

THE  
FARM HOME

F. A. CUTHBERT

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# The Farm Home



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# Introduction

God gave all men all earth to love,  
But since our hearts are small,  
Ordained for each, one spot should prove  
Beloved over all. —Kipling.

**A**LONG the beautiful roadways of Oregon are dotted the homes of a fine rural population. These homes are as much a part of the landscape as are the hills and streams and trees. They humanize the picture and make us love it more. Each home is a center of interest for one scene, and even the smallest home holds the privilege of contributing its touch of charm.

Over a period of years, representatives of the Department of Landscape Architecture of Oregon State College have responded to requests from communities, organizations, and individuals for information and suggestions on such questions as the location, design, and landscaping of the rural home. Out of this experience has grown the desire for more first-hand information as a basis for helpfulness to the many who are interested to add convenience, beauty, and pleasure through wise planning and such personal effort and expense as they can afford.

During the summer of 1929 several weeks were devoted to obtaining information relative to the most improved building units for various kinds of farms in connection with the model farm display in the Clackamas county exhibit at the State Fair of that year. Specialists in Farm Management, Poultry, Dairy, Horticulture, and other departments assisted in this study.

During the summer of 1930 actual studies of farm homes in different sections of the state were made possible as a part of the Oregon study of the rural home, which in turn is closely related to the national project on the rural home sponsored by President Hoover. Again the cooperation of specialists of the various departments in the School of Agriculture was received, and much assist-



ance was obtained from the Extension Service and its staff of county agents, and also from the various branch experiment stations throughout the state. The idea in all this was to bring together information in the simplest form practicable that would be helpful in the location of buildings in relation to agricultural enterprises on the farm as well as to the general convenience, livableness, and beauty of the farm. A further purpose was to learn from personal study what suggestions might be valuable in selecting types of architecture suitable to varying surroundings and to the business of farming—architecture that will add to the natural beauties and advantages rather than detract from them by lack of fitness and harmony. An even more important purpose, perhaps, was to decide upon possible suggestions of value to those who are contemplating remodeling and improving homes already constructed and who desire to remodel or remake the landscape setting for their homes.

These investigations were conducted in the field through the use of specially designed forms, presenting details that could be summarized. Different forms were used for each section of the state to collect data from individual homes selected as typical of the district. Information was gathered concerning the size of the farm, the type of farming, the location of the farmstead on the acreage, the type and condition of the residence and farm buildings, the trees and shrubs that were being grown successfully, and the quality of the landscape effect. Sketch plans were made of many of the farm arrangements and farmhouse plans. Photographs were taken to assist the author in evaluating his information after the survey was completed.

In connection with these studies, it has been gratifying to find most farmers and their families eager for information that will assist them to make their homes more beautiful and comfortable. It is with the hope of being helpful in meeting this desire for information that this bulletin is prepared and made available.

As a beginning, one can set forth the following points and generalizations which seem logical and applicable to most, if not all, sections of the state:

1. The living requirements of the farm home do not differ essentially from those of the city home.
2. Most farmers are eager for information that will help them at a small cost to make their homes more beautiful and comfortable.

3. Farm living conditions in many, if not the majority of cases, might be improved, usually at small expense and often at no expenditure other than time and effort on the part of the owner.
4. The importance of the location of buildings in relation to the business of farming and to the pleasures of living on the farm has been undervalued. There is real opportunity for improvement along this line.
5. Though many of the new farm homes are admirably adapted to their surroundings and are well designed to serve the family, some could have been made more pleasant and much more efficient at no greater cost, if sufficient thought had been given to the design and arrangement.

To simplify presentation of the suggestions and make them most useful, they are grouped in the following pages under three divisions:

Part I. Selection of location for the home site, keeping in mind convenience and beauty.

Part II. Suggestions for the design of farm homes and the remodeling of farm homes so as to make them more beautiful and better suited to their surroundings or more comfortable, more convenient and livable.

Part III. Landscaping the home grounds so as to make for greater pleasure, beauty, and convenience in the out-of-door part of the home, at no great expenditure in money and time.

Supplementing Parts II and III the Appendix presents sketches and descriptions of farm homes and grounds.

The author expresses his appreciation for the assistance and cooperation of his colleagues, Professor A. I. Peck, head of the Department of Landscape Architecture, and Mr. H. R. Sinnard, registered architect, instructor in Landscape Architecture; also to James T. Jardine, under whose leadership as director of the Experiment Station this work was commenced, and Dean Schoenfeld, present director of the Experiment Station, both of whom have greatly assisted this project by their encouragement and advice.

# The Farm Home\*

By

F. A. CUTHBERT

THE pleasure of living in a dwelling that is homelike in appearance and appointments, and that makes a happy impression as a part of the landscape, is certainly something that the farm builder desires to achieve. In order to be sure of obtaining this sort of satisfaction, thought must be given to the following: first, location of the home on the acreage; second, the type of house that is most desirable; and third, the possibilities of creating a beautiful setting for the house.

## Part I

### Selection of Home Site

IN selecting a location for the farm home on a piece of property a number of questions should be considered, and the place selected which most fully cares for the needs and desires in each individual case. Ordinarily farm houses are intelli-



*Figure 1. A residence located on top of a rise but well framed and backed by trees to avoid the appearance of being "perched" on the hilltop.*

gently located with reference to beautiful views from the property. Many times too much consideration is given to this one element, to the detriment of other important considerations. It is not unusual to see a house perched on the very top of a knob of land, located without protection from sun, storms, and cold winter winds. This makes of the home a view-house or sort of gazebo, which is not

pleasant either to look at or to live in. A house so located is difficult to landscape and the panoramic views from the house tend to become monotonous.

\*This is the first of a series of bulletins dealing with a general study of the rural home in Oregon. A report of the study of the organization within the farm home will be issued later.



*Figure 2. This home nestled in the shade of handsome trees is actually an oasis in an Eastern Oregon desert. Land and sage-brush extend for miles in every direction. An excellent example is seen here of what a family can do to create for itself a beautiful home even where conditions are most difficult.*

Good views off the property are frequently under the control of others, and may become ugly and objectionable at any time. One should not depend upon beauty beyond the limits of his own property unless it is such that nothing man may do will destroy it. One room facing toward a good distant view is normally all that should be set aside for this purpose. It is pleasant to see a different picture from each room and wise to have most of these views under control.

Owing to existing conditions such as groves of trees or existing buildings on the property, the possibilities for fine views are often overlooked. One must try to imagine each possible building location with present conditions altered, sometimes by removing an important element that is obstructing fine vistas and sometimes by planting and framing some effects to make them more beautiful, or by excluding parts of a view or focusing more definitely on a certain fine picture.

Occasionally beautiful distant views are spoiled by having so much interest in the foreground that it is difficult for the eye to carry beyond and really appreciate the charm of the distant landscape. Bright or showy effects should not be placed on line with fine views. If views look out over a busy highway, the house should be located back from the highway so that the noisy and disagreeable stream of traffic will be minimized as it cuts the view

line, or the highway may be "planted out" as much as possible without spoiling the view.

### Location with reference to highway

*I*N general the farm home is placed to best advantage if set well back from the highway or country road in view from the highway and on land that is somewhat above the highway level. It is desirable that the land continue to rise beyond the house, for then a background for the house is obtained, which is more comfortable in appearance than would be the case if the house were perched on the skyline. Of course a suitable grouping of trees would give a fine background effect, even though the land did not continue to rise.

If the house must be below the road level, a sense of depression can be avoided somewhat if the land immediately surrounding the house be graded up toward it even slightly. (See Figure 3.)

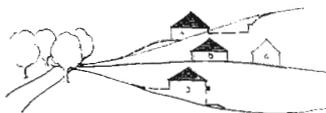


Figure 3. Locating house with reference to highway.

*A.* Shows the correct location of a residence on land that rises steeply from the road. A level area for the residence to rest is obtained by cutting into the hill behind the house and filling in front of the house.

*B.* Indicates the correct location for a house on land that rises from the highway and then begins a down grade. The house should be located on the up-grade and the land should continue to rise beyond the house, if possible.

*C.* Shows an unsatisfactory location.

*D.* Illustrates a two level house located on a steep downhill grade from the road. It is advisable on such a slope to locate the house near the road so as to avoid the feeling of its being in a hole.

### Central location

*I*N the business of farming, every-day convenience should be rated above occasional convenience. This has a bearing on the location of the farmstead. The consensus of opinion seems to be well fixed on the importance of a central location of the farm group as it relates to the general farm area and the work of the farm. In some sections heavy snows make it seem valuable to some to have their buildings very close to a well maintained highway, and sometimes an argument is heard against centrally locating a building group because of the cost of building and maintaining a road into the farm that will be serviceable during all weather. Farmers who have located their home and barn group centrally, however, testify to many advantages in addition to that of efficiency in farm management and note particularly the desir-

ability of having a house located well back from the noise and dust of the public road, and also from the danger of the highway if there are children in the family.

Close to cities, small acreages devoted to vegetables, bulbs, berries, or poultry are common. On such farms the problem is usually one of centering the house on the road frontage with the farm buildings located at a short distance to the rear of the residence.



Figure 4. Suggesting the large semi-circular turn for farm home located near the highway.

While the house is centered on the frontage, its entrance is usually best on the side facing the driveway or turn-around off from the driveway. It is desirable also that the house be set back from the front property line at least fifty feet, and more if possible. This area between the house and the road should be treated simply, with nothing but lawn and plantings of trees and shrubs. The flower garden with perhaps a pool and arbor should be placed in a separate area and not made a part of the front lawn, because the front lawn, unless entirely enclosed with high plantings, is really a semi-public area.

On such small farm properties the residence can often be located to take advantage of a fine grove of trees or some other desirable condition without adding any real inconvenience to the work of the farm.

## Wind

**L**OCATION of the farmstead so that it will be naturally sheltered from the worst of the prevailing winds is a wise procedure in every section. Protection can sometimes be obtained by locating the house and barn beyond windbreaks of existing trees, or so that higher land toward the direction of the wind makes a natural barrier. By placing the house at some distance down on the hillside the best view can still be seen in most cases, and the worst winds avoided.

It is important, of course, that barnyard odors be blown away from the house instead of toward it. Thought must be given to the location of odoriferous farm buildings and yards so that they be not placed objectionably close to the house or in line with the prevailing winds and the house. If the prevailing winds blow

across a dusty highway toward the house site, the residence should be placed far enough back from the highway to avoid the continual nuisance of dust.

### Soil

SOIL must be considered in any attempt toward beautifying the home surroundings. Without good soil about the area where the home is to be located, much time and effort in trying to make things grow well will be wasted. Observation has proved that often the residence is located where the poorest soil on the farm is to be found.

### Trees

ONE comfortable shade tree close to the farmhouse makes a tremendous difference, and will do more to change the appearance of the house into that of a home than any other one thing. Trees attain shade size rather slowly. It is therefore highly important that existing trees on the property be taken into consideration when locating the farm home. It is often wise to allow existing natural beauty to be the deciding factor in farm home location. If trees must be planted, a period of years must elapse before they can serve materially, either for shade or as parts of a landscape effect. A careful study should be made as to how existing trees and shrubs can be used to best advantage before definitely locating the house. In many cases beautiful native growth has been ruined by the location and choice of the residence. In one case studied, if the house had been located just twenty feet back on the property, two handsome trees could have been saved to make a frame for the home.



*Figure 5. A cottage nested among trees.*

### Water

SOURCES of water supply are very important on the farm and usually receive their full consideration, but water for beauty



*Figure 6. Looking back along the approach drive which leads to one of Willamette Valley's most attractive farmsteads. This home cannot be seen from the road but was excellently located to take advantage of existing trees and fine views.*

and pleasure usually is not made use of with any show of imagination. Even a very small stream can maintain the level of an attractive pool or a series of pools. In many cases an excellent swimming hole can be developed with no other work than a little excavating. An unpolluted stream near the home is a great asset when arrangements can be made to take advantage of it.

## Roads

THE location of the farm buildings and the house is sometimes dictated partly by the route which the entrance road must follow in order to make a comfortable approach. On steep property it is advisable to let the approach road meander a bit to obtain an easier grade. It may be better to locate the farm home in a more accessible, even though otherwise less desirable, position. Some farm homes have been located on high points with the barn group on a much lower level. This creates continual inconvenience that is rarely compensated for by the view obtained. A view-house or gazebo might better be built on top of the hill and the house itself kept on a lower and more accessible level.

The road into the farm should always be as direct and simple as the land will allow. When the approach road is curved, the

curves should be as long and flowing as possible in order to avoid a serpentine effect.

In order that the home area may be kept homelike and private, it is desirable that the approach road divide before reaching the house, one branch leading to the house and the other to the barn court. A short connection between the residence turn-around and the barn court should also be made for the sake of convenience. This separate-approach treatment is of course more important when the type of farming necessitates a great deal of trucking of supplies and produce which, if passing continually by the house, might be dusty and disagreeable and involve danger to children.

## Part II

### Choice of Residence

VERY little difference in living requirements exists between the farm home and the city home. When farm houses are rebuilt or new ones built, almost invariably the effort is made to approach as nearly as possible the living conditions of city homes. After all, what difference should there be except perhaps in the styles of architecture? The same sort of beings with the same general likes and dislikes and sensibilities live in both city and country. The general living requirements are the same everywhere. The house must be warm in winter and cool in summer and well ventilated always. It should have sunlight in all of the rooms at some time during the day. The living-room should be of a comfortable size with windows and doors opening upon pleasant views. The modern house



*Figure 7. The Dutch Colonial type—suitable for level or slightly rolling sites.*

should have a basement, furnace, laundry, and bathrooms. These requirements are almost universal. Differences come with individual needs and desires with regard to such items as kitchen size and arrangement, dining-room large or small or merely a breakfast nook, the number and size of bedrooms and closets, and whether to have a game room, conservatory, or work rooms. In the farm residence, it is often a convenience to have an office, to have a washroom or bathroom near the dining-room, and to allow for a storage room for food stuffs near the kitchen and handy to the

service entrance. Suggestions can be offered concerning these special living requirements, but analysis and decision must be made by the individual family.

### Orientation

**B**EFORE any building is begun or the house plan decided upon, certain other considerations deserve attention. One of these has to do with the desirability of getting sunshine into all of the rooms at some time during the day. Fortunately, it is rarely necessary in the country that the road and the front of the house be parallel as is the case along city streets. The least satisfactory orientation is that where the residence faces directly with the points of the compass. The north side of a house so located will receive practically no sunshine. It is pleasant to have the morning sunshine in rooms most used in the morning and the evening sun to brighten those most used in the evening. The out-of-doors terrace or porch and the living-room should not be made uncomfortable by the hot afternoon sun. If you wish some of the living-room windows to face the setting sun, a shade tree can be arranged to shield the windows from the heat of the afternoon sun. In winter when this tree is without leaves the sun will find its way through the branches to add its warmth to the living-room.

### Views

**T**HE subject of views has been considered at some length under Part I, but a somewhat more definite discussion is of value with regard to the relation of views to certain rooms of the house.



*Figure 8. A cottage type that is well suited to level or rolling topography.*

The living-room, for instance, can command a large view, perhaps a fine distant scene, or a large and well-kept lawn area, or possibly a scene out over an immediate lawn and then across fields of grain. The view should not be too much enclosed or confined, but should give an effect of expanse. The dining-room can well look out into the smaller out-of-door living-room unit, possibly a shaded grass terrace with a view to flower borders or flower gardens beyond. Views from the kitchen ought not to be neglected. From the kitchen win-



*Figure 9. A Willamette Valley barn group that forms a very pleasant view from the house.*

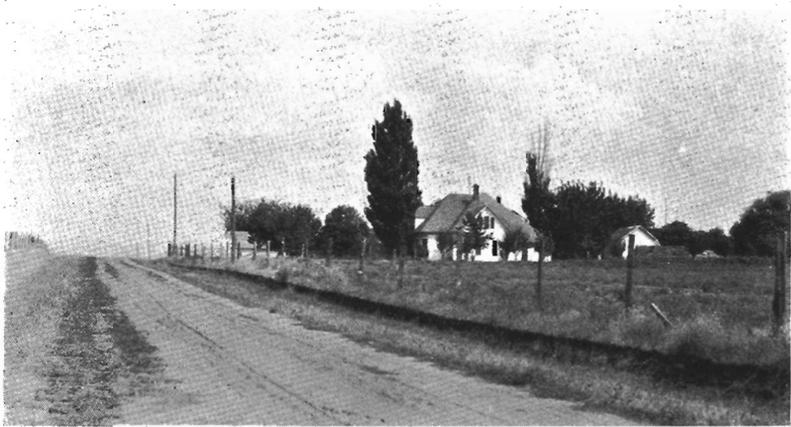
down the drying yard may be seen, the area being treated as lawn with stepping stones under the clothes lines; if desired, the view may continue on through this service court to the kitchen garden, or the windows may look out into the well-kept turn-around unit. It is most pleasant if each room has its own type of outlook. These outlooks need not be elaborate, but they can all be neat and clean and have a bit of seasonal color interest.

One should consider the best possible garden site before the rooms are arranged. To place the flower garden on line with a fine distant view may detract from both the view and the garden. Flowers, trees, shrubs, and even grass need proper soil, some sunshine and water. For further landscape suggestions see Part III.

### Service requirements

**A** NEW dimension was added to the design of properties with the advent of the automobile. When proper consideration is not given to the accommodation of the automobile, continual inconvenience results.

The automobile is best garaged close to or in connection with the residence so that it is unnecessary for one to go through rain or snow in order to use the car. When building a garage it is wise



*Figure 10. Looking along a sandy Eastern Oregon road toward an attractive farm home picture.*

to make allowance for two or three cars at the house, thus providing for a possibility of two cars in the family and space for the automobile of a visiting friend.

Roadways and driveways should be wide enough so that two cars can comfortably pass each other without either of them having to leave the road-bed to do so. The minimum road width for one car should be nine feet; for two or more cars, allowing one easily to pass another, sixteen feet.

The minimum satisfactory turn-around width is seventy feet. (See Figure 12.) A few feet less than this dimension makes all the difference between convenience and inconvenience. When a turn-

around is designed for the area in front of an entrance, a portion of the side at the entrance should be straight for at least two car lengths in order that an automobile may come to a stop parallel to the entrance. In the barn courtyard, an area one hundred feet or more in diameter is not too much to allow for the convenient manipulation of trucks and wagons.

One would think that there would never be a parking question on the farm, but investigations have shown that unless



*Figure 11. This turn-around with shrubbery planting gives a sense of privacy to the farm home.*





Figure 13. A Colonial residence best suited to nearly level topography.

leaks where low-pitched or flat-topped roofs retain the snow and moisture. In the homes of more northern climates, the desirability of warm sunshine in spring and fall suggests large window area.

Particular styles have become related in our minds to definite parts of the country. We think of the Spanish and Mediterranean styles when we think of California. We think of the Colonial and Georgian when the Eastern and New England states are mentioned. In general, Oregon landscapes offer almost every sort of building site. In the mountainous land about Hood River many



Figure 14. Residence types based on English precedent are suitable for level, rolling or hilly landscapes.

homes that blend beautifully with their surroundings have been built in a low and rather rustic fashion. Some are built of logs, some of shakes or shingles or wide vertical boards stained brown. A formal and more urban type of house located in such a rugged setting would require a good deal of landscaping out from the residence in order to achieve a pleasing transition from such distinct formality to the natural surroundings.

On level land tall farm homes are out of place unless nestled among large trees or closely related to other buildings, so that the effect produced becomes more horizontal. The taller-than-wide, or square, box-like structures are difficult to harmonize in the country landscape, or anywhere, because unpleasant proportions and unsuitable de-

however, as to types of architecture in relation to various kinds of landscapes and climates can profitably be made. Suitability of architectural types really should be based on needs. In a section of the country which is of constant moderate or hot temperature, protection from the heat and sun is essential; window openings should be kept small; and shade is the prime requirement in the garden.

In parts where heavy snowfall is common, high-pitched roofs are desirable because of the snow load and also because of the danger of roof

leaks where low-pitched or flat-topped roofs retain the snow and moisture. In the homes of more northern climates, the desirability of warm sunshine in spring and fall suggests large window area.

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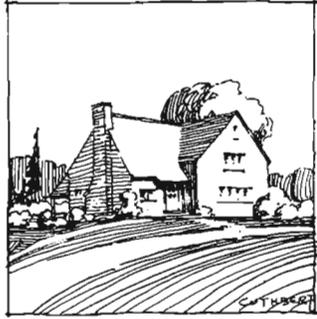
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tails are almost impossible to overcome. Certain styles in houses are adapted to close quarters and are designed especially for narrow city lots. In the open country a horizontal feeling should predominate because it is more in keeping with the natural sweeps of the landscape.

The farm home does not look well if its architecture is radically different from that of the barns and other buildings, especially if the house is located near them. This suggests that one should avoid the excessively romantic sorts of Spanish architecture and the much gabled, half-timber, so-called English types. Fine homes of a refined nature are frequently designed based on English precedent. They are usually low-eaved with steep roofs and are suited to a number of landscape conditions, but seem particularly to harmonize in semi-rugged settings.

Colonial architecture, as architectural styles go, is perhaps the most usable and appropriate in its general relationship to farm



*Figure 15. An "L" form house adaptable to various kinds of sites.*



*Figure 16. The rear view of a farm home may be as neat and pleasing as the front entrance.*

buildings and to the more ordinary kinds of farm landscape. The statelier types of the Colonial require a setting of tall trees and wide lawns nearly level or preferably sloping slightly away from the residence, if they are to look their best. This style has more of a feeling of formality about it than most other types and should not be placed in rugged settings or on steeply sloping ground.

The various Colonial styles are most happy among the fine old oaks and maples of the valleys of Western Oregon. They are also adaptable in similar locations east of the Cascades, but if unsupported by trees they make a forlorn appearance.

Until recently the most popular type of new farm residence has been the bungalow. Because it is low, compact, and complete in modern conveniences, it has been readily accepted. In the most recent work, however, there seems to be a trend away from the bungalow with its wide front porch. The low, two-story or story-and-a-half house, however, is still deservedly popular for small families. Since streams of rushing automobiles have made views toward the highway or road so unpleasant, the wide front porch



*Figure 17. A square house type for nearly level topography and, if possible, among trees.*

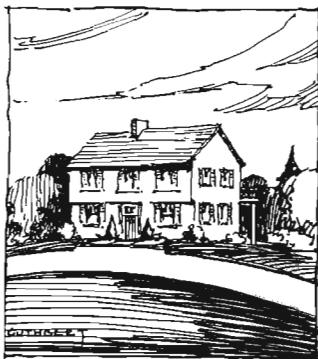
has been rapidly losing its popularity. In houses of today, the covered porch is usually so placed that it overlooks the garden or some beautiful view and the front entrance is designed with dignified simplicity. In the more modern houses, the first floor is only a foot or so above the ground level and the basement windows are below the ground level with area ways or light wells in front of them. This makes two desirable elements possible: first, houses as low as the bungalow but with ample head room in the second floor rooms; and second, pleasant connections are possible

between the garden and the house because the first floor level is so nearly that of the garden and lawns.

Houses everywhere should be planned for the most severe climatic conditions of the region; as a state, therefore, our needs are closely allied with those of the northern states. In all of Eastern and Central Oregon, winds, rain and snow, with often very low winter temperatures and hot, frequently very dry summers present the most rigid building requirements. Good sense suggests that buildings out in the open in these regions should be low, com-

pact, well insulated against heat and cold, furnace equipped, and should have good-sized windows but no more than are necessary for ample light in winter and satisfactory ventilation in summer. Windows and all door openings should be perfectly weather-stripped. Roofs may well be of quite steep slope. Overhanging cornices should be eliminated for they have no value in such country and tend to darken the rooms below and afford a menace in time of high winds. Fire hazards should be particularly guarded against on all farms and especially in these regions because of the high winds, summer dryness, and the necessity for hot fires during the winter. Plaster on metal lath and fire stops in the wall construction tend to minimize the fire hazard. Brick or stone houses are ordinarily more fire-proof and less expensive to heat than frame structures. The brick-veneer house has most of the good qualities of the solid brick house, but is less fire-proof. Every farm home should be equipped with handy fire extinguishers.

What has just been said in regard to Eastern and Central Oregon applies equally to other sections of the state, with the exception that building requirements can be moderated where weather conditions are decidedly more moderate. It is important, however, that protection be secured against the very cold weather that occasionally is experienced in Western Oregon.



*Figure 18. A tall rectangular Colonial type that requires level land and a tree-filled setting.*

### The floor plan

THE floor plan is the back-bone of the house. Everything else should build to it. Unless all of the needs for convenience, circulation and ample space for all the various sorts of desired accommodation are thoroughly satisfied, the house as a machine will function poorly and inefficiently.

Ordinarily there are two or three entrances to a home: one main entrance into the front hall or the living-room, a rear entrance into the kitchen, and sometimes, especially in the newer houses, a door or doors leading from the living-room or dining-room into the flower garden or on to the garden terrace. Each entrance should be located logically with reference to circulation

within the house and should have a sufficiently spacious level area just outside of the door to allow one to stand comfortably as the door is being opened and closed. Four or five feet should be allowed for this porch width, and similar widths allowed within the hall or vestibule before meeting with any obstacle.

Within the entrance, whenever possible, there should be a vestibule with places where wraps may be left, preferably closets to right and left within the vestibule. This is a particular convenience on farms and tends greatly to aid the housewife in her continual task of keeping "the place picked-up" and clean. It also aids in keeping the house warm during winter weather.

A great deal of space is often wasted in halls. Halls can be almost eliminated from the small home, but it is usually not satisfactory to turn the living-room into a hallway. Where there is likely to be much traffic through the living-room, certainly a real hall is an efficient, convenient and economical feature. It insures a much more livable and clean living-room and often does the same for the other rooms on the first floor. By thoughtful planning, however, much hall space can be saved even in the larger farm homes. Long dark corridors can be entirely done away with by the reorganization of room units.

Sizes of such rooms as the dining-room, living-room, and kitchen are matters depending almost entirely upon the management of the home and the personal desires of the owners. Bedrooms, however, offer an opportunity for a valuable suggestion. Most bedrooms are much too large for the uses to which they are put. Usually their only use is for sleeping and dressing, except for those who are not members of the family. Enough bedroom space could often have been saved to make it possible to add a guest bedroom.

Ceiling heights in the old houses were usually two or three feet too high. For downstairs rooms, nine feet is considered ample and for bedrooms eight feet six inches or even eight feet is all that is necessary. This means a large saving in original building cost and a continual saving in the cost of heating the house.

Usually in the old houses the main roof cornice began at one, two, or three feet above the top of the second floor windows, giving the house an unnecessarily high appearance. In modern work the cornice generally begins just above the top of the windows or lower, with the upper windows as dormers or semi-dormers. The roof is often made steeper under these conditions and more attractive, and a considerable saving is made in the materials used. Sometimes, however, the second-story windows are carried too low in

order to arrive at a low-appearing house, with the result that the low ceiling height within the rooms caused by the sloping ceiling is bothersome and makes the placing of furniture difficult.

In planning for doors and windows it is sometimes forgotten that it is necessary to have sufficient wall space remaining in each room for the placement of furniture. One should try to decide upon the furniture locations and indicate them to scale on the plan. Doorways and doors are frequently placed by some rule which says that they shall be on center with the wall space. Very often this scheme entirely ruins the wall space for furniture placement. It is usually best to locate the doors quite close to the end of the wall space and with the swing of the door such that the door is against the adjoining wall when open.

### Remodeling

REMODELING houses is quite a different thing from designing and building new houses. When extensive remodeling is done, the expense occasionally exceeds the cost that would have been involved in the building of an entirely new structure in which everything could have been as desired unhampered by existing conditions.

It is obvious that remodeling always involves two sets of action—the tearing down of the old work and the building of the new. If the necessary remodeling is slight, the value of the improvement in ratio to the cost is at once evident. If the remodeling involves much cutting and removing of old work to make way for the new, this cost must be added to the cost of the rebuilding and often makes the total cost of reconstruction much higher than the quality and extent of the improvement would warrant.

One must weigh many things in the balance before deciding to do any elaborate reconstructing of old buildings. Sometimes by making fairly simple and well considered changes valuable improvements can be made to the appearance and livableness of existing poorly designed and inefficiently arranged homes.

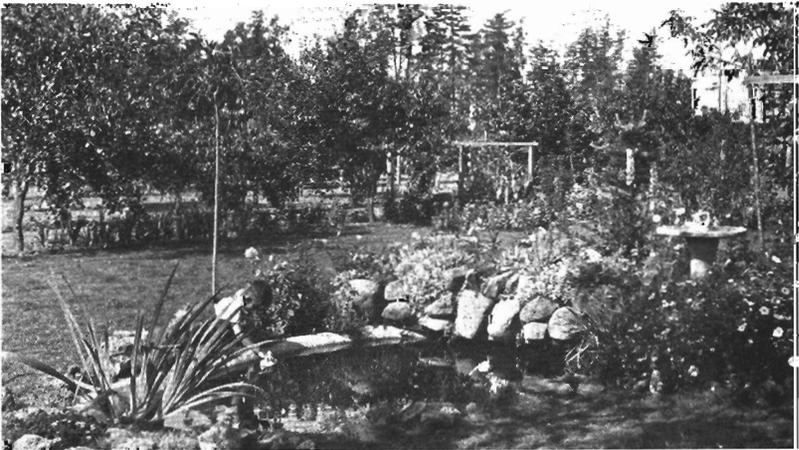
Many of the houses that have been built within the past thirty or forty years and have fallen into disrepair or are undesirable because of a want of the modern conveniences are not worth rebuilding. They are usually flimsy in construction, very poorly insulated, high ceiled, badly designed in plan and elevation, and would have to be completely dismantled and entirely reconstructed in order to satisfy modern needs in housing. One man, after re-

modeling two such houses in different sections of the state, now points with pride to his new home and says, "We are living at last." He kept an accurate cost record of his previous rebuildings and claims that it paid him to burn the original house on his present property and build entirely with new materials. Even the simple operation of pulling nails from old lumber in order to fit it for new uses is a very costly item if time cost is to be considered.

The aim in remodeling is usually twofold: first, to give the home all of the conveniences common to modern living; and second, to make the home more beautiful inside and outside.

### Adding conveniences

CONVENIENCES that are most desired are: a water system to supply running water for kitchen, bathroom and garden purposes; a furnace, making for uniformly comfortable heating throughout the house; electricity, providing for illumination, refrigeration, vacuum cleaning, cooking and motor power for many farm needs; gas for cooking and other purposes where gas is available. Frequently, too, greater convenience is desired in the matter of room sizes and arrangements. The modern kitchen is perhaps the most revolutionized part of the modern house. Much can be done to eliminate needless drudgery for the farm housewife and to make for more accommodation for every one in the family.



*Figure 19. The father of this lad has enjoyed spending his spare hours in creating a beautiful homegrounds for the pleasure of his family and friends.*

Not very many years ago every farmhouse was somewhat of a hotel. Living quarters were provided for all of the members of the farmer's own family with frequently several extra bedrooms for the farm help. A bedroom or two usually seemed necessary also for the use of visiting friends or relatives or marooned travelers. Today these same friends and relatives can visit for a day and return to their own home more easily than the one-way trip could have been accomplished in the days of the horse and buggy. Modern farm machinery has reduced the amount of help needed to operate the farm.

These changes are largely responsible for the passing of the twelve- and fourteen-room farmhouse, the more economical and convenient six- or eight-room house taking its place.

When remodeling these large farm homes, it is often possible to convert some of the space to new purposes. A small bedroom can be made into a bathroom; the parlor and living-room can frequently be combined to make one living-room of more comfortable size and better proportions; the entrance hall ordinarily is too narrow and not arranged to afford a pleasant and convenient reception area. Often by increasing the size of the hall a coat closet can be added and a more spacious area provided in which to greet one's guests. In one home studied, the father had combined two unused rooms to create a billiard room for the pleasure of his sons, himself, and their friends.

The problem of remodeling is often one of enlarging the present house to accommodate an increasing family and to allow for additional conveniences. In such cases conditions vary from houses that are of such an impermanent sort as to be not worth remodeling to homes that are well built and quite modern except that they are no longer large enough or do not provide living comforts that the family is now able to afford. The effort in such cases is to build additions that will not have the appearance of being additions. Houses can become very grotesque in appearance and unsatisfactory in interior circulation if piecemeal changes are made from time to time without a careful consideration of the final result. It is best to try to plan ahead for possible future changes whenever any changes are made. If it is obvious that the house will never ultimately satisfy the family needs and desires, it is advisable to make only the most necessary changes and to make them as cheaply as possible so that money can be saved toward the building of a new home.

### Improving appearance of home

*I*T has already been mentioned that additions to old homes should not look like additions. In order to avoid this effect, one should study the lines of the house and the lines of existing roofs and try to arrange that additions will be a continuation of these lines. When new roof lines are formed they should be of the same slope as existing roof lines, whenever possible. A roof system composed of a number of ridges and gables and valleys is "choppy" in appearance and is likely to have more than the average number of roof troubles.

In modern residential design simplicity is a keynote. Unnecessary and meaningless ornament is eliminated and the measure of the beauty of the structure rests with the fine proportions of the mass, the charm of the color scheme, and the honesty of the exterior in expressing the interior. Anything that attracts undue attention to one part of the building should be avoided. For this reason mottled and varicolored roofing effects are in bad taste. Bay windows or large chimneys when placed on the same side of the house as the entrance sometimes attract too much attention to themselves when the logical center of interest should be the entrance. Combinations of several kinds of materials, such as brick with stone, stucco, siding, or half-timber often result in restless effect.

In the case of the interior the same principles apply. Simplicity and restfulness displace an array of various interests. Lighting fixtures of the elaborate and very ornate overhead sort have given way to the neat wall brackets and small convenient floor and table lamps. Wide detailed wood mouldings about doors and windows are replaced by neat, narrow trim, with very little or no detail. The heavy fireplace mantle is now eliminated or is a narrow mantle of much more refined detail with decorations limited to one sort of interest.

Thus styles in housing change as do styles in clothing. In remodeling houses where modernization is the desire, these things must be considered. One must not forget, however, the charm and mellowness about much of the old work and make the mistake of ruining a really fine historical type in order to have a modern appearance. Many an old home when equipped with modern convenience is of much greater interest and beauty than will be found in a great deal of the new work.

When alterations are to be made without the benefit of an architect's advice, a definite procedure to assist in the study of the

problem will help to guard against errors and to discover the most desirable remodeling solution. The following is a suggested method of study.

**Method of study**

USING a tape line and yard stick, make measurements of the building and locate accurately on a piece of graph paper (see Figure 20) every window, door and partition, making note of thicknesses, widths, and heights, the direction of the swing of doors,

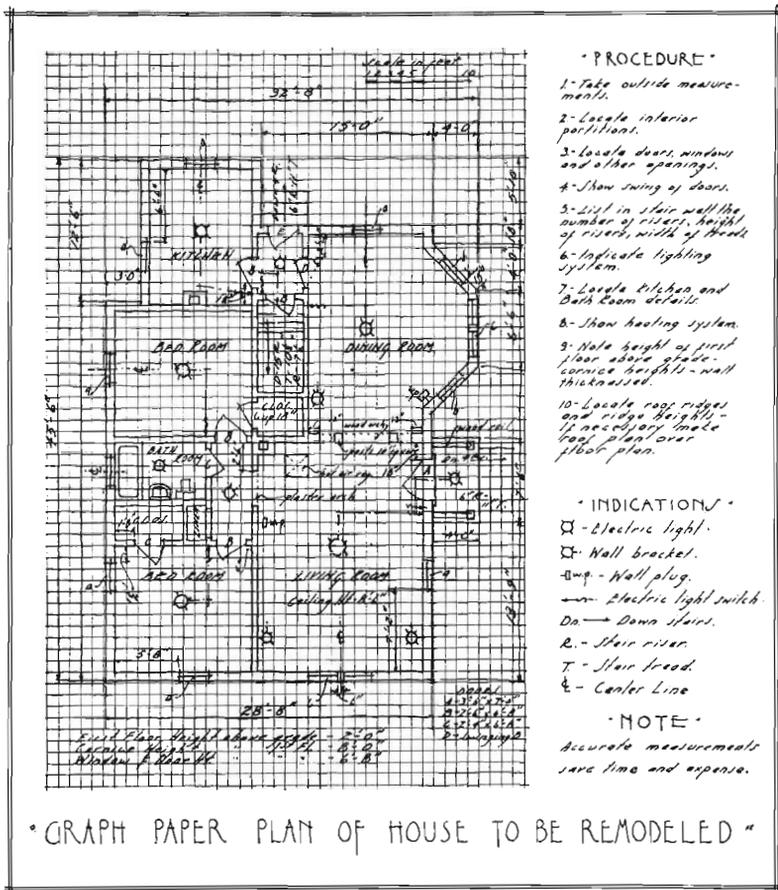
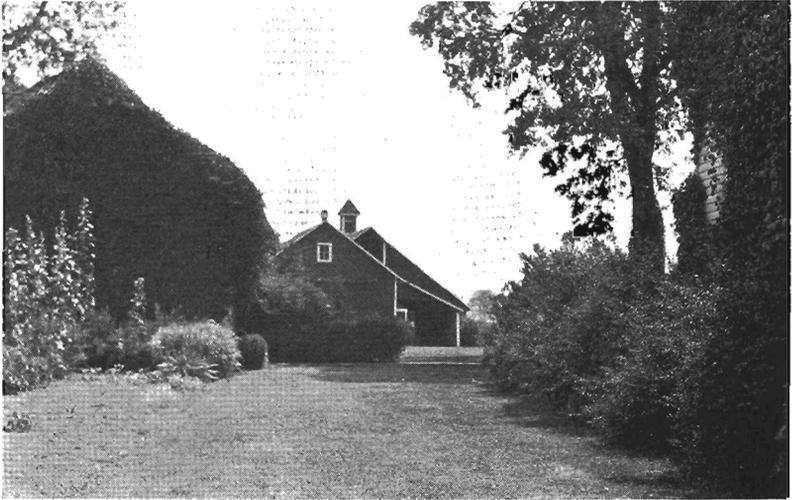


Figure 20. An accurate drawing on graph paper of house as it exists is the first step in studying the problem of remodeling.



*Figure 21. The view toward the farm yard can be made a beautiful picture by the use of simple plantings neatly maintained.*

the location of electric light equipment, and any other such data as will aid in the understanding of the problem.

Draw a plan accurately to the assumed scale of the graph paper or some other convenient scale, such as  $\frac{1}{4}$  inch to 1 foot. Drawings should likewise be made of each side of the house, showing doors and windows and roof lines and indicating floor lines or imaginary lines showing the heights of finished floors above the outside ground level.

When these drawings are completed, study the problem. Do not make any changes directly on these first drawings; keep them as records and try your proposed changes on transparent paper (tracing or tissue paper). Do not spare the tracing paper. Make as many possible solutions as your brain can conceive, then analyze all of your solutions with care, comparing them with a list of what you wish in your finished house.

Plan to retain as many partitions as possible and particularly the bearing partitions, which are the walls that continue from the basement to the second story ceiling or to the roof and carry the load of the floor joists. Do not disturb the main roof unless the entire appearance or convenience of the home depends upon it. If the stairway is to be rebuilt, draw a section through the house at that point and indicate the stairway treatment accurately so to be certain that it will work out properly in the space allotted to it.

Each riser of the stairway should measure from seven to seven and one-half inches and each tread should be between ten and a half to eleven inches in depth.

When you have about arrived at what you think you want to do it is then a good thing to get cost estimates from a builder, even if you intend to do the building yourself. You may decide to do more or less when you have this estimate and it will be certain to influence your scheme. If you decide to do the building yourself, do not deduct too much from the contractor's estimate of the cost for you will find that he buys materials more cheaply and uses them more economically than you are likely to be able to do.

The success of your remodeling will depend largely upon your imagination in seeing possibilities and upon the thoroughness of your plan study before you commence to build. The desirable changes should represent the most simple and natural solution to the problem and if possible living needs should not be compromised in order to gain effect. Do not slight any opportunity to investigate materials and methods of construction. The accompanying plates (pages 43-50) will help to explain the plan study procedure.

## Part III

### Landscaping the Farm Home



ON the farm, landscaping is quite a different problem from that of the city lot, although many general principles apply to each. The greatest differences are those of space and surroundings.

On the farm the space for landscaping is usually limited only by the time required to plant and maintain landscape effects and in some cases by the cost of maintenance where water costs are high. It is surprising what one well-placed tree will do toward making a house into a home so far as outward appearances are concerned. A house with one tree and a little patch of lawn looks like a beautiful home compared with the same house without tree, shrub, or blade of grass—nothing but a house surrounded by hard-packed earth.

Dozens of farm homes in every section of the state are capable of one hundred percent improvement in appearance with no other outlay than a little work in cleaning up the grounds and planting a few native trees and shrubs, which actually may be growing on other parts of the farm. Often a coat of paint will work wonders, as will the addition of a neat and inexpensive fence to separate the home area from the barn lot.

These things may seem obvious, yet in the rush of life one may overlook the fact that very little effort would be required in the creation of a really beautiful home and home grounds. On the other hand, many want to beautify their home grounds but do not know where to begin. For this reason alone they have done nothing.

For the benefit of those who are interested in landscaping their property so as to make a beautiful setting for their home, the following brief discussion is written.

The home consists of the house and the garden and the trees and the lawn—in fact, all of that unit which forms the immediate setting of the house. The house and its setting are inseparable in good design work and should be planned as one unit with the garden entering the house and the house being a part of the garden. The house should be so designed that it seems to be an outgrowth of the land itself and the lines of the house should carry beyond the house to form the walls of the garden.

The first consideration in planning a garden is that it shall flow out from the house and be indivisibly connected with it. All units of the home out-of-doors must be separated by walls, fences, or boundaries of planting, either formal or informal, just as rooms within the house must be separated by walls. Unless this is done an unsatisfactory formlessness exists and one-half or more of the charm of the home is lost.

### Formal or informal

**L**ANDSCAPE design is no longer trying to follow one style, such as the Naturalistic Style. Good design should be independent of style. In most cases skilfully planned farm home grounds will be both formal and informal. All architecture is essentially formal; therefore, in the landscape design of property it is desirable to effect a transition from this architectural formality to the informality of the natural surroundings. The areas close to the house

should not try to disguise the fact that they are a development of the art of man. But though these areas at the house are definite in shape and organization, with the straight lines of the building continuing in the boundaries of the garden, the effect need not be harsh; in fact, if a shrubbery border is planted in an absolutely straight line and the plants are allowed to develop unclipped, the effect will be free and soft—a delightful blend of informality and formality.

The sharp, clear-cut outline of the clipped hedge has its place in close relation to architecture, and while this is not a necessity it is frequently desirable. Many shrubs can be groomed to greater opportunities for usefulness by the skilful work of man. Most native shrubs reach greater heights of beauty under man's careful pruning and care. Silly topiary work with shrubs cut into all sorts of fantastic and inharmonious shapes should of course be avoided.

All design must have a purpose and be reasonable and logical if it is to survive, and for this reason modern landscape design is neither formal nor informal; both styles are used for all they are worth toward the one purpose of creating the greatest beauty and usefulness in the out-of-door part of the home.

### The service area

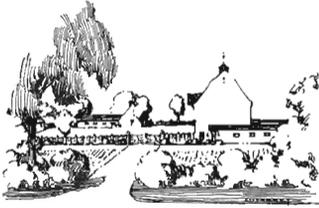
THE number and size of the out-of-door units are as personal as the sizes and sorts of rooms within the house. Just as in the house we always have a kitchen, so in the outside part of our home we have the service area, which is usually an extension of the kitchen into the out-of-doors and consists of a place to hang the family wash, to do cleaning and other odd jobs of this sort. Usually the service area forms a part of the side or rear entrance to the house and is the most used entrance to the farm home. It should, therefore, be always neat and clean with all rubbish kept out of sight in suitable containers. Against the house and about the entrance there should be appropriate plantings. The borders of the area should be lined with beautiful flowering shrubs or neatly



*Figure 22. An attractive flower and shrub alley such as could be developed on even the smallest property.*

fenced. Remember that this is the most constant outlook for the housewife.

Connected with the service area can be the kitchen garden where it will be handy when the housewife wishes an extra carrot for the salad or soup. Any of the farm work to which the housewife must attend may well be organized near this service unit. It is a convenience if the driveway passes the kitchen door; in any case, it is desirable for the housewife to be able to see the drive to the barnyard from the kitchen so that she may better assist in managing the affairs of the farm when her husband is away.



*Figure 23. Even when the barnyard is quite close to the house the view may be very attractive if neatly planted and well maintained. This is a view from the residence fore-court across the vegetable plot to the barnyard.*

### The lawn

THE lawn is the large out-of-door unit that serves many uses and varies in size and in proportion with the amount of mowing and watering which the farmer is willing to devote to it. A simple lawn is the best foreground to a view. It affords a playground for many games and is the quiet, restful, unifying element of the landscape design. It will have its boundaries and on the farm these are usually best if of an informal sort, consisting of masses of trees and shrubs to hide the fences and to form an enclosure wherever an enclosure is desired, leaving well-framed openings toward the views from the lawn.

Marvelous color effects throughout the year can be developed by the thoughtful selection of the plants for such a boundary. Consider the lilacs, the mock oranges, the Golden Bell, the Japanese Quince, our Ocean Spray, and the very beautiful red flowering currant. There is nothing in the flower border to surpass these handsome flowering shrubs. In the larger masses fine touches of color can be added for accent by the use of some of the dwarf flowering trees, such as the flowering cherries, crabs, and plums or the flowering dogwood.

In outlining an informal lawn area with shrubbery masses one should not allow the edge of the shrubbery bed to be one of those tortuous, snaky lines so often seen. The bays and promontories of the planting mass should be strong and placed to some

purpose and the curves should be long and smooth rather than twisting or merely crooked in appearance. The whole lawn area is best if simple and restful in outline and free from plantings within its boundaries except for tall trees, whose cool shadows on the lawn make interesting patterns and afford color variation.

### The Garden

**B**BETTER than planting scallops of flowers in shrubbery and about the base of the house, and vastly better than circular or vari-shaped spots of flower beds placed on the lawn, is the little flower garden. This garden should not be directly under the windows of the living rooms, but instead should be arranged so that the out-



*Figure 24. The rock garden is most happily located in a natural, woodsy setting away from buildings.*

looks from these windows will be pleasant even when the flowers are gone and only the brown stems and earth remain. The ideal is a small evergreen area off from a terrace just outside the living-room or dining-room and then beyond, an entrance into a beautiful little garden designed just for the growing of flowers. No one needs to go there when the flowers are out of bloom, yet a glimpse of color can be seen from within the house intriguing one to come out into the garden.

The flowers in the garden will be beautiful in themselves no matter what the arrangement of them may be, but thoughtful arrangement will enhance their charm and make the whole area one of greater loveliness. One may list the flowers that will be in bloom at the same time and arrange them so that they form interesting color combinations. The whole garden can be designed with some definite color scheme for each season of bloom, such as dark colors at one end grading to soft light colors at the other end.

It is best that the flowers be mostly of the sort that bloom each year from the same plant. Such flowers are called perennials. The plants improve in size and quality from year to year and can be divided to form additional plants. Annuals and biennials are also important but they should not be the backbone of the planting. Annuals are grown from seed and bloom and die in one flowering season. They often produce very vigorous plants and injure many of the more choice perennials if crowded in among

them. Some persons go to a great deal of work with annuals, sometimes depending upon them for their entire landscape effect. They must, of course, repeat all of their effort each year and their garden will always lack the mellowness that an established perennial border acquires.

Over a period of years the annual garden is more costly in proportion to the results received than is the shrub or perennial garden and the work involved is greater.

Bulbs of all sorts have their place and are at their best when planted irregularly in groups or drifts throughout the length of the garden.

### Color

**I**N the garden and about the home, one color that is in most common use but is difficult to combine with other effects is white. Unless white happens to be the color of the residence, avoid the use of white in garden fences and features because it is so decidedly an accent and refuses to blend into the rest of the picture. Soft, somber shades are more restful. Blue-green shades seem to be particularly attractive for use on fences, garden shelters, and garden furniture.

In flower arrangements, white must be used with care. It is a common error that white can be used to separate inharmonious color effects. One's eye seems to combine the colors and be attracted to the unpleasant combination.



Figure 25. "A bit of peace and quiet in the midst of beauty." A fine old tree can be made a feature affording much comfort and interest by arranging an area about it and connecting it by a path with the residence.

The only real fault to be found with the Van Houtte Spirea is its intense whiteness of bloom; this is all right as an accent, but it is ordinarily used in large masses. For this reason, the double-file viburnum is preferred to the common snowball variety.

Reds and yellows are usually unpleasant in combination and magenta does not harmonize readily with other colors. The primary colors are red, blue, and yellow. These colors combine to form the complementary colors, green, orange, and purple. In combining the primary colors one should be careful to use only a small portion of one color with a large portion of another because if used in equal quantities they tend to neutralize each other. In the general garden scheme it is well to let one color dominate.

The most brilliant colors should usually be reserved for the far end of the flower garden because if placed in the foreground it is difficult for the eye to pass beyond to the other effects. On the other hand, an effect of increased length can be secured if soft colors, particularly blues and lavenders, are arranged toward the far end of the garden. Bright colors in such a location seem to come forward and so tend to shorten the garden.

### Background for flowers

**F**LOWERS to be seen to good advantage should have a background of some neutral color and neutral texture; that is, the background effect should not attract attention to itself, but should be simply a barrier for the purpose of framing the picture and confining one's interest to the area, at the same time serving as a foil against which the delicate colorings of the flowers are displayed to best advantage. An ivy-covered brick wall makes an excellent background. Fences of various sorts are also attractive. A fence intended to enclose an area should really enclose it by being of boards to above the eye-level with possibly an open lattice treatment for a foot or so higher in order to relieve any sense of hardness. Lattice and wire fences covered with vines can be made to serve the purpose nicely. When fences are built of sturdy materials the nuisance of continual repairs will be avoided. One advantage in having a wall is that it extends into the ground and tends to discourage garden pests such as rats and rabbits.

### The shrub background

**A** SHRUBBERY background for the flower garden is very attractive and in many ways surpasses other types of background. For one thing it is of an harmonious material, a living material similar to the plants themselves. Then, if proper consideration is

given to the selection of material for such a background, color can be introduced in flowering shrubs that will assist the garden color effect at some time of the season when one's garden blooms are not at their best. The foliage of the shrubbery background is best if the leaves of all the plants chosen are of about the same size so that the texture of the planting will be nearly uniform. The foliage color should also be similar for all of the shrubs. In general, flowers appear to best advantage against the dark greens, blue greens and grey greens.

Evergreen hedges make fine backgrounds either when clipped or when allowed to take their natural form.

In the city available space rarely permits the use of shrubbery masses for the separation of areas. A wooden fence will form a garden wall in two inches of width, while a boundary of equal effectiveness can not be successfully made by plantings in less than three feet.

Some shrubs, such as the lilac and privet, have root systems that fill the surface soil about them with thread-like roots, making these shrubs unsatisfactory for flower garden backgrounds unless some means is used to prevent the roots from permeating the soil in which one expects to grow flowers.

### Hardiness

**R**ARITY of various trees and shrubs is a false measure of their worth. The most valuable plant is the reliable plant—one that it not likely to become a cripple if the temperature drops a few extra degrees some winter or a dry spell requires it to do with less moisture. There is interest in trying to grow a rare plant or half-hardy exotic, but it is a mistake to use these uncertainties for any important part of the design. With the hundreds of choice trees and shrubs that are suited to each climatic condition there is no need to have a planting of sick, half-hardy exotics.

At one time the desire to have the most recently introduced tree or shrub on one's property developed into something of a landscape style. Not infrequently a fine old property is found on which is growing a wide range of plant materials. These places are always interesting, but they lack the unity and sense of organization desired today. They often offer a chance, however, to learn a good deal about the hardiness of foreign trees and shrubs.

### Garden architecture

**W**HEN one goes into the garden he should find there a seat or several seats at different points of view and perhaps at one end a

garden shelter where he can be away from the house and enjoy a bit of peace and quiet in the midst of beauty.

Whenever garden shelters, seats, gazebos, fences, walls or other architectural features are constructed, their design and color should be of the same sort as the house so that there will be a sense of architectural unity throughout the property. In so far as possible, the barns, sheds and other buildings should also recall the architecture of the residence.

It is better to have one beautiful little garden figure or sun-dial in bronze or lead than a dozen items of the more showy sorts. White garden features are usually unpleasantly harsh in appearance. It is difficult to locate such a bright accent as a gazing globe for it attracts so much attention to itself that other beauties of the garden are minimized.

What has been said with regard to backgrounds for flowers applies equally to backgrounds for garden features. A well-placed garden feature will be the center of interest in an area particularly designed for it.

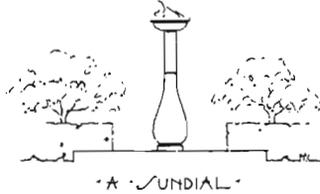


Figure 26. It is better to have one beautiful garden feature than a dozen of the more showy sorts.



Figure 27. The buildings are old but beauty is everywhere about this farm home on the Oregon Coast.

### Plant arrangement

A BRIEF discussion of the subject known as plant arrangement may be of assistance in helping the home owner to build pleasing compositions of trees and shrubs, for it is not enough to choose a plant for some location merely because it will thrive in that spot. In all forms of composition certain governing elements are to be found. The three most important elements in plant arrangement are harmony, balance, and accent.

In order that they may harmonize with each other, plants that comprise a composition must have something in common. If a planting is arranged with two different plants spaced alternately and the one plant has leaves eight inches long while the plants on either side of it have a very fine texture of leaves not more than one inch long, it is easy to understand that these plants have nothing in common so far as plant texture is concerned—that is, they do not harmonize in texture.

Closely related to harmony is the element of good taste in the selection and arrangement of plantings. A man dressed in a showy striped suit, a pink silk shirt and brilliant yellow necktie, and possibly red and white striped socks, will never be classed among people of refinement even though every item of his apparel is most costly. The well-dressed man is never conspicuous either by being shabbily appareled or by dressing in a flashy manner. This principle applies equally to the plants about one's home. An example of bad taste in planting design is at hand in almost every town. Such places are noticeable for their costly evergreen specimens, one with yellow foliage, one or two with brilliant blue foliage, and perhaps still another of silver or of bright veridian greens. These large and perfect specimens are placed about like wooden Indians on parade, at the house ends and between all the windows, with a mass of the most costly ones crammed into the spaces on either side of the entrance. Such an effect results in a series of accents with no place for the eye to rest. There is no indication of an effort to have the plantings suit the architecture.

It is well to avoid all plants that are freak sorts such as weeping elm or weeping birch or trees and shrubs with purple, red or variegated leaves that do not harmonize with other plants.

Variety in plants is important in order to gain interest, but too much variety results in spottiness. (See page 42.)

Plants may harmonize in texture and in color and still not be really pleasing in a mass because the manner in which they are



*Figure 28. This picturesque cabin terminates a flower-bordered path from the back lawn of an Eastern Oregon farm home.*

combined is faulty. If a mass of various shrubs is grouped along a boundary in a mechanical fashion with one clump of ten of ocean spray, next a clump of ten of mock orange, and another of an equal number of viburnum, and so on, the border appears to be in sections or in "sausage formation." This is avoided by varying the quantities, by allowing the masses to overlap, the viburnum mass perhaps extending in front of the ocean spray for a short distance so that the line of demarkation is not so noticeable, and also by occasionally repeating a plant or two of the different sorts at some distance to the right or left of the main mass.

The principle to remember with regard to harmony in plant composition is that the planting in general should be quiet in appearance and should consist of plants similar in texture, color and form. This is particularly true of the plantings along the street front where it is very desirable to avoid the conspicuous.

### Balance

EVERY one is familiar with symmetrical balance, in which one side is exactly the same as the other. This type of balance is a safe sort for beginners to deal with, because owing to the changeableness of plants as they grow, balance in plant composition is never too easy a matter. Obvious lack of balance should be guarded against and remedied when possible. Lack of symmetrical balance

is particularly noticeable about perfectly balanced architectural effects such as formal entrances.

When objects are dissimilar in size or shape but are so arranged that a satisfactory sense of balance is obtained, this balance is called asymmetric balance. In informal work, asymmetric balance is used.

### Accent

**C**ERTAIN points in planting masses seem to call for added emphasis. In such places trees or shrubs that afford variety and contrast in shape, texture or color can be effectively introduced, but one must be careful that such accent plants are not also discordant. Promontories in naturalistic plantings can be emphasized in this manner and attention can be called to points of interest by emphasizing the plantings about them. If too many accents are introduced the force of the accent is lost.

### Foundation plantings

**P**LANTINGS about the base of a house or building are called foundation plantings. In the past it was considered proper to smother the residence in planting, with extra heavy plantings at the entrance and corners. Today this idea has been displaced in good design work by an effort so to compose the plantings that they help to interpret the feeling of the architecture and thus become the necessary complement to the architect's work by softening any harshness and emphasizing any points of particular interest in the architectural composition. If the residence is of good design and there is no ugly foundation wall to hide, it is best to use very little planting, allowing the walls of the building to make a strong connection with ground occasionally. "Overstuffed" foundation plantings are to be avoided unless required to disguise ugly construction work. Many an atrocious piece of architecture has been made homelike by hiding it in vines and plantings.

In foundation planting as in planting against all architectural objects, plants of medium or fine texture should be used so as to avoid coarse effects. Plantings about the residence are most satisfactory throughout the year if they are principally evergreen. Deciduous material can lighten and brighten the effect, but evergreen material should usually back it or face the mass so as to avoid the effect of holes in the planting when the deciduous plants have shed their leaves.

## Appendix

### HOUSE AND GARDEN PLANS

*THE following plans have been designed more to stimulate interest in planning and to suggest possibilities than with the idea of solving any one's particular problem. An effort has been made in the descriptive matter to present the method of study and to explain the theories on which these schemes are based. A bibliography of interesting books dealing with subjects under discussion in this bulletin will be mailed on request.*

REMODELING AN "L" SHAPED HOUSE

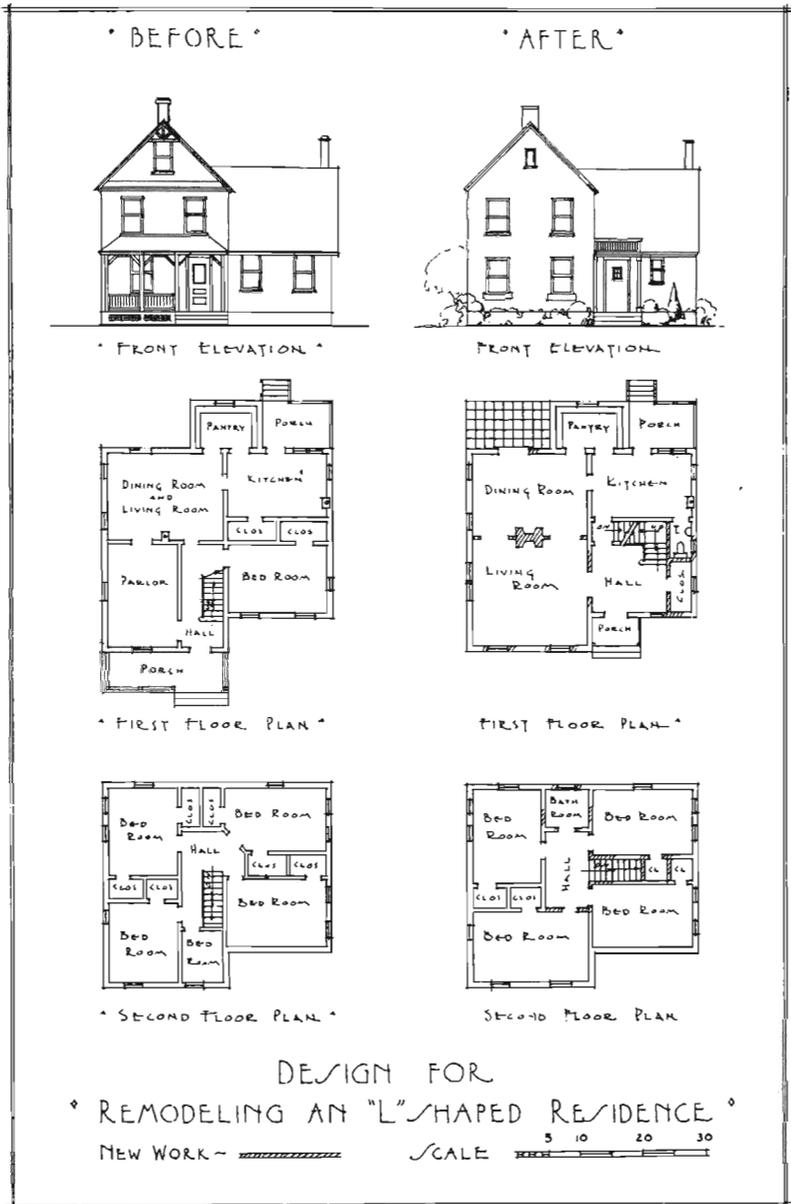


Figure 29.

**F**IGURE 29 pictures one of the most typical sorts of residential architecture to be met with on Oregon farms. The interiors of such houses represent great variation but the difficulties and undesirable elements are nevertheless common. In general they will be found to have no basement, no inside toilet or bathroom, poor heating facilities, more bedrooms than there is a present need for and bedrooms either too large or too small for good use, a hallway so narrow as to be uncomfortable, with doors so arranged that furniture will hardly pass in or out. Frequently a very steep and narrow stairway ascends to the second floor. Usually such houses are poorly insulated against the cold, and so are hard to heat or to keep cool. They are at best poorly plastered. In terms of what we consider home beauty today, such houses are ugly. The front elevation usually is ornately decorated with all sorts of scroll wood work on the cornice and about the useless front porch.

If extensive remodeling is desired in order to make the home thoroughly modern in appearance and appointments, it will be in many cases more costly than is warranted and complete rebuilding may be desirable. Modern plumbing and heating, more pleasant living rooms, and a greatly improved appearance can be achieved without exorbitant outlay.

In the suggested remodeling design, the principal bearing walls, or those which carry through from floor to floor, have been retained. A comfortable and well arranged entrance hall has been created where the downstairs bedroom was located, thus allowing for a roomier living-room with a fireplace on center and, if desired, a fireplace also in the dining-room. It is possible with this arrangement for the dining-room to be used as a living-room in extreme winter weather by closing the doors into the living-room. These two rooms are shown with large openings connecting them so that in effect they can constitute one large room. It would have been possible to make these into one large room, eliminating the dining-room as such. The chimney would necessarily have been removed in such a case and could not have been used as a support to the partition above, although the construction could be planned so as to provide support by other means. One other point to consider is the location of the fireplace if it were placed elsewhere. A fireplace on the side of a long room, such as the dining-room and living-room combined would make, tends to cut the room into two parts, whereas on the end it makes a center of interest. If placed on the ends it would spoil the front appearance in the one case or interfere with a pleasant approach on to the terrace if placed on the other end.

The hall is the greeting of the home. Many people see nothing else of one's home. It should, when possible, be comfortable in size, well lighted, and arranged so that there is a ready connection between it and the living-room, the kitchen, the basement, and the second floor. It should have a roomy coat closet off from it and possibly a toilet. In the case of farm homes it is usually more convenient to have the toilet off the kitchen. Notice the passage to the kitchen with the stairs to the basement leading from it. The hall would be more pleasant if the closet at the end of the hall could be removed thus admitting more light to the hall. This hall arrangement seems to be the most logical under the conditions of this problem.

On the second floor the stairs arrive at about the same place in the center of the house as originally planned except that they approach from a different direction. Two of the bedrooms remain unaltered. One has

been enlarged to include the old-fashioned unsatisfactory hall bedroom; the fourth has had the corner squared out. Two closets at the end of the hall have been thrown together to make an excellent bathroom.

The upper hall area is about the same but somewhat more commodious and more regular in shape. The only access to the attic was through a manhole out of the upper hall. Inasmuch as this attic space will not be used since new convenient storeroom space has been provided in the basement, no other arrangement has been made to get into the attic. The large front attic window has been removed and can be used elsewhere, allowing for a smaller window for ventilation. This change greatly improves the appearance of the front view of the house.

On the exterior a neat entrance porch into the hall replaces the ugly old front porch. The unnecessary ornament has been removed from the cornices and gable with the result that a thoroughly refined and dignified appearance replaces one of utter bad taste. French doors from the dining-room suggest a happy connection between the house and a possible garden area, perhaps stepping down into the garden on wide steps from the terrace.

This is, of course, not an example of the one best way in which this home could be rebuilt, but is rather one approach to the problem likely to suit the desire of some family conditions and requirements.

## AN "ADD-TO" COTTAGE

THE great difficulty that arises in trying to obtain a beautiful result when remodeling a home is that the original home was designed as a complete unit, carefully proportioned and not allowing for any additions. Then, when a sleeping-porch or bedroom or some other needed room area is added the architectural effect is often ruined. If one could know in advance just what changes are likely to be necessary, the original home could be designed so as to be attractive at both stages in its construction.

The "Add-To" cottage pictured in Figure 30 was designed to illustrate this possibility. The home as first built (walls shown in black) is intended for a small family needing only one bedroom. The room marked dining-room will be used first as a bedroom until the bedroom unit is added. For this reason this room is placed so as to have a south and somewhat east exposure.

This little home is very compact and economical in its arrangement. Halls have been reduced to a minimum. One chimney serves furnace, fireplace, and kitchen range. A storage room is located near the kitchen and convenient to the outside. There is a possibility of making room for the laundry in the garage, or the storage room could be used for that purpose. As now designed, there is no window in the storage room in order to give ample storage space; also, being windowless, the room will remain cooler during the summer weather. In the event that the storage room is used for laundry a window would have to be cut in the outer wall, in order to give adequate light. The wash room is on the natural line of approach from the farm yard to the dining-room. There are both outside and inside stairs to the basement. The outside stairway is ordinarily a desirable convenience; however, it could be eliminated without in any way affecting the scheme.

The living-room is well lighted with windows. The windows at the end of the living-room have a pleasant view of the garden. A coat closet is located handily just off the vestibule. The kitchen has north light, which is a good exposure if the kitchen sink is to be under the windows, for the north light has no glare and will not hurt the eyes of the housewife. A wood-lift is indicated near the stove location.

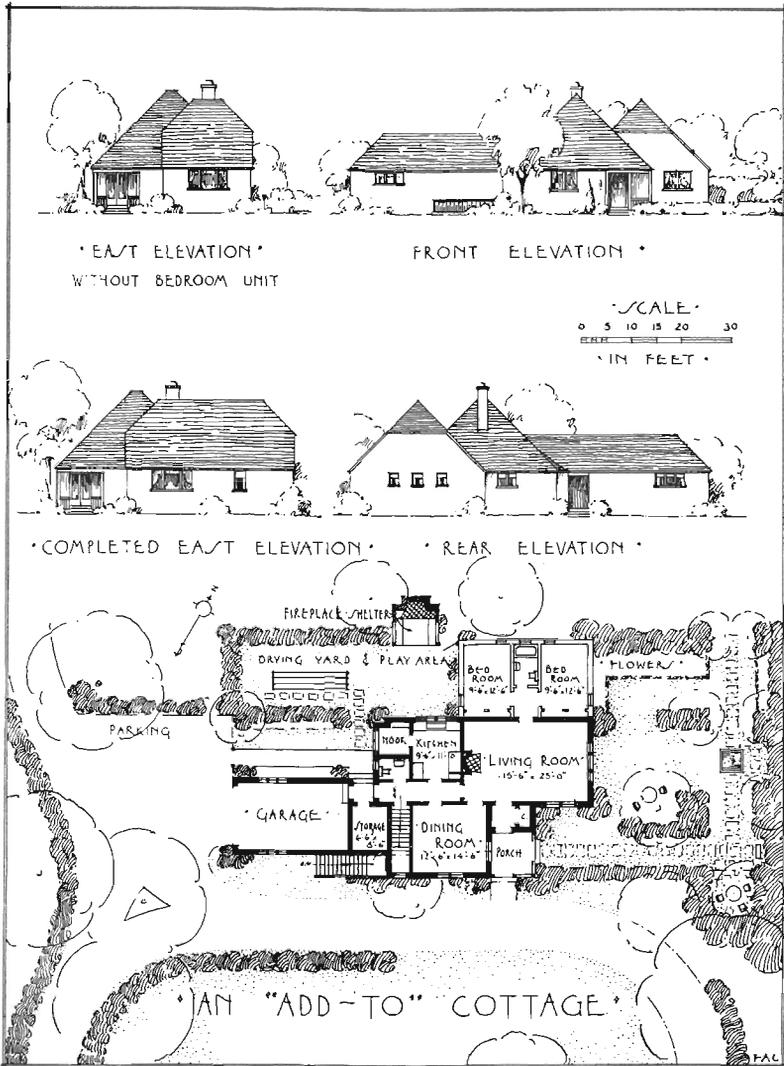


Figure 30.

The drying yard and play area are in view from the kitchen window. A feature suggested for this area is a combined out-of-door fireplace and shelter to serve as a play place in misty or rainy weather and as a pleasant place for the family on cool summer evenings. It opens toward the kitchen windows.

The addition of the bedroom unit, consisting of two good-sized bedrooms and a complete bathroom, can be done at any time without altering the interior of the original house in any way except to make a living-room window into a door. The framing for the door opening could be built when the house is first constructed.

## REMODELING AN OLD FARM HOME

*M*ANY old high farmhouses present a difficult problem to the remodeler, for they were the product of an age of poor planning and inartistic designing. Usually the owners of such houses are interested in improving the appearance of the old home, equipping it with such conveniences as hot and cold running water, a bath-room, first-floor toilet, basement with concrete floor, furnace, electric lights, and an office; and usually also the owners complain of too many bedrooms and few or no really pleasant ones.

Most of these problems are a part of the remodeling solution of the home shown in Figure 31. The front door of such a house is little used because it is located so far from the active portions of the house. The rear entrance therefore receives most of the use and the kitchen becomes a passageway. The front hall is too narrow for comfort either as a greeting to guests or as a passageway. In the revision these stairs have been removed and a new hall and stair treatment developed more centrally on the approach side of the house. The old back stair is thus changed into a complete, compact, and beautiful stair-and-entrance-hall unit. The old hallway is easily converted into a convenient office or may be opened into the parlor as shown on the general plan sheet. The old corner fireplace in the living-room is eliminated and a new fireplace built into the side wall of the parlor making a very cozy library of this formerly rather useless room. No other important change is made on the first floor except to introduce a toilet into the laundry and to place doors in kitchen and living-room so as to give easy access to the laundry yard and play area from these rooms.

The hall of the upstairs has been made more compact, and more windows have been introduced, making it much better lighted and more pleasant than was the old hall. A bathroom has been added in the most convenient location. The front bedroom has been made larger and more pleasant by the addition of windows and the back bedroom has been made to open on to the hallway rather than the back stairs, which have been eliminated.

The terrace treatment adjacent to the living-room and dining-room offers a pleasant transition between the rather high first floor level and the level of the garden.

The exterior has been much improved by the removal of the rambling porch, the unnecessary gable and superfluous ornament, and by making a

new entrance treatment. The addition of the garage has lengthened the house and thus relieved the original excessively high appearance.

The general plan of the grounds (Figure 32) is designed to illustrate a simple means of arranging the entrance driveway so as to secure privacy for the home area with good service facilities and ample parking space. A

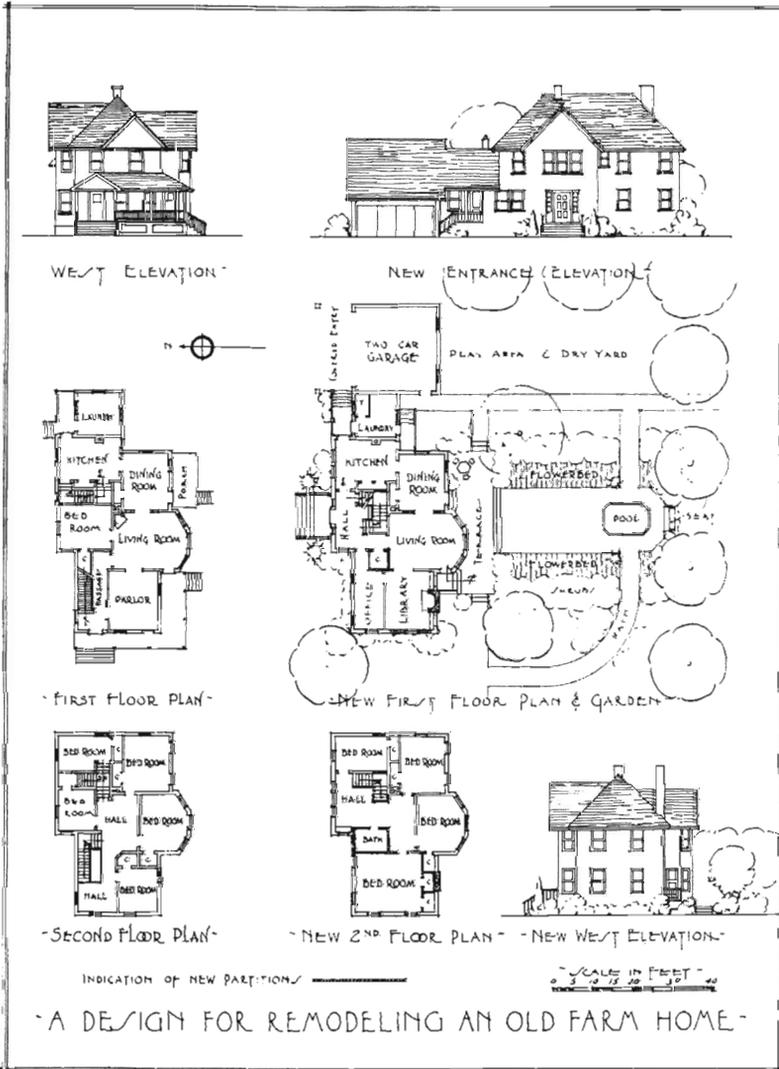


Figure 31.

simple and dignified garden is suggested with paths circulating from it to the lawn area through a little area in which spring flowers may be naturalized and in the opposite direction through the vegetable garden to a seat. The vegetable garden is connected by a path to the garage and kitchen.

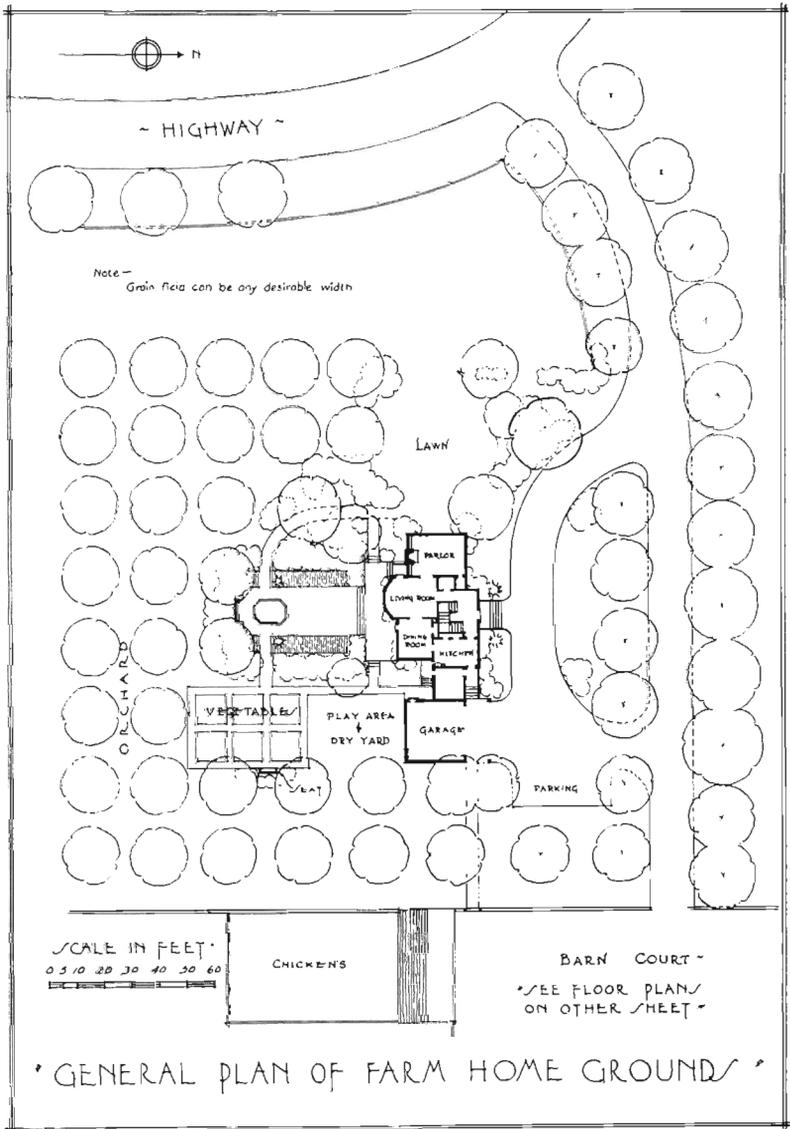


Figure 32.

DESIGN FOR 7-ROOM HOUSE AND GROUNDS

**A** DESIGN for a 7-room house and grounds as shown in Figure 33 answers all of the ordinary requirements for a farm home and offers at the same time a compact, well-proportioned house, of a style suitable to either hilly or level land. Features of particular interest are the semi-attached garage, conveniently located storage room, wash room, and office,

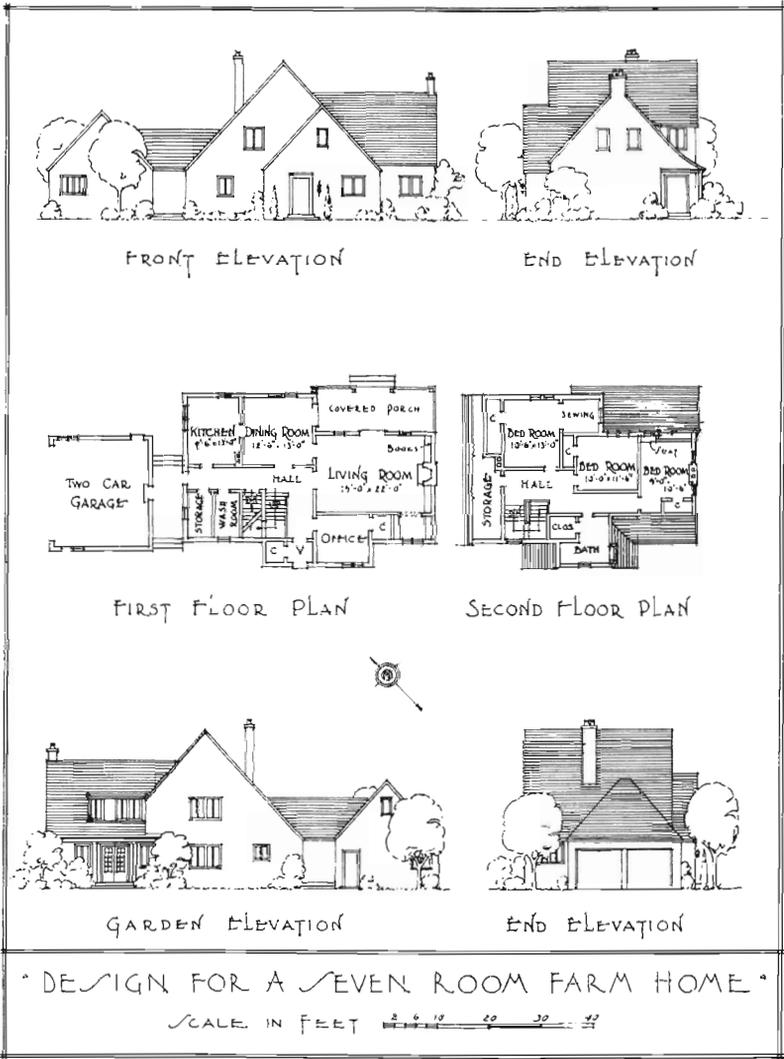


Figure 33.

and the well-lighted kitchen with a view commanding the entrance of the barn court. The dining-room and living-room both have views out upon the garden. The wash room is located so that the men from the fields can

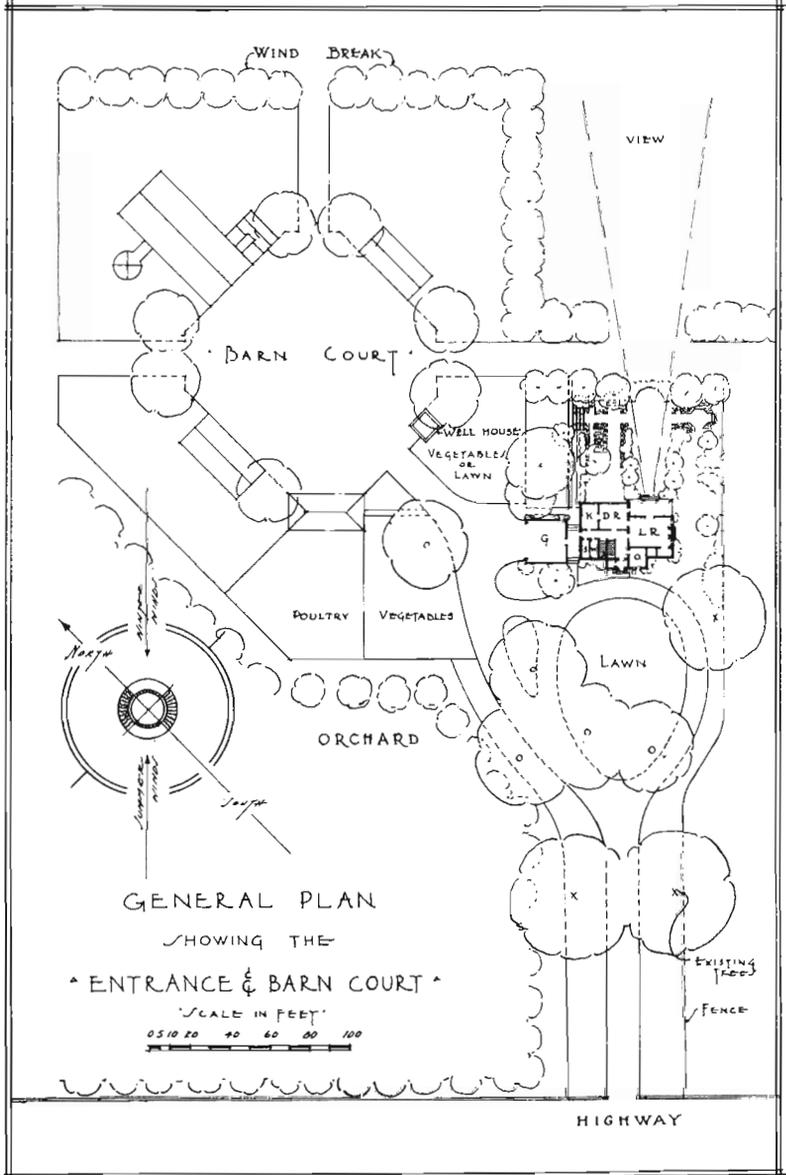


Figure 34.

wash on their way to the dining-room. The office is handy to the front entrance.

On the second floor are three bedrooms well equipped with closet space, a large storage area at the end of the hall, and a comfortable, convenient bathroom. The large closet off from the bathroom could be used as a shower room.

The general plan (Figure 34) is designed to suggest a method of arrangement for the farmstead. The approach drive has been planned to

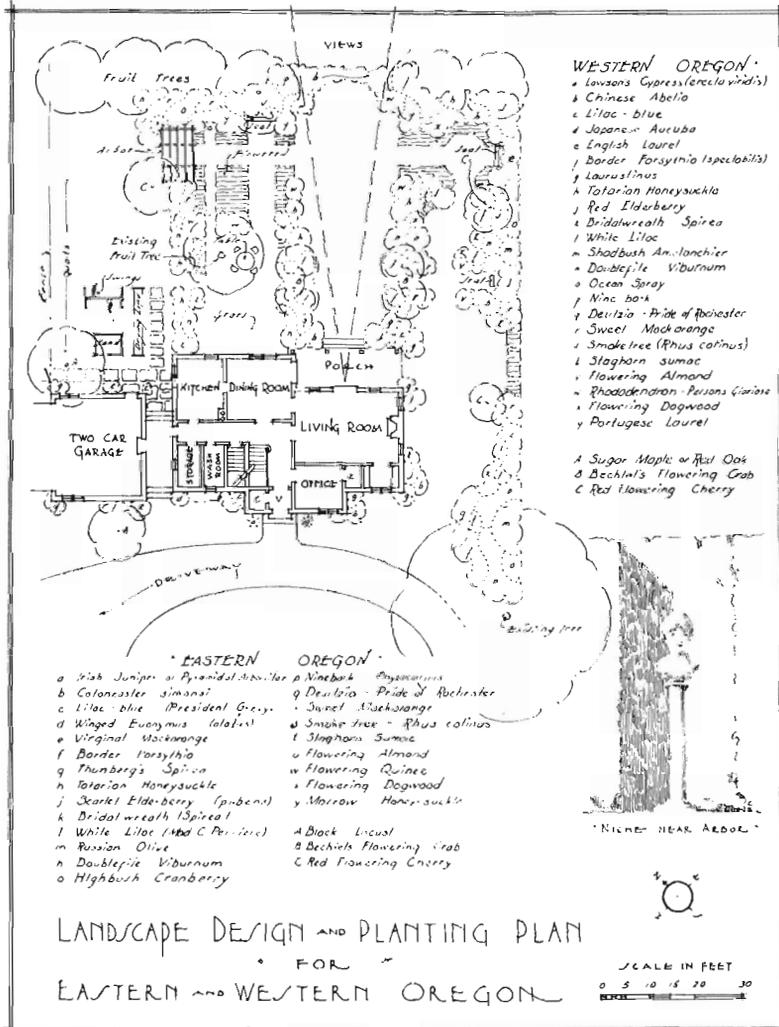


Figure 35.

pass under two existing trees. Beyond these trees the approach divides, one carrying around to the barn court and the other becoming part of a comfortable turn-around passing the front entrance. The areas devoted to gardens and lawn are not large yet they give the effect of a complete and rather spacious development.

The garage entrance does not face front to spoil the appearance of the house but is opened toward the drive to the barn court, creating a convenient back-around and service area. Special attention has been paid to winds and sunshine both in arranging the barn grouping and in locating the residence.

The garden scheme shown (Figure 35) is arranged so that it can be developed little by little as there is time and funds to put into it yet all the time it provides pleasant surroundings for the home. The view lawn out from the living-room, the little area near the dining-room and kitchen windows, and the shrubbery plantings about the house should be the first units to be planted. Later the arbor and flower gardens can be added to complete the scheme.

#### FOUR GARDEN DESIGNS

 DESIGNS for small gardens shown in Figure 36 illustrate simple treatments for small areas.

A. This design shows a small formal area of a sort that is easy to build and to maintain and is pleasant to look out upon at all times of year. It could be started the first year and made quite attractive by planting the two rows of trees and the evergreen background and making a lawn of the rest. Later the pool could be added and the flagstone terrace and walks. If desired, flowers can be planted along the walks and under the trees. A hedge or fence back of the tree trunks should form an enclosure on either side of this garden.

The parallel lines of the trees and walks and the long and narrow grass panel emphasize the direction of the area and make it appear to be of greater length than the size of the area would suggest. Dark evergreens at the far end of the garden add to this effect of distance. A pool for this area should be not greater in width than the width of the grass panel although it could be square, round, octagonal or oblong in shape. The shape of the pool should be regular and should reflect the outline of the masses that bound it. Notice how the evergreen background is sloped to follow the curved outline of the pool. Garden seats could be placed to right and left of the pool area.

B. A small outdoor development for the uses of the family is much more satisfactory than much larger, half constructed, and unkempt appearing home grounds. It is not good logic to plan for more flowers or lawn than can be and will be maintained. It is best to build by units developing a scheme only as rapidly as it can be afforded and cared for. The second solution shows just such a possible arrangement. The simple open lawn area with its trees and shrubbery background and small bay of flowers makes a very pleasant treatment requiring very little maintenance. The service and play area is convenient as a place where the children may play in full view of the kitchen windows and where the laundry may be hung in a sunny spot with good air circulation. The flower garden may be added at any time to complete the scheme.

The lawn unit is regular in outline bounded by shrubbery yet the treatment is not a stiff one. It is better to have a definite form for such an area than to make a shapeless unit such as is generally considered informal.

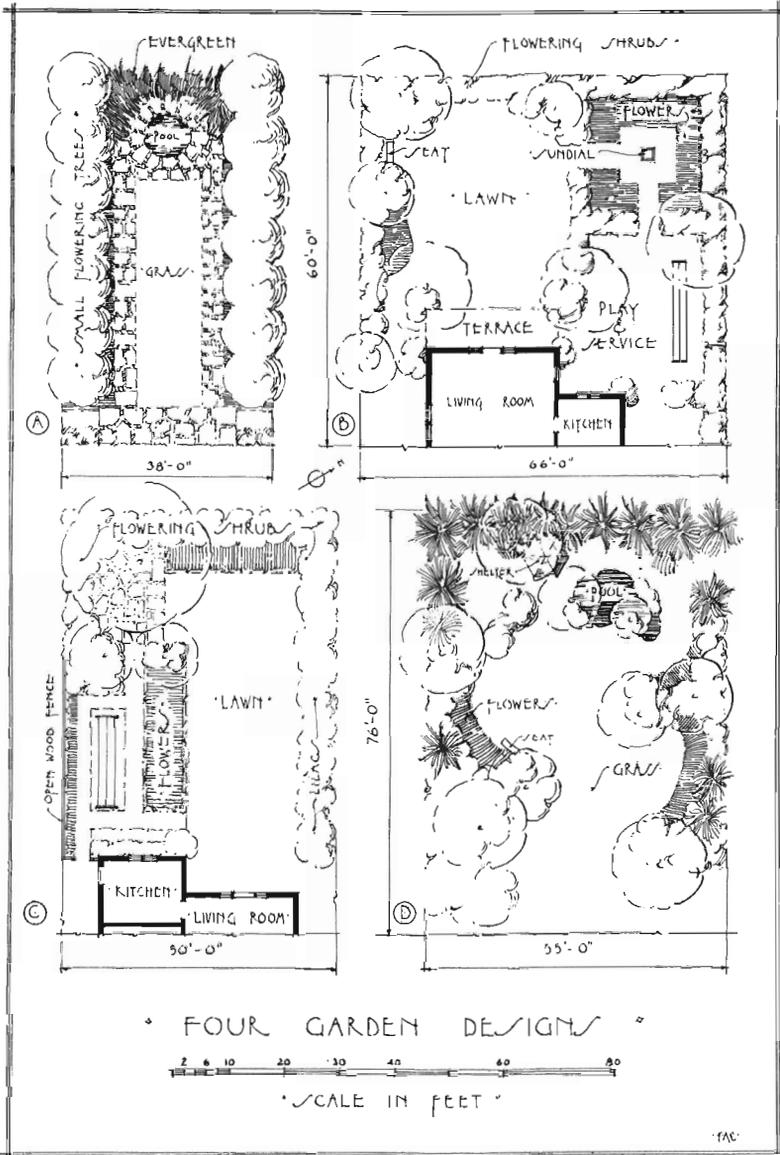


Figure 36.

Informal schemes are most logical when away from the formality of the house and are best when the land and growth suggest a naturalistic development.

C. This neat and simple solution solves the problem of the small home grounds for either the city lot or the farm. It affords a beautiful and restful lawn view outlined with flowering shrubs. Flower garden color is introduced so as to lead one's eye down the garden and to suggest a pleasant spot around the bend and under the trees, where the paved tea terrace affords a place for rest in the shade. The circulation carries one back through the nicely organized service area to the kitchen or into the lawn area. Circulation is always worthy of careful consideration. It should intrigue one into going from one part to another of the garden and should usually be simple and direct. From the kitchen window the view is pleasant in color with a glimpse through the trees that arch over the garden path.

D. Informal gardens are the most difficult of all to design nicely. They must have their vistas each perfect in asymmetric balance, there must be color, variety of treatment, places to go and enjoy the views, and a circulation that gives changes of view and interest not obvious when one first enters the area.

In this solution one's first view is of a vista under the trees down to the pool with a glimpse of the shelter between the shrubbery masses. Once past the entrance and one is in a bay of flowers. Beyond, another bay of flowers is seen with a seat alongside where one may sit out of view from the house and enjoy the quiet of the picture before him. To the left of the seat the flowers lead him to an entrance into a new area, a by-pass to the shelter and around behind the pool. The shelter is located so that it offers a view of the pool. Shrubbery and a small tree have been massed in the bay so that the exact extent of the water is left to one's imagination. Informal pools may be any irregular shape but must seem to fit the area in which they are placed.