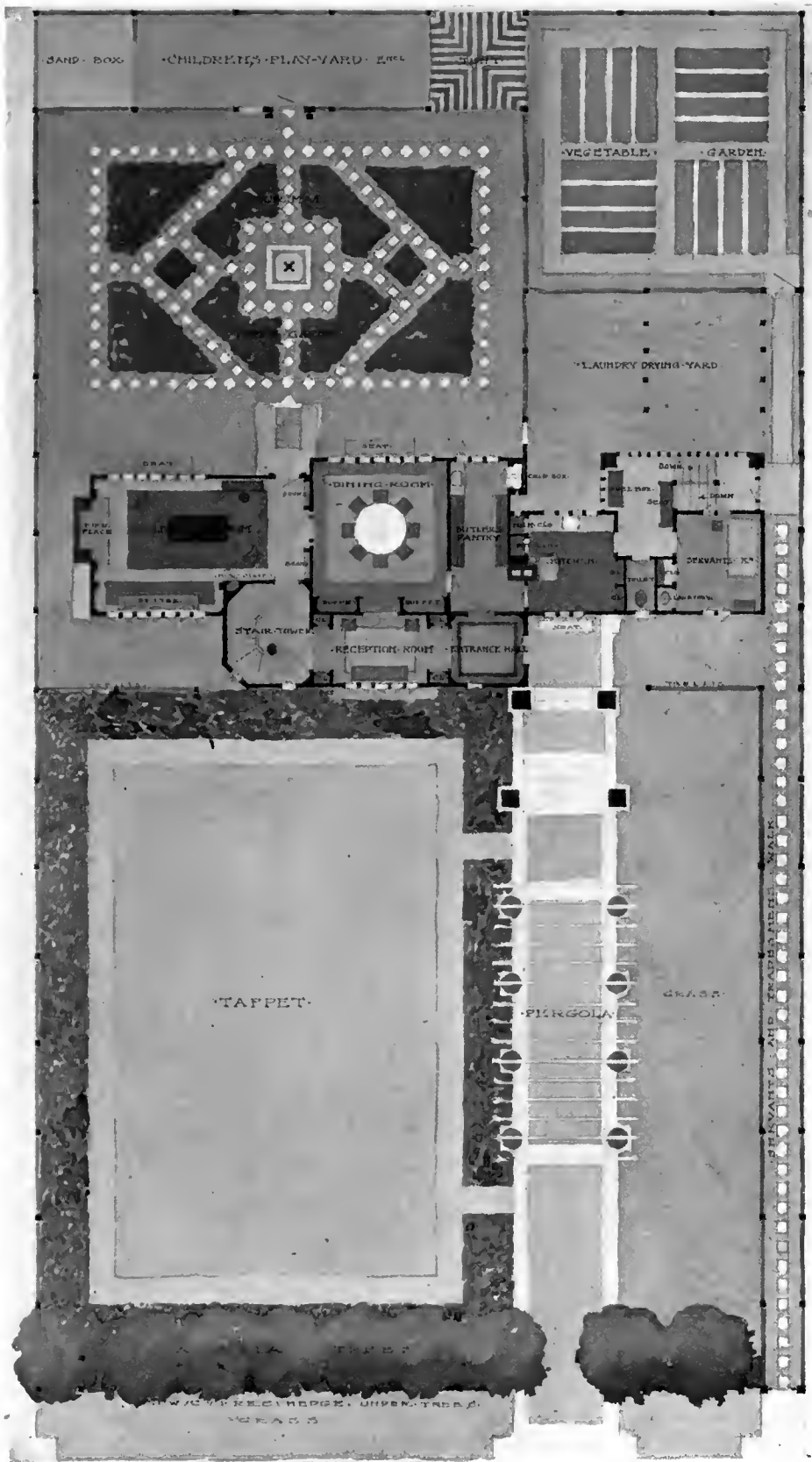
The earth removed from the cellar and trench excavations to be distributed on the lot.

Allowance must be made for the following items to complete the premises in a suitable way for occupancy. It is understood that any unnecessary elaborations may be omitted temporarily.

Grading necessary walks and fences. Sodding and planting .....	\$250
Lighting Fixtures.....	150
Interior decorating .....	250
	\$650

Setting the house back 80 feet from the public walk, gives a sense of quiet reserve. It affords ample distance for a complete prospective view of the entire composition, which is obtained through the arches formed by the acacia row over a low cypress hedge.

The shape and position of the house afford a maximum of sunlight and air to the entire



PLAN OF FIRST FLOOR AND GROUNDS

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## T H E F I F T H P R I Z E H O U S E

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interior, which advantage cannot be discounted by the neighbors' buildings, as all windows are directed either towards the front or rear of the premises, thereby affording unobstructed views.

The rear gardens are of ample dimensions and are becomingly screened by the house itself, to give absolute privacy where desired.

The "tappet" to the front is of ample size so as to be available for lawn games.

The view down the main path through the pergola is focused upon a vined trellis, and the low broad steps and abutments which are capped with flower boxes containing a low spreading growth of hydrangeas or scarlet geraniums.

A broad platform on a level with the ground floor terminates the approach.

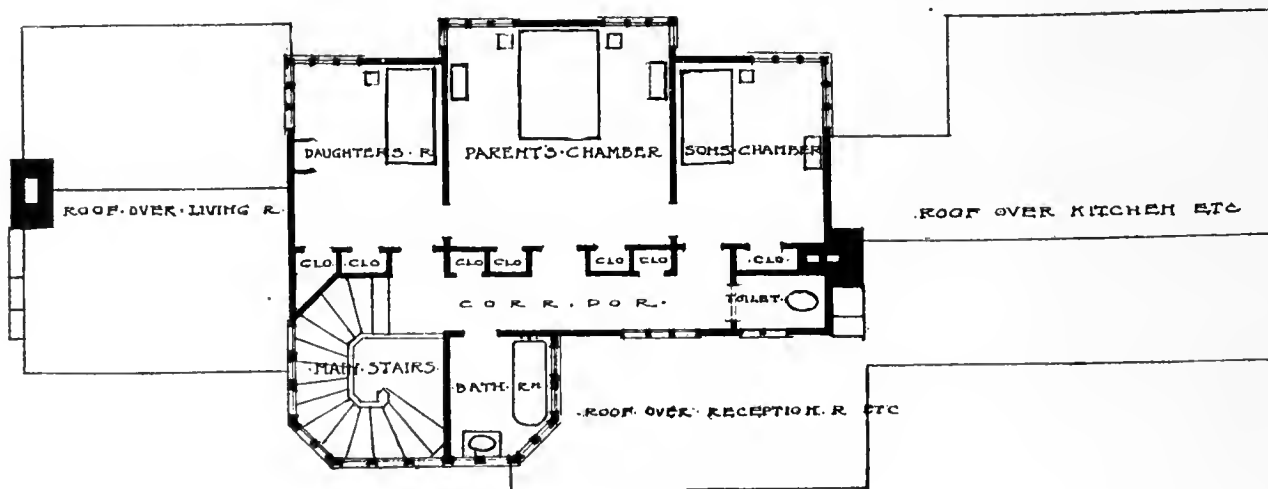
The entrance hall is treated in a warm somber color of browns, paved in a pattern with Clinker brick on edge set against a rough wood border.

The entrance hall is readily accessible to the servant when answering the door bell.

The reception room provides one of the most essential requirements of a house, without which the entire household would invariably be subjected to interruptions by "formal callers." This room is brilliantly lighted by a row of windows. It can seat four persons comfortably. The French glass doors to this room fold into jamb pockets, back of which are secret coat closets. This room is treated in French grays.

The dining-room is square, especially suitable for a round table seating eight persons comfortably. It is provided with a double buffet, so situated as to dispense with the need of a serving table. The walls and ceilings are treated in somber browns and red, with the beams showing.

The living-room is spacious and affords all the family conveniences that the name usually implies. There is a place for the piano, and a closet for the music library. Shelves for books are



PLAN OF SECOND FLOOR

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## T H E F I F T H P R I Z E H O U S E

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provided at one end of the room. A large Clinker brick fireplace with a copper hood is the focal point at the other end, set on the same axis with the dining-room. A large alcove with a divan is built near the fireplace. Two groupings of windows at opposite sides let in a flood of sunlight and air. The ceiling formed by the roof structures is high. The entire room is treated in reds and greys. To the rear a door leads to a stoop and to a formal garden of poppies or nasturtiums, bordered with stepping-stones set flush with the sodding.

The staircase occupies a minimum of space within its enclosure, whereby all drafts and escape of artificial warmth is obviated.

The stairs are clearly designed to connect the living quarters of the ground floor with those of the sleeping quarters above, and therefore are set remote from the entrance hall to a position of privacy; at the same time constituting an interesting point of vista in the perspective from the entrance hall and reception room through the French glass doors.

The stair tower extends to the rafters, under which there is a cluster of amber-colored windows, shedding a mellow light over autumnal brown shades of color encasing an ivory white stair case.

The chambers on the second floor are well lighted, exclusive and protected against street noises, by virtue of their positions. They overlook the rear gardens. Ample closet space is provided for each room.

The bath-room and toilet are contained in separate compartments. They are to be finished in French greys.

The sleeping-rooms may be added to by building over the kitchen wing.

The walls of the second floor are to be decorated in suitable patterns of cretons, with plain ceilings.

The pantry contains two cases—a copper sink, and a refrigerator to which the ice is supplied direct from the outside.

The kitchen has a milk and butter closet, which is replenished from the outside. There is a kitchen utensil closet near the range, and further closets for stores. The kitchen extends up into the rafters and has a sky-light over the range; also ceiling ventilation.

The servant's room is distinctly separate from the house, being disconnected by means of a trellised kitchen veranda. This veranda is for the use of trades people and the servant. It provides a place for the waste box, for ready fuel, and a comfortable lounging resort for the servant during leisure time. It also leads to the basement where the fuel is stored, and where the heating apparatus is located.

The laundry trays are set in the basement. If the house is to be erected in a semi-tropical climate, the trays would occupy a space on the kitchen veranda.

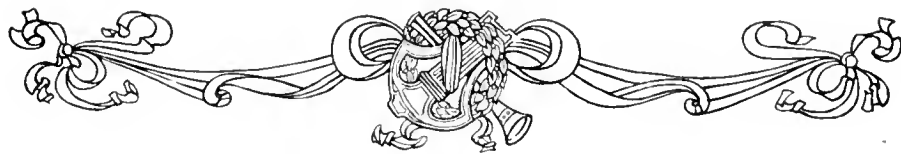
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The servant's room has a clothes closet, also a lavatory with hot and cold water. The servant's toilet is approached from the veranda, and is equally accessible from the kitchen and servant's room.

It is generally a distinct advantage to have the servant's quarters well separated from the family rooms: this arrangement also disposes of the need for a servant's stairs.





# THE SIXTH PRIZE HOUSE

DESIGNED BY

JOHN CALVIN STEVENS, OF PORTLAND, ME.



IN DESIGNING a house to be built under the conditions laid down, the designer of this particular plan has taken for granted that it should be adapted to conditions and climate in his own neighborhood, and the severe climate of this district with its short Summer gives few days for out-of-door life. For that reason extensive porches have been dispensed with, and more time and care has been given to the interior plan of house as adapted for an indoor life.

Dotted lines on the first floor plan and on the side elevation, however, show a possible future piazza extension opening from the dining-room, a feature that would be very desirable in a warmer climate or even here if closest economy were not necessary. The cost of such a piazza would be about one hundred dollars.

It has been taken for granted that the few days allowing life in the open would be utilized by the family on the grounds rather than on porches, and the plan of landscape treatment has been adopted with that end in view. The terrace garden in the front of the house is intended to serve not only as an attractive entrance, but to utilize the earth excavated from the cellar and thereby avoid the extra cost of carting and dumping, and this garden has been planned of such simple character that the owner can easily care for it without help.

The cellar is to have a clear height of seven feet, the wall to be built of cement blocks, if in a locality where they can be obtained cheaply, or it can be built of ledge stone laid up dry and well pointed. The cellar is to have a cement floor over its entire area. The first story is to be eight feet high, the second story seven feet, eight inches, with the servant's room in attic about seven feet high.

The framing timber is to be of good hemlock, with under floors and boarding of same wood. Window frames and sashes are of stock pattern. Walls and roof to be shingled with cedar "clears."

A consideration of the floor plan shows that the small reception hall has been given a wide opening into the living-room so as to give a spacious air, in so far as such a necessarily small area can do so.

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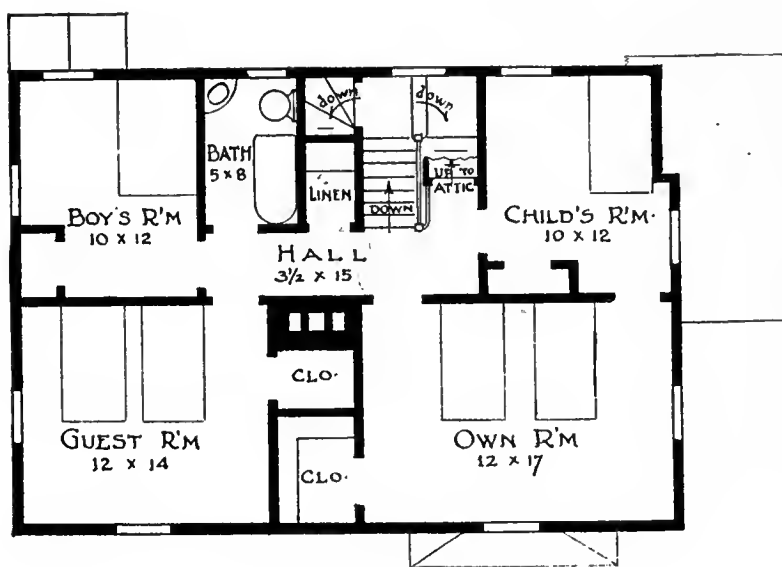
T H E   S I X T H   P R I Z E   H O U S E

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The living-room has been made as large as space would permit and is connected with the dining-room by a wide opening intended for portières. The arrangement of the kitchen department is with a view to the utmost seclusion possible with convenience in carrying on the household work, and in all cases two doors between the kitchen and the main apartments have been provided.

A half staircase leading from the kitchen to the landing of the staircase serves in lieu of back stairs, and the cellar entrance from out of doors is directly on to the landing of the cellar stairs, thus doing away with the necessity for the usual rollway.

The second story has been planned for a family chamber of large area over the living-room, with a commodious closet, and connected with it is the baby's room over the hall. The guest-



PLAN OF SECOND FLOOR

chamber over dining-room is provided with a good closet and arranged so that two single beds can be used here if desired. The boy's room is over the kitchen, and it should be noted that in all the chambers two windows are provided, thus giving ample light and good provision for circulation of air. The bath-room, centrally placed, is directly over the kitchen sink; the wash trays in the cellar are supposed to be placed in line underneath, so

that all plumbing is in the most compact form. With good closets for all the bedrooms, a linen closet of ample size completes the second floor, with a minimum amount of space devoted to stairs and hallway.

In the attic one room at the rear is to be finished for the servant, the balance of the space to be unfinished, but to have a single floor so that the room can be used for storage.

A good system of plumbing is to be installed, with simple, inexpensive fixtures, using an iron sink in the kitchen, and wooden wash-trays in the basement; wires for electric lighting are to be put in ready for attachment of fixtures; and a hot-air furnace will complete the equipment as included in the estimate of cost given below.

The interior finish is to be of North Carolina pine, used in plain form, with very few mouldings, and with floor of rift North Carolina pine stained and waxed in hall, but with other



PLAN OF FIRST FLOOR AND GROUNDS

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## T H E   S I X T H   P R I Z E   H O U S E

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floors of native pine, suitable for mattings or carpet. The kitchen, pantry and back-entry floors are to be painted.

Plastering is to be two-coat work on the ceilings, but all walls, except in the kitchen department, are to have one coat troweled just before drying, the intention being to use wall paper for decorative wall hangings. The walls of the kitchen department can be finished with paint or washable paper as desired, but under the estimate are considered as left in white plaster.

The color treatment of the exterior depends so much upon the surroundings and the color of adjoining houses that it is impossible to say what treatment would be best when those conditions are unknown. In this case it is intended to allow all shingled to weather the natural gray, to paint all trim ivory-white, with blinds, if used, of soft olive-green.

The treatment of interior is as follows: all finish, except in the kitchen department, to have one coat of oil stain well rubbed. In the kitchen department the finish is to be varnished.

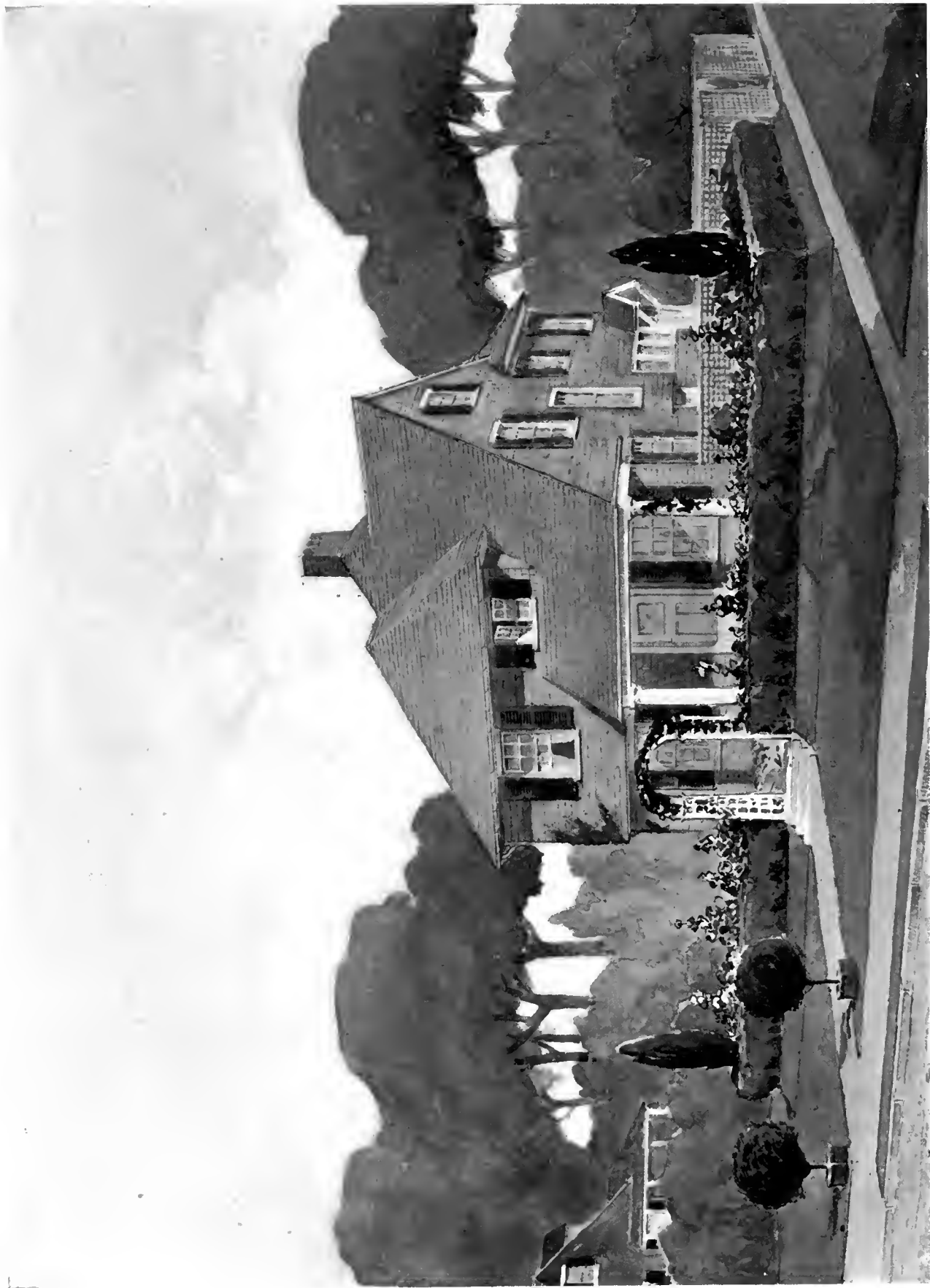
The color proposed on trim for hall, living-room and dining-room is a deep rich brown (burnt umber gives a fine color) with a two-toned paper, or a quiet mingling of color with green predominating, in the hall; using a plain green cartridge paper of soft olive-green in the living-room and dining-room. This uniformity of color will give an increase in apparent space, so that the whole house will appear more commodious. For the furniture through these rooms it is suggested that fumed oak of simple constructive design be used. The fireplace is to be laid up with common water-struck brick, with hearth of same material, the mortar to be colored, and the mantel of very simple character to harmonize with the furniture suggested.

For the chambers the use of the conventional "chamber papers" is not advised, but the use of quiet self-toned papers where a decorative wall is used, or the use of plain colors, will give more restful results and prove to be much more satisfactory.

No color scheme for these rooms can be suggested without knowledge as to tastes of the occupants and as to the furnishings they will use, for it is manifest that a family of the size planned for will already have household furnishings which must be used in the new house.

Under these circumstances it can only be stated that the general principles of the use of warm colors for the rooms with cold light, and vice versa, should be followed in selecting a definite color scheme.

The suggested treatment for grounds is of the simplest character, the main feature being the garden at the front entrance. This is proposed to be laid out with graveled walks, surrounded by a hedge of California privet or some other shrub of similar character, not to be trimmed into the hard and formal lines usually adopted, but simply to be kept within bounds.



THE HOUSE FROM THE STREET

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Old-fashioned flowers, mostly perennials can be used in the beds, and a pretty effect at a minimum of care can be obtained by judicious selection. Provision has been made for the cultivation of dwarf fruit trees, and for the vegetable garden which is so desirable a feature if one wishes the full benefit of the country home. The main part of the lot has been left for lawn games, with the vegetable garden screened by hedge of lilacs, or trellis for sweet peas or other climbing flowers. The kitchen yard can be screened by a lattice fence as shown, or could be screened by hedge of tall growing shrubs. As the grounds are shown the owner could easily in his spare moments do all the necessary work to keep them in condition.

The following estimate of cost does not include outside blinds, yard fence, wall papers, light-fixtures, grading or planting, but separate items give approximately the cost of these materials.

Excavating.....	\$ 63.00
Masonry (includes lath and plaster and mason's labor) .....	602.00
Inside and outside trim .....	465.00
Lumber, shingles, floors, etc. ....	492.00
Painting .....	100.00
Heat .....	115.00
Plumbing and Tinning.....	268.00
Light .....	35.00
Hardware.....	70.00
Labor at \$3.75 .....	523.00
Builder's profit 10 % .....	273.30
	<hr style="width: 100%;"/>
TOTAL.....	\$3,006.30

The house contains 27,550 cubic feet.

In the items of masonry, painting and plumbing, the labor is included at prices ruling in designer's neighborhood, and carpenter's labor in last item, in this vicinity, would be less, as wages are not \$3.75 per day as here figured, so that although the total shows slightly more than \$3,000.00, it has been left as quantities footed.

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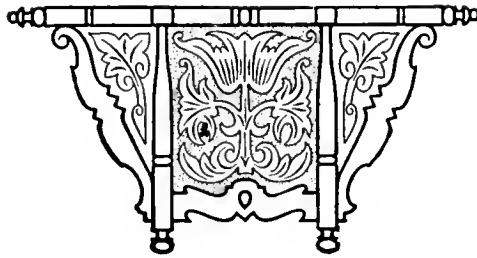
T H E   S I X T H   P R I Z E   H O U S E

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The approximate cost of items not included in the general estimate is as follows:

Outside blinds.....	\$ 50.00
Wall paper and moulding .....	100.00
Light fixtures .....	40.00
Grading and planting .....	150.00
Yard fence .....	50.00
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TOTAL.....	\$390.00

In addition would be the amount of the architect's commission.



# THE SEVENTH PRIZE HOUSE

DESIGNED BY

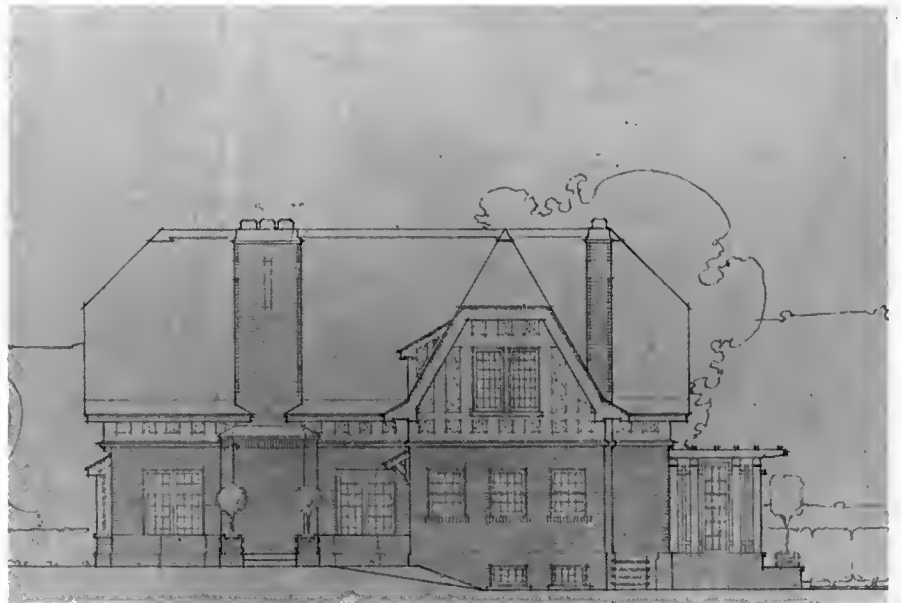
WILLIAM E. FISHER, OF DENVER, COLO.



IN PREPARING the sketches for this suburban house, one of the main objects kept in view was the cost, and we are assured from the careful estimate submitted, that the house will come within the limit of cost, \$3,000.00, as instructed.

The house is to have a foundation of hard burned brick, the outside walls of which are to be cemented with Portland cement mortar and, after the cement mortar is allowed to dry, it is to be coated with asphaltum. This insures a dry basement. The footings will be of cement concrete.

It is planned to excavate for a portion of the basement only, the space coming under the kitchen, hall and dining-room to be used for basement purposes, these to contain a furnace room, two coal bins, cellar, pantry or store room and a laundry under



SIDE ELEVATION

kitchen with two washtubs. The whole is to have a cement floor and plastered ceilings and the walls of the laundry are to be kalsomined.

The brickwork above grade is to be laid up with an ordinary hand-made brick of a deep, cherry-red color, to cost \$8.00 per thousand, all to be laid up with headers, using a half-inch brick mortar-joint of white mortar. The sills of the windows also will be of red brick with black headers, laid in cement, and the tops are to be cemented. The floor of the terrace will be of similar red brick bedded in sand.





THE HOUSE FROM THE STREET

## THE SEVENTH PRIZE HOUSE

The walls of the second story, the gables and the stair bay-window will be plastered with cement mortar and the last coat to be put on with pebbles of uniform size, the whole to be brushed over with cement, giving the effect of a very rough cement surface in a uniform cement color, lightened with white lime.

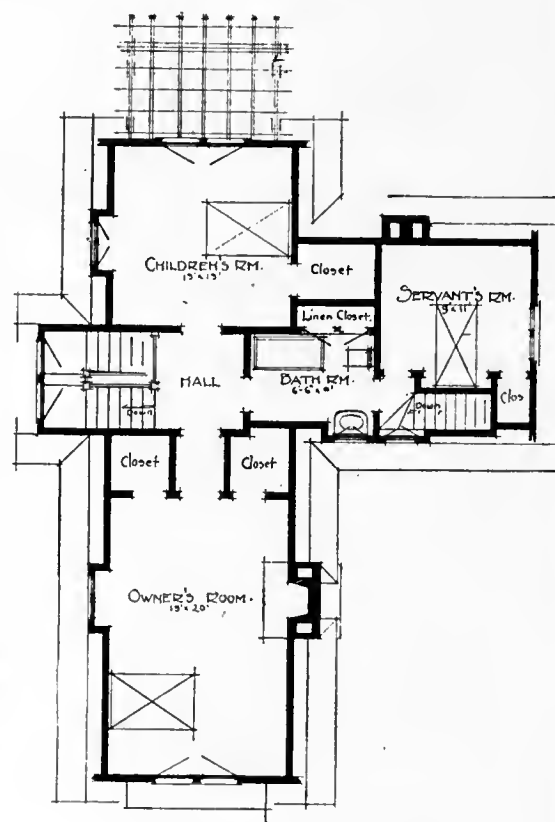
The roof will be covered with shingles which are to have one coat of creosote shingle stain of a moss green color. The wood work is to receive one coat of oil-stain in a Van Dyke brown and two coats of boiled linseed oil. The walks, garden scheme, pool and garage, as indicated on the drawings, are not included in this estimate, so that a description is unnecessary for this portion of the work.

### INTERIOR

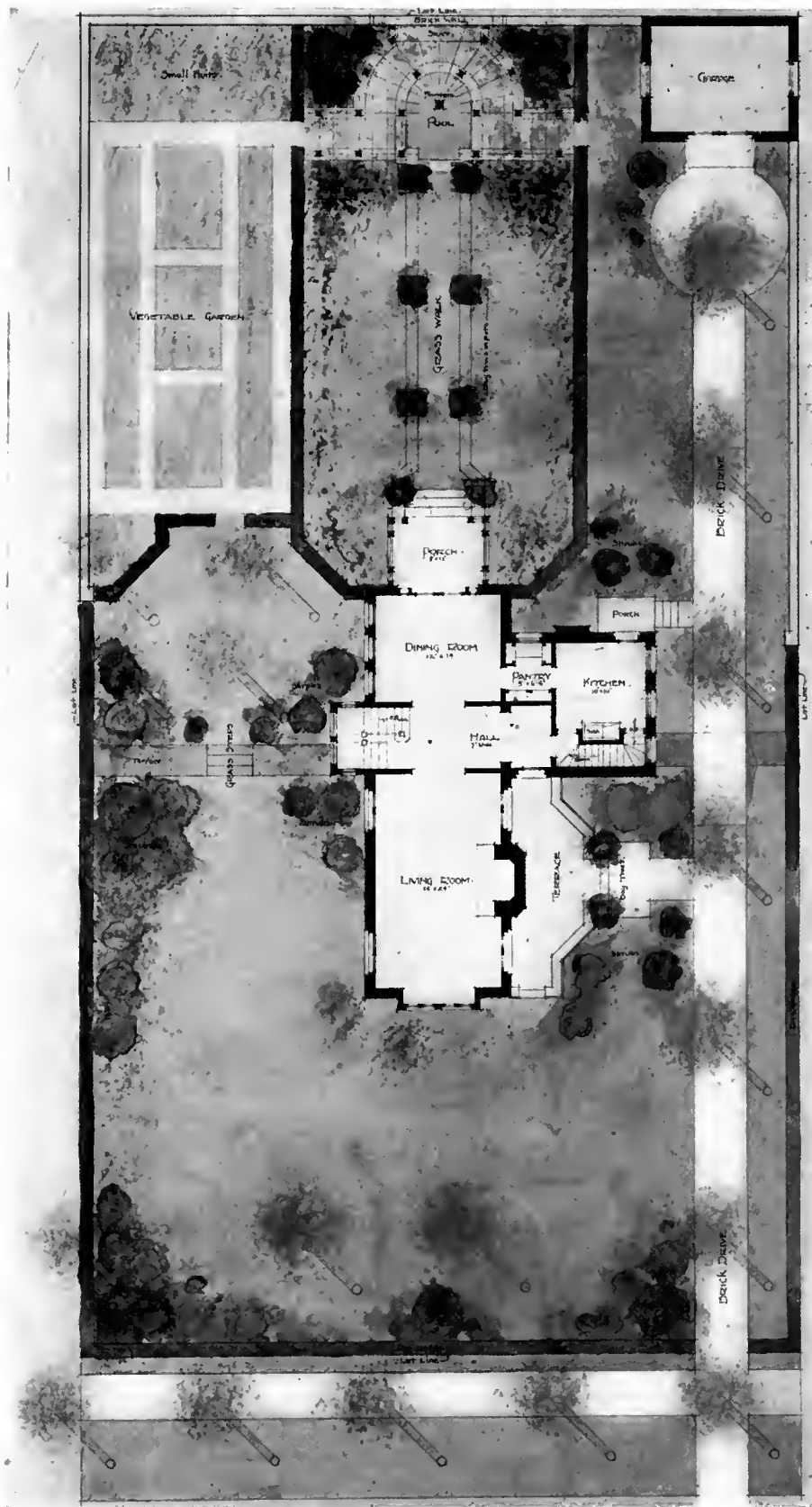
The interior of the house is to be treated in a very simple and inexpensive way, the trim to be of plain casing, seven-eighths of an inch thick and three inches wide for the living-room, hall and dining-room, the head casing of which, above the doors and windows, is to extend around the room to form a plaster frieze, as all the window and door heights of this floor are the same. Yellow pine is to be used throughout for finish. The fireplace is to be a plain brick-faced mantel with a plain shelf and a brick hearth.

The living-room is to have a beam ceiling, the beams to be four inches by eight inches in size and to be dressed and stained and to have a wood ceiling of one inch thick beaded material. The deafening for the second floor, over the living-room, is to be of a heavy hair felt, one-quarter inch thick, to be laid over the ceiling on which is laid two by two inch strips to which the finish floor is nailed, thus, forming a floating floor, as none of the nails will penetrate into the wood ceiling. For the remainder of the first floor-ceiling joists, we will use a joist two inches wider in order to provide a level floor for the entire second story.

All the woodwork of the lower floor, with the exception of the kitchen, will have one coat of stain and one coat of flat varnish. The floors will be quarter sawed pine, to be varnished and waxed. The second floor will have plain seven-eighths of an inch by four inches mitered casings and stock doors, all of which will receive three coats of lead and oil paint, finished flat. The plumbing is to



PLAN OF SECOND FLOOR



PLAN OF FIRST FLOOR AND GROUNDS

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T H E   S E V E N T H   P R I Z E   H O U S E

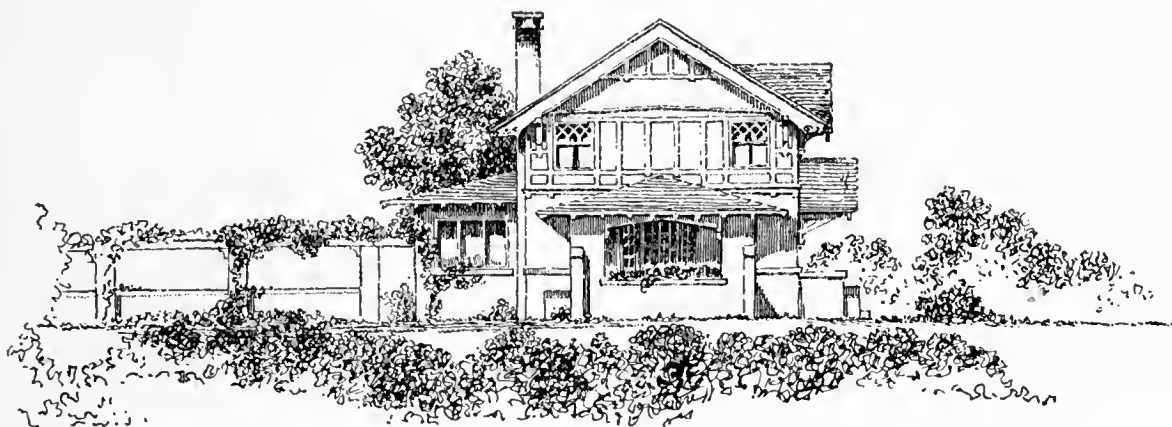
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consist of plain enamel iron fixtures including the kitchen sink. The house will be heated with hot air, provided by the furnace as mentioned in estimates. The lighting will be by both electric light and gas, providing center lights for all rooms and, in addition, providing electric light brackets in the owner's large bedroom and living-room.

Excavating.....	\$ 35.00
Masonry (including all brickwork and plastering) .....	665.00
Painting .....	215.00
Heating (furnace) .....	125.00
Plumbing and Tinning .....	280.00
Shelf hardware .....	50.00
Electric lighting .....	87.00
Interior finish (including the stairs, mantel shelf and fixtures of all description) .....	375.00
Exterior work (including shingles, studding, joists, window frames and cornice mouldings) .....	425.00
Labor at \$3.25 per day .....	375.00
Ten per cent. for Builder's Commission .....	263.00
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TOTAL.....	\$2,895.00

The building contains 27,480 cubic feet.





## THE EIGHTH PRIZE HOUSE

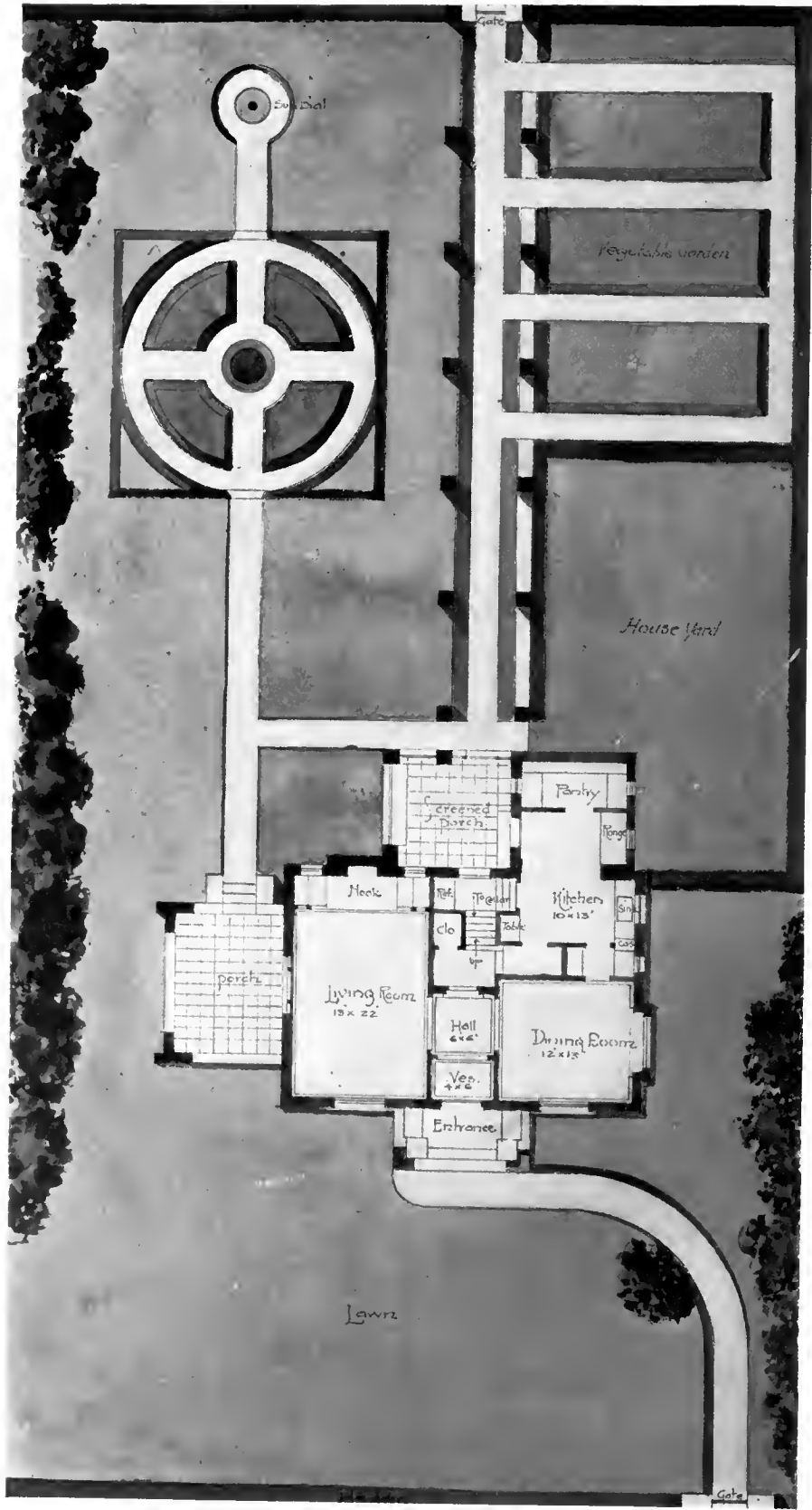
DESIGNED BY  
GEORGE F. HARVEY, JR., OF DENVER, COLO.



THE IDEA the designer has in mind is to plan a thoroughly American, modern, country home, suitable to the climate and conditions of living in a district similar to that of Denver, Colo. The lower portion is to be built of dark, hard-burned, common brick, with black joints and header courses every fourth course; the upper portion to be cemented, with timber work as shown; the cement tinted a warm greenish-gray; timber work stained brown.

The entrance has been so placed that the porch from the living-room has privacy, and, by placing the walk to the side, the lawn space is unobstructed. The shrubbery is on the property side lines, giving quietness and seclusion. From the porch one sees the flower garden and a sun dial, backed by the dark green hedge, and looking down through the grape arbor can one imagine a more cool and quiet retreat on a warm Summer day?

The main entrance is through the vestibule into a small hall from which a view is obtained of the dining-room, living-room and, through the French windows, to the porch on the side; also a nook in the end of the room, so thereby practically at a glance the entire first floor is seen. A leaded-glass panel door shuts off the staircase from the main part of the house, so that one flight of stairs to the second story is sufficient; and is, by being away from the front portion of the house, made less expensive. The rail, plastered up with a cap on top, is papered or decorated as desired. A passage from the staircase hall leads to the kitchen and to the serving pantry between dining-room and kitchen. The kitchen is large with fixtures leaving the floor space unobstructed; a few



PLAN OF FIRST FLOOR AND GROUNDS

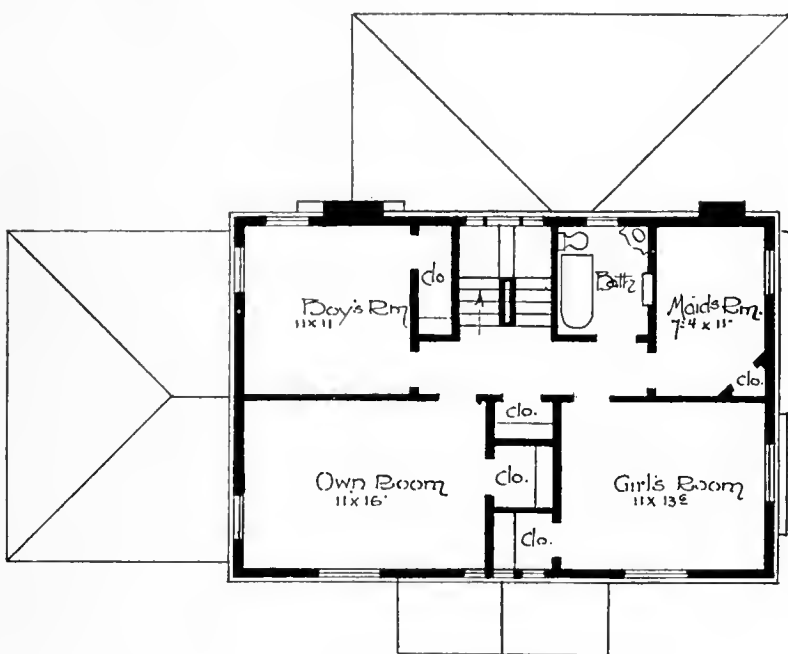
## THE EIGHTH PRIZE HOUSE

steps lead down to the refrigerator and cellar, and a door opens out on the screened porch, so that one can go to cellar or refrigerator without entering the kitchen. The pantry is at the rear with ventilation at each end. The sink is recessed, with a large window over it, and is a combination fixture sink and laundry-tray combined; when the laundry-tray is not in use, the drain-board rests on top. The screened porch makes a cool place to prepare vegetables, etc. In the cellar is located the furnace and large coal-room and vegetable cellar.

The second floor contains a large room for the owner and his wife, one each for the daughter, son, and the maid. Ample closet-room has been allowed; the bathroom is well located and of easy

access; the hall light and airy, with a good-sized linen-closet.

The house throughout is finished in the most simple manner; the wood casings are narrow and perfectly plain, so that the beauty of the wood may be seen, and at the same time easy to keep clean of dust and dirt; floors to be dressed, waxed and stained. The finish of living-room, dining-room, vestibule and hall are of birch: the remainder of the finish of white pine. The living-room woodwork is stained to imitate



PLAN OF SECOND FLOOR

Belgian birch, a deep golden brown, varnished and rubbed down to a dead finish; the floor should have about the same tone as the woodwork, only, perhaps a shade lighter; the side walls to be covered with Japanese grass-paper, golden yellow, with a deep landscape frieze, with plenty of deep reds and greens, running into russet brown, so as to harmonize with the woodwork, also the yellow of side walls. The ceiling to be papered with a very delicate gray. The vestibule treated in a warm red tone would harmonize with the golden hue of the finish; the hall of a golden hue to harmonize with side walls of living-room only, of a lighter tone which will go well with the red tones of the vestibule. The dining-room will have dark green sidewalls to the plate-rail and above it to a deep frieze representing English hunting scenes with gay red costumes on a soft gray background; the ceiling same as background, only of a much lighter hue; the woodwork a deep rich red mahogany.



THE HOUSE FROM THE STREET



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T H E   E I G H T H   P R I Z E   H O U S E

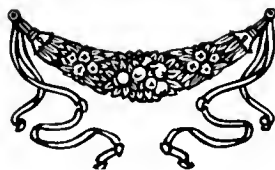
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The second story should be painted and finished in white enamel throughout, which always looks cool, clean and refreshing; the walls papered with any of the many patterns suitable for the place. The bath-room side walls for four feet high, cemented with white enamel finish; the walls above the white to have a light blue enamel finish. The entire plumbing to be open work, white enamel ironware of standard make; nickel-plated piping and fittings in the bathroom; the hot-water boiler is connected with a coil in the furnace and with the range in the kitchen. The house is heated with a furnace and lighted with electricity. In estimating the cost, no grading or ground treatment, lighting fixtures or interior decorations are included.

Approximate idea of cost:

Excavating.....	\$ 45.00
Masonry, brick .....	675.00
Carpenter material, lumber, floors, inside and outside trim.....	750.00
Painting .....	130.00
Heating, furnace .....	110.00
Plumbing .....	240.00
Electricity, lighting.....	70.00
Hardware.....	75.00
Labor at \$3.25 per day.....	450.00
Plastering and cement work .....	200.00
10% Builder's Commission .....	274.00
TOTAL .....	\$3,019.00

The design submitted contains about 25,700 cubic feet.



# THE NINTH PRIZE HOUSE

DESIGNED BY

GEORGE W. BULLARD, OF TACOMA, WASH.



THE PROBLEM of planning and designing a house of the size and capacity set forth in the programme of competition, can only be solved by the architects following extreme simplicity in floor arrangement and detail of design.

The house illustrated in the sketches submitted herewith comprises a building 28 feet by 40 feet in general dimensions. The cellar walls are designed to be of concrete, with cellar the full size of the house. In the cellar will be located the furnace, fuel rooms, store-room, and laundry if desired. Should the building be located where brick can be provided at less cost than concrete, the walls may be of brick. The fire-place and chimneys are designed to be of selected hard burned common brick.

The first floor is planned with a view of securing a cordial and spacious effect combined with comfort and convenience. The front porch, though unpretentious, provides an attractive and well sheltered entrance into the reception and stair hall. The vista from here into the spacious living-room with its large fireplace at once creates a feeling of cordiality and home cheer. The dining-room back of the hall has a wide door opening into the living-room, thus making a pleasing and spacious combination of these principal rooms.

The small sewing-room at the rear of the dining-room is designed to be occupied to suit the demands of the household. It may serve as a study or den, a child's play room, or it may be converted into a bedroom when guests are in the house.

The pantry and kitchen are designed to fully meet the needs of the family, being furnished with modern conveniences. The space for the refrigerator is provided with a door through which ice may be delivered from the porch. A kitchen provision closet is designed to occupy the space above the refrigerator. The rear porch affords a well sheltered and convenient rear entrance. The side entrance under the stairs is a convenience often needed for a private entry and in bad weather. It also serves as the outside entrance to the cellar with all steps inside the house. The pass hall at the head of the side entrance stairs serves as a place where wraps may be hung.

The needs of the family described are fully met in the arrangement of the second floor. The



BIRD'S-EYE-VIEW OF HOUSE

## THE NINTH PRIZE HOUSE

owner's bedroom is spacious for a small house. The large pass closet communicates with a child's room and provides ample closet space for both mother and child. The father's closet is located at the opposite end of the room. Each of the other bedrooms have large closets. Please observe that each closet is ventilated by an outside window. A trunk room affords additional storage space. The linen-closet located near the furnace and kitchen flues will be free from dampness. A small door opens from the towel shelves of the linen closet into the bathroom.

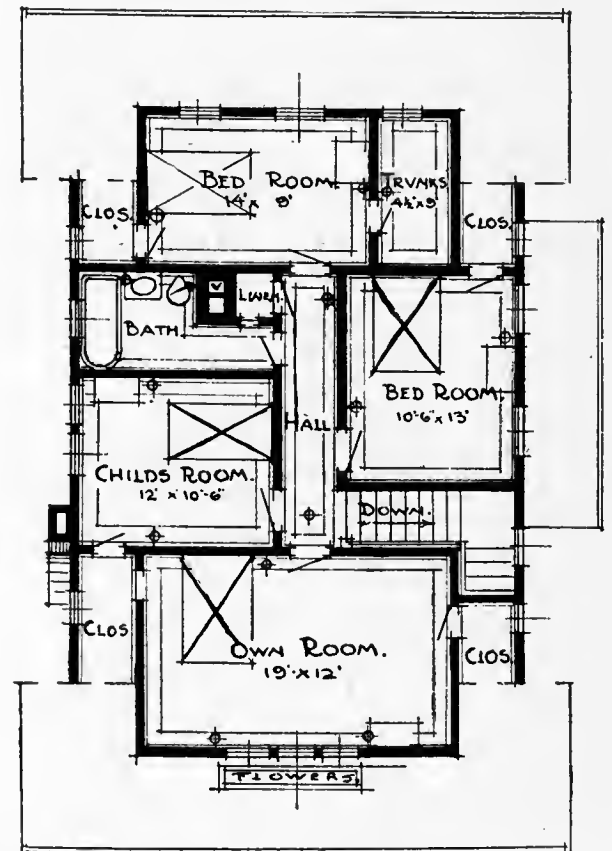
In planning the house, care has been taken to make all rooms rectangular and all walls straight, thereby securing the most simple and economical construction. In the exterior design, the main roof is constructed to extend down to the level of the first-story ceiling with wide projecting eaves, which cover the front and rear porches under one single roof. The wide front and rear dormer gables provide space for the front and rear bedrooms. With this construction all bedrooms are full height with ceilings level. The closets only are under roof with sufficient head room for all doors to be full height.

The interior wood finish, to harmonize with the design of the house and to keep within the limit of cost, will be artistically plain. The author's preference is to design the same free of mouldings, with finish selected to secure the effects of the grain of the wood, the same to be finished with handcraft stains. The walls and ceilings shall be tinted in calcimine tints and fresco colors. The walls of the kitchen, pantry and bathroom should be painted with enamel paints to secure most sanitary results.

The system of lighting is preferably with electric bracket lights located as indicated, with one central light fixture in the hall, living and dining-rooms. By piping for gas, combination fixtures can be installed.

The system of heating will necessarily be with a warm-air furnace having a register in each room,—the Foster or similar low-down wall register being preferred.

In the plumbing system the best moderate cost Standard white enamel fixtures should be used.



PLAN OF SECOND FLOOR

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



PLAN OF FIRST FLOOR AND GROUNDS

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## T H E   N I N T H   P R I Z E   H O U S E

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It is planned to locate the range boiler in the niche beside the kitchen chimney and close the same with a small door having an open panel at the bottom. A floor register in the bathroom directly over the niche allows the air to pass from around the range boiler into the bathroom. The temperature of the kitchen is thus made cooler and the bathroom comfortably warm. The range boiler is to be connected with a water-heating coil in both the furnace and kitchen range. The floor plans indicate the location of other fixtures.

For the interior color treatment, the author suggests the following:

The hall in a light tan dado with simple stencil treatment in dark brown. The walls above a rich cream with a lighter shade for the ceiling. The living-room walls in light russet brown and light cream ceiling. The fireplace to be faced with hard burned brick with wide joints of brown mortar, the hearth being laid with red Welsh tiles. The walls of the dining-room are to be in soft grey green, paneled in stencil lines and simple figures. The ceiling and frieze to be of a rich cream, the frieze and wall treatment to be separated by a plate shelf on a level with the top of the openings. The woodwork of this room should be in weather grey stains, and the wood finish of the living-room and halls in fumed oak stain. The sewing room walls to be in plain yellow with lighter ceiling. The wood finish of the bedrooms are to be treated with a light weathered grey stains. The walls of the owner's room to be in light sage green; the child's room to be in a soft light blue. The

side bedroom in light rose tints and the rear bedroom in pearl grey, the ceilings in each being in light cream shades.

The kitchen, pantry and bathroom will be painted in white enamel as previously suggested.

The exterior is designed to be finished with sawed clapboards ten inches wide on the first story, and shingles on the walls above the first story. The walls are to be stained



SIDE ELEVATION

- with rich bark brown shingle stains, with cornices, casings and other trim painted with old ivory white. The porch floors and steps are to be painted grey. The roof will be stained dark green.

The ground treatment suggested places the driveway and walks where the most direct access may be had to the house entrances. The flower garden makes a pleasing view from

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T H E   N I N T H   P R I Z E   H O U S E

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the dining-room, while the open lawns on the opposite side of the grounds allow good vistas from the living-room.

The garage is a suggestion for the location of the same, or a small carriage house and stable.

The cost of the building is estimated as follows:

Excavating.....	\$ 50.00
Masonry and Plastering .....	440.00
Inside and Outside Trim .....	480.00
Lumber (Shingles, Flooring, etc.) .....	490.00
Painter's Work .....	190.00
Heating (Warm Air Furnace) .....	155.00
Plumbing and Tinning .....	270.00
Lighting (Electric Wiring) .....	75.00
Hardware.....	85.00
Labor at \$3.25 per day .....	490.00

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\$2725.00

Add 10% for Builder's Commission .....

275.00

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TOTAL.....\$3,000.00

The cubic contents of the building is approximately as follows:

Cellar 28' x 40' x 7' .....	7840 cu. ft.
First Story .....	9774 " "
Second Story .....	8640 " "

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TOTAL.....26254 cu. ft.

A house of the above dimensions and of similar design has been designed and constructed under the author's supervision at less cost than the amount given above.

The foregoing estimate does not include interior wall decoration, lighting fixtures, or surface grading and ground treatment. The wall decoration described can be done for \$150.00. Suitable lighting fixtures can be procured for \$100.00. To put the lawn in order, make the driveway, walks, entrance gates, seed to grass, and plant flowers, shrubs and trees, approximately \$300.00 will be required. The cost of the garage is not included in these figures.

# THE TENTH PRIZE HOUSE

DESIGNED BY

WILLIAM G. MASSARENE, OF NEW YORK CITY, N. Y.



THE PROBLEMS involved in building a small modern country house are in a measure akin to those encountered in making a gown. For a given size and cost the quantity and quality of material and its lines, texture, and the ornamentations must be carefully studied to get the best result. If the size and price permit of no ornamentation whatever, because of the number of yards required, the gown-builder will strive to make the style or lines, and the texture of the principal material used the important part of the design. If fewer yards are required, some elaboration of the principal material may be made through the introduction of laces or velvets with further consideration of texture, design and color schemes for a more pleasing result.

The house as planned here has been considered from similar points—certain floor area or living space is required for comfortable accommodation which fixes the size. Since it costs something for every cubic foot of building whether up or down or out, we must carefully consider both our area and height as well as the principal materials to be used and so arrange it all that the finished product will have graceful lines and pleasing texture, for on this depends the design since the size required leaves no room for expenditure in ornamentation. It is essential too, that the materials selected be of the kind readily obtained in the open market, those in general commercial use for special building material like dress fabrics are expensive if specially prepared in small quantities.

The wearing or lasting qualities too must be considered, and as the gown fabrics for frequent wear must stand the strain of brushing and the ornament replenishing so must the house be built to stand the wear of weather and time, without constant painting and repair. It is, too, true that a white house near a dusty country road is mortgaged by its delicate finish, because it requires painting every year.

The purpose in mind in planning this house has been to provide the maximum living space for the least money in a manner durable and artistic, economizing on the least essential parts and elaborating on those most in use and necessary to comfort. The plan provides for a building





THE HOUSE FROM THE STREET

THE TENTH PRIZE HOUSE

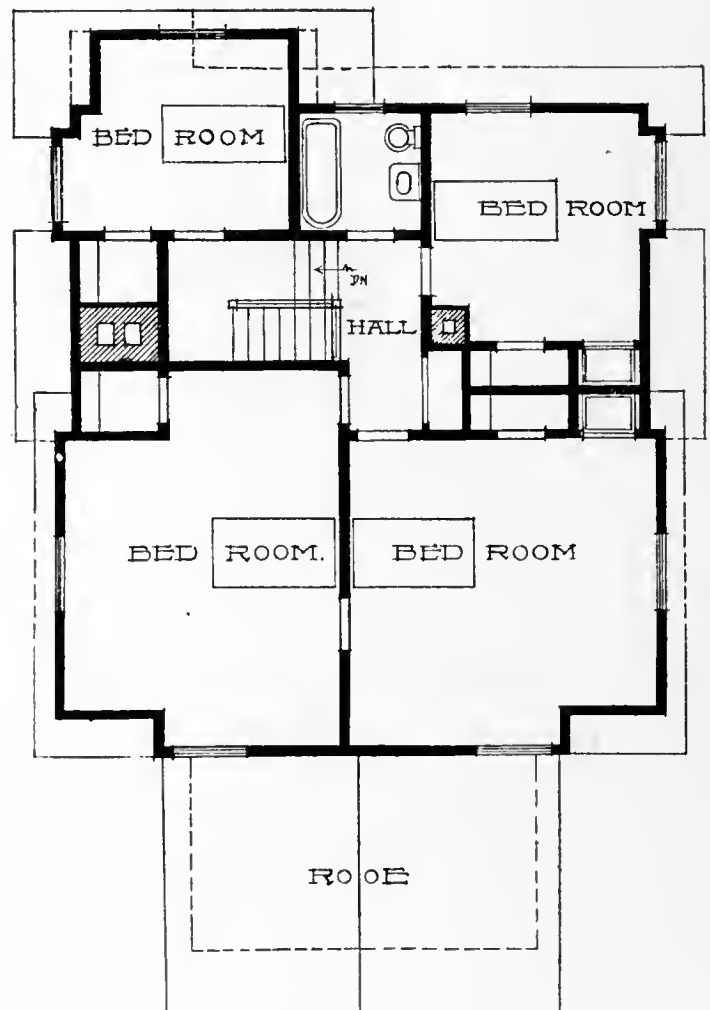
approximately thirty-two (32) feet square and  $1\frac{1}{2}$  stories high, containing in all about 26,000 cubic feet. The cellar is omitted, air space only being provided under the first floor, with provision for boiler and coal space in the rear and on a level with the ground. This minimizes the cost of excavation and foundation and omits only that part of house least in use, and by saving of cubic feet in height permits of larger floor area.

Presuming that the house faces south, the principal or southwest corner of the first floor is taken up with the living-rooms 16 feet wide and 18 feet deep. Entering through a Dutch door from the front porch an attractive view is provided by the fireplace at the far end with a seat at the left, and a leaded glass partition screening the stairs leading up from the right. Adjoining the living-room is the dining-room, 14 feet square with its floor elevated two steps from the living-room. The difference in floor levels giving a proper proportion in height to the difference in area of the rooms.

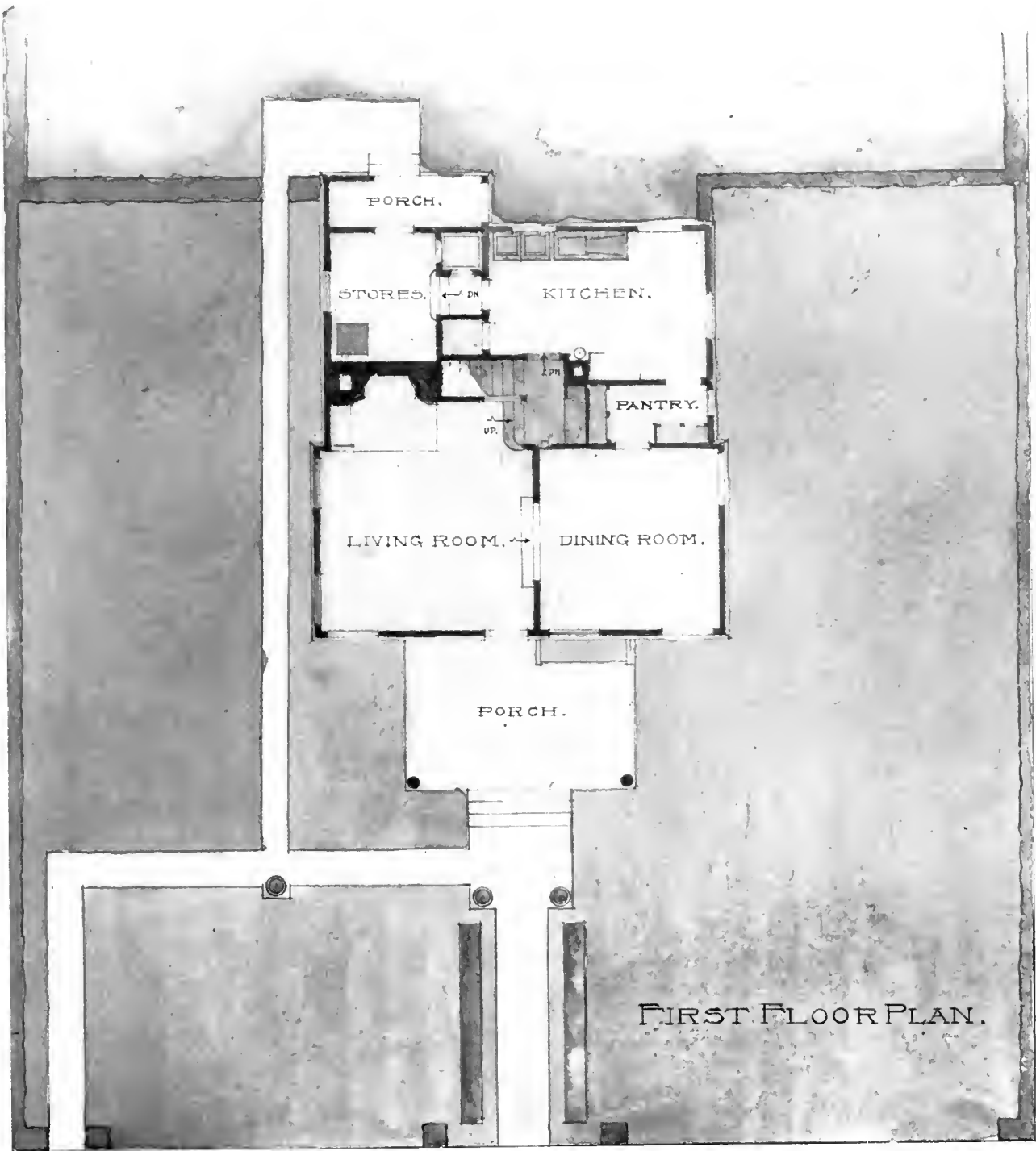
On the same level as the dining-room is the kitchen, separated by a butler's pantry with two double swinging doors to exclude odors of cooking. From the kitchen one step brings us up to the stair landing at the rear of living-room and giving ready exit to the second floor

without passing by assembled guests in either the dining or living-rooms. A few steps lead from the kitchen to the store or cellar space wherein is located the heating apparatus, convenient in case of the lack of help which is often the case in this age of the ever-perplexing servant problem. This store-room or cellar space is provided with a concrete floor graded to the outer door; on either side of the steps leading to it is the ice-box and kitchen closet.

On the second floor are three bedrooms, a bath and servant's bedroom. The latter is on the stair landing and four steps down from the second floor. The head room is gained through the



SECOND FLOOR PLAN



PLAN OF FIRST FLOOR AND ENTRANCE

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## T H E   T E N T H   P R I Z E   H O U S E

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store-room or cellar space being lower than the kitchen floor. Right here it might be well to mention that ceiling levels of the second-story bedrooms have been arranged to suit the roof outline, but in such a way that it does not impair their comfortable occupancy. The idea was suggested by an incident in connection with the building of a large country house. The owner, a lady of artistic taste said,—“Do you know, I like that third story front room best of any. Its broken ceiling lines suggest the most cozy and comfortable treatment.” This house may be considered therefore like one with the second story cut out.

The massing of gables and dormers has been done so that all the wall space of each side of the bedrooms is high enough to accommodate any piece of furniture that might be placed against it. Over the servant's bedroom and under the main ledge is ample storage space or attic, the latter being open on one side to prevent its ever getting stuffy. It also insures a cool ceiling to the second floor rooms in the hottest summer day. The stair hall ceiling runs clear to the underside of the roof, and is lighted as well as ventilated by windows in both gables formed by the high peak of the roof.

The construction of this house is simple and inexpensive. The foundation is an 8-inch concrete wall with the footings to front line. The frame is hemlock with 2 x 10 floor beams and 2 x 4 stud walls, “balloon fashion” to a level plate about 5 feet above the second floor. The rafters are 2 x 6 spruce with their projections beveled on the underside to 2 inches at the ends—a  $\frac{7}{8}$  x 2 inch pine strip makes the finish of all gables and overhanging eaves. The outside is sheathed in the usual manner, papered and covered with a wide beveled siding cut from a log that has been slabbed on two sides instead of four, giving an irregular alignment of the butt ends and a most pleasing texture to the main wall surface. This siding is stained with water stain or aniline dye, a dull brown. The projecting bay windows on the second floor are lathed and plastered with cement tinted a yellow cream.

The foundation is flush with the inside frame wall and the two-inch projection cemented up to the first-story level of the window sill which makes a perfect air-tight joint at the first-floor line and gives to the structure a substantial-appearing base.

All the overhangings of the main roof and the undersides of piazza roof are covered with matched boards, with the rough side down so their texture will match the rough timber used, and when coated with cold water paint which is like a permanent kalsomine it gives a fresh, clean appearance and reflected light. As a relief to the dull finish of cement, rough siding and cold water paint, the windows and doors trimmed and the edges of overhangings painted with a light cream oil paint. The piazza posts are peeled cedar logs, stained and varnished, giving a not too rustic and very clean, odd appearance.

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All the roof surfaces are cedar shingles left natural to take on their own silvery hue with exposure to the weather and tone with the field stone chimney.

The interior wall and ceilings are plastered with a single coat of fibre plaster. The finished floors are narrow pine and the trim principally white.

The convenience of storing household goods and clothing is provided for in the kitchen closet, dressers in the pantry, and closets to each bedroom.

The entire front of closets are of wood with double doors, drawers below and lockers above. Under the low roof on the east are two sets of drawers and in the hall is a linen closet. On the main stair landing, convenient to the living-room is a coat closet and shelf for a telephone. All the ceilings are kalsomined in light colors. The walls are tinted in darker hues with stains. For the living-room a bronze brown wall capped with a white picture mould close to the ceiling. In the dining-room a dark marine blue to a high plate shelf meeting with the ceiling color brought down in the upper part of the wall.

The stair hall treatment matches the living-room and continues up to the second story which gives a pleasant contrast to the higher wall treatment of the bedroom.

The fireplace in the living-room is faced with "Climber bricks" which are those closest to the fire in a brick kiln, and because of their close contact with a raging fire, take on a coloring from dainty pink to dark purple, and contrast with the dull yellow of fire brick lining and hearth.

The stairs in yellow pine with the treads stained a dark brown, varnished and left with a high glossy finish. The risers are white. The short run of rail from landing to second floor level and the return is staved up with  $\frac{7}{8}$  matched staving, capped with hard wood with a round rail supported on iron brackets on either side.

The plumbing is concentrated and fixtures arranged so they sit close to a single line of waste and subtly running approximately through the center of the building and up the rear wall through the roof. The wash trays of soapstone, with cover, make a convenient kitchen wash table, but if desired may be placed in the store or cellar space without much additional expense. The sink and back is enamelled iron all in one piece and hung on enamelled wall brackets. Directly over these fixtures and connecting to the aforesaid line is the bath-room, fitted with a porcelain closet and low down tank. A bath tub and wash basin of enamelled iron, the latter similar in make and supported in the same manner as the sink.

The range and boiler supply hot water to these fixtures through short lines of pipe.

The heating is effected with a small, low-pressure steam boiler and 7 radiators of proportionate sizes, properly distributed. A wall radiator is located behind the front door with one directly behind it in the dining-room. Directly over these are two radiators which heat the front bedrooms,

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## T H E   T E N T H   P R I Z E   H O U S E

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while a Z-shaped line at the rear, passing through the corner of the servant's room supplies this as well as 2 radiators in the back and rear bedroom. To provide for the condensation return it is necessary to set the heater in a pit but slightly below the floor as small-capacity boilers of certain make are not high in construction. The close proximity of the heating apparatus together with the range will undoubtedly be sufficient to heat the kitchen, but if desired the line supplying the front of house may be readily tapped for a radiator here.

In this age electric light is beyond question a great convenience and quite as inexpensive as gas, when its advantages are considered. This house can be well lighted with fifteen outlets allowing two each in the living-room and front bedroom, and one each to the other rooms, second-story hall, pantry, cellar and front porch. It is always well to add a few base or wall sockets to an electric system for flexible cord connection with table fixtures or lamp. In the matter of lighting fixtures the style and design play too important a part to give a close approximation of the cost, but it will suffice to say that very attractive single side light brackets can be had from \$2.00 up and center fixtures from \$10.00 to \$15.00. It is worth while to buy attractive lighting fixtures for the principal living-rooms and economize on the other rooms, as flexible cords hanging from the ceiling outlets with lamps and porcelain shades are quite sufficient in the latter.



SIDE ELEVATION

When the price is limited, every item of a small country house must be considered for its value in contributing to the completeness of the whole.

For so much money can you get just so much size of a kind of material that will come within your price so in calculating this problem it has been necessary, after fixing the least commercial area needed, to get the principal effect of design in shape of building, texture and color of material in a massing graceful and pleasing and different from the house next door. This being done to our satisfaction, the proper setting or ground treatment must be carefully considered, both from the standpoint of effect and maintenance. Too often the beautifying of a place with an abundance of flowers and shrubbery will entail endless labor or expense on the part of the occupant to keep it up. For these reasons a most simple treatment is suggested here. The house is located in the center of the lot. The excavated matter graded around the building to an easy grade on three sides of the lot and joining to the rear of house line is a privet hedge, the rear part quite high with a

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T H E   T E N T H   P R I Z E   H O U S E

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low hedge from the rear house line to the front of lot with return a few feet on the front line and of the same height as the hedge at the rear. Across the front is a slight grass terrace with two rough brick gate-posts flanking a center wall which leads to the porch. Flower beds on each side of the entrance walk, planted with low red flowers together with large pottery, jardinières and heavy foliage give a trifle of color to the plain broad green sward and cement walks outlined to make a breadth of front always desired.

In the approximate estimate which follows, the cost of wall decoration, lighting fixtures and treatment of ground is not included. It will be safe to estimate the wall treatment at less than one cent per foot or \$75.00 in all for walls and ceilings, the lighting fixtures at \$75.00 and the treatment of ground at \$150.00.

While it is impossible to give an accurate estimate of the cost of this building because of the varying prices of labor and material in different localities, it is fair to presume that under present market conditions the work should be done for the amount enumerated:

Excavating.....	\$ 20.00
Masonry.....	582.50
Inside and outside trim .....	575.70
Timber (shingles, flooring, etc.) .....	531.00
Painting .....	105.00
Heating .....	170.00
Plumbing and tinning .....	235.00
Lighting (electricity) .....	45.00
Hardware.....	54.00
Labor at \$3.25 per day .....	408.00
	\$2,726.20
10% Builder's Commission.....	272.00
	TOTAL.....\$2,998.20



NO. 1111  
ALBANY, N.Y.





