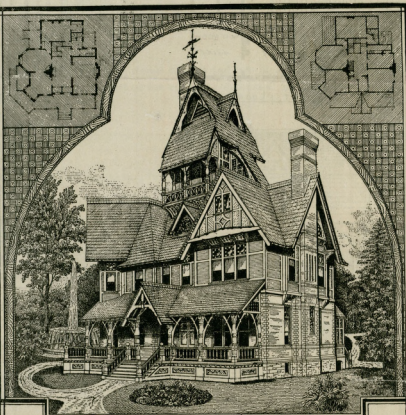


National Homestead Company

HOUSE PLANS.



PUBLISHED BY THE
NATIONAL HOMESTEAD COMPANY,
234-235 Broadway, New York.
Builders of Suburban Homes and Largest Operators of Real Estate in New York.
PRICE, 25 CENTS.

Special Designs and Specifications Furnished Upon Application. 33

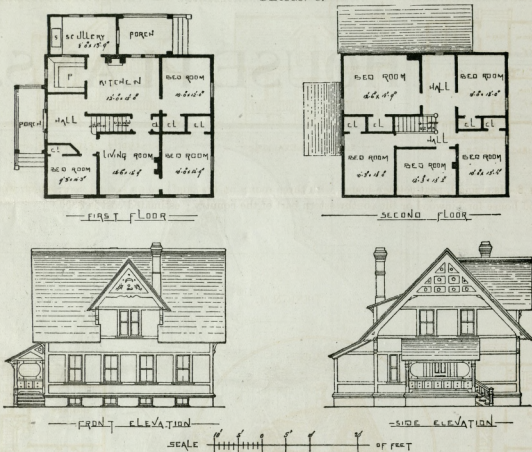
Copyright, 1888, by Palliser, Palliser & Co., Architects, New York.

NOTE—The Plans herein furnished will give a very clear idea of how the buildings, when erected, will look. The style of architecture is more for suburban homes and desirable for any part of the United States. We build any of these houses on reasonable terms for those who secure property from us, or we will furnish through Palliser, Palliser & Co., the well known architects, Full Working Plans, Detail Drawings and Specifications with any changes and alterations to suit individual requirements at a very low price. We will also furnish a large 92-page book of over 60 designs and plans for \$1.00.

PLATE 1

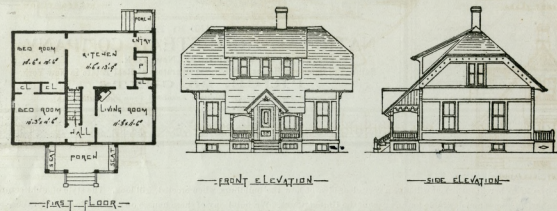
Represents the title-page of this work, showing the perspective views of Designs 1, 2, 3 and 23, these designs being without views on the plates where they are illustrated.

DESIGN 1.



DESIGN 1—Shows plans and elevations of a plain cottage house of eleven rooms, suited to the wants of a family requiring a large amount of room at a small expense, and was designed for a Western farm house. Cost, \$1,500.

DESIGN 2.



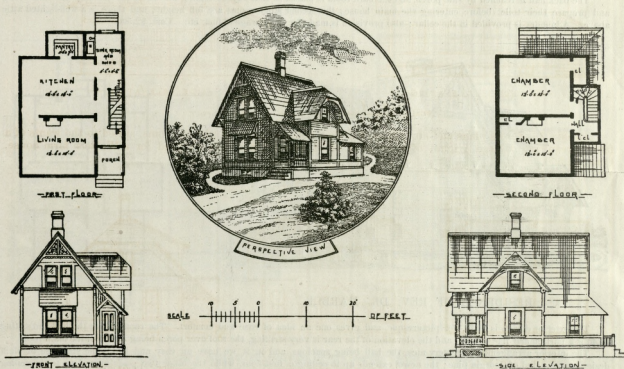
DESIGN 2—Represents a tasty cottage, with four rooms on first floor and two rooms on second floor, and contains all the convenience generally required in a house of this class, having good closets and pantry, with cellar under the whole house, making a very desirable cottage residence for the very small sum of \$850.

DESIGN 3.

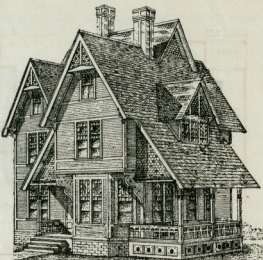
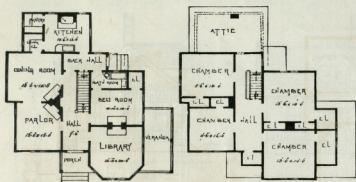


DESIGN 3—Is a small, neat cottage house, with three rooms on first and two on second floor, which would make a good house for Linwood or the southwestern part of the country; estimated cost is \$800.

DESIGN 4.



DESIGN 4—Is a good study for a four-room cottage, suited to the requirements of a small family, and was designed for a five-acre fruit farm cottage where capital is limited. Cost, \$600.



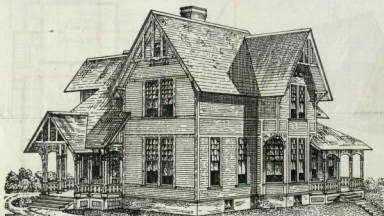
RESIDENCE OF N. CARPENTER.

The rooms on the first floor have all open fire-places, each being provided with a neat ash mantel. The library is an excellent room with good front and side views, and the veranda is reached in an easy manner by windows from this room, making it a pleasant retreat in hot weather.

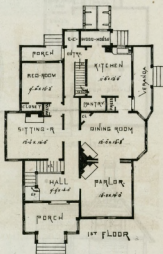
There is a variety of outline in the exterior of this house, which cannot fail to give a picturesque and pleasing appearance to the whole. The chamber above library projects slightly beyond the face of the octagon bay, and the peculiar manner in which the sides are supported is odd, but gives the appearance of stability and firmness, the construction being perfectly sound.

The upper sashes are filled with stained glass, all round the sash being very small lights of different colored glass, and the center light has the figure of a flower in white on blue ground. This manner of treating windows must be seen to be appreciated; and no blinds are used except on the lower sash, and when the blinds are closed it gives a mellow tone to the light of the interior.

The back hall is reached by side porch, and the bath room is placed so that anyone coming into the house can step into bath-room, and prepare their toilet before entering the main house; the second story rooms are full height; and there is a well-lighted attic above. A laundry is provided in the cellar; also provision is made for the storage of fuel, etc. Cost, \$2,500.



RESIDENCE OF REV. DR. MARBLE.



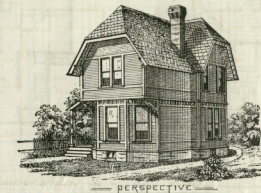
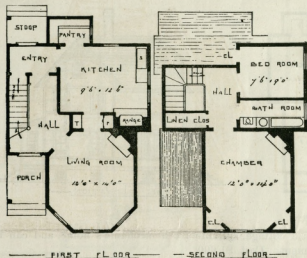
The exterior design is plain, yet picturesque, and gives one an idea of ease and comfort. The roofing over the hall and sitting room is a particularly fine feature, and the elevation of the rear is very striking, the roof over porch being a part of the main roof.

The interior arrangements are very nice, the hall being spacious, and in it we have an easy and handsome staircase of plain design, constructed of Georgia pine; the newel extends up to ceiling of first floor, while the other two posts extend up to the ceiling of second floor.

The dining-room is a very cheerful room, and the kitchen is reached through a passage also connecting with side veranda. The pantry is lighted with a window placed above press; each fire-place is furnished with a neat hard-wood mantel, and the hall is finished in Georgia pine, the floor being laid with this material, and finished in natural color.

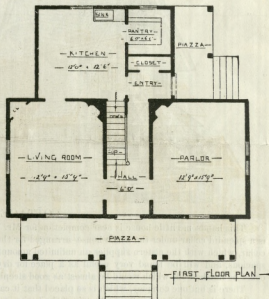
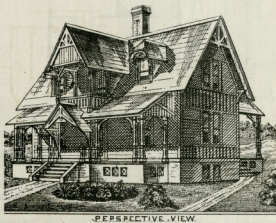
The exterior is painted as follows: Ground, light slate; trimmings, buff; and chamfers, black. Cost, \$2,925.

DESIGN 17.



DESIGN 17—Plans and perspective view of an attractive little cottage of four rooms, with bath-room and conveniences; laundry in cellar. Is suitable for anyone having a small family. Cost, \$900.

DESIGN 18.



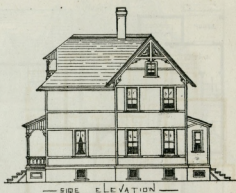
DESIGN 18—Illustrates a very attractive cottage of six rooms, with bath-room and dressing-room on second floor, spacious piazzas on front and rear, together with all the necessary conveniences required for comfort and economy, making this a very desirable house for those requiring the comforts of a home.

This house should have a location suited to the design, to be in harmony, a hillside or mountainous background being the most desirable, and best calculated to give the desired effect. Cost, \$1,500.

DESIGN 21.



—FIRST FLOOR—

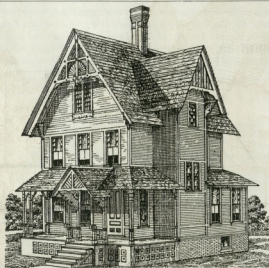


—SIDE ELEVATION—

DESIGN 21—Is a two-story seven-room and attic cottage, suitable for a mechanic's home, and can be erected on a lot of small frontage. Laundry in basement. Cost, \$1,600.

DESIGN 23—Is a very attractive cottage residence of seven rooms with attic; cellar under the whole house; laundry in cellar; gives a large amount of room for the cost.

The first story is designed to be clapboarded and the second story shingled. Cost, \$1,300. (See page 1 for Perspective View.)



COTTAGE OF MR. TOMLINSON.

This handsome little house is near completion for Mr. Tomlinson, and for a compact arrangement of plan cannot be beat. There is a splendid cellar under the whole house, arranged for the storage of fuel and other purposes; a well has also been put down in the cellar, which with the cistern supplies an unlimited amount of water at the kitchen sink through the aid of a pump. The attic is very spacious, and will be found very useful as a place for drying clothes, or should it be found necessary at some future time two rooms could be finished off, which would be almost as good sleeping rooms as any in the house.

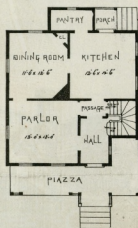
There is but one chimney, which is so placed that it can be used from all the rooms on first floor; the stair-case is also placed in a position to be easy of access from all parts of the house; two doors are placed between the hall and kitchen, a feature which cannot fail to commend itself.

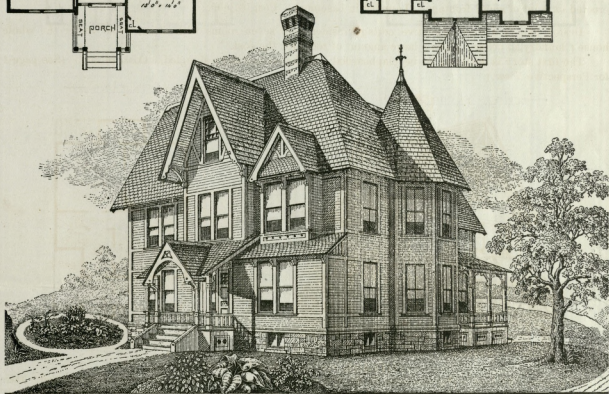
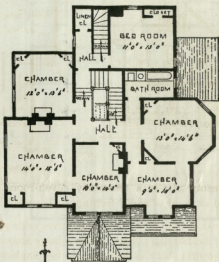
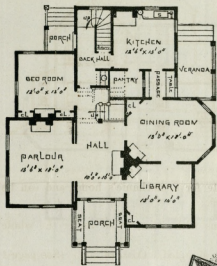
The exterior is very striking, the front gable is very handsome, and is a free rendering of what is known as the Queen Anne style of architecture; the front veranda and especially the hood over entrance is very pretty—in fact this is one of the prettily designed cottages which will always attract attention.

This cottage is painted Venetian red, trimmed with Indian red, the chamfers, cut and sunk work being picked out in black, making it very effective and showing the detail boldly. The cost is \$1,460, and we doubt if there is anyone who can show a prettier house either in arrangement or appearance for the same price.

Blessed are they who have homes! Let every man strive to own a home.

Mr. Tomlinson has sold this cottage to good advantage and built larger from our plans.



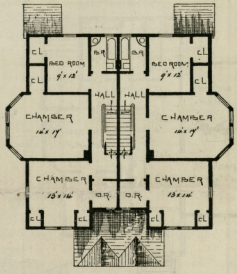
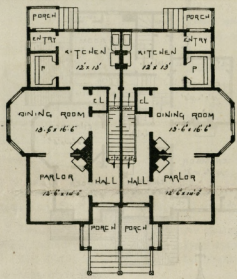


DESIGN 40—Shows plans, elevations and perspective view of a country House, containing eleven rooms, large attic, cellar under whole house, having laundry, etc., designed to be finished in a plain manner.

Cost, \$4,500.

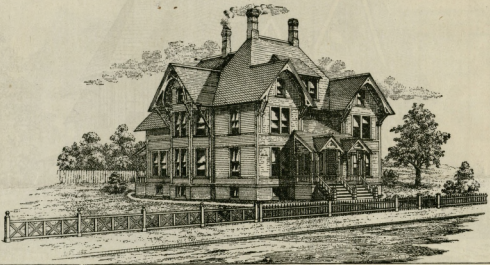
61207
OXXX

DESIGN 28.

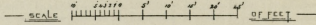


— FIRST FLOOR —

— SECOND FLOOR —



— PERSPECTIVE VIEW —



DESIGN 28—Illustrates an attractive pair of cottages, with good accommodations and the required conveniences. It is becoming quite a common practice to erect houses in pairs, which is a very economical way to build, and if the design is treated right they can be made very effective.

Cost, \$1,850 each side.