Houses, villas, cottages and bungalows : for Britishers and Americans abroad / by George Gordon Samson.

HOUSES · VILLAS · COTTAGES AND BUNGALOWS

for

RESIDENCES AND AMERICANS ABROAD.

With Hints showing How to have them Built, and What they ought to Cost.

by

George Gordon Hastings,

Architect.

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For Britishers and Americans Abroad

A BOOK SHOWING HOW THEY SHOULD BE BUILT AND WHAT THEY OUGHT TO COST

BY

GEORGE GORDON SAMSON, ARCHITECT

Author of "How to Plan a House," etc. etc.

With Thirty-nine Full-page and many other Illustrations, including Plans and External Views of Eighteen different Houses, Bungalows, and Villas

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TO

MY MOTHER

WHO LOVES THE SOUTH

THIS BOOK IS DEDICATED

PREFACE

THE very cordial reception granted, both by press and public, to my book, "How to Plan a House," has encouraged me to write the present volume. While my former book dealt especially with the requirements of houses for the British Isles and the British climate, the present one concerns itself with the homes and houses of my countrymen abroad. The Englishman who lives abroad never does well, in my view, to reproduce in another country and another climate the exact replica of some favourite house in his native land; neither, on the other hand, will he find his ideas of comfort and his inborn idiosyncrasies well ministered to by the cottages, villas, or mansions, which the various nationalities where he finds himself are in

the habit of building in accordance with the ideas peculiar to their own manners of life.

The art of comfort—just in how far, and just in what ways the Britisher abroad will be wise to adopt the methods, in so far as they concern building, of the country where he has decided to live; and just how far, and in just what ways he will wisely introduce the ways and the details of his native land into his building, it is the purpose of the present book to inquire, and, if it may be, to answer.

Certain great, though very simple, principles underlie the planning of all houses, no matter for what climate or country. Therefore, in the present volume, to avoid repetition, I have assumed that my readers have acquainted themselves with these principles, either by reading my former book, "How to Plan a House," or from a general and very careful study of this most important subject from other sources. "How to Plan a House" deals

only with the planning and arrangement of rooms, passages, and other details of the *interiors* of houses, and purposely, therefore, no views of their exteriors were introduced into the first edition of that book. The general desire expressed after publication for some such external views of the houses whose internal plans and arrangements were there dealt with has led me, in the present volume, to introduce sketches of the outsides of most of the houses with whose plans this book concerns itself.

Many of these houses have already been built, while some are still "castles in Spain." All the houses have been planned with a special eye for those to whom cost is a consideration—who want, in fact, to get the very utmost possible for a certain sum, and furthermore require their houses planned with a view to saving labour and service as much as possible at all points in the arrangements. To persons of unlimited pockets, to whom cost is no

object at all, and who may require very elaborate and costly architectural schemes, this book will not, therefore, so greatly appeal.

The measurements on the plans are all given in feet and inches, as being more familiar to the English mind than metres, but in all cases a scale of metres, as well as one of feet, has been added at the foot of the plans.

The approximate cost of each house is given in dollars and francs as well as in English pounds. For Italy and Spain it is only necessary to bear in mind that the *lira* and the *peseta* are equal in value to the French and Swiss *franc*.

At a time like the present, when so much British capital is unhappily seeking refuge abroad, driven out of the country by the accomplished and threatened legislation of a Socialistic Government, masquerading under the title of Liberal, it is hoped that this little book may prove of service to the large and increasing army

of persons who are investing their money in house property abroad.

Notes and suggestions from readers abroad are always very welcome for increasing the usefulness of future editions. Blank pages for this purpose are provided in the body of the book.

G. Gordon Samson.

45 Rue Cotta, Nice, France,
and
Oldfield, Bournemouth,
October 1910.

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HOUSES, VILLAS, COTTAGES, AND BUNGALOWS

For Britishers and Americans Abroad.

CHAPTER I.

The Britisher Abroad.

When I speak here of the Britisher abroad I mean the Britisher who wanders South into warmer climates, such as those of Southern France, of Italy or of South Africa, and deciding to make his abode there, casts about him for a home which shall at once satisfy his inherently British needs and ideals and at the same time enable him to benefit by and enjoy to their very fullest the balms, the peculiarities,

and the advantages of the climate, the country, and the people of his adoption. With the Britisher who lives in Great Britain or in similar cold climates I have already dealt in "How to Plan a House," and consequently the present book does not concern itself with his needs at all.

The Britisher Abroad is an Epicurean not a Philistine.

The typical Britisher abroad has too long been libellously portrayed by the humorist as a species of ravening animal, truculently demanding his roast beef and other commodities of an essentially British character wherever he goes. In our grandparents' days he may or may not have been just such a person and demanded just such things; be that as it may, the typical Britisher abroad to-day is no Philistine, but rather an epicure—an epicure in matters affecting the com-

forts, the well-being, and the pleasures of his existence ; essentially retaining his own nationality while ever eager to assimilate everything that better ministers to his needs and pleasures from the foreign ways and the habits of the peoples amongst whom he wanders. He comes to the South because the South offers him delicacies of sun and climate which his native land cannot boast, and in living in the South for part or all of each year he should essay rather to enhance the joys of better climate by surrounding himself with all the accustomed comforts of his own country added to the best ideas and usages of his adopted one, than to content himself with the advantages of climate alone and daily subserviate his inherent tastes to the ways of the peoples and places of his adoption, where those ways happen to clash with his most cherished and deeply rooted habits. Surely the first is true epicurism—the art of extracting the greatest joy and pleasure from life. But the second is exile.

The Beneficence of Interchange of Thought in Matters Relating to the Building of the Home between One Nation and Another.

In no country has the art of building a home arrived at such a state of excellence but that it must benefit much by the study of the ways in which in other countries and amongst other peoples the same matters are dealt with and similar or dissimilar results achieved.

In every country there is a very great tendency in building the home to do certain things in certain fixed ways, not so much because there now exists any special reason that makes those special ways the best, as because from time immemorial in these particular regions these particular things have been done in these special ways. Often the reason for a particular formation has passed away hundreds of years before any one thinks of ceasing to regard that particular formation as the one

indispensable. Take for instance all the old towns and villages along the French and Italian Rivieras, built, as they originally were, at a time when the population was subject to the incursions and raids of the Moors. The streets are all of an extremely narrow type, and the upper storeys of the houses on either side often overhang the ones below, till the topmost storeys of the houses on one side of the road almost touch those on the other. Thus the inhabitants were better able to protect themselves and throw missiles and scalding fluids on their assailants below. But sun, light, and air (and consequently health) were thus excluded from the dwellings, and a race largely of cripples was consequently bred in these vaulted alleys. It was not till long after the need for this construction—the raids of the Moors—had ceased to exist, not until our own times indeed, that it occurred to the inhabitants to cease building these pestilential though picturesquely narrow streets.

Intermingling of Dutch and French Ideas.

In the old domestic architecture of South Africa it is intensely interesting to note the beneficial effect which the intermingling of the French ideas with the Dutch, and the Dutch with the French, had upon one another. Although the Cape was essentially Dutch in its life not only until 1806 when the English finally took it, but until long afterwards (even in a very large degree until the present day as regards its country life in districts far removed from the coast towns), yet the little band of Huguenot settlers who arrived in the country after the revocation of the Edict of Nantes exercised a far-reaching effect upon it. Settling first at Frenchhoek, and afterwards spreading and intermarrying everywhere, though their language and their nationality became merged in that of the Dutch, yet their influence on the characteristics and life of

the people, as well as on its domestic architecture and the construction and guidance of its homes remains very clearly and very beneficially to the present day.

In a climate similar to that of Southern France the French ideas and methods were of great benefit to the domestic architecture of the Dutch, but at the same time, and in an almost equal degree, the French methods benefited by the ruder influence of the Dutch, and from these two variant energies new ideas of comfort sprang, which we may seek in vain in either of the sources from which they were evolved. And so it is always where the thought and study of one nation is brought to bear on the thought and methods of another.

In those good old days, moreover, affairs moved slowly and left much time for thought and care and study to be bestowed on every detail, which the press and hurry of life to-day too often ousts.

To these worthy Dutch and French colonists, far removed from "the madding crowd" on the great tracts of territory which served them for farms—little kings in their own domains—labour, in those days of slavery, was an item of as little consequence as time. Little wonder then that they evolved works still well worth the study of prospective home-builders in Southern lands.

In the United States of America again, to take but one other example, the increased comfort in the form of the homes which the influence of the ideas of one nation upon those of another has evolved is no less marked than it is in South Africa; but, being so much more diffused (the ideas of very many more nations having acted upon one another in the United States) the new methods there evolved are much more difficult to trace to their respective sources than is the case in South Africa.

The Stoop or Wide Verandah.

The "stoop" or great lounge verandah, sheltered above from the sun, is an essential part of *every* country or suburban house in Africa or the States; the climate of Italy and Southern France—to name but two places in Southern Europe—equally demands that this should be the essential adjunct of *every* home, be it villa, cottage, or mansion; but we all know that in innumerable cases it is omitted, and the shutters or *persiennes* which, though they exclude the hottest summer sun, keep the people caged up and panting in the rooms, are but a poor substitute and no consolation for the omission of the great cool *stoep*.

Georgian Excesses of Formal Ornament.

No one studying the many examples of Georgian and early Victorian architecture in our own country will fail to admit

that a great improvement has come over our domestic architecture during the last fifty years or so. Much of the foreign domestic architecture of to-day — more particularly that of France—stands very much where we stood in our Georgian and early Victorian days, relying, as we then relied, altogether or far too much on small details, on conventional ornamentation, or on the petty curves of innumerable complicated mouldings for the beauty or otherwise of its effect. Now this is always a mistake, the reason of which we need not go far to find.

The Elements of a Building's Beauty in their Order of Importance.

If we reflect for a moment we shall see that the beauty of all buildings depends really on three very simple things whose importance ranks in this order :—Firstly, Outline ; secondly, Colour ; and thirdly, and *quite* lastly, Ornament of Details.

Reflect on any great buildings whose beautiful effect in any landscape has indelibly imprinted itself on your mind. What has primarily given pleasure to your eye is its *outline* seen at first dimly in the distant landscape, and then ever more clearly as you approach it. Then you will find, if you analyse it, that the second sensation of pleasure came to you from the building's colouring, from the way in which it *harmoniously* contrasted with its surroundings; for, you must note, the beautiful in building coloration in most instances contrasts with its surroundings rather than matches them; only the contrast must be in harmony, for a false colour produces a discord just as definite and just as painful in painting as in music. Yet how few of us stop to put this truism into intelligible words even to our own minds! A building's colouring, then, is only second in importance in the three primal elements of which its beauty is composed, but this beauty depends not

only on the harmoniousness or discord with which the whole building's colouring contrasts with its surroundings and with the rest of the landscape, but it also hangs very largely on the realisation of harmonious contrasts in the colouring of its different parts or members—its doorways, its windows, its roof, for instance—and the play of lights and shadows amongst them, sometimes bold and clear cut, sometimes subtle and light.

Thirdly, and quite lastly, and only indeed when we are so near to a building that we can see them, does that building's beauty depend on its small and detailed embellishments. At a distance of a few hundred yards these are scarcely or not at all apparent to us; yet how many buildings that we have never seen at a nearer distance than this have stamped their beauty indelibly on our minds.

Hence we see the folly of *depending* on detail for beauty. Where then and from what cause, we may well ask, first

arose the craze for all these formal ornamentations and maddening complications of meaningless mouldings which intrude themselves everywhere like very ungraceful serpents over the exteriors of those buildings which flourished in early Victorian architecture, and have since, thank Heaven, died out with us, but still survive in much Continental architecture to-day?

The Hallucinations Produced by Mechanical or Working Drawings.

The reason, I think, is a very simple one. I myself have always found it so very difficult that I take it other architects in other times must have found it equally difficult to make people believe that of two mechanical drawings of different buildings, the one which looks bare, staring and ugly on paper will often produce a most beautiful house, while that which looks very attractive on paper will oftentimes produce a house which,

when built, will strike the eye as dull, featureless, and commonplace—if nothing worse. You may tell the layman all this until you are tired, yet still he will hanker after the most attractive drawing, and wonder when the house is built why it looks so very different from the drawing, though the reason is plain and ready to his eye if he would but train and use his eyes. In a mechanical drawing of a building it is plain that architects must very clearly define the smallest details of every tiny bit of ornamentation—each member of a small or huge moulding, each ornament of stone, brick, or plaster must be exactly portrayed for the builder. You must note that these details are drawn in ink on white paper, and stand out with intense clearness on the paper, even if subsequently toned down with colours, so that they appear (in the drawing) the *important features* of the building. This is the mere hallucination almost invariably produced by a

mechanical drawing, for, of course, they are nothing of the kind. When built and seen by the eye they no longer stand out clearly as they did in black lines on the drawing, and their plays of light and shade have assumed a very different value. Subjected to the truthful scrutiny of a camera's eye, placed at a little distance, they become so slight, so faint, so unimportant that in the resulting photograph we find they have almost vanished.

Where Old Forms are Better than New.

The reaction from the craze for formal detail often threatens to push us British into the other extreme of imitating old forms and old ways of simplicity so eagerly that our love for simplicity may result in baldness and crudity. While there is so much that is admirable in this demand for simplicity there is also

something further than crudeness to be avoided, and that something is the craze for reproducing old forms merely because they are old. There is generally more worth and more beauty in old ideas than in modern ones, because in old days men spent more thought and time and labour upon their works than is unfortunately the case to-day; but the needs of two hundred or of five hundred years ago were not the needs of to-day. We must seek then, I think, to study and to follow old forms, blending them and altering them to the needs of the people of to-day. To exactly reproduce in one age the architectural style of another age has always seemed to me a little mad. Each of these styles depended for its beauty and its usefulness not on its slavish imitation of another style which had served the wants of other peoples and other times, but in evolving from those dead styles and its own living needs a kind peculiar to its own day.

And so, I think, we must do in our generation.

Interior *versus* Exterior.

Much that is true of the external beauty of a building is true also of its interior beauties; but here we must remember that the details are always within our immediate range of vision, and their importance in our scheme of beauty is consequently enormously increased. Whether in external or in internal ornament, however, let us apply one rule: if needs must, let there be little of it, but let that little be good, and let it be true. Better one exquisite statue in one tiny niche than a dozen great horrors in plaster. Better one honest chiselled stone than a wealth of imitation cement. And so in everything.

CHAPTER II.

Materials, Ways, and Costs.

The Continental, and especially French, system, that obtains in even quite small towns abroad, of living in large, barrack-like buildings, divided into little *appartements* or flats, the lower floors occupied by the rich and the upper ones by those of lighter purses, until when the garrets are reached we come to quite the poor,—this system does not recommend itself to the British mind. There is little privacy, there are no gardens, and there is a mixture of classes and peoples which does not appeal to our tastes. Were such flats provided each with a great wide stoop or loggia, at least 8 or 9 ft. wide, and so arranged that it would be quite cut off from sight and hearing of its neighbours (let into the

building itself, as it were), the disadvantages of the plan would be much alleviated. Although we had no garden we should at any rate have a private open-air lounge, sheltered from the sun, and not overlooked or overheard by the dwellers in the adjoining flats. Such an idea is seen in Figs. 42 and 43, pages 130 and 131. The miserable little apologies for balconies, about 2 ft. wide and as broad as a window or two—veritable toys—with which the faces of such buildings are often so generously besprinkled, unshaded as they are from the sun above and unsecluded from the gaze and hearing of every one on all the other little toy balconies, in no way satisfies an Englishman's needs.

Although each year more foreigners take to our plan of living in villas—even be they quite small—in the suburbs of a town rather than living in the towns themselves in these barrack-like flats, the smaller at least of these villas seldom appeal to us as the foreigner builds them.

Too square for our tastes, they appear like large white boxes or great dolls' houses, with their painfully regular and "balanced" rows of windows and finicking ornamentation, the whole crowned with a symmetrical squash or hipped roof, the charms of whose formal design ceased to delight us in the British Isles forty years ago. The insipid doll's-house character of the majority of modern French villas exteriorly is all the more remarkable when one observes what a wealth of exquisite beauty is embodied in much of the domestic architecture of many ancient towns in France—a beauty which might so profitably be imitated and adapted to the needs of to-day.

The Uses and Abuses of Shutters.

The general and very necessary adoption of louvre shutters or *persiennes* in Southern countries of course greatly conduces to this rigid formality of design, for

they are most easily applied to buildings whose windows are placed singly in the face of a house, at a slight distance from each other, thus leaving room for the shutters, when open, to fold conveniently back outside on the wall at each side of the window ; nevertheless a little care and contrivance will generally enable us, while retaining these shutters, so necessary in a warm climate, to avoid entailing any formality in our designs by their adoption.

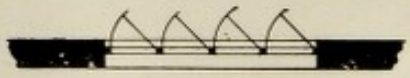
Of course our ordinary English sash windows (windows "*à guillotine*" the French call them) are not in favour abroad, and in warm climates where, behind the closed shutters (admitting enough light and a good deal of air), you ought to be able to leave every bit of window open in the hot weather, our sash windows, only capable at their widest of admitting air through *half* the surface of the window opening at any one time, you must remember, would not be suitable. The casement window, hinged like a door,

is almost universal outside England. In England, where we now use many of these casement windows, there are still some people who condemn them as tending to cold and draughts, objections which in Southern climates do not quite so much present themselves, and in Northern France and other cold places are got over by using double windows, and (both in north and south) by the adoption of a far better and more draught-proof apparatus for closing the windows than generally obtains with us in England.

Abroad these casement windows are usually made broad and very tall, and are constructed in pairs opening inwards thus:—

and there are none of those wide window seats below them which we British prize so greatly, the walls going down to the floor in a straight line below the windows.

In England, on the other hand, we generally construct our casement windows much lower and somewhat narrower than they do abroad, and usually arrange them in sets of four or five in a row, opening outwards thus :—



and with wide window sills or seats inside.

How to Adapt Our English Casement Windows to Southern Climates.

There is really no reason whatever against adopting our customary arrangement of these casement windows abroad except that, to accommodate the outside shutters or *persiennes*, we must make the windows open inwards instead of outwards (else when the shutters are closed to exclude the heat the windows would also, perforce, all have to be closed too!)

and arrange the shutters in two or three leaves; for it is obvious that if a shutter were made wide enough to cover two or three windows at once it would look far too heavy and clumsy when open and folded back against the wall, and moreover in many cases it could not be so folded back, if very wide, without falling foul of some other window opening or of the shutter belonging to that other window. In Fig. 1, page 26, and in Fig. 13, page 76, the form of casement windows we are accustomed to in England can be seen adapted to the *persiennes* demanded by the hot climates of the South.

Roller Shutters.

In cases where the *persiennes* or ordinary louvre shutters do not look well we can substitute revolving shutters or *stores*, which, when not in use, roll up out of sight in a little cavity above the windows. They are, however, somewhat

more fragile than the common *persienne*, and thus more liable to damage, and when out of order are less easy to get at and repair than the *persienne*.

Always Prepare for Shutters even if You do not use Them.

It may be, and often is suggested that when a house in the South is only built to be occupied in the winter, that shutters will never be used, and should consequently be omitted. Even if we do omit them, however, it will never be lost trouble to so arrange our windows that shutters can be fitted to them at any time; and indeed we should always insist on the hook portion of the hinges for the shutters being built into the walls at the same time as the window frames, for the cost of doing so is trivial at that time, but if then omitted it is very difficult, troublesome, and costly to have them properly built in afterwards, should

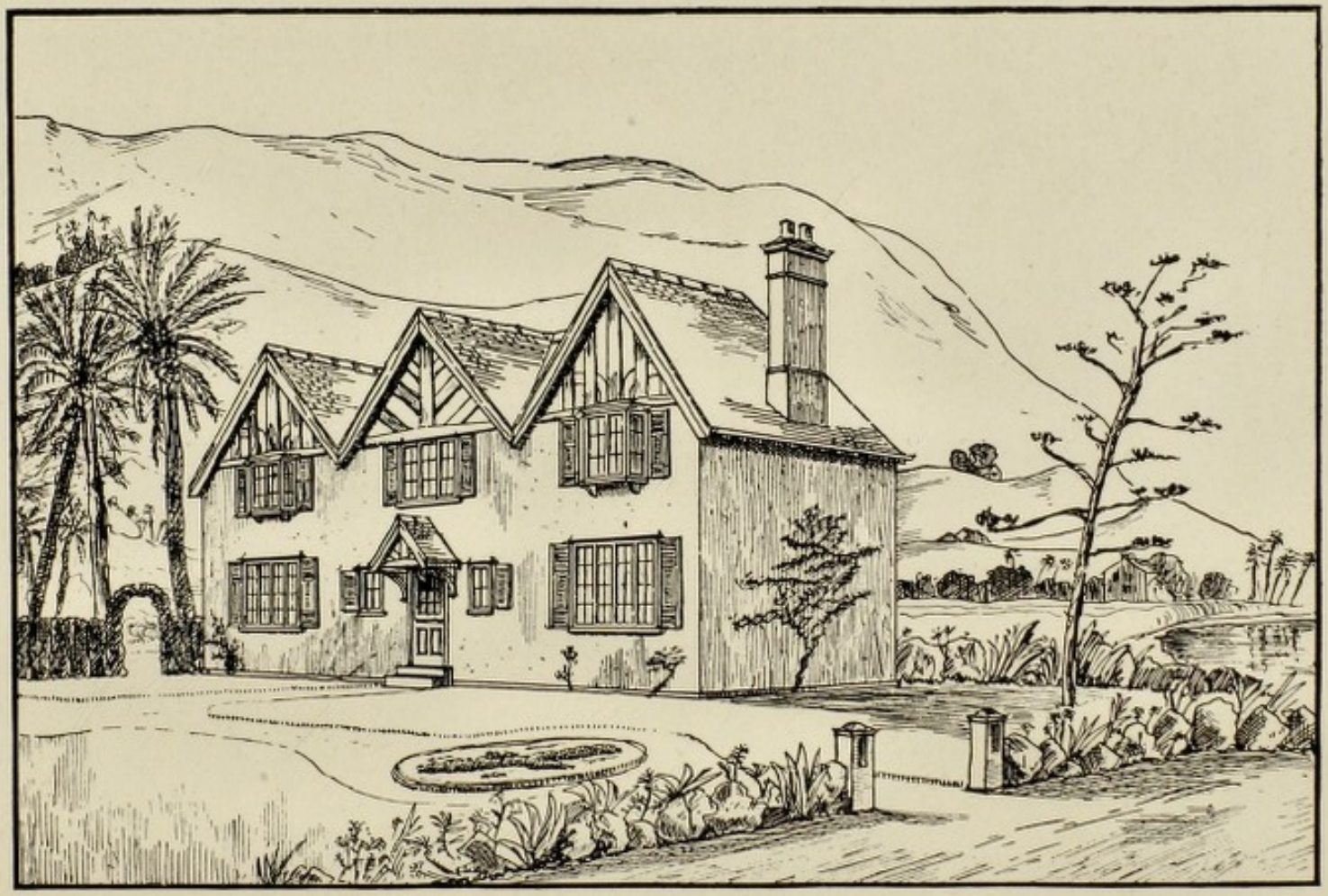


FIG. 1.—A VILLA ON THE RIVIERA COSTING £320.

For the Plans of this little Villa, see Fig. 3, page 49.

altered circumstances or other occupiers sooner or later require them, as almost invariably happens. More than this, if we occupy a house only in the winter, it will, by consequence, be habitually shut up in the summer, in which case shutters—be they louvre shutters or solid ones—enable us not only to close a house more securely against mischievous stone-throwing persons and would-be house-breakers, but also tend to better secure the interior from the entrance of dirt, and the colours of its contents from fading.

The Importance of Good Planning.

To uninitiated people a house is often just a house, and the only salient things to be considered about it are the number of rooms it contains, their size, and perhaps also their aspect. This, however, is very far from being the case. In the preface to this book (page viii) I have

dwelt on the great importance and need for studying the art of planning and the principles which underlie that art. Their importance indeed can never be gauged by those who have not studied them. Let us consider but one of the very many principles which must always govern and underlie the planning of every house, the question of saving labour. This is a question which should never for a moment be lost sight of in every arrangement of a house. A badly planned house in which this matter has been altogether neglected will constantly require one or in some cases even two more servants to efficiently work or staff it, than another containing exactly the same number of rooms in the arrangement of which this has been kept in constant view right through. While this is a matter of consideration in large houses, it is surely even more important in smaller ones, since naturally they are generally occupied by people of smaller means, to whom

expenditure is a greater object. Every servant costs in food, wages, &c., *at the very least* £40 a year, and £40 a year capitalised is £1,000 or $5,000. Hence an apparently cheap but badly planned house which needs, let us say, only one servant more to work it than a properly arranged house of the same size, is a very expensive bargain indeed, looked at from this point only; and it must be remembered that labour saving is only one of many considerations whose requirements, *equally important*, should be carried out in every plan.

The Advisability of Using Local Materials.

Before going any further let us remark once and for all a most important matter. Wherever we build abroad we shall always do wisely to adopt, as far as possible, local ways and the local materials in our buildings, modifying them, as needs

must, to meet our British ways and ideas, rather than importing what we want from our own country. As in the matter of the casement windows, so in all else; we may alter their form and size and shape, without increasing the cost of our building, but we retain in them the essentials of our own ideas with the addition of many foreign details and improvements. In casement windows, for example, we have already seen that the fittings commonly employed abroad for shutting them are infinitely superior and effect an infinitely more wind and weather proof closing of the windows than those commonly used in Britain; we therefore unhesitatingly adopt them. We should be foolish, too, when building abroad, to use English locks on our doors, for when out of order it would be more difficult to get them either replaced or repaired than if the totally different local ones had been used. And so in a hundred details of our building.

As to the materials for the carcase of our house, we can never do unwisely to be guided by local usage, and we save our pockets enormously by so doing. For instance, in a locality where the houses are habitually built of rough stone, plastered over, we shall nearly always find it more expensive and less satisfactory if we insist on building with bricks, and *vice versa*.

Similarly, in roofing we always do well to study local usage. It is no uncommon thing to see the houses of ardent Britishers in foreign countries roofed with slates or tiles brought from England. Yet it seems to me that this is not only frightfully costly, but it is for other reasons unsatisfactory. The slates and dull-coloured tiles which harmonise against the skies of our grey climate give but poor effects in the clear atmosphere and against the vivid blue of Southern skies. Far more exquisite in such places is the effect of the brilliant colour of the Marseilles tiles and those

similar ones made in other places in the South. Our colonists in Africa and Australia (who have not yet found suitable clays for making good tiles locally, and are therefore obliged to import most of their roofing material from abroad) have not been slow to realise this, and we now find nearly all their better buildings roofed with these beautiful and durable tiles, which, in districts where smoke is absent, seem to retain their brilliant colouring almost indefinitely. In our Colonies, too, we employ these tiles in such a way as to take much more advantage of their beautiful colouring than is customary in the South of France, from whence they come. We make a much greater feature of them in our scheme of colouring than the French do, for we construct our roofs of a steeper pitch or angle than is common in Southern France, thereby leaving a far greater expanse of them visible to the eye. In France they replaced the old fashioned pantiles,

formerly the common roof covering of those regions. The pantile, by its form, needs a roof of very gentle slope or pitch, and consequently all the roofs in the South used to be made at this low pitch or angle. When all necessity for this form ceased with the exodus of the pantile and the substitution of the modern self-locking Marseilles tile, which hangs equally as well on a roof of quite steep incline as it does on one that is nearly flat, the custom of making roofs with this very low angle, deep rooted by the usage of centuries, survived though its reason had ceased. The consequence of this is that on the high buildings of Italy and Southern France the covering of these almost flat roofs is scarcely visible to any one looking at them from the ground, and the beautiful effect of their brilliant colouring against the vivid blue of the sky is often lost.

Let us then use local materials as far as possible, merely modifying their form and

application to our needs, and importing as little as we can from our own country. Of course some few fittings of our houses will come from Britain, notably, I think, in the matter of our fireplaces. The hearth in all countries is so essentially connected with the home that it would be difficult for any one to divorce their special tastes and needs in this regard from the customs and usages of the land of their birth.

Wood *versus* Coal.

Our fireplaces at home are generally made to burn coal; those abroad to burn wood. Wood is a good material for firing, but it is far more troublesome than coal. It burns so quickly that it requires constant attention or it goes out, and while burning it makes a hotter fire than coal, which is not an advantage in warm climates. Though coal is so much dearer in most places abroad than it is in England,

yet the extra expense which its use would thus entail is theoretical rather than practical, because in Southern climates the amount of coal we need to burn is so infinitesimally small in comparison with what our roaring English fires consume. For burning coal, the typical bare Continental hearth, provided only with two iron "dogs" to support the logs of wood, is plainly unsuitable. I think therefore that the Britisher does well to import the fireplaces for his home from Britain, selecting such patterns as are suitable for burning wood as well as coal. The additional cost of importing these things is not great. Also, while we are about it, let us make provision for a fireplace in practically every room. There is no method of heating so healthy as an open fire; and even when we are not using the fire the ventilation afforded by the chimney is always most valuable. There is nothing more miserable or irritating than to travel South in search of warmth only to be

perished and starved on every cold wet day for want of proper fireplace accommodation *right through* every building. In South Africa the Dutch make this (to us) lamentable mistake; in Southern France the same thing is the case; and in Italy things are no better. Now in none of these climates do we want big fires, but in every one of them we require small ones in bad weather in every room we inhabit. A very large part—probably the largest part—of those Britishers who live in the South do so, either because warmth is necessary for some invalid of the family, or because, having lived long, through force of business or other circumstances, in hot or tropical countries, they are unwilling to face the rigours of the English winters. How many of such people, disgusted at the placid way in which the natives trust all to their much vaunted climates, or consider that all needs are served by one or two late-lighted and miserable little fires in a great house,

annually shake the dust off their feet against these *laisser faire* places, never to return, preferring the coldness of their own country, with its universal appliances for warmth, to the unpreparedness for cold weather that one meets with so constantly abroad.

I would therefore put a fireplace in every possible room in the house, except of course in the case of very warm climates—it would be plainly absurd to plan a house with a dozen fireplaces for the warm belts of Natal for instance. At the same time I would arrange for a system of hot-water heating or "chauffage" for houses on the Continent. Fires are a pleasanter and a healthier form of heating, but hot-water heating causes infinitely less work and trouble—a great consideration in the matter of staffing a house, especially in these days when, from one cause or another, there is so frequently a temporary shortage in the staff of a house. We should remember

too that when we use this hot-water heating, and dispense with our fires, their chimneys still act as ventilating flues for the rooms, minimising some of the objections to hot-water heating pure and simple.

For very small houses (or for big ones where only two bedrooms need to be warmed) the Nautilus Fire Company have invented an ingenious and beautiful sitting-room fireplace (Fig. 2, page 39) with a boiler at the back from which two bedrooms on the floor above (or one room on the floor above and another room on the ground floor) may be heated by hot-water radiators. The sectional elevation in our illustration shows one room on the floor above and one room on the ground floor, heated by these radiators. It often happens that in a family, whose other members are quite strong, one or two persons require special care and warmth; and in such cases the convenience of this system is very great, one or two bedrooms being warmed from the fire in the

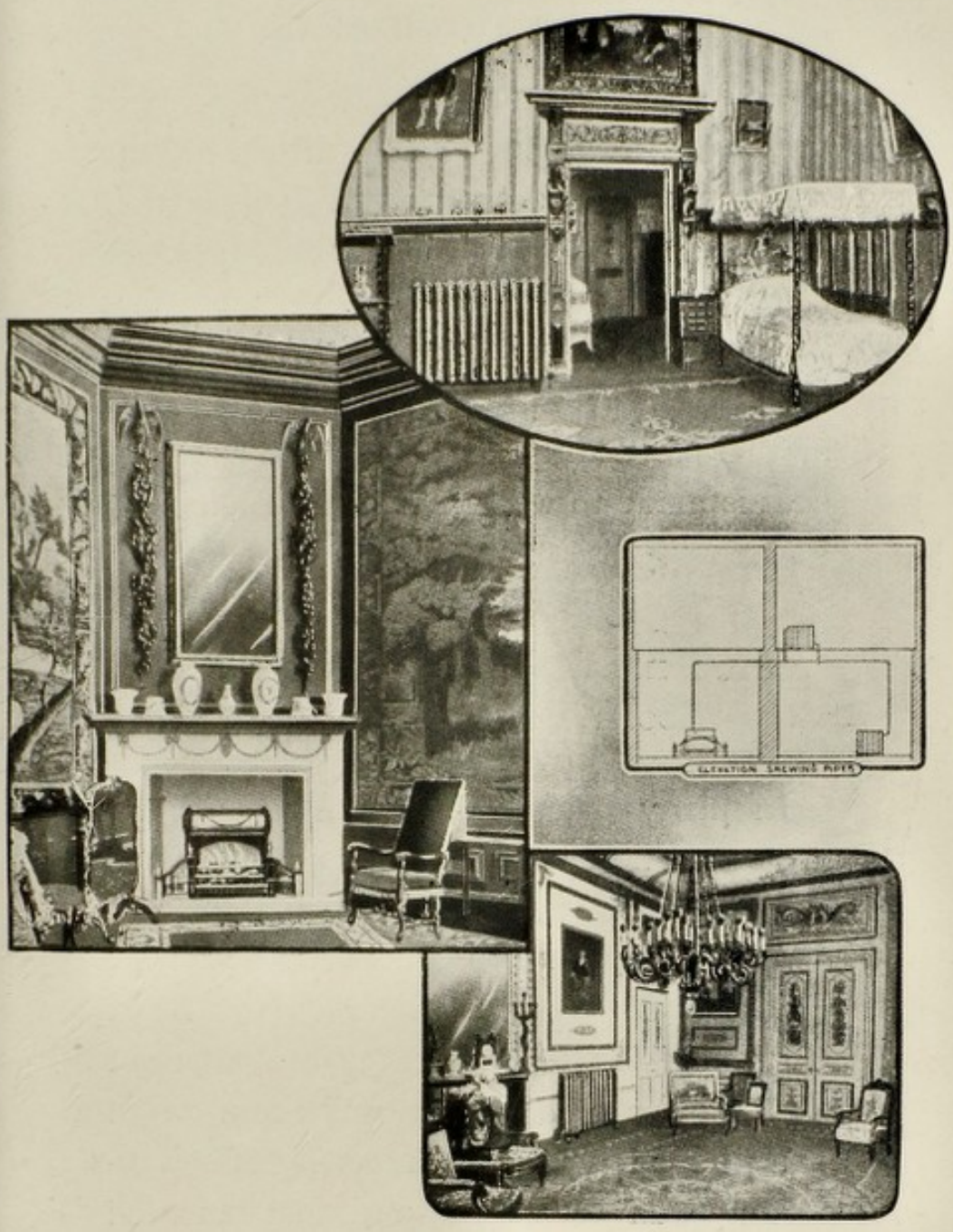


FIG. 2.—THE NAUTILUS FIRE SYSTEM OF HEATING THREE ROOMS FROM ONE FIRE.

sitting-room below, which, if well banked up last thing at night, will keep the rooms warm until morning without further trouble.

It must have occurred to every one that a great deal of the heat from every fire goes up the chimney, but this is prevented in this clever little grate, and the escaping heat is made to warm two other rooms.

Why Thin Partition Walls between Rooms are Objectionable.

In many places abroad the rooms on the upper floors of the houses are divided from one another by exceedingly thin partitions, formed of hollow bricks. These partitions are infinitely dear to the heart of the builder, because they are so light that they can be built anywhere on a board floor without the necessity of a supporting wall or a strong girder beneath; and they are infinitely objectionable to

whoever lives in the house, because movements and words in one room are quite plainly heard in the next; rest is thus disturbed, and privacy destroyed. We should, therefore, see to it that these thin *cloisons* or partitions are not introduced into our houses in any connection where their employment can result in the above inconvenience.

Wood *versus* Tile Floors.

The habit prevalent in many places abroad of forming the floors of all the rooms of tiles, stone, or marble, in place of wood, seldom appeals to British tastes, at any rate in so far as concerns the bedrooms, where wood floors had better therefore be substituted; oak, if the expense does not ban its use; common pine, if economy must be studied before everything.

Rough Rules for Calculating the Cost of Buildings Abroad.

The cost of building abroad often seems to be a question presenting such difficulties to the Britisher and the American that it may be of service to give here some general rough rules for its calculation.

It may be said, then, that where the suggestions contained in this chapter as to using local materials, fashioned and conformed to our English ideas, are followed, and where only a reasonable number of the fittings of our house are imported from England, it will cost about as much to build in most places on the Continent as it would cost to build the same house in England. To build it in South Africa, on the other hand, and finish it properly, will cost nearly twice as much as in England, but in the coast towns, where materials are cheaper, the cost is somewhat less, and in such cases it is generally sufficient to add 50 or 60 per cent. to the English cost.

To the many, however, who do not know how much it would cost to build in England what they want to build on the Continent, the foregoing rough rules of calculation will be of no assistance; but such persons can readily get at the rough cost of the house they think of building by calculating its cost at so much per foot cube of its contents. To do this, the plan having been fixed on and the dimensions in feet marked on it, they must multiply the total (or, in the case of buildings of irregular shape, the *average*) length of the building by its total (or average) breadth, and then multiply the result by its height, calculating from the bottom of the foundations to half way up the slope of the roof, and this will give them the number of cubic feet which the house contains. Thus, in Fig. 4 (page 53), the length of the building outside is 30 feet, and its breadth 24 feet; $30 \times 24 = 720$. The height of the building, from the bottom of its foundations to half way up its roof

is 22 feet. We must therefore multiply 720 by 22, which gives us as a result 15,840 cubic feet as the total cubic contents of the building. At 6d. per cubic foot 15,840 cubic feet amounts to 95,040d., or £396.

If the dimensions happen to be in metres, we have only to multiply the one by the other in the same way, and the result gives us the number of cubic metres the building contains. Bearing in mind that each cubic metre contains $35\frac{1}{2}$ cubic feet, it will then be easy for us to calculate the cost.

We may take the cost of cottages and small villas in most places abroad, simply but properly and substantially built and finished, at from 6d. to $7\frac{1}{2}$d. per foot cube, according to the style decided upon. Large houses cost from 7d. to 11d. per cubic foot, depending on the style in which the work is finished. If we go in for a very great deal of elaboration or very expensive details, we may of course increase the cost

still more; while in some cases, with care, an excellent house may be built for even less than 7d. per foot, if no great elaboration is demanded; and substantial, artistic little cottages and villas, beautiful both without and within, have been built for even less than 6d. per foot, but the above prices may be taken as fair average ones.

If we wish to figure the result in dollars and cents, instead of in pounds, shillings, and pence, we have only to bear in mind that 2 cents equal 1d.; and if we want to figure neither in pounds nor dollars but in francs (or in Italian *lire* or Spanish *pesetas*), we must bear in mind that the franc, the lira, and the peseta are each respectively worth 9½d., or 19 cents.

CHAPTER III.

Winter Houses.

In treating of houses in the South, we must divide them into two very distinct classes. Firstly, those destined to be used in winter only; and, secondly, those which are to be occupied all the year round, for, according as they belong to one category or the other, their planning and arrangement must differ fundamentally.

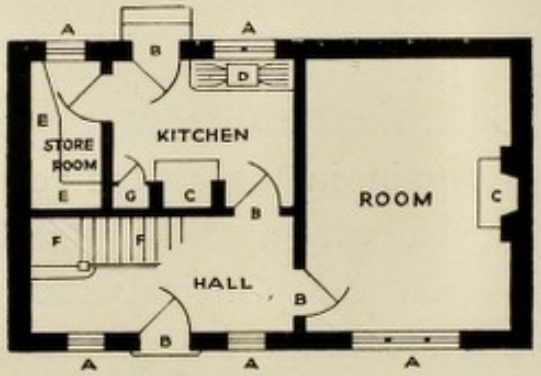
In the house which is only to be occupied in the winter all the principal rooms, and as many as may be of the others, must face full south, to gain all the sunshine possible. This is essential. Further, when we introduce verandahs or *stoops* into such houses, we must be very careful that the roofs of these stoops are not low, for then they would obstruct some of the sunshine that would otherwise enter the rooms.

In the case of houses built in Southern countries to be occupied all the year round, it is, of course, quite another matter. In such houses we shall plan one or two wide, cool verandahs, with differing aspects, their interiors well shaded from the sun, even at the risk of excluding quite a good deal of sunshine from some of the rooms. In a word, in winter houses, the verandah must be a sun-trap ; in all-the-year-round houses, most of them must rather be shelters from the sun. Again, in the all-the-year-round houses we shall arrange that some, but by no means all the principal rooms face south, while others will have cooler aspects.

It is manifest, therefore, that the two classes of houses are so essentially different in all their needs that a very sharp line divides the one from the other. In the present chapter we shall deal only with winter houses, and in subsequent ones with those intended to be occupied all the year round.

Persons who have seldom seen plans

sometimes find a little difficulty in understanding them, and therefore, for the better explanation of the plans throughout this book, an explanatory sketch of three typical rooms is given below, which, it is hoped, will make all the subsequent plans readily understandable by everybody.

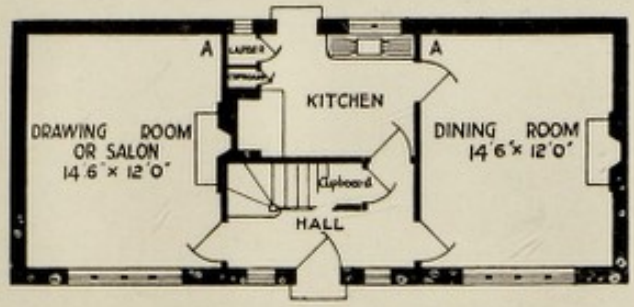


A, A, windows; B, B, doors (the circular lines indicate the direction in which the doors open); C, C, fireplaces and hearths; D, sink with draining boards at sides; E, shelving; F, staircase; G, cupboard.

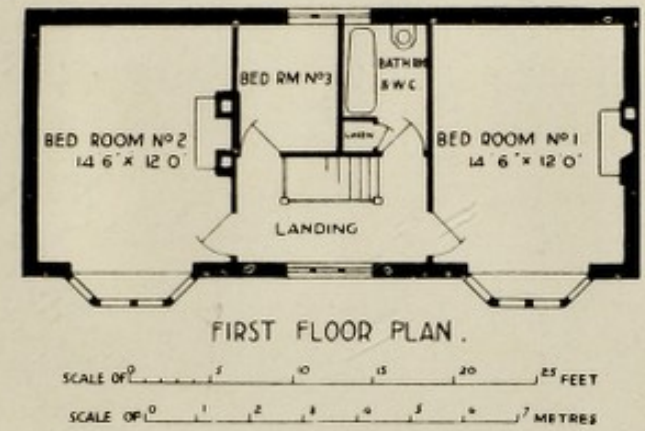
A Little Riviera Villa costing £320.

In Fig. 3 we see the plans of a little winter villa costing £320 (8,000 francs,

or $1,600) to build: the outside of the villa is shown in Fig. 1 (page 26).



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

FIG. 3.—A LITTLE RIVIERA VILLA COSTING £320.
A view of this Villa is seen in Fig. 1, page 26.

It is necessary to bear in mind that this price, as well as all the other costs given in this book, refer to France,

Italy, and other countries of Southern Europe. For estimating the cost of building in South Africa the percentages named in page 42 must in every case be added.

The house contains a salon or drawing-room, a dining-room, and two bedrooms, all facing due south, with a kitchen, servants' bedroom, bathroom, W.C., and food pantry facing north; but it is to be noted that, if built on a site where the entrance is at the back, the positions of the hall and of the kitchen can be reversed (the doors of the dining-room and salon being of course then at the points marked "A, A" on the plan), in which case *all* the rooms in the house will face south, the hall and landing above it alone facing north.

This is one of those houses in which the Nautilus boiler grate, already alluded to, can be usefully fitted either in the dining-room or the salon, warming not only the room where it is but the two

principal bedrooms upstairs as well, or warming one bedroom upstairs and the second sitting-room downstairs.

As to the exterior of the house, it lends itself very well to the conventional "doll's house" architectural treatment so common in little foreign villas along the French and Italian Rivieras, although in our illustration (Fig. 1, page 26), it is shown carried out in a distinctly British way, though with materials from the locality, and I think it looks very well in its surroundings.

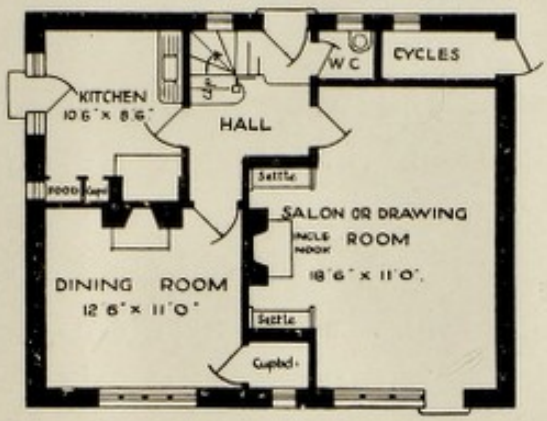
The only objection to a house of this plan is that, being long and narrow—only one room thick—it does not conserve the heat quite so well as a square house would do. Some people, however, consider that the extra sunshine and brightness of the southern aspect of *all* the rooms (which of course cannot be obtained in a square house) far more than compensates for any little extra coolness caused by its length and narrowness.

This is a point which each individual must decide for himself.

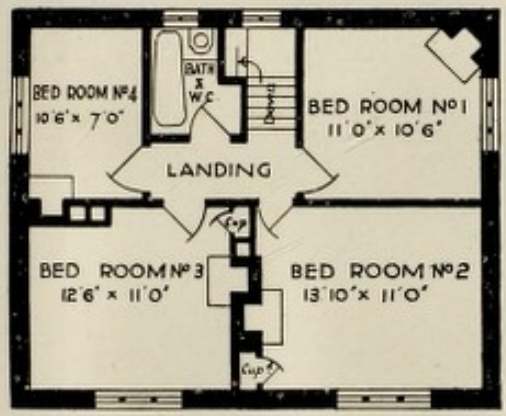
No verandah or *stoep* is shown to this house, but of course one could easily be added at a small additional expense. This being a winter villa, the verandah should be placed at one side of the building, not in front, lest its roof keep out any sunshine from the rooms. Whether it should be placed on the east or west of the building will depend on which side commands the better view and is the most sheltered from the prevalent winds. The north end had better be closed in by a wall, while the south end will of course remain open to catch all the sunshine possible.

A Little Square Villa costing £400.

In Fig. 4 we see the plans of a square villa, somewhat larger than the last, in which the dining-room and the salon both face south, as well as the two principal



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

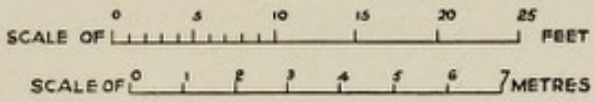


FIG. 4.

bedrooms, while the other two bedrooms face east and west. The drawing-room or salon in this house is larger than in Fig. 3, and contains a cosy ingle-nook of large size, with old-fashioned settles at either side. The accommodation also includes a bathroom, two W.C.'s, a food pantry, and an outhouse for bicycles, &c.

In this house also the salon is very well suited for a Nautilus fire, heating both the salon itself and one or two of the rooms above. These Nautilus fires have a pleasant look, suggestive of the old-fashioned dog grates, though they burn coal equally as well as, and in fact better than wood. This little house costs £400 (10,000 francs or $2,000) to build.

While on the subject of costs I think it will be well to state that several of the houses in this book have been built, under very favourable conditions, for considerably less than the sums which are here named; nevertheless, as costs are apt to vary slightly in different locali-

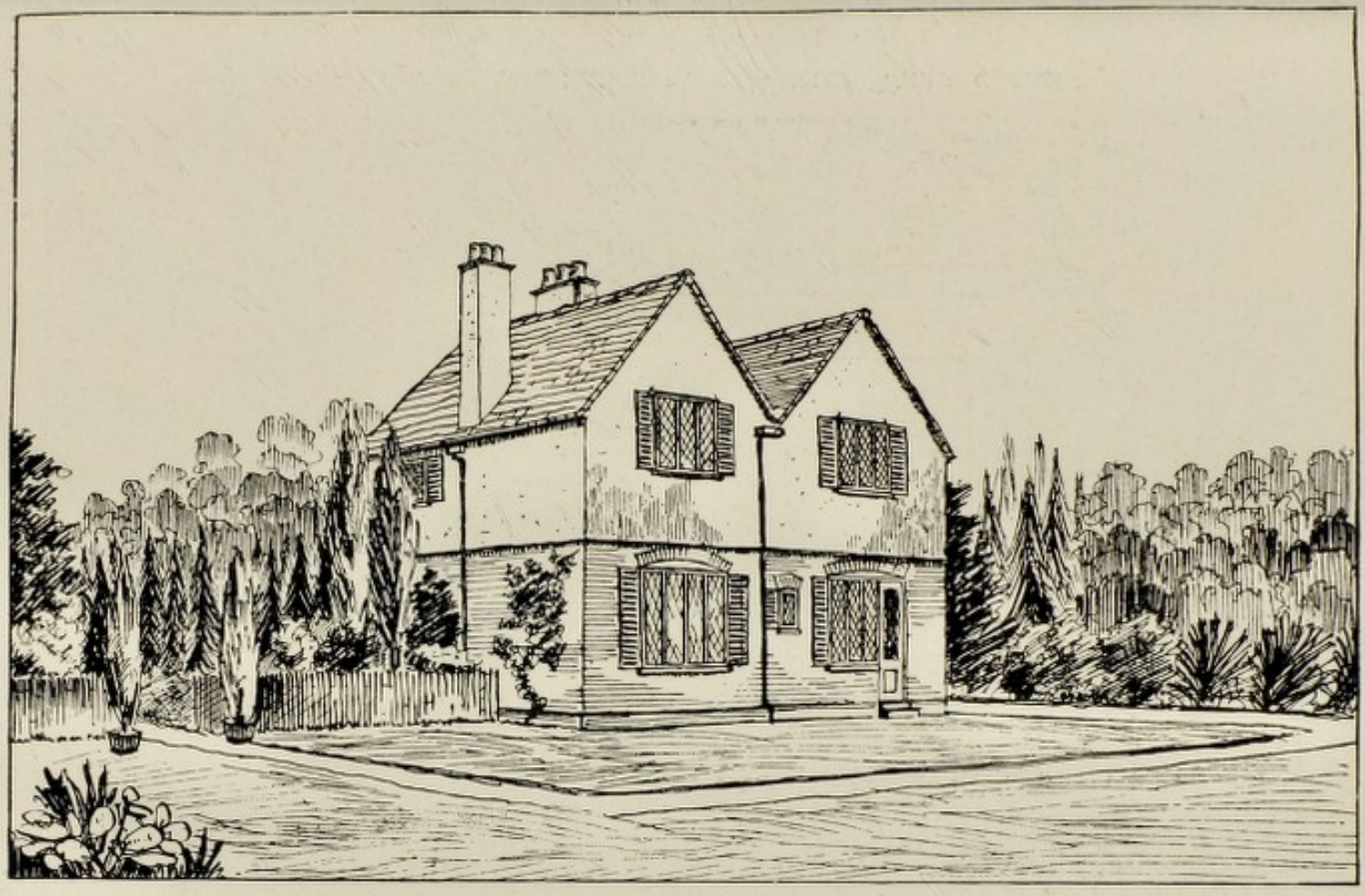


FIG. 5.—A WINTER VILLA COSTING £400.

The Plans of this Villa are shown in Fig. 4, and a view of the Salon or Drawing-room is seen on the next page (Fig. 6)

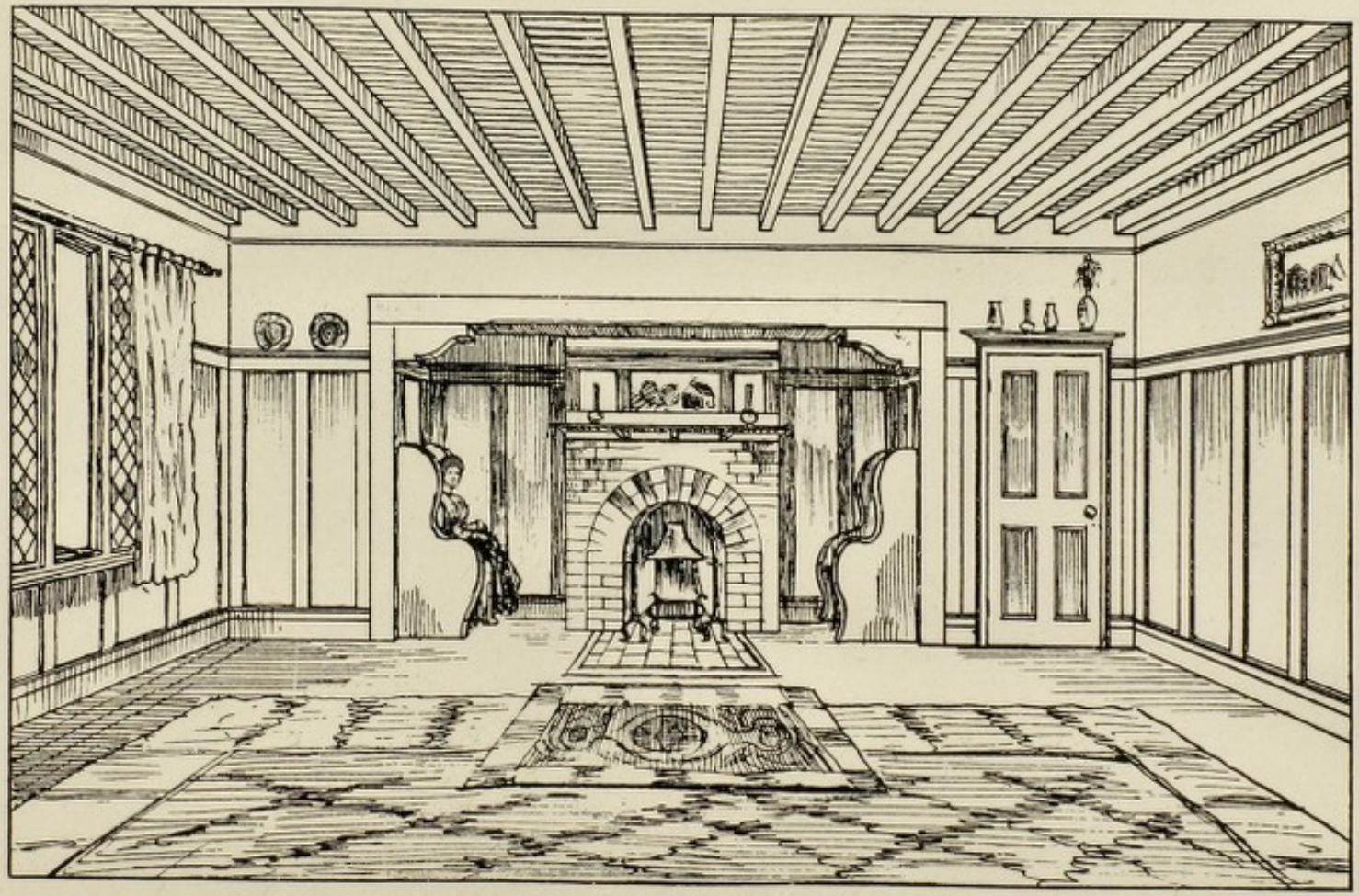


FIG. 6.—VIEW OF THE SALON OF A WINTER VILLA COSTING £400.

The Plan is seen in Fig. 4.

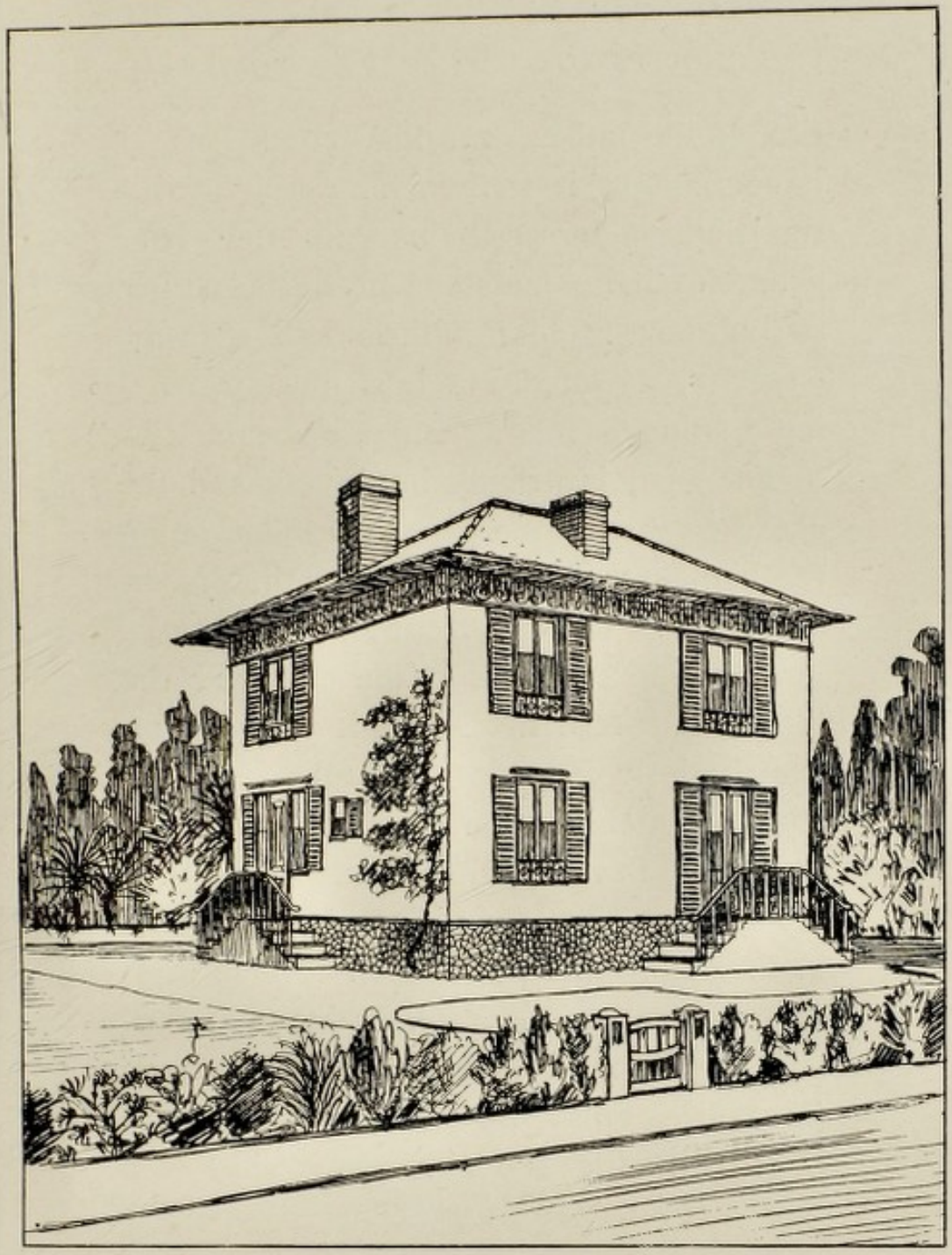


FIG. 7.

Another view of the exterior of the house whose Plans are shown in Fig. 4, but in this case treated in the typical modern French Villa style.

ties, and under varying conditions, I have thought it well in all cases to give the highest figures, since no one ever grumbles if he finds the house he wishes to build costs him a little less than he expected it would, but it is most provoking to find it more than one's estimate.

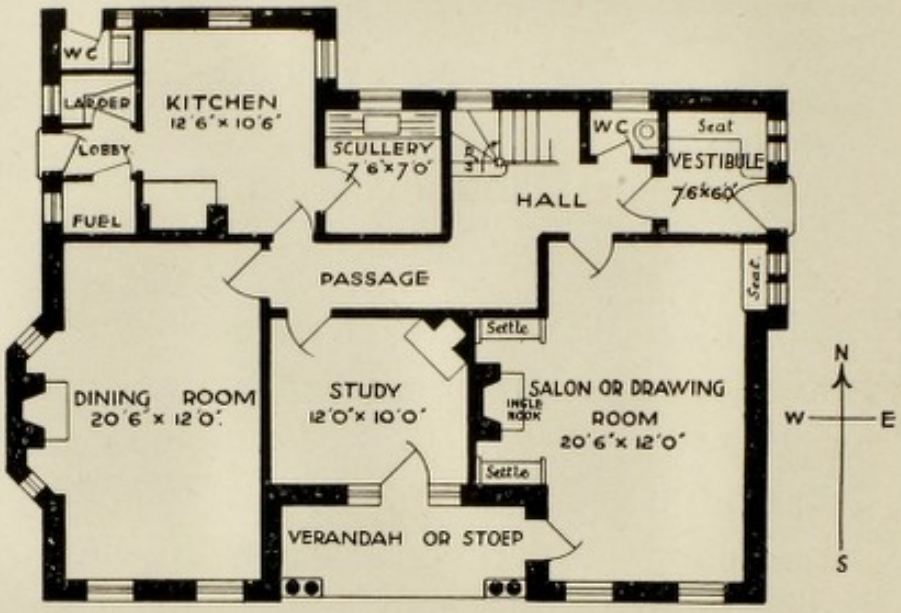
The plan is greatly improved, and the cost not greatly increased, by lengthening the kitchen a few feet, as shown in Fig. 17 (page 89). By this means we could also get one more bedroom (the one over the kitchen) to face the south, if we wished.

Exteriorly it lends itself to almost any style of architectural treatment. It can be treated in the formal French or Italian styles (see Fig. 7), and looks equally well in the old-fashioned English cottage style of treatment, adapted to foreign materials (Figs. 5 and 6), while as a Swiss chalet (in which guise we see it in Fig. 18, page 90), it is also excellent.

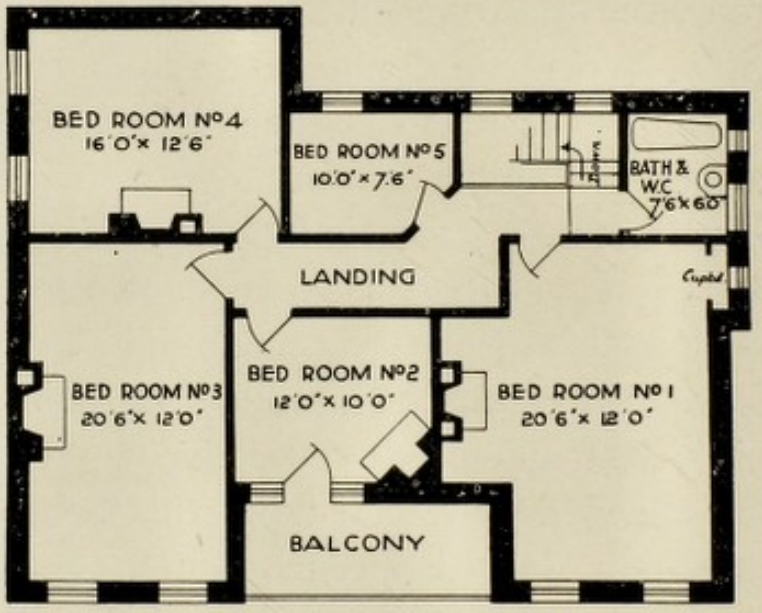
A Larger House costing £760 to £840.

In Fig. 8 we have a larger house, twice as large as the preceding one, and costing from £760 to £840 (19,000 to 21,000 francs or $3,800 to $4,200) to build. It contains a large salon or drawing-room, with an ingle-nook, a study, and a dining-room, all facing due south, with a sunny south verandah or *stoep*, sheltered from the wind on both sides. The back or north side of the house is utilised for the staircase hall, the kitchen, the pantries, and other offices. On the first floor the three principal bedrooms all face south, and there is a sheltered south balcony above the verandah or *stoep* below. There are two other bedrooms, facing west and north respectively.

Fig. 9 shows the outside of this house, carried out in the French-Dutch architecture of the Cape, and roofed with Marseilles tiles. The walls are built in



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

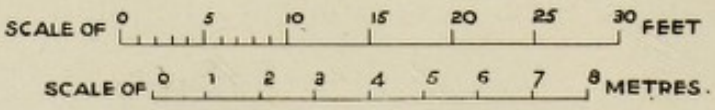


FIG. 8.

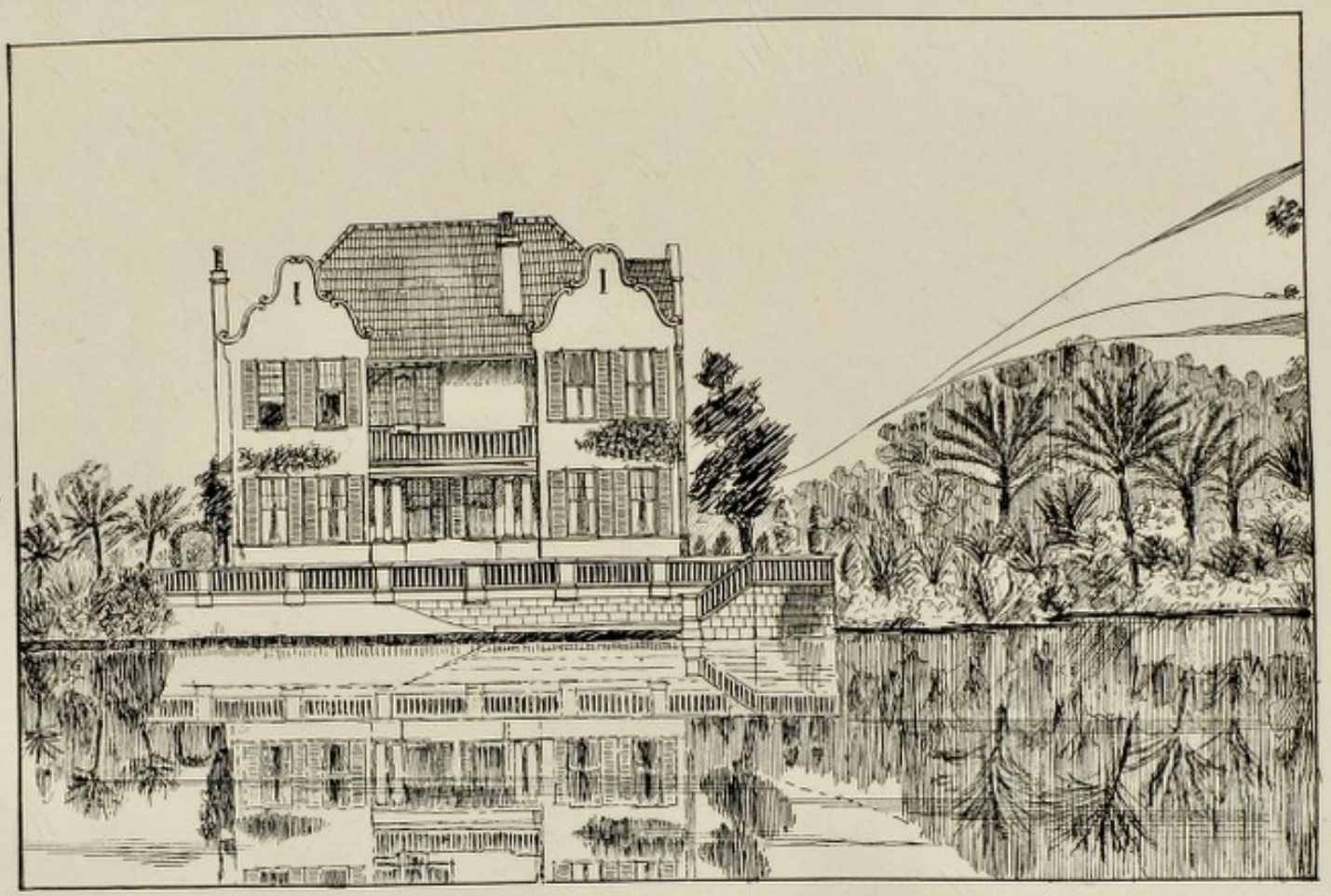


FIG. 9.

The Plans of this House are shown in Fig. 8.

stone, brick, or concrete, and plastered; they are coloured white, and with the bright red of the roof form a beautiful contrast against the vivid blue of the Mediterranean and other Southern skies. Either casement or sash windows can be used in this house; those shown in the illustration are sash windows.

For an expenditure of an extra £150 or less this house can be built rather higher, and an attic storey, consisting of three more south bedrooms, be added without in the least spoiling the appearance of the house. For families of ordinary size this is generally an improvement, giving us a house with three reception rooms and eight bedrooms (of which six are due south) for less than £1,000 (25,000 francs or $5,000).

Kitchens Should Always be on the Ground Floor.

It will be noted that in each of the three preceding plans the kitchens are

on the ground floor. This arrangement should always be followed; the days are gone by when cellar-like basement kitchens could be tolerated. By that old-fashioned plan the labour of service, in carrying up and down stairs, was greatly increased, and unpleasant culinary odours from the basement often permeated the whole house, to name but two of the many objections to this arrangement. The kitchen should always be as near the dining-room as possible, to minimise the labour of service.

Other Labour-Saving Arrangements.

Other labour-saving arrangements which should find place in every house are coal or fuel stores on the ground floor, in place of the old-fashioned cellars; and hot and cold water must of course be laid on to every floor, though, save in a few exceptional cases, I do not advocate its being laid on to each bedroom, with

its necessarily attendant self-emptying, tip-up basins, connected with the house drainage. In theory, the trapping of these sink basins would insure one from all contamination of the air of the rooms in which they are placed, by foul gases from the drains; but theory is one thing, and practice, we all know, is quite another. Drains and plumbing are things which permit of imperfection; furthermore, that cleanliness which such a system imperatively demands is not always exercised by the domestics of an establishment. It is for these reasons that I counsel ordinary people to refrain from laying on hot and cold water to each individual bedroom.

Selection of a Site.

The selection of the site for a winter house requires more care than the selection of the site for an ordinary house. It must face due south, and must be free from buildings in front that would shut

out the sun from it, or else it must be on such a slope that the buildings in front cannot intercept its sunshine. It should of course be as sheltered as possible from the most prevalent winds, and for the rest, each one must suit his own tastes, be they those of the town or those of the country.

A Large Winter House.

Fig. 10 shows the plans of a large winter house (reduced of necessity to a very small scale on account of the size of the page), and with it we propose to close this chapter. Fig. 11 shows a view of the outside. The house contains on the ground floor two drawing-rooms (which can at will be thrown into one by means of sliding doors, which slide into hollows in the partition walls), a dining-room, and a billiard-room, all facing south; there is also a library, servants' hall, kitchen, scullery, butler's pantry, and other offices.

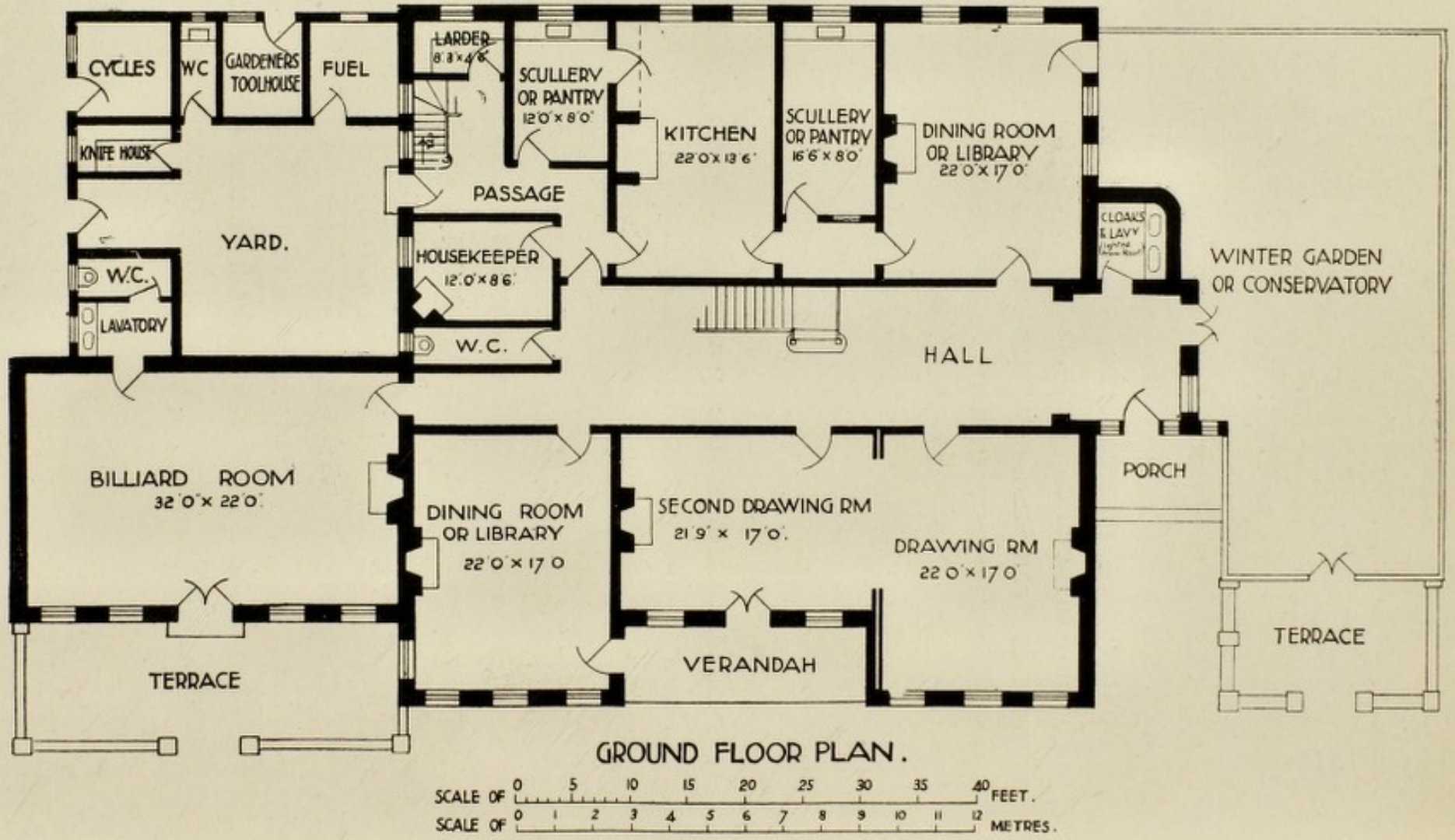
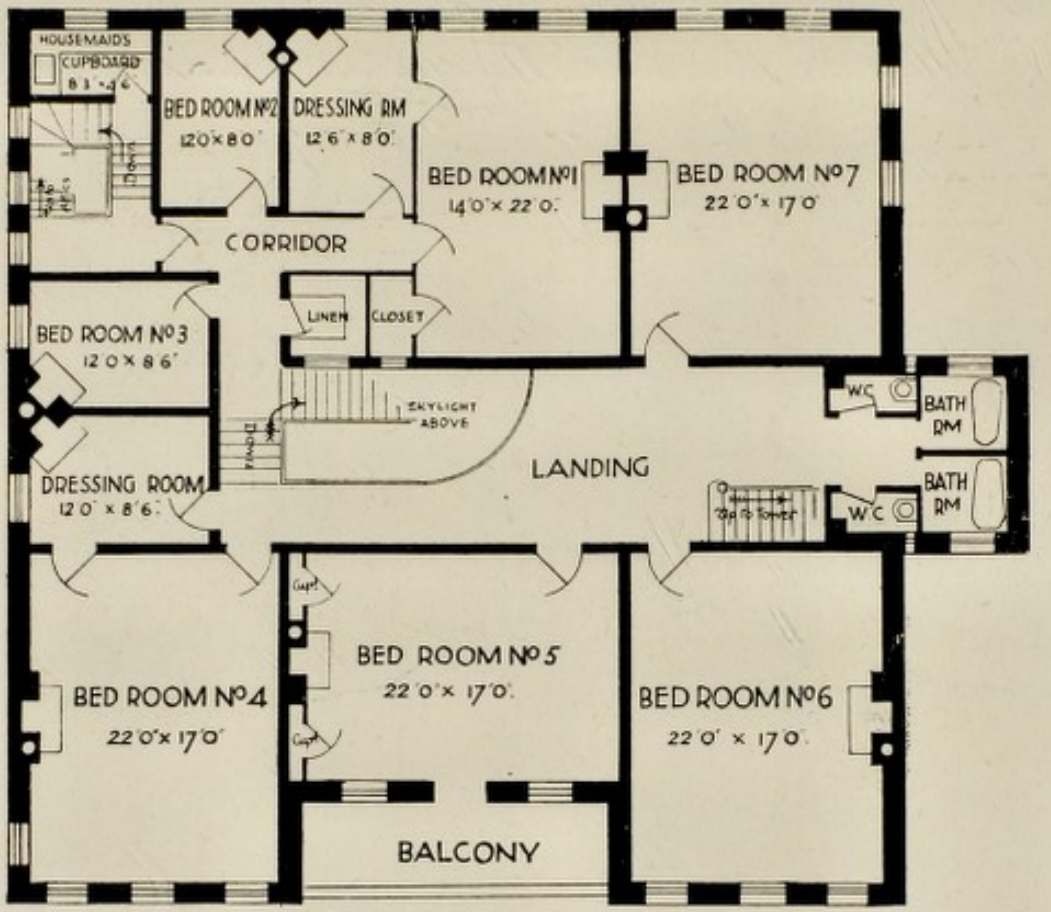
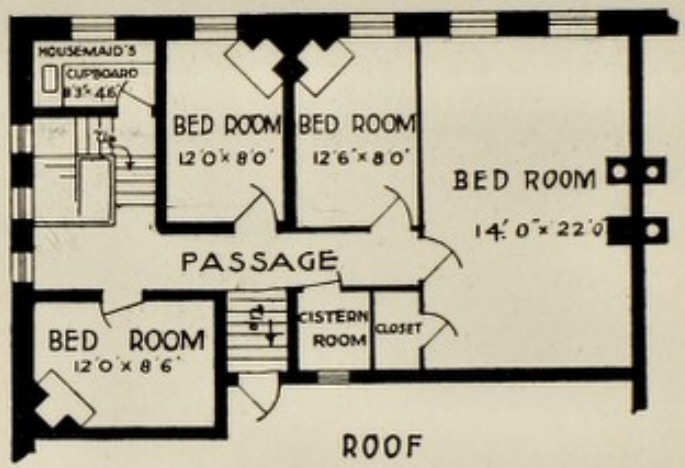


FIG. 10.—A LARGE WINTER HOUSE.



FIRST FLOOR PLAN.



ATTIC PLAN.

FIG. 10.—A LARGE WINTER HOUSE.

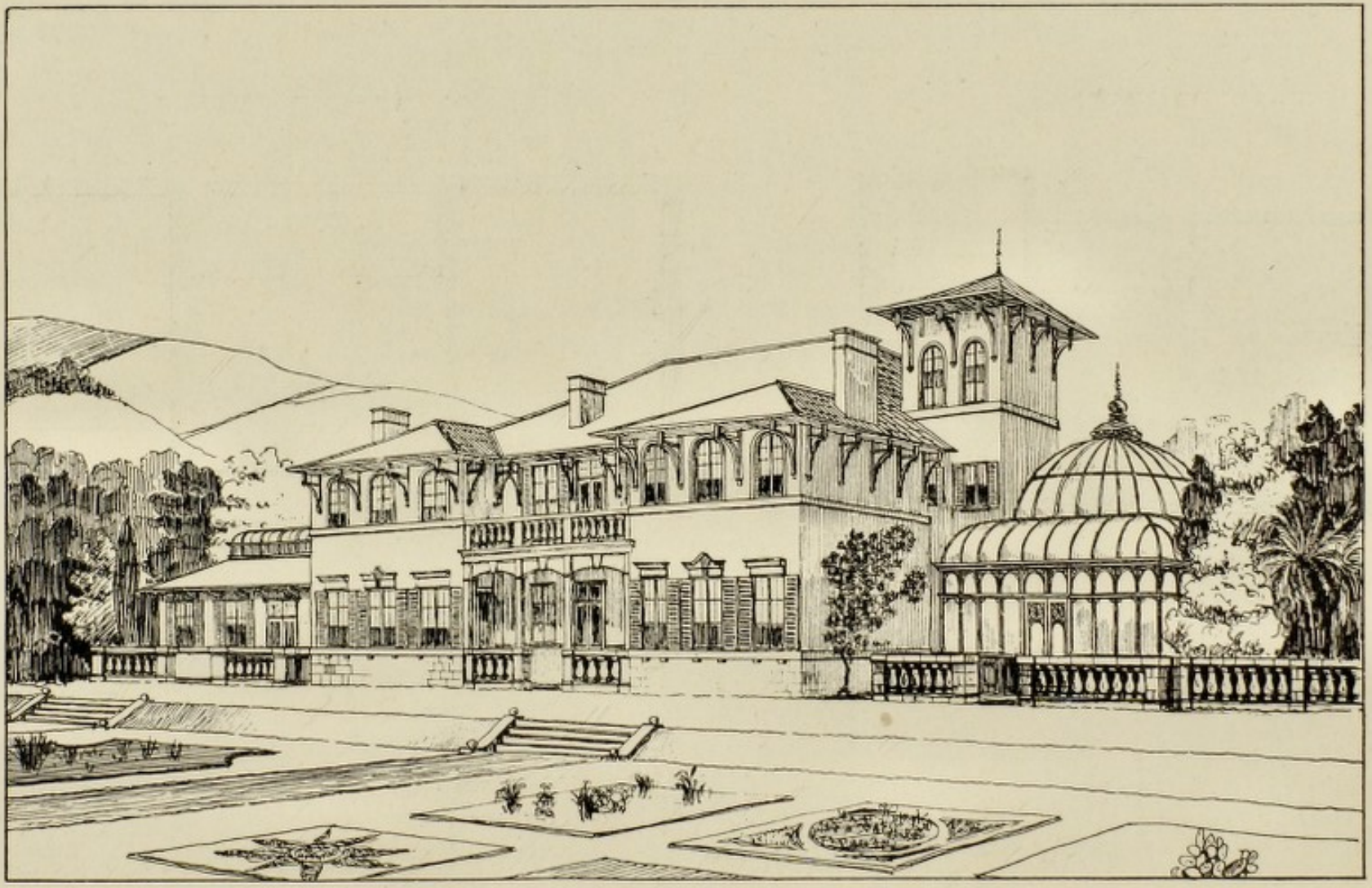


FIG. 11.—A LARGE WINTER HOUSE.

The Plans of this House are shown in Fig. 10.

The house is so arranged that the library, which leads into the conservatory, may be used as a dining-room if desired, in which case the positions of the butler's pantry and the scullery would also be transposed. A cloak-room, with lavatory, is provided near the front entrance, and is lighted from the roof. There is a second lavatory, leading from the billiard-room, and there are three W.C.'s on the ground floor. A large conservatory or winter garden forms a feature at the side of the front entrance. There is a roomy south verandah, sheltered on both sides, in front of the second salon or drawing-room, and there are sunny south terraces, sheltered respectively from the east and west as well as from the north, in front of the billiard-room and the conservatory.

On the first floor we find five large double bedrooms, two of them having dressing-rooms, and the three principal ones facing south; there are also on this

floor two single bedrooms, two bathrooms, a housemaid's closet leading off the half landing of the back stairs, and a linen cupboard. Both the dressing-rooms have fireplaces, and could therefore, at need, be used as single bedrooms. The kitchen, scullery, butler's pantry, and the housekeeper's room are 2 feet lower in the height from floor to ceiling than the reception rooms in the front of the house, and similarly the bedrooms over them are not quite so lofty as the other bedrooms; thus we are enabled to get an attic floor in the back of the house, consisting of four bedrooms, which will be over bedrooms No. 1, No. 2, and No. 3, and over the dressing-room of bedroom No. 1; they are, of course, the same size as the rooms below them.

For an ordinary sized family the number of bedrooms here shown is generally sufficient, but where more are required a second floor, exactly similar to the first, would be added, thus giving seven more

bedrooms, two more dressing-rooms, and two more bathrooms.

To build this house as shown in the plans, with ground floor, first floor, and attics (ten bedrooms and three dressing-rooms in all), but without the billiard-room or winter garden, would cost £3,000 (75,000 francs or $15,000).

In closing we may notice that the remarks and plans contained in this chapter as to winter houses for Southern climates very much apply also to houses built for invalids and for old people (who naturally feel the cold more than the young) in England and other northern countries. Let us note, too, that while it is desirable in all houses to have stairs with a gentle rise, and not at all steep, this is doubly necessary in the case of invalids and elderly people.

CHAPTER IV.

"All-the-Year-Round" Houses for the South.

In the last chapter we saw that two of the principal differences between winter houses and "all-the-year-round" houses for the South* lie in the arrangement of the verandah or *stoep*, and in the varying aspects which we must endeavour to secure for the principal rooms in all-the-year-round houses, so as to ensure a cool retreat in one or other of them at any time of the day. Not that it must be imagined that in Southern climates a room facing south is of necessity unbearably hot

* In speaking of the South in this book, I, of course, allude to Europe. In South Africa and Australia the aspects referred to will in all cases be reversed.

in the summer, for the sun being much higher over our heads at that time of year, its beams do not strike so laterally into the room as they do in winter. It will be seen, then, that the question of orientation in each locality is one of importance.

To continue, for large and medium sized all-the-year-round houses three very wide *stoeps* or loggias, each with a wholly different aspect, are desirable, and two are well-nigh indispensable if comfort is to be obtained; nor should we content ourselves with these loggias on the ground floor only, but have them also on the upper or bedroom floors, for in many cases these higher loggias will secure a cool breeze when those on the floor below do not.

In the question of loggias what one says of large and medium sized houses would be quite equally applicable to the very smallest ones were it not for the cost, which precludes so lavish a number of loggias in tiny houses, except in those rare cases where expense is quite a sub-

sidiary consideration. In very small houses, therefore, we must generally content ourselves with two verandahs or loggias, and if each of these has two aspects—for instance, let one be open to the south and east, and the other to the north and west—blinds can at any particular time of day close up that side which is exposed to the sun.

A Wide Cool Stoep that will not Exclude any Sun in Winter.

The deeper, in reason, a *stoep* or loggia is, the better, but the deeper we make it the more we exclude light and sunshine from the room it happens to be placed in front of. There is, however, a kind of *stoep* (Fig. 12) which excludes no sunshine in winter, being formed of columns in front and wooden beams for a vine trellis above. In summer the thick foliage of the vines effectually excludes the sun, and in winter, the leaves having fallen,

FIG. 12.—THE OLD DUTCH HOMESTEAD, TOKAI, CAPE COLONY.

Showing the *Stoep* and Vine Trellis over it.

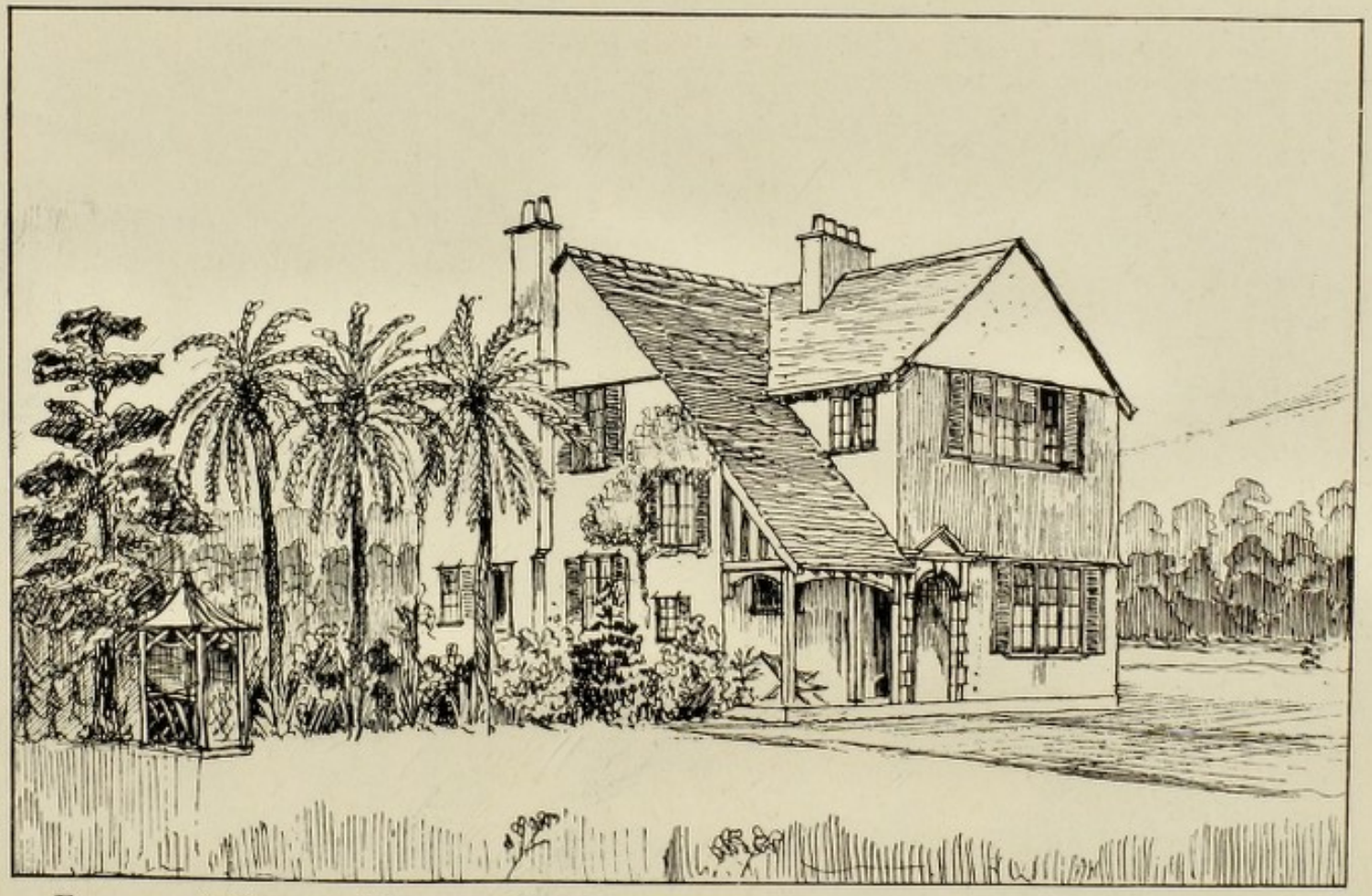
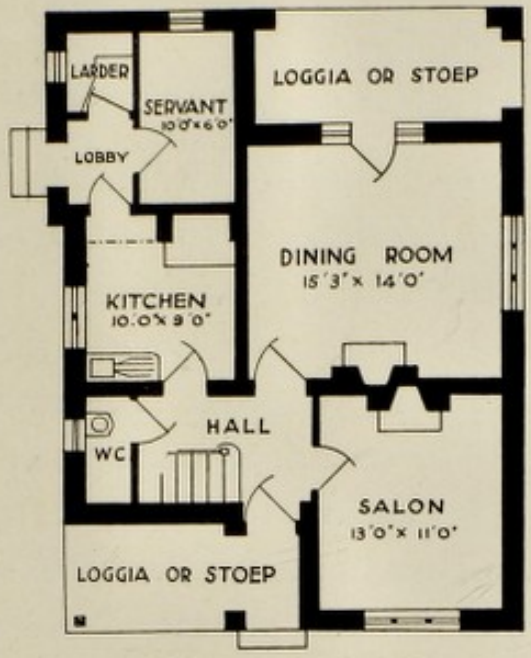
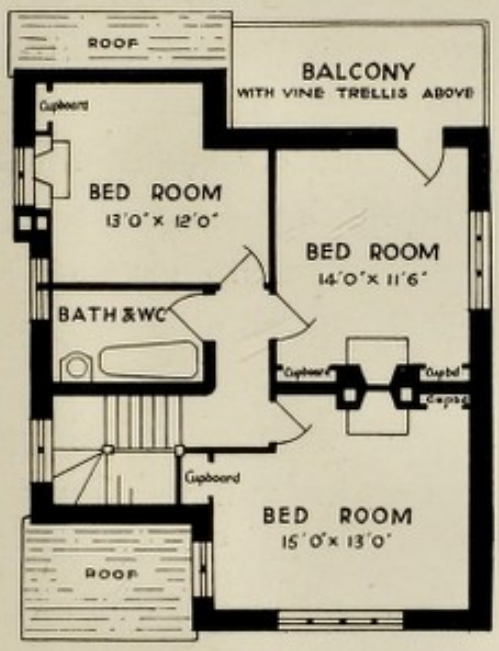


FIG. 13.—A LITTLE "ALL-THE-YEAR-ROUND" HOUSE FOR THE SOUTH COSTING £480.

The Plans of this House are shown in Fig. 14.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN

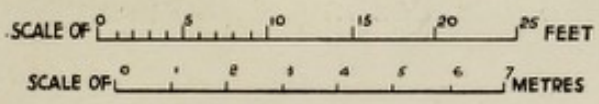


FIG. 14.

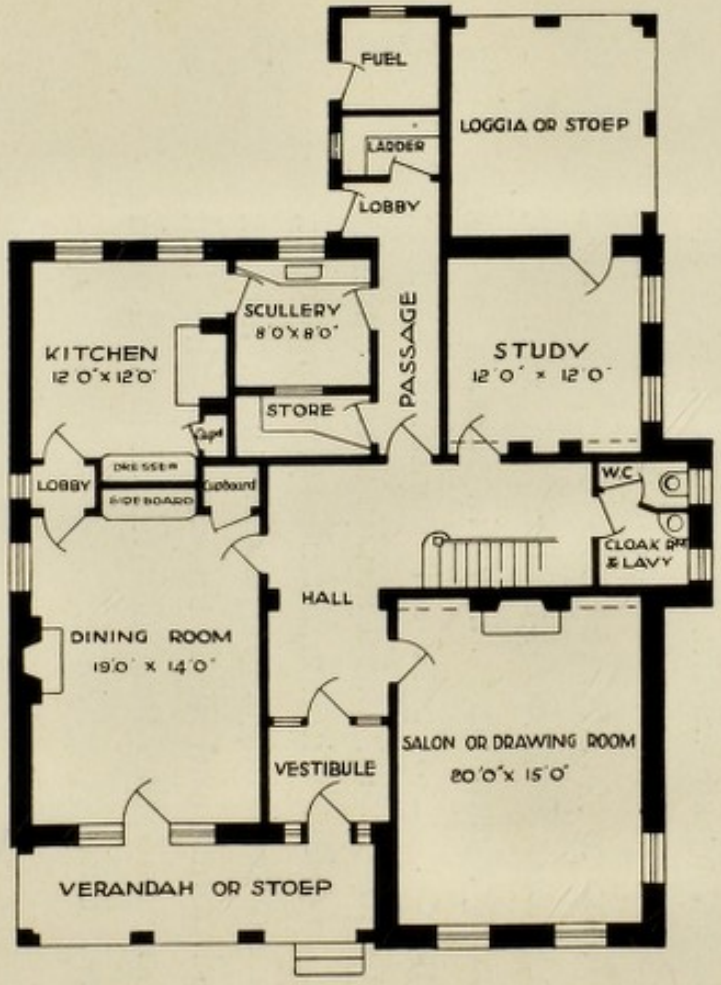
there is no obstruction whatever to the warmth and sunshine. This kind of *stoep* can be planned either on the ground floor or the higher floors Of course, the vines take some years to grow, but while they are coming to maturity their place may be taken by some of the larger foliaged gourds, which can be grown annually in tubs or pots placed on the *stoeps* themselves; they are such rank growers that, potted in good rich soil, they will completely cover the verandah trellis in a very few weeks. The form of such *stoeps* admits of a hundred beautiful variations. Fig. 12 shows the *stoep* of one of the historic old Dutch homesteads of Cape Colony, in which this arrangement was adopted.

These verandahs may look bare enough in winter, but in summer how beautiful they are!

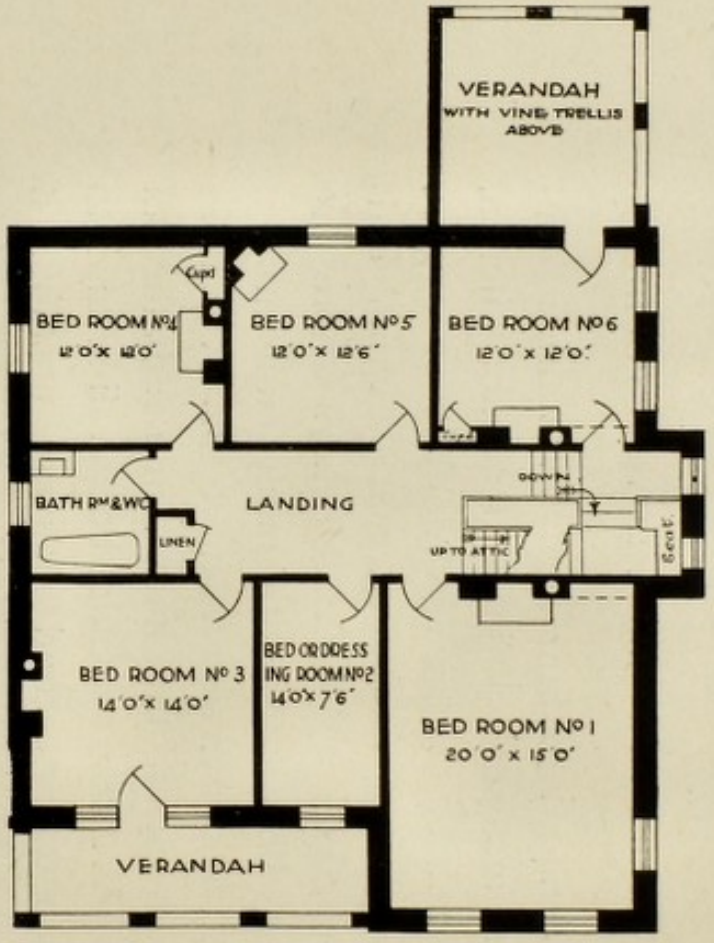
Fig. 13 shows the outside, and Fig. 14 the plans, of a very small all-the-year-round house, costing £480 (12,000 francs

or $2,400) to build. Downstairs it contains a salon, a dining-room, and a kitchen, as well as two good verandahs or loggias, a larder or food pantry, a servants' bedroom, and a W.C. Upstairs there are three bedrooms, with many cupboards, a cool balcony, with a vine trellis over it, at the back of the house, and a bathroom and W.C. It would be possible also to arrange a second balcony upstairs, if desired, which would come over the front loggia below.

Fig. 15 shows the plans of a larger all-the-year-round house, which costs from £1,000 to £1,200 (25,000 to 30,000 francs or $5,000 to $6,000) to build, according to locality, and the way in which it is finished. Downstairs it contains a salon, a dining-room, and a study, two verandahs or loggias, kitchen, scullery, store-room, and outbuildings. Upstairs there are six bedrooms and a bathroom on the first floor, and there is also an attic bedroom over bedroom No. 6.



GROUND FLOOR PLAN



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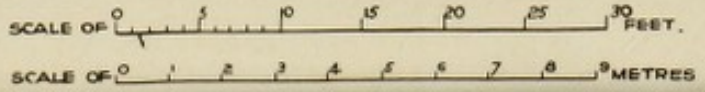


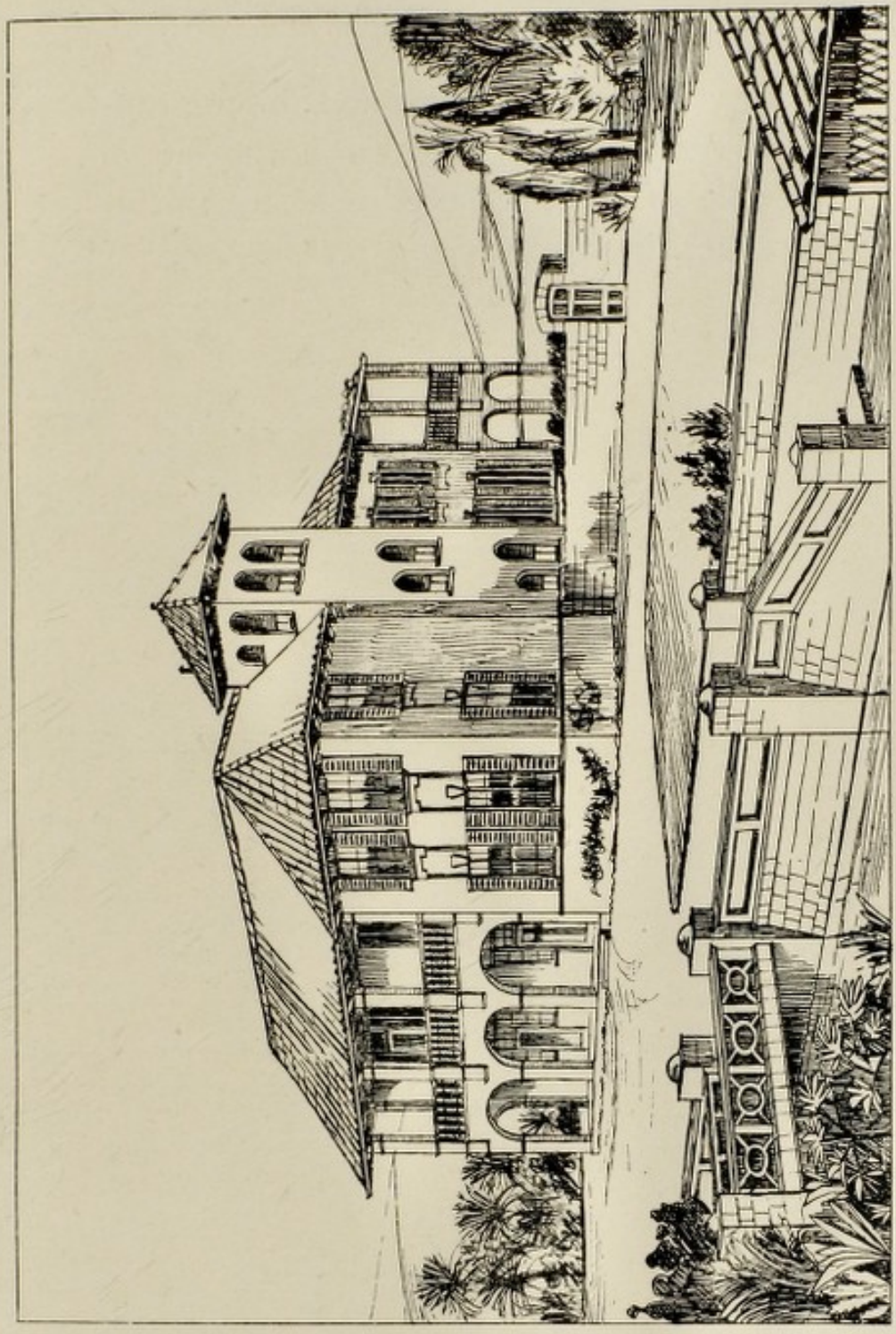


Fig. 16.

Fig. 16 shows a suggestion for the outside treatment of such a house—it is capable of endless varieties of treatment, however, in very varying styles.

Reader's Notes.

Reader's Notes.

Reader's Notes.

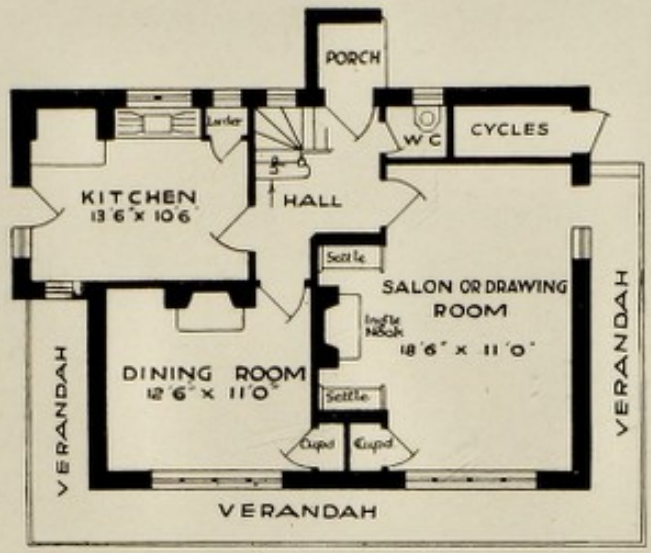
Reader's Notes.

Reader's Notes.

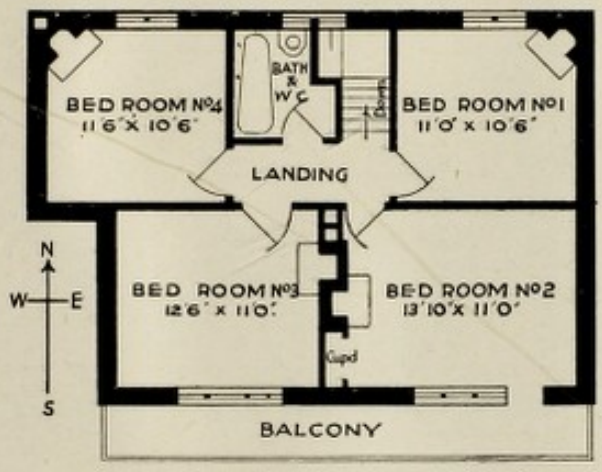
CHAPTER V.

How to Modify the Plan of a Winter House so that it may at will be used as an "All-the-Year-Round" House.

It may happen, and indeed it often does happen, that in building a house in the South, which is primarily intended as a winter house, we yet wish, or are even compelled, to arrange it in such a way that it may be quite suitable, at need, for use as an all-the-year-round house. The principal modifications we must then make will be in the addition of verandahs or *stoeps*, and in providing some of the rooms with aspects other than south for at least some of the windows. In attending to this last matter we must, however, take



GROUND FLOOR PLAN



FIRST FLOOR PLAN.

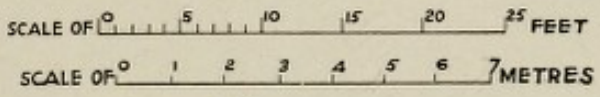


FIG. 17.

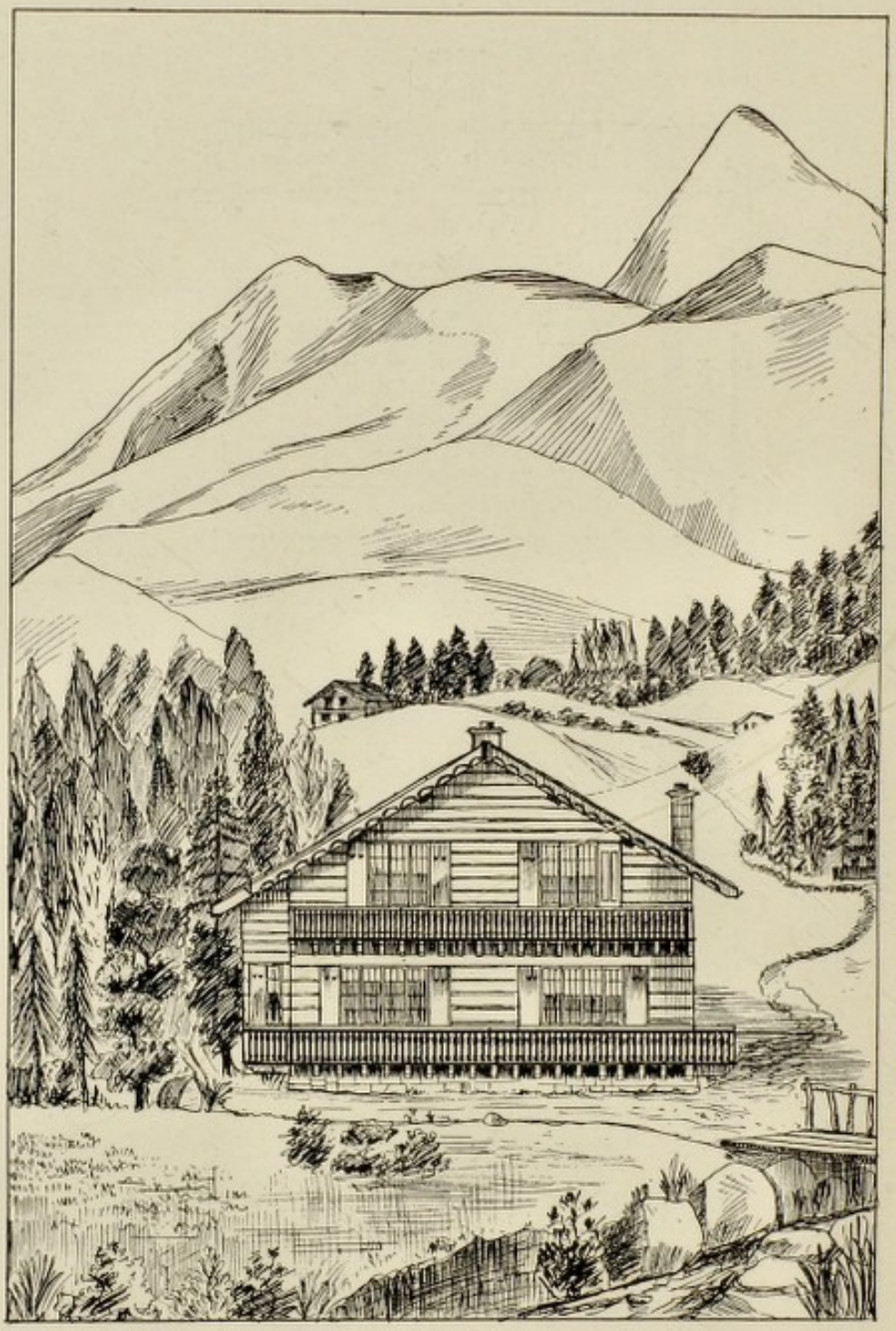


FIG. 18.

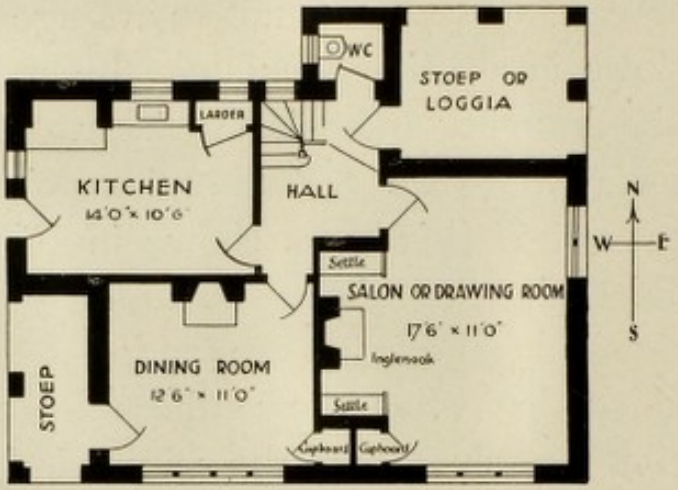
The Plans of this House are shown in Fig. 17.

great care that we do not so arrange our windows in all directions that the rooms will be draughty and cold in winter.

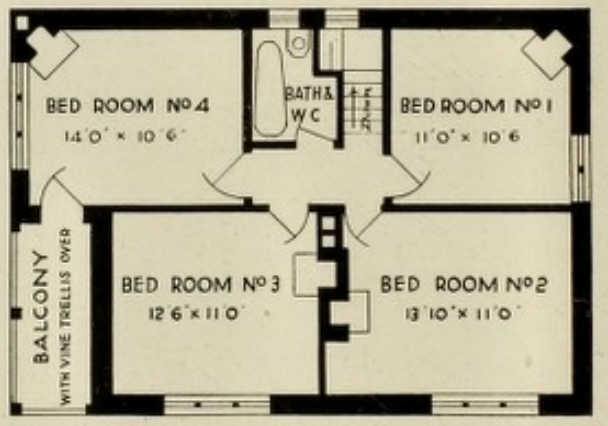
In Fig. 17 we see the plan of the winter house which was shown in Fig. 4, modified in the above manner. Here windows on the east are added to the salon, so that when the southern aspect is too hot the shutters to the south windows may be closed, and light admitted on the eastern side. Fig. 18 shows an outside view of the house treated as a Swiss chalet, the widely overhanging roof protecting the verandah, which, for this style of external treatment, would run round three sides of the house.

Fig. 20 shows a different style of external treatment for the same house. In this case the plan would be slightly different (see Fig. 19), there being a wider verandah on the west side, with west and south aspects, and another on the north, with north and east aspects.

In Fig. 21 we see the plan shown in



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

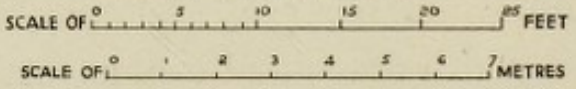


FIG. 19.

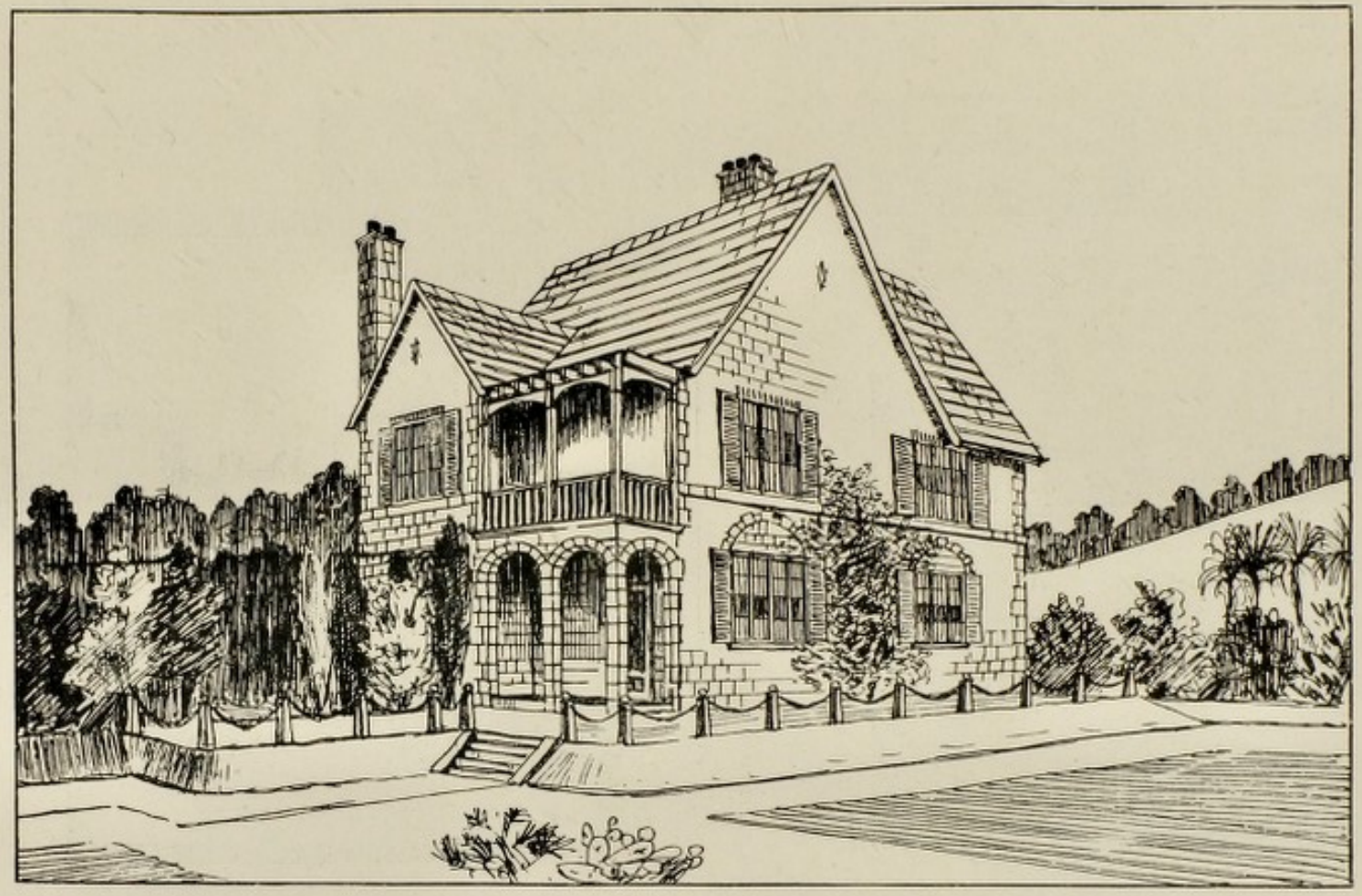
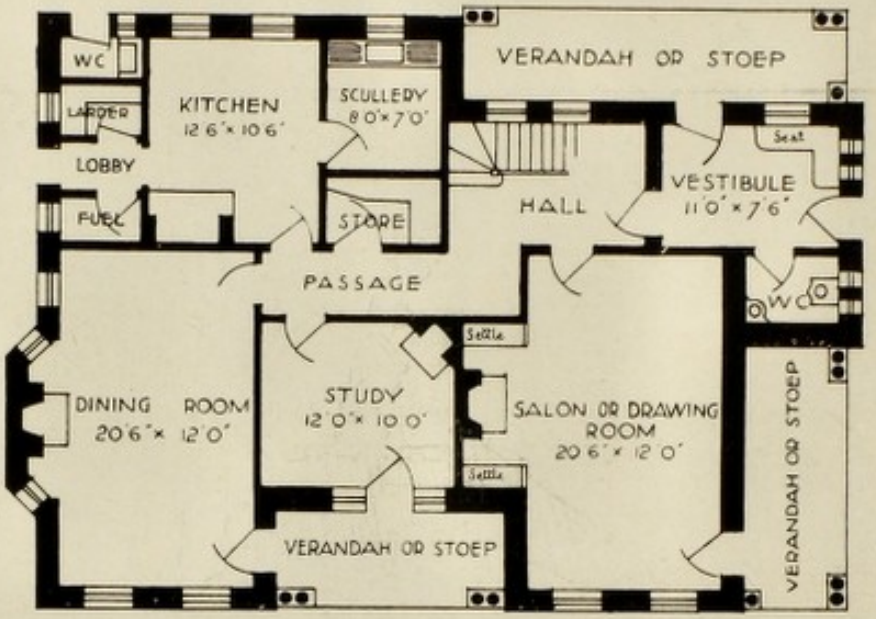
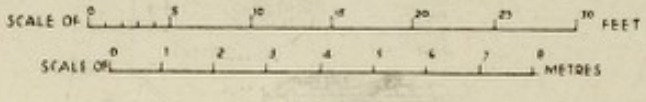


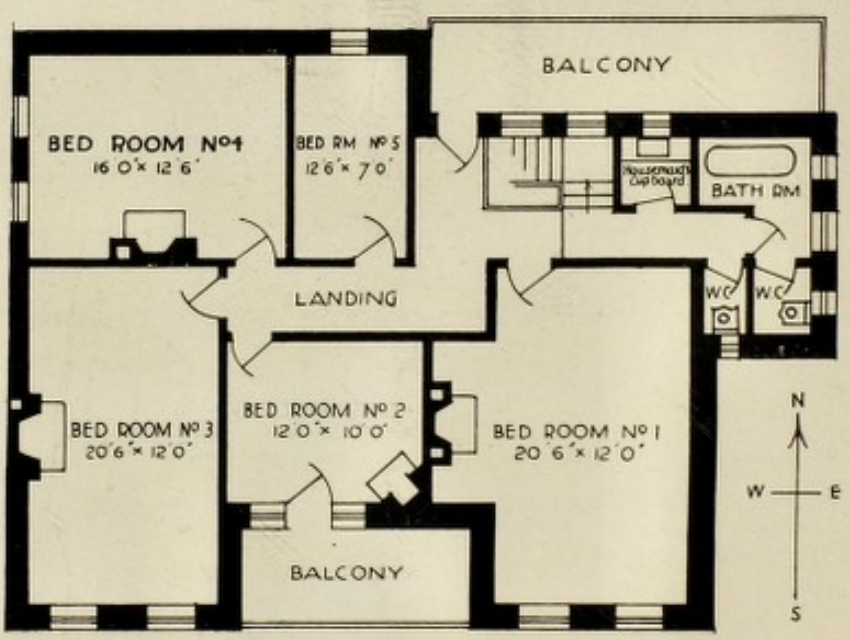
FIG. 20.

The Plans of this House are given in Fig. 19.



GROUND FLOOR PLAN.





FIRST FLOOR PLAN.

FIG. 21.

Fig. 8, modified so as to be suitable for an all-the-year-round house as well as for a winter house. Here two more loggias or *stoeps* are added, one on the east and one on the north, the vestibule being brought forward to shelter the eastern *stoep* on its north side. The scullery is also brought forward into a line with the kitchen, for manifestly it would be unpleasant when the north verandah was in use to have the scullery window opening directly upon this *stoep*. Windows are added on the west side of the dining-room, to admit more light at those times when the shutters of the windows on the south side of the room have to be closed to exclude the sun.

The cost of building is of course somewhat increased by the addition of these extra *stoeps* to the plans.

CHAPTER VI.

"Pieds-à-Terre" and Week-end Cottages.

The *pied-à-terre* has in recent years become as great a necessity to the comfort of the Southern wanderer's life as the "week-end cottage" to the Englishman. Both tax the designer's art to the uttermost, more so probably than any other form of building, for the days are long past when the cottage may be bare or in any way lacking in comfort merely on the plea that it is small: it has long since been postulated that the cottage of the well-to-do must comprise all the conveniences, elegancies, and comforts of the mansion, differing from it only in its size and in the small amount of work that it must take to make it habitable at any moment

and to keep it so. The *pied-à-terre* taxes the designer's powers even more than the week-end cottage, because its uses are so much more varied, and, while both may be regarded primarily as holiday houses, the *pied-à-terre* is often required for quite lengthened sojourns, and must consequently be more suited for permanent use, whenever need may arise, than the week-end cottage. Therefore also it must be even more elegant and dainty in its interior fittings.

Whether in planning a *pied-à-terre* or a week-end cottage, there are certain matters which, before all others, we must ever keep in mind. Firstly, it must be capable, at need, of comfortably containing *quite a large number of people.* Secondly, yet it must be quite small and so planned that the domestic work of the house is confined to the *irreducible* minimum. Because, thirdly, it is essentially a *holiday* house, and the idea of a holiday becomes a mockery where even an appreciable

amount of work has to be done. Fourthly, in very few *pieds-à-terre* or week-end cottages is it at all usual to have more than one servant; to many, none are taken, dependence being placed on outside or "day" help, and every cottage should be so planned that, on occasion, a domestic could be altogether dispensed with for short periods without any very insurmountable inconvenience. Fifthly, although week-end cottages and even *pieds-à-terre* are mostly used in the summer, they should be so planned as to be equally comfortable in winter.

Bearing these matters in mind, the first thing to provide is at least one sufficiently big living or sitting room, and plenty of small bedrooms. The kitchen should, in most cases, lead directly out of the living-room, to minimise all fetching and carrying, and the only other essential offices are a larder or food cupboard with a window, a store, and a place for fuel either inside or outside the cottage. Where

possible it is better to have two sitting-rooms than one, and a verandah is always a much to be desired addition.

Now as to the labour-saving arrangements: let us take pattern from board ship in our bedrooms and also in our little kitchen and its fittings. We are comfortable enough on board ship in state-rooms or cabins some eight feet square, each having its two berths or bunks one above the other, its wardrobe, chest of drawers and cleverly contrived toilet arrangements. Just the same can be done on land, and the work of keeping such tiny cabins or state-rooms clean and in order is practically nothing at all.

I believe that no one who has once tried a little cottage arranged inside like a ship ever goes back to any other form. Figs. 22, 23, and 24 show one that I built on the slopes of Table Mountain, containing two sitting-rooms, a kitchen, and three double cabins or state-rooms—accommodation for eight people—and for simplicity

and comfort I do not know anything that surpasses it. A third bunk can be arranged in No. 3 cabin where shown by the dotted lines, thus making accommodation for nine

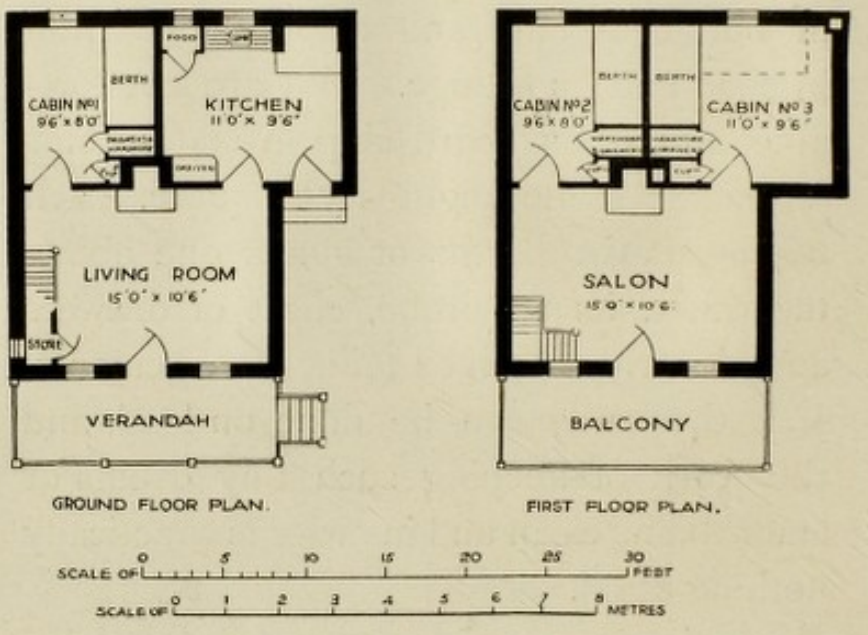


FIG. 22.—A PIED-À-TERRE COSTING £200, AND HAVING ACCOMMODATION FOR SEVEN PERSONS.

people. A fireplace is provided in each of the two sitting-rooms, and the heat from either of them will warm the little cabins when the need arises in winter if the doors leading into them are left slightly open

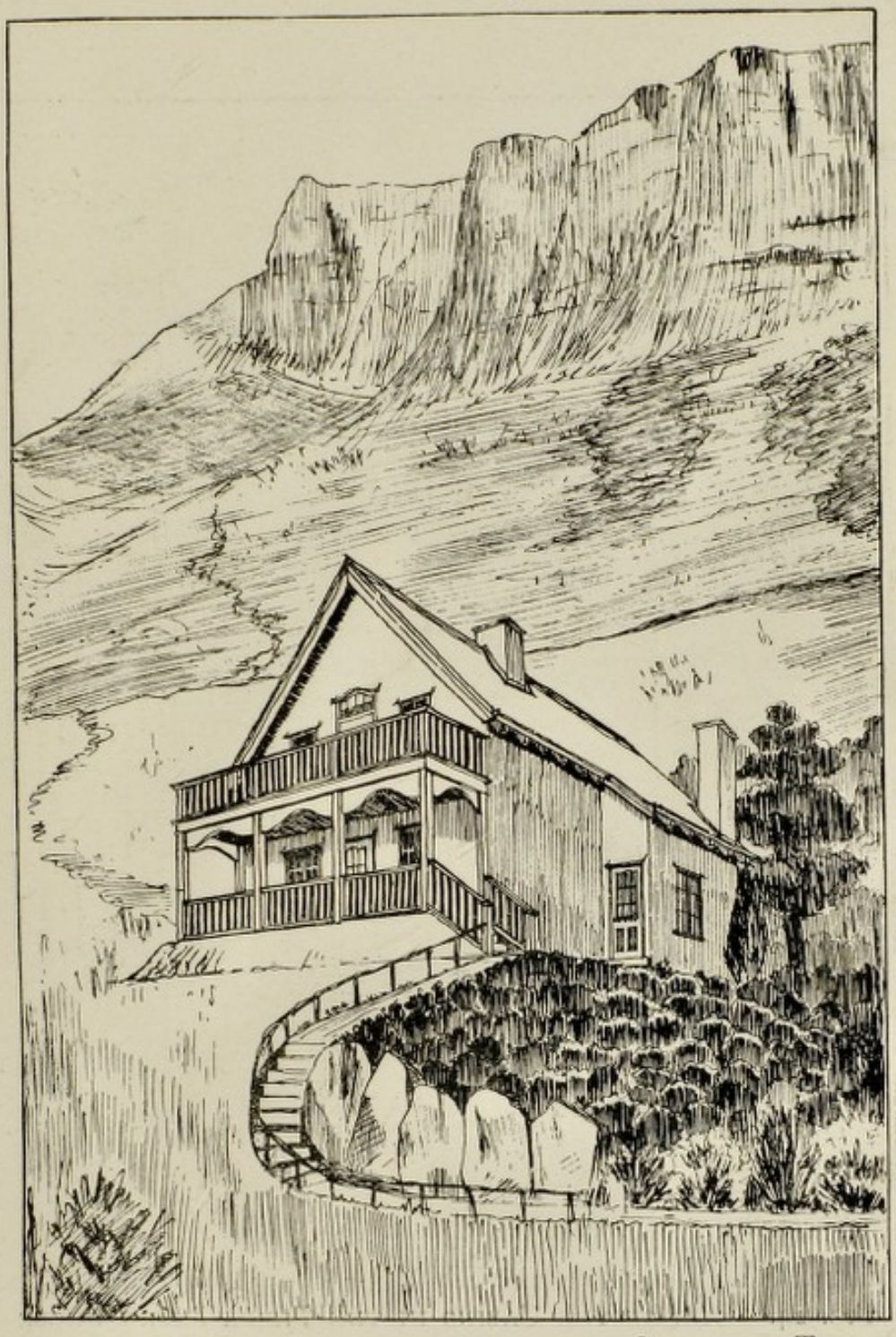


FIG. 23.—A PIED-À-TERRE BUILT ON THE SLOPES OF TABLE MOUNTAIN.

The Plans of this House are seen in Fig. 22.

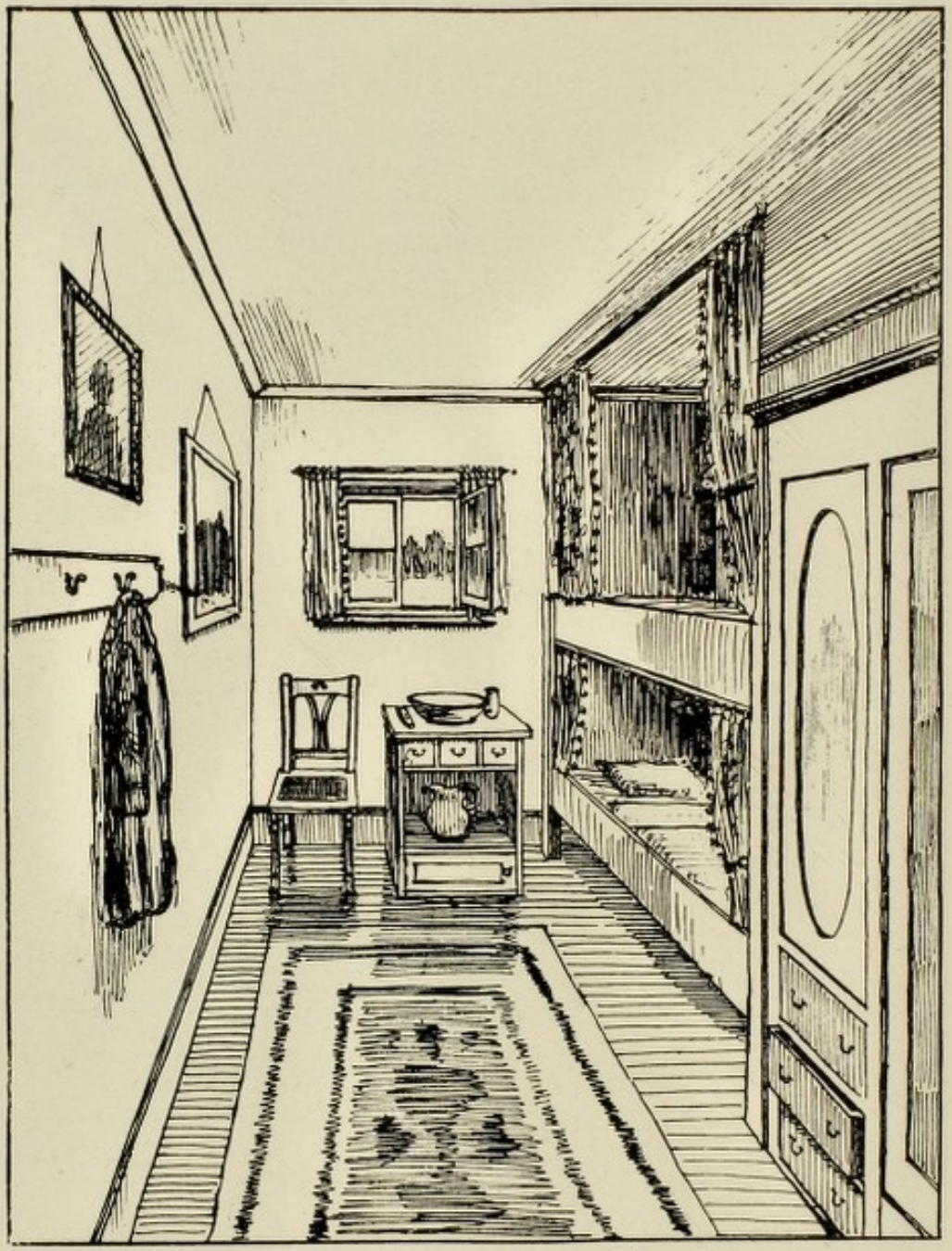


FIG. 24.—ONE OF THE CABINS IN THE PIED-À-TERRE WHOSE PLANS ARE SEEN IN FIG. 22.

—hooked open with cabin hooks board ship fashion. Where more accommodation is needed another cabin or servant's room and a second store can be arranged on the ground floor to the right of the kitchen; and if the cottage is likely to be occupied in winter as well as in summer it will be an improvement to move the front door to the left, making it open into what is now the store, which in that case would be slightly widened and become a lobby. In this plan it will be noticed that the kitchen fireplace could have been put back to back with the living-room fireplace, but this was not done because it would have made the rest of the house and the cabins so very much too hot in summer.

Can I Build a "Pied-à-Terre" for £100?

This is a question which very many people thinking of building a *pied-à-terre* ask themselves. Certainly a little cottage

can be built for £100 (2,500 francs or $500), but it will be very plain, and it will be a week-end cottage rather than a *pied-à-terre*. It will not have cabins like a ship, because, you must remember, in a cabin cottage you are not only building the cottage but constructing a great part of its furniture as well; all the beds, the wardrobe and the chests of drawers being built into and with the house itself, and forming a part of it. Thus, though the cottage shown in Fig. 22 cost £200 (5,000 francs or $1,000), it is not at all so expensive as it seems when one considers the amount of necessary furniture it includes.

As to the question of the rest of the furniture, I would strongly advise people not to buy ready-made stuff either for a *pied-à-terre* or for a week-end cottage, but to have it made by the carpenters at the time the cottage is built. It should be specially designed, and should be built a little smaller than ordinary furniture. If you put ordinarily large furniture into tiny

rooms the extreme smallness of the room will immediately impress itself upon any one's attention at the very first glance, but if you have small furniture, specially designed in proportion to the room, you will be very greatly surprised at the result, for you will then never notice that the room is small at all; this, however, is a thing which really needs to be seen before one can fully appreciate its truth and importance, so marvellous is the difference brought about by a few inches here and a few inches there in the dimensions of the furniture. Carpenters' furniture, moreover, is far stronger and more solid than the flimsy ready-made stuff one gets to-day, and for this reason also it is far better suited to the knock-about treatment that the contents of a cottage often have to stand.

I would cover all the floors in a *pied-à terre* or a week-end cottage with linoleum, for, although it is not a particularly good covering for the wood of the floors them-

selves, the labour of keeping it clean is so very small.

Other "Pieds-à-Terre."
A Little Bungalow.

Fig. 25 shows the plan and Fig. 26 shows an outside view of a one-storey *pied-à-terre*

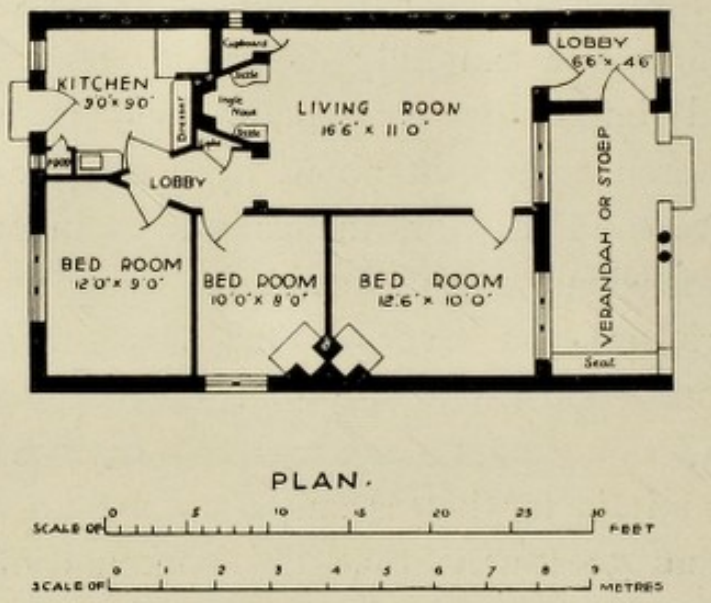


Fig. 25.—A Pied-à-Terre costing £240.

of the bungalow type which can readily be built for £240 (6,000 francs or $1,200). It contains a dining or living room, three

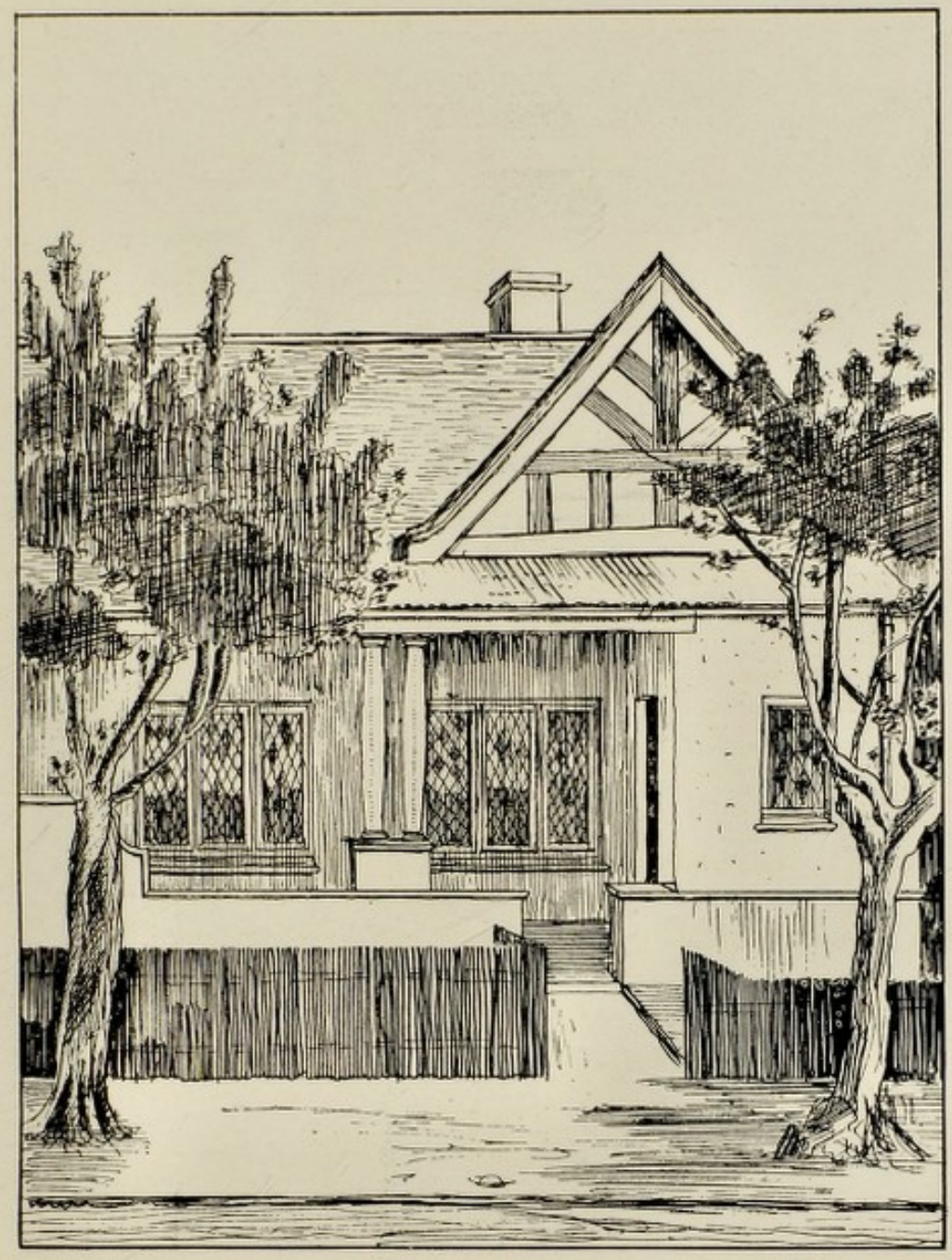


FIG. 26.—A PIED-À-TERRE OF THE BUNGALOW TYPE.

For the Plan of this House see Fig. 25.

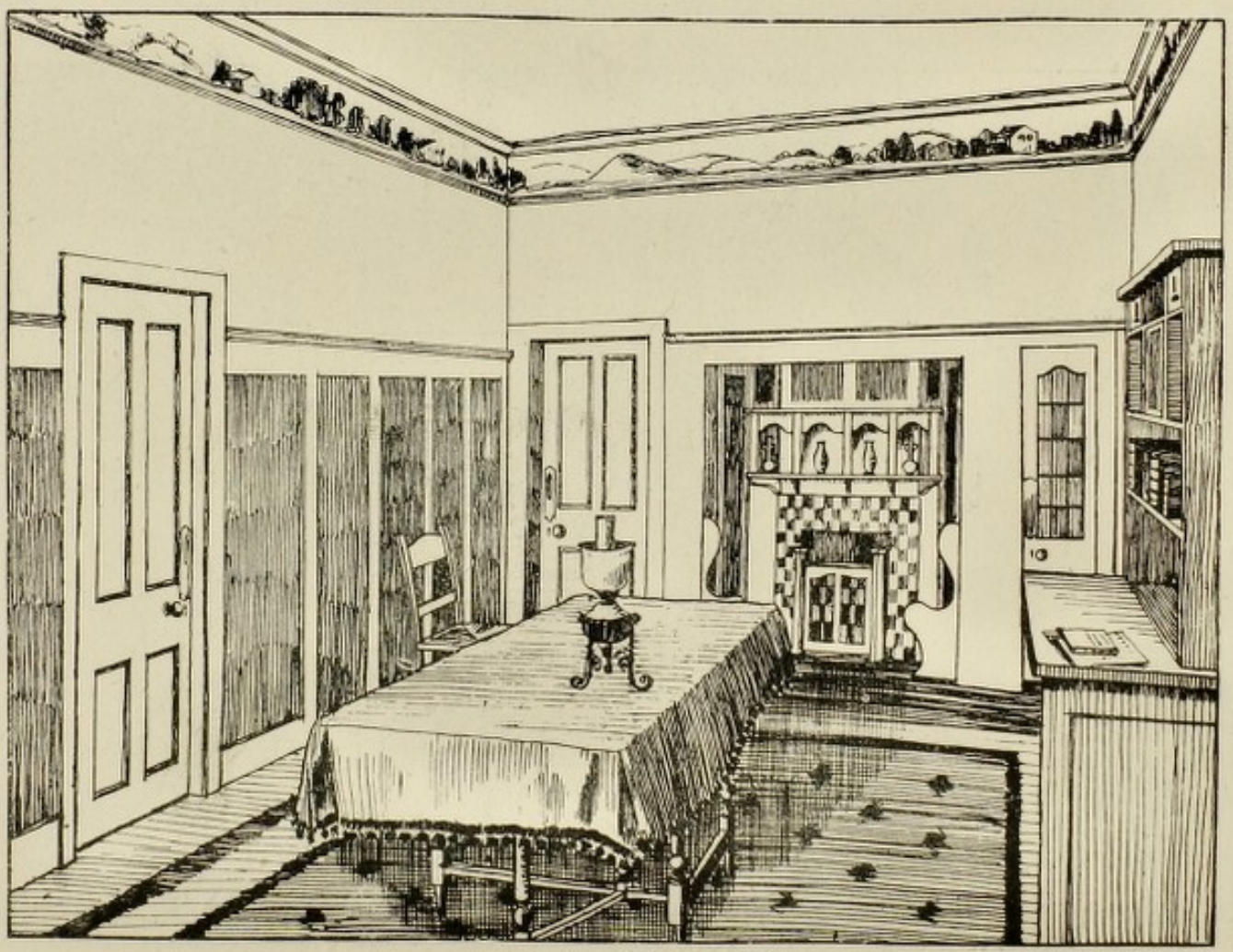


FIG. 27.—THE LIVING-ROOM IN A £240 PIED-À-TERRE.
The Plan of this House is shown in Fig. 25.

FIG. 28.—A CORNER OF ONE OF THE BEDROOMS IN A £240 PIED-À-TERRE.
For the Plan of this House see Fig. 25.

bedrooms, a kitchen, a food pantry, a little entrance hall or lobby and a verandah. Views of the interior of the living-room and of one of the bedrooms are seen in Figs. 27 and 28.

In districts where land is scarce this cottage can be built in pairs, simply by suppressing the window to the cupboard in the living-room, and in this form the cottage whose outside we see in the illustration was actually built.

A £130 Week-end Bungalow Cottage.

In Figs. 29 and 30 we see another bungalow cottage which can, at a pinch, be built for £130 (3,250 francs or $650) if everything about it is very plain; but it is really a week-end cottage rather than a *pied-à-terre*. The plan, though in some ways not a good one, has yet this to be said for it, that it is simplicity and economy itself. There is a living-room, a good-sized ordinary bedroom and two others of the

ship's cabin type (but unfurnished), a kitchen, a food pantry, and a *stoep* or verandah. Such a cottage is useful for a hundred purposes—for the golf links, for a favourite haunt in the mountains where

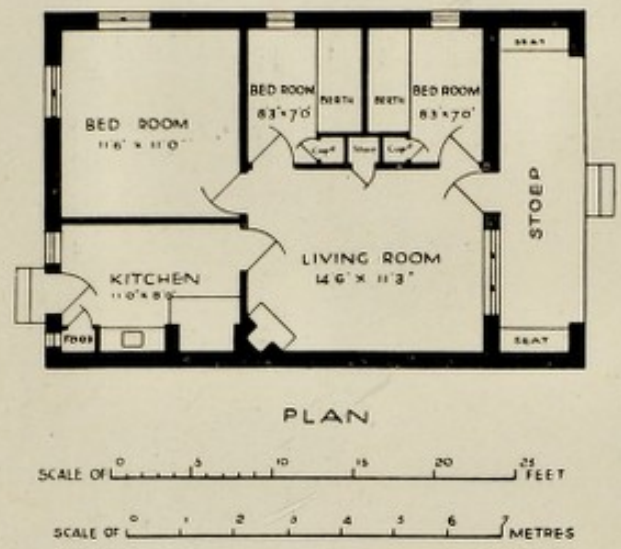


FIG. 29.—A £130 WEEK-END COTTAGE.

the artist or *litterateur* may ever and anon retire for peace and quietness, by the seashore, by the river, at beautiful Mentone or at gay Monte Carlo. By reducing the size of the living-room or salon and having one little bedroom in

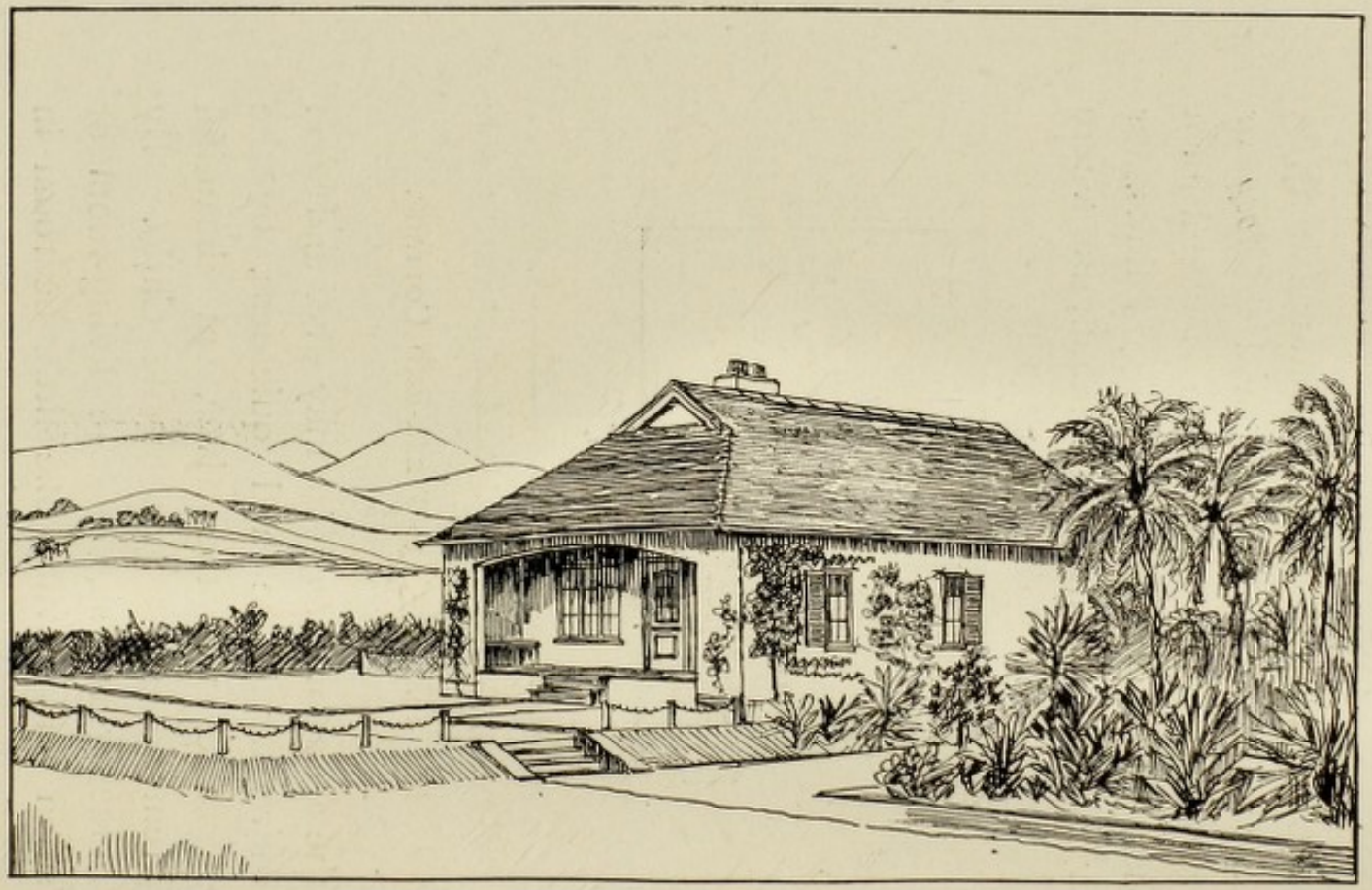


FIG. 30.—A WEEK-END COTTAGE COSTING £130.

The Plan of this Cottage is given in Fig. 29.

place of two little cabin bedrooms, the cost could generally be got down to about £100 (2,500 francs or $500).

The sanitary arrangements of these country cottages usually consist of earth closets at a little distance from the house, for which reason W.C.'s have not been shown in the three foregoing plans, but where required they can be arranged.

CHAPTER VII.

Bungalows.

The true bungalow has all its rooms on one storey, although very many of those we are accustomed to see in England have attic bedrooms in the roof. This, while it may be advantageous in some ways and in certain instances, yet destroys their character as true bungalows.

In the last chapter we have already seen a tiny Colonial bungalow (Figs. 25, 26, 27, and 28), which is equally suitable for any Southern climate, or, indeed, for a riverside or seaside cottage in England and other northern countries.

We will, therefore, pass on to the slightly larger one, costing £280 (7,000 francs or $1,400), which is shown in Figs. 31 and 32. This little bungalow contains a

dining-room, a salon or drawing-room, a verandah, three bedrooms, a kitchen, a food pantry, and a bathroom and W.C., &c. A second verandah or *stoep* could

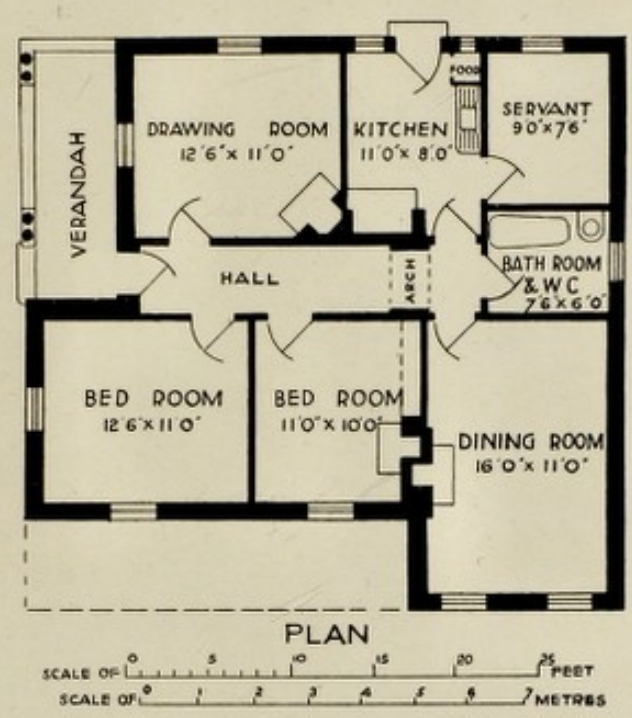


FIG. 31.—A BUNGALOW COSTING £280.

be added, in the position shown by the dotted lines, and this would much improve the bungalow. The entrance to the servant's room could be from outside the house, instead of from the kitchen,

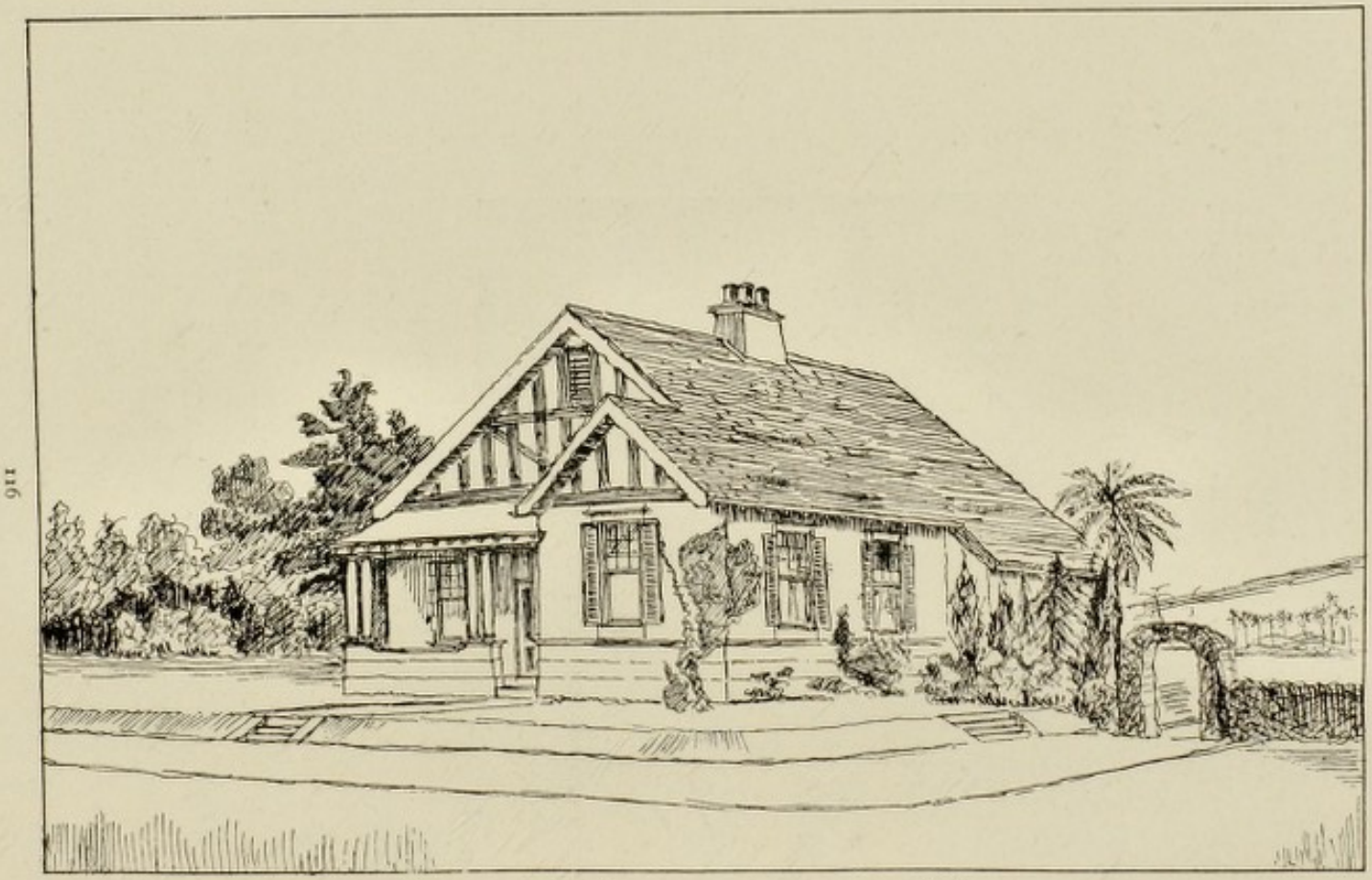


FIG. 32.—A BUNGALOW COSTING £280.
The Plan of this Bungalow is given in Fig. 31.

if desired, and many people would prefer it so.

In Figs. 33 and 34 we see a bungalow which has more accommodation and larger rooms. It has three large *stoeps* or verandahs, with different aspects, a good dining-room, a drawing-room, three bedrooms, and a servants' room, a kitchen, a bathroom and W.C., and a larder. Such a house costs £560 (14,000 francs or $2,800) to build. For very hot climates it is an improvement to slightly vary the plan, bringing the front *stoep* forward, as shown by the dotted lines, by which means, with the addition of a dwarf wall round the *stoep*, and the aid of sun blinds, a cool and delightful open-air room can be obtained.

Fig. 35 shows a large bungalow, which would cost £1,400 (35,000 francs or $7,000) to build handsomely. It contains an excellent dining-room—in fact all the rooms are large—and a spacious drawing-room or salon, divided by folding doors

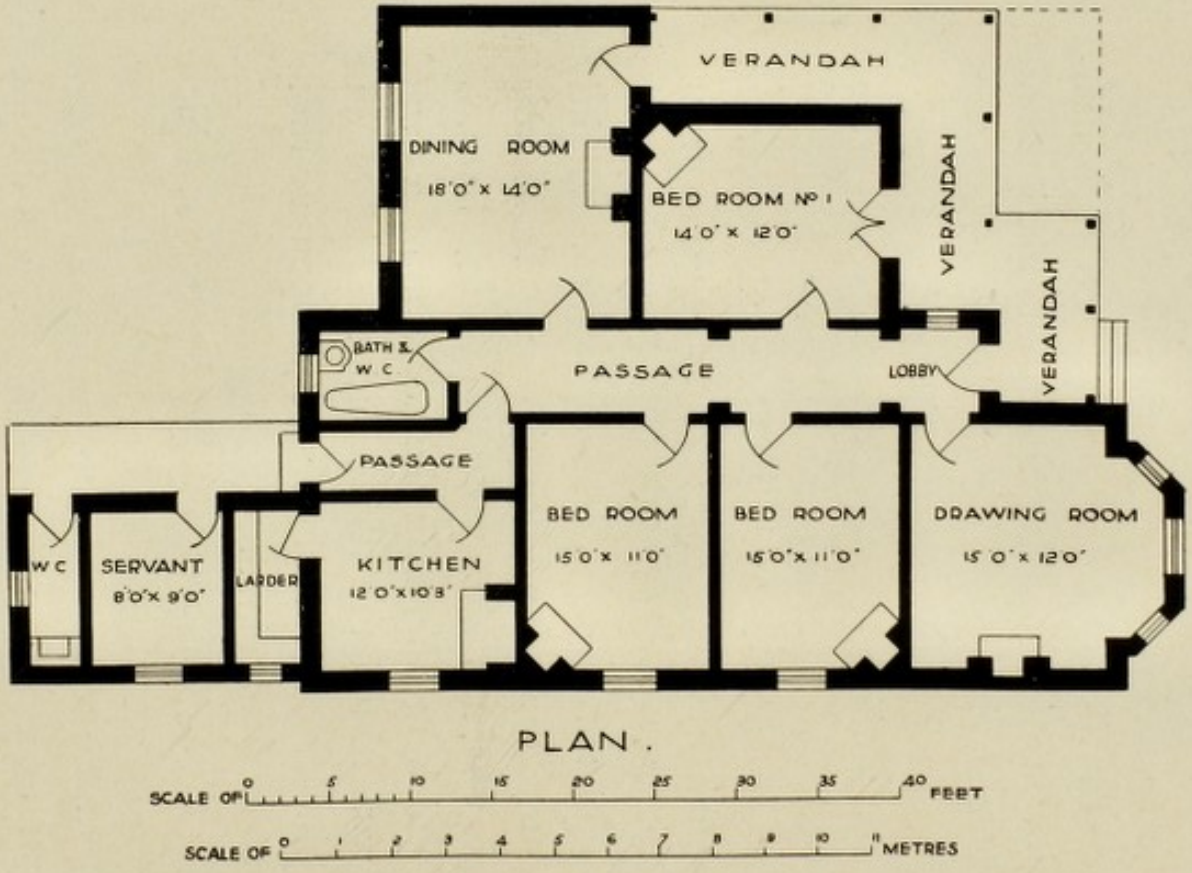

VERANDAH
DINING ROOM
18'0" x 14'0"
BED ROOM No 1
14'0" x 12'0"
VERANDAH
VERANDAH
BATH & W.C
PASSAGE
LOBBY
PASSAGE
W.C
SERVANT
8'0" x 9'0"
LADDER
KITCHEN
12'0" x 10'8"
BED ROOM
15'0" x 11'0"
BED ROOM
15'0" x 11'0"
DRAWING ROOM
15'0" x 12'0"
PLAN.
SCALE OF 0 5 10 15 20 25 30 35 40 FEET
SCALE OF 0 1 2 3 4 5 6 7 8 9 10 11 METRES

FIG. 33.

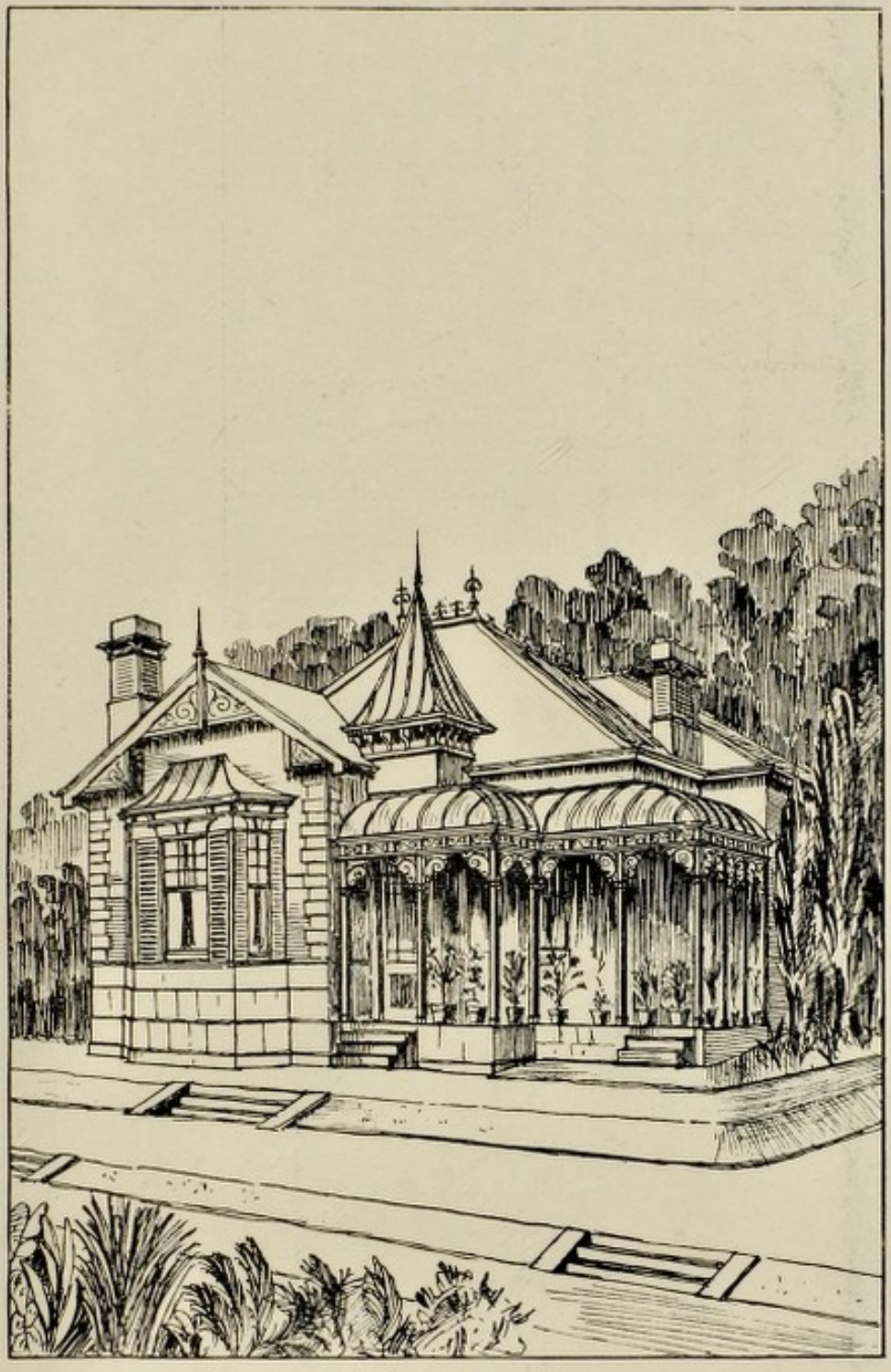


FIG. 34.—A COLONIAL BUNGALOW.

The Plan of this Bungalow is seen in Fig. 33.

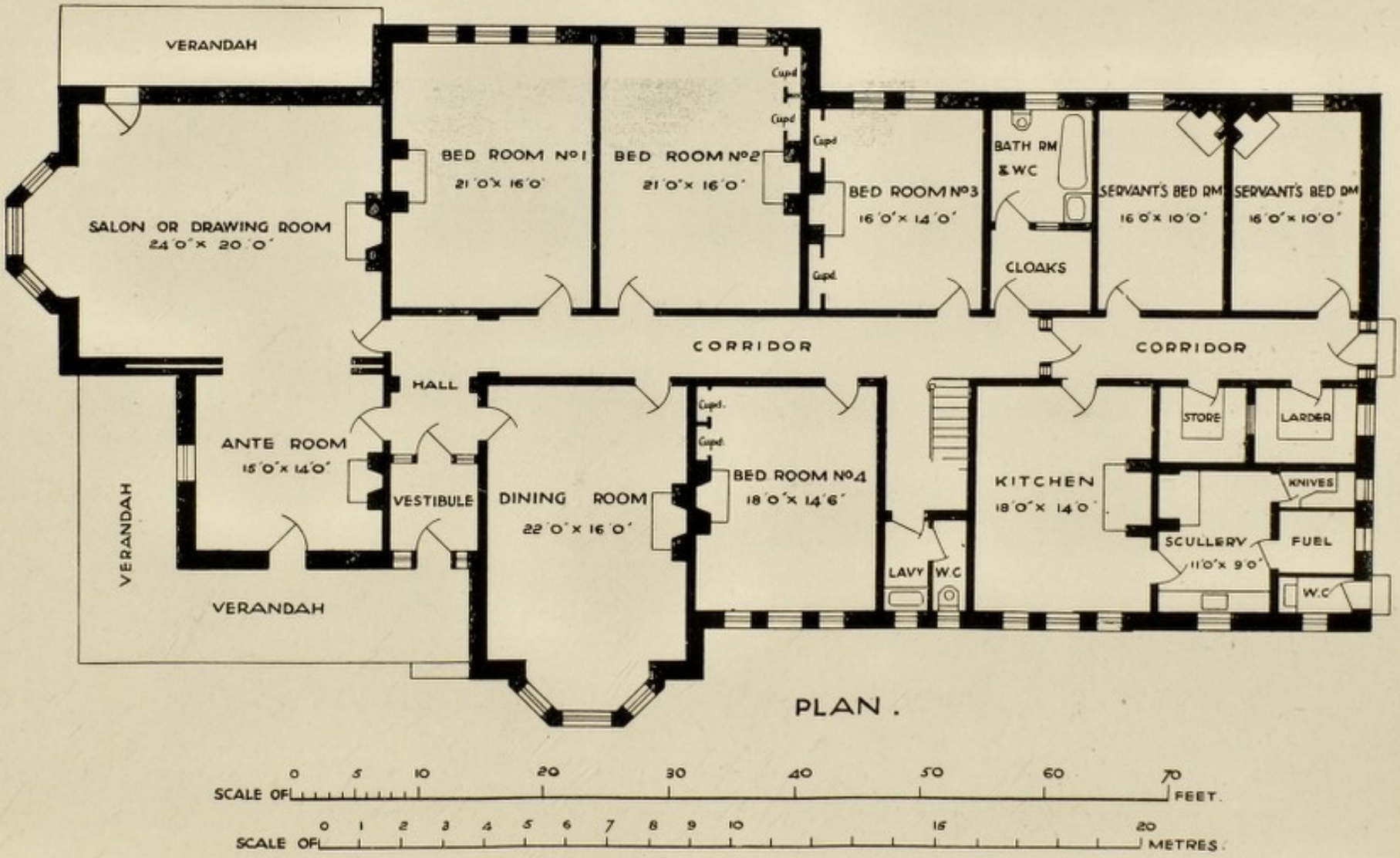

VERANDAH
SALON OR DRAWING ROOM
24'0" × 20'0"
BED ROOM No1
21'0" × 16'0"
BED ROOM No2
21'0" × 16'0"
Cupd
Cupd
Cupd
Cupd
BED ROOM No3
16'0" × 14'0"
BATH RM & W.C
CLOAKS
SERVANT'S BED RM
16'0" × 10'0"
SERVANT'S BED RM
16'0" × 10'0"
CORRIDOR
CORRIDOR
HALL
ANTE ROOM
15'0" × 14'0"
VESTIBULE
VERANDAH
VERANDAH
DINING ROOM
22'0" × 16'0"
Cupd.
Cupd.
BED ROOM No4
18'0" × 14'6"
LAVY
W.C
KITCHEN
18'0" × 14'0"
STORE
LARDER
KNIVES
SCULLERY
11'0" × 9'0"
FUEL
W.C
PLAN.
SCALE OF 0 5 10 20 30 40 50 60 70 FEET.
SCALE OF 0 1 2 3 4 5 6 7 8 9 10 15 20 METRES.

FIG. 35.

from a second salon or ante-room. There are four principal bedrooms, two servants' bedrooms, a kitchen, scullery, larder, store-room, and other offices, as well as a bath-room and two W.C.'s. Where more bed-rooms are required they can be arranged without difficulty in the roof.

CHAPTER VIII.

Additional Plans.

In this chapter some additional plans are given, without comment, since the remarks contained in former chapters will sufficiently guide the reader to judge as to what purposes and conditions they will and will not suit, but the approximate cost of building is mentioned in each instance.

In bringing this little book to a conclusion, I need not say that to deal exhaustively with the wide field we have touched on would require a very great number of large volumes; nevertheless, I trust that the suggestions, such as they are, which have here been given may prove useful to my brother Britishers, and to our American cousins, who make their residence abroad.

Parting Advice.

To the investor—the man who builds not with any view to occupying the house himself, but simply and solely for selling or letting it, I would give one word o. caution : Do not put all your eggs in one basket by building one or two enormous houses anywhere, for in nine cases out of every ten—I had almost said in ninety-nine cases out of every hundred—you will find that you will get larger, quicker, and much steadier returns from several small or medium sized houses than from one or two enormous ones, the market for which in any part of the world is always of necessity restricted.

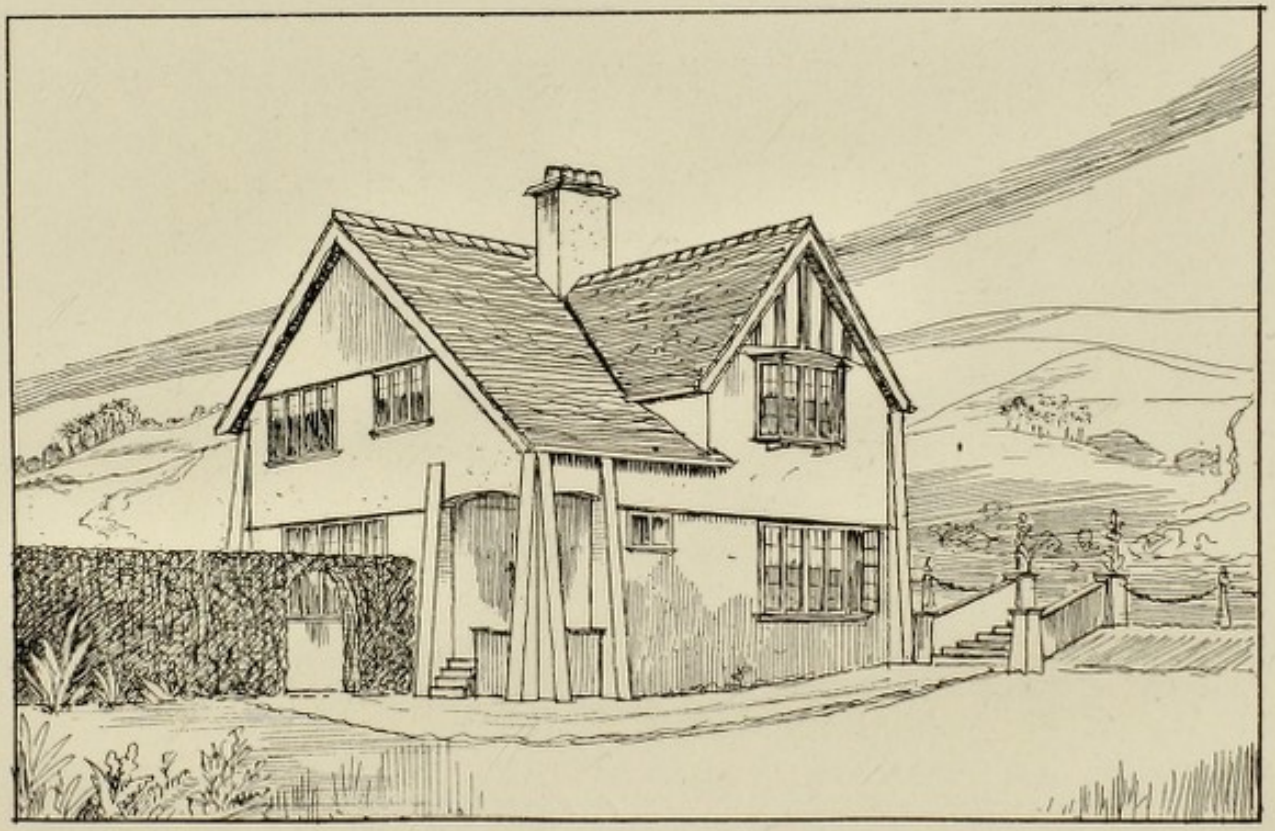
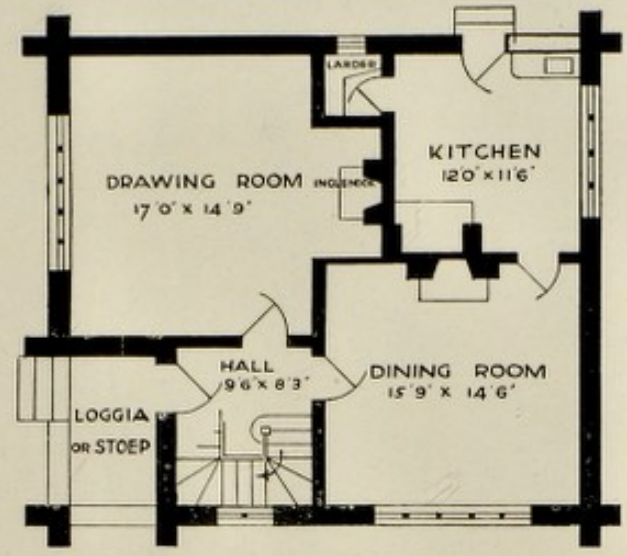
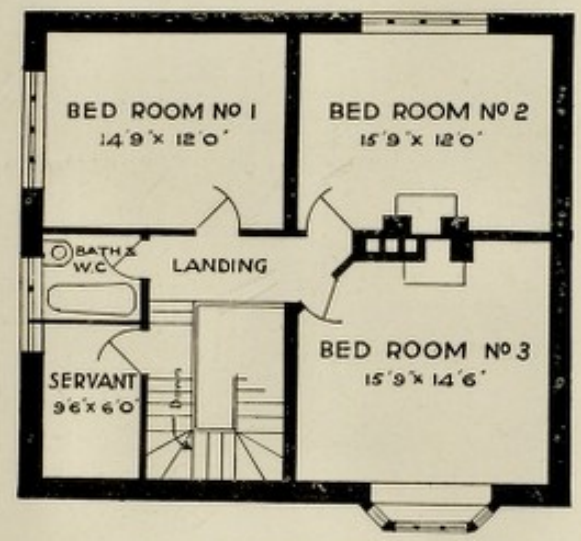


FIG. 36.—A HOUSE COSTING £480 (12,000 FRANCS OR $2,400).

The Plans of this House are given on the following page.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

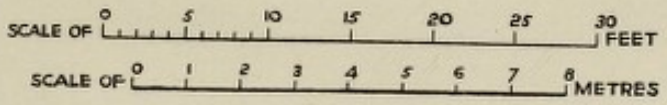


FIG. 37.—A HOUSE THAT WOULD COST £480 (12,000 FRANCS OR $2,400) TO BUILD.

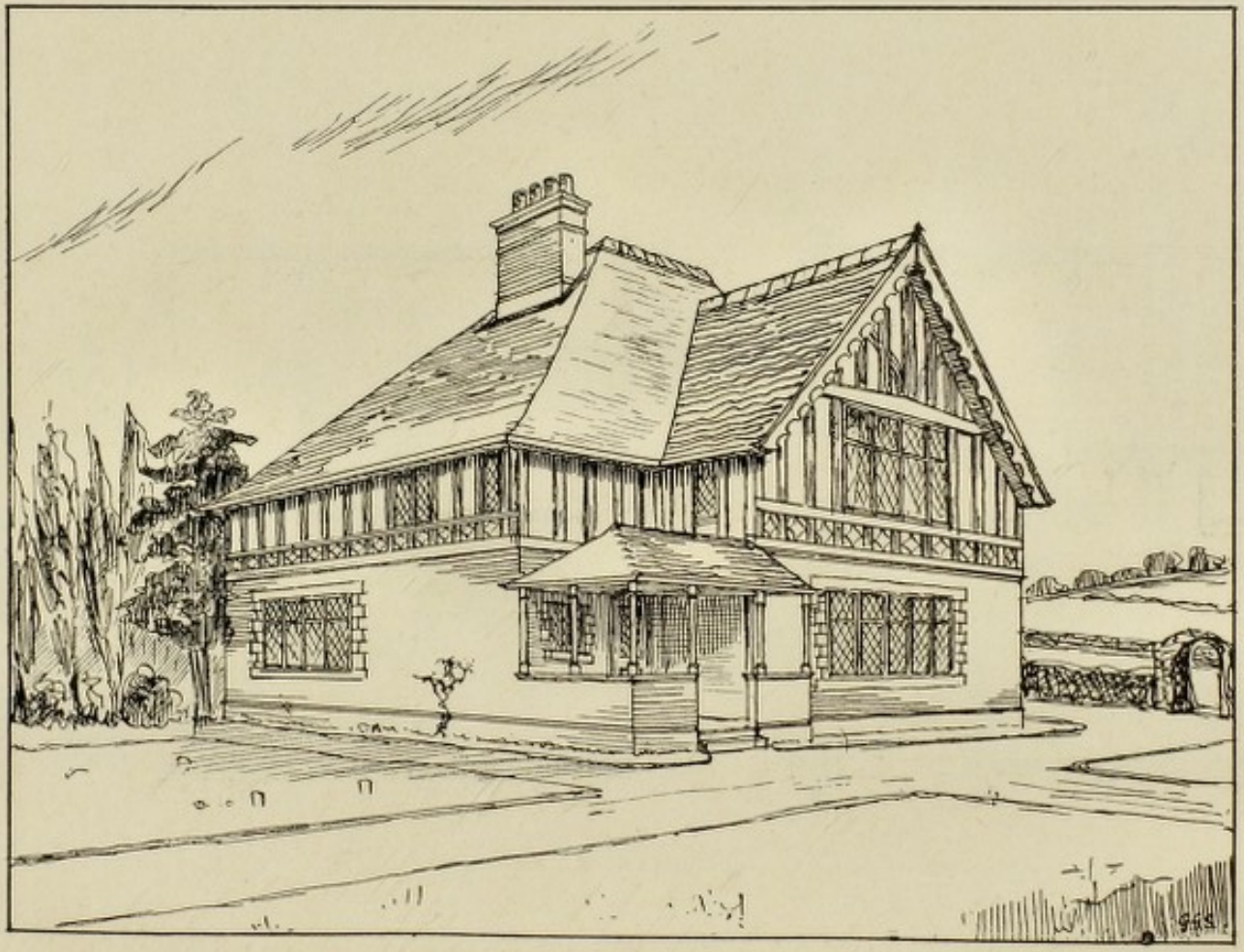
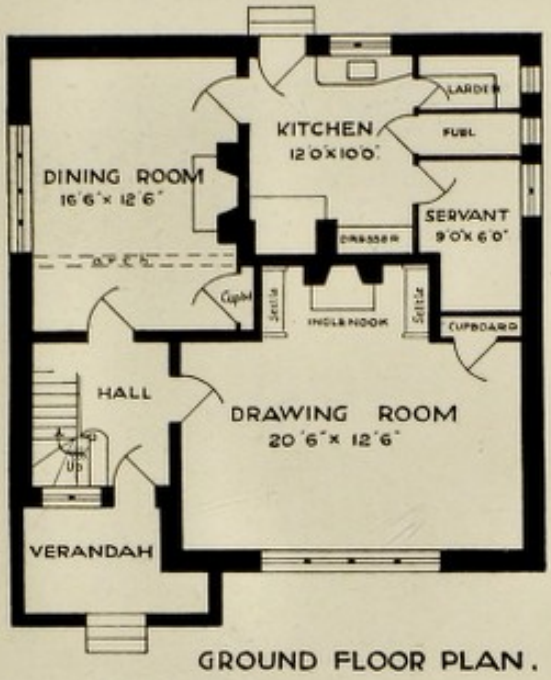
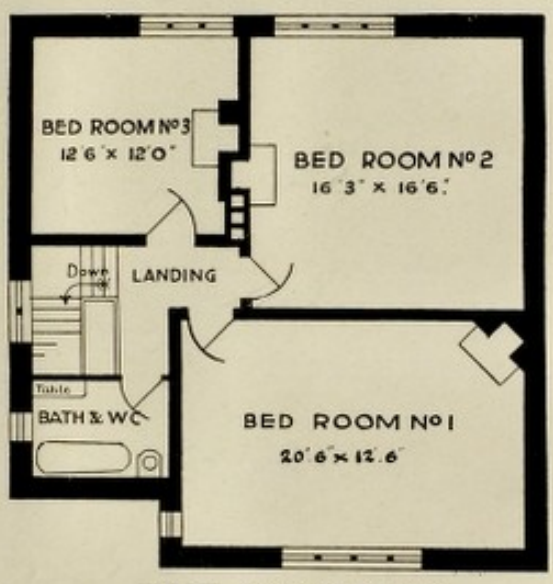


FIG. 38.—A HOUSE COSTING £500 (12,500 FRANCS OR $2,500.)

The Plans of this House are given on the following page.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

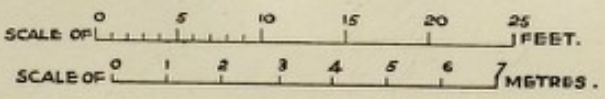


FIG. 39.—A SMALL HOUSE WITH LARGE ROOMS THAT WOULD COST £500 (12,500 FRANCS OR $2,500) TO BUILD.

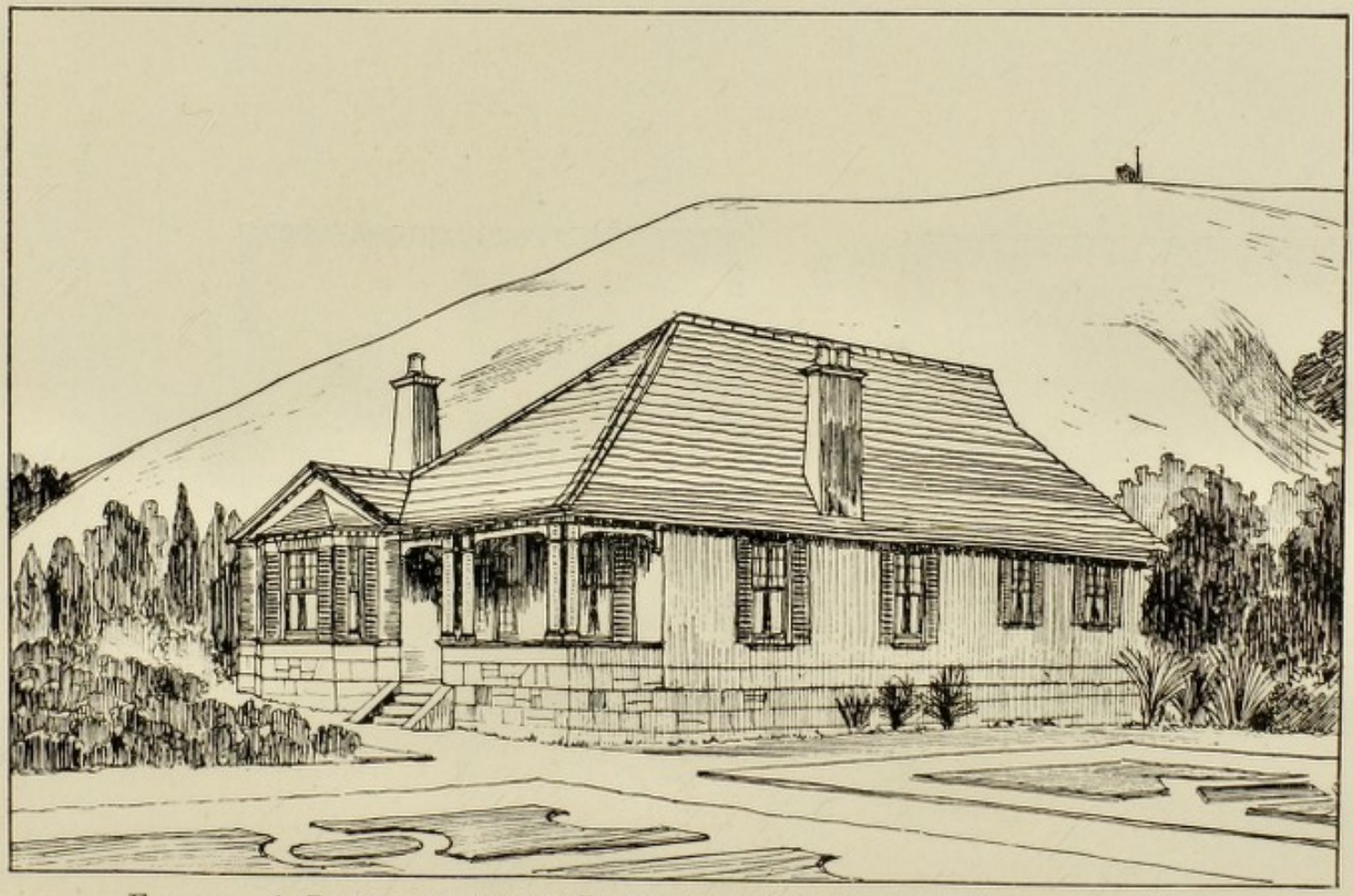


FIG. 40.—A BUNGALOW WHOSE PLANS ARE GIVEN ON THE FOLLOWING PAGE.

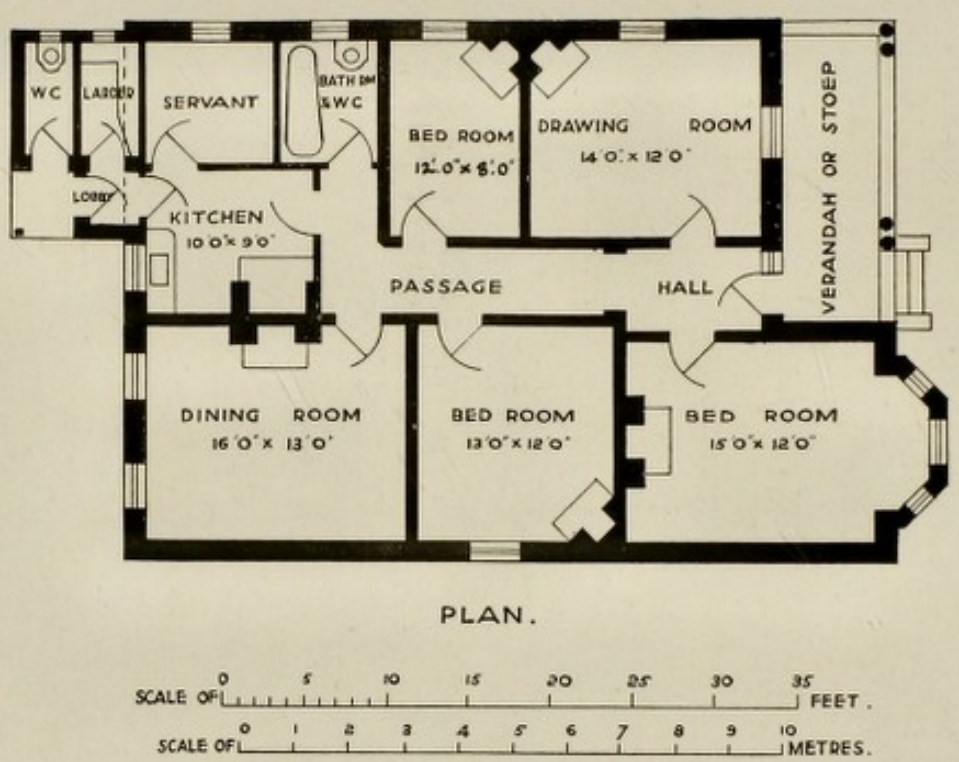


FIG. 41.—A £500 BUNGALOW (12,500 FRANCS OR $2,500).

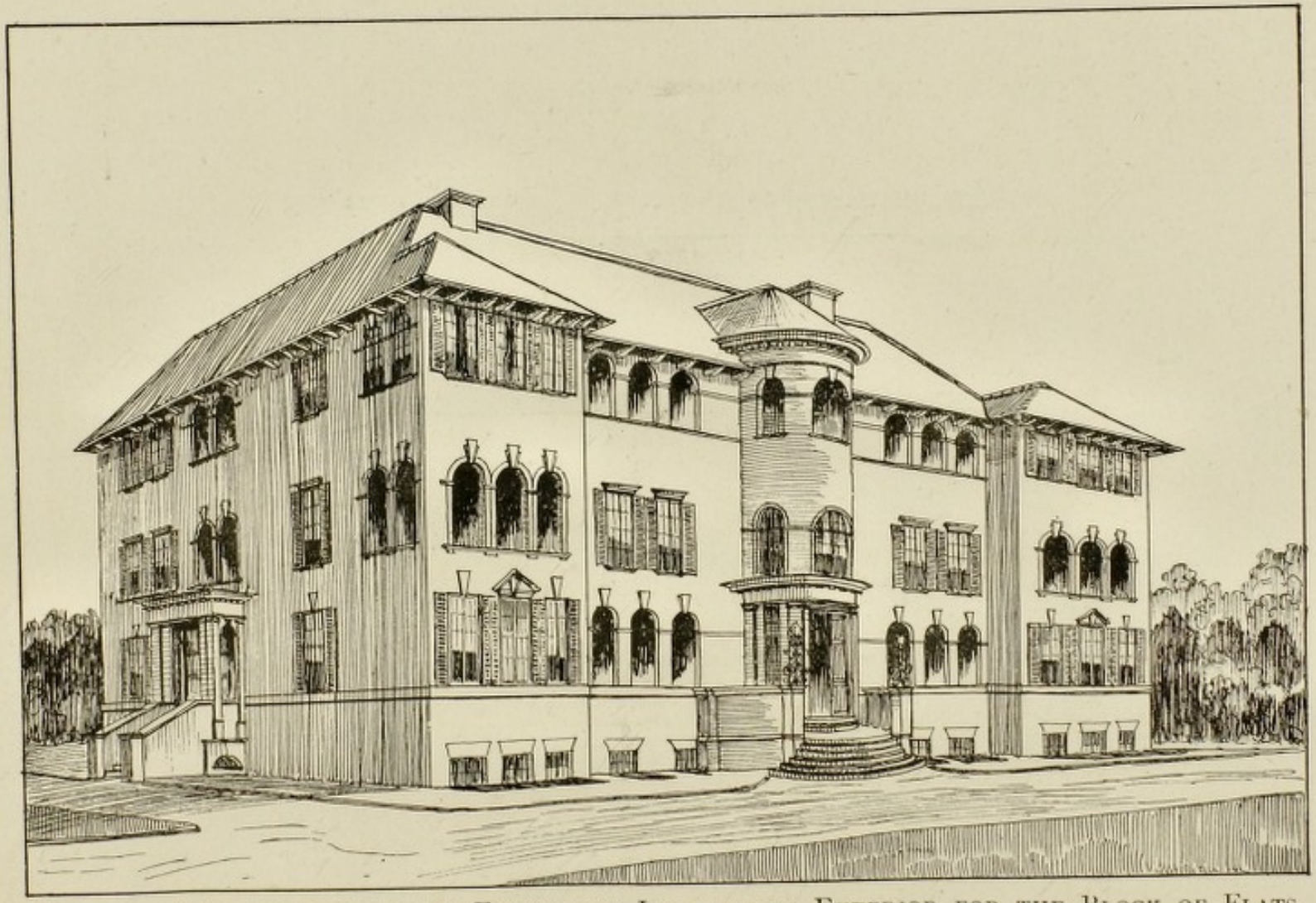
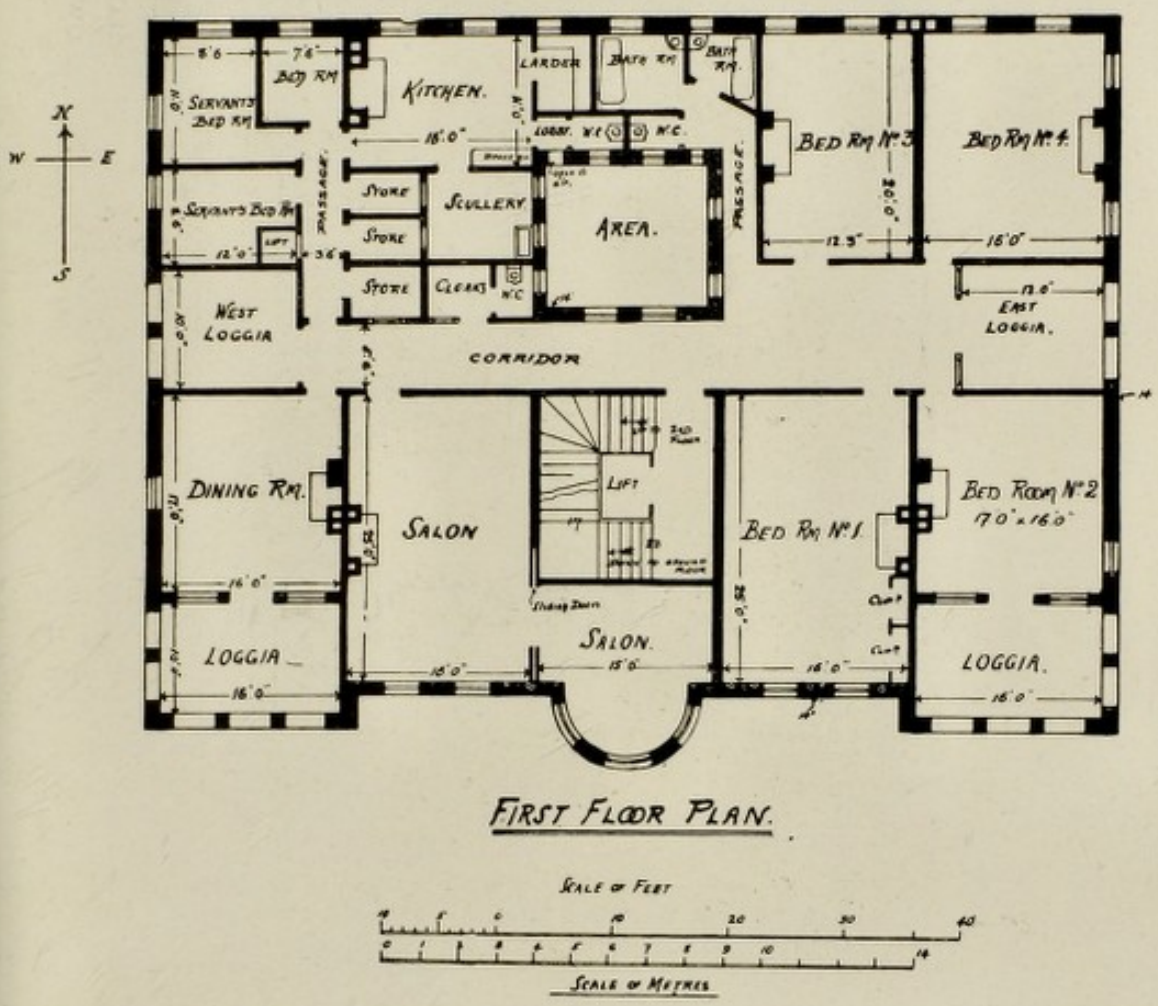


FIG. 42.—A SUGGESTION FOR AN EXTREMELY INEXPENSIVE EXTERIOR FOR THE BLOCK OF FLATS OR *APPARTEMENTS*, THE FIRST FLOOR PLAN OF WHICH IS SEEN ON THE FOLLOWING PAGE.



FIRST FLOOR PLAN.

FIG. 43.—A BLOCK OF FLATS OR *APPARTEMENTS* FOR THE SOUTH WITH DEEP COOL VERANDAHS ON THREE SIDES.

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