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ANNEX

AMERICAN NOTICES



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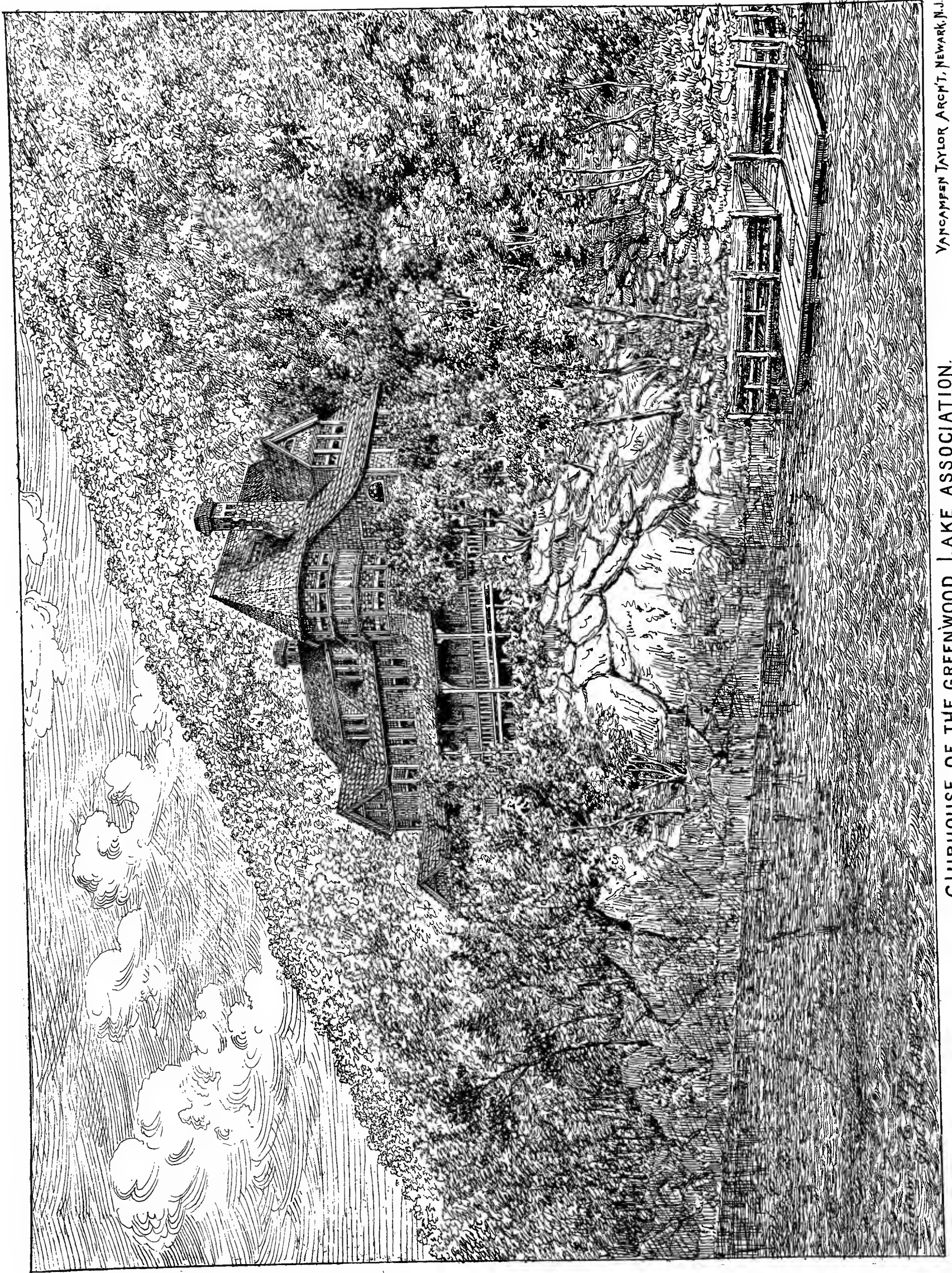
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American cottages; consisting of forty-fo



3 1924 015 369 022 fine, lock



CLUBHOUSE OF THE GREENWOOD LAKE ASSOCIATION.

YANCAMPEN TAYLOR ARCH'T., NEWARK, N.J.

FOOTER
UNIVERSITY
LIBRARY

AMERICAN COTTAGES

Consisting of Forty-four Large Quarto Plates,

CONTAINING ORIGINAL DESIGNS OF

MEDIUM AND LOW COST COTTAGES,

SEASIDE AND COUNTRY HOUSES.

ALSO, A

CLUB HOUSE, PAVILION, SCHOOL HOUSE,

AND A

SMALL SEASIDE CHAPEL.

TOGETHER WITH A FORM OF SPECIFICATION FOR COTTAGES.

All in the latest prevailing styles, from the drawings of a number of prominent architects, thus securing a great variety of plans and diversity of treatment, and offering the largest opportunity for selection.

NEW YORK:

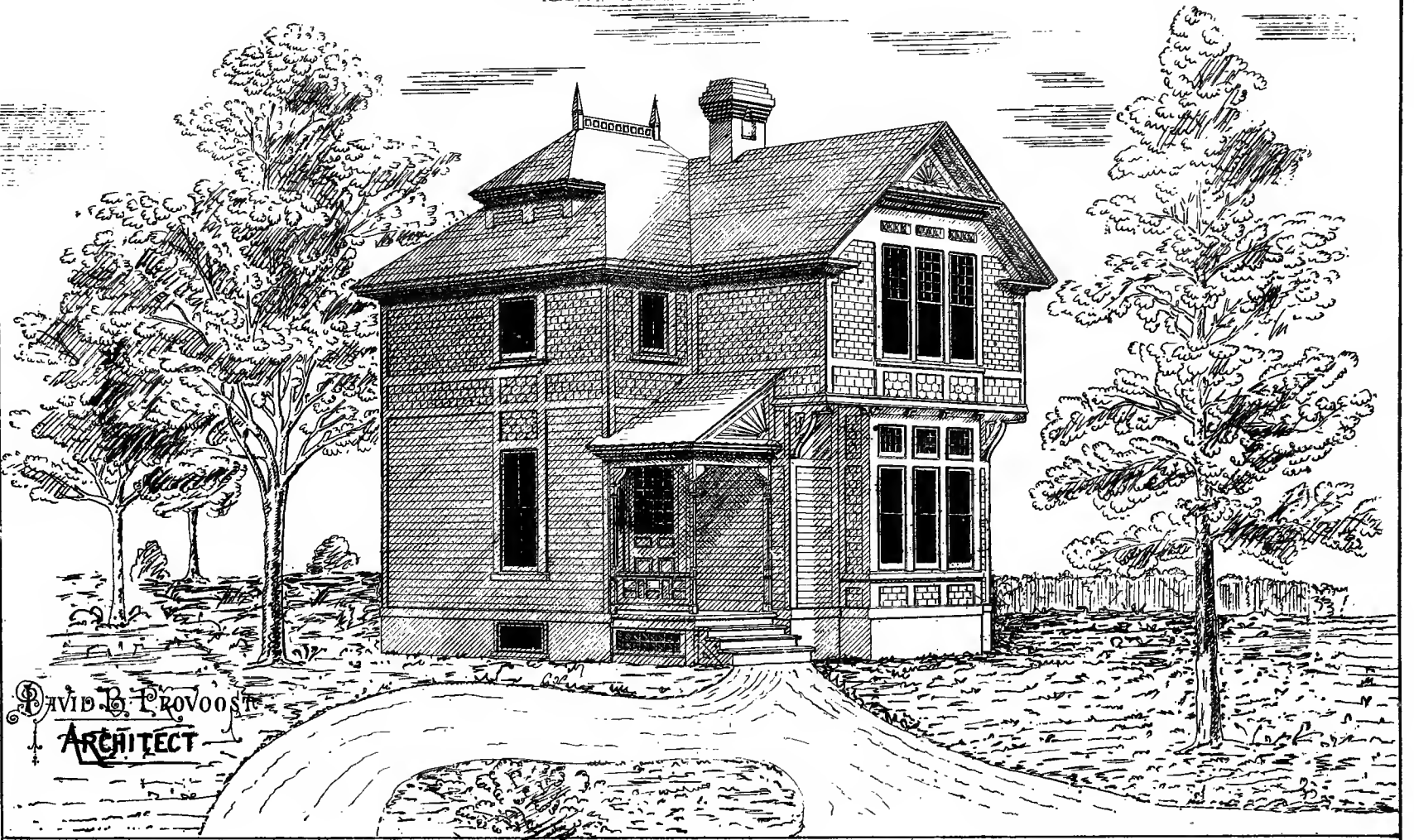
WILLIAM T. COMSTOCK,
ARCHITECTURAL PUBLISHER,

No. 6 ASTOR PLACE.

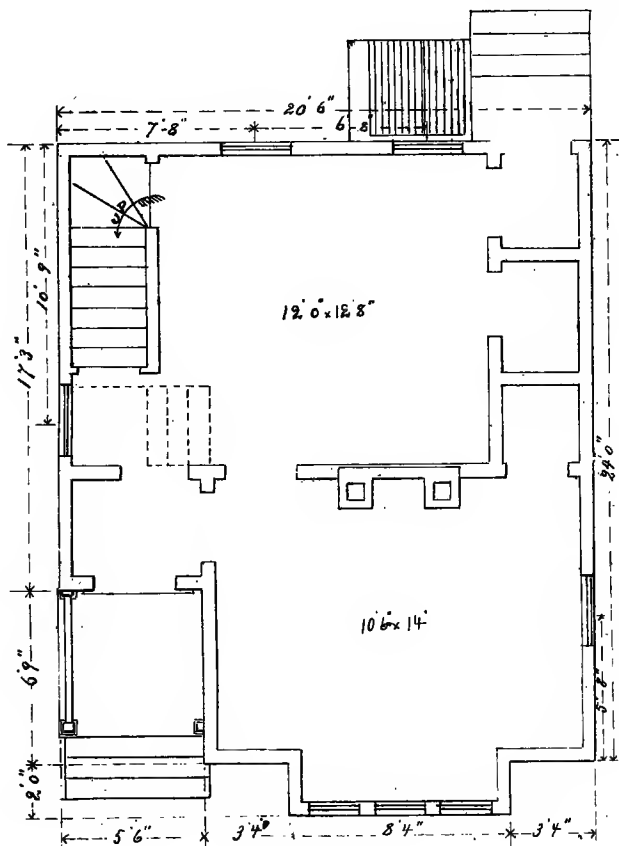
COPYRIGHT
BY
WILLIAM T. COMSTOCK,
1883.

LIST OF PLATES

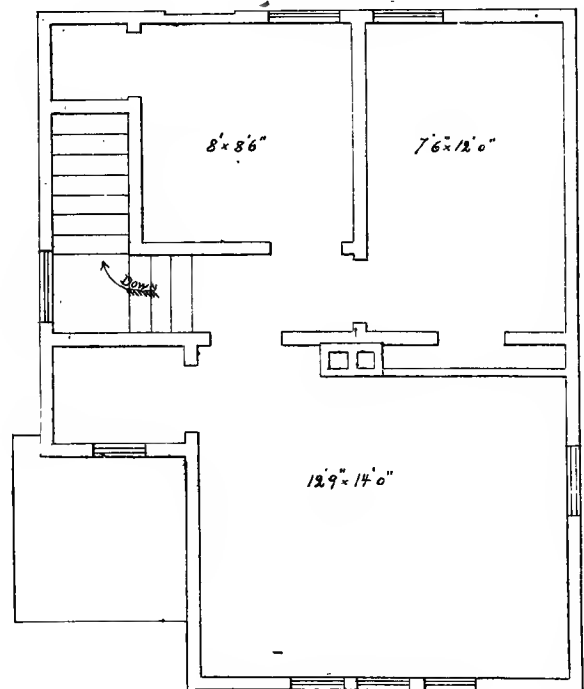
- Frontispiece.—Club House of the Greenwood Lake Association.
- Plates 1 and 2.—Perspective, Elevations and Plans of a low-priced cottage.
- Plate 3.—Elevations and Plans of two cottages costing from \$500 to \$1,000, and \$800 to \$1,000 respectively.
- Plate 4.—Elevations and Plans of three small cottages costing \$1,200, \$1,500 and \$2,000 respectively.
- Plate 5.—Elevations and Plans of two small cottages costing \$1,200 and \$1,300 respectively.
- Plate 6.—Elevations and Plans of two small cottages costing from \$500 to \$800, and \$1,000 to \$1,500 respectively.
- Plate 7.—Perspective, Elevations and Plans of cottage costing about \$3,000.
- Plate 8.—Perspective and Plans of two cottages costing \$1,000 and \$2,500 respectively.
- Plate 9.—Elevations, Plans and Details of \$1,500 house.
- Plate 10.—Perspective, Elevations and Plans of small cottage costing from \$1,500 to \$1,800.
- Plate 11.—Perspective, Elevations and Plans of 15-room cottage.
- Plate 12.—Elevations and Plans of small cottage.
- Plate 13.—Perspective, Elevation, Plans and Details of house costing from \$2,400 to \$2,600.
- Plate 14.—Elevations and Plans of house costing from \$3,000 to \$4,000.
- Plate 15.—Perspective and Plans of \$3,000 cottage.
- Plate 16.—Perspective and Plans of cottage costing \$3,500.
- Plate 17.—Perspective, Elevations, Plans and Details of house costing from \$2,900 to \$3,200.
- Plate 18.—Perspectives and Plans of house costing about \$5,000.
- Plate 19.—Perspective and Plans of suburban cottage costing about \$4,000.
- Plate 20.—Perspectives and Plans of two mountain houses costing \$2,800 and \$5,200 respectively.
- Plates 21 and 22.—View of block of city houses for the Hon. John Kelly, N. Y.
- Plates 23 to 26.—Perspective, Elevations, Plans and Details of a large country house, with ample verandahs.
- Plate 27.—Elevations and Plans of stone rectory costing about \$9,000.
- Plate 28.—Study for residence at the Bermudas.
- Plates 29 and 30.—Perspective, Elevations and Plans of seaside cottage.
- Plate 31.—Elevation and Plans of frame house costing about \$3,000.
- Plate 32.—Perspective, Elevations and Plans of medium price cottage.
- Plates 33 and 34.—Elevations and Plans of a \$5,000 to \$6,000 house.
- Plates 35 and 36.—Elevations and Plans of a row of brick dwellings, English style, American plans.
- Plate 37.—Perspective and Plans of two low priced cottages.
- Plate 38.—Perspective and Plans of two sea-side houses.
- Plate 39.—Plans of Club House shown in Frontispiece.
- Plate 40.—Elevations and Plans of Greenwood Lake Pavilion.
- Plate 41.—Sketch for a school house.
- Plates 42 and 43.—Perspective, Plans and Details of seaside Baptist chapel.



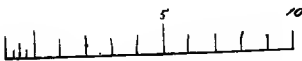
PERSPECTIVE VIEW.

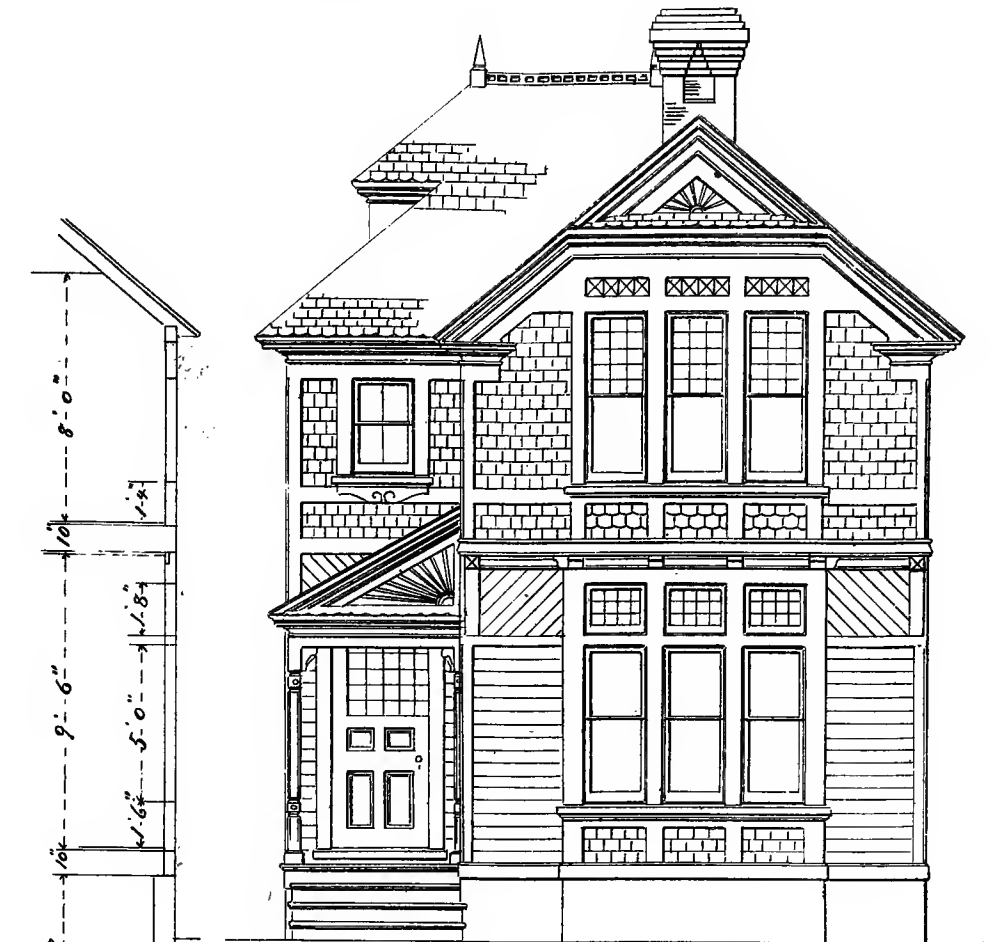


FIRST STORY.



SECOND STORY.

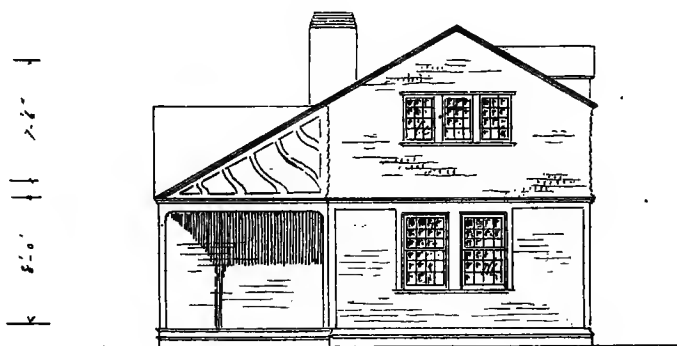




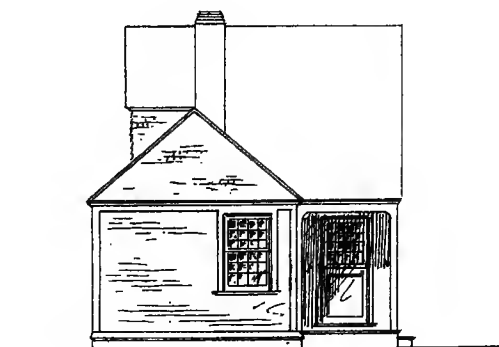
— FRONT ELEVATION —



— SIDE ELEVATION —

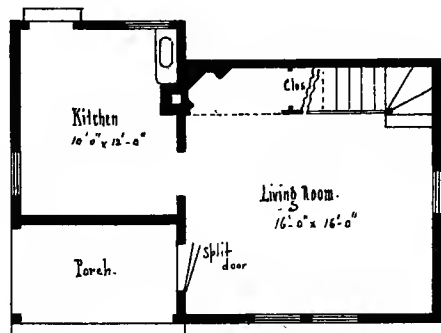


Front.

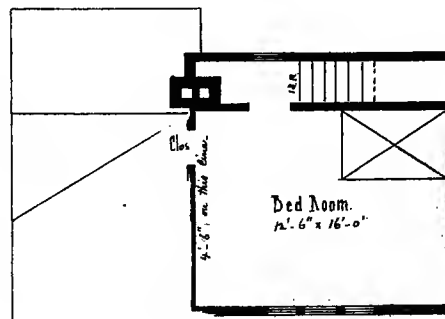


Side.

Scale: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 ft.



First Story Plan.

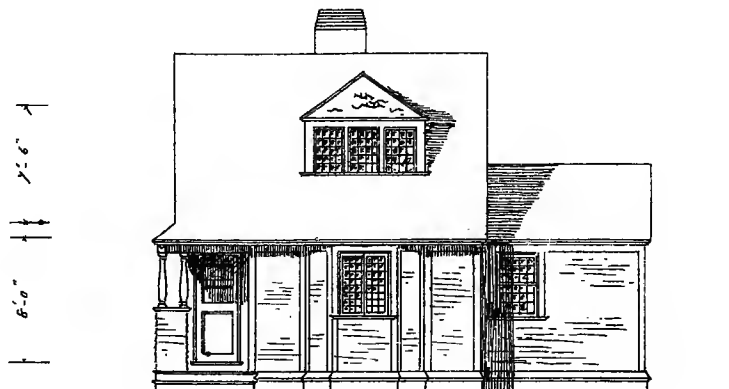


Second Story Plan.

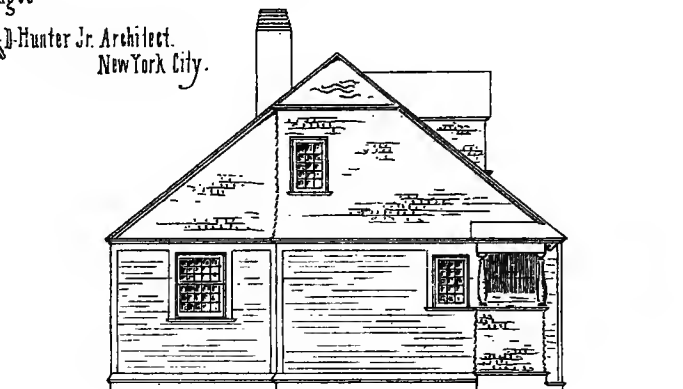
Cost. \$500. to \$800.

Two Small Cottages

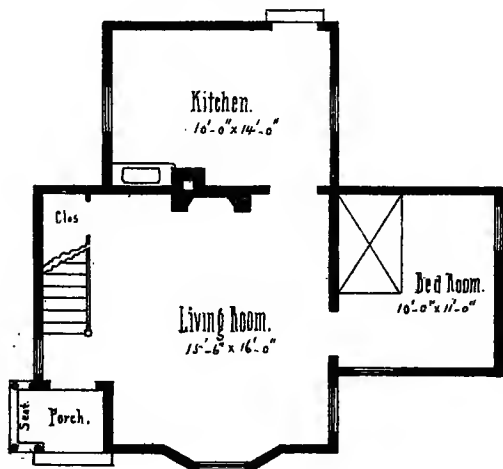
J. D. Hunter Jr. Architect. New York City.



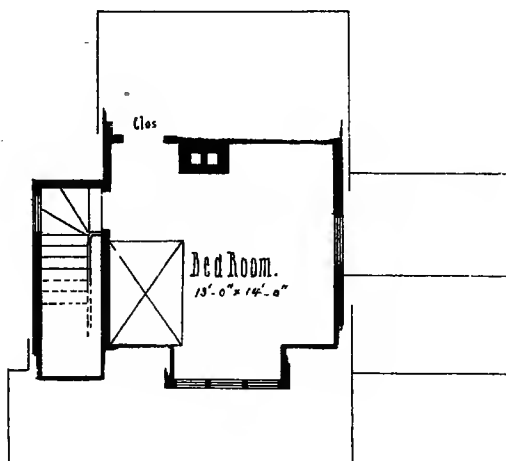
Front.



Side.



First Story Plan.



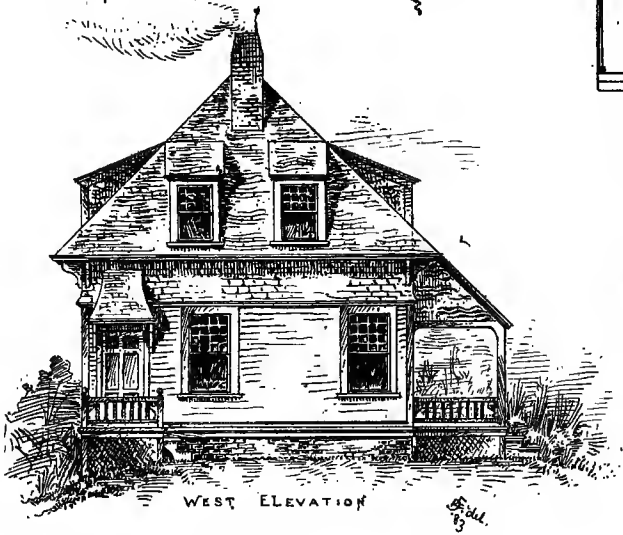
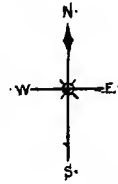
Second Story Plan.

Cost. \$800 to \$1000.

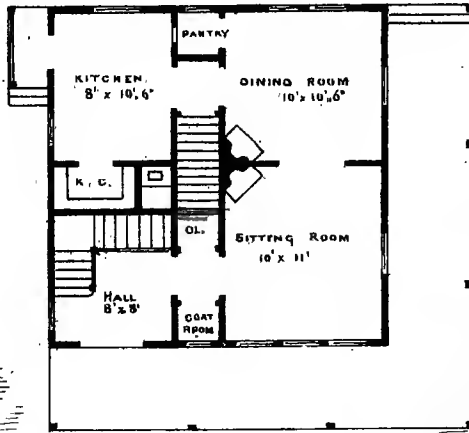
THREE COTTAGE HOMES.

No. 1.
\$ 1,200. COST.

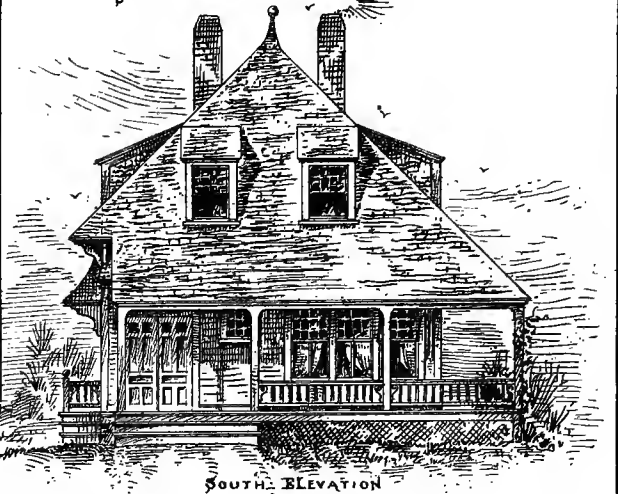
Edward Dewson, Architect
176 BROADWAY, N.Y.
AND COSTER.



WEST ELEVATION

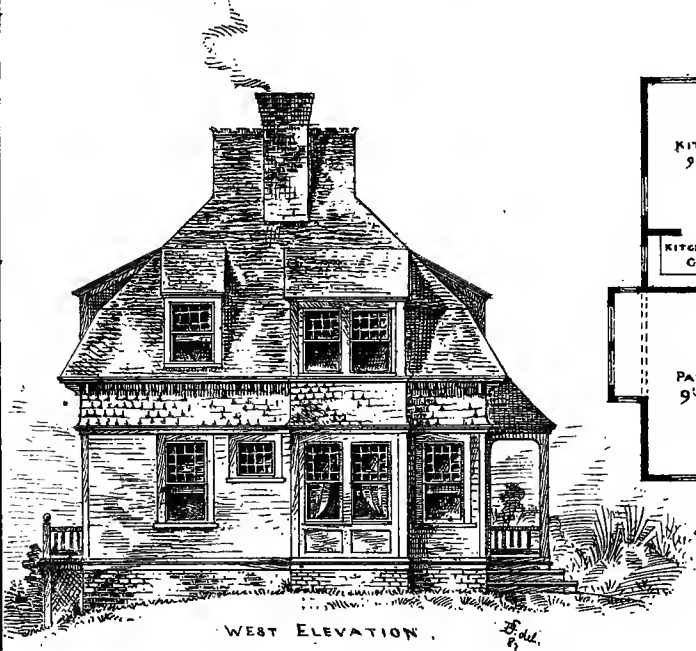


PLAN

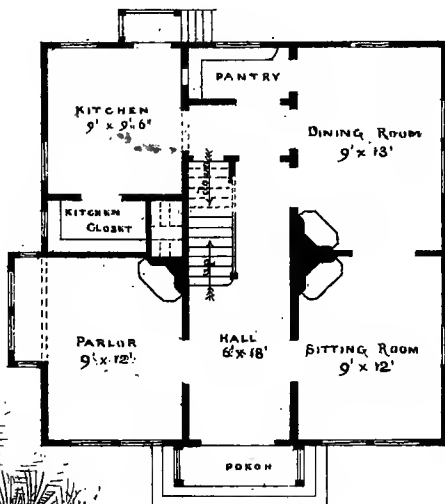


SOUTH ELEVATION

No. 2.
\$ 1,500. COST.



WEST ELEVATION

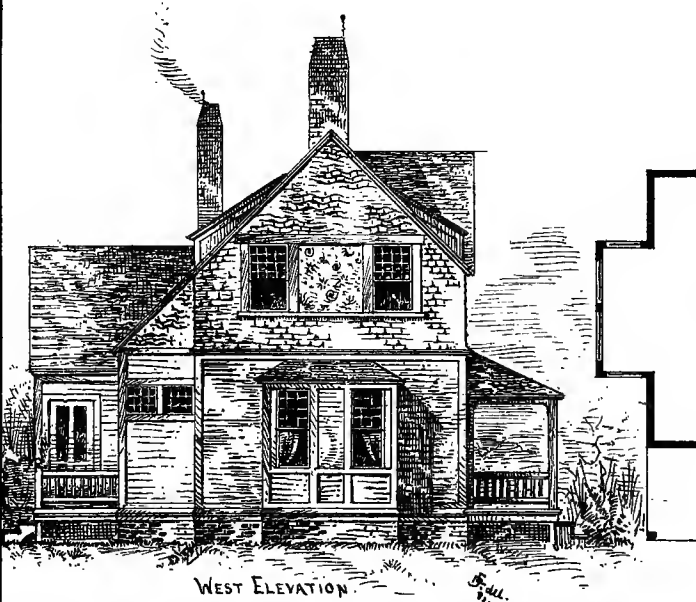


PLAN

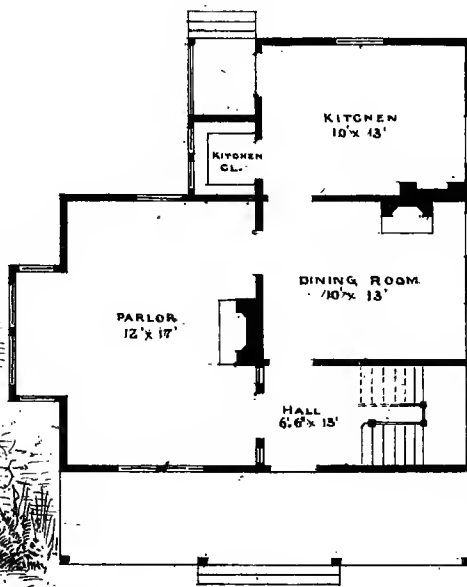


SOUTH ELEVATION

No. 3.
\$ 2,000. COST.



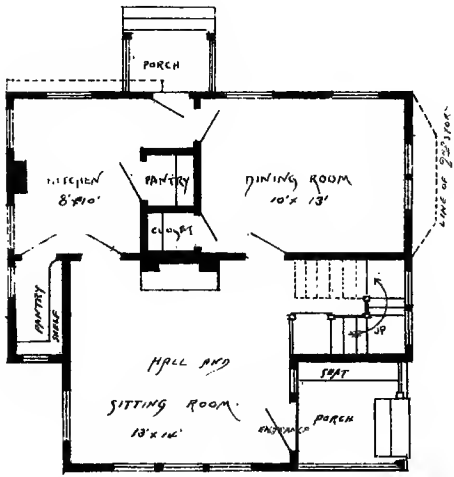
WEST ELEVATION



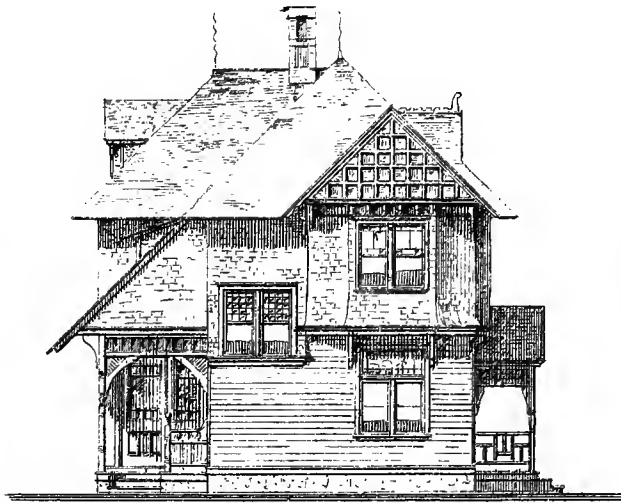
PLAN



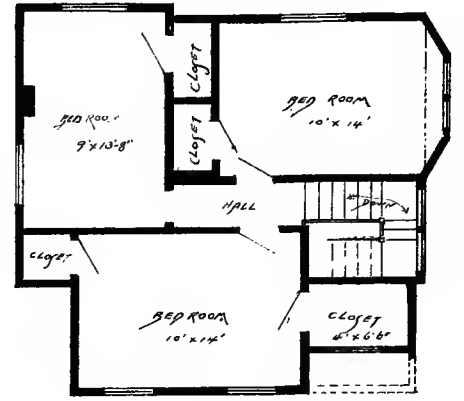
SOUTH ELEVATION



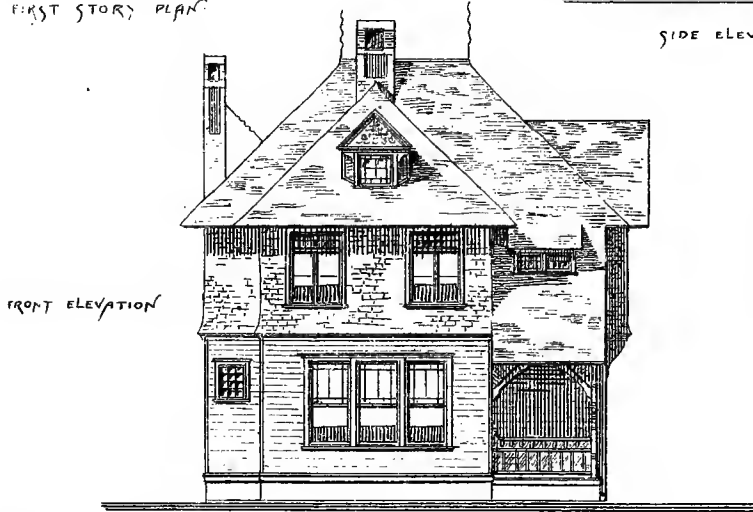
FIRST STORY PLAN



SIDE ELEVATION



SECOND STORY PLAN

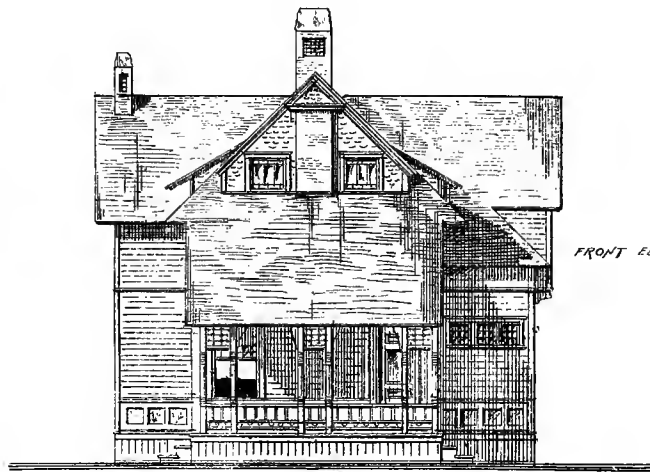


FRONT ELEVATION

A COTTAGE DESIGN
 TO COST ABOUT THIRTEEN HUNDRED DOLLARS
 W. B. TUTTILL, ARCHT. N. Y. C.

SCALE OF FEET

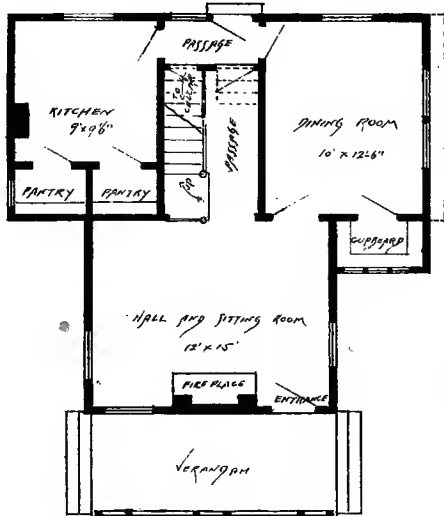
DETAIL OF CHIMNEY TOP



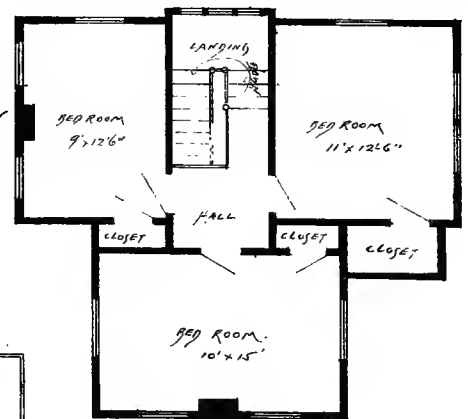
FRONT ELEVATION



SIDE ELEVATION



FIRST STORY PLAN

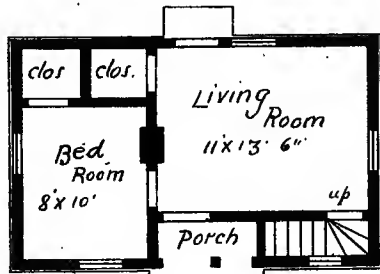


SECOND STORY PLAN

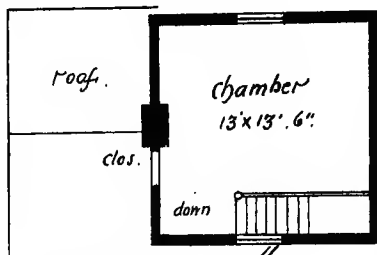
A COTTAGE
 TO COST ABOUT TWELVE HUNDRED DOLLARS.

SCALE OF FEET

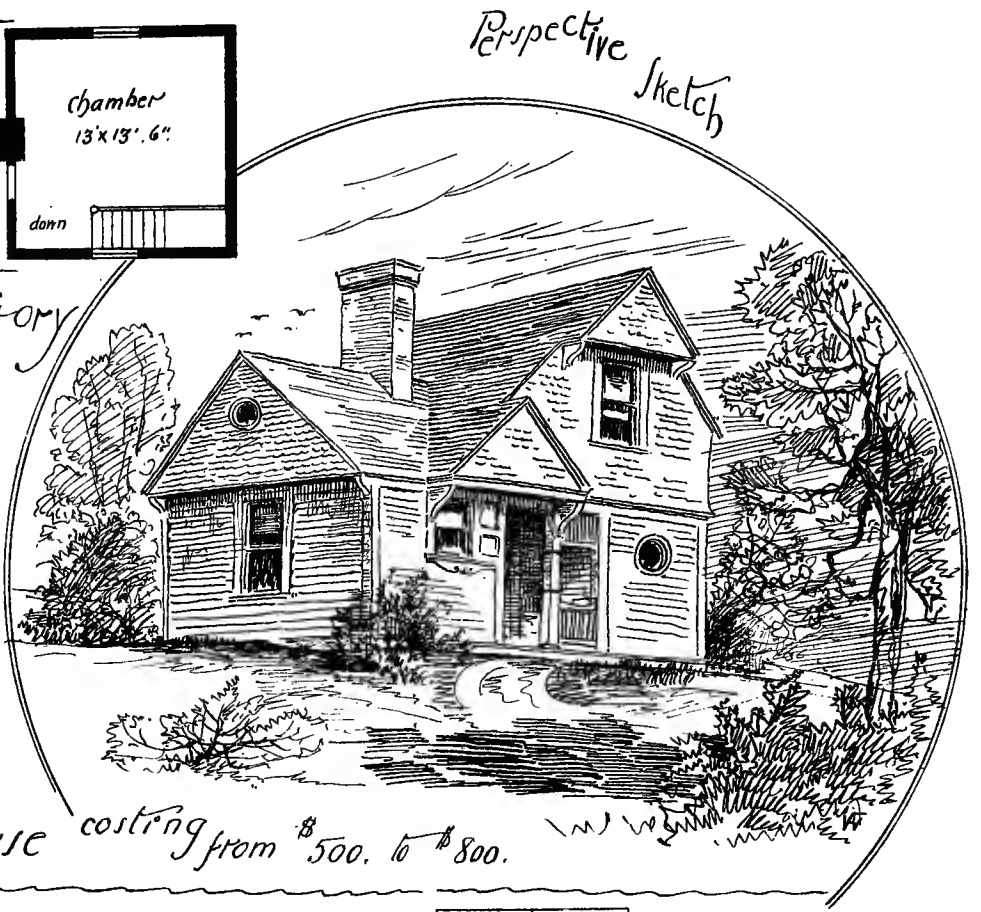
W. B. TUTTILL ARCHT.



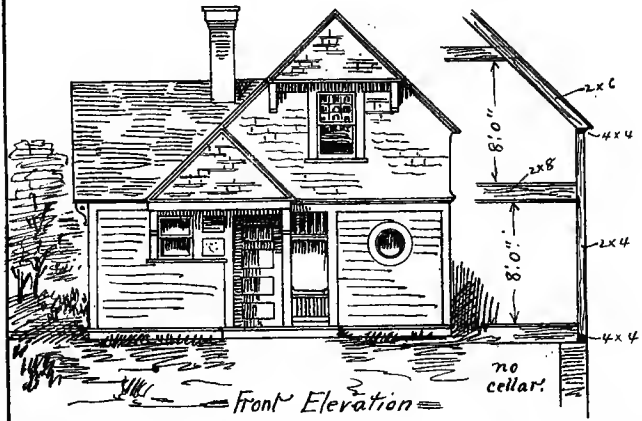
1st story



2nd story



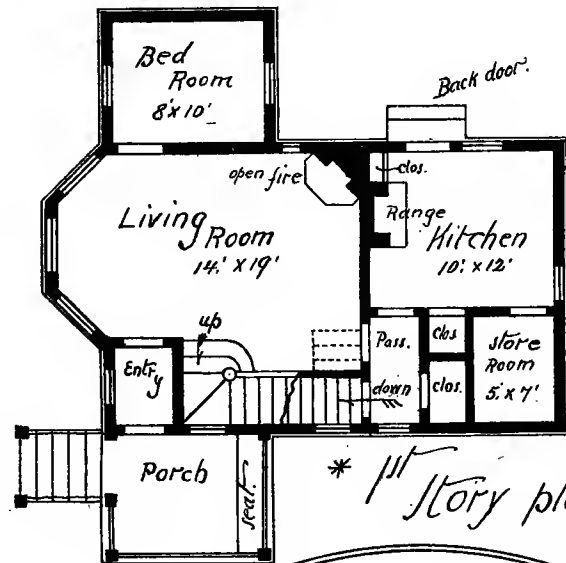
Perspective sketch



Front Elevation

Scale $\frac{3}{32}$ of an inch to one foot.

A small house costing from \$500. to \$800.

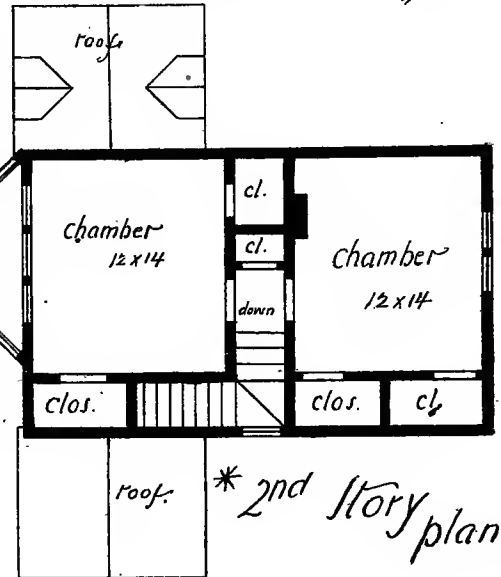


* 1st story plan *

No clapboards. Walls and roofs covered with a rough sawed pine shingle. Wall shingles to be stained a dull red. (sienna.) Exterior wood work painted a dull green.

Suggestion. If built on side hill put kitchen in basement, and make present kitchen a dining room or bed room.

$\frac{3}{32}$ Scale.

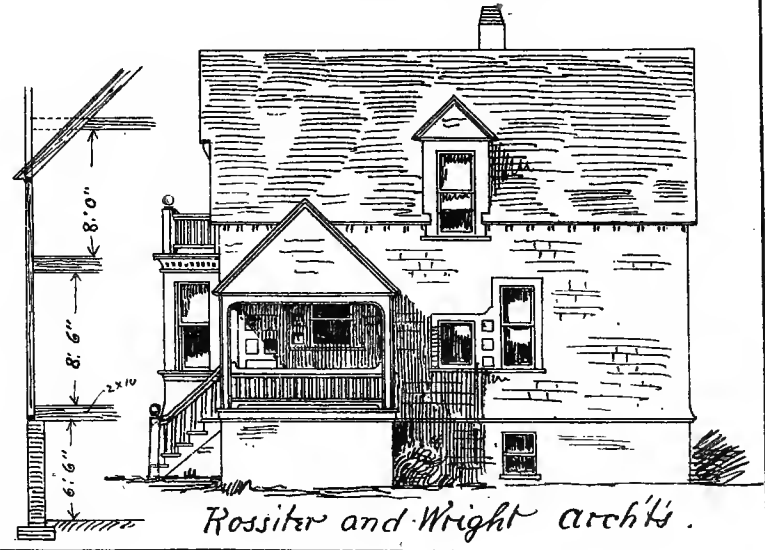


* 2nd story plan. *

A side hill cottage costing from \$1000. to \$1500.
— Side Elevation —



* sketch *



Section showing heights of stories.

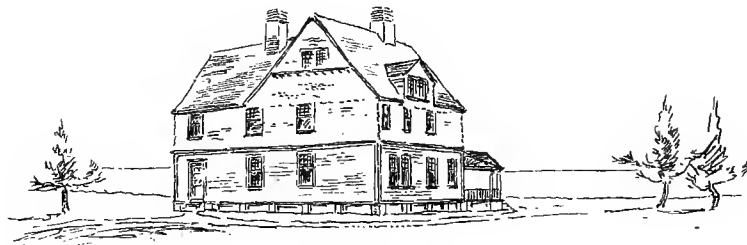
Rossiter and Wright arch'ts.



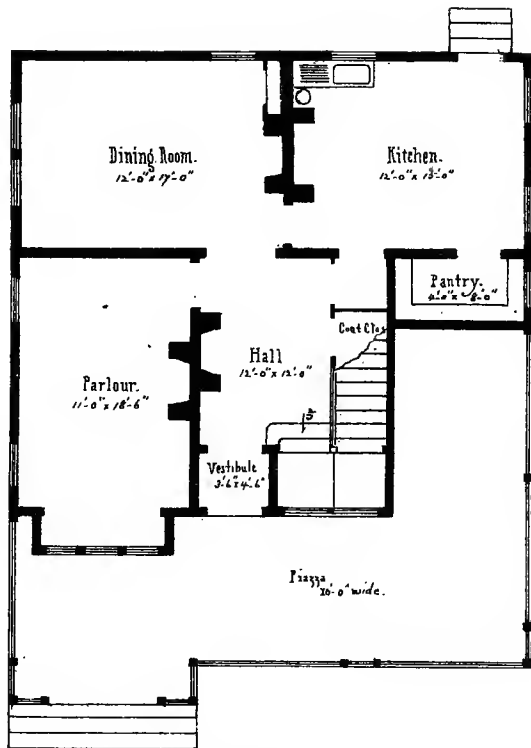
Front



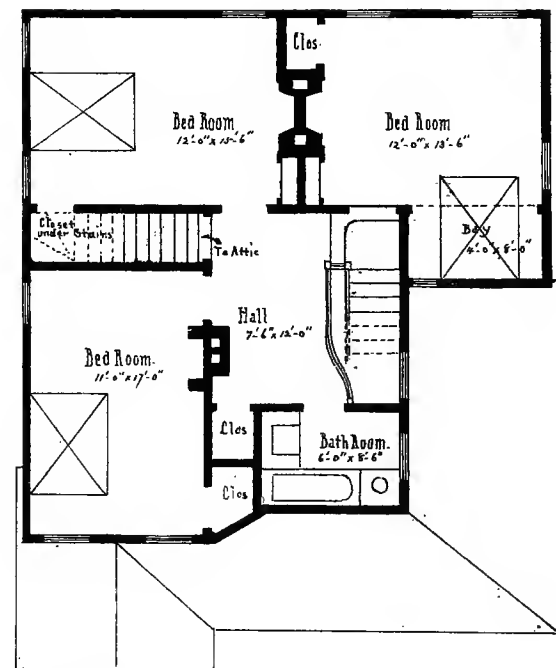
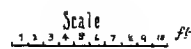
Side



Sketch looking from rear.



First Story.



Second Story

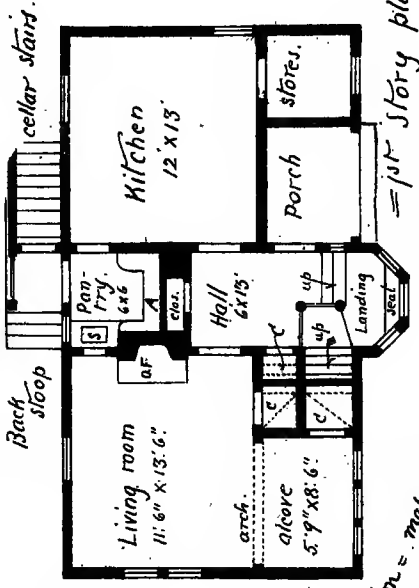
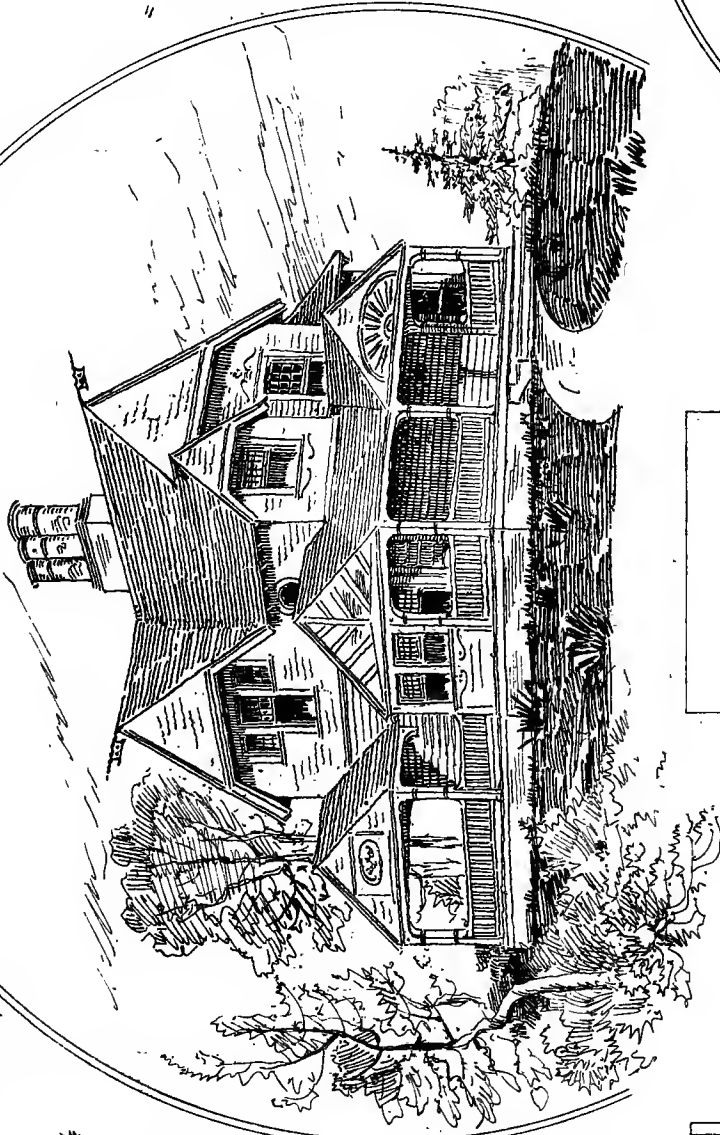
James D Hunter Jr. Architect.
New York City.

* Perspective sketch of a small house which, with a cellar under whole house, eaves and cesspool, moderate amount of plumbing, shingle roof, terra cotta chimney, and otherwise as exhibited in plans, can be erected complete for the sum of \$ 2500.

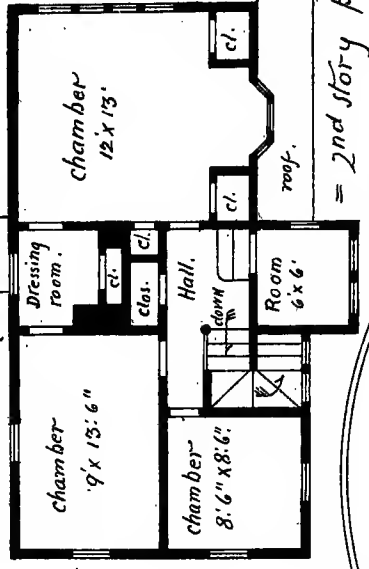
The finish inside is white pine with a red stain. The open fire places are lined with pressed brick and have hearths of the same.

The roof shingles were painted Indian red. Wall shingles stained a brownish yellow. Wood work in two colors: clapboards a darker shade of the shingle stain, and the trimmings a very dark green.

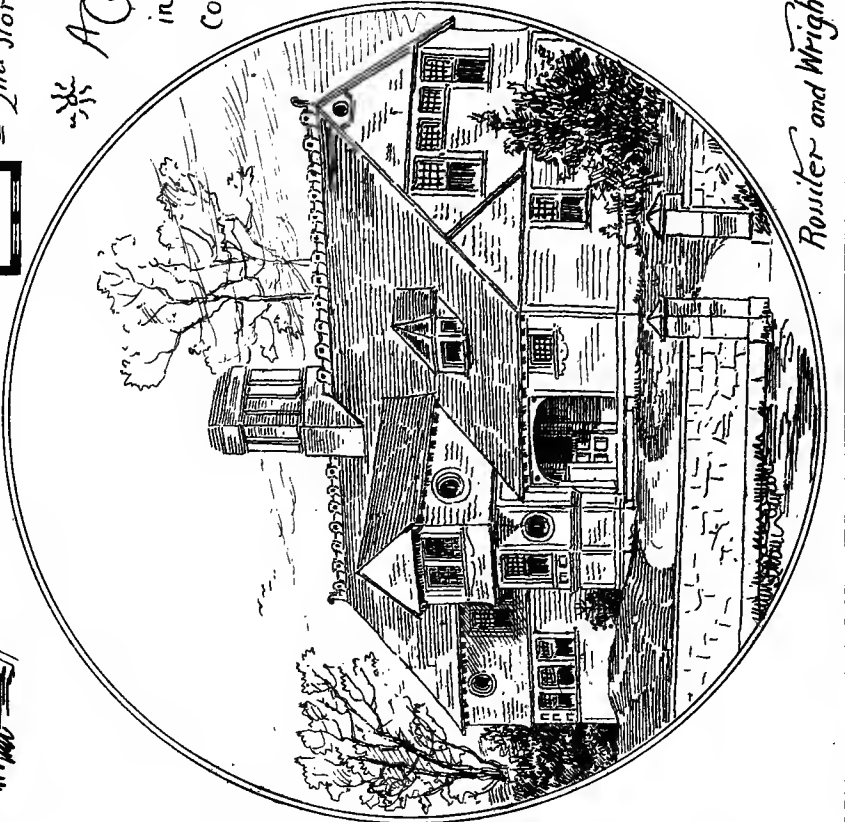
S. sink
O.F. open fire place
A. closets under the stair landing.



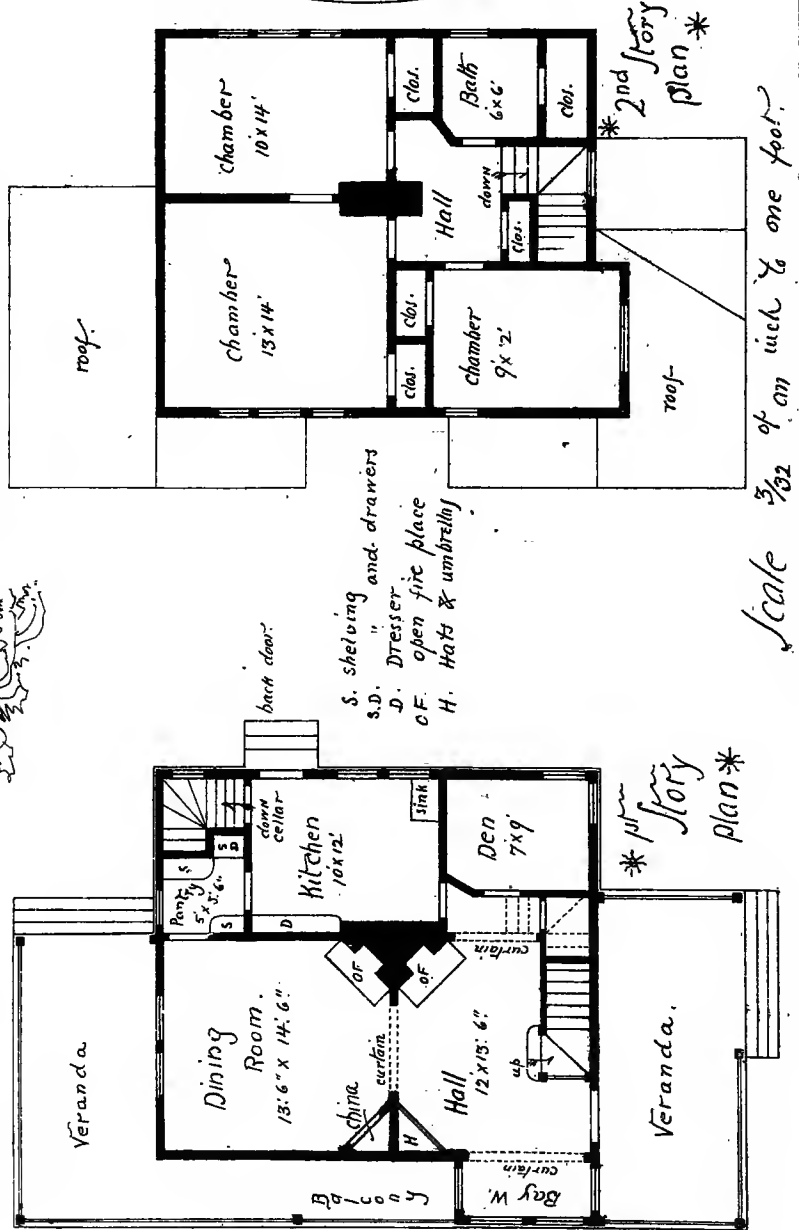
= suggestion = make dressing room a bath room if desired.

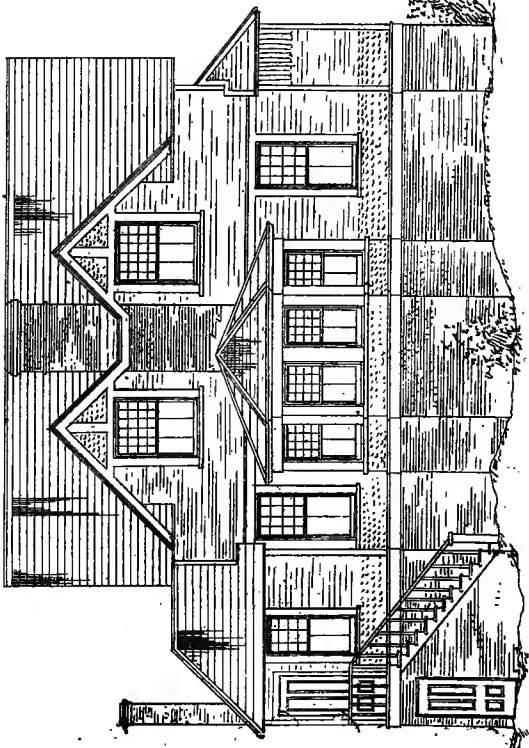


* Cottage in the colonial style costing from \$ 1800 to \$ 2000.

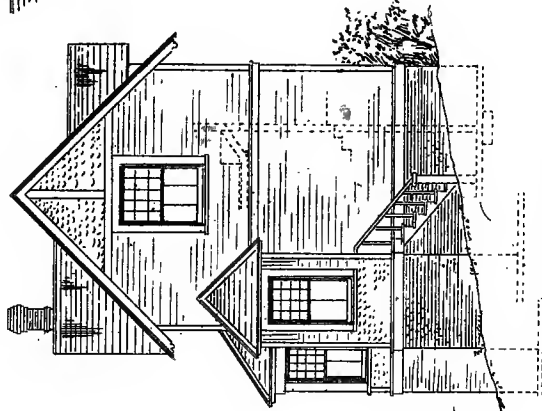


Router and Wright Architects.

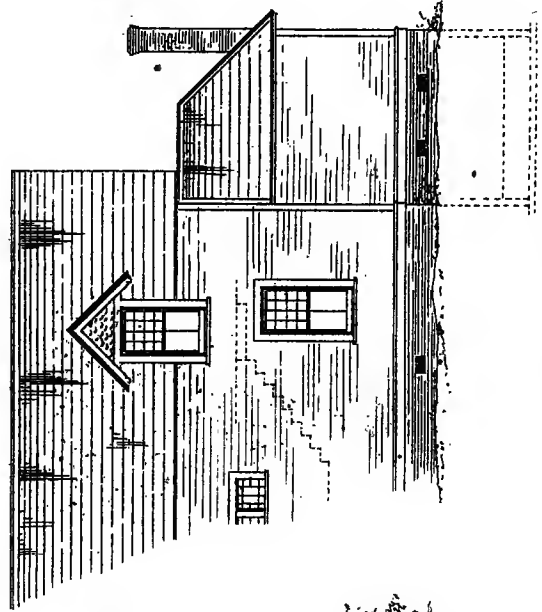




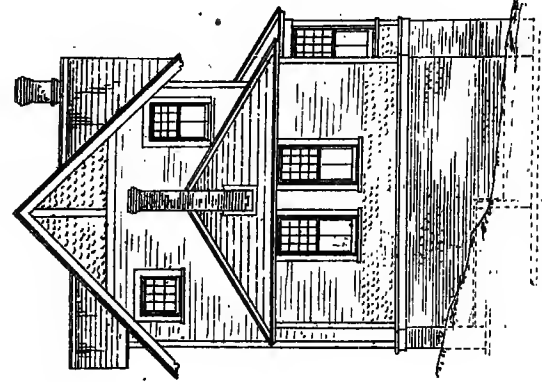
South Elevation.
This faces the City and is at top of hill.



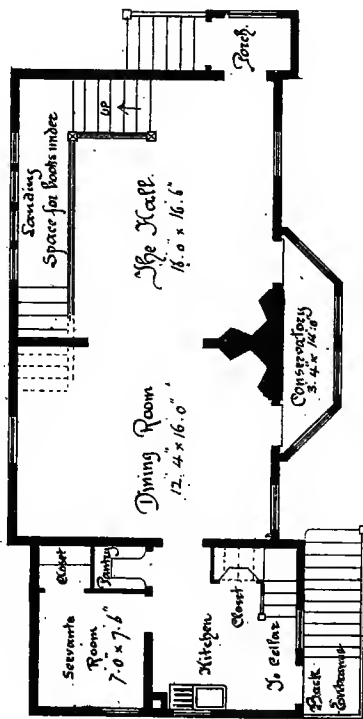
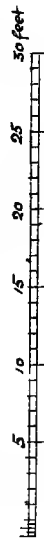
East Elevation



Portion of North Elevation.
This faces the back woods.

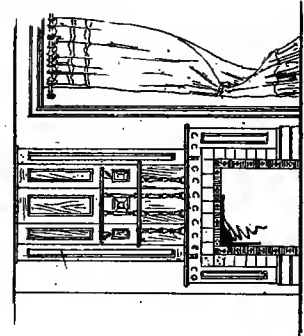
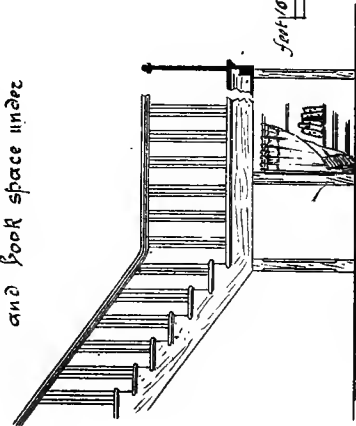


West Elevation.



Principal Floor Plan.

Stairs in the Hall, showing landing and book space under



Fireplace in the Hall.

Frame House

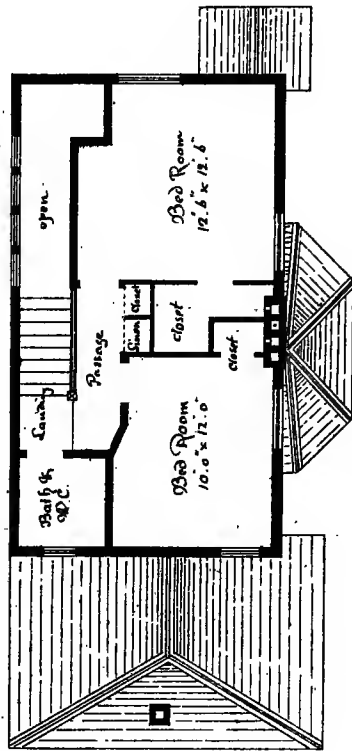
Cost \$1500.00

Built at Leadville, Col., in 1880.

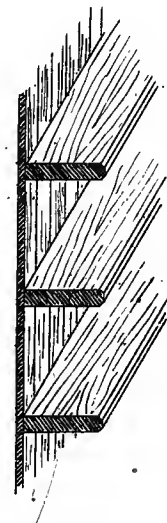
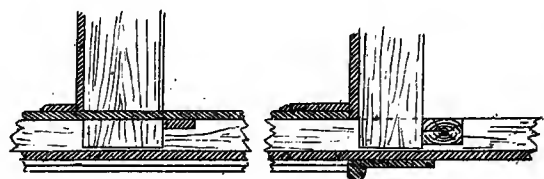
Geo. Martin Huss.

Architect.

New-York City.



2nd floor Plan.

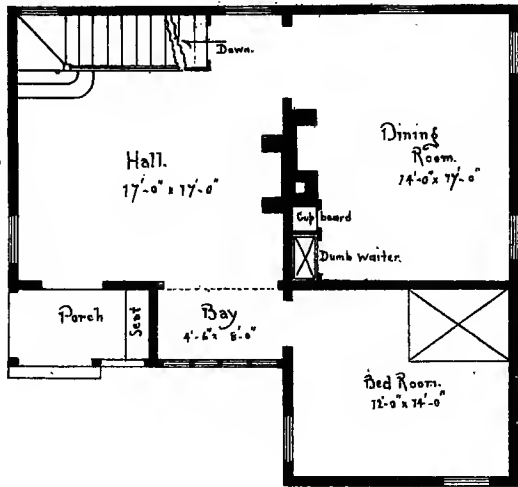


Wrought beams
2nd floor

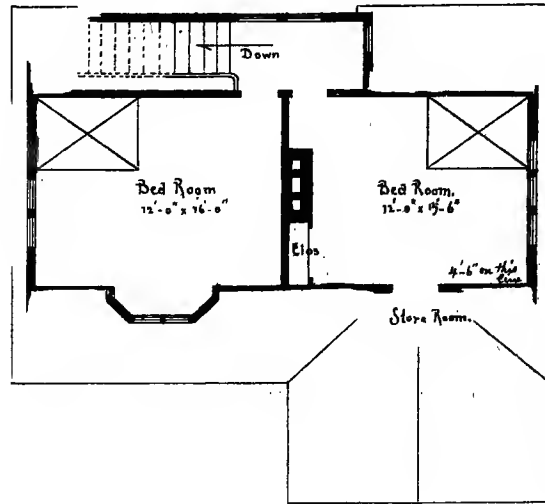
Construction of frame

Scale





First Story Plan

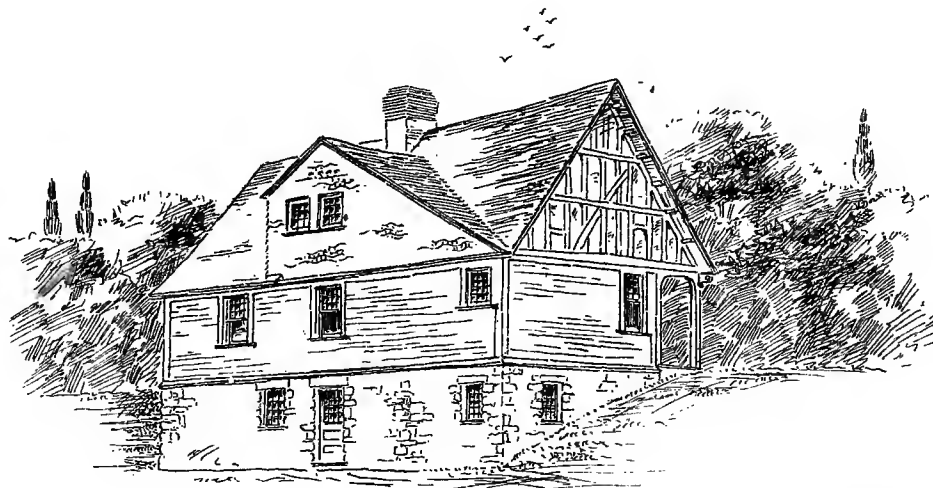


Second Story Plan.

Scale 1 2 3 4 5 6 7 8 9 10 ft.



Sketch of Cellar Plan.

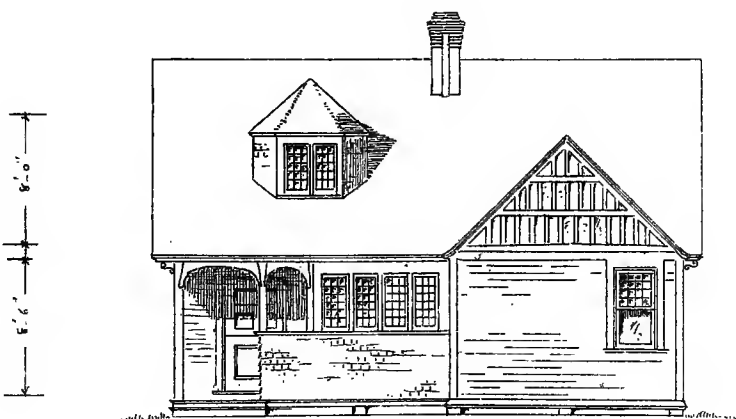


Sketch from Rear

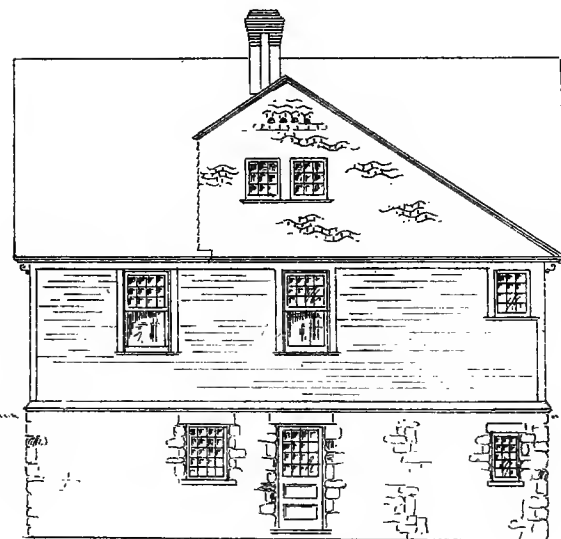
Design for Small Cottage.

Cost, from \$1500 to \$1800.

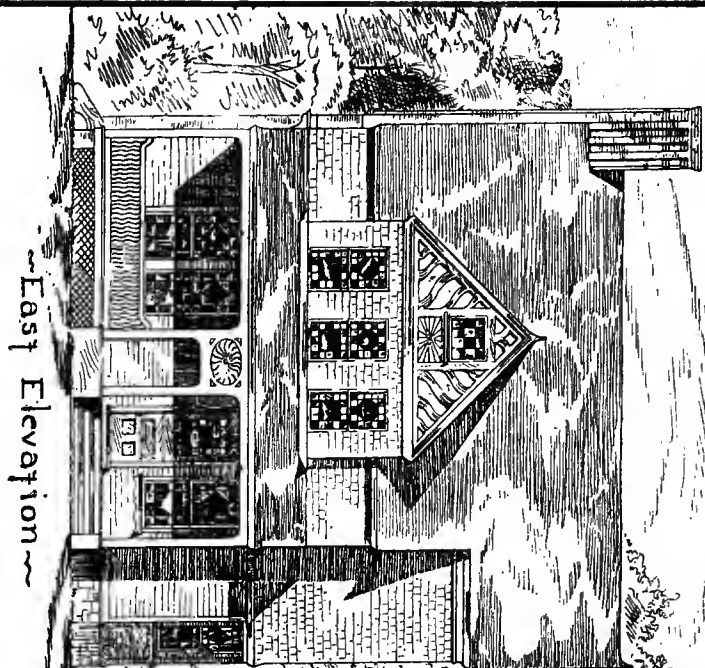
James D Hunter Jr. Architect.
New York City.



Front Elevation.



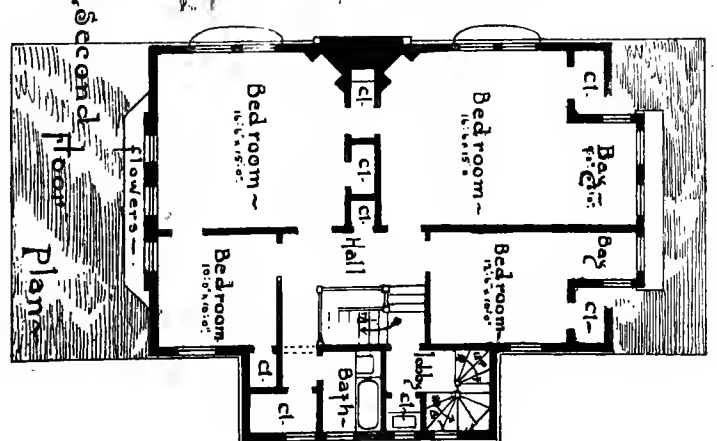
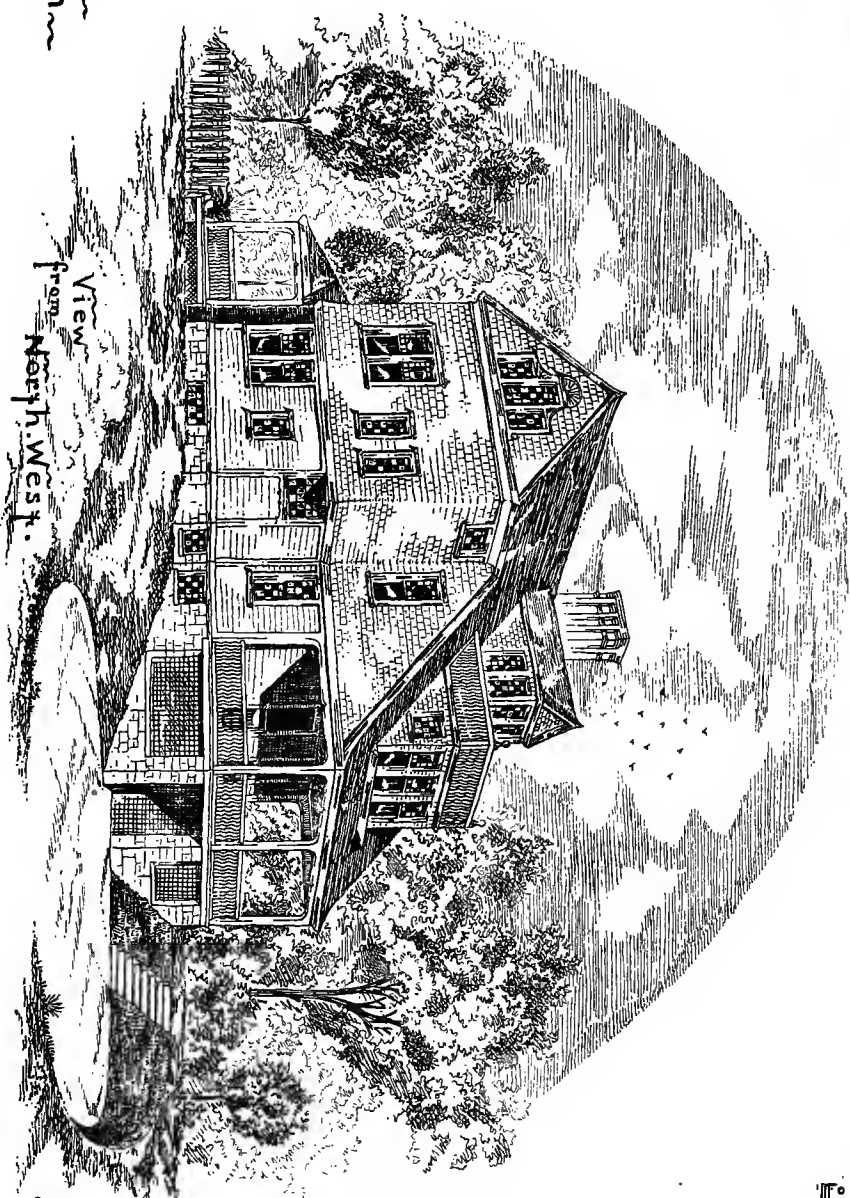
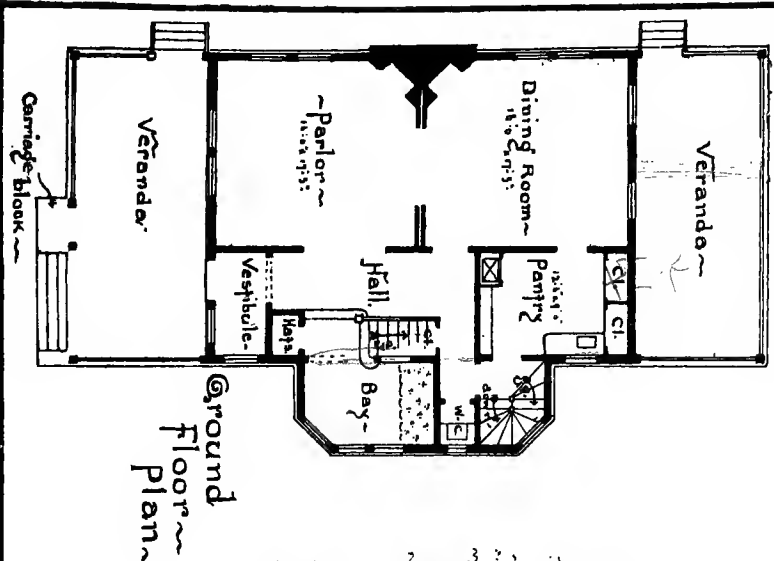
Rear Elevation.

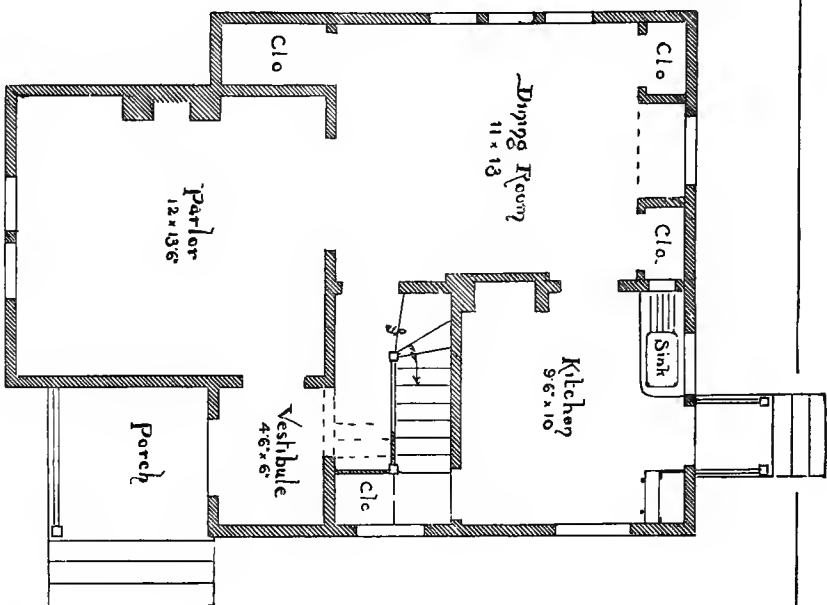


Sketch of Cottage

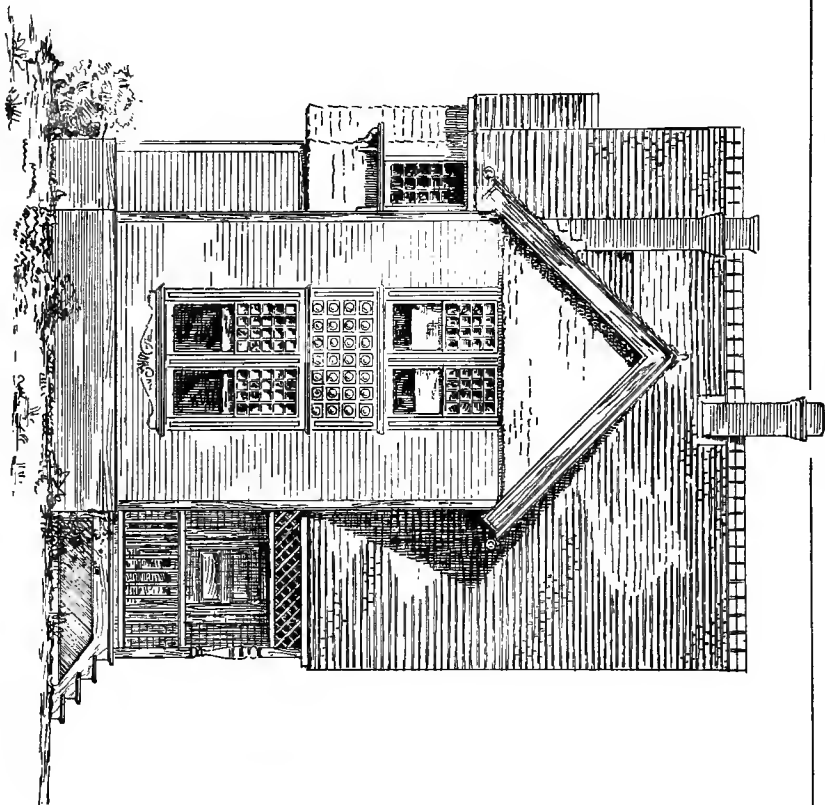
Alfred E. Barlow
Architect

Scale of Elevations
0 5 10 15 ft

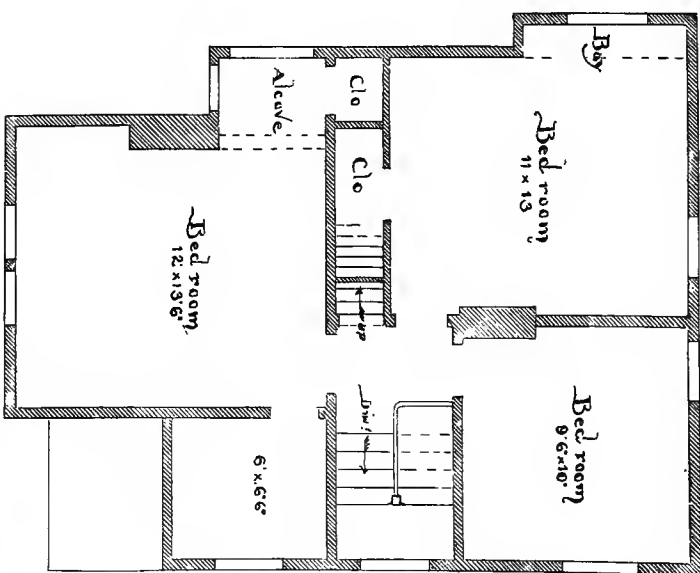




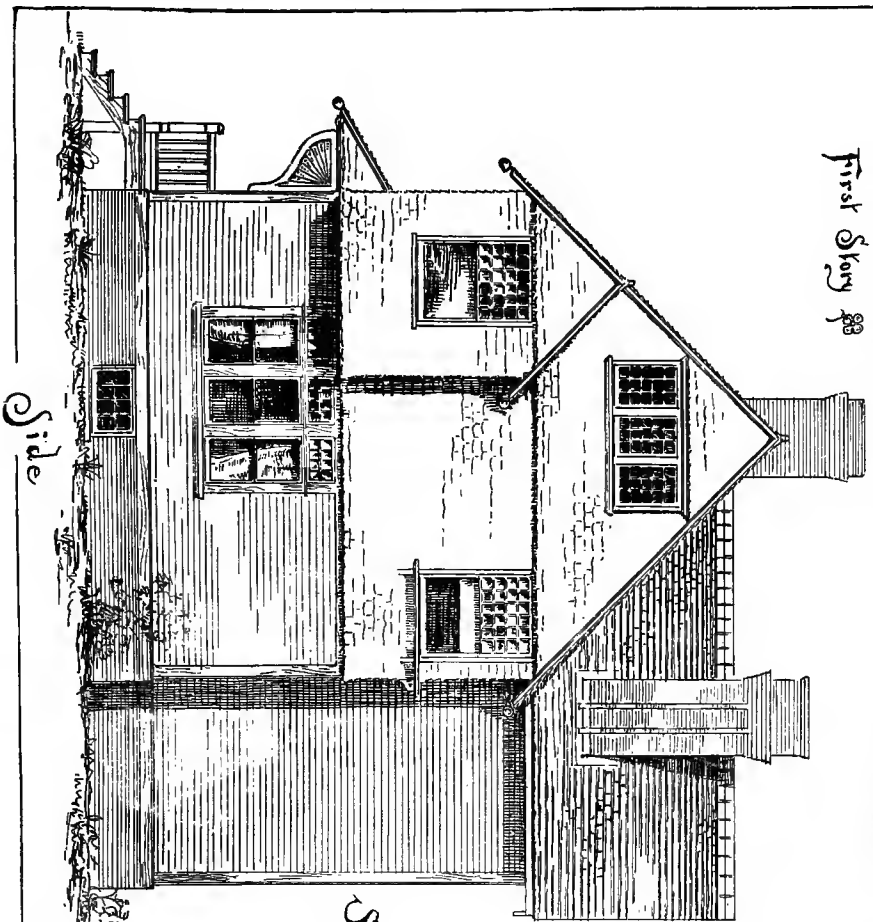
First Story



Front Elevation



Second Story

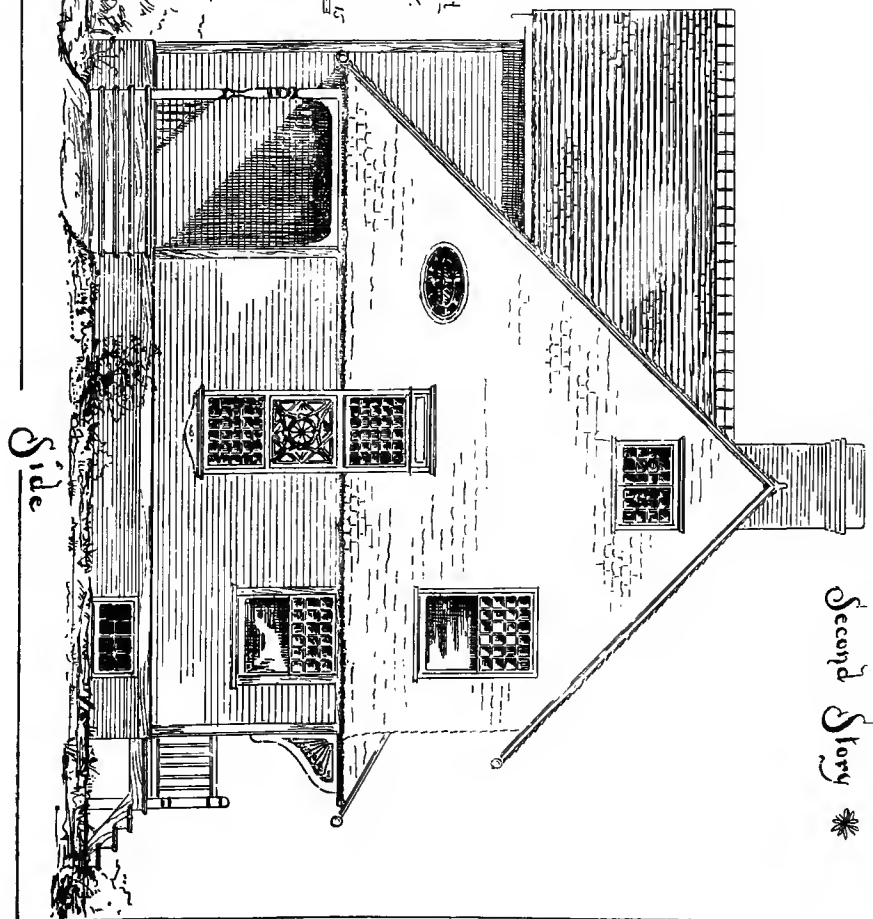


Side

Small Cottage at Roseville, N.J.

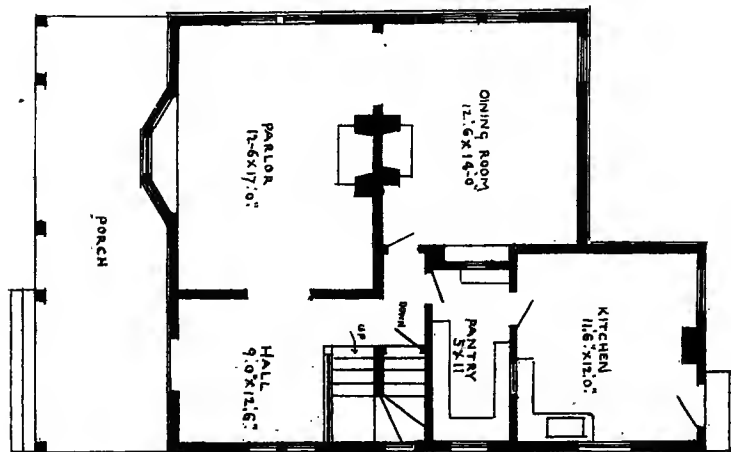
Frank J. Ward, Arch^t
19 East 23rd St. N.Y.

Scale of feet

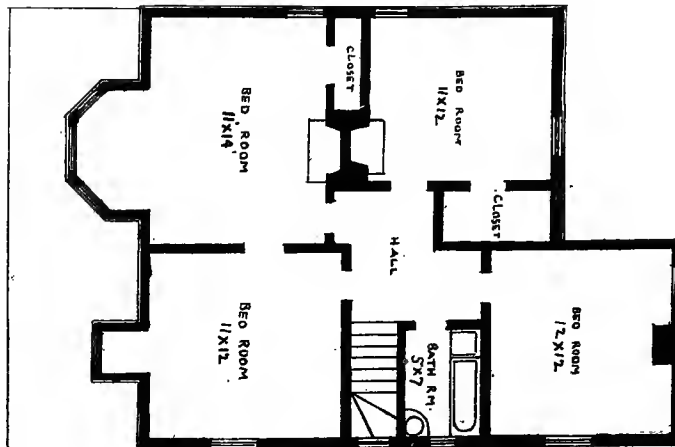


Side

SCALE TO PLANS AND ELEVATIONS

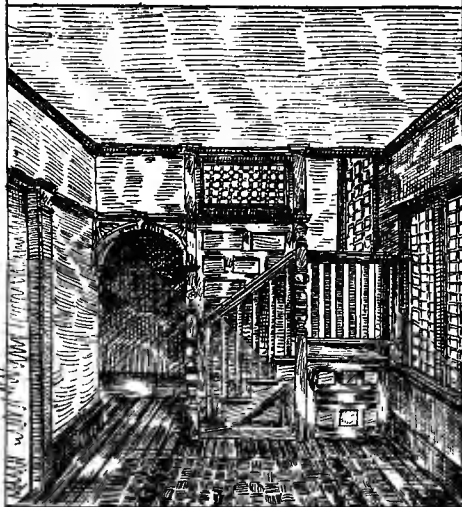


FIRST FLOOR PLAN

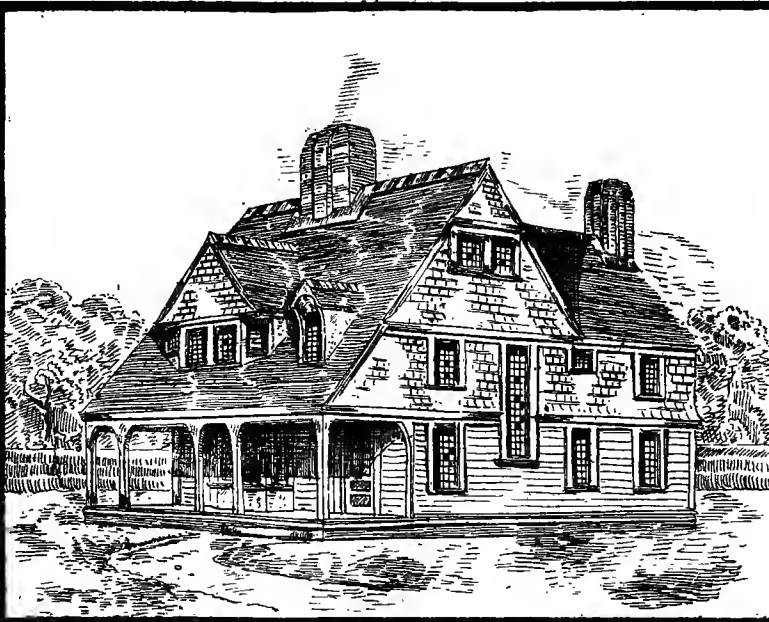


SECOND FLOOR PLAN

HOUSE TO COST FROM \$2400 TO \$2600

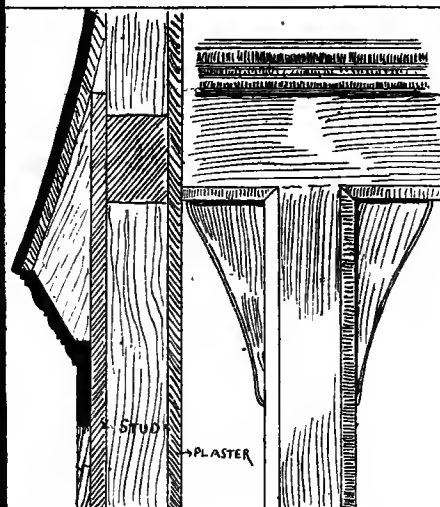


PERSPECTIVE VIEW OF INTERIOR OF HALL



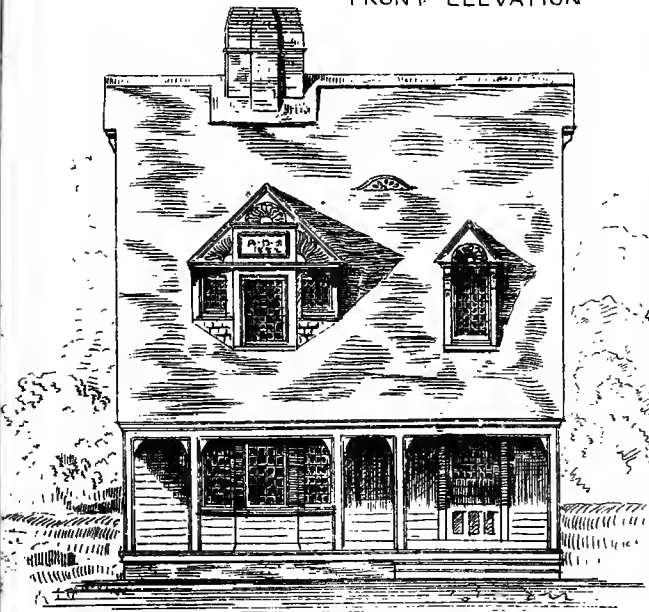
EXTERIOR - PERSPECTIVE VIEW

WM. A. BATES ARCHITECT

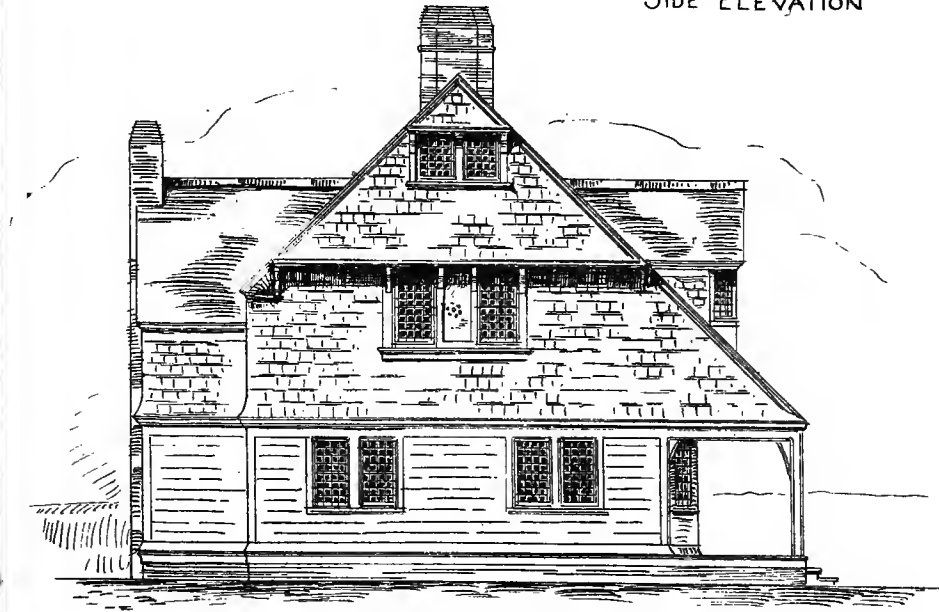


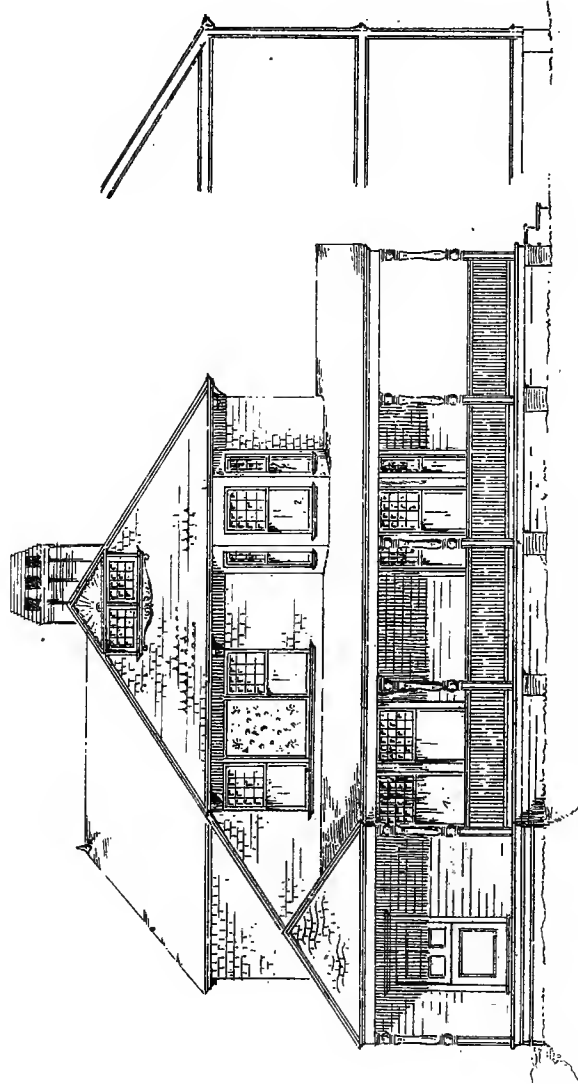
DETAIL OF STRING AND VERANDAH POST

FRONT ELEVATION

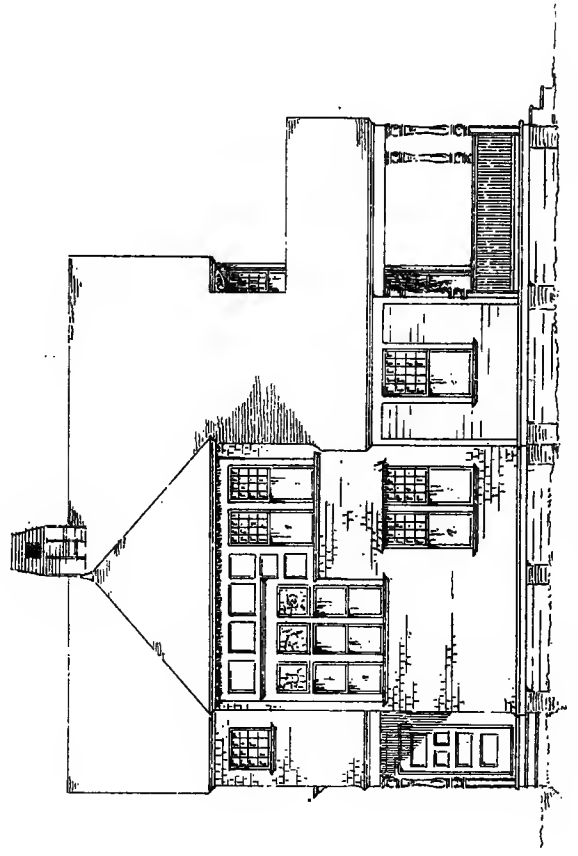


SIDE ELEVATION





~Front Elevation~



~Side Elevation~

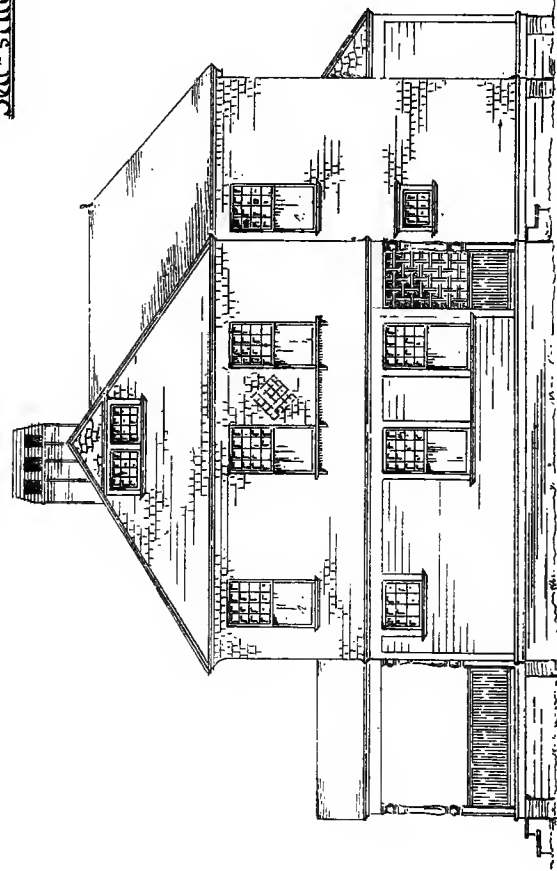
Design for a low priced

Sea-side Cottage

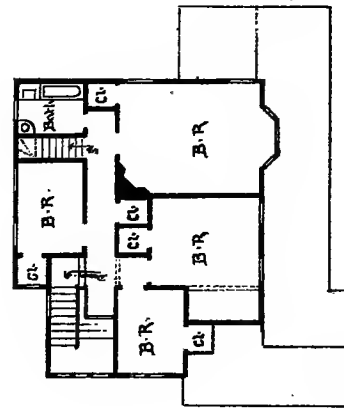
~Scale of Elevations~



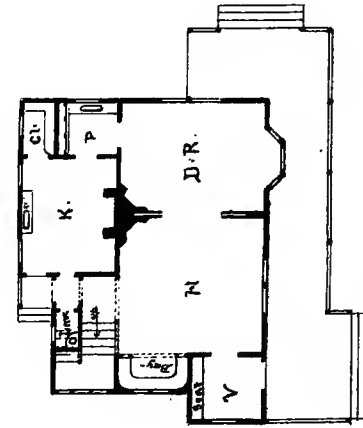
~Scale of Plans~



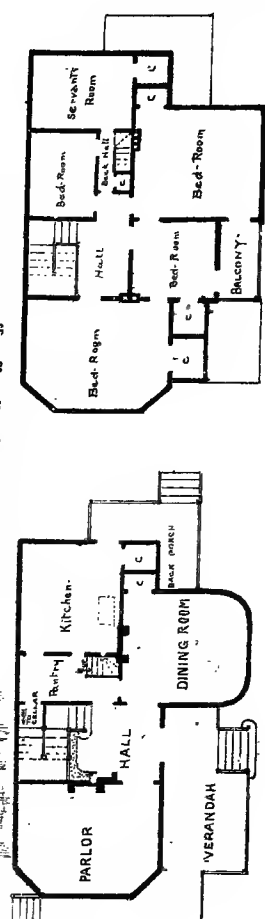
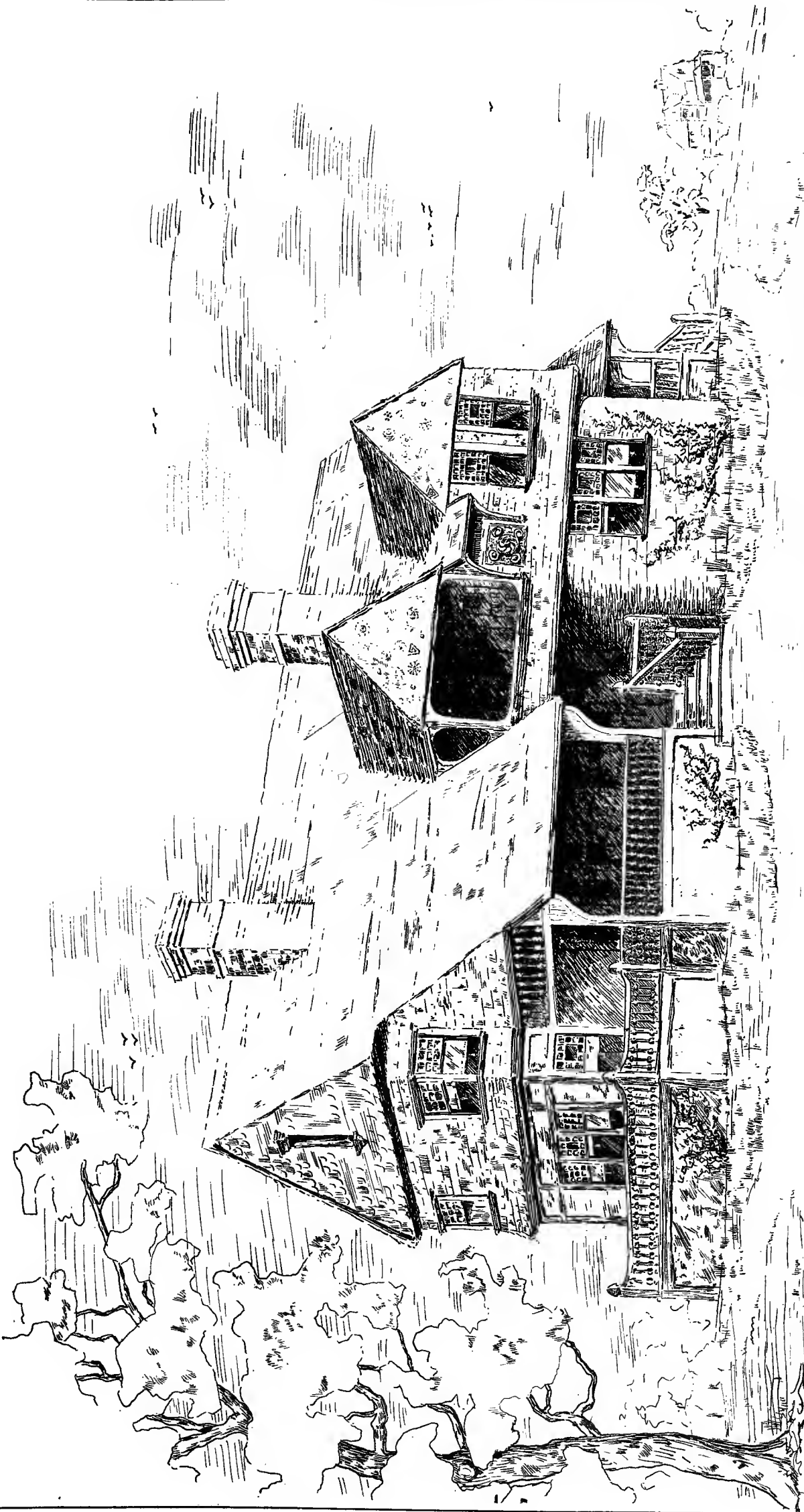
~Rear Elevation~



~Second Story Plan~



~First Story Plan~

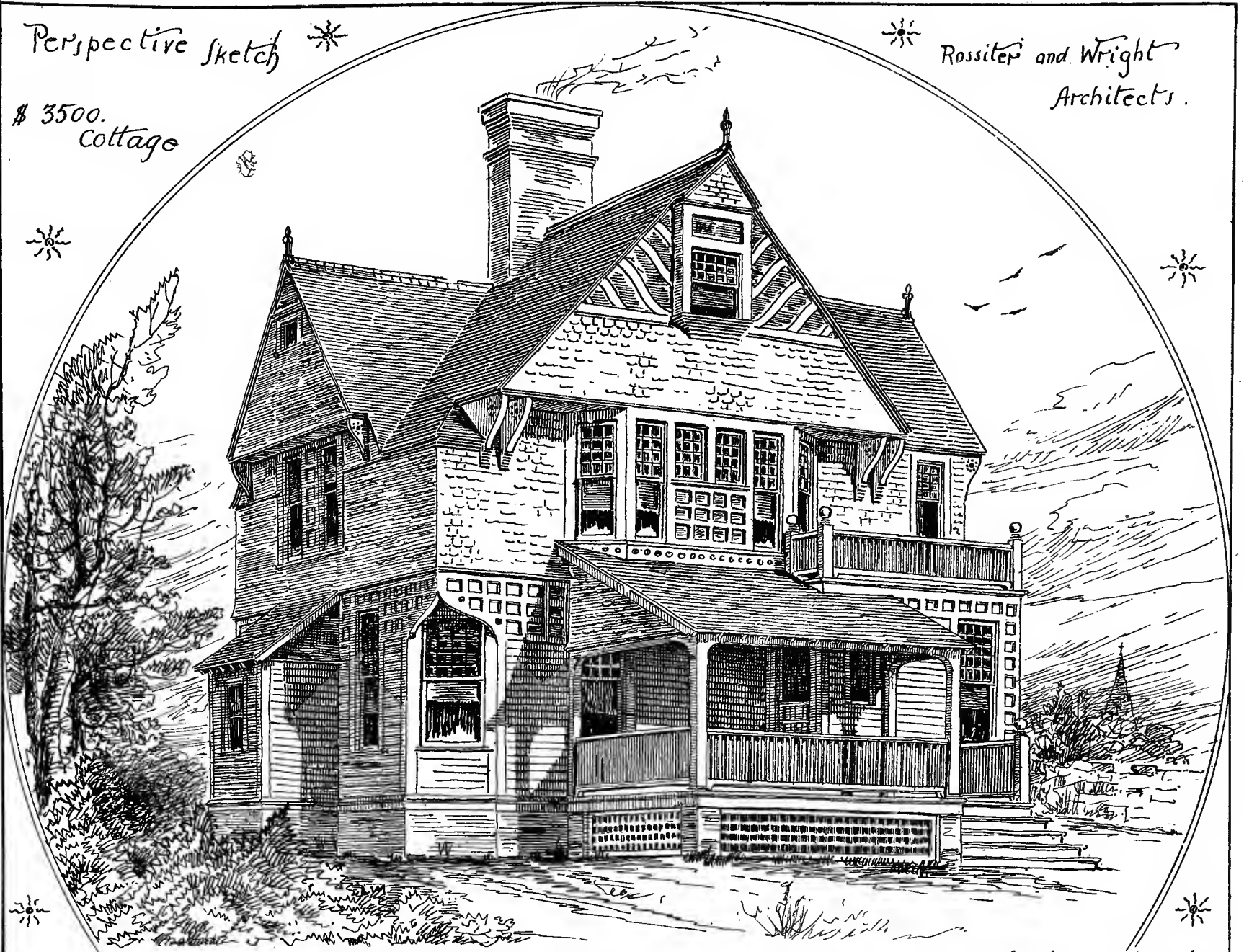


\$3000⁰⁰ Cottage
 FRED. B. WHITFIELD
 ARCHITECT
 PRINCETON, N. J.
 1893

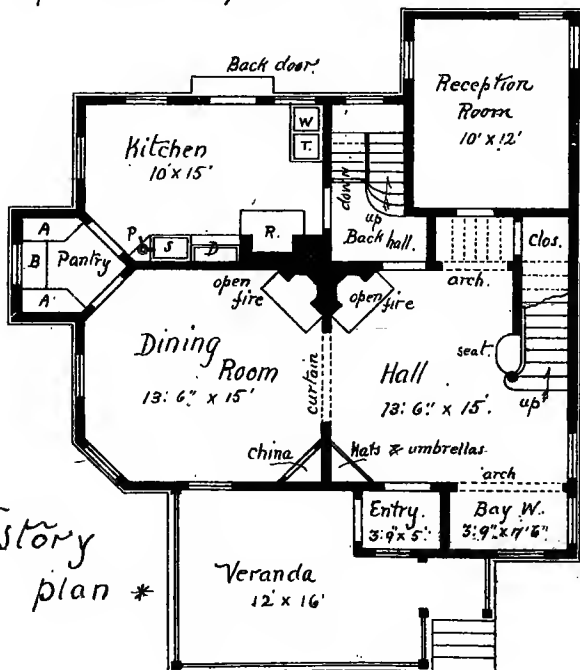
Perspective sketch

Rossiter and Wright
Architects.

\$ 3500.
Cottage

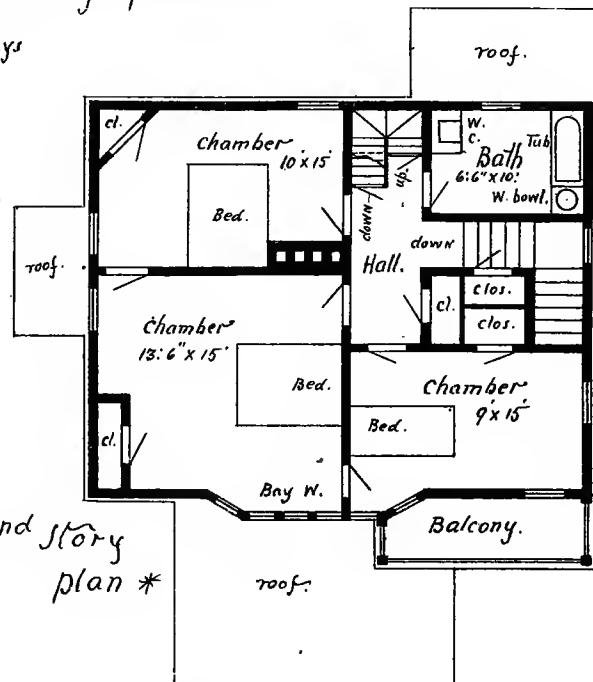


Description. cellar with cistern under kitchen. Portable hot air furnace. Drainage to two cesspools. Approved plumbing. Two good rooms in attic besides tank and trunk room. Finish inside white pine stained throughout. Exterior finish; slate roof; terra-cotta cresting and finials; shingles stained light red; other wood work painted in two shades of reddish grey or russet. Exact cost of whole, complete as above described \$ 3500 in vicinity of New York.



* 1st story plan *

- W.T. Wash trays
- R. Range.
- P. Pump.
- D. Dresser.
- S. Sink.
- A A. Shelves.
- B. Drawers.

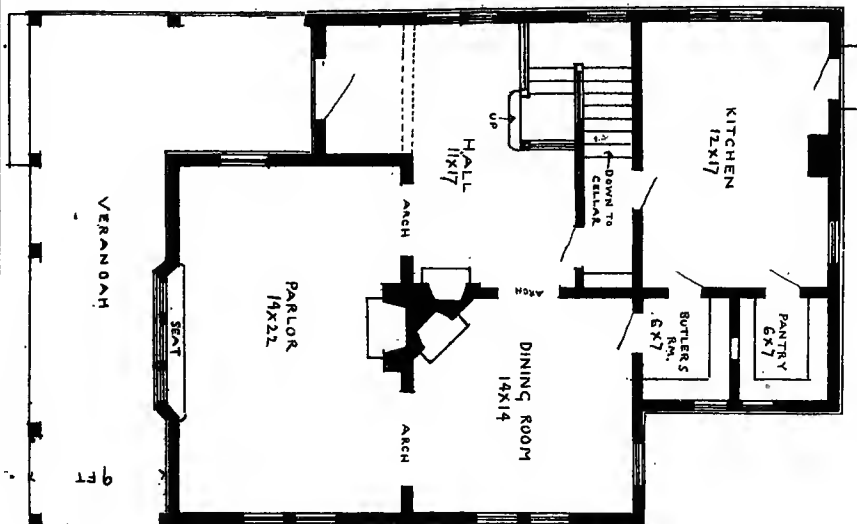


* 2nd story plan *

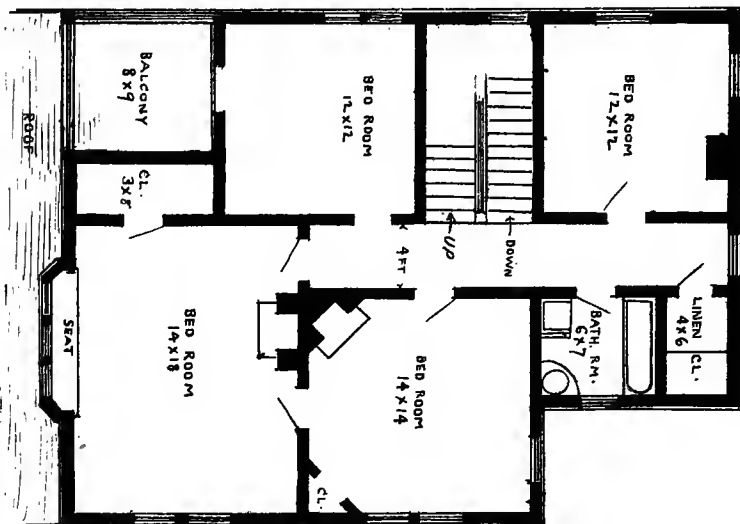
Scale $\frac{3}{32}$ of an inch to one foot.

1 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40

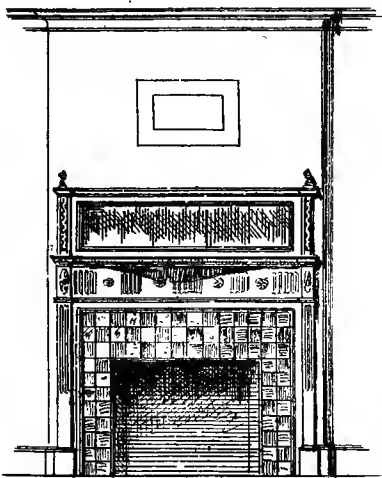
SCALE TO PLANS AND ELEVATIONS



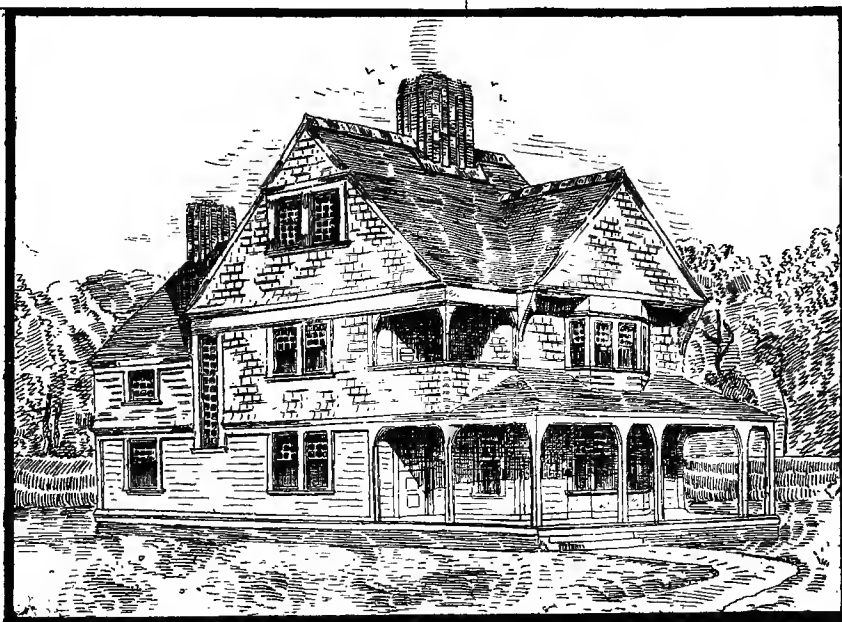
FIRST FLOOR PLAN



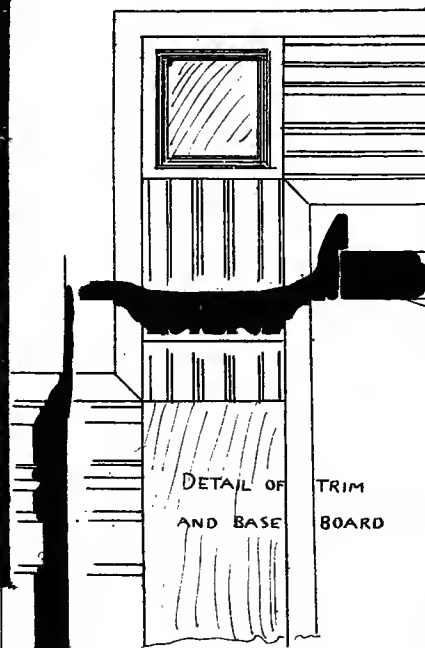
SECOND FLOOR PLAN



PARLOR MANTEL

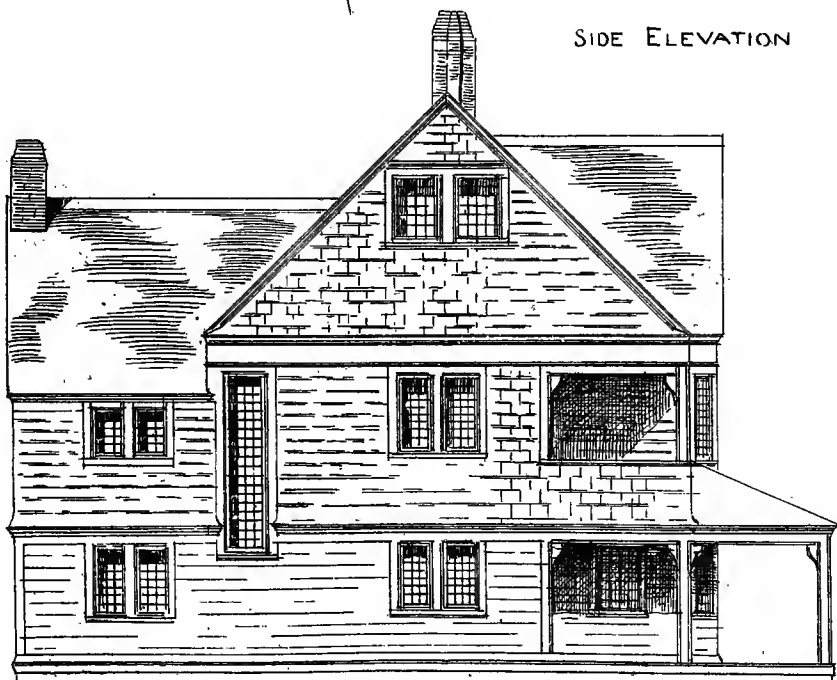


HOUSE TO COST FROM \$2,900. TO \$3,200. PERSPECTIVE VIEW

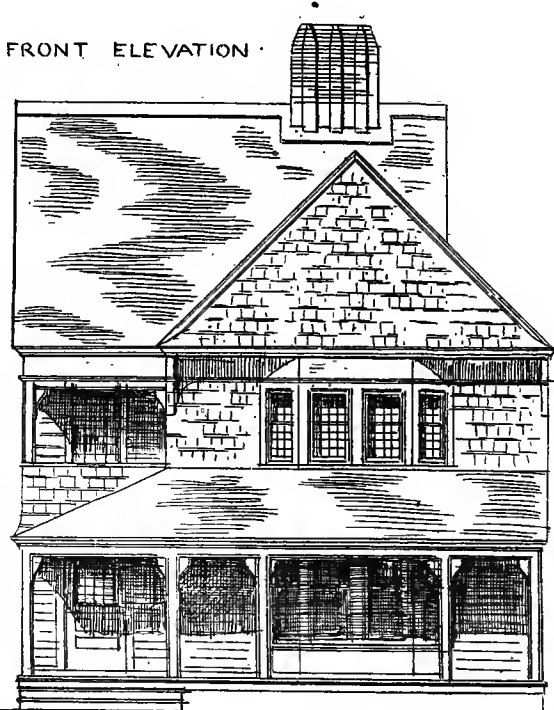


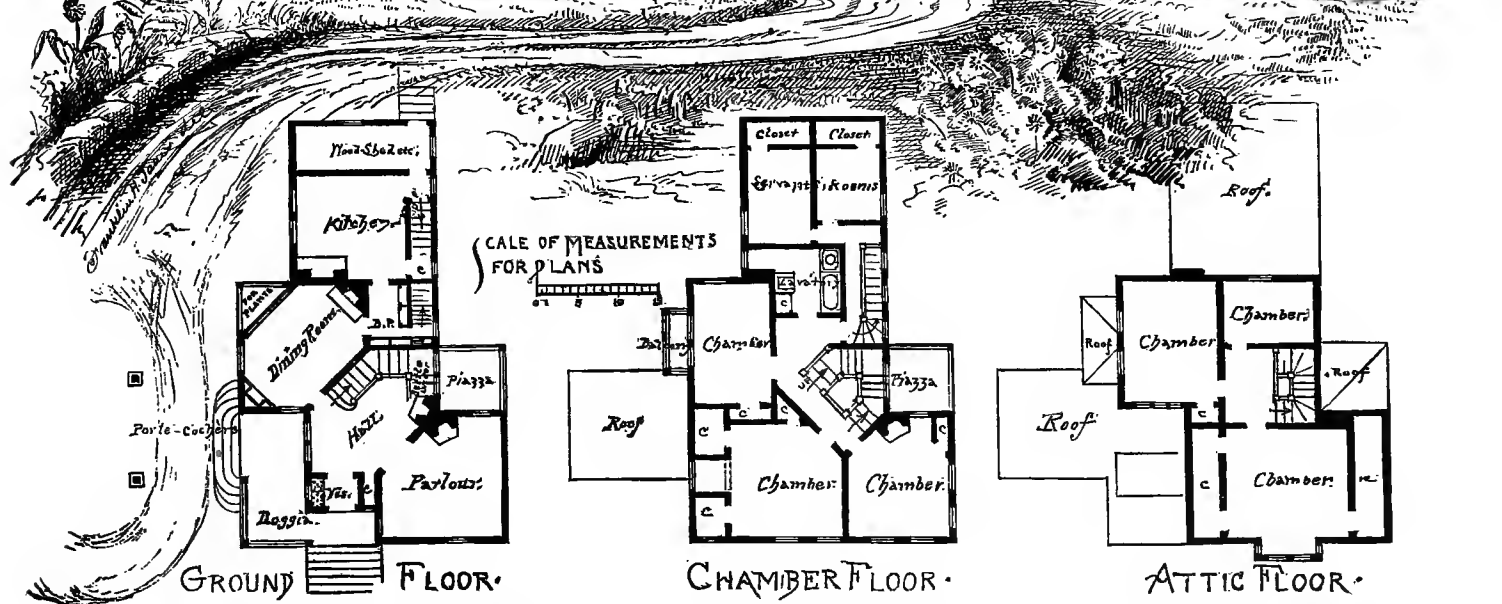
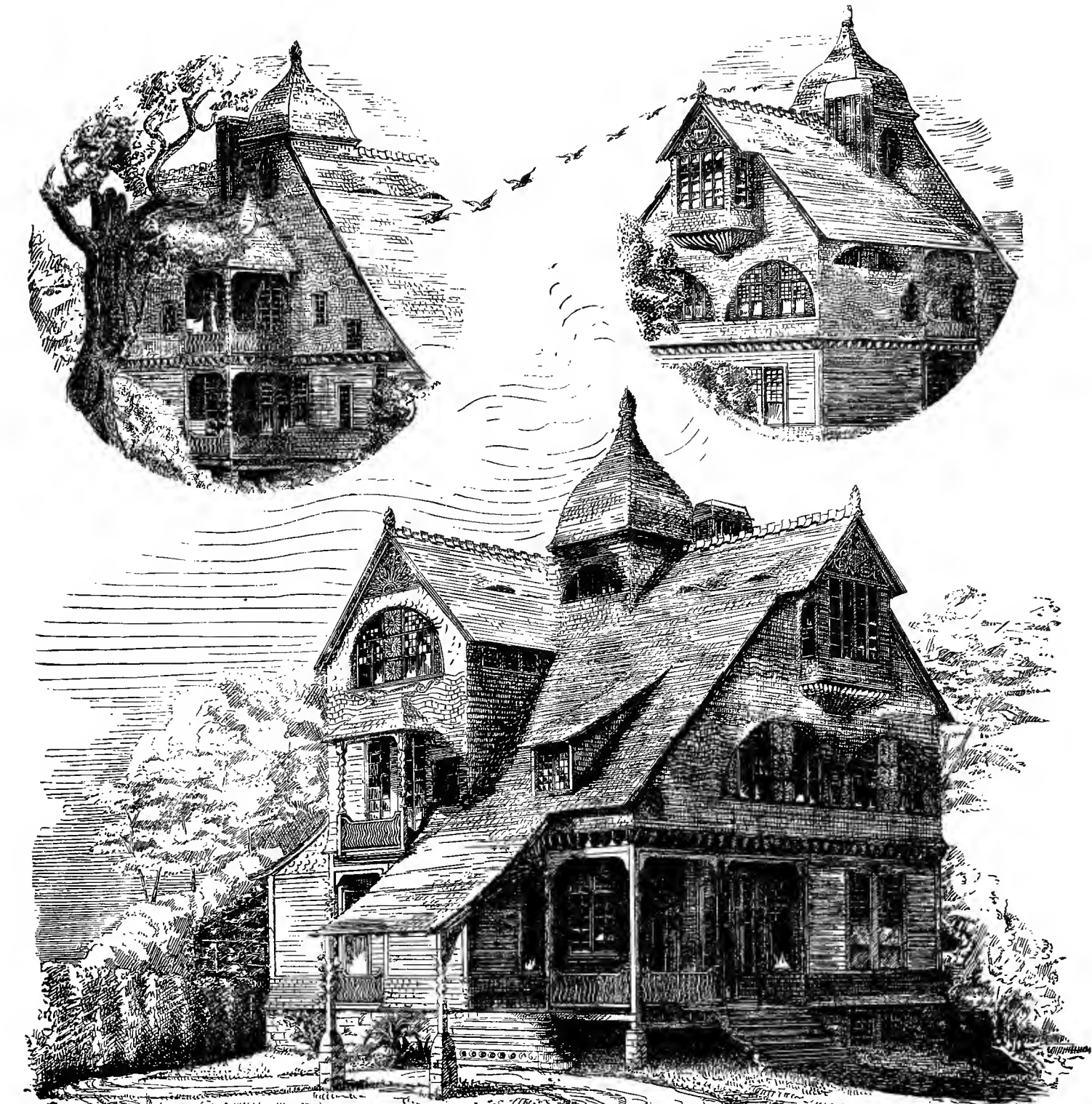
DETAIL OF TRIM AND BASE BOARD

SIDE ELEVATION



FRONT ELEVATION





* sketch of a Suburban Cottage *

Rossiter and Wright Architects

The cost of which with a plain economical finish will not exceed \$4000.

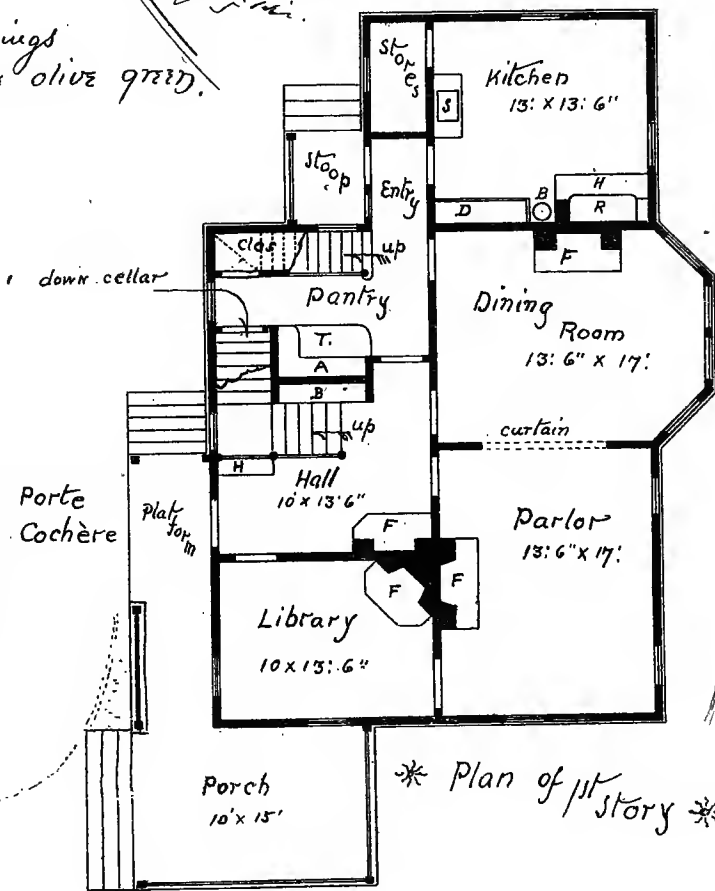
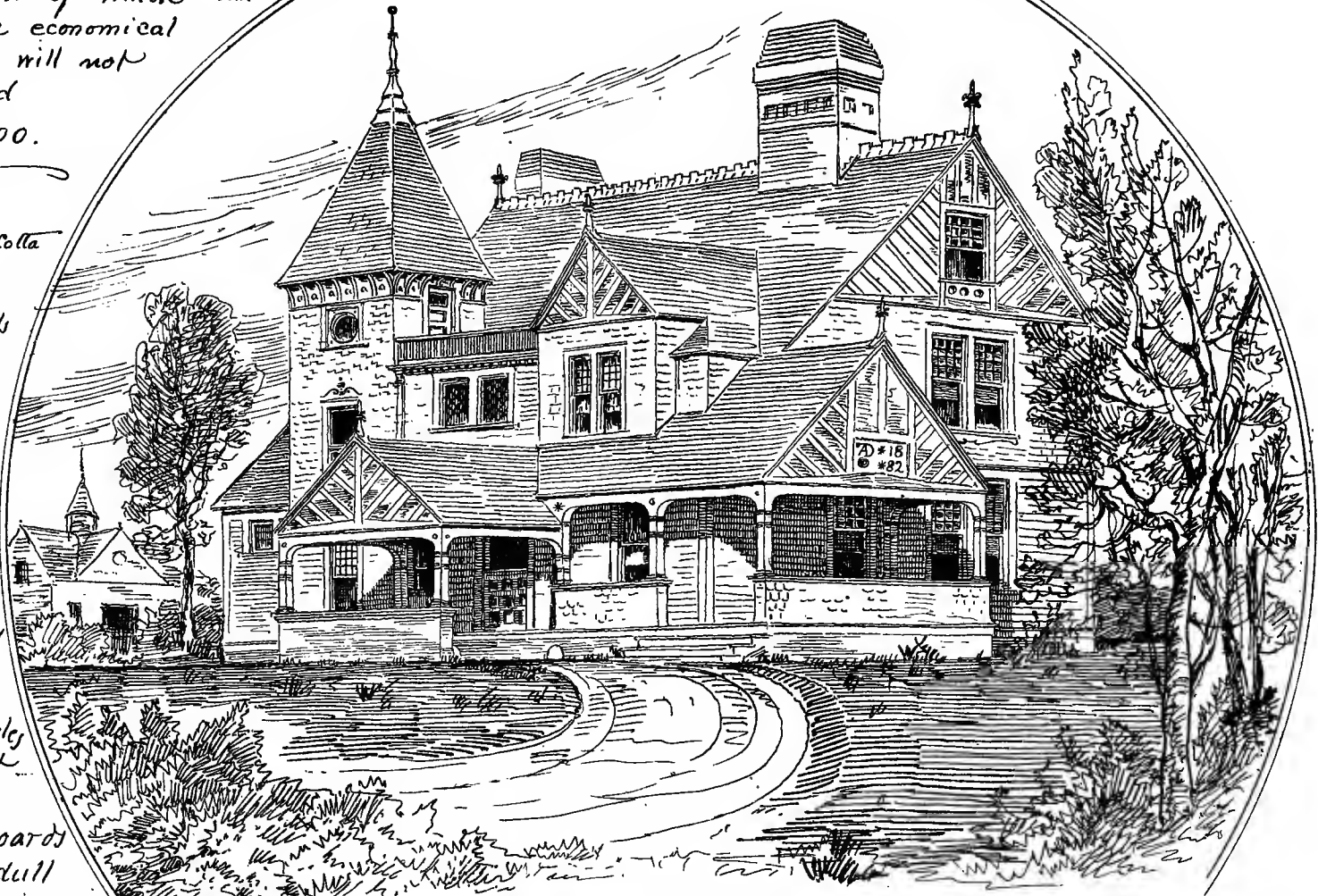
Terra cotta cresting and finials slate roof.

Gables in cement grey color.

2nd story stained pine shingles Russet color.

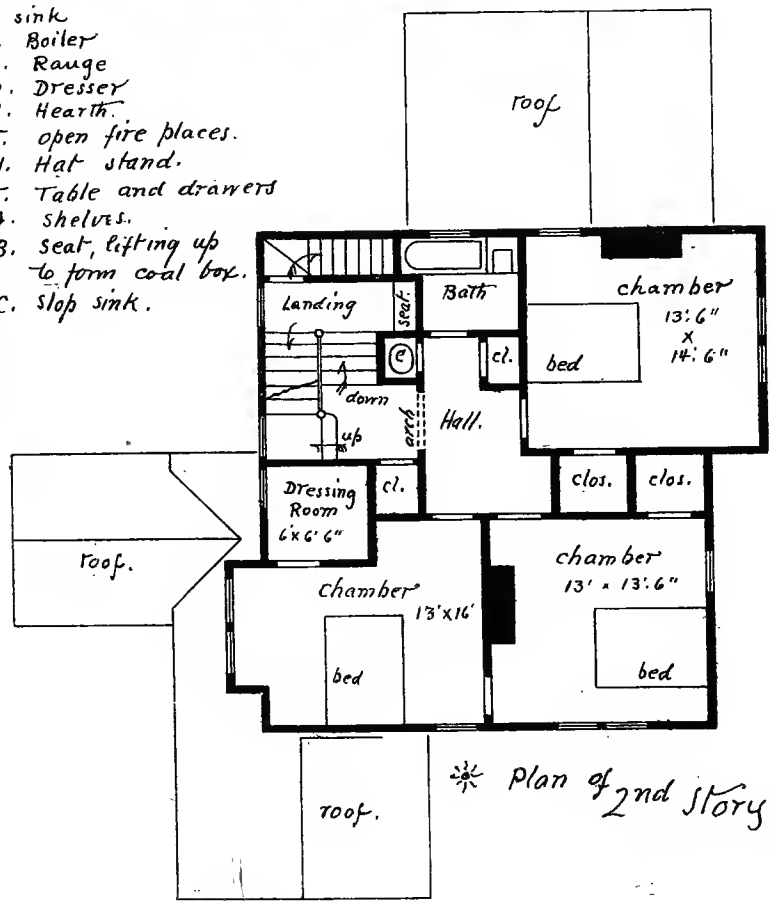
clapboards dark dull red.

Trimming Dark olive green.



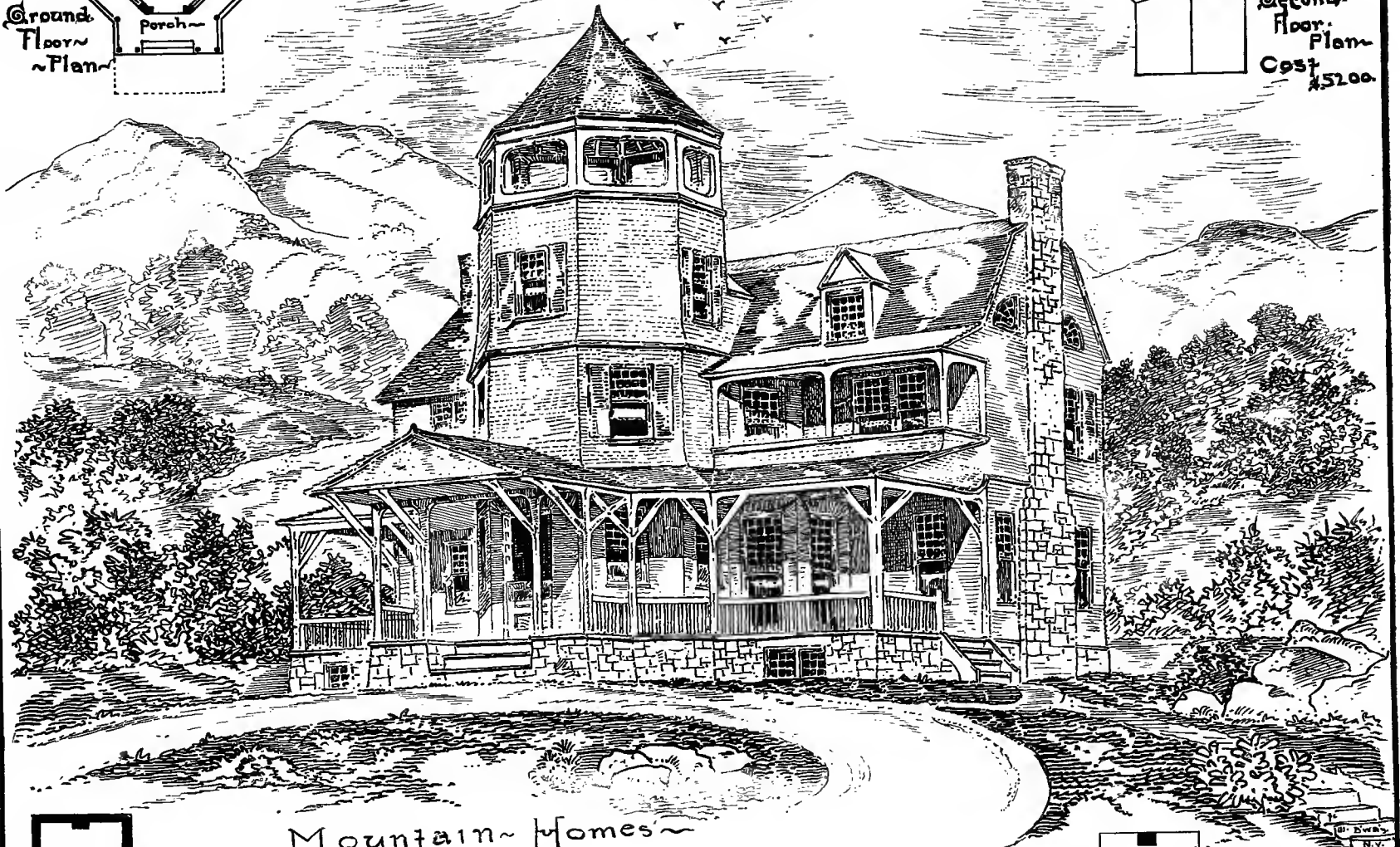
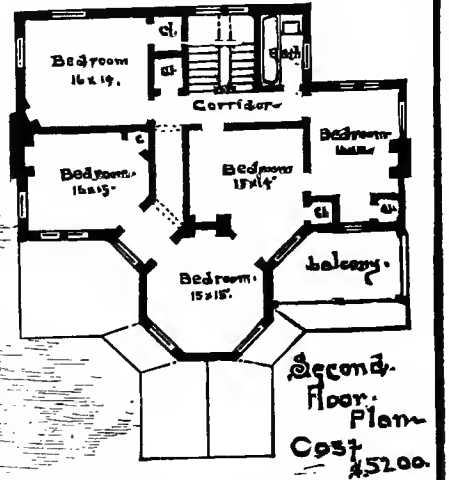
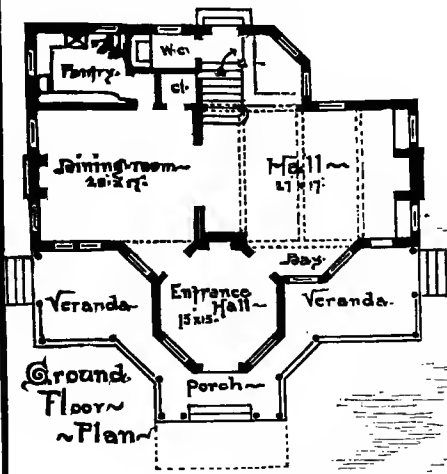
* Plan of 1st story *

- S. sink
- B. Boiler
- R. Range
- D. Dresser
- H. Hearth.
- F. open fire places.
- H. Hat stand.
- T. Table and drawers
- A. Shelves.
- B. Seat, lifting up to form coal box.
- C. slop sink.

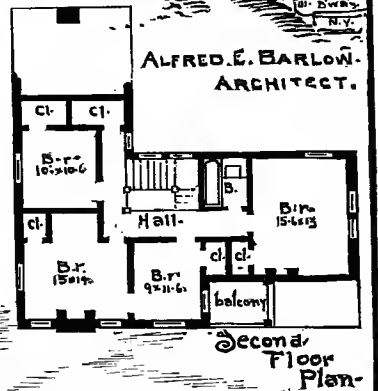
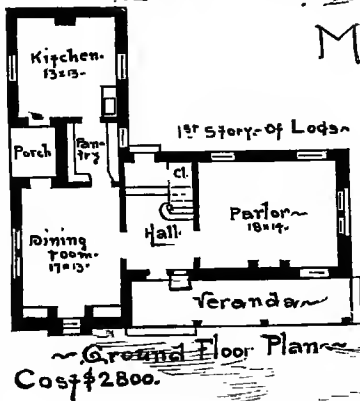


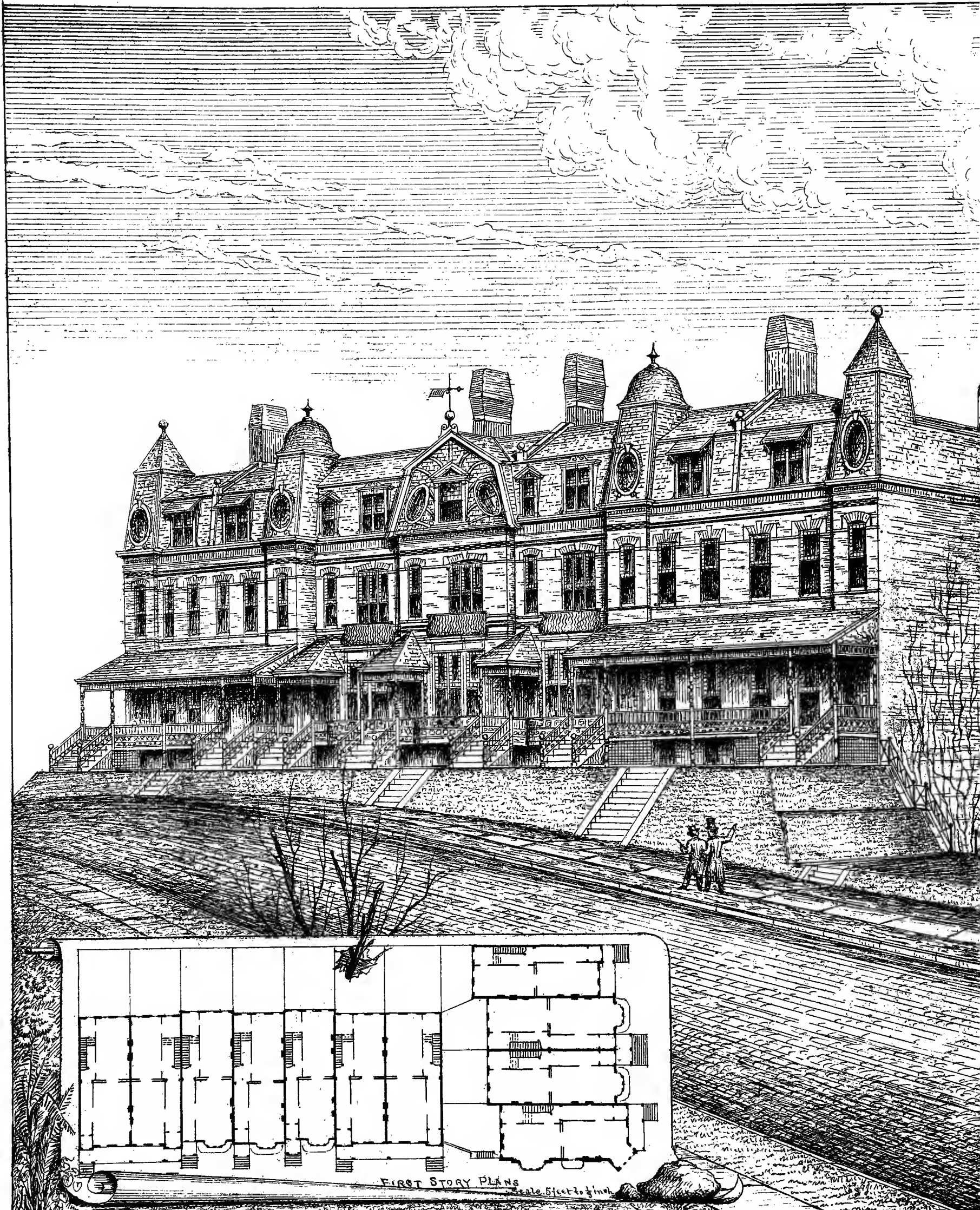
* Plan of 2nd story *

Two servants rooms in attic.



Mountain Homes

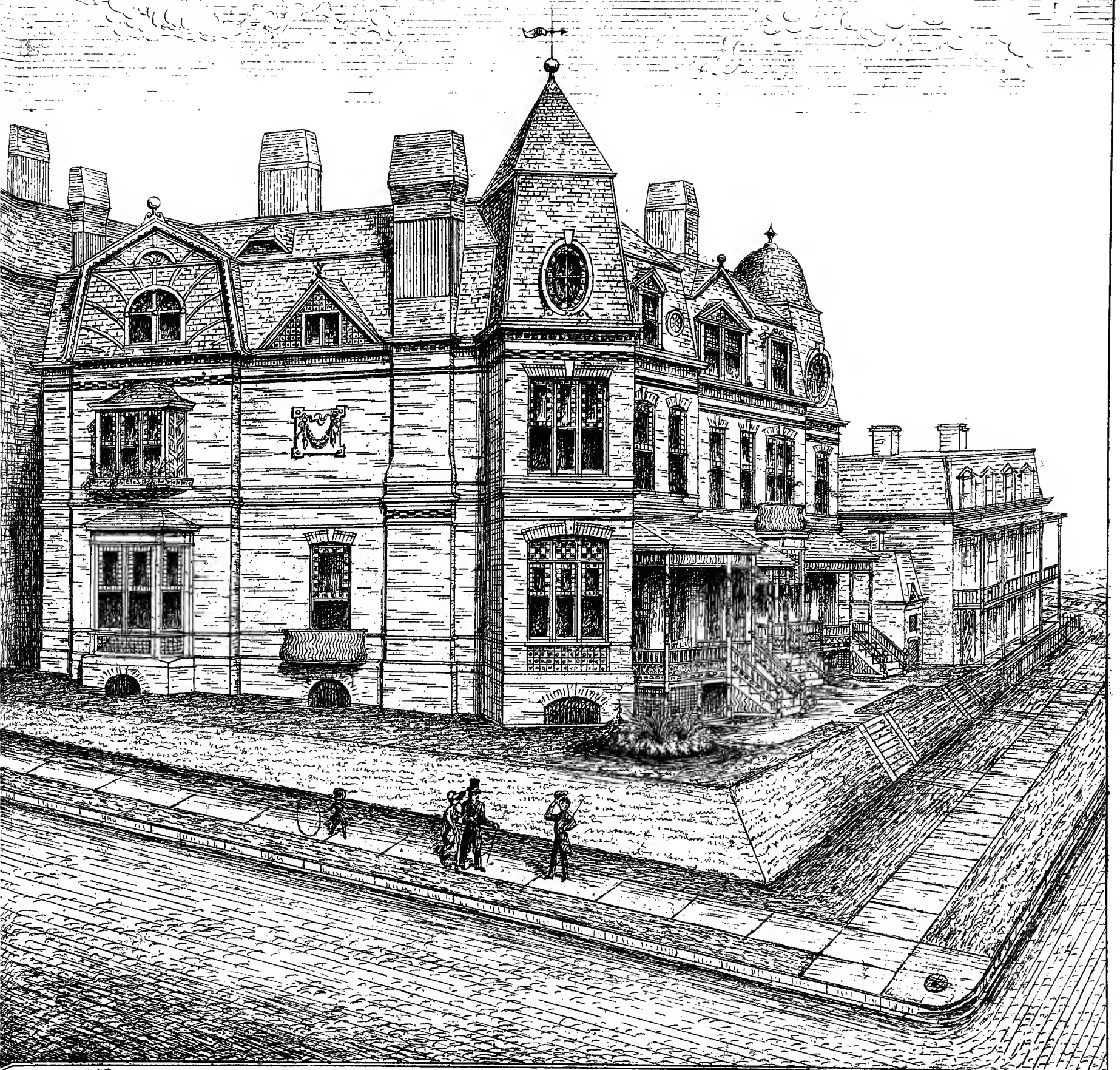


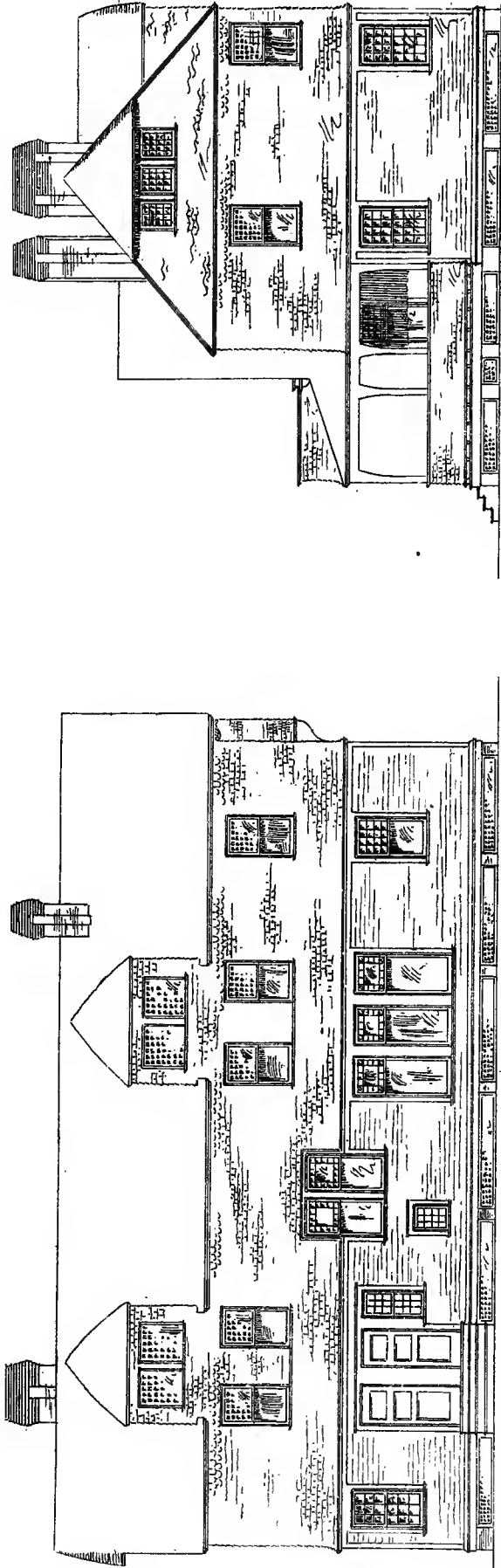


FIRST STORY PLANS Scale 5 feet to 1 inch



Houses for Hon. John Kelly, on Ave. St. Nicholas



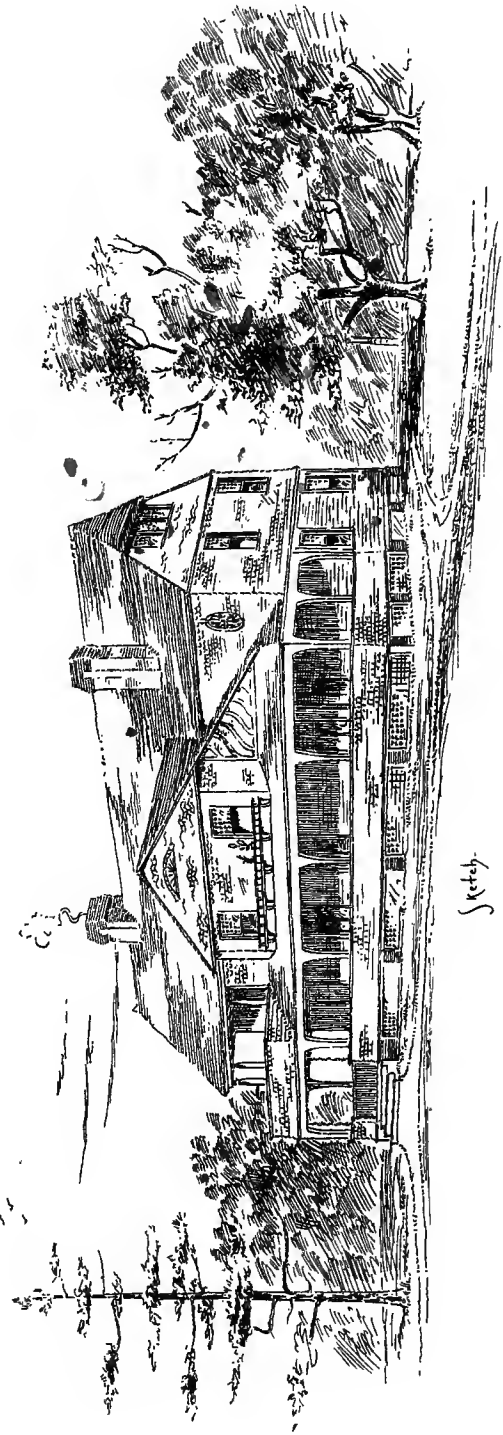


Rear Elevation.

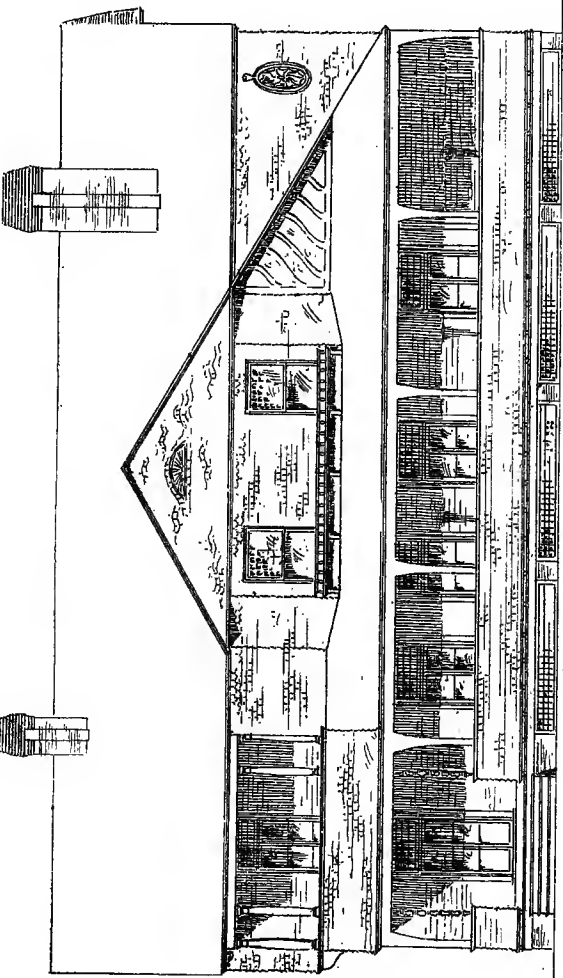
End Elevation.

Scale
1 1/2 2 3 4 5 6 7 8 9 10 ft

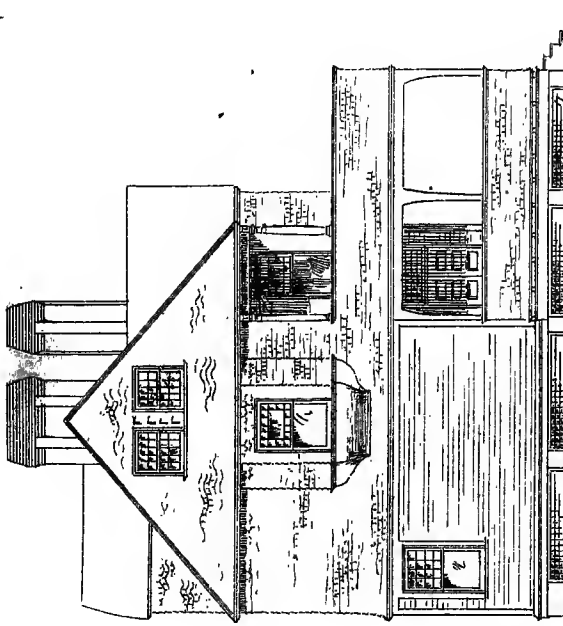
James D. Hunter Jr. Architect.
New York City.



Sketch.



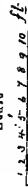
Front Elevation.



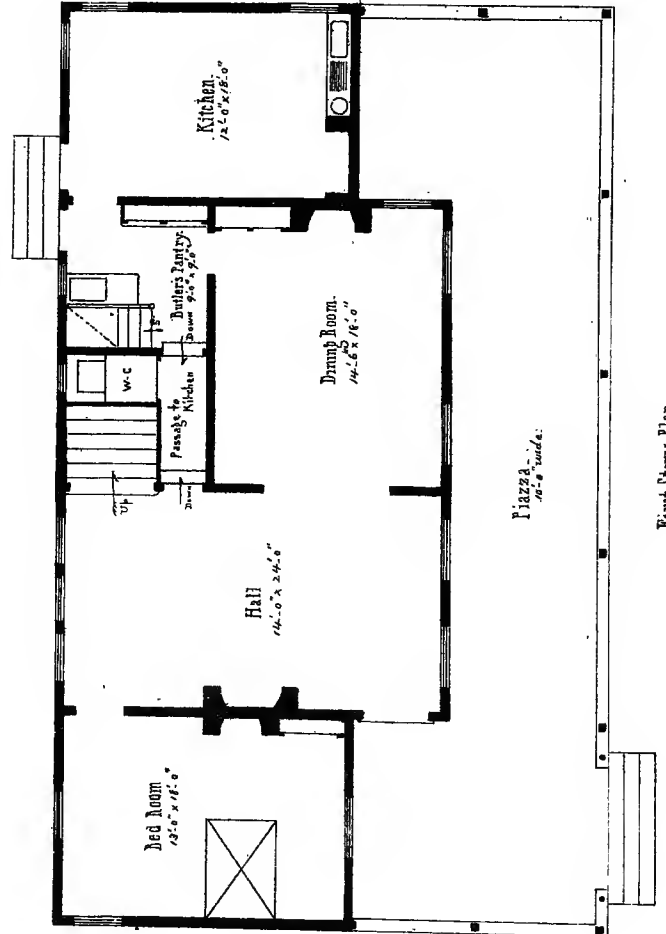
End Elevation.

Study for Cottage

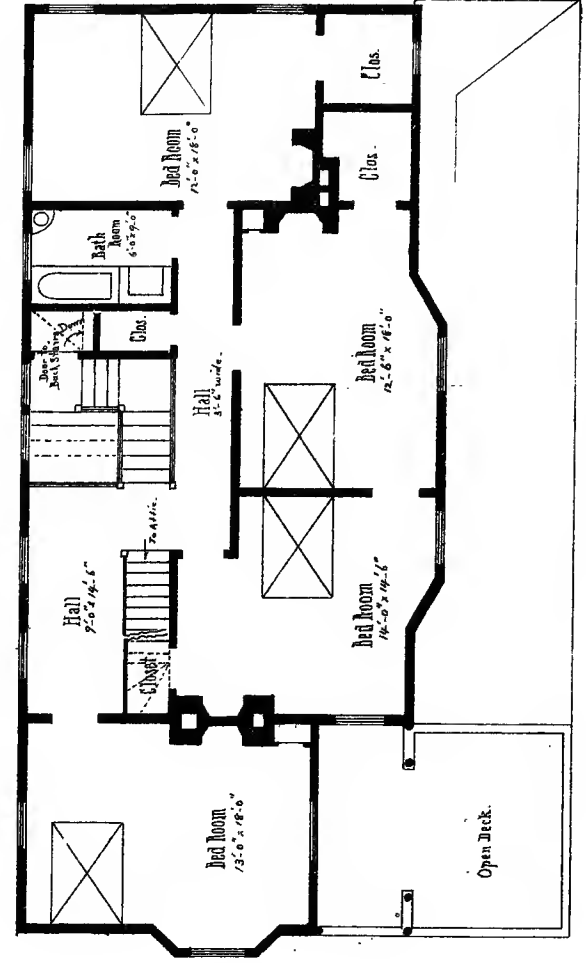
Scale



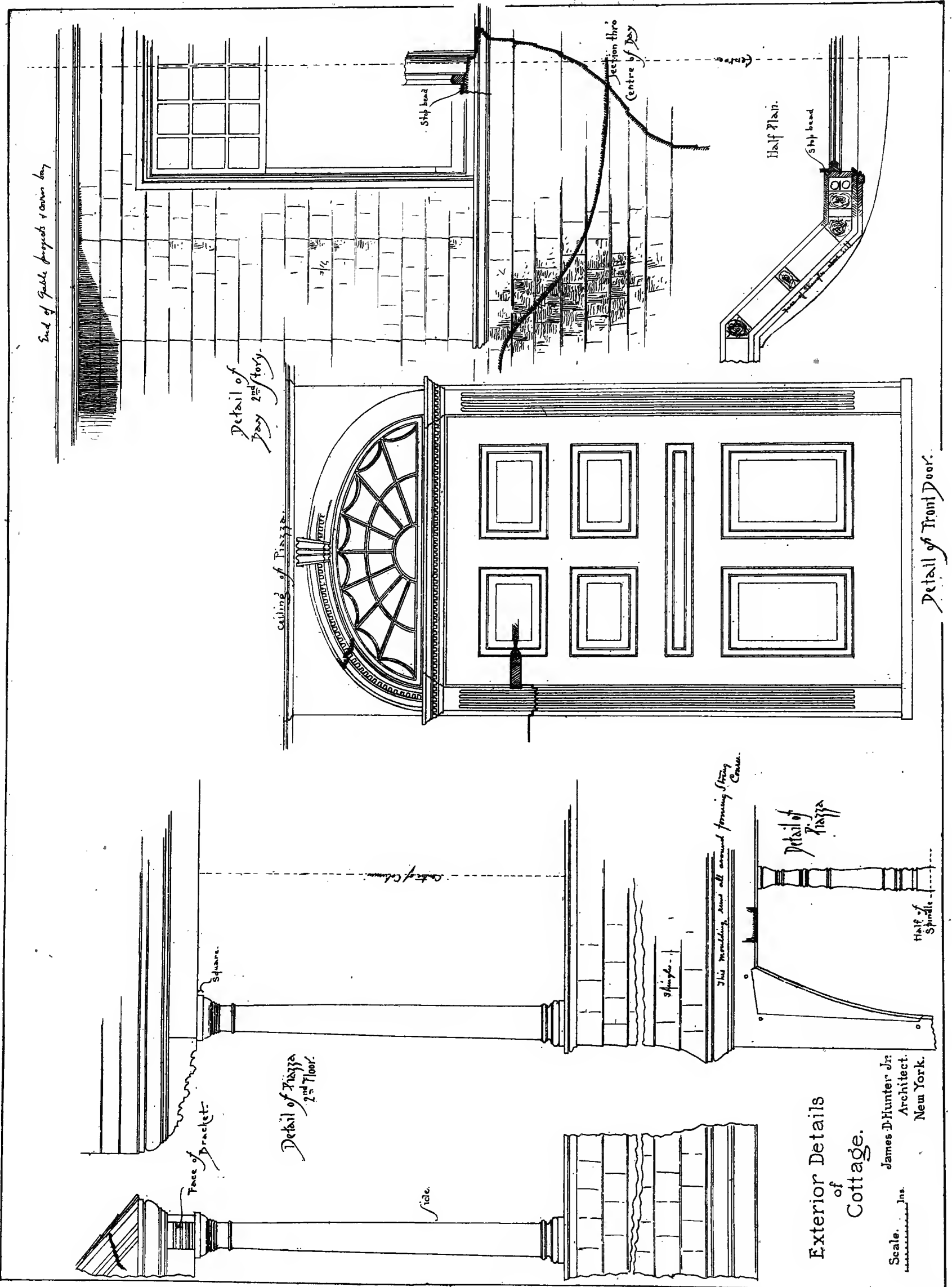
James D. Hunter Jr. Architect.
New York City.



First Story Plan.



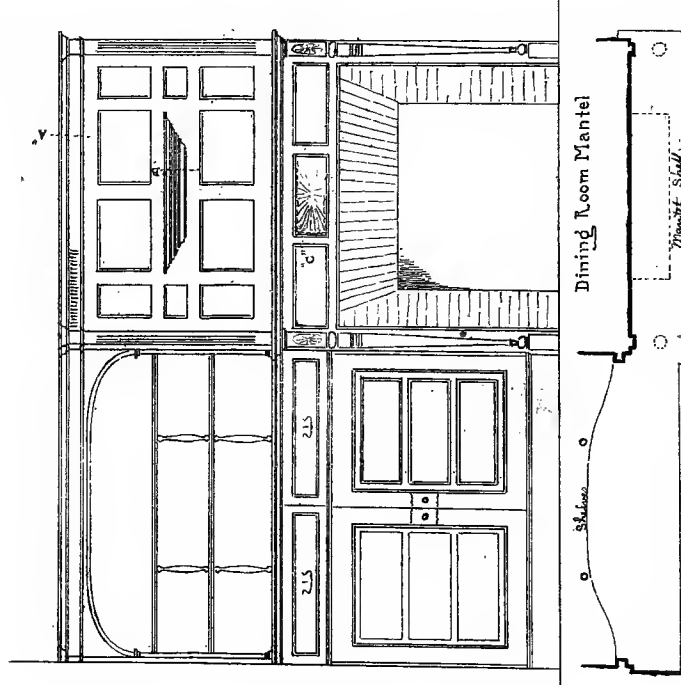
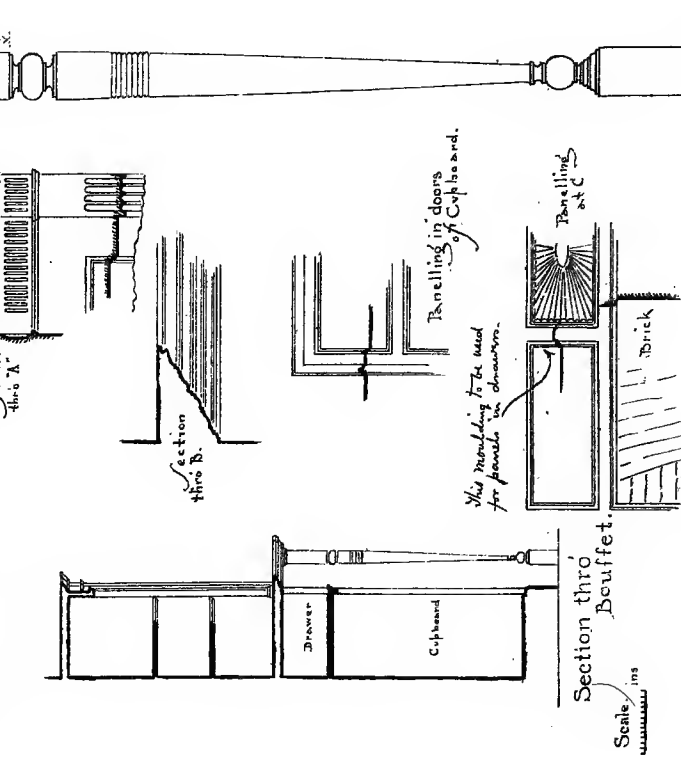
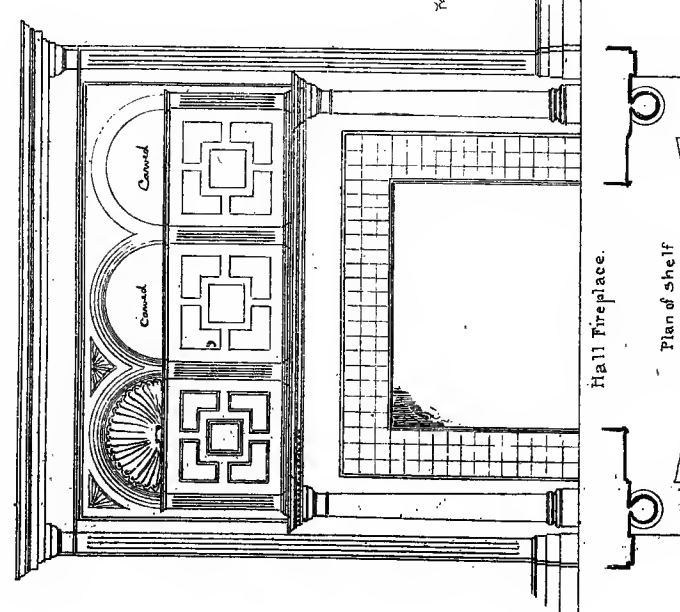
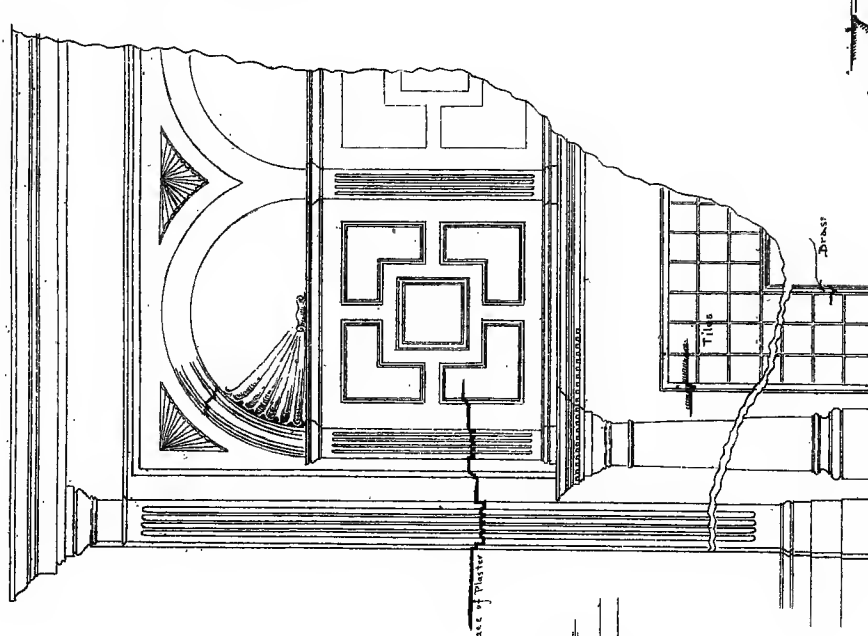
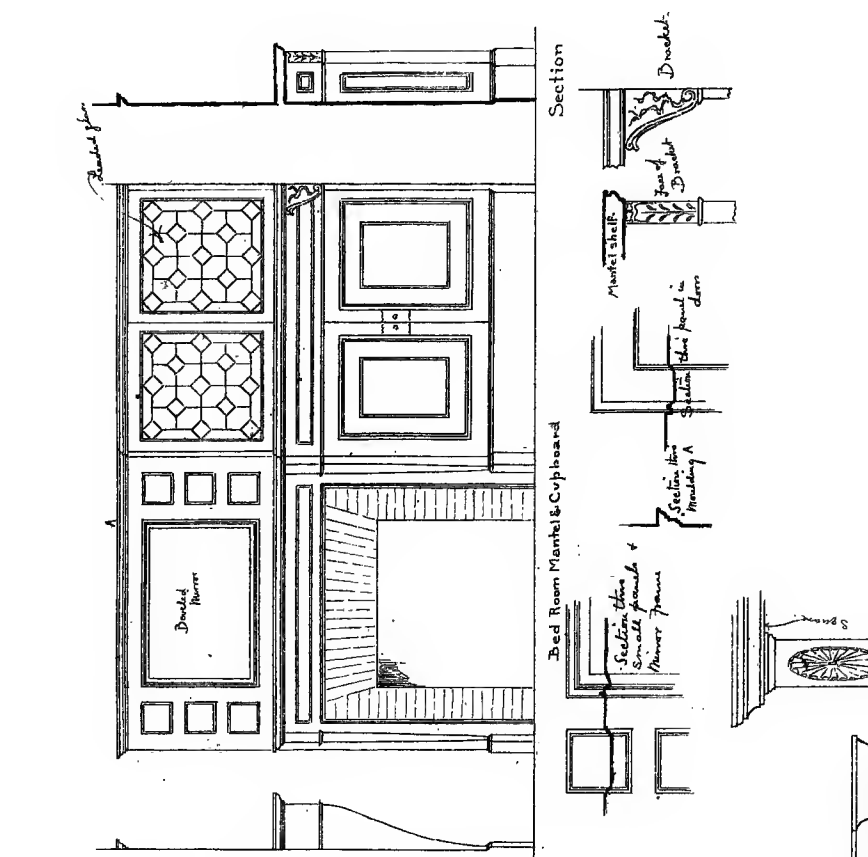
Second Story Plan.



Exterior Details of Cottage.

Scale. Ins.
James D. Hunter, Jr.
Architect.
New York.

Designs for Mantels
in Cottage.
James D Hunter Jr Archt.
New York City.



Scale for Details
1/4" = 1' 0"

Scale for Details
1/4" = 1' 0"

Scale
1/4" = 1' 0"

Scale
1/4" = 1' 0"

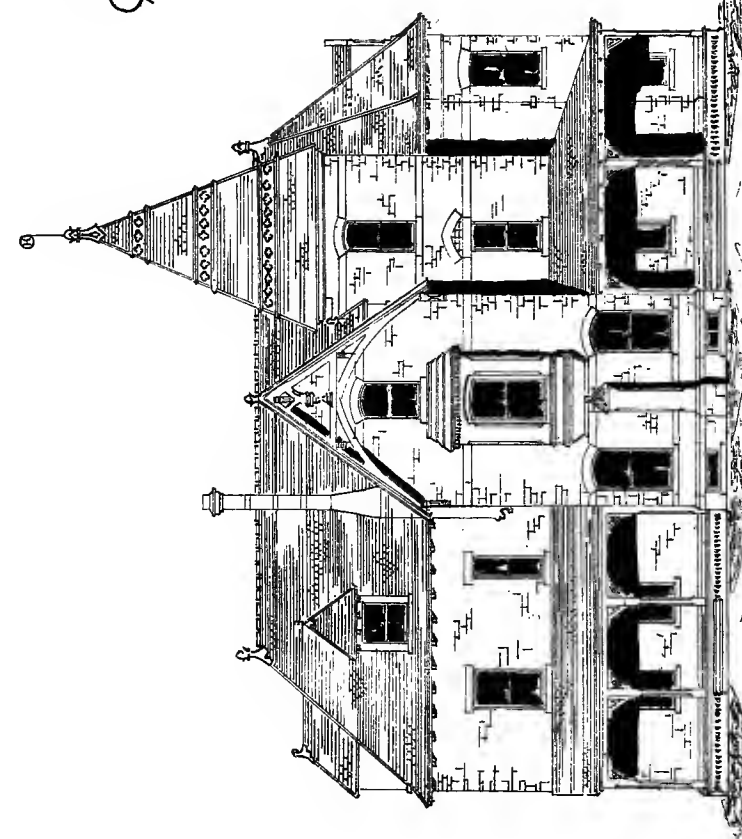
STONE RECTORY

17

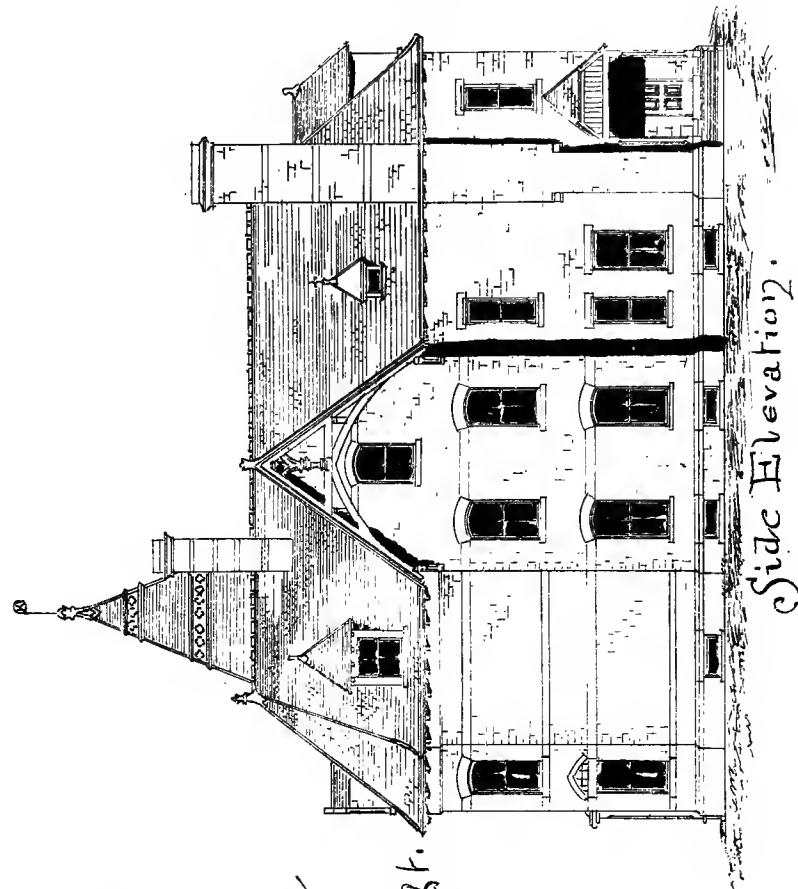
IOWA,

cost about \$4,000.

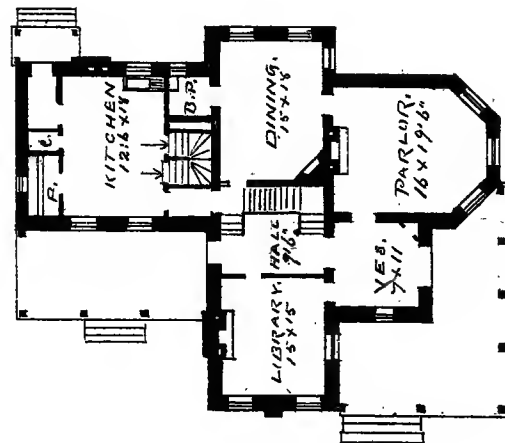
*Wm. J. Fairbank St.
Architect N.Y.
St. Stephen's N.Y.*



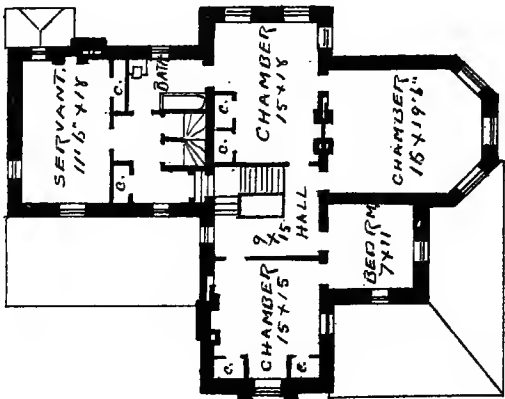
Side Elevation.



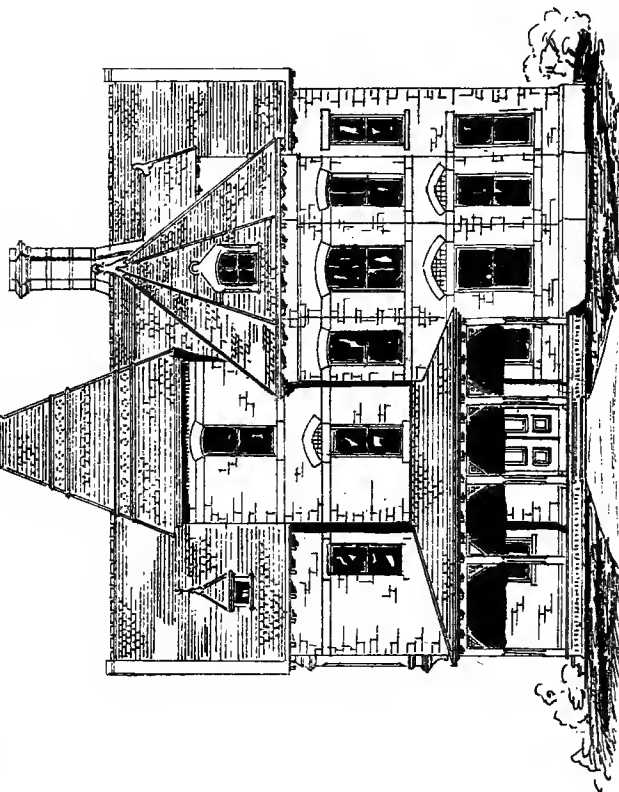
Side Elevation.



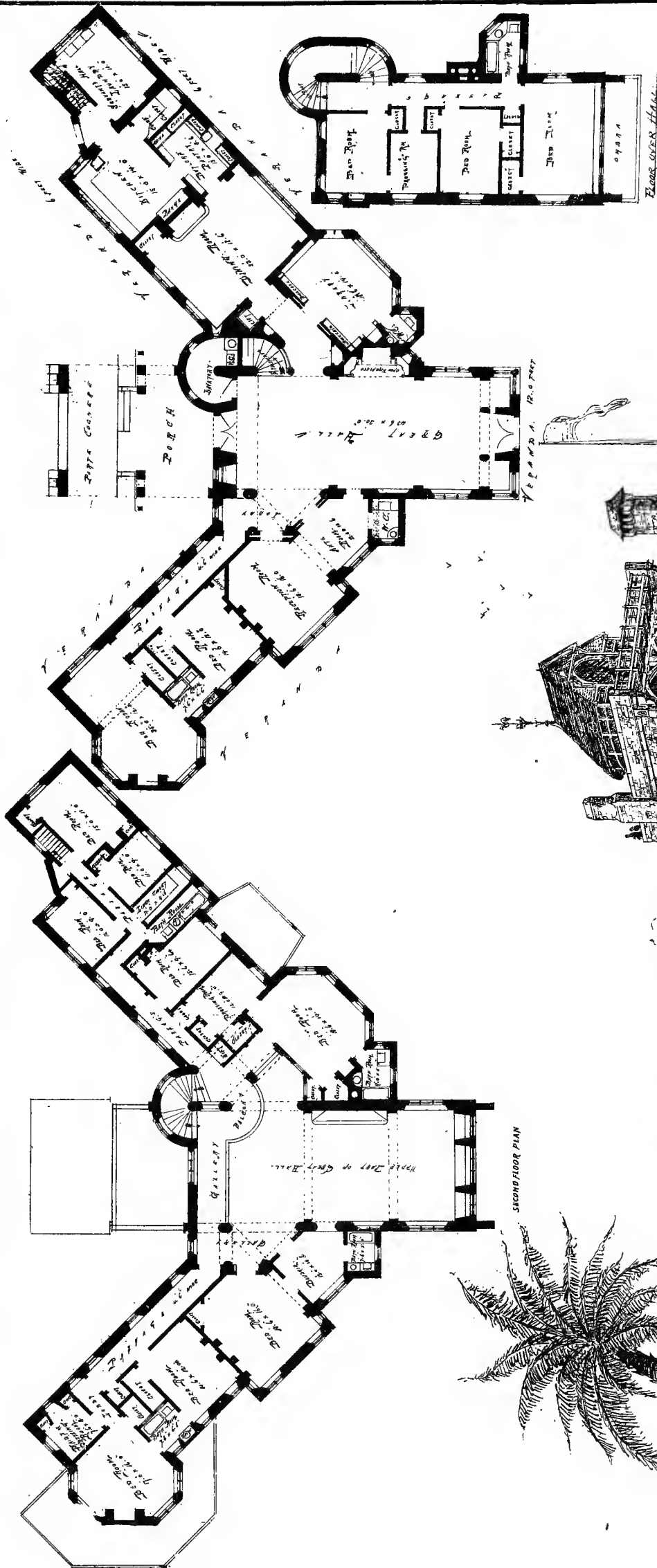
Ground Plan.



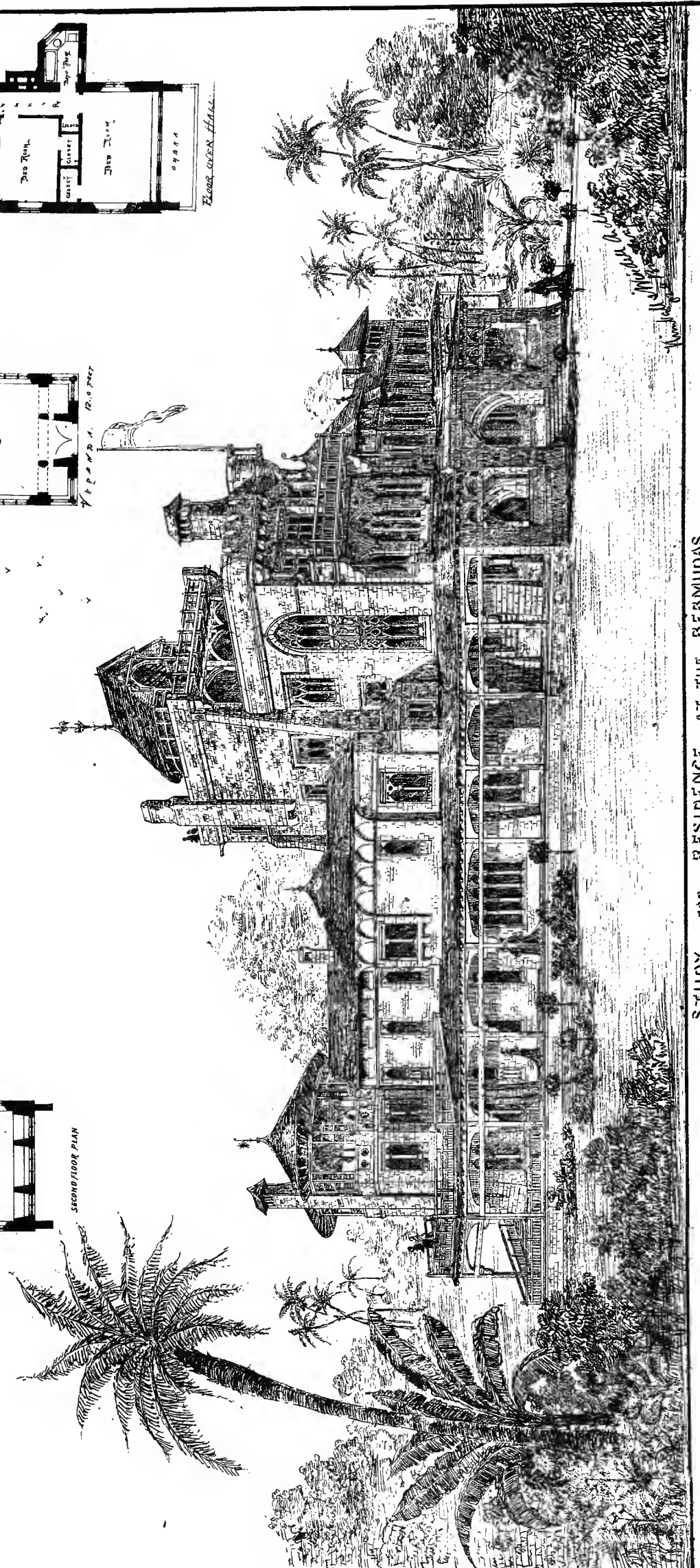
Chamber Plan.



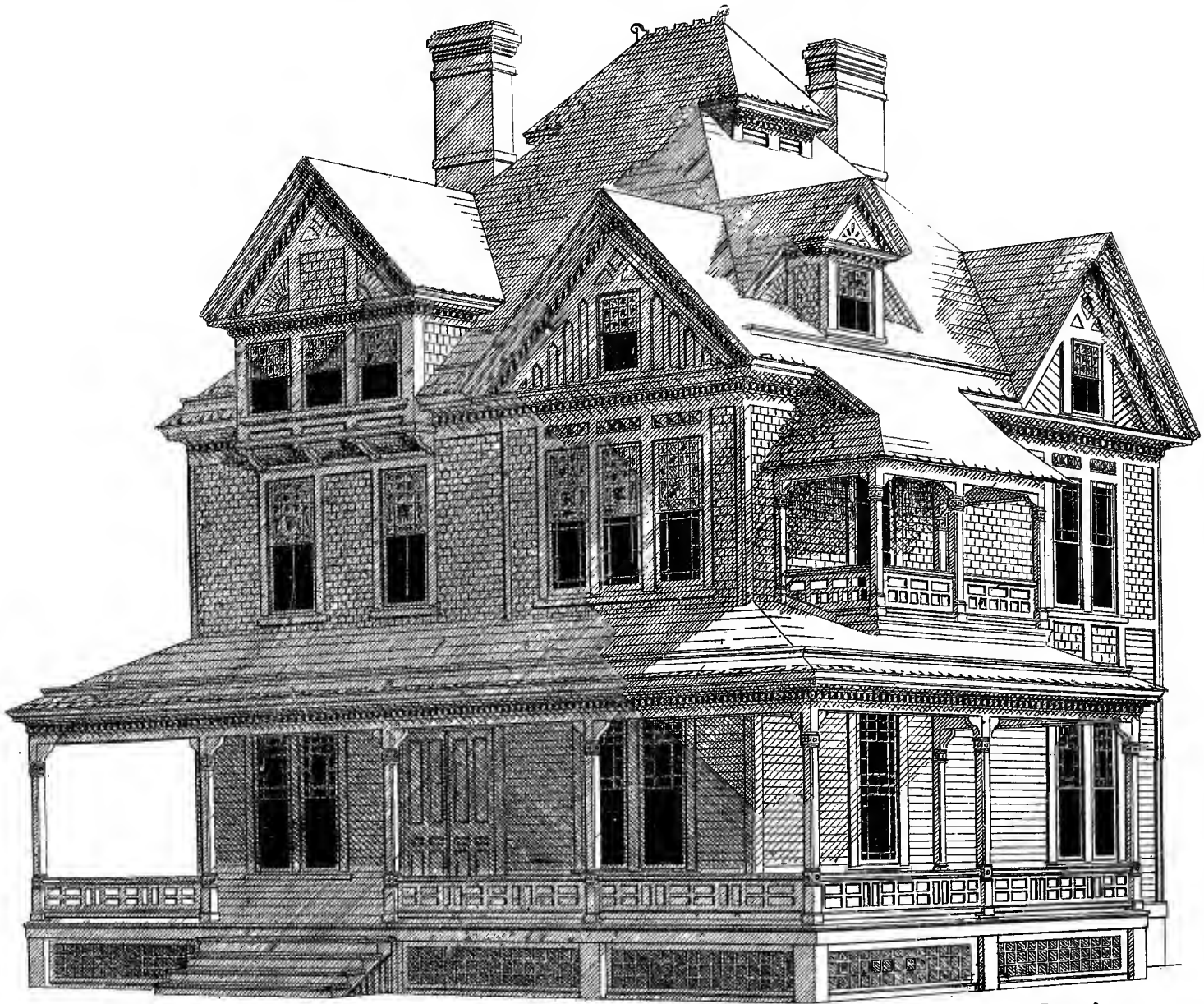
Front Elevation.



SECOND FLOOR PLAN

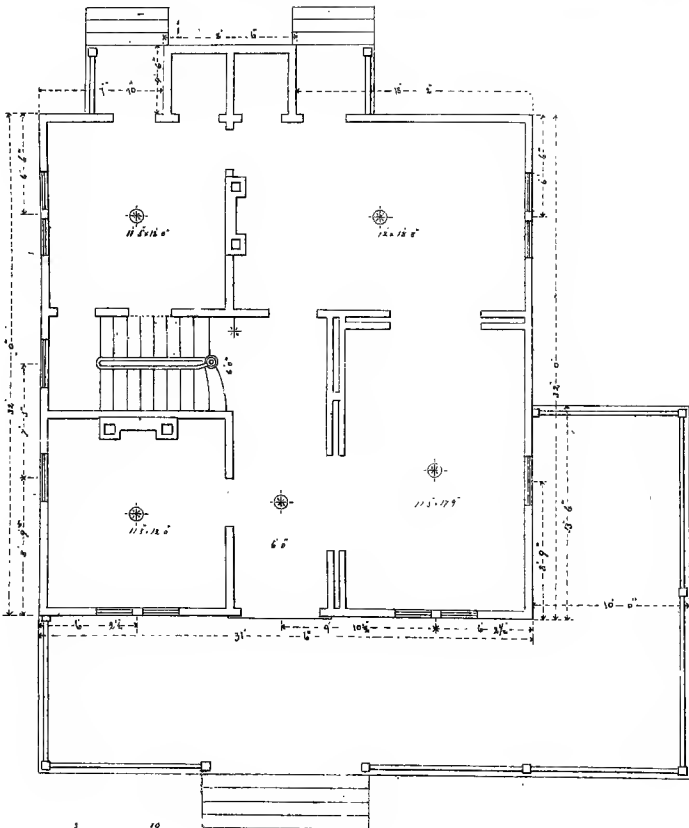


STUDY FOR RESIDENCE AT THE BERMUDAS

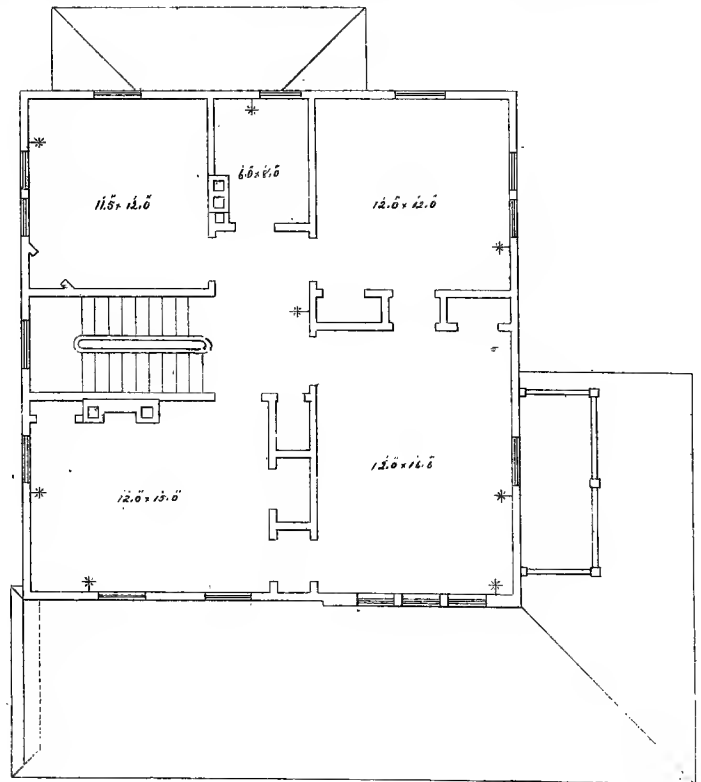


PERSPECTIVE.

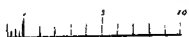
D. B. PROVOOST
ARCHITECT.
ELIZABETH, N. J.



FIRST STORY



SECOND STORY.

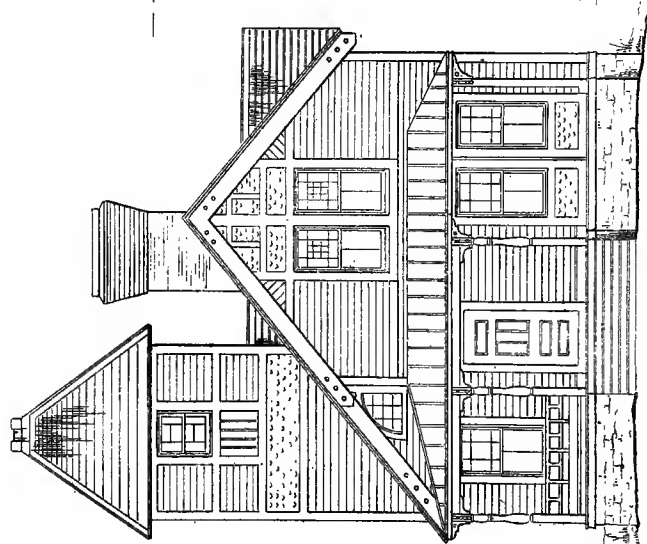




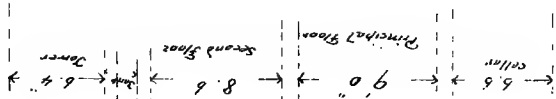
FRONT ELEVATION



SIDE ELEVATION

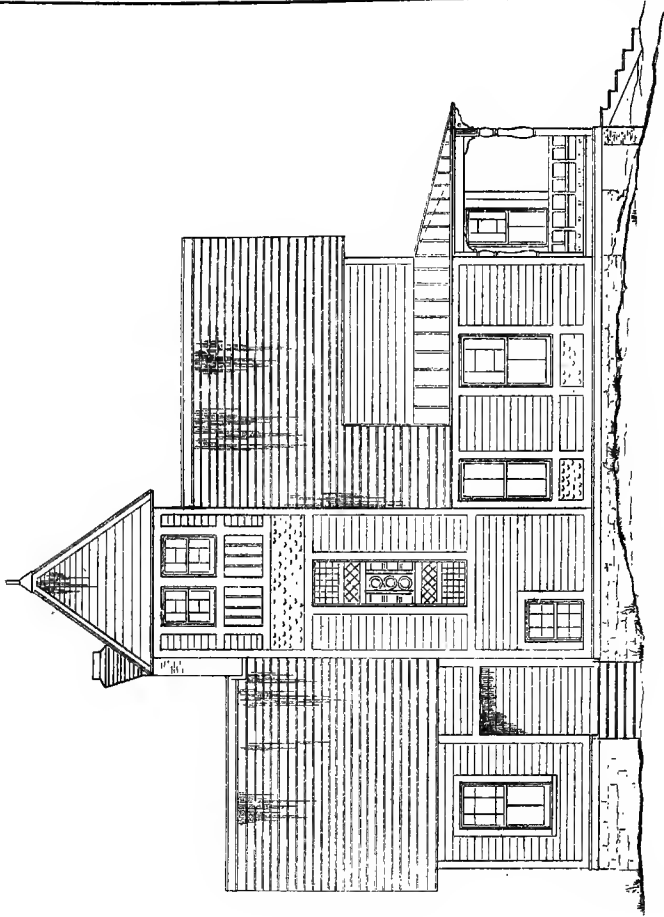
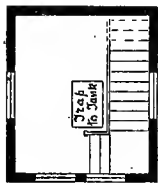


Front Elevation.

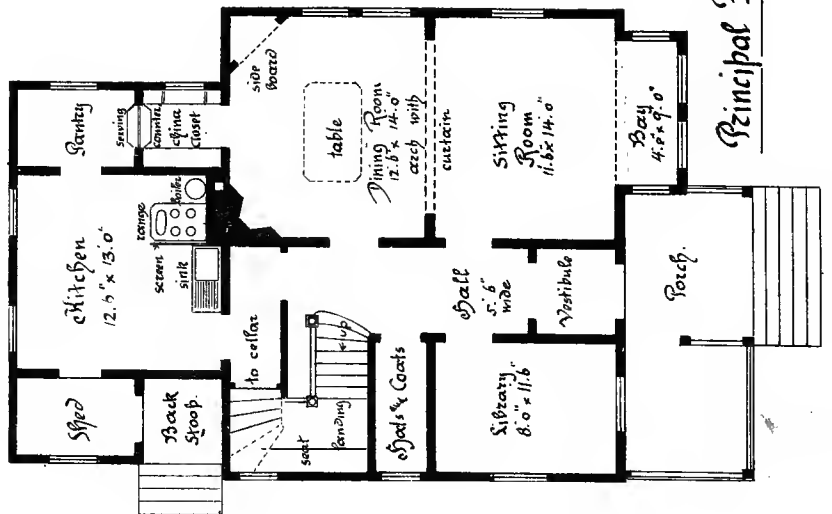


with Tank between floor and ceiling

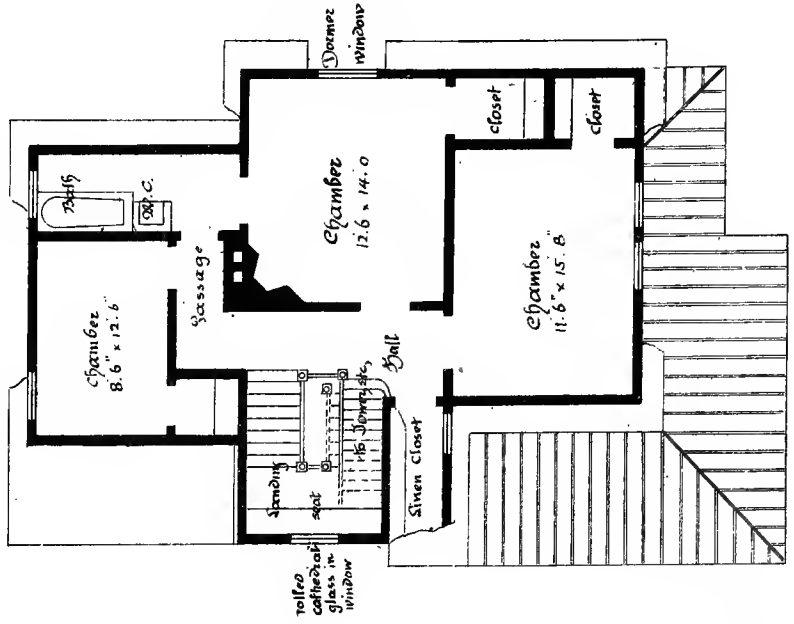
Lower room,



Side Elevation.



Principal Floor



Second Floor

or
Frame House
costing \$3000, 100' or over
in the
neighborhood of New-York City

Geo. Martin Russ,
Architects

New-York City.



SPECIFICATION

—FOR—

LOW-PRICED FRAME COTTAGE.

BY

WM. B. TUTHILL, Architect.

Generally.—All materials shall be the best of their kind specified.

Timber must be clear, sound, true and well-seasoned.

Bricks must be hard burnt, sound and of good shape, laid with close joints struck smooth.

All labor must be thorough.

Measurements.—Measurements marked on the drawings must in all cases be taken in preference to scale measurements.

Laying-out.—The building is to be located on lot as indicated.

Set up batter-boards and line out building accurately. All lengths and angles must be verified before excavation is commenced.

Remove the sod from site of building in as long strips as possible; also all loam. Stack both in a protected place.

Excavations.—Excavate for cellar, foundations of chimney stacks, foundations, areas for cellar windows, steps, drains, cesspool, &c., according to measurements marked on plans and sections. The cellar is to be excavated 8" deeper than the line of the top of concrete.

All earth from excavations not required for refilling or regrading, is to be carted to such place as may be indicated.

Foundations.—The foundations are to be in all respects according to the drawings. Footings for walls 12" deep by 30" wide, of good building stone, in large sizes, laid in cement mortar.

The walls are to be 12" thick, of hard burnt brick, laid in lime mortar. All joints inside and outside of wall are to be struck smooth.

The foundation posts are to be of straight locust, not less than 5" in diameter at the smaller end. The larger ends are to be cut true and footed upon pieces of bluestone 3"x14"x14", set 3' 6" or more below ground level.

After brickwork of cellar walls is ready to receive the sill-plate, the heads of all posts are to be cut to a level.

Chimney Stacks.—The chimney stacks are to have a stone footing (of same specification as that for cellar walls), 12" deep by 4" larger on all sides than the base of the stack, commenced 4' 6" below ground level. Carry up the stacks in hard bricks laid in cement mortar in all respects according to the drawings.

The withs are to be properly bonded with stacks. The topping out of all stacks is to be faced with pressed bricks, laid in cement.

The chimney caps are of red-stone of dimensions given, in one piece and accurately put for the flue openings.

The joints in the flues are to be struck smooth. The flues must be left perfectly clear and clean.

Openings of fire-places in all but main hall, to be furnished with bluestone lintels, 4"x7"x3" longer on each end than the opening of the fire-place.

Set 6" cast-iron thimbles where marked.

Turn arches for hearths at all floors.

Fire-place in main hall to have jambs and segmental arch of moulded bricks as per design furnished.

The back of fire-place is to be set with pressed brick. The bottom of fire-place inside of jamb-line is to be laid with pressed brick laid on edge.

Mortar.—Lime mortar to be one part of freshly-burned, thoroughly slaked Rockland lime and two of clean sharp sand.

Cement mortar is to consist of two parts of lime mortar and one of best Rosendale cement.

Concrete.—Lay cellar floor 4" deep with coarse gravel, well rammed; then lay 4" of concrete formed of one part of Rosendale cement and two of clean coarse sand.

Hearths.—Hearth in dining-room will be of rubbed bluestone, 1½" thick, with moulded edges. Level of top of hearth 1" above level of floor.

Hearth of hall is to be laid with 9 courses of 2½" Venetian red glazed tiles, and is to have a 3" beveled cherry border. Level of hearth to be ½" above floor level.

All hearths are to be laid on cement bed. There is no hearth in kitchen.

Plates, &c.—Before the plates are laid, the top of all foundation posts are to be brought to a level with the brickwork of the cellar.

Plates are to be 4"x8" spruce, notched and spiked upon posts.

The plate on cellar wall is to be well bedded in cement.

Floor Beams.—First and second stories, 3"x8"; set 16" on centres; ceiling of second story, 2"x8"; set 18" on centres.

Frame openings for chimney stacks, stair well-holes, &c., as shown in the drawings.

Crossbridging.—Each tier of beams is to be crossbridged every 8 ft. of length (or as marked) with 2"x3" stuff, accurately cut and firmly nailed.

Frames.—Corner posts, 4"x4"; studs, 3"x4"; set 16" on centres; interties for second story beams, 2"x6", mortised into and spiked to studs.

All posts and studs are to be footed directly upon sill plates, and to run through to roof as far as practicable.

Floor beams are to be shouldered upon plates and interties, not more than 1" of depth. The cutting from the depth of any beam is to be avoided.

Set double studding 2"x4" at all window and door openings.

Wall plates, 4"x4", in single lengths when possible, halved and spiked at all angles and joints.

Rafters.—Rafters, 3"x6"; set 20" on centres for main roofs; 3"x4" for roofs of porches, &c. All rafters are to be worked where exposed to view, as shown. All rafters are to be firmly spiked to ridge and wall plates.

Hip rafters, 3"x9"; ridge, 2"x10".

Sheathing.—All exterior walls and roofs, except roofs of verandah, are to be sheathed with 9" hemlock boards (selected), planed on one side to an even thickness, laid diagonally and firmly nailed at every stud. Cover sheathing of walls with one layer of sheathing paper and roof with one layer of roofing felt.

Clapboards, &c.—Clapboard, where marked, with milled boards and firmly nail; show not more than 3½" face; no joints of the boarding will be allowed in lengths under 16 feet.

Shingles for Roof.—All roofs are to be covered with the best sawn cypress shingles, firmly nailed to sheathing; show face of not more than 5".

Flashings.—Provide and build into chimney stacks counter flashings of 3½ lb. lead. Lay on sheathing wide zinc flashings, which are to be carried close up to chimney and turned up as far as the counter flashing. Then turn down the lead, dress well and solder.

All valleys and hips are to have zinc flashings 12" wide on each side of valley. Place proper zinc flashings at junction of verandah roof and house wall. Carry up same under clapboards at least 8".

Partition.—Studs, 3"x4"; set 16" on centres; sills and caps, 2"x4". Cut in and firmly nail one course of horizontal bracing, 4' 6" above floor line.

Floors.—Lay all floors with 4½" matched pine flooring, firmly blindnailed at every beam. Each plank must be driven home. Floor in hall is to be laid in selected hard pine. All planks in this floor must be in single lengths.

Windows.—Of dimensions and details shown. Sash, 1½" thick, of white pine. Sash windows are to be hung on woven hemp sash cord and steel axle pulleys. Provide all sash windows on both stories with fastenings of approved pattern. Casement windows, as marked, are to be hung on plain 3" butts. They are to be fastened shut with iron bolts and spring catches.

The transoms (which are at the heads of all casement windows, and elsewhere, as indicated) are to be hung on horizontal pivots, so that the head of sash opens inwards, and are to be furnished with spring catches.

All windows, unless otherwise specified, are to be glazed with the best quality double thick, perfectly clear window glass.

The sash of the middle window on front of sitting room is to be glazed with a single sheet of plate glass. The sash is to be fixed.

Stained glass will be inserted where directed, and shall be of kind, quality and design as may be desired by owner.

Gable windows in roof are to be glazed with common glass. The sash are to be hung on strong cast iron butts, so as to open inwards, and are to be fastened shut with iron buttons.

Doors.—All of pine. Exterior, $1\frac{3}{4}$ " thick; interior, $1\frac{1}{2}$ " thick; hung on cast iron butts. Exterior doors are to be finished as per detail. Interior doors are to have four panels, chamfered stiles, stopped mouldings. Such interior doors as are marked to be glazed are to have the upper panels filled with $\frac{1}{8}$ " fine ribbed glass, or with stained glass, as may be directed.

The glass for exterior doors (where glazed) is to be perfectly clear, double thick window glass. All doors, except those of closets, are to be furnished with $5\frac{1}{2}$ " brass face mortice locks and proper keys. Main doors (exterior) to have 6" brass face mortice locks, with one key; also night latch with 3 keys.

Pantry and closet doors to have 4" rim locks and keys. All doors to have brass striking-plates. Provide all exterior doors with square flat bolts not less than $4\frac{1}{2}$ " long. Those on doors of hall are to be of brass. All double doors are to be furnished with brass face flush bolts.

The furniture of all doors will be as selected by owner or architect.

Roses and escutcheons are to match.

Exterior Finish.—As per drawings. 1st story furnished with clapboards as before specified. False stiles, $1"x4"$ wide; window casings, $1"x4"$, with moulded edges. Second story furnished with best pine shingles, cut with circular ends; shingles to show not more than $5\frac{1}{2}$ " face. Base boards to be of 9" planks, slotted at joints.

Interior Finish.—All of white pine, except in stair hall and sitting room, where selected California red wood is to be used. Trims, $4"x1"$, reeded, with turned corner blocks. All door trims to be carried down to floor. Jambs of doors are to be reeded same as trims. Base, 8" high, with moulded top, and is to be set before flooring is laid.

Stairs.—To be in all respects according to the plans and details furnished.

Newels, handrail and balusters are to be of red wood. Treads and risers are to be of cherry, ploughed together. Nosing and cove are to be returned on ends of treads and carried around stairwell on second story. On bottom of outside string set mould to cover plaster joint.

Firmly frame stairs, and set on three $3"x10"$ carriages. Treads and risers are to be housed into string. Framing of platform $3"x8"$. Place base board against wall. The space below stairs is to be panellled in.

All work on stairs is to be executed in the best manner. Hand and base rails are to be housed into newel and corner posts, and balusters accurately morticed and tenoned into rail.

Mantels.—Yellow pine frames and shelves—filled in with unglazed tiles. Fireplaces are to be furnished with a brass frame, and cast iron linings. (See details furnished).

Pantries and Closets.—Provide all pantries with three white pine shelves, $14"$ wide; the lowest shelf to be set $3' 2"$ above floor line. All shelving must be firmly set on cleats nailed to studding. Set in all closets, one shelf $12"$ wide, $6' 4"$ above floor line; also a strip for clothes hooks, $6"$ below shelf line and securely fastened to studs. Provide and set at least eight japanned clothes hooks in each closet.

Verandahs.—As per drawings.

Rafters, $3"x6"$; posts, $4\frac{1}{2}"x4\frac{1}{2}"$; finished as shown. Plates, $4"x4"$. Roofs are to be sheathed with $6"$ clear matched pine boards, planed on both sides and firmly nailed.

Floor beams, $3"x8"$, set $18"$ on centre, to rest on plates as indicated.

Lay floors with $1"x4\frac{1}{2}"$ hard pine, without tongue and groove, and set $\frac{3}{8}"$ apart. Floor to have a wash of $1"$ to outside.

Iron Work.—Provide and set wrought iron finials on main ridge, of detail as furnished.

PLUMBING, &c.

Water Closet.—Furnish and set complete with plain cistern, cranks, levers, &c., a (Demarest's "Whirlpool") closet. The work must in all respects be perfect. The seat, cover, panelling, &c., is to be of yellow pine. Frame seat and cover, and hang both on $2"$ brass hinge. Front panel is to be held in position by brass buttons.

Sink.—In kitchen, set on strong galvanized iron brackets, an earthenware sink, $20\frac{1}{2}"x14\frac{1}{2}"x6"$ deep, inside measurement. Set $1\frac{1}{2}"x3\frac{1}{2}"$, ash frame

on upper edge. Provide and set $2"$ waste, "A" lead pipe, and S trap. Waste to be connected with sink by proper brass fastenings. To the end of waste solder a brass ferule and caulk into branch from drain.

Set in kitchen where indicated, a Blunt's force pump. (Lotus No. 7.) Make $1"$ connection with driven or sunk well (located and built under direction of owner). The pipe must be the best "A" pipe, and have a continuous descent to cellar, so that all water may be drained from it in winter. Place a stop cock at the lowest point. From pump carry $\frac{5}{8}"$ branch lines to kitchen sink and to tank of closet. Set brass way cock in the pipe, so regulated that of the whole quantity of water pumped, one-third shall go to the water-closet tank, while two-thirds goes to the sink.

Set brass faucet at sink. The pipe and faucet are to be attached to a splash board.

The supply to tank is to enter at top. An overflow is to be provided opening $3"$ below top line of tank and carried down wall and empty into bowl of closet.

Waste from water closet, $3"$ "A" pipe, with S trap, carried in single lengths to drain.

The drain end of waste is to have a brass ferule soldered to it and is to be properly caulked into drain.

On crown of trap attach a $2"$ lead pipe, carry up on the outside of house through line of the eaves, and terminate in a short straight length of pipe, about $8"$ or $10"$ long, without return.

All traps are to be provided with brass trap screws. Vertical pipes must be properly supported by hard metal tucks soldered to pipe and screwed to woodwork. Horizontal pipes must be supported their entire length and fastened by brass bands. All joints in plumbing work are to be thoroughly and properly made, and all material and workmanship must be thorough in every particular.

Drain.—Lay from house to cesspool a $6"$ glazed earthen drain, as indicated on plan. It must be laid in a direct and unbroken line, and with a descent to cesspool of not less than $6"$ in every 10 feet. All joints must be made with cement, and smoothed on the inside. The pipe must be well bedded throughout its entire length.

Provide and set at house end of drain a return and Y branch for sink and water-closet. From return carry up a $6"$ earthen pipe, at least $1' 0"$ above ground level and finish with galvanized iron cowl.

Cesspool.—Is to be located according to the nature of the ground, not less than 50 feet from the nearest point of house. Diameter, $7' 0"$; depth, $9' 0"$; lining, $8"$ thick, of hard brick laid in cement. Lay bottom with brick in cement. The top of cesspool is to be arched over, leaving an opening of $2' 8"$ in diameter, which is to be covered with a piece of bluestone $3"$ thick. The opening of cesspool is to be not less than $2' 0"$ below ground level. Into top of cesspool set a $6"$ earthen ventilation pipe, and carry same at least $16"$ above ground and finish with a galvanized iron cowl. The house drain is to project at least $2' 0"$ into cesspool.

Plastering.—Lath walls and ceilings of all rooms, halls, passages, closets, pantries, &c. The lath must be straight, well seasoned, free from knots, and firmly nailed.

Plaster two coats with rough white sand finish. First coat is to be well mixed with hair, which must be properly and sufficiently soaked and beaten before being used.

Carry all coats of plastering close up to line of all openings and down to floor line.

No cornices will be run or centre pieces set.

Painting.—All woodwork on inside and outside is to be properly prepared for painting. All holes must be puttied. The surface of all interior woodwork is to be sandpapered perfectly smooth.

Interior woodwork is to be oiled, two coats of the best raw oil. Let first coat dry thoroughly. The second coat is to be slightly colored by the addition of a small quantity of the best burnt sienna. The oil should be just colored, but should have no body. After second coat is thoroughly dry, apply one coat of white shellac. Outside woodwork, including shingles of roof and sides, is to be painted with at least two coats of the best color ground in linseed oil. The colors to be used will be selected by owner or architect.

Fences.—As per drawings furnished. Posts, $4\frac{1}{2}"x4\frac{1}{2}"$, locust or chestnut, turned heads, chamfered angles; set $7' 0"$ between centres, $3' 6"$ in ground, and footed on piece of bluestone, $3"x12"x12"$. The posts are to be coated with asphalt to 4 ft. from lower end. They must be set perfectly plumb, and the earth well rammed around them.

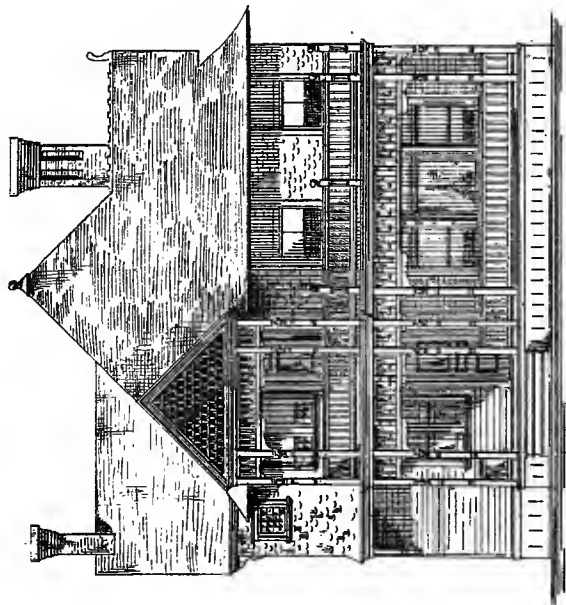
Top rail, $2"x4"$, moulded; bottom and mid-rail, $2"x2\frac{1}{2}"$, with beaded angles; palings, $1"x1"$, plain. All of pine.

All the work is to be done in the most thorough manner.

Gates are to be hung on proper wrought iron hinges, so as to open both ways. Spring catches are to be furnished.

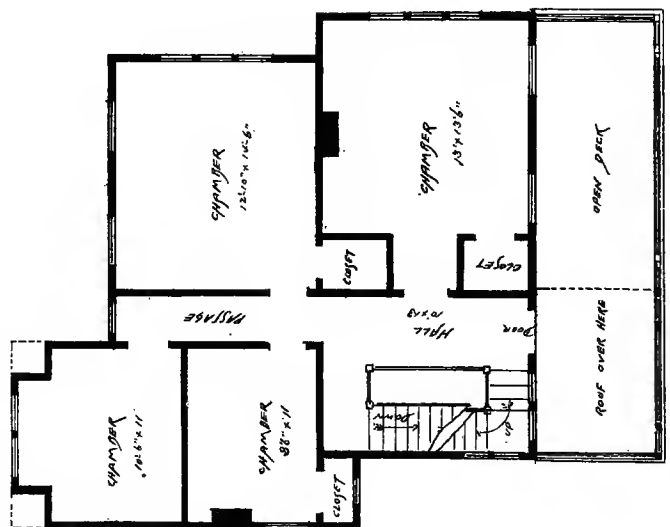
Regrading.—Refill about cellar walls and well ram the earth. Regrade on all sides of house with surface soil, giving a wash away from walls of $10"$ in 10 feet.

All parts of the premises that have been in any way disturbed by building operations must be put in perfect order. Such other regrading as is required, is to be carried out under special directions given at the time.

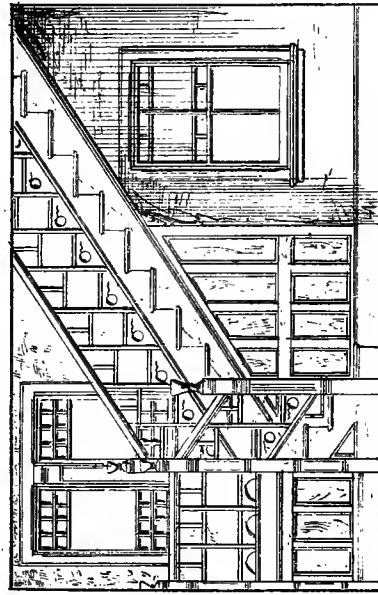
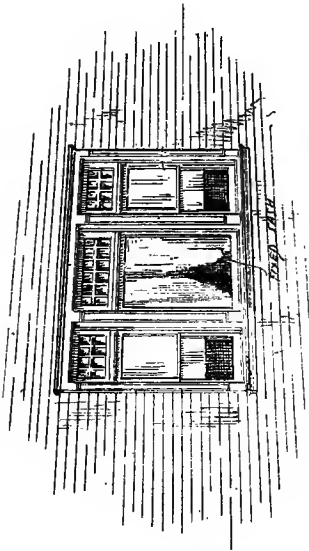


FRONT ELEVATION.

NEFTH STORY SLODES



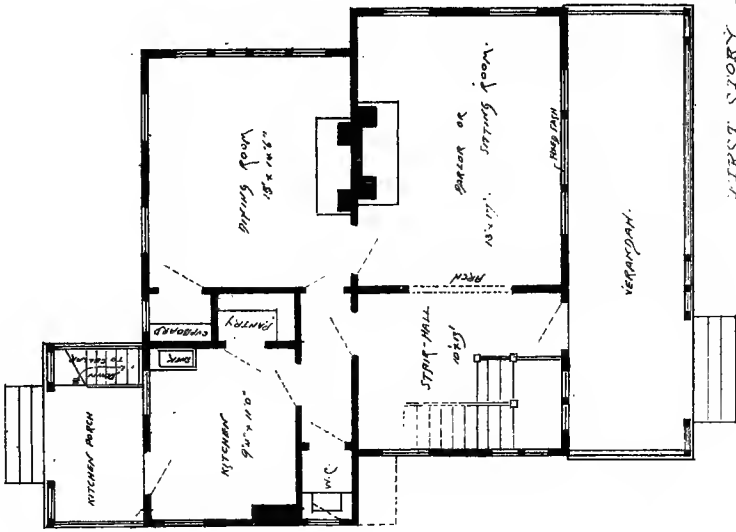
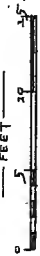
SKETCH OF FRONT WINDOW IN PARLOR



SIDE OF HALL

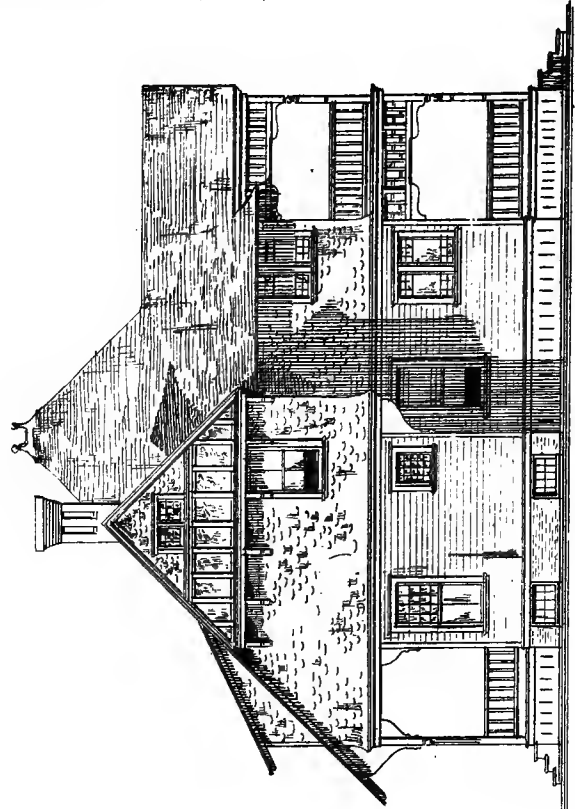
COTTAGE TO COST \$2500.00

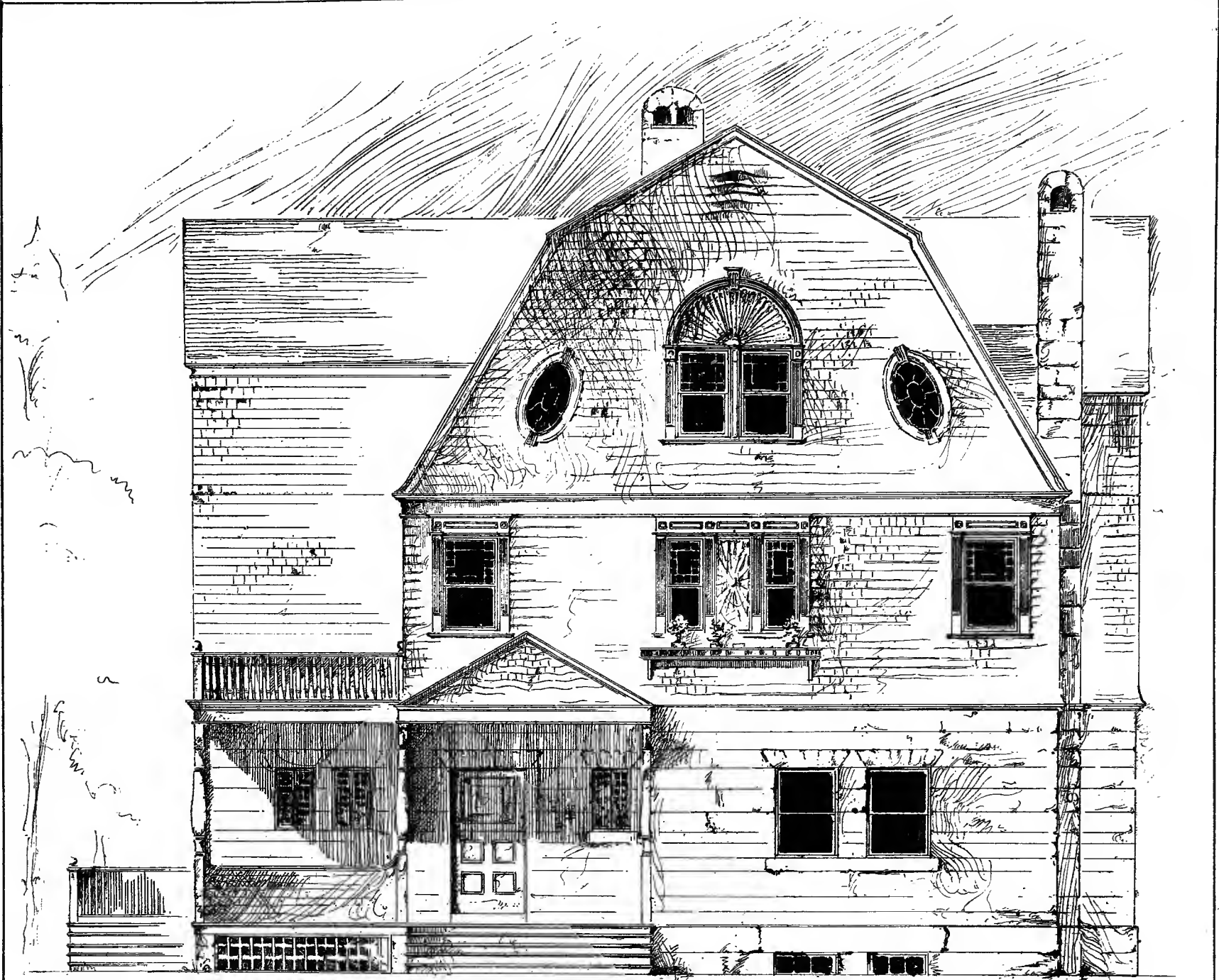
W. B. TUTHILL - ARCHT
NEW YORK



NEFTH STORY SLODES

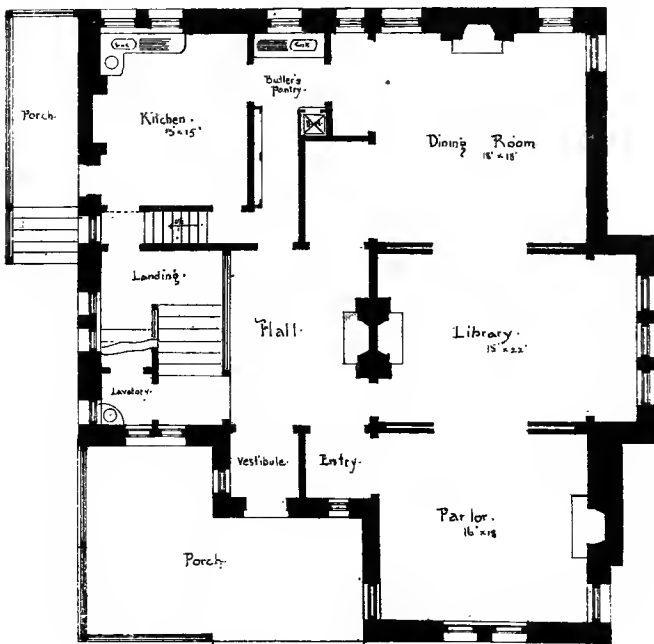
SIDE ELEVATION.



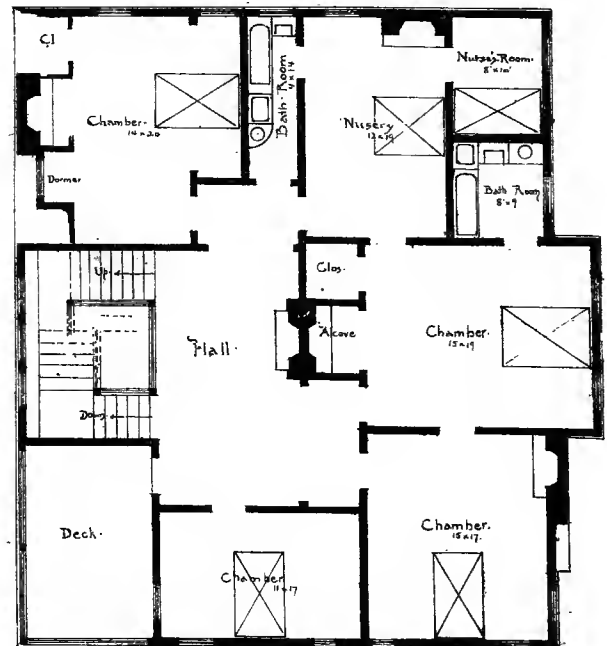


Front · Elevation ·

Scale of Feet · 1 2 3 4 5 6 7 8



First · Story · Plan ·



Second · Story · Plan ·

SCALE · 1 2 3 4 5 6 7 8

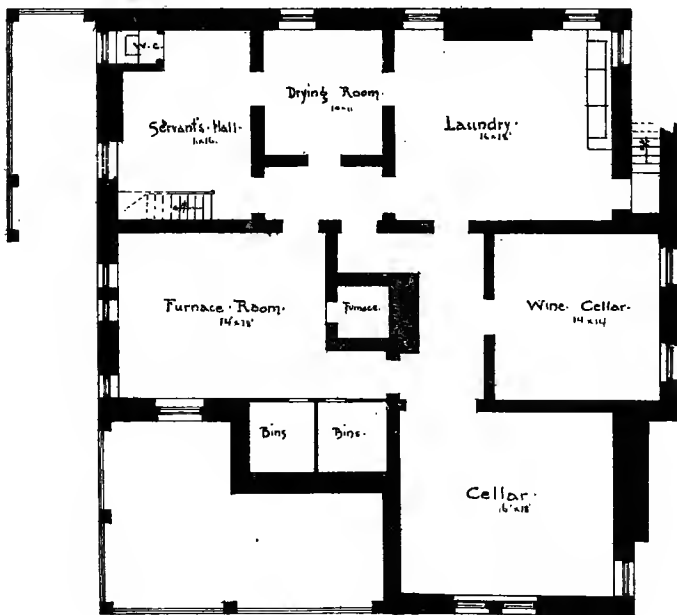
John · C · Wolf · — · Inv · & · Del · —





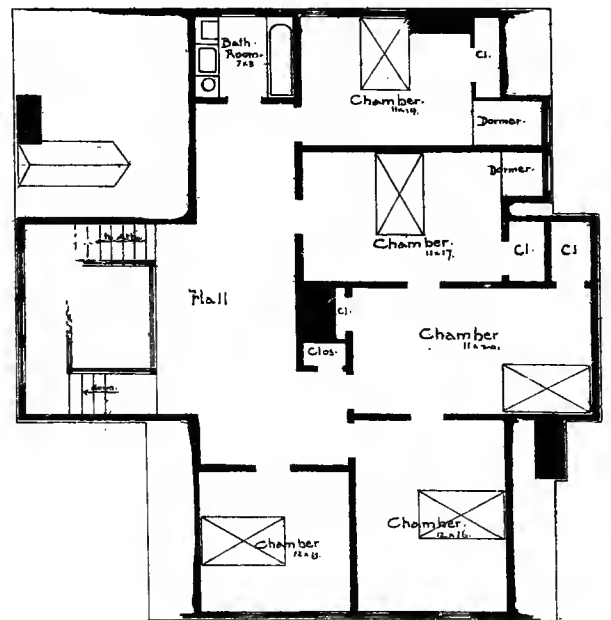
Side Elevation.

Scale of Feet: 1 2 3 4 5 6 7 8 9 10



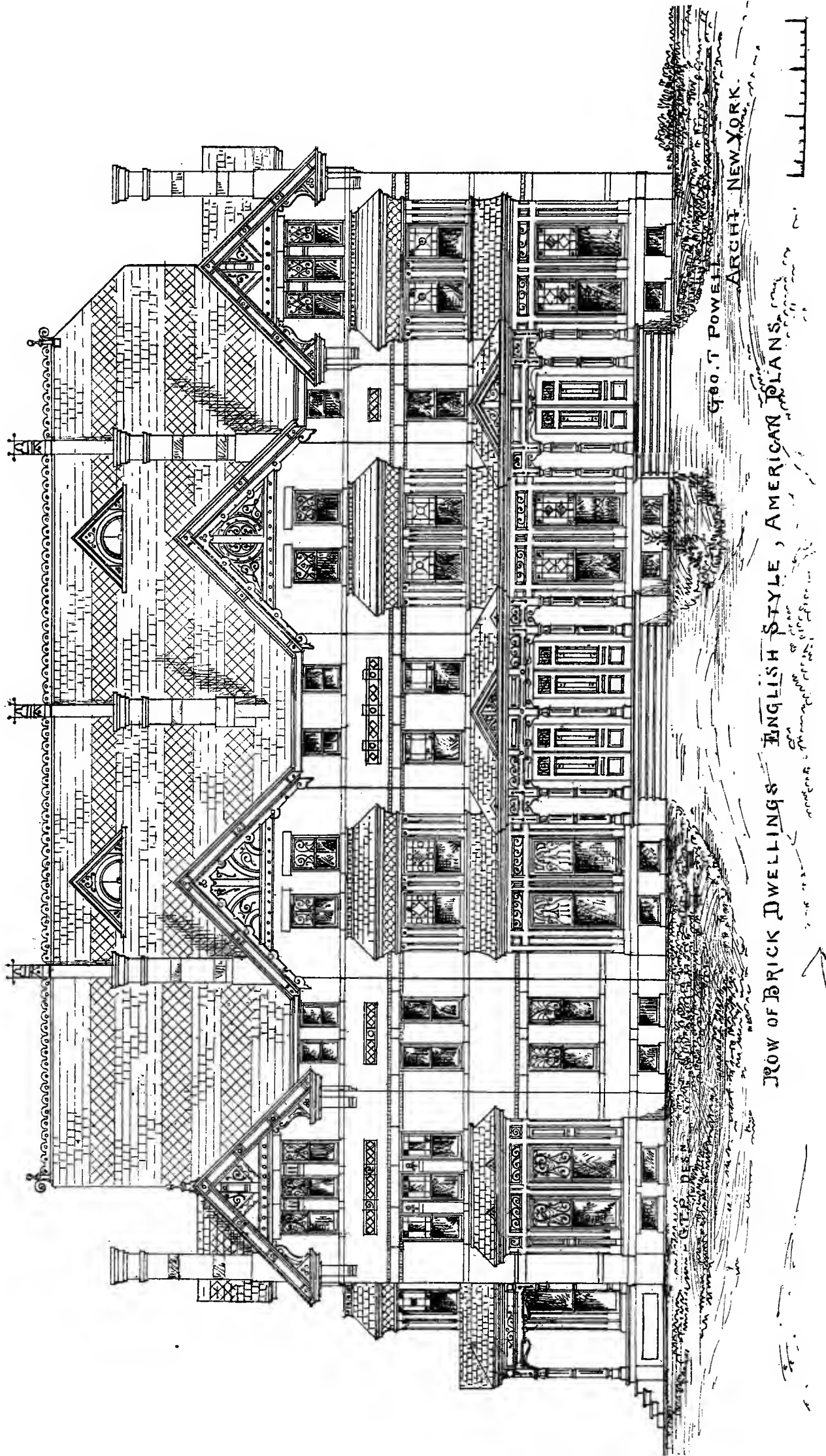
Basement Plan.

Scale for Plans: 1 2 3 4 5 6 7 8 9 10



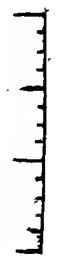
Third Story Plan.

John C. Wolf. — Jan. 4. 1901. —

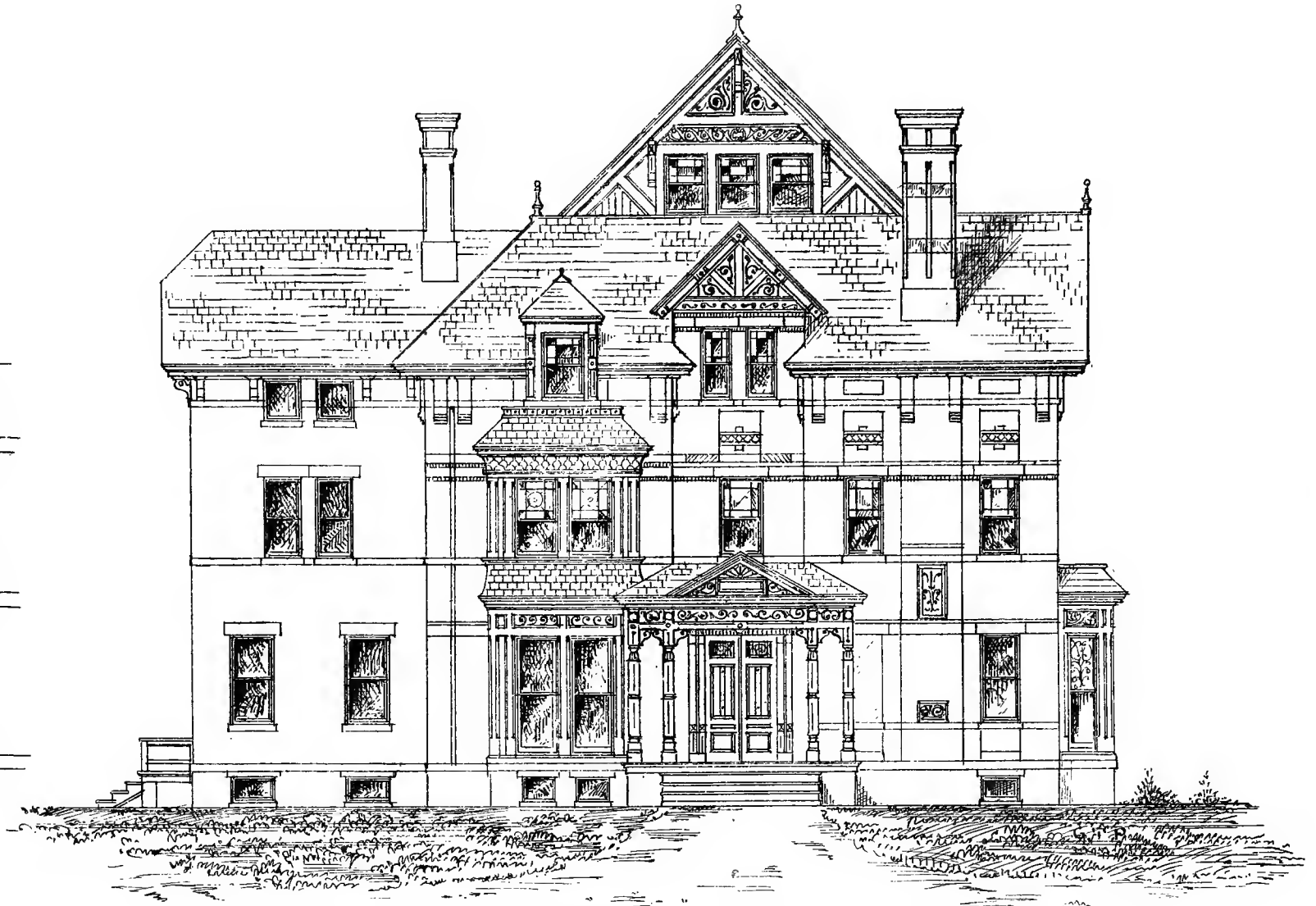


ROW OF BRICK DWELLINGS - ENGLISH STYLE, AMERICAN PLANS.

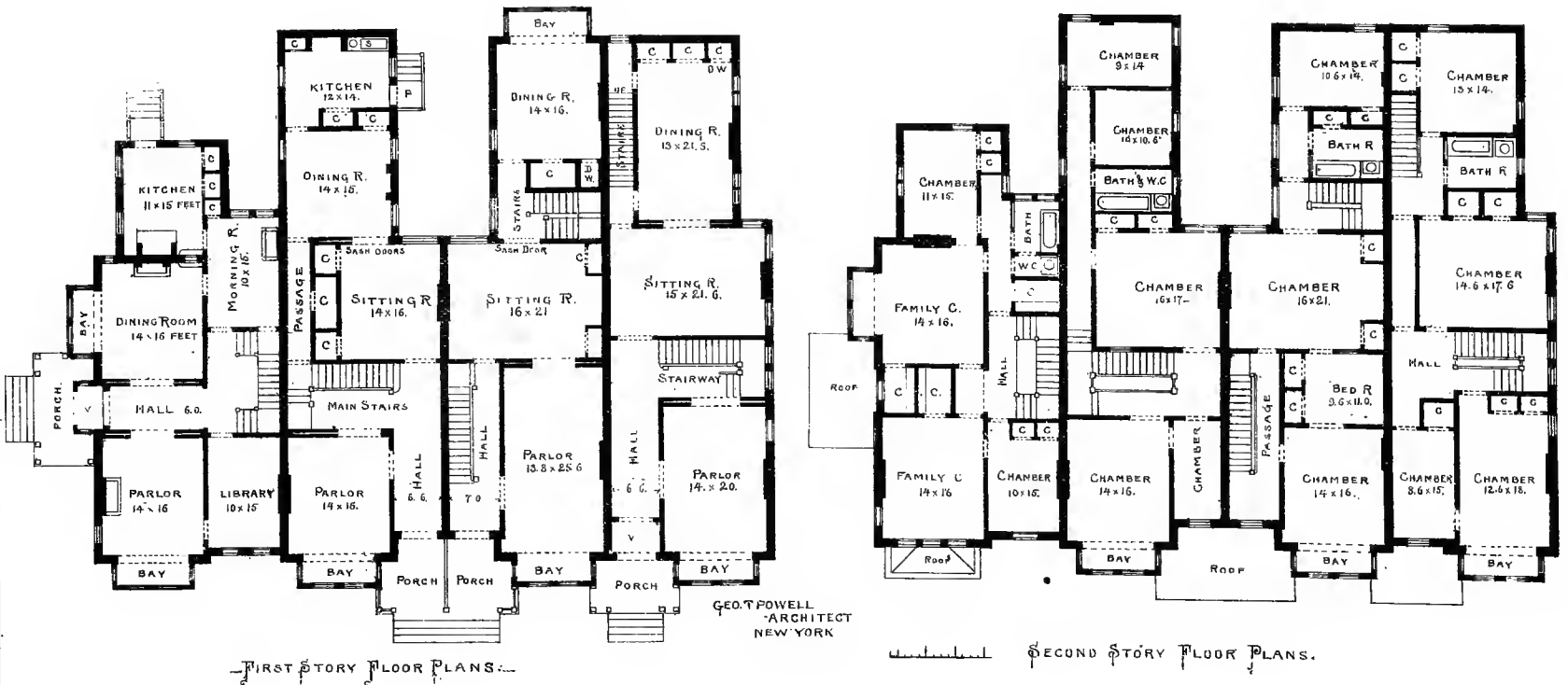
Geo. T. Powell ARCHT. NEW YORK.





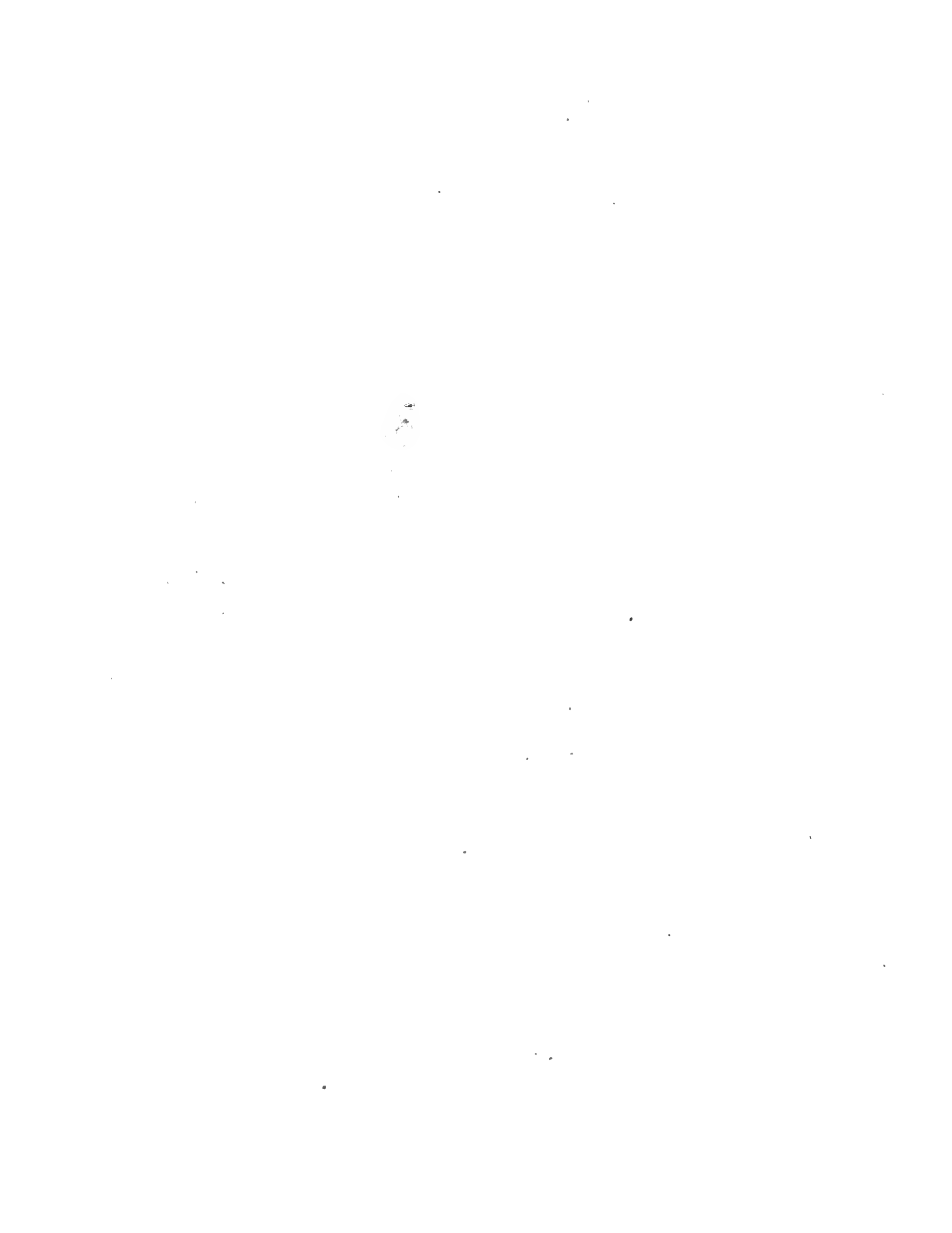


SIDE ELEVATION.

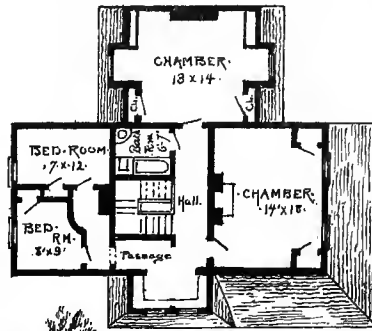


FIRST STORY FLOOR PLANS.

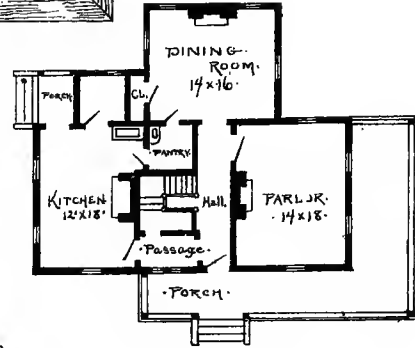
SECOND STORY FLOOR PLANS.



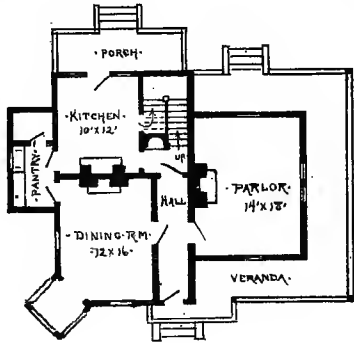
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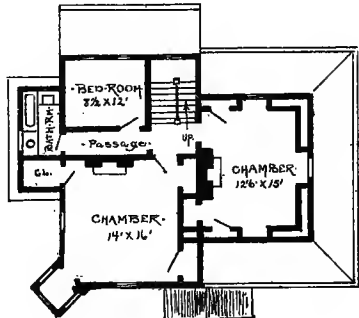
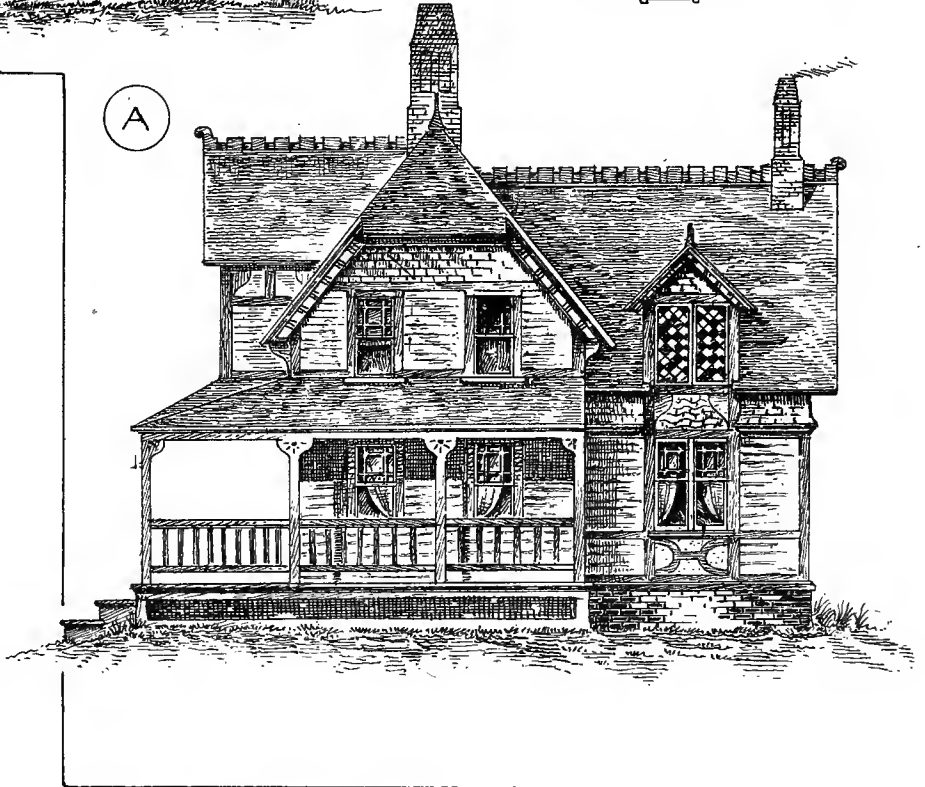
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B

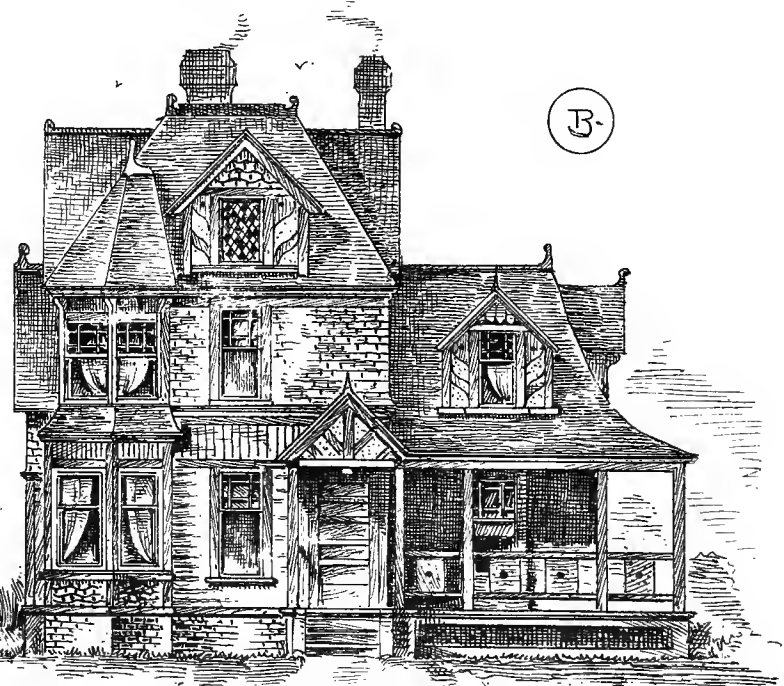


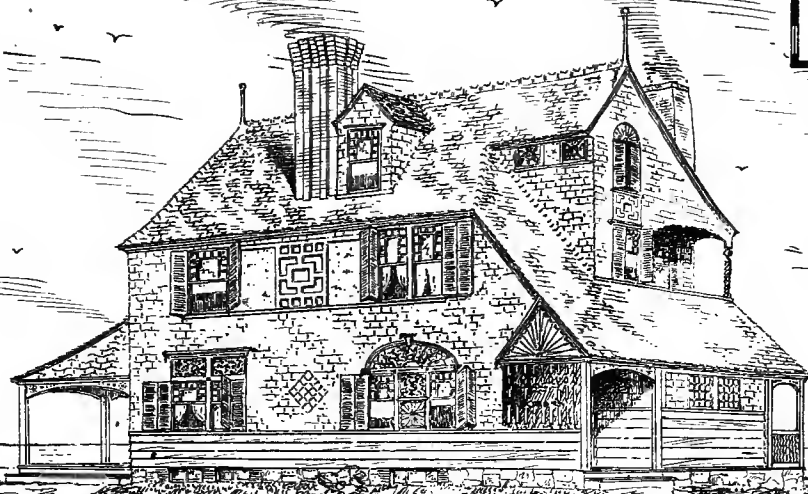
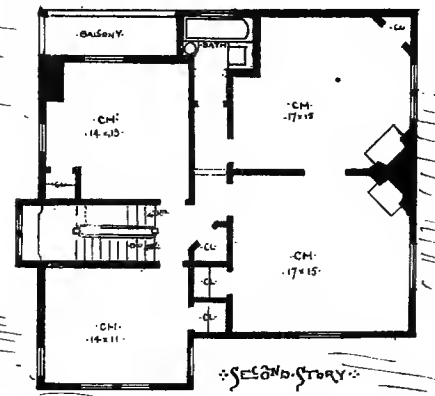
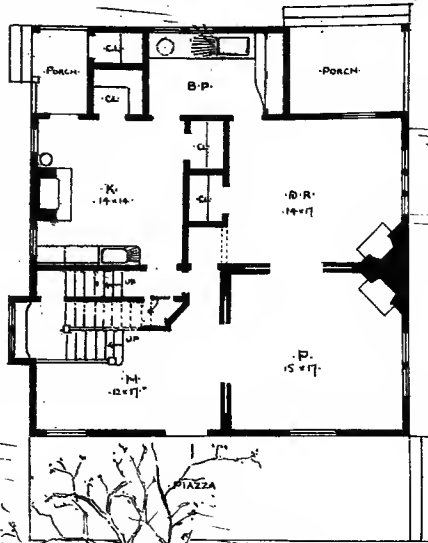
A



B

Two Cottages.
 Houses.
 EDWARD DEWSON.
 ARCHITECT
 BOSTON AND
 NEW YORK.





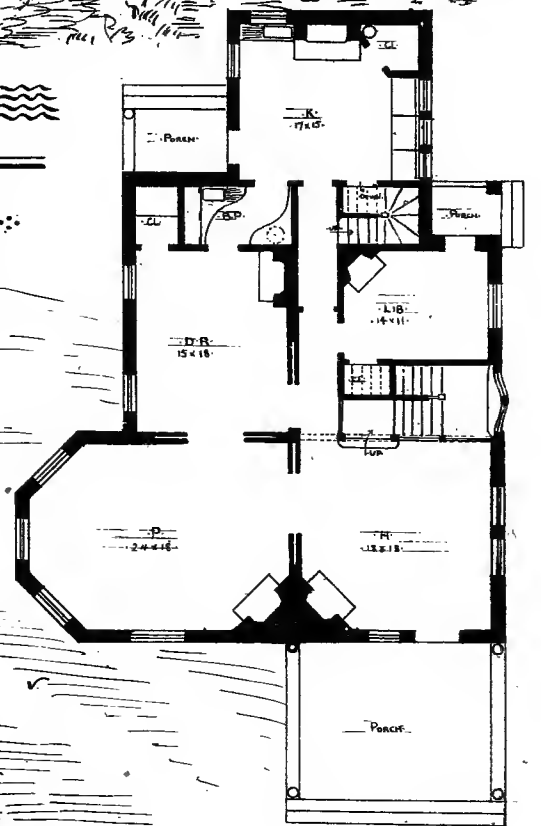
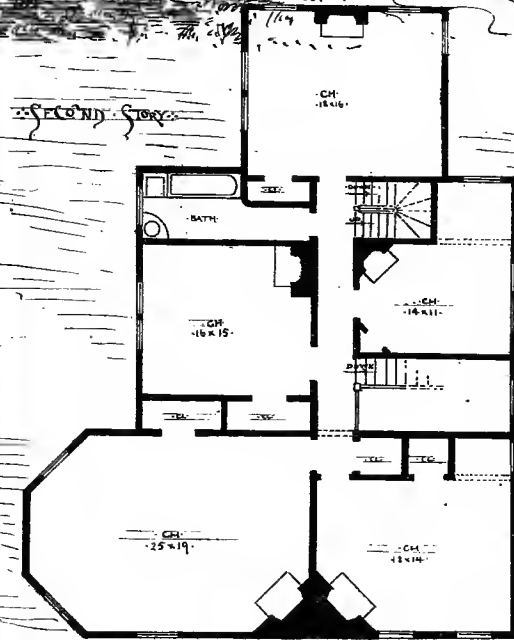
Seaside Cottages

H. Gardner Sibell

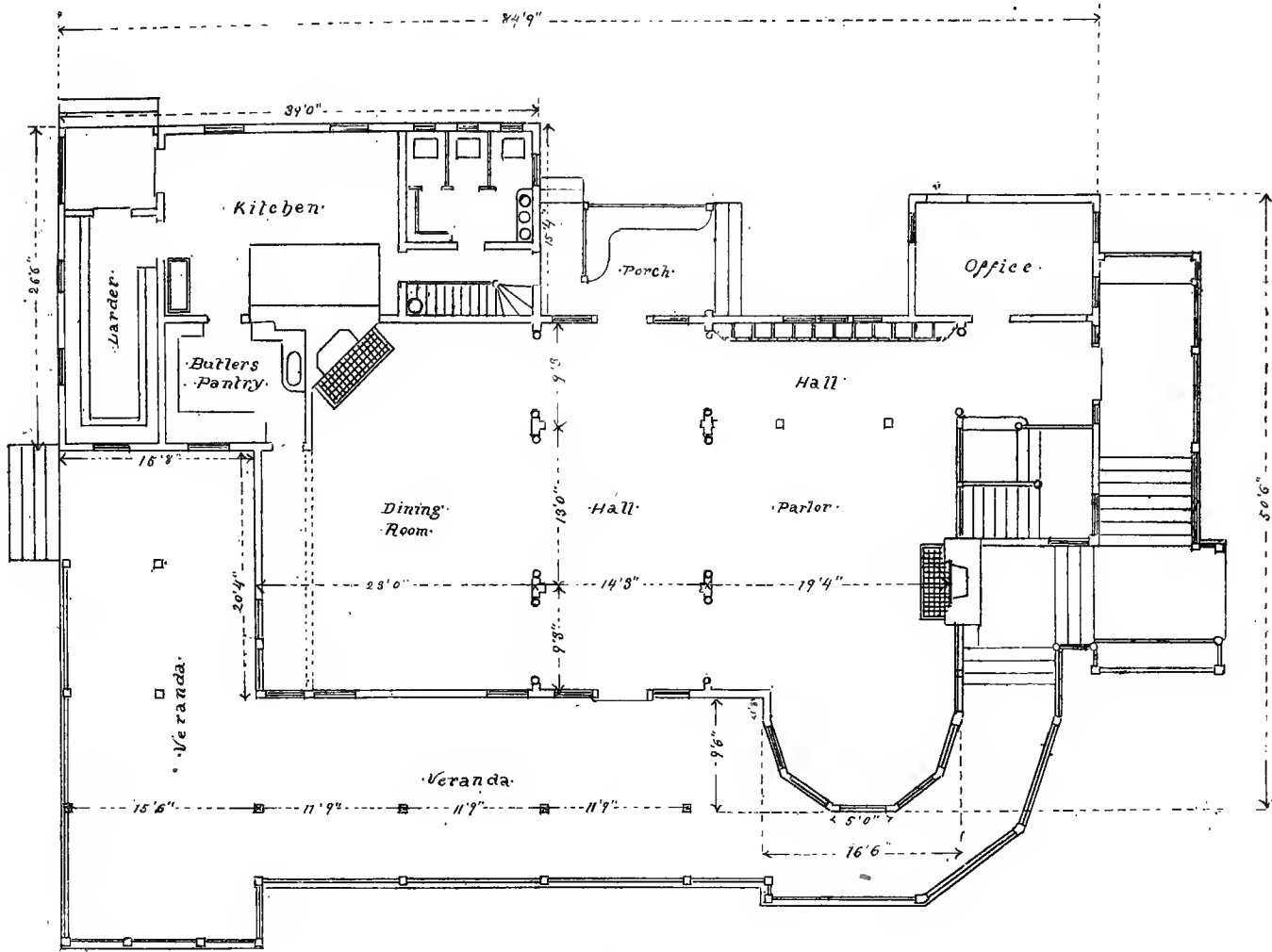
Architect

217 Franklin Avenue

Brooklyn, N.Y.



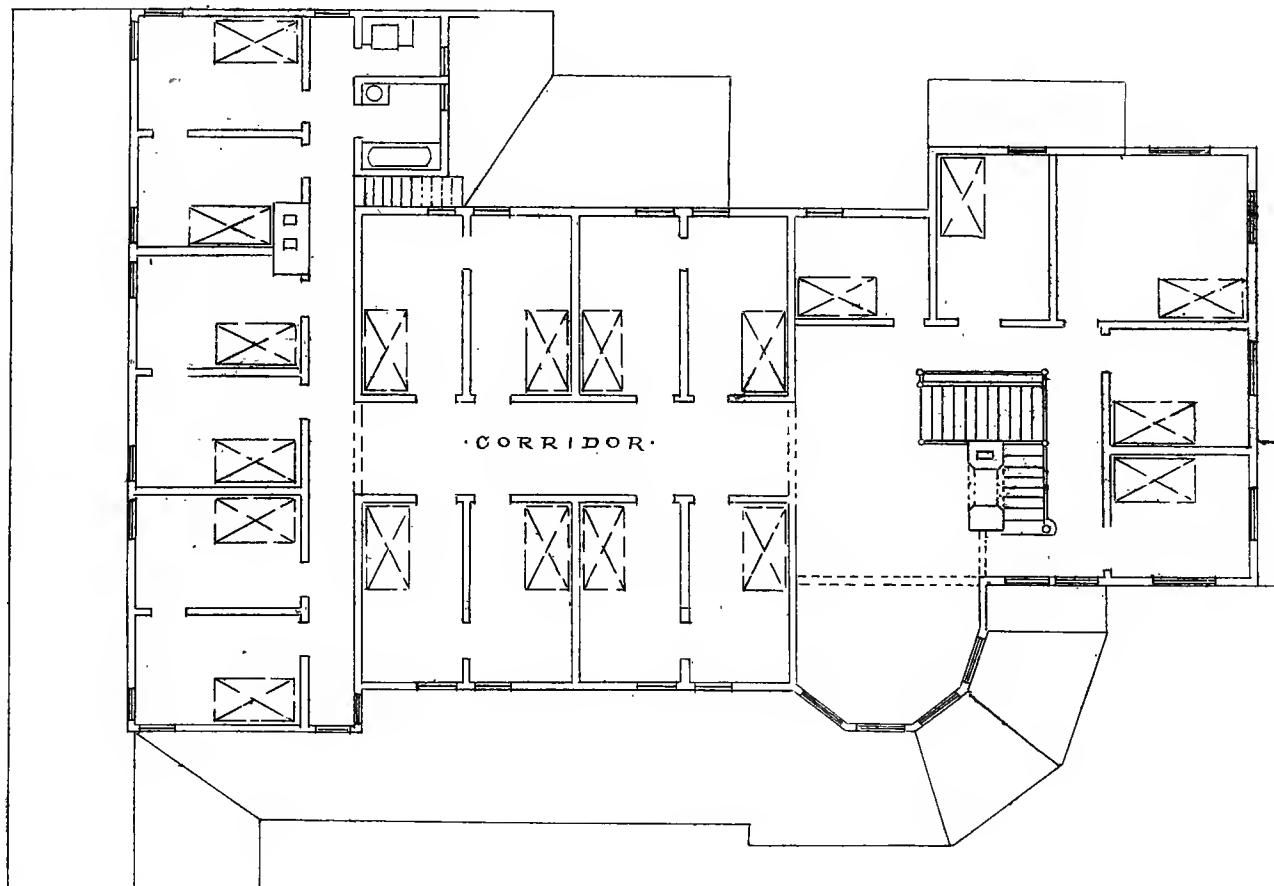




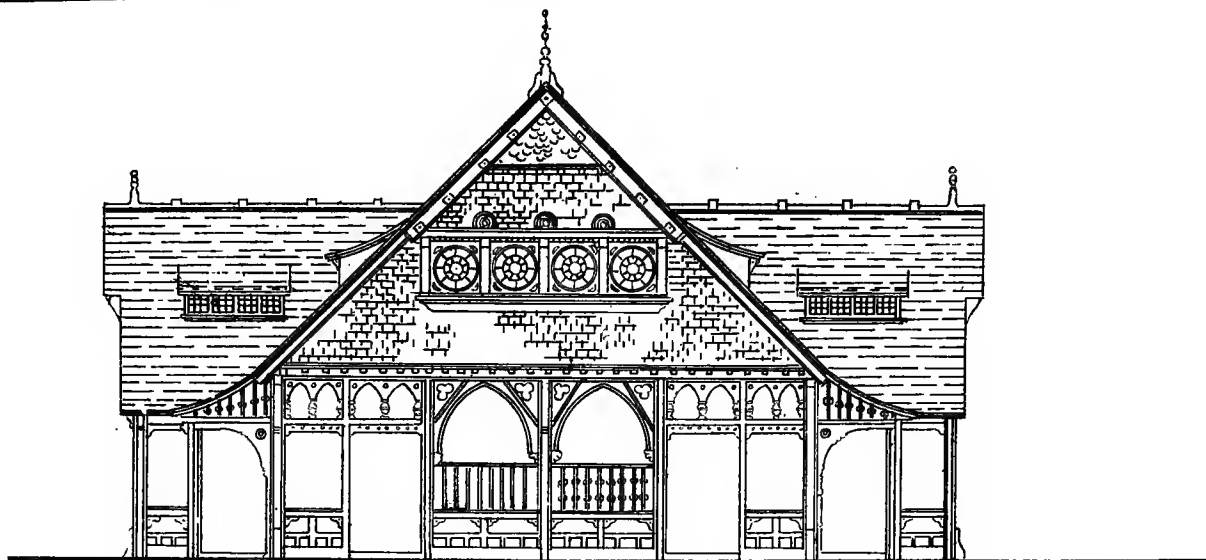
PLANS OF CLUB HOUSE, GREENWOOD LAKE ASSOCIATION.

VAN CAMPEN TAYLOR ARCHT. NEWARK N.J.

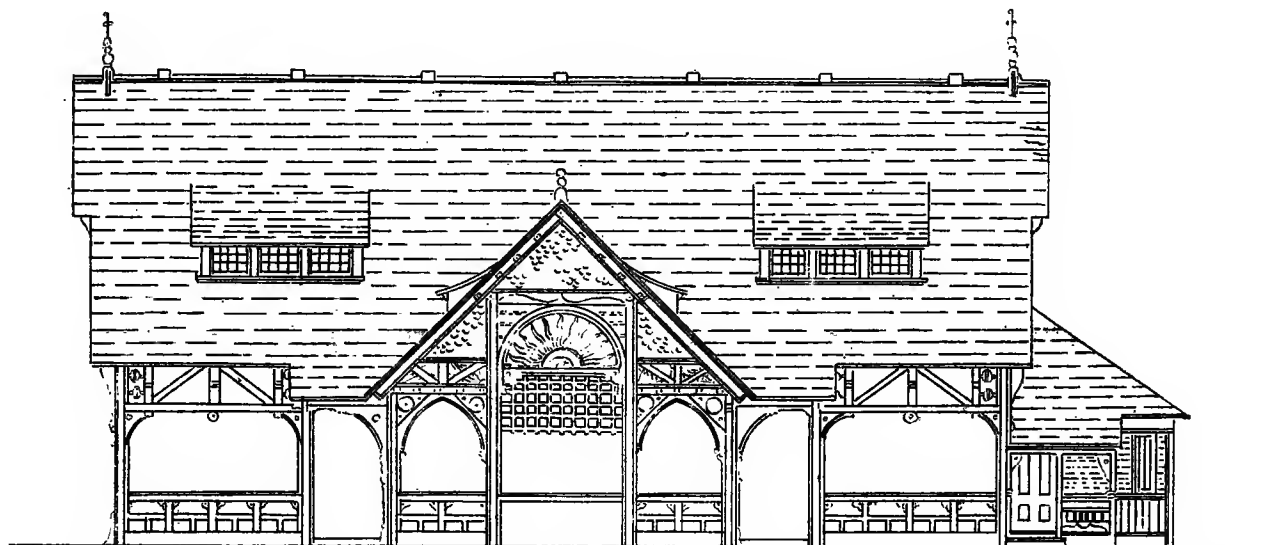
First Floor Plan.



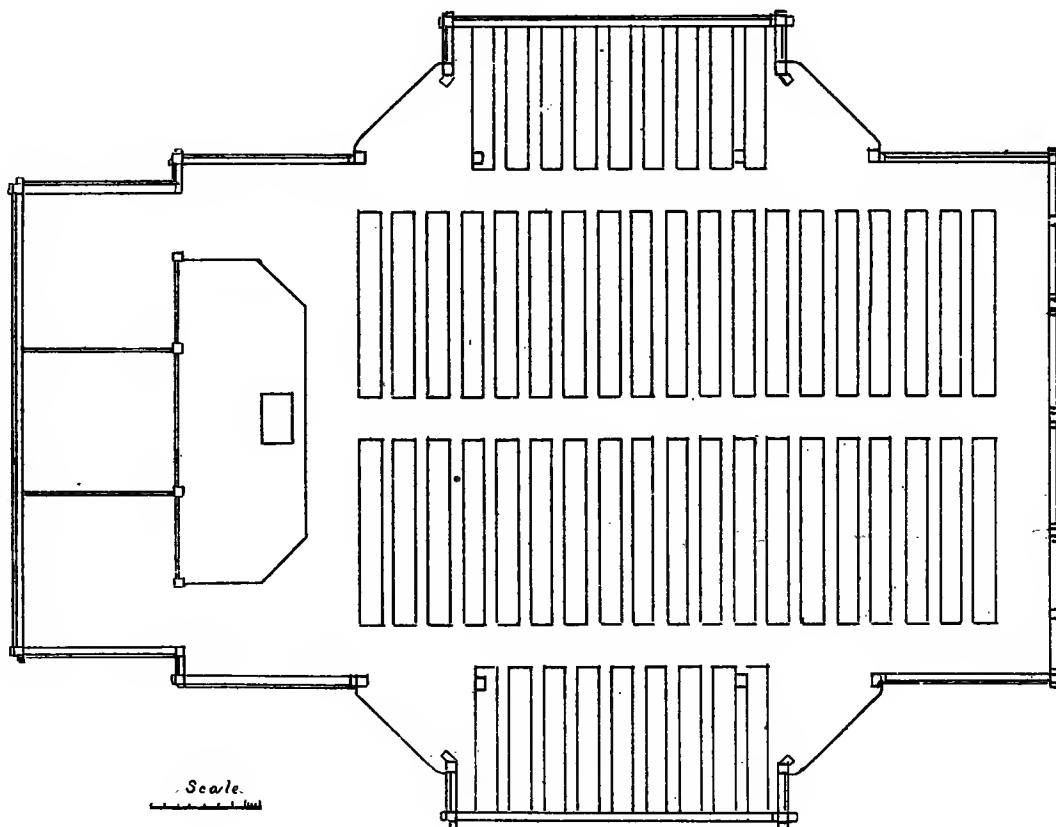
Second Floor Plan.



FRONT ELEVATION



SIDE ELEVATION



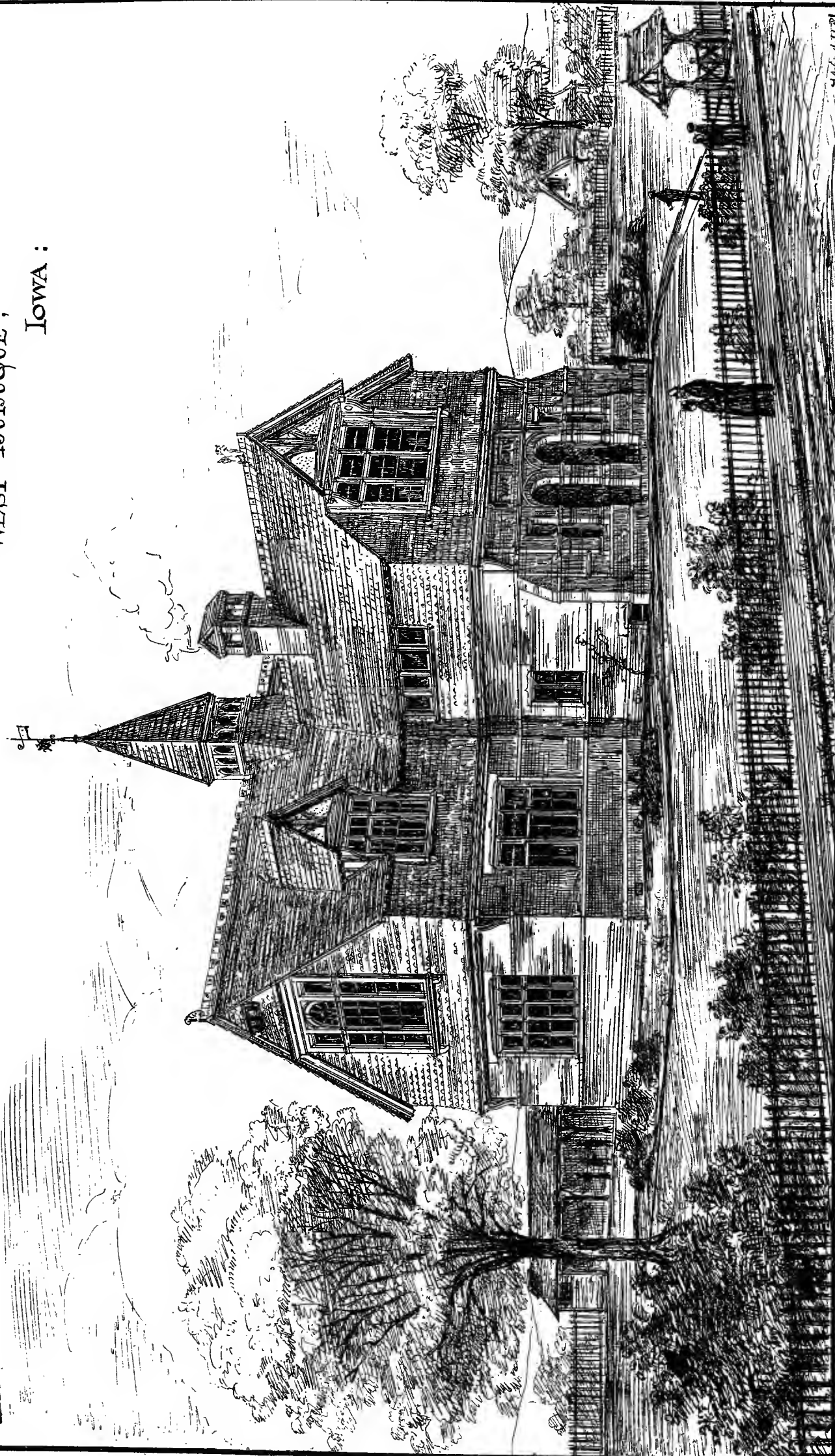
PLAN

Scale

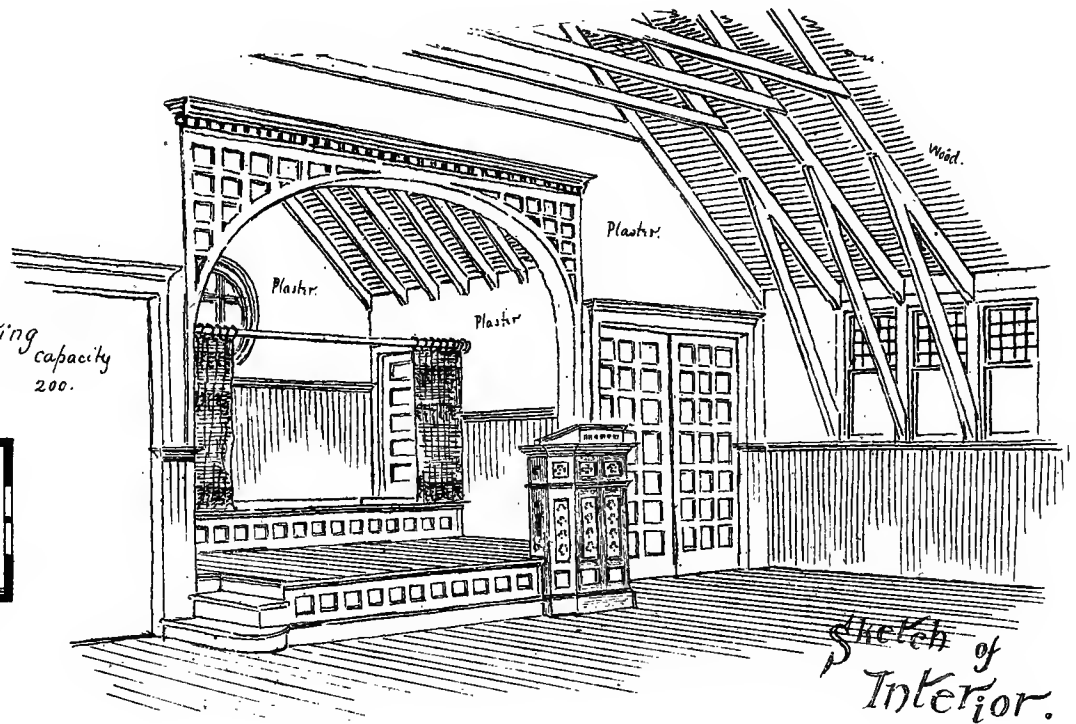
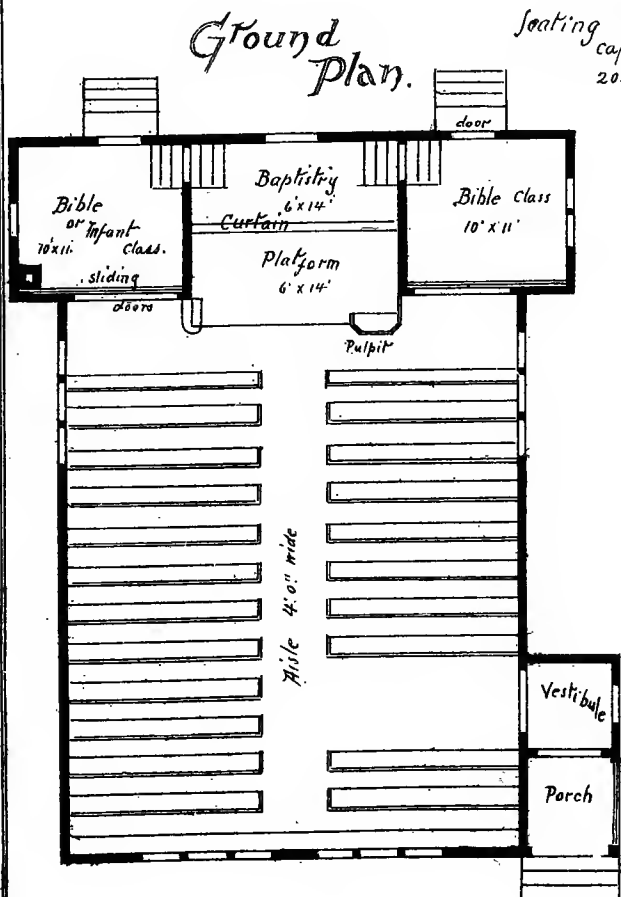
GREENWOOD LAKE PAVILLION. VANCAMPEN TAYLOR ARCHT NEWARK N.J.



WEST DUBUQUE,
IOWA :

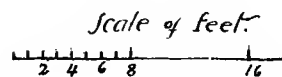


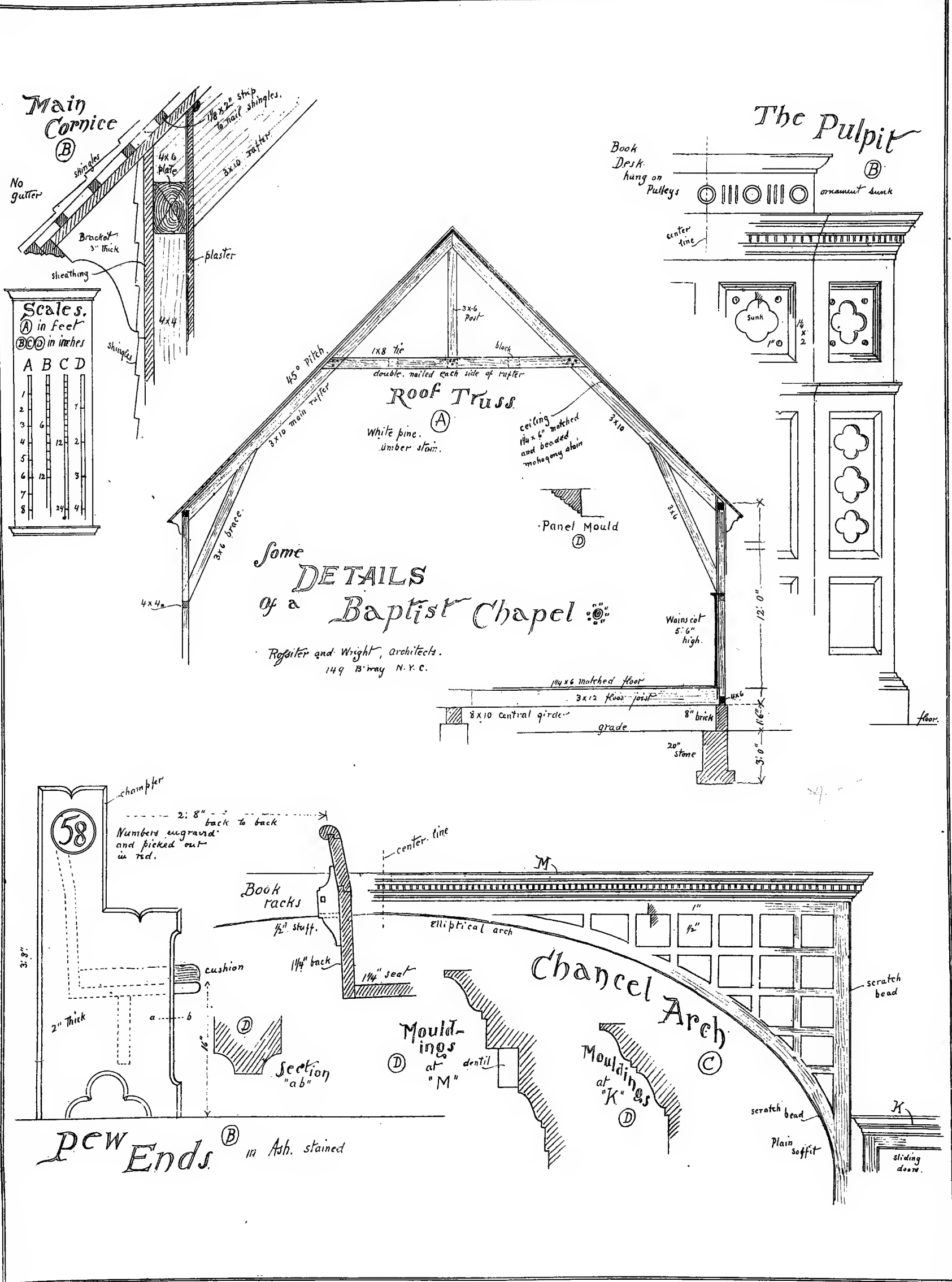
PRELIMINARY STUDY FOR SCHOOL HOUSE : VIEW FROM ROAD, KIMBALL & WISEDELL ARCHT^S N.Y.



Design for a
 Baptist Chapel
 AT Long Branch N.J.

Rositer and Wright, Architects
 149 B'way N.Y.C.





THE BEST BOOK OF MODERN DETAILS



Miniature View.—Design 1. Plate 1.

MODERN Architectural Designs & Details

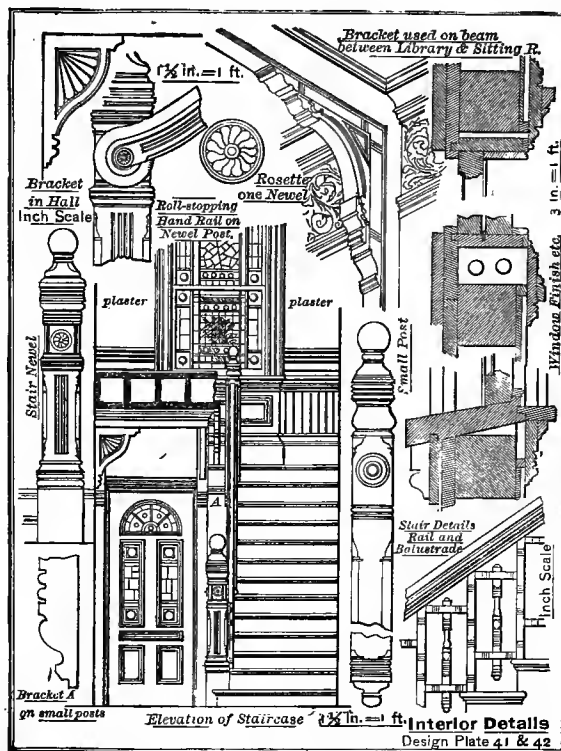


Miniature View.—Design, Plate 45.

Containing 80 Finely Lithographed Plates.

CONTENTS.

- Plate 1—Perspective View and Plans of Queen Anne Cottage.
- Plate 2—Three Elevations of same to 1/2 inch Scale.
- Plate 3—Framing Plans, showing Construction.
- Plate 4—Exterior Details of same, 1/4 and 3/8 inch Scale and Rear Elevation.
- Plate 5—Exterior Details of same, 1/4 and 3/8 inch Scale.
- Plate 6—Interior Details of same, 1/4 and 3/8 inch Scale.
- Plate 7—Porch and Details, 1/2 and 3/8 inch Scale, miscellaneous.
- Plate 8—4 Piazzas and Details, 1/4 and 3/8 inch Scale, miscellaneous.
- Plate 9—Store Front, Scale, 1/2 inch, 1 foot Details of Show Window, " 1/2 " " " 3 Designs for Counters, " 1/2 " " " Elevation of Shelves with Sections, " 1 " " "
- Plate 10—3 Store Counters and Sections. 2 Designs for Shelving and Sections. 1 Case with Glass Front and Drawers, Scale, 1/2 in., 1 ft.
- Plate 11—20 Designs for Brackets, " 1/2 " " "
- Plate 12—4 Designs for Gates and Fences, " 1/2 " " "
- Plate 13—10 Designs Window Caps and Hoods, " 3 " 1 "
- Plate 14—24 Designs Architraves and Bases, " 3 " 1 " 2 Designs Wainscoting, " 3/4 " " " 2 Designs Window Sills and Aprons, " 3 " 1 "
- Plate 15—15 Designs, Sections and details of Balconies, Scale, 3/8 & 1/2 inch, 1 foot.
- Plate 16—6 Elevations and 3 Plans of low priced cottages, costing from \$500 to \$1,500, according to locality. We do not publish cost in book, as we prefer to have builders fix prices as per requirements. Scale of Elevations and Plans, 3-32 inch, 1 foot.
- Plate 17—6 Elevations and 3 Plans of low priced Cottages, in Queen Anne style, costing from \$500 to \$1,500 and upwards, according to locality and style of finish. Scale, 3-32 in. 1 ft.
- Plate 18—2 Designs and Details of Summer Houses. Scale, 1/2 & 3/4 in. 1 ft.
- Plate 19—Perspective View and Plans of House Suitable for Seaside, Summer or Southern Residence, Scale, 1-16 in. 1 ft.
- Plate 20—3 Elevations of Design Plate 19. Scale, 1/4 & 1-16 in. 1 ft.
- Plate 21—Framing Plans of Design Plate 19. Scale, 1-16 in. 1 ft.
- Plate 22—Exterior Details of Design Plate 19. Scale, 1/2 in. 1 ft.
- Plate 23—Interior Details of Design Plate 19. Scale, 1/2 in. 1 ft.
- Plate 24—9 Designs of Window Sash, Queen Anne Style. Scale, 1/4 in. 1 ft.
- Plate 25—2 Elevations and Details of Stores of moderate cost, with Dwellings above. Scale, 1-16, 1/2 and 3/4 in. 1 ft.
- Plate 26—Elevations and Details of Stores in Queen Anne Style. Scale, 1/4, 1/2, and 3 in. 1 ft.
- Plate 27—2 Elevations and Basement Plan of a First Class Modern Dwelling, to cost about \$5,000. Scale of Elevations, 1/2 in. Scale of Plan, 1-16 in. 1 ft.
- Plate 28—First and Second Floor Plans of Design shown on Plates 27 and 29. Scale, 1/2 in. 1 ft.
- Plate 29—2 Elevations and Attic Plan of Design Plate 27. Scale of Elevations, 1/2 in. Scale of Plan, 1-16 in. 1 ft.
- Plate 30—Details of Front Porch Architraves, Panels of Front Door, etc., of Design Plates 27 and 29. Scale, indicated on plate.
- Plate 31—Details of Rear Porch. Front Gable, Balustrade, Cornice, Water Table, Shingles, and View of Flower Balcony. Scale, 1/4 and 1 in. 1 ft.
- Plate 32—20 Designs of Exterior and Interior Cornices and Belt Courses. Scale, 1/2 in. 1 ft.
- Plate 33—5 Cornices, Wood, Terra Cotta and Stone. Scale, 1 in. 1 ft.



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- Plate 35—8 Designs for Exterior and Interior Doors. Scale, 1/4 in. Details of Panels, 1/4 full size, and 9 Designs of full size Mouldings.
- Plate 36—15 Designs of Windows. Scale, 1/4 in. 1 ft.
- Plate 37—2 Designs and Details of Bay Windows. Scale, 1/4 and 3/4 in. 1 ft.
- Plate 38—Plans, Elevations and View of a Suburban House of moderate cost. Scale indicated on plate.
- Plate 39—Details of Design Plate 38. Scale, 1/4 in. 1 ft.
- Plate 40—Elevations and Sections of Hall, Library, Parlor and 2 Chamber Mantels. Scale, 1/2 in. 1 ft.
- Plate 41—Perspective View and Plans of House costing \$6,000. Plans to scale.
- Plate 42—2 Elevations of Design Plate 41. Scale, 1/2 in. 1 ft.
- Plate 43—Exterior Details of Design Plates 41 and 42. Scale, 1/4 in. 1 ft. General Piazza Details; Front Gable Details; Dormer in Small Gable; Tower Dormer; Finial on Tower Roof; Section through Main Cornice; Cut Shingles; Small Posts Dormer, with Balcony.
- Plate 44—Interior Details of Design Plates 41 and 42. Stair Details Rail and Balustrade; scale

- 1 in. 1 ft.; Bracket in Hall; scale, 1 in. 1 ft.; Bracket used on Beam between Library and Sitting Room; scale, 3 in. 1 ft.; Window finish; scale, 3 in. 1 ft.; Elevation of Staircase; scale, 1 1/2 in. 1 ft.; Small Post, scale, 1 1/2 in. 1 ft.; Bracket on Small Posts; scale, 1 1/2 in. 1 ft.; Roll stopping Hand Rail on Newel Post; scale, 1 1/2 in. 1 ft.; Rosette on Newel; scale, 1 1/2 in. 1 ft.; Stair Newel; scale, 1 1/2 in. 1 ft.
- Plate 45—Perspective View of Queen Anne House at Short Hills, N. J., with Oriol Bay Window and 4 plans. Plans to scale. Cost \$6,000.
- Plate 46—Front and Side Elevations of Design Plate 45; scale, 1/2 in. 1 ft.
- Plate 47—Exterior Details, Design Plates 45 and 46; scale, 1/2 in. 1 ft.; Bracket over Balcony; Water Table, etc.; Section through Verandah; Tower Finial; Triplet Window in side Gable; Carved Panels under front Gable Window; Section through Oriol; Porch Gable.
- Plate 48—Interior Details, Design Plates 45 and 46; scale of Elevations, 1/2 in. 1 ft.; scale of details, 1 1/2 in. 1 ft.; Interior of Hall; Newel; Baluster Rail, etc.; Wainscot; Hall Arch; Triplet Window; Horizontal section; Section through window sill; Cornice.
- Plate 49—Perspective View and Plans of a Sea or Lake-Shore Cottage. Plans to Scale.
- Plate 50—Water Front and Side Elevation of Design Plate 49. Drawn to scale.

CONTENTS.

- Plate 51—Perspective View of Main Hall of Design Plate 49. Half Plan at Fireplace; Half Plan at Shelf; Plan and Elevation of Drawing Room; scale, 1/4 in. Details of Porch, Gable and Chimney at 1/2 in. scale.
- Plate 52—2 Sea-Side Cottages or Southern Houses, with Front Elevations and Plans of First Floor; Scale, 3-32 in.
- Plate 53—3 Small Sea-Shore or Southern Cottages, Two Elevations of each and one Plan of each. Scale of Elevations, 1/2 ft. to 1 in. Scale of Plan 24 and 36 ft. to 1 in.
- Plate 54—5 Designs for Lattice Work. Scale, 1/2 in. to 1 ft.
- Plate 55—6 Specimens of Sea-Side Cottages. Scale Design No. 1, 1/2 in. to 1 ft. Scale Design No. 2 to 6, 3-32 in. to 1 ft.
- Plate 56—Inside Finish of a Summer Cottage. Fireplace, Niche and Plan Scale, 1/2 in. to 1 ft. Staircase Details and Bracket under Beam. Scale, 1 in. to 1 ft.
- Plate 57—Front and North Elevations of a Lake View Cottage. Scale, 1/2 in.
- Plate 58—Plans of First and Second Floors, Roof and Attic. Scale, 1-16 in.
- Plate 59—South and Rear Elevations of Lake View Cottage. Scale, 1/2 in.
- Plate 60—Details of Lake View Cottage. Hall, Fire-Place and Section Scale, 1/4 in. Exterior Finish Scale, 1/4 in. Interior Finish Scale, 1/4 in.
- Plate 61—Plan, Elevations and Sections of a Dining Room Closet. Scale of Design, 1/2 in. Scale of Details, 1 1/2 in.
- Plate 62—Plans, Elevations, Details and Sections of 2 Wash Bowl Cabinets. Scales, 1 and 3 in.
- Plate 63—5 Elevations and 4 Plans of Low Priced Colonial Cottages. Scale, 3-32 in.
- Plate 64—Turned Work. 5 Designs of Posts, 18 Designs of Balusters, 3 Designs of Columns, 6 Designs of Drops and 6 Designs of Finials.
- Plate 65—Perspective View and Plans of a Modern Dwelling costing about \$3,500. Scale of Plans, 1-16 in. 1 ft.
- Plate 66—2 Elevations and Sections of Design Plate 65. Scale, 1/2 in. 1 ft.
- Plate 67—Exterior and Interior Details of Design, plate 65. Scale 1/2 in. 1 ft.
- Plate 68—A Balcony Gable. Scale, 1/2 in. 1 ft. Section, 1/4 in. Plan, 1/4 in. Section of Cornices at 1/2 full size. Baluster, 1/2 full size.
- Plate 69—Design of House recently Erected in California. This plate shows 2 Plans, 2 Elevations, Sections and Details. Scale, 1-16 to 1/4 in. 1 ft.
- Plate 70—8 Designs and Details of Verge Boards. Scale of Designs, 1/2 in. 1 ft. Details, 1 1/2 in.
- Plate 71—2 Plans and 2 Elevations of Dwelling House showing Eastlake features. Scale, 1/2 in. 1 ft. to 1-32 in. 1 ft.
- Plate 72—4 Elevations and 4 Sections of Ventilators. Scale, 1/4 in. 1 ft. to 3/4 in. 1 ft.
- Plate 73—Perspective View and Plans of Brick and Frame Cottage. Scale, 1-16 in. 1 foot.
- Plate 74—Three Elevations of Design, Plate 73. Scale, 1/2 and 1-16 in. 1 ft.
- Plate 75—Exterior and Interior Details of Design, Plate 73, embracing Details of Main Cornice, Parlor Bay, Porch, Cresting, Front Staircase and Parlor Mantel. Scales, 1/2 in. and 1 1/2 in. 1 foot
- Plate 76—Dwelling in the Elizabethan Style. Elevations and Plans. Scale, 3-32 in. 1 foot.
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- Plate 79—Ventilating Registers, cut in Brass, 2 circular, 2 oblong, and 3 spandril. Scale, 1/2 and 1/4 full size.
- Plate 80—Eight Designs for Chimney Tops. Scale, 1/2 in. 1 foot.

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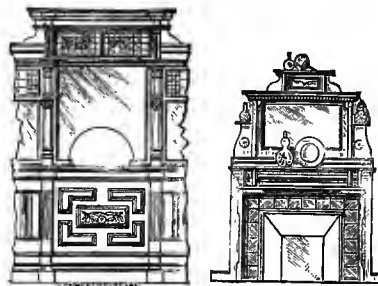
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- Frontispiece.—Perspective view of a large and elaborately finished entrance hall.
- Plate 2.—Entrance hall (perspective). This plate shows entrance hall opening into a staircase hall beyond.
- Plate 3.—Details of Plate 2.
- Plate 4.—Side of hall, with details.
- Plates 5 and 6.—Give plans and details of two staircase halls. Plate 5 also gives a design and detail for a ceiling in dark hard wood, cherry or mahogany.
- Plate 7.—Interior of hall, showing fireplace, alcove and staircase, with details.
- Plate 8.—Pen sketch of a staircase hall, with details. (Perspective).
- Plates 9 and 10.—Hall suitable for a small country house in the colonial style. (Elevation). Plate 10 gives the details.
- Plate 11.—Staircase and bay-window, and details. (Elevation).
- Plate 12.—Staircase in a city house.
- Plate 13.—Details of Plate 12.
- Plate 14.—Suggestions for staircases showing newels and part of runs.
- Plate 15.—Design for a staircase hall, with details. (Colonial style).
- Plate 16.—Design for finish of parlor in cherry. Elevations of two sides of room and details are given.
- Plate 17.—Interior of library. (Perspective).
- Plate 18.—Interior of library (in colonial style) showing mantel and bay window (elevation), with plan and detail of frieze of mantel.
- Plate 19.—Side of a library, with details. (Elevation).
- Plate 20.—End of a dining-room and details. (Elevation). Two designs for flooring are shown in the plan.
- Plate 21.—Side of dining-room and details. (Elevation). Showing sideboard and details.
- Plate 22.—A café interior. (Perspective). This plate also gives an elevation of the mantel and a plan of the room.
- Plate 23.—Details, furniture and fitting of café. (Plate 22).
- Plate 24.—Office of estate of Wm. C. Rhineland, Esq., deceased. The plate includes plan staircase, partitions, mantel, &c.

- Plate 25.—Chimney piece in a city house, with details.
- Plate 26.—Designs for two wood mantels, with details.
- Plate 27.—Sketches of four small mantels, with details.
- Plate 28.—Designs for mantels of low cost, with details.
- Plate 29.—Designs for two mantels; also designs for wainscoting.
- Plate 30.—Interior and exterior doors; seven designs.
- Plate 31.—Examples of window and door finish.
- Plate 32.—Designs for doors, with details.
- Plate 33.—Designs for trims of doors and other openings, with details and sections.
- Plate 34.—Wood and plaster cornices (one-half full size).
- Plate 35.—Wood ceiling; four designs with details.
- Plate 36.—Designs for wainscots, with details.
- Plate 37.—Examples of panelling for wainscots, ceilings, &c.
- Plate 38.—Hall furniture and details, including designs for hat-rack, hall table, chair, &c.
- Plate 39.—Designs for bookcases, with details.
- Plate 40.—Dining-room furniture, containing design for two sideboards, one of which is planned to be placed in a corner.
- Plate 41.—Dining-room furniture, including sideboard (built in), with details. A plan of a ceiling in wood and plaster is also given.
- Plate 42.—Suggestions for bank or counting-room finished in hard wood, with details.
- Plate 43.—Details for drug store, including wall cases, cashier's and prescription desks, and two designs for letter-boxes.
- Plate 44.—Details for counters, giving four designs for counters, and a design for show case. The upper part is open, and the central part closed on all sides with glass doors. The space below is partly filled in with a spindle lattice, making a receptacle for sponges.
- Plate 45.—Screens for stores, offices, &c.
- Plate 46.—Store fixtures, showing wall-cases, counters, &c.
- Plate 47.—Fittings for a store, comprising open shelf cases, cashier's desk, table counters, chairs, &c., with details.
- Plate 48.—Store fitting, including designs for shelving, panelled and table counters, cashier's desk, with details.
- Plate 49.—Bar-room and details. (Elevation).
- Plate 50.—Finish of an apartment house. This plate includes a plan of the apartment, and designs and details for main stairs and doors.
- Plate 51.—Finish of an apartment house, giving designs and details for parlor and dining-room mantels.
- Plate 52.—Finish of an apartment house, giving hall wainscot, designs and details of doors, kitchen dresser, &c.

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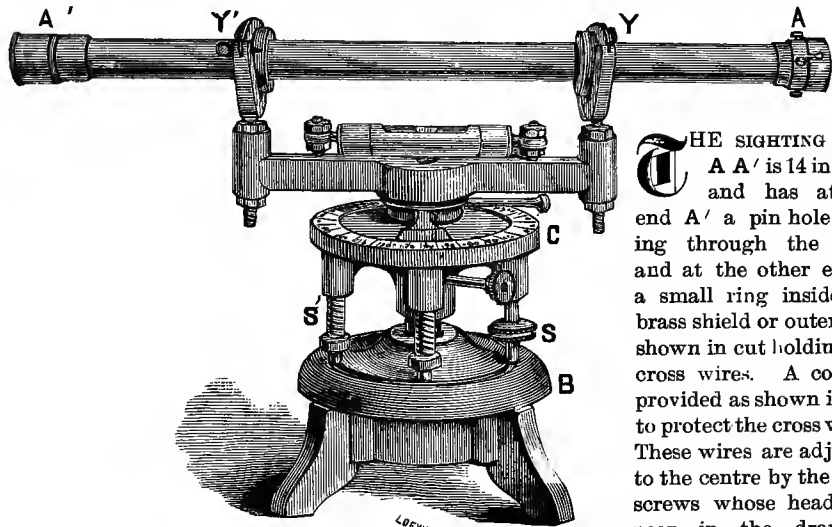
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THE SIGHTING TUBE A A' is 14 in. long and has at the end A' a pin hole looking through the tube, and at the other end A a small ring inside the brass shield or outer ring shown in cut holding the cross wires. A cover is provided as shown in cut to protect the cross wires. These wires are adjusted to the centre by the little screws whose heads appear in the drawing. This tube rests in the Ys,

Y and Y'. On this tube at the Ys are two rings with flanges, like car wheels, and it is held in its place by the latches on the top of the Ys. By loosening these latches this sighting tube may be revolved to test the adjustment of the cross wires.

At the feet of the Ys will be seen the nuts, one above and one below the end of the cross bar, which may be turned, thus raising or lowering the end of the tube and adjusting the line of sight to the line of level. The circle C is graduated to 10° and the pointer marked to degrees, so that the instrument may be used in laying off angles, squaring foundations, &c. The pointer is movable and can be fixed in position by the set screw shown in the cut just below the cross bar. It is usual to set the pointer to O in starting any work, which is done as follows: by means of the set screw beneath the circle, fix the instrument when looking toward first station so that it will not revolve on its axis, then loosen up the clamp of the pointer so it may be revolved, and bring it to O and clamp it firmly there, then loosen the set screw beneath the circle and the instrument is ready for use. The cross bar carries the glass bubble which is seen in the cut. The bubble itself may be adjusted by the screws. In the centre of this cross bar will be seen the head of axis about which the circles revolve. To the circle are attached the two thumb screws and springs opposite to them by means of which the instrument is brought to a level.

In the outer edge of the Base B is a smoothly turned groove in which the feet of the screws and springs may slip easily whenever it may be necessary to revolve the circle on the base. The centre of the base is formed into a socket for the ball referred to above. The under surface has a solid cylinder which screws in the collar of the tripod. The cord suspending the plumb-bob drops from the centre of the instrument to which it is attached by a loop not shown in the cut. From this description it will be seen that this instrument can be adjusted in every way possible in the highest priced instruments, and has besides the additional feature of a horizontal circle, making it in reality a plain transit, as well as level.

TO ADJUST THE LEVEL.—This operation requires a little patience, but when understood is easily accomplished. There are three adjustments:—

1st. To bring the level tube or bubble parallel to the plane of the circle C. 2d. That of the cross wires. 3d. That of the Ys or to bring the line of the sight parallel to the line of the circle, so that when the circle is level the line of sight is horizontal.

The first adjustment is made as follows: Bring the Ys over one of the screws S and its opposite spring S' and level up with the screw until the bubble appears in the

Description of the Level.

centre, then reverse the plate, noticing where the bubble settles, and if it does not remain at the centre by means of the screws at the ends of the cradle bring it half way from its present position to the centre, then level up again by means of the screw S. and then reverse. If it then varies from the centre, repeat the same operation, dividing the distance until it appears in the centre every time, when it will be level.

2d. Adjustment, that of the cross wires. Loosen up the catches on top of the Ys, then look through the tube toward some perpendicular object, and bring the perpendicular wire in line with such object, then turn the tube half way round, and if the cross wire varies from the object, move it by means of the screws at A half the distance. then revolve the tube back to its first position, and if it then varies, halve the difference again, repeating the process until the wire touches the perpendicular line of the object in both positions of the tube, then revolve the tube one-quarter and repeat the operation with the horizontal cross wire until it lines with the object, when the intersection of the cross wires should be in the centre. To test this more fully, while looking through the tube notice the point at which the intersection of the cross wires touch the object, and revolve the tube slowly in the Ys, and if it is in the centre it will not move from this point, otherwise it will describe a circle one side of which contains the point, in which case it is to be further adjusted until there is no variation from this point.

The 3d adjustment, that of the Ys, is accomplished by the raising or lowering the Ys, by means of the nuts above and below the cross bar. This adjustment may be made in several ways: where you have two points you know to be on a dead level, set your instrument where it will look over them and sight across them, and if the intersection of the cross wires strikes both these points or an equal distance above or below them, the line of sight is horizontal or parallel to the plane of the circle, if not it must be raised or lowered until it is. A second method is to set the instrument and measure off equal distances on either side of it, and take the height where it strikes at either station and then move the instrument to a third station an equal distance, and in a line with the two stations, and if it then strikes the marks fixed by the two preceding observations or equal distances above or below, it is level, otherwise it must be adjusted until it does. A third method is, where you are near a still body of water, drive several stakes so that their tops come just even with the top of the water, and try them, and if the cross wires mark equal distances above them all, the instrument is level, otherwise it must be adjusted until it comes to the same height above each. This last method supposes great care to be taken in driving the stakes and that the sights are taken at long distance. *Every instrument will be fully adjusted before it is shipped.*

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