IN ILLUMINATING application of some of the principles I have been championing has recently been made by an eminent architect, and can be aptly cited here. This architect was asked to sign a petition against the destruction of an old Town Hall standing in a northern town in England (which hall it would appear has a classical portico or loggia). The following extracts from the letter written by the architect in response to the above request need no comment from me to make them clear:

"I most assuredly desire to see your city beautiful, therefore I should rejoice to see your old Town Hall destroyed. . . . The building in question is not English in origin or feeling, and is totally unfit for our climate, where you need all the light it is possible to obtain. In the old Town Hall you have a shirt front or frill of classical columns, making all behind gloomy and dark. . . . with no visible roof, and no possible clue to the use of the building. The windows are but black holes in the walls, and appear as necessary to the external arrangement of the ‘shirt front,’ not in the least as necessary to the convenience of the plan and arrangement internally. The purpose of the building is sacrificed to symmetry of elevation, whereas real architectural beauty calls for no sacrifice of fitness.

In the strongest way conceivable, though I fear unwittingly, support of this architect’s view is given by the editor of an architectural paper. In his attempts to disprove the contentions quoted, the editor discloses the following facts (these are his words): “The windows within the front portico or loggia are blocked by bookcases” and “the building is lighted from dormers.”

If those who used the building had wished to demonstrate the absurdity of its design, could they have hit upon a more forcible way of doing so?
In the January number of *The Craftsman* I said that in this article we should consider houses designed for sites with much smaller frontages than the one at Rugby, illustrated in that issue. I find, however, if we do this in quite the way I then hoped to, it would necessitate a departure from the order in which the houses chosen to illustrate these articles have been taken, namely one of diminishing cost. This order brings us now to houses costing between four thousand two hundred and fifty dollars and three thousand six hundred dollars; they are one and all detached houses, though some were designed for plots with very narrow frontages.

The doctor’s house at Bradford in Yorkshire, for example, has a very restricted site, bounded on three sides by roads. When designing a house for such a site, our first consideration should be not to lose the great advantage of being on a corner plot. From it, views should be obtained not only up and down the one street, but down the branch streets also, and if at the crossing of two streets, then both up and down the crossing street as well. To secure these advantages it has been customary to furnish such houses with corner oriel, angle bays or turrets. The building of these has been attended with constructional difficulties, particularly in roofing them successfully, and in projecting them from the walls.

To overcome such difficulties, the builder’s greatest power and ingenuity have been exerted, and, as so often happens in architectural work, this conquest of difficulties
when striving for a reasonable and sensible object, has been most fruitful of charm. This charm has been appreciated, and attempts made to reproduce it, often by those who have lost sight of its cause. So corner bays, oriels and turrets came to be recognized forms of corner treatment, and to be added to buildings merely as ornaments. We even find them so designed that views therefrom are not obtainable in more than one direction. This is another example of features wrongly used as ornament alone.

In continental towns one frequently sees a mirror at the side of a window so placed that people in the room may see reflected therein the view up or down the street. In some bygone periods of English street architecture it was customary to bay almost all the windows at least enough to enable the occupants of the houses to look along the streets.

I have spoken of the desirability of giving each room its proper "direction" and "trend;" should it not be possible to secure this for a room which has a corner window, without the necessity of moving from the part of the room one would naturally occupy, to gain the advantages the oriel offers? Hence the fireplace and center of the life in the room should be placed where those round it profit freely by the bay.

Perhaps enumerating what is most important to consider in the design for a small detached house on a narrow frontage plot may
GLEBE FARMHOUSE, WELTON, LINCOLNSHIRE: REAR VIEW.

CROSSWAY COTTAGE, HAMPSTEAD, NEAR LONDON, N. W.: PICTURESQUE ENTRANCE.

It is very interesting, the sense of spaciousness which is gained in this narrow-front village house: a most cozy living effect is given around the fireplace by the built-in seats and bookshelves. The actual fireplace is projected into the room so that every bit of the heat will be secured: a second view of the living room shows the interesting use of woodwork and the designing of furniture to correspond.

The front elevation of this house is worth careful study, as it reveals the unusual amount of window space given to secure the utmost light possible in a narrow-front lot. The windows are also bowed at the center, for long vistas up and down the street.
prove useful, and result in a list we could apply to any such house. The assumption being that the house on either side will be close upon it, we must only count upon having staircase, larder, bathroom and similar windows in our side walls, or supplementary and very secondary windows of kitchen, sitting rooms and bedrooms. All important windows must come on one of the other two sides. Of these two sides, one, either that toward the road or that away from it, will be the pleasanter, because of prospect or aspect or a combination of the two, and the first thing to be done is to decide upon this pleasanter side as the one for our principal room. We cannot generally arrange in the same room windows for sun and windows for view (unless both sun and view can be secured at the same time) in the way we so often do on larger plots.

Having seen which is the pleasanter side of the house we must appreciate that its frontage is far too precious and limited for any of it to be devoted to the front door or to windows or lobbies. We must next see that the roof is absolutely simple. If it consists of more than a single span we must ascertain why, and whether there has been a compensating gain commensurate with the loss of simplicity and space and the additional cost entailed.

If the hall is to be used as a see that the traffic from room to stairs or front door does not cross it, but is confined to a part devoted thereto. Particularly must we notice that the cold stream of air which pours down the staircase from the colder rooms above it to the warmer ones below, is not directed toward the occupants of the hall, but away from the regions of the fireplace, principal windows and any other parts of the room in which people would naturally sit. If this stream of cold air could be colored to enable us to dis-
tistinguish it from the rest, we should see it pouring down the stair like a waterfall.

We must next note that no sitting-room door opens across the fireplace or the principal window; that the space round each sitting-room fire and the kitchen fire is well lit from the windows; that the traffic from the rest of the house into the scullery does not cross the kitchen in front of the range. We should bear in mind that in a house such as we are considering, one without a butler’s pantry, there is as much carrying to and from the dining table and scullery as between the kitchen and dining table; and though it is universally recognized that the kitchen should be so placed as to make service between it and the dining room or dining recess easy, yet the importance of the scullery being equally conveniently placed with the regard to the dining room is often overlooked. The larder should be north, or as nearly north as possible, and the kitchen not south or west. The minimum number of chimney stacks should be arranged for, by contriving the placing of the fireplaces in such a way as to attain this. For the most part fireplaces should be on inside walls, thus keeping the heat within the house. But it is seldom possible to have all fireplaces on inside walls without sacrificing more important things, and there are authorities who prefer the fireplaces placed on outside walls to keep them dryer.

Next we must exercise special care to ascertain that the simple drainage arrangements and the short lengths of water and waste pipe
which result from bath, lavatories and sink all being close together, or one above another, have been secured. This means efficiency and also economy in initial cost and maintenance. They should also all be in reasonably close proximity to the cold water cistern and the main, and the lavatories, bath and sink to the hot water cistern. The hot water cistern in its turn should not be far from the boiler, so that the circulating pipes connecting them may have a short run, thus producing hot water with economy of fuel, piping and repairs.

Other important points to watch are that the soil and vent pipes fall naturally into the place where they will be the least disfigurement. A window should be placed in such a position that it will ventilate the upper landing; for vitiated air is apt to accumulate there when it rises from the rooms below, and if it is not carried out it finds its way into the rooms above. While speaking of landings, I should say that where space permits of wide open landings and corridors they greatly add to the pleasantness and charm of a house, but in one such as we are considering no space should be devoted to them, which by skill in planning, could have been included in the rooms.

Finally we should see that in all bedrooms there are good places for the beds, mirrors, dressing tables and washstands. It is not un-
common for a whole plan, which is otherwise good, to be entirely remodeled, because one of the bedrooms comes out with no good place for the bed, though perhaps a spacious room.

From all this I will extract the items for our list which I will append:

List of points to be considered in a small house on a narrow-frontaged plot.

The right choice between side toward and side away from the road, for the principal rooms.

None of this space to be devoted to front door or lobby.

An absolutely simple roof.

Traffic not to cross a hall sitting room, nor cold air be allowed to descend the staircase and pour onto the occupants of a hall sitting room.

Sitting room door not to open across the fire or principal windows.

The space round sitting-room and kitchen fireplaces to be well lit.

The traffic into the scullery not to cross the kitchen in front of the range; and kitchen and scullery to be conveniently situated with regard to the dining room.

The larder to face as nearly north as practicable.

The kitchen not to face south or west.

A minimum number of chimney stacks.

Fireplaces to be on inside walls.

Sinks, baths, hot-water tank and lavatories and all else to which water and the drain have to be brought, situated together.

A short run for circulating pipes from the boiler to the hot-water tank.

Soil and vent pipes to come where they disfigure least.

Upper landings to be well ventilated.

No space devoted to landings and corridors which could be included in rooms.

Good places for beds, dressing tables and washstands in all bedrooms.