

OSU  
Collection

*Plans for Oklahoma  
Farm Homes*



*(Floor Plan on Page 24)*

**CIR. 481**

**OKLAHOMA AGRICULTURAL AND MECHANICAL COLLEGE**

**COOPERATING WITH**

**UNITED STATES DEPARTMENT OF AGRICULTURE**

**EXTENSION SERVICE**

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## INTRODUCTION

**A Suitable Plan** is the first requirement in the construction of a satisfactory farm home. A plan that is suitable is one that fits the needs and conditions of your family. Too often people build a house without thinking about what they will do in that house, or what kinds of furniture or equipment may be used.

**The Purpose of This Circular** is to offer plans and suggestions that will assist farm families in building homes that will give the greatest amount of comfort and satisfaction for the money and effort spent. The house plans shown have been prepared by competent architects, agricultural engineers, and home management specialists who are familiar with farm conditions and activities.

**Study Plans Carefully** before making a selection, in order to secure features or conditions that come nearest to fitting your family needs. Some plans in this circular may be improved by changing door arrangements and adding more storage, but changing room sizes and relocating some doors or windows may spoil some other valuable feature.

**Detail Working Drawings**, or blueprints, are available for all of the house plans shown in this circular. Oklahoma farm families may obtain these drawings through their county or home demonstration agents. There is a small charge for the drawings to cover cost of paper and printing.



## ACKNOWLEDGMENT

Plans shown in this circular are reproduced from the following U. S. Department of Agriculture publications:

Miscellaneous Publication No. 360, "Plans of Farm Buildings for Southern States"; Information Series No. 80, "Six New Farm House Plans"; and Farmers' Bulletin 1738, "Farm House Plans."

## PLANS FOR OKLAHOMA FARM HOMES

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### The Size of House to Build

In Selecting your house plan you may choose from the following groups: (1) very small houses, (2) one-story growing houses, (3) one-story houses with two or more separate bedrooms, and (4) one-and-one-half or two stories.

**Very Small Houses** do not usually meet your family needs but may be the best that can be provided. Give first thought to simple design, convenient arrangement, and ample storage.

**The Growing House** lets you build the first unit at moderate cost. As more space is needed or more funds available, other rooms can be added. This type of house must be carefully planned so the first and succeeding units are satisfactory in usefulness and appearance without making major changes.

**Houses of Equal Floor Space** vary but little in cost whether the structure is one-story, one-and-one-half-story, or two-story type. Each has advantages but the good points balance fairly well. In two-story houses, the living room, the work room, a bathroom, and at least one bedroom should be on the first floor.

Typical 1-story; 1½-story;  
and 2-story farm houses.



### Look for These Good Features in a House Plan

**Cost**—A house your farm can pay for and keep up over a long period of time.

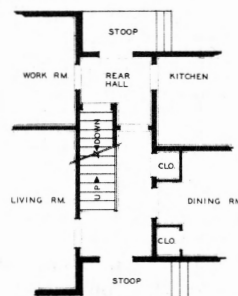
#### Front Entry

1. An attractive front entrance facing the drive.
2. Large enough to accommodate two or three guests.
3. A closet in the entry or near the living room door for wraps.

#### Traffic Lanes

1. Traffic does not cross work area of kitchen.
2. Basement or work room can be reached directly from back door.
3. Go from bedrooms to bath without going through another room.
4. From back door to any room in house without going through another room.

All rooms are easy to reach from this well-planned front and rear entrance.



### Doors and Windows

1. Located to allow for good furniture arrangement.
2. No door to swing into an opening or another door.
3. Arranged for convenience and cross ventilation in each room.
4. Windows in all rooms to provide good light, ventilation and pleasant views.

### Living Room

1. May be combined with dining room.
2. Not to be used for sleeping quarters if possible.
3. Rectangular rooms more satisfactory than square ones.
4. Combined rooms give a feeling of greater size in small homes.
5. Only enough doors for entry into the room and convenient passage to other rooms.

### Dining Room

1. Space may be extravagance for some families.
2. Located conveniently to both kitchen and living room.
3. Allow 3'6" to 3'10" between table and walls.

### Kitchen

1. Space for dining.
2. Sink between range and refrigerator.
3. Unbroken wall space for good arrangement and storage.
4. Compact and planned for convenience, but not necessarily small.

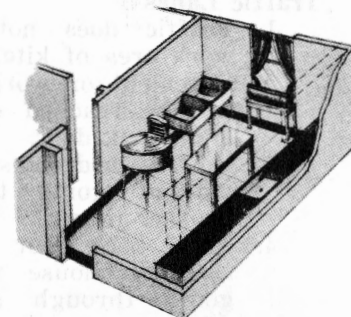
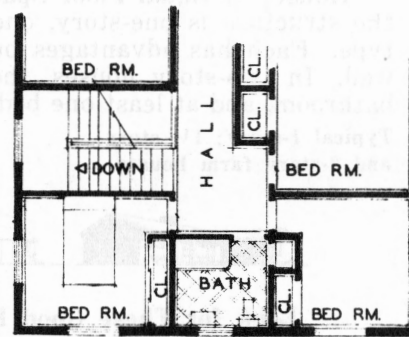
This bathroom is convenient to all bedrooms. Each bedroom also contains adequate closet space.

### Bedrooms

1. Convenient to bathroom.
2. One door into bedroom is enough.
3. Windows for good ventilation and light.
4. Unbroken wall space for large pieces of furniture.
5. Locate as far away from public area of house as possible.
6. Separate bedrooms for parents, boys, and girls in the family.

### Work Room

1. Locate on first floor near back entrance.
2. Large enough for all the jobs to be done in it.
3. Adequate light, ventilation and storage.



All the heavy farm house jobs can be done here in this convenient work room.

### **Bathroom**

1. On first floor near back entrance and second floor stair.
2. One door, not visible from other rooms, opening into hallway.
3. Small baths economical but less convenient.
4. One outside wall necessary.

### **Other Rooms**

1. Recreation room, basement, and porches often included in plan.
2. Wash room near back entrance in basement or utility room.

### **Other Features to Plan For:**

#### **Storage**

1. A closet in each bedroom.
2. A closet for wraps at front door.
3. A closet for work clothes near the back entrance.
4. Utility closets for cleaning equipment, bedding and bathroom supplies.
5. Adequate kitchen cupboard space.
6. Enough food storage space.

**Electricity**—Plan for enough lighting fixtures, convenience outlets, and switches in every room to insure convenient use of electricity.

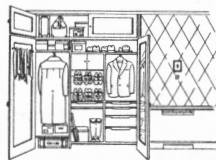
**Heating**—Plan space for number, size, and kind of heating units.

**Plumbing**—Plumbing and wiring to be done when house is being built.

**Stairways**—Allow space for safe and convenient stairway on each floor.

**Fireplace**—Locate in private area free from traffic.

Ventilated work clothes closets are needed in the farm house to provide space for bulky coats, boots, and heavy shoes.



## **CHOOSE GOOD BUILDING MATERIALS**

Choice of Building Materials for house construction will depend on what you can get, their cost and appearance, the skill of local builders, and on the amount of protection they will give. Wood, cement products, brick, tile, and steel are the most common materials used in building a house. It is always desirable to select sound, durable, long-lasting materials.

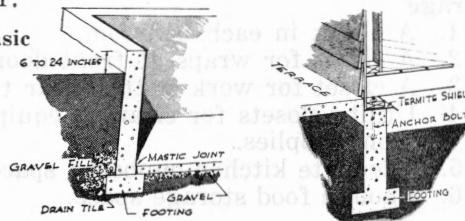
**Established Dealers**, contractors, or others who have had experience, can usually give good advice on the selection of building materials.

## USE GOOD CONSTRUCTION

**Sound, Durable,** long-lasting construction puts real value into a house. Carpenters, contractors, and home builders should be familiar with standard requirements for dwelling construction. Such requirements have to do with adequate foundations, and the construction and bracing of floors, walls, roofs and other vital parts of the house. The requirements also specify methods of construction to eliminate fire hazards, to insure safety, and to prevent damage from termites.

The Federal Housing Administration will furnish building specifications and guides to acceptable construction. Some phases of construction are also covered in the list of bulletins listed in the back of this circular.

**Adequate foundations are basic requirements for good construction.**



## LOCATING THE FARMHOUSE

Where will you locate your new house? This question is just about as important as the kind of house you build. The main problems are drainage and relation to the highway and other buildings.

Here are suggestions for some of the problems in farm house location.

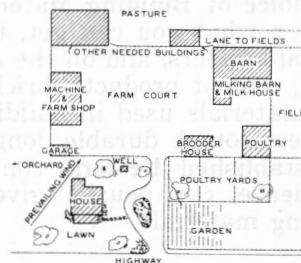
1. **Plan for the House** to be nearest of all the buildings to the public road, and set the house back 100 feet or more from the road. Also place house at least 100 feet from buildings used for animals.

2. **Choose a Location** with good surface drainage preferably a rise of ground with sufficient slope for the sewer and basement or foundation drain line.

3. **Prevailing Winds** should be considered. Do not locate cattle and hog yards southwest of the house because of odors in summer.

4. **Locate House** and other buildings around a court or service area. This gives a pleasing arrangement and saves labor in doing chores.

**Showing good location of farm house with respect to highway, prevailing winds, and other farm buildings.**

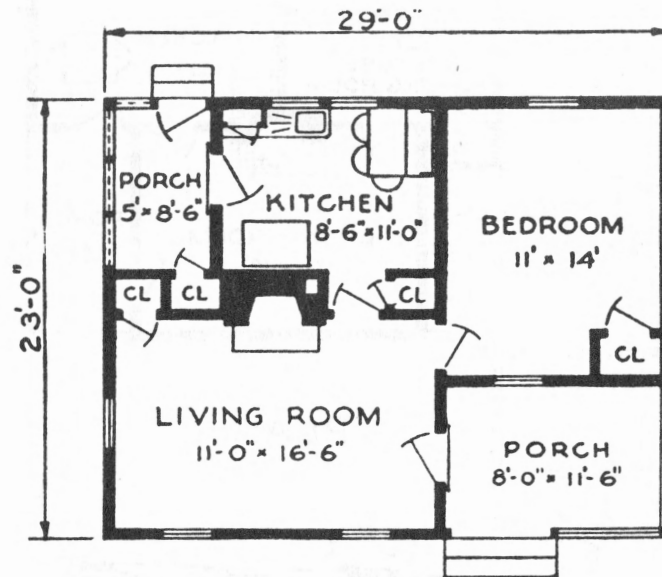


### Three-Room Farm House

Plan No. 5536 (2 sheets)

The structural features and simplicity of design of this small house automatically place it in the low-cost field. It will be found useful on the small farmstead or as a house for help on a larger estate.

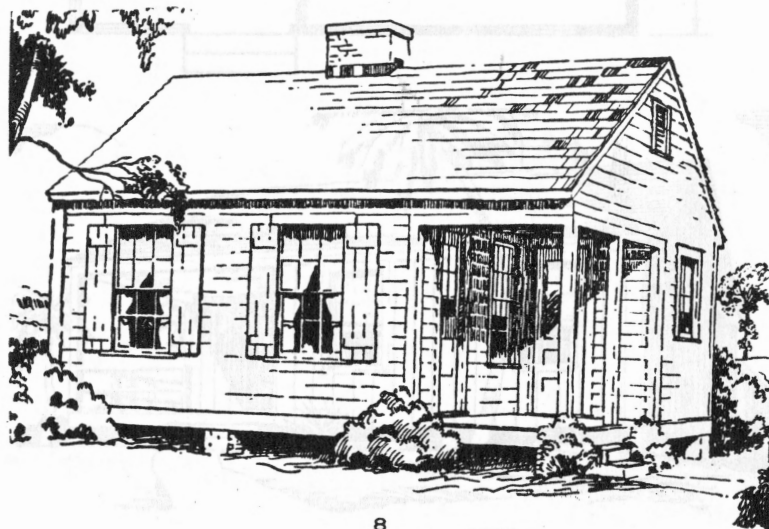
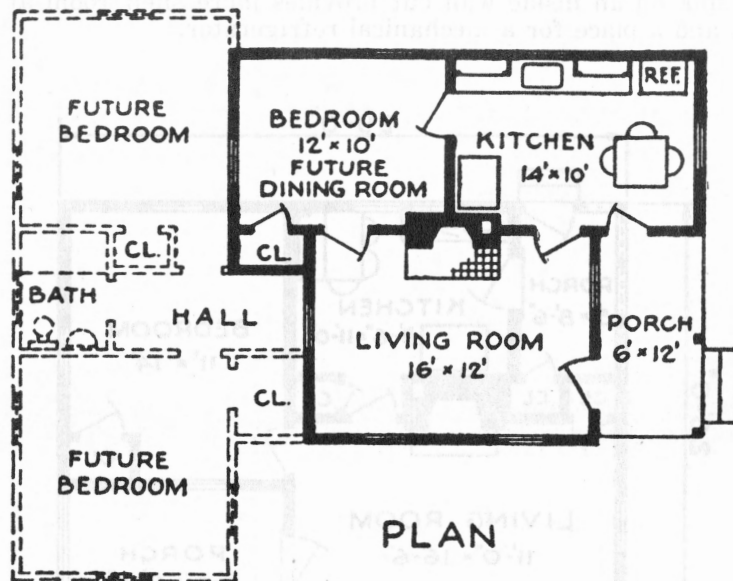
The closet on the rear porch is valuable as a place for the storage of work clothes. Additional closet space may be added on either side of rear window in bedroom, or present closet extended to front window. An alternate kitchen lay-out places the sink on an inside wall but provides more shelf room at the sink and a place for a mechanical refrigerator.



### Three-Room Growing Farm House

Plan No. 5537 (2 sheets)

Designed for the needs of a growing family, this house has much in its favor. Without the extension, it offers a solution for the small-house problem. The kitchen is well planned with direct access from bedroom (future diningroom), living room, or porch. A flue in the fireplace chimney provides for a stove in the kitchen. A lattice and a second flight of steps could be used to separate the kitchen end of the porch from the living room entrance.

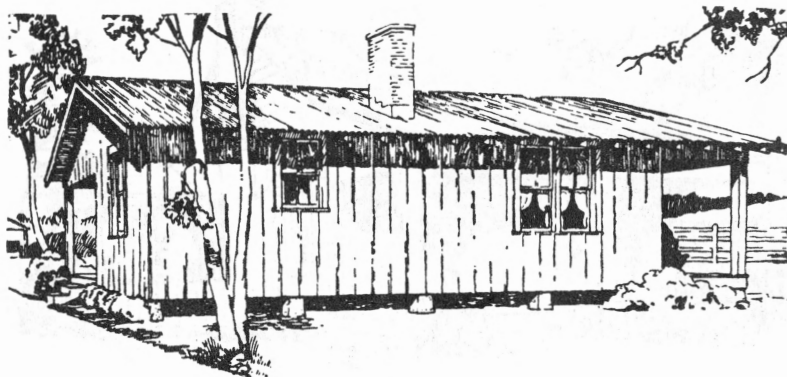
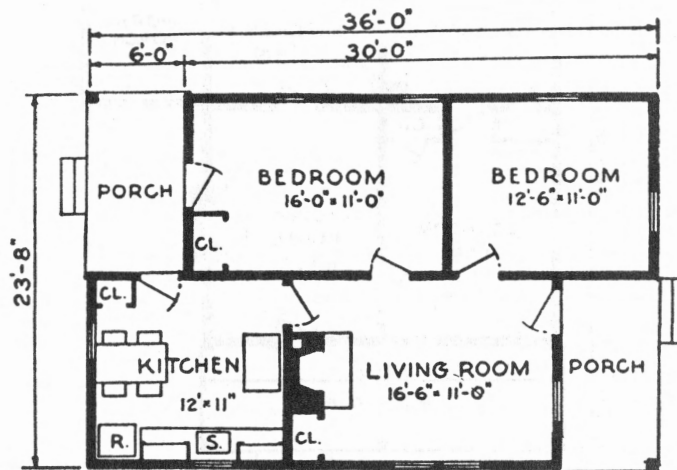




### Four-Room Farm House

Plan No. 5050 (1 sheet)

This is a practical design for a low-cost house. Studs used only at openings and corners, verticle boards for siding, galvanized corrugated roofing on slats, and precast concrete pier foundations reduce the quantity of material required to a minimum. The fire-place and a flue for the kitchen stove are warranted for comfort on chilly days. Screening is desirable, and in colder sections additional insulation and an enclosed foundation would be advisable. Closet space for the two bedrooms may be provided by using a single wall partition in the large bedroom two feet from the existing partition between the bedrooms, and providing openings into each room.

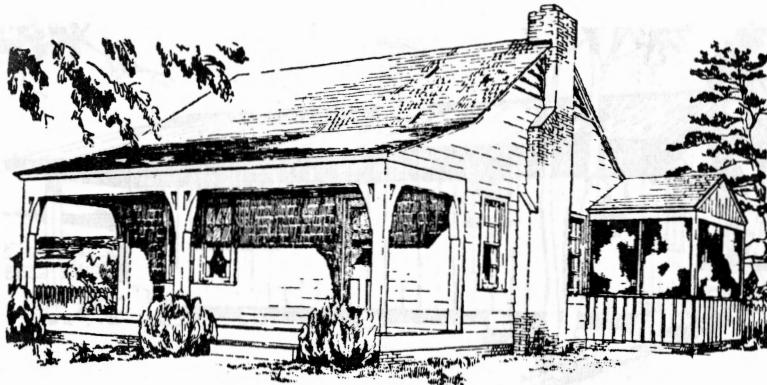
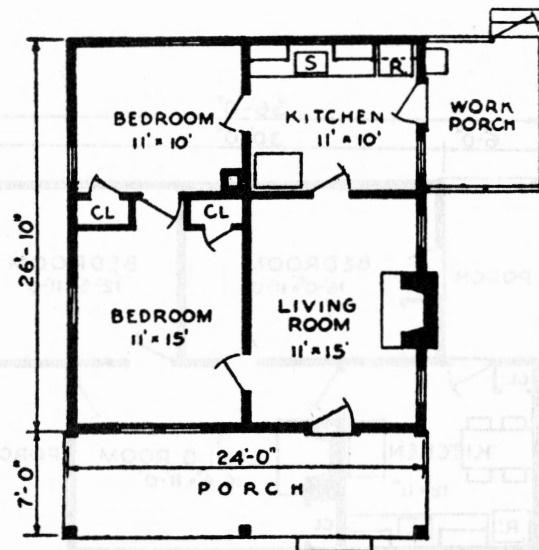


### Four-Room Farm House

Plan No. 5538 (1 sheet)

This pleasing modification of the "cabin" plan so widely used in the Southern States includes two bedrooms, living room, kitchen, and two porches.

The screened work porch, kitchen sink, cabinets, and closets are important aids to convenience of housekeeping.

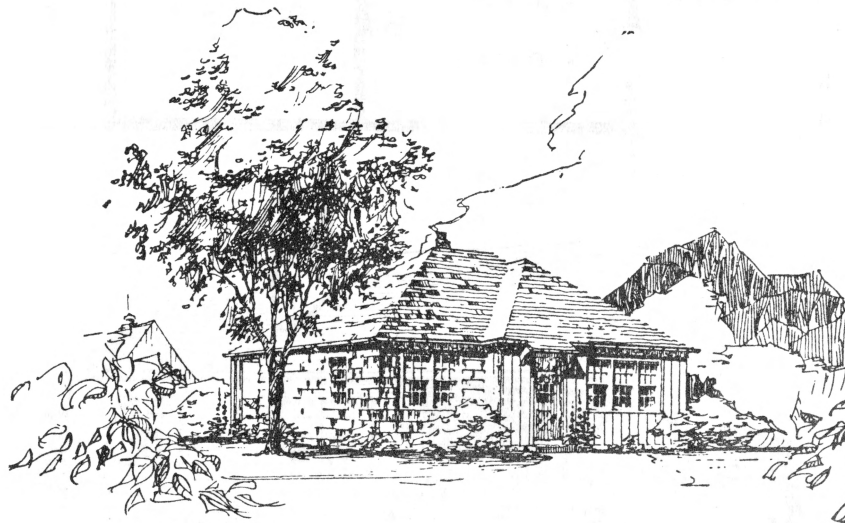
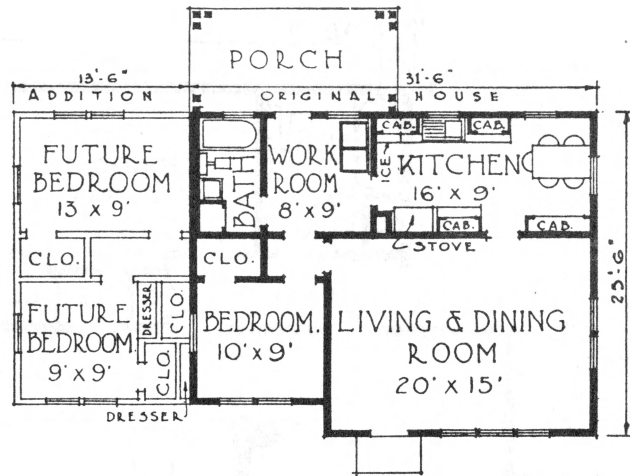


### Four-Room Growing Farm House

Plan No. 6519 (4 sheets)

This small house is conveniently arranged. The original unit of the house is complete and pleasing in appearance and the addition fits the house gracefully with very little tearing out or rearrangement.

The kitchen is designed for cooking with gas or electricity. The house may be heated with a circulator hot air heater or with radiant gas heaters.

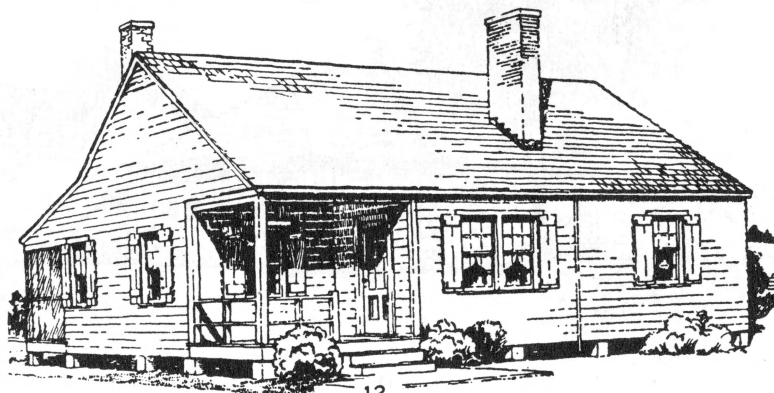
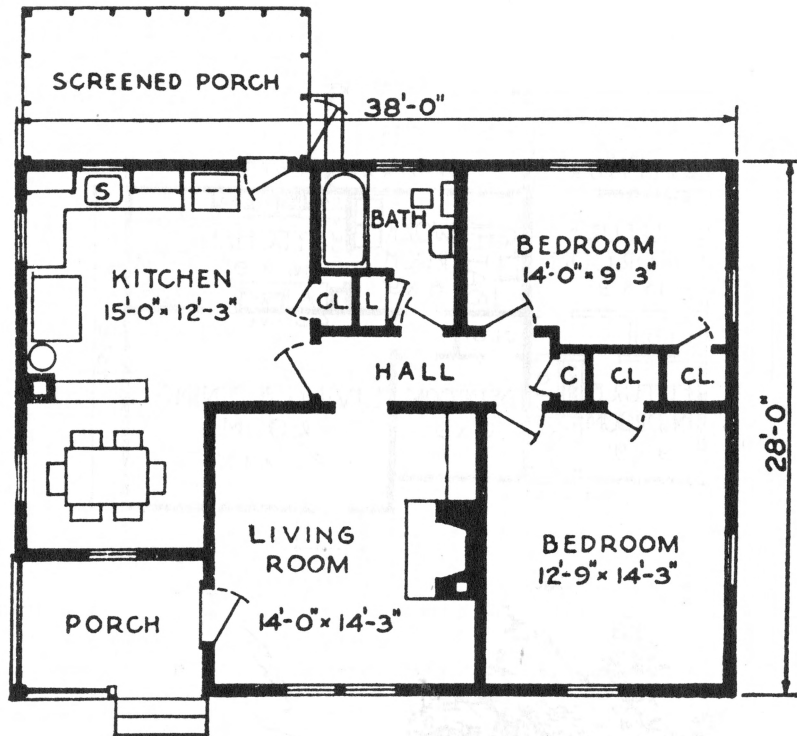


### Four-Room Farm House

Plan No. 5539 (2 sheets)

The large screened work porch and a kitchen of sufficient size to serve for both kitchen and dining room make this farm house plan well suited for many average-size families.

Passage from the back porch to the rest of the house is provided without interfering with work in the kitchen. A flue connection is provided for a stove in the front bedroom. Double doors on bathroom and hall closets would eliminate interference with other doorways.

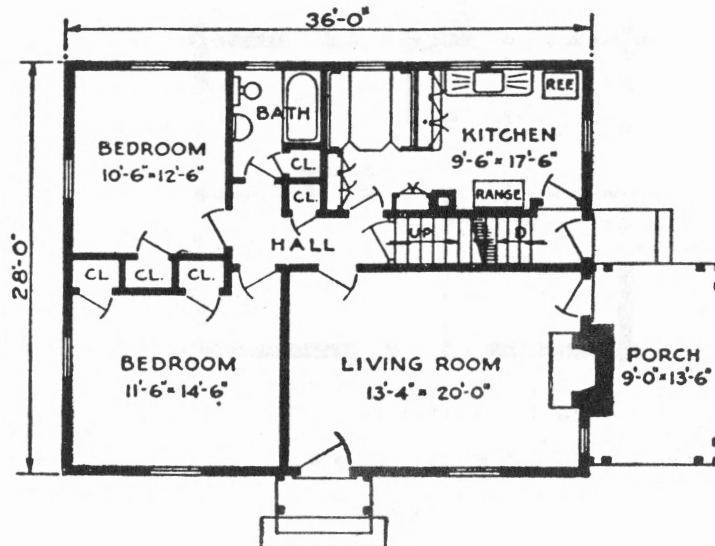


### Four-Room and Attic Farm House

Plan No. 5540 (3 sheets)

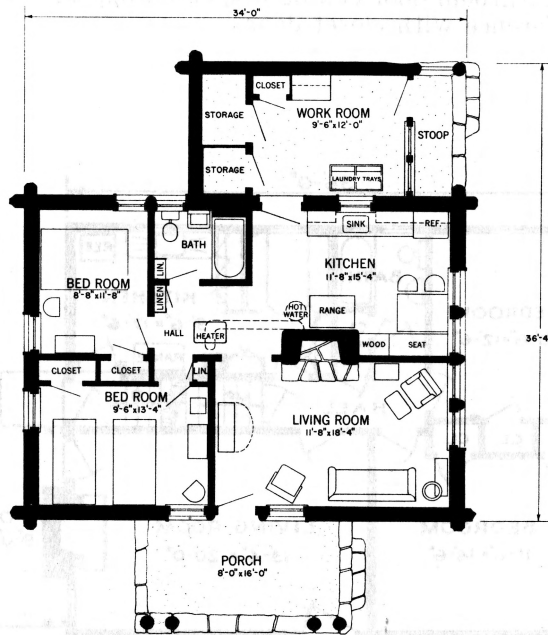
This house is planned for central heat with basement extending only under the living room and the stair well. An alternate arrangement of the kitchen is suggested if a built-in dining nook is not wanted. A good-sized service porch with a wash sink could be added, separated from the dining porch by a lattice. If the service porch is added it can be covered by a shed roof sloping from the ridge of the present porch.

Two dormer windows would be needed in case additional sleeping rooms are desired, otherwise, the attic is used for storage. The bathroom door can be hinged on opposite side to eliminate interference with closet door.

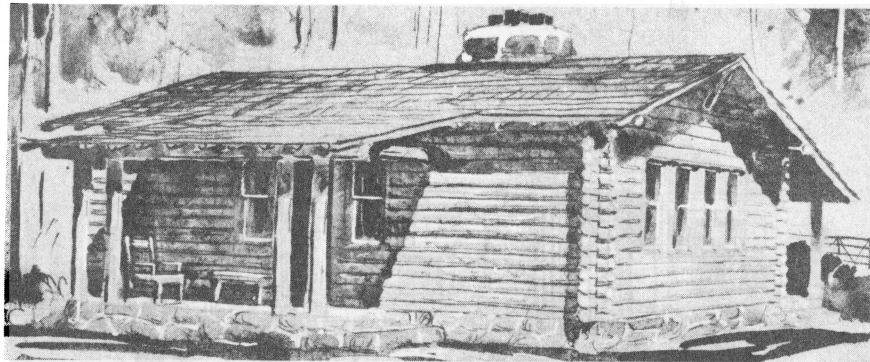


**Five-Room Farm House**  
Plan No. 7013 (3 sheets)

This rustic one-story house is well suited for a small farm family. The large work room with storage closets provides space for laundry and other tasks not wanted in the kitchen. Doors and windows are placed to give exceptionally good ventilation in all rooms. The house can be heated with a centrally located circulator heater or floor furnace or by the large fireplace in the living room and a wood-coal range in the kitchen. Standard frame or masonry construction can be substituted for log construction if desired.



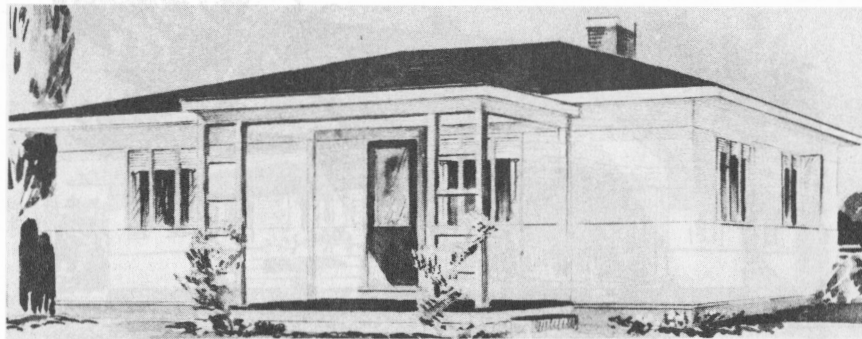
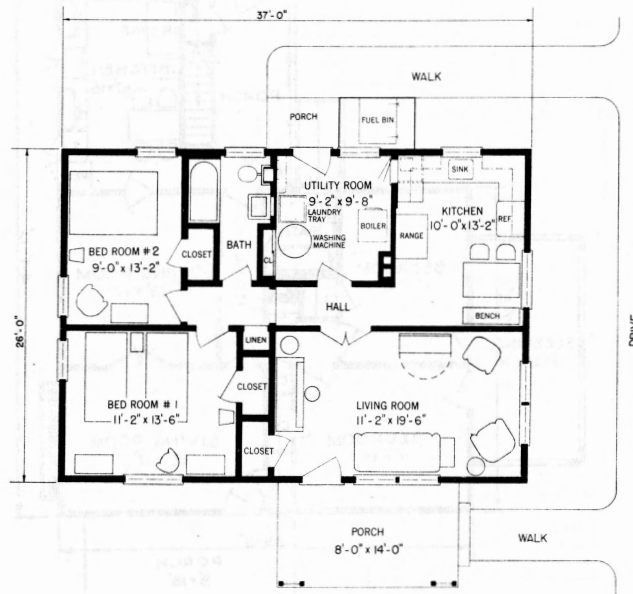
FLOOR PLAN



### Five Room Farm House

Plan No. 7012 (4 sheets)

Despite its small size this house has most good features of larger houses, including an adequate kitchen with dining space, work room with laundry trays, two bed rooms and plenty of storage closets. The plan shows a central forced hot air or hot water system, but a floor furnace in the rear hall could be substituted for the system shown. This house is planned for wood frame construction, but the working drawings have been developed so that masonry can be substituted. Various materials can be used for exterior finish.

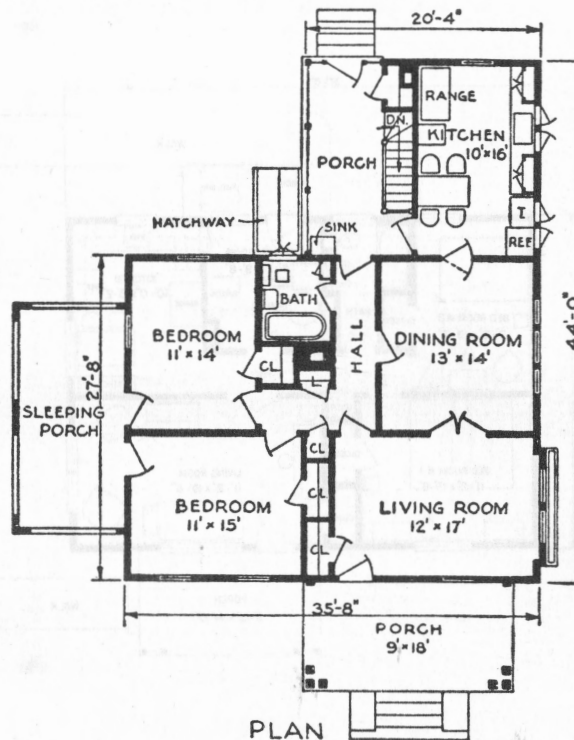


### Five-Room Farm House

Plan No. 5054 (3 sheets)

Designed especially to provide many features conducive to comfortable living in the South. Note the large sleeping porch accessible from both bedrooms; bathroom convenient to rear porch and bedrooms; ample closet space, and useful front and rear porches.

The kitchen is located so that work may be carried on with a minimum of interference from traffic, yet there is free communication between front and rear. There is a part basement for a central heating plant, fuel, and storage.



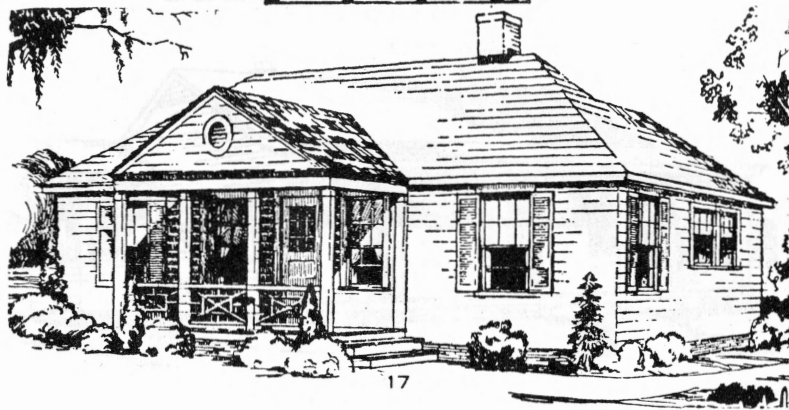
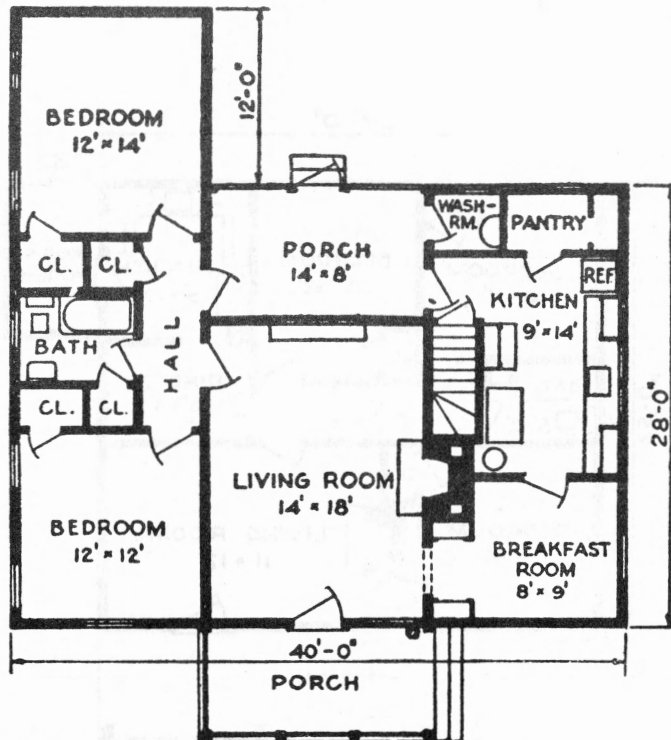
PLAN





**Five-Room Farm House**  
 Plan No. 5541 (3 sheets)

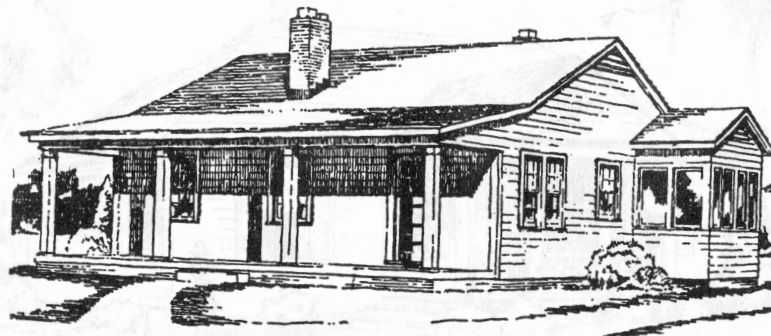
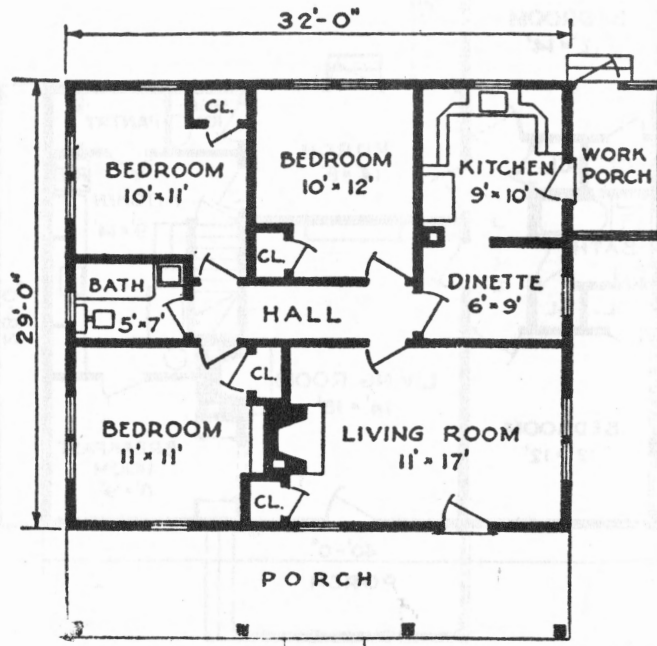
A house of this type, with central living room, is well suited to southern conditions. The living room is adequately protected from the glare of midsummer sun, yet cross ventilation is available through windows above the book case. French doors could be substituted for the windows to gain more ventilation. The back porch with a handy washroom gives convenient access to either side of the house. The breakfast room is connected with the living room by an archway. The house is planned for a central heating plant in the basement.



### Five-Room Farm House—3 Bedrooms

Plan No. 5542 (1 sheet)

The full porch across the front is characteristic of many houses in the South. A special-type fireplace having warm-air-circulating attachment would warm both the livingroom and the front bedroom. An alternate floor plan provides for a circulator heater in the hall and suggests a dining table in the kitchen instead of the dinette. The amount and arrangement of bedroom storage is a limiting factor in this plan. By reswinging the front bedroom door from the opposite side, interference with the closet door could be eliminated. The same is true of the outside entrance door to the kitchen.

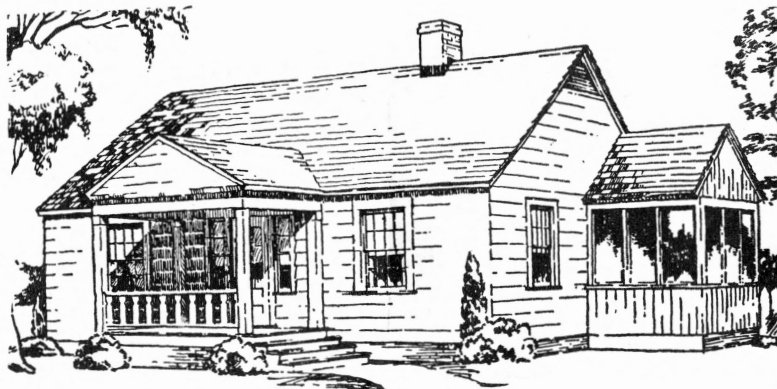
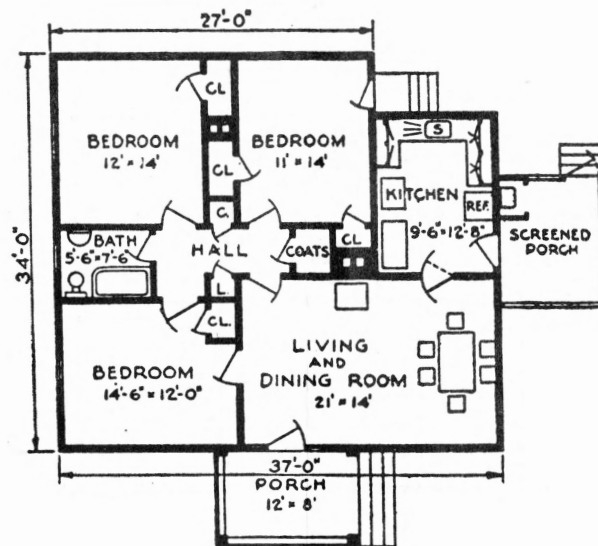


### Five-Room Farm House—3 Bedrooms

Plan No. 5544 (2 sheets)

This five-room house with kitchen, combination living-dining room, and three bedrooms provides adequate accommodations for a good-sized family. The work area of the kitchen is compactly arranged for saving steps but is large enough for needed storage and equipment, including an oil stove for summer cooking. The screened back porch is a comfortable place for summer work, and the wash sink will be of great convenience.

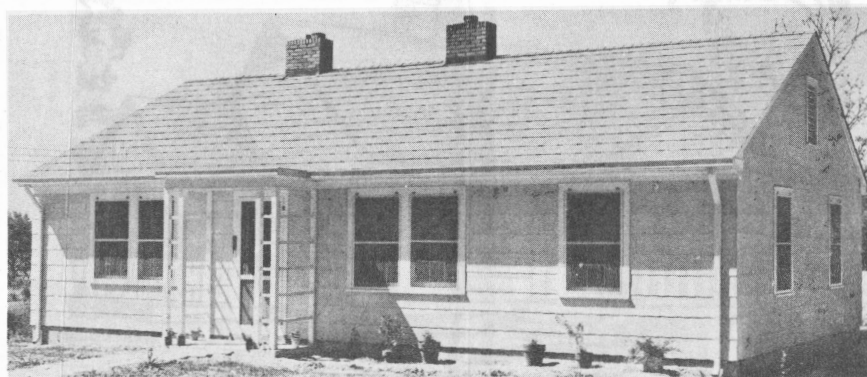
The house is intended to be heated by a circulator heater in the living room and a similar heater or a stove in one or both of the back bedrooms. The door from the front bedroom into the hall may be swung from the opposite side to eliminate interference with the closet door.



### Five-Room Farm House—3 Bedrooms

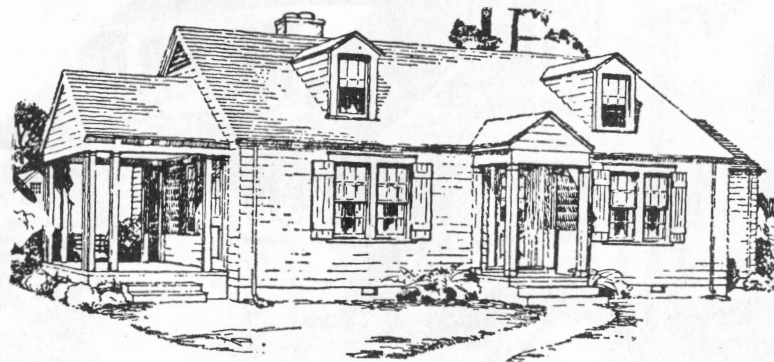
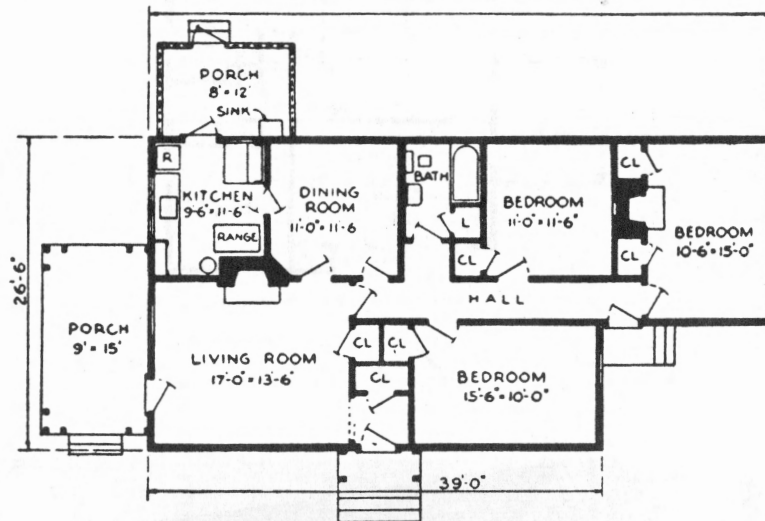
Plan No. 7011 (7 sheets)

This is a simple one-story house that can be built with or without a basement. The basement plan provides for a central heating system. Without basement, heat is furnished by a circulator heater in the rear hall and the living room fireplace. The floor plan as shown here has a work room in basement. Without basement, the work room is located between kitchen and bathroom. Working drawings are available in frame and also in masonry construction. Working drawings for masonry with basement are numbered 7023-N; for use without basement, 7023-S.



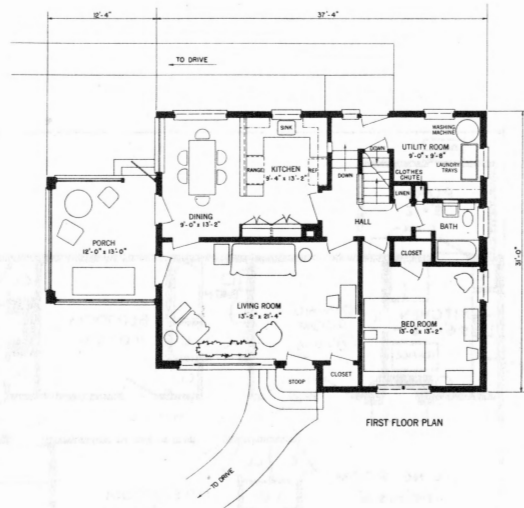
**Six-Room Farm House**  
Plan No. 5545 (3 sheets)

This will appear from the front as a rather large house. The dormer windows provide light for usable space upstairs. Stairway plans are shown on the working drawings. The fireplace in the end bedroom can be omitted and the space used for storage. A basement can be built under the kitchen and dining room to provide for a central heating system. A hatchway from the rear porch provides entrance to the basement. Doors to bath, and front and center bedrooms can be hinged from opposite sides to prevent interference with closet doors.



### Six-Room Farm House—1½ Story Plan No. 7016 (5 sheets)

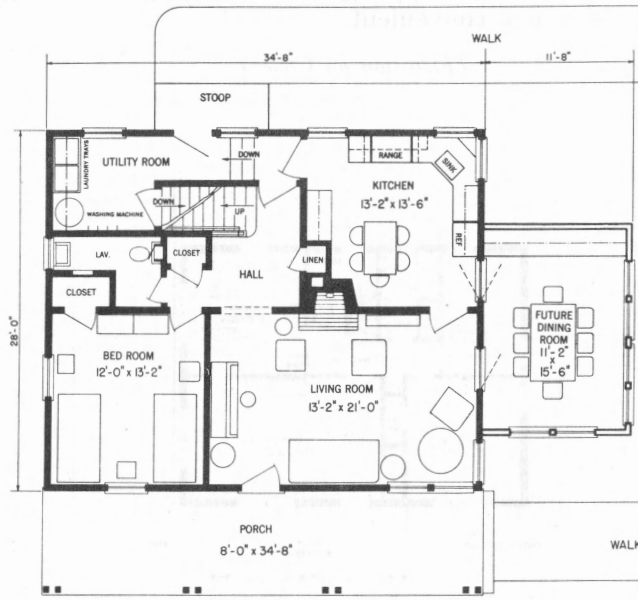
This one-and-one-half-story house has a rear entrance hall from which every room and basement can be reached without passing through other rooms. Kitchen and dining areas are combined in one room but separated by arrangement of cabinets. Large windows in living room and dining area give good views and air circulation. The large end porch, open on three sides, has an airing deck overhead that is reached from one of the two second-floor bedrooms. One-half bath upstairs. Lots of closets and storage space. Shown in brick but suited to frame or masonry construction.



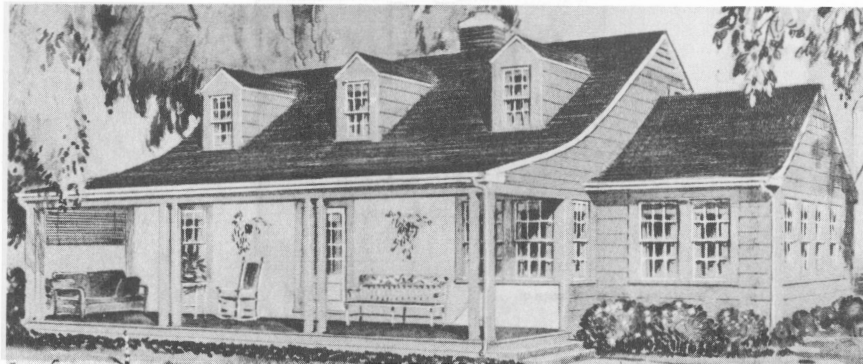
### Six-Room Farm House—1½ Story

Plan No. 7017 (5 sheets)

This colonial type house with large front porch will appeal to many. The kitchen is well arranged with good dining space, while the living room is large enough for company meals. The dining room can be added later. The utility room provides for laundry facilities and work clothes hangers. All rooms and the downstairs lavatory can be reached from rear entrance hall without passing through work or living areas. Two bedrooms and bath on second floor. Adequate storage and closet space. Shown in frame construction with wood siding, but can be built with masonry walls or finished in other exterior materials.



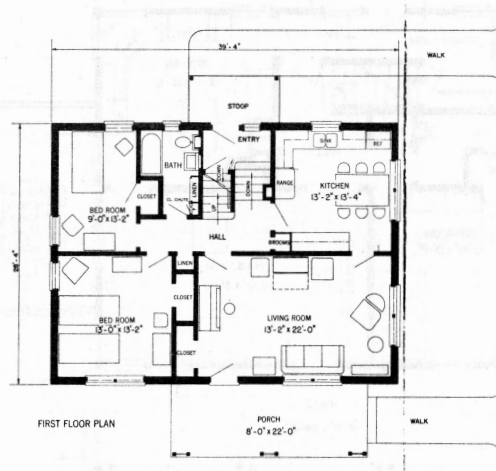
FIRST FLOOR PLAN



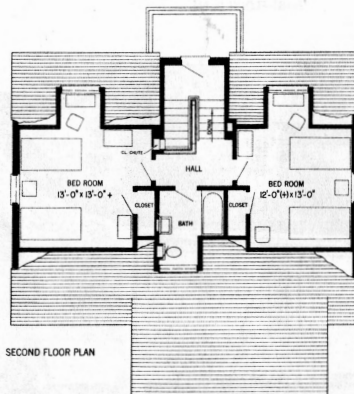
**Six-Room Farm House—1½ Story**  
 Plan No. 7020 (5 sheets)

This house, perspective view shown on front of this circular, has two bedrooms and bath on the first floor, full basement with work room and shower room, adequate dining space in kitchen and a living room large enough for company meals. The second floor can be left unfinished at the start, but enough space is provided for two large bedrooms and bath. All rooms are readily accessible from the rear entrance without passing through any other room. Storage space and closets are ample. Plan is shown in shingle exterior, but other materials would be equally suitable. Working drawings are so developed that frame may be substituted for masonry. House can be built on level area but is best suited on ground that slopes to rear, which makes access to basement work room convenient.

*(Elevation on Cover)*



FIRST FLOOR PLAN



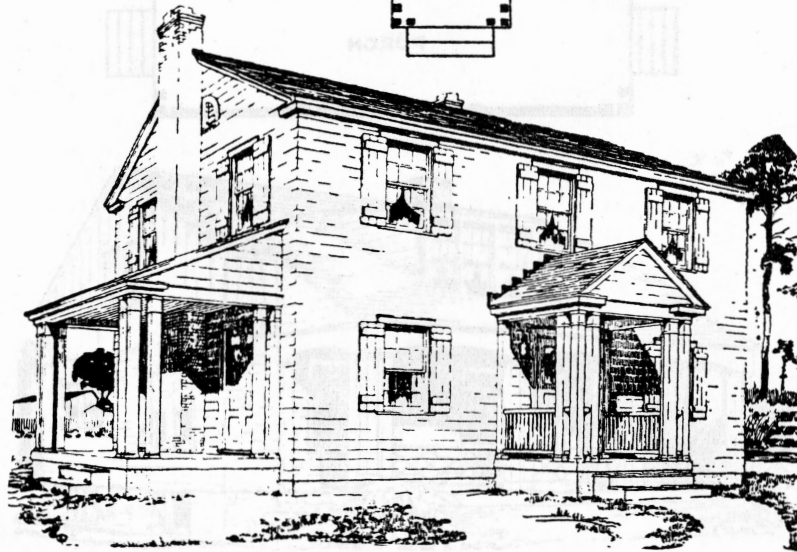
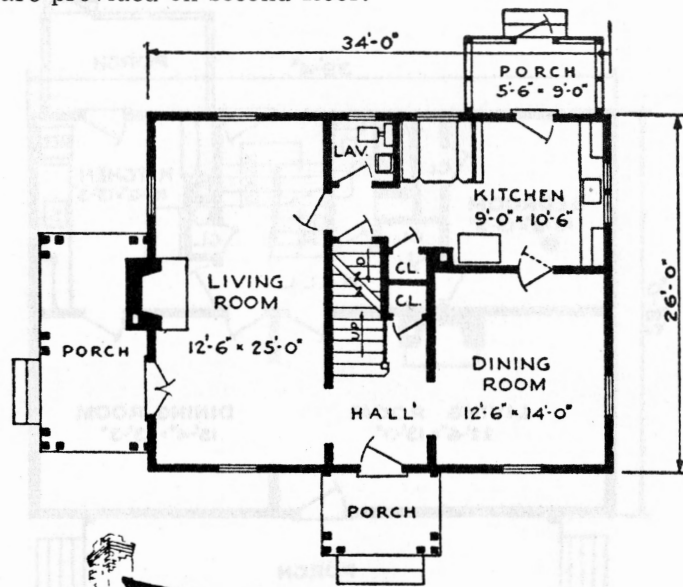
SECOND FLOOR PLAN



### Six-Room Farm House—2 Story

Plan No. 5548 (3 sheets)

This six-room, two-story-and-basement house with a central hallway is particularly convenient for a family having diversified interests, as either the living room or dining room may be used for study or entertaining, and together they provide space for a large gathering. The large living room, the compact food-preparation and service area, and the downstairs lavatory are all desirable features for a farm residence. The walls may be of timber, stone, or brick. The house is planned for a central heating plant in the basement. Three bedrooms, a bath, and a sewing room are provided on second floor.

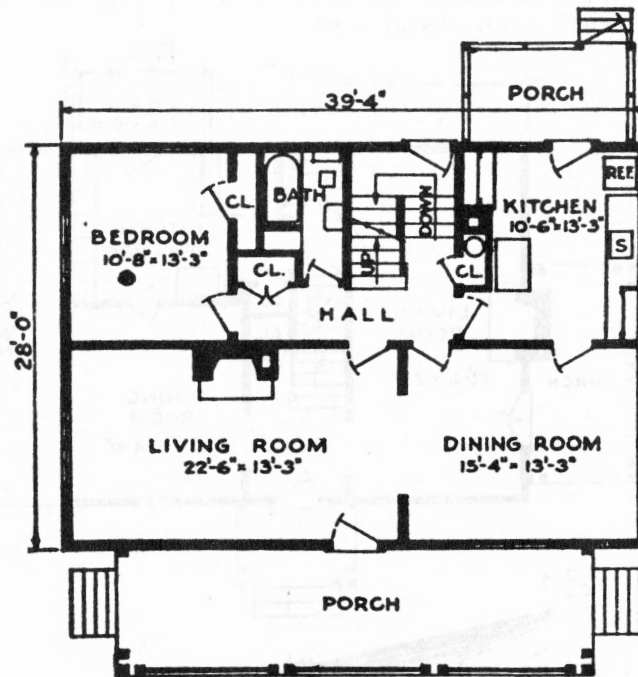


### Seven-Room Farm House—1½ Story

Plan No. 5546 (4 sheets)

This design may well answer the needs of a large family, since it contains four bedrooms, and a living room and dining room that are practically one. A grade door opening onto the stairs is happily planned to keep traffic out of the kitchen, which is none too large for a house of this size. However, the small size will save steps for the housewife.

Three bedrooms and a bath are on the second floor. Ample storage is provided under the second floor eaves and in the basement.



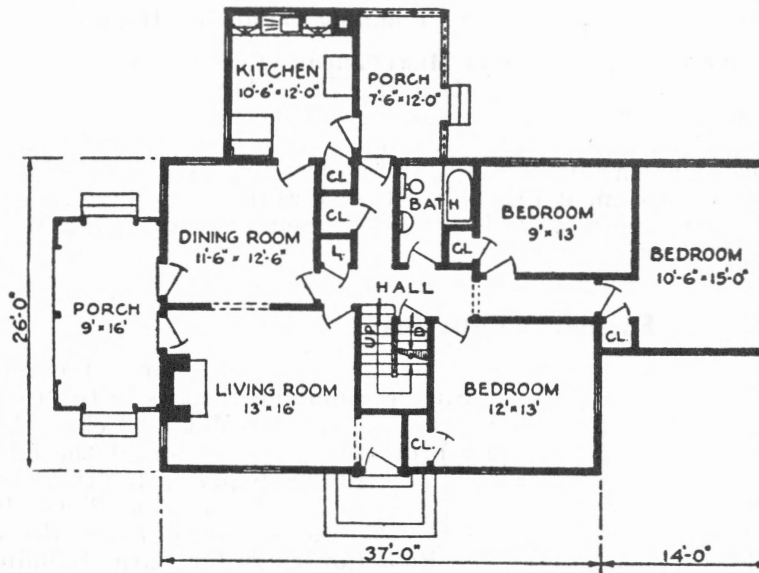
### Eight-Room Farm House—1½ Story

Plan No. 5547 (5 sheets)

This house can be built without the right-hand bedroom and without finishing two upstairs bedrooms. When completed it will provide ample sleeping quarters for a large family.

The front view of this house is very similar to the view shown in plan No. 5545. The perspective, here illustrated, is taken from the rear to show the kitchen and rear-hall entries. This porch should be screened for protection from insects.

The location of the kitchen is ideal for warm climates because of its isolation from the sleeping and living quarters and ventilation on three sides.



FIRST FLOOR PLAN



## Other Sources of Planning Help

The following list of publications gives further information on planning, construction, and modernizing farm homes.

**Extension Circulars:** Available from your county or home demonstration agent or from the Extension Service, Oklahoma A. and M. College, Stillwater, Oklahoma.

Extension Circular No. 438—Planning the Convenient Kitchen

Extension Circular No. 439—Better Home Lighting

Extension Circular No. 459—Planning for Electricity on the Farm

Extension Circular No. 473—Water Systems for the Farm Home

Extension Circular No. 485—Easy to Build Kitchen Cabinets  
Mimeographed Circular—Planning Oklahoma Homes

**Farmers' Bulletins and Miscellaneous Publications:** The Office of Information, U. S. Department of Agriculture, Washington, D. C., will send as many as ten different titles of Farmers' Bulletins as long as the free supply lasts. All of the following publications can be obtained from the Superintendent of Documents, Government Printing Office, Washington, D. C., for five cents each unless more is indicated. Send coin or money order from your post office.

### Farmers' Bulletins:

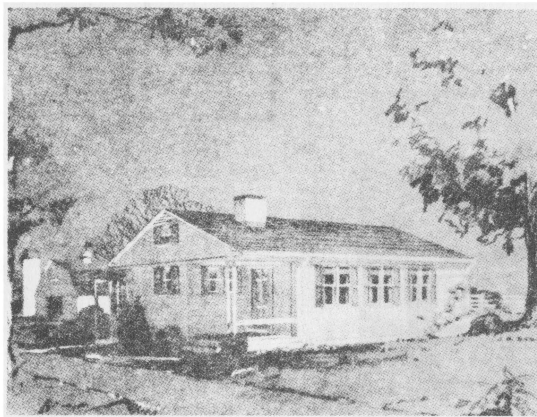
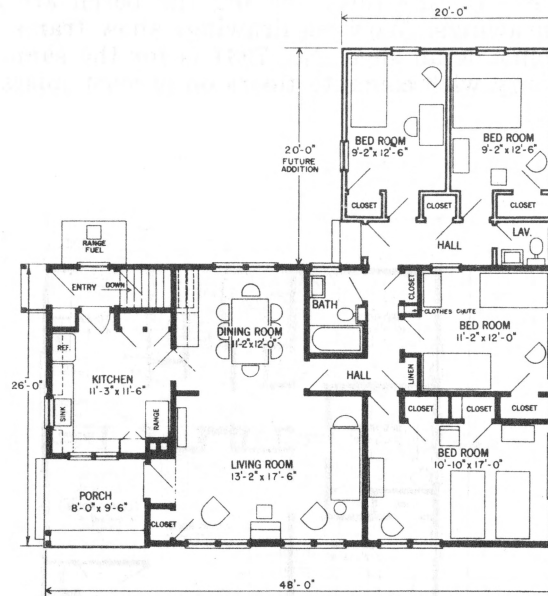
1426	.....	Farm Plumbing
1460	.....	Simple Plumbing Repairs in the Home
1572	.....	Making Cellars Dry
1590	.....	Fire-Protective Construction on the Farm
1643	.....	Fire Safeguards for the Farm
1738	.....	Farmhouse Plans, 10¢
1749	.....	Modernizing Farm Houses
1751	.....	Roof Coverings for Farm Buildings
1772	.....	Use of Concrete on the Farm, 10¢
1838	.....	Electric Light for the Farmstead, 10¢
1865	.....	Closets and Storage Spaces
1869	.....	Foundations for Farm Buildings, 10¢
1889	.....	Fireplaces and Chimneys, 10¢
1939	.....	Home Storage of Fruits and Vegetables, 10¢
1950	.....	Sewage and Garbage Disposal on the Farm

### Miscellaneous Publications:

475	.....	Minimum Requirements for Farm Houses, 25¢
619	.....	How to Plan Remodeling, 15¢
622	.....	Cut-Outs to Help in Planning, 25¢
633	.....	Insulation and Weather Proofing, 10¢
638	.....	Planning the Bathroom, 10¢
646	.....	A Step-Saving U Kitchen, 10¢

**Five Room Farm House**  
Plan No. 7014 (4 sheets)

This is a 2-bedroom house to which two more bedrooms and lavatory may be added. One feature is the separate entrance to the rear hall where the bathroom and bedrooms are located. Laundry facilities are provided in the basement, with a clothes chute from the first floor. Working drawings show frame construction but a print of masonry detail sheet No. 7032 may be substituted.

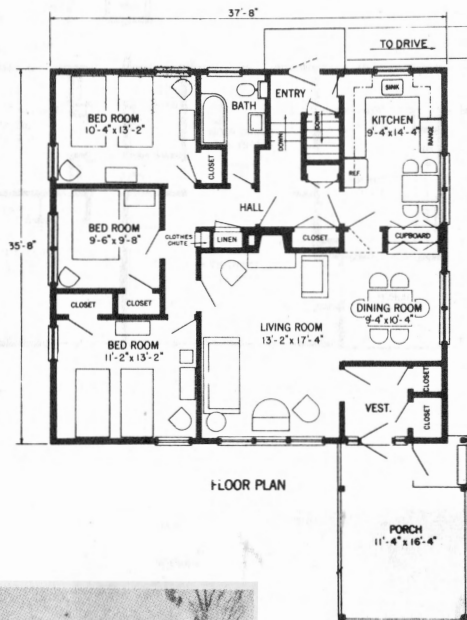


### Five Room Farm House — 3 Bedrooms

Plan No. 7015, Frame or Masonry (5 sheets)

Plan No. 7027, Concrete Masonry (6 sheets)

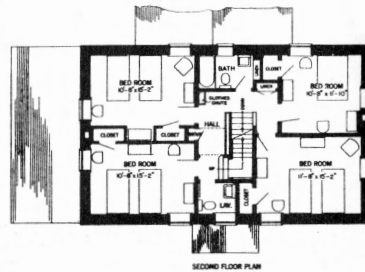
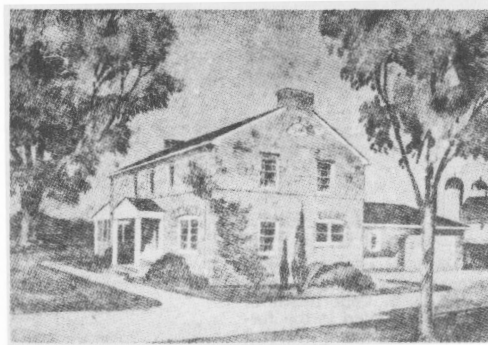
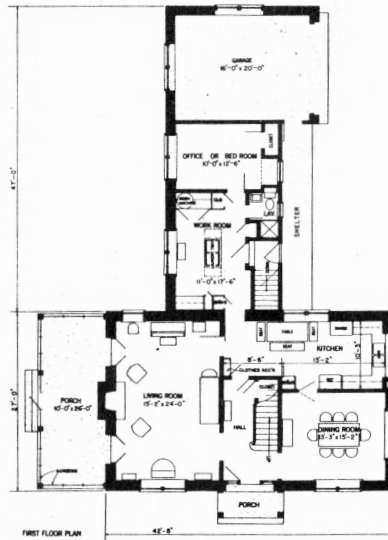
This is a compact plan that makes for economy in construction and heating. The living and dining areas are arranged for flexibility in use and the bedrooms are planned to give privacy without sacrificing convenience. There is a laundry and workroom in the basement with a clothes chute from the first floor. The basement also has a large food storage room. The porch makes a good summer living room and is designed to take advantage of breezes. Details for screening the porch are shown in the working drawings. Working drawings show frame construction but masonry detail sheet No. 7031 is for the same house in concrete masonry with concrete floors on precast joists.



## Nine Room Farm House

Plan No. 7025 (6 sheets)

This house was designed to include most of the features farm people would like to have. It is a large house but can be reduced in size by omitting the garage, the office or bedroom, the workroom, or all three, without seriously affecting the design. These could be added at a later date. The working drawings also show another way to reduce size by cutting 2 feet from each end of the main house. This house also contains good ideas for remodeling, since the plan is quite typical of old farmhouses in many sections of the country. Working drawings show stone construction but frame or other masonry can be used by substituting masonry detail sheet No. 7031 or frame detail sheet No. 7032.



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