

EASY STEPS TO FARMHOUSE PLANNING



Issued by
The Extension Service
The Texas A. & M. College System and
The United States Department of Agriculture
G. G. Gibson, Director, College Station, Texas

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Easy Steps to

FARMHOUSE PLANNING



TEXAS AGRICULTURAL EXTENSION SERVICE
G. G. Gibson, Director, College Station, Texas

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Easy Steps to Farmhouse Planning

ARRANGED BY

W. S. ALLEN

Extension Agricultural Engineer - Buildings

Texas A. & M. College System

FROM

EXTENSION BULLETIN NO. 377, "FARMHOUSE PLANNING IS EASY".
H. E. WICHERS, EXTENSION SPECIALIST IN RURAL ARCHITECTURE
EXTENSION SERVICE, THE STATE COLLEGE OF WASHINGTON

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PLANNING is easy when you do one thing at a time in the proper order.

You are doing things backwards if you pick out a house before you know where it will be placed and how it will face.

Even when you intend to remodel, keep the old house and its location out of mind until you decide the best location and the best plan arrangement. You will be surprised how this method will help you decide what to do with the old home.

First set up a definite goal.

Next, make a plan.

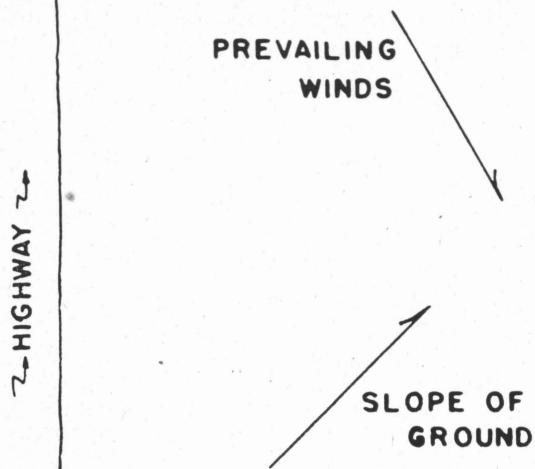
When you know what you want, it's much easier to get it.

DO THINGS IN THEIR PROPER ORDER

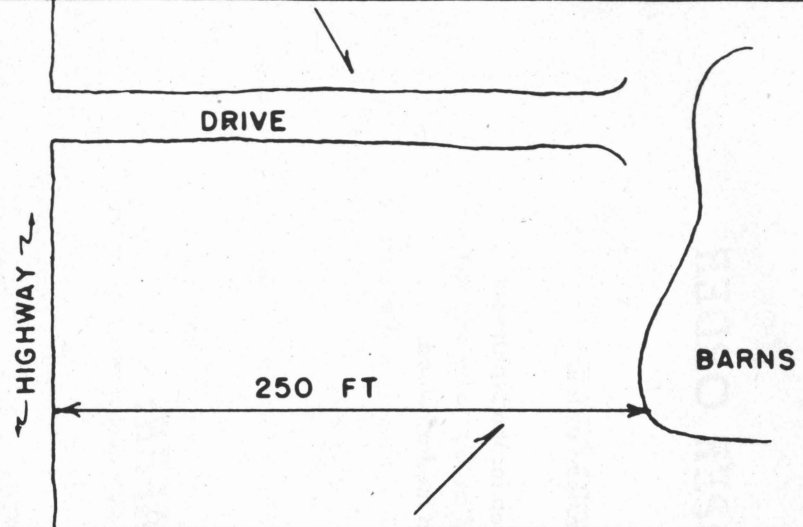
1. Start with your farmstead as it is.
2. Find the best location for the farmhouse.
3. Fit the farmhouse to the farmstead.

PUT THESE THINGS ON PAPER:

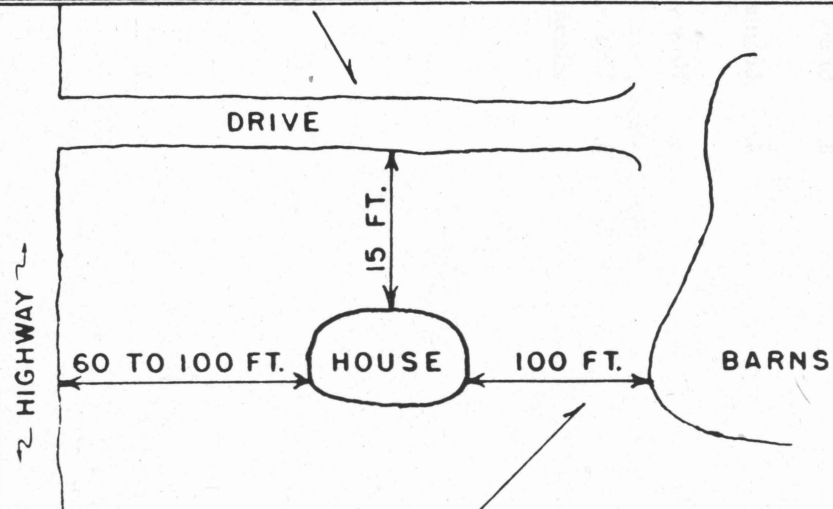
1. Draw in the highway.
2. Show where prevailing winds come from.
3. Show how the ground slopes.
4. Locate the other farm buildings.
5. Now you are ready to place the drive.
6. You can locate the house after these things are known.



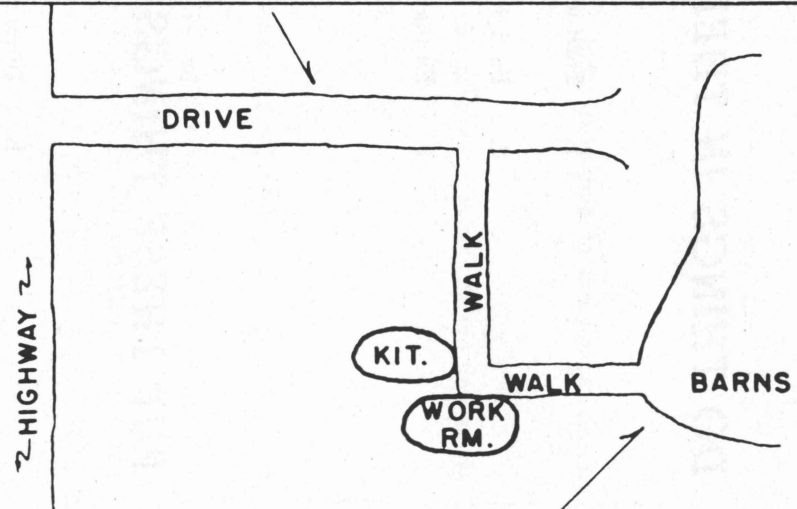
1. Show the highway, the slope of the ground, and the direction of prevailing winds for your farmstead.



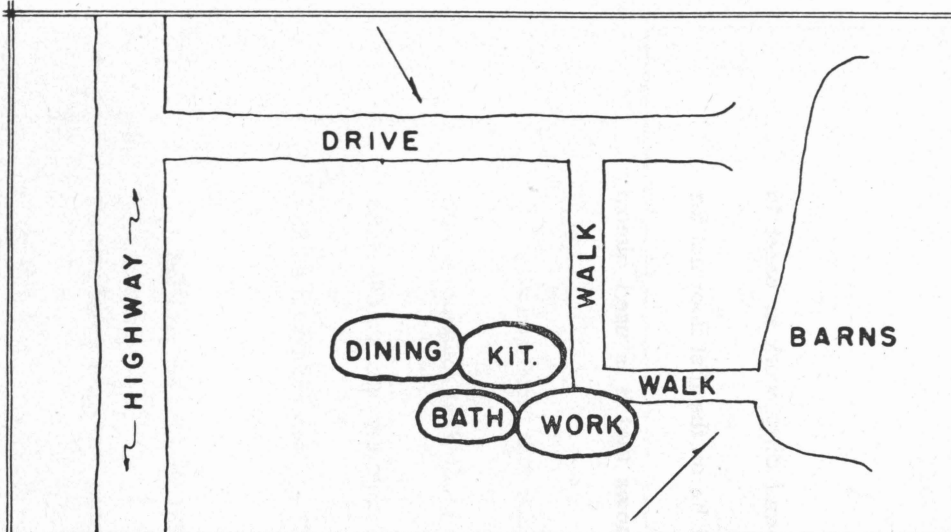
2. Locate the barn area and the drive. Generally, the drive should be at a lower level than the house.



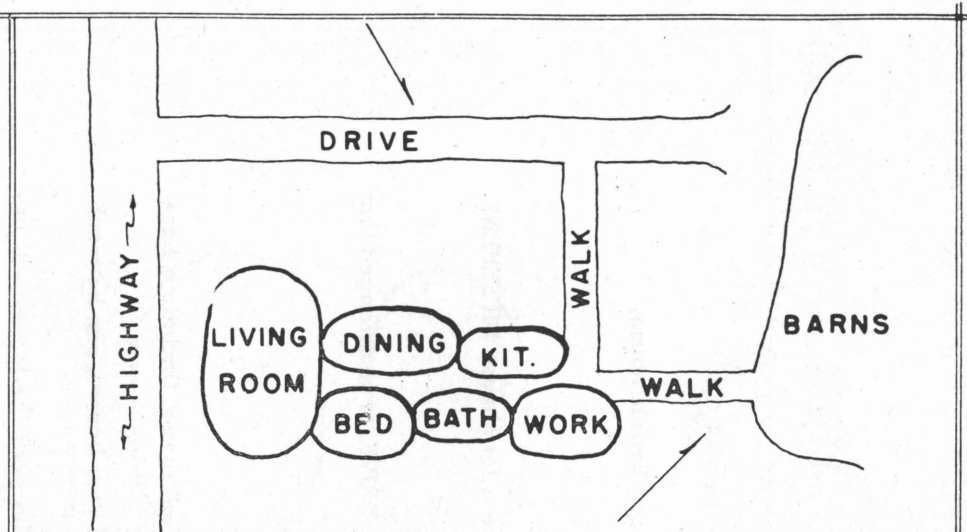
3. The house can be placed on either side of the drive, depending on how steep the slope happens to be.



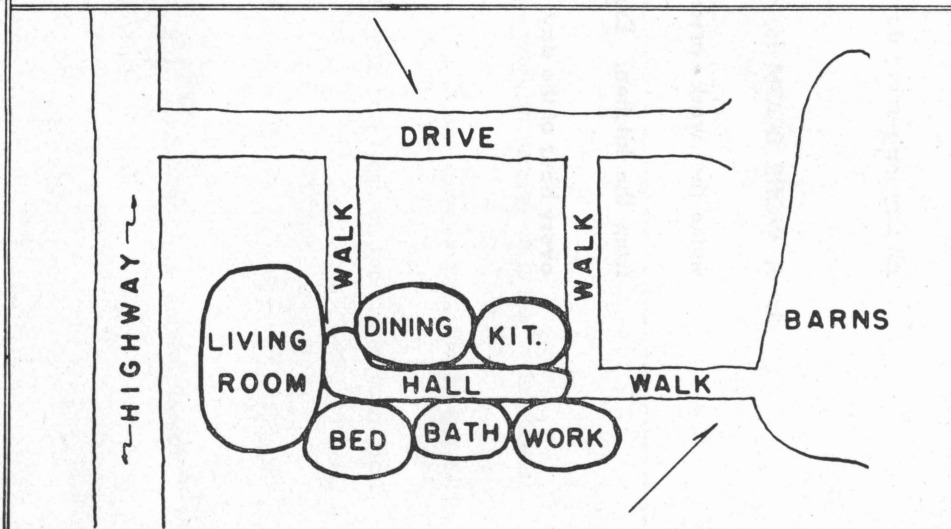
4. With the house location settled, we can think of room location. The kitchen should have a view of the barnyard and the drive. Work room should be nearer the barn than the kitchen. Work room near the kitchen.



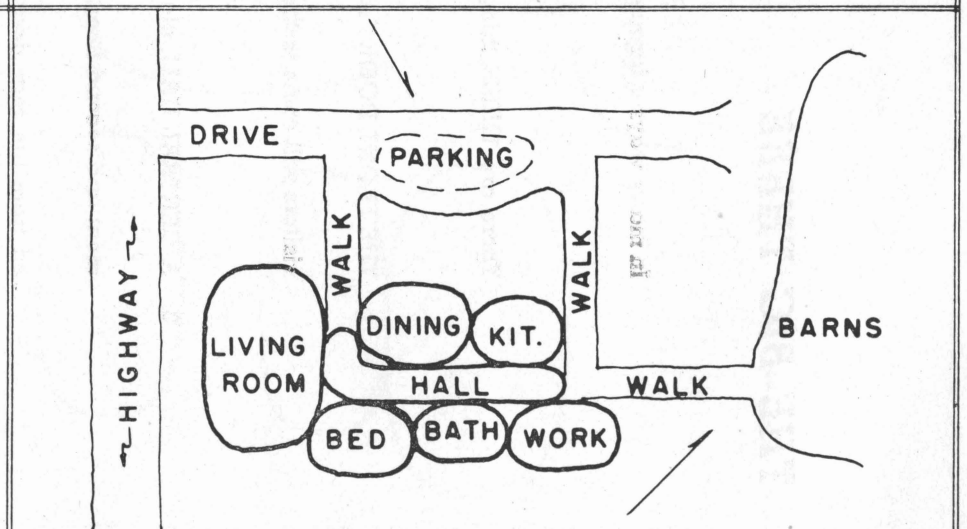
5. Dining area next to the kitchen Washroom near the rear door. If it is used as a bath, keep it close to the bedroom too.



6. Living room nearest the highway. The bedroom or rooms to the quiet part of house.



7. A hall that leads to all rooms is a big advantage and will make the house easy to use.



8. Now provide a good parking place near the front door and your guests will use it.

THE BIG THREE

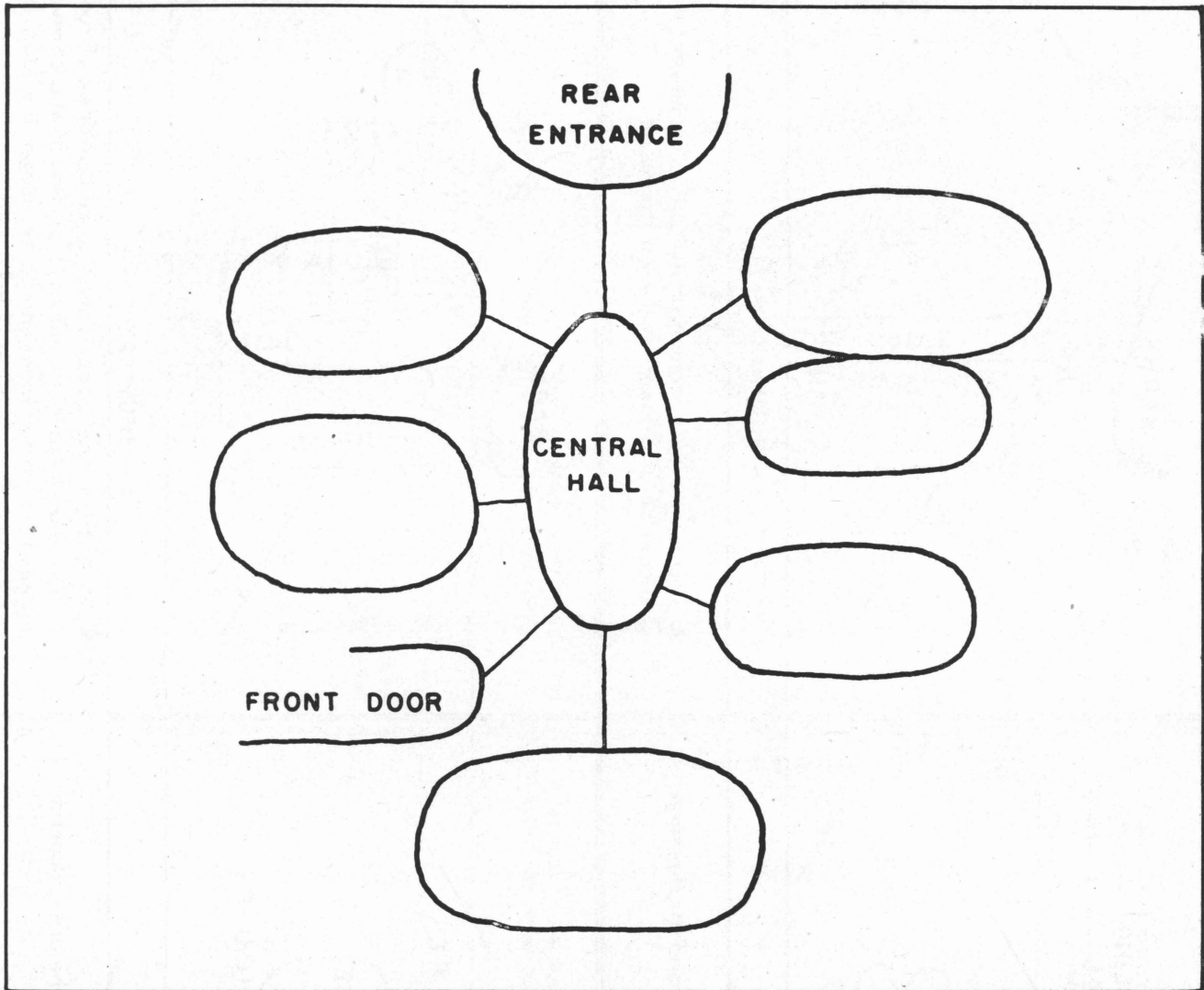
In many ways a farmhouse is like any livable house,

BUT

There are THREE things that make a farmhouse DIFFERENT.

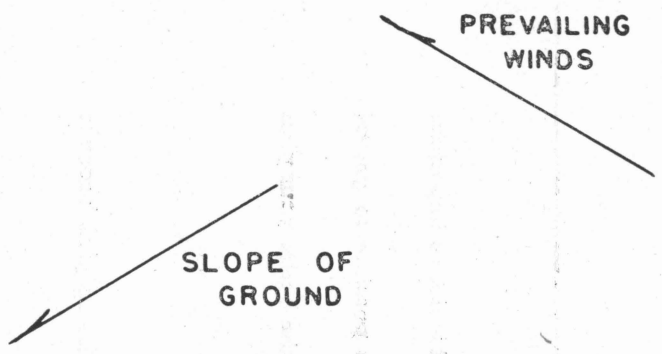
1. THE FRONT DOOR FACING THE DRIVE, or so arranged that visitors will come to the front door.
2. A CENTRAL HALL placed so that all rooms, (including basement and second floor, if a part of your house), can be reached from the rear door. That is the door the family will use all day long every day.
3. A WORK ROOM for the heavy and dirty work in order to make that work easier. It should be on the first floor not far from the kitchen. Experience shows that it is used almost every hour of the day.

THE CENTRAL HALL



It is important that this hall connect with all rooms. It is not so important that it connect with the front entrance. It is not always possible to get all these things into one plan; but the more you can work in, the better your plan will be for FARM use.

Let's try an entirely different farmstead. That should be helpful, because no two farmsteads are exactly alike.



~ HIGHWAY ~

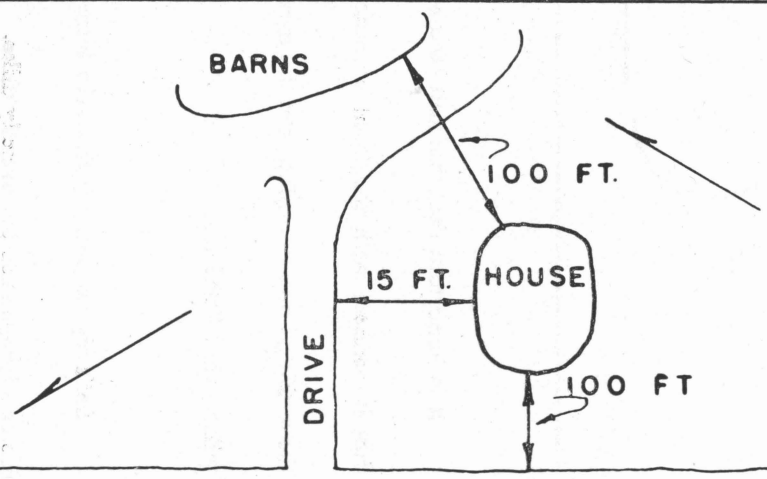
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BARNS

DRIVE

~ HIGHWAY ~

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WALK

WORK RM.

KIT.

HOUSE

100 FT.

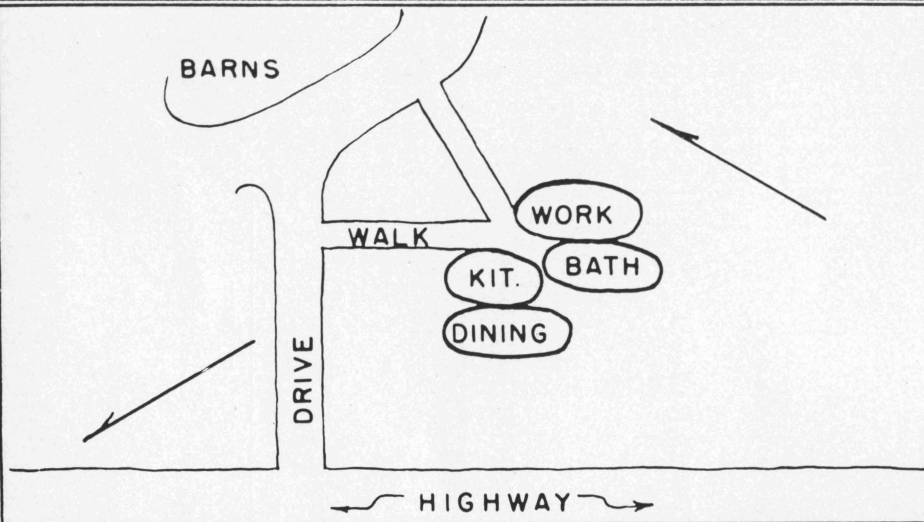
15 FT.

100 FT.

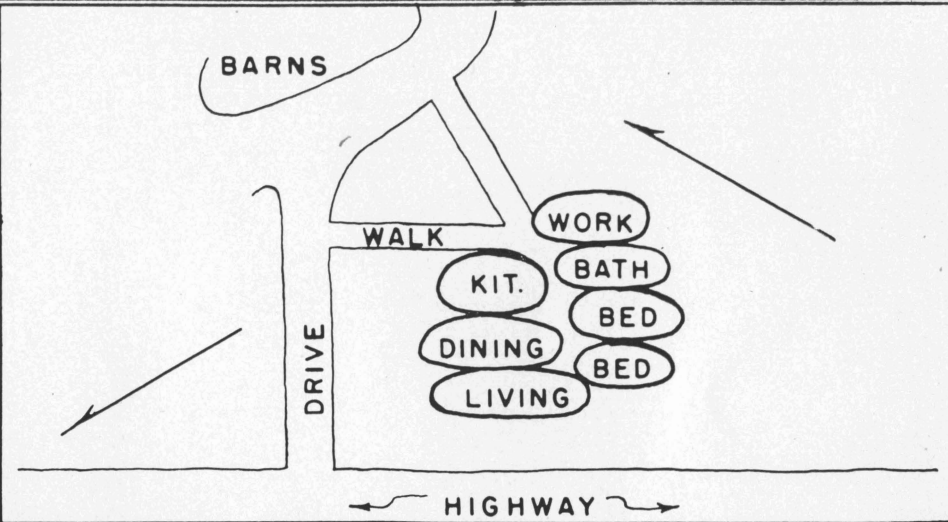
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DRIVE

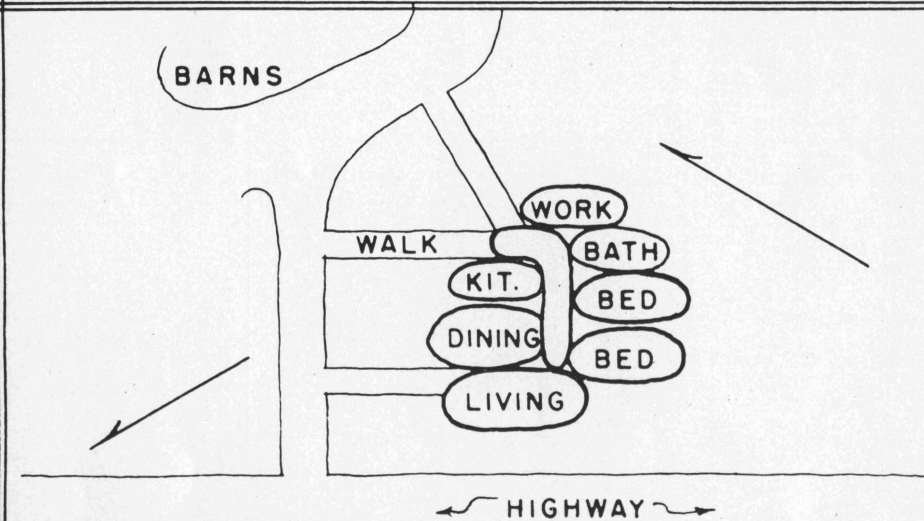
~ HIGHWAY ~



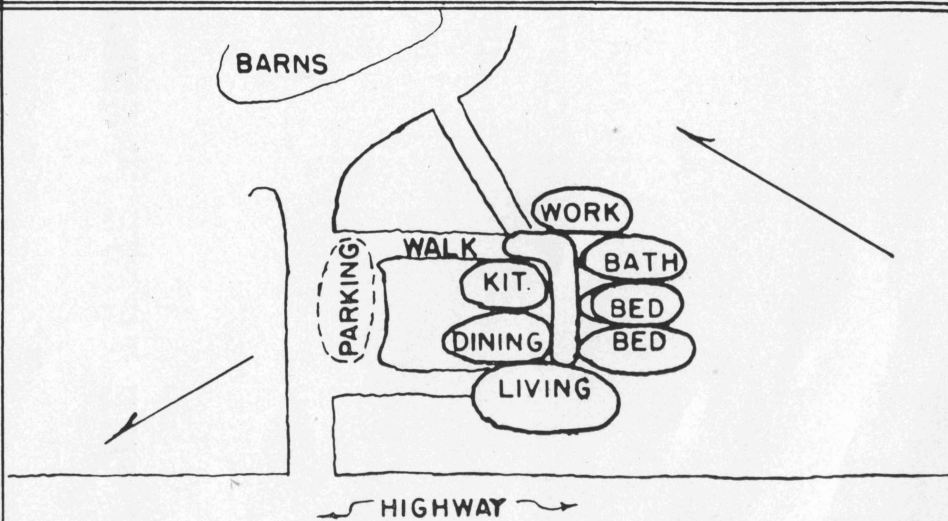
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N O W

Plan Your Farmhouse For

PROPER ROOM SIZE

CONVENIENCE

COMFORT

HEALTH

BEAUTY

USE THESE PLANNING AIDS:

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M. P. 633	Insulation and Weather Proofing
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B - 172	Plans for Farm and Ranch Homes in Texas
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C - 237	Frame House Construction Details for Texas

**ASK YOUR LOCAL COUNTY EXTENSION AGENTS
ABOUT THESE AND OTHER PUBLICATIONS**

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