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**Houseworks™**

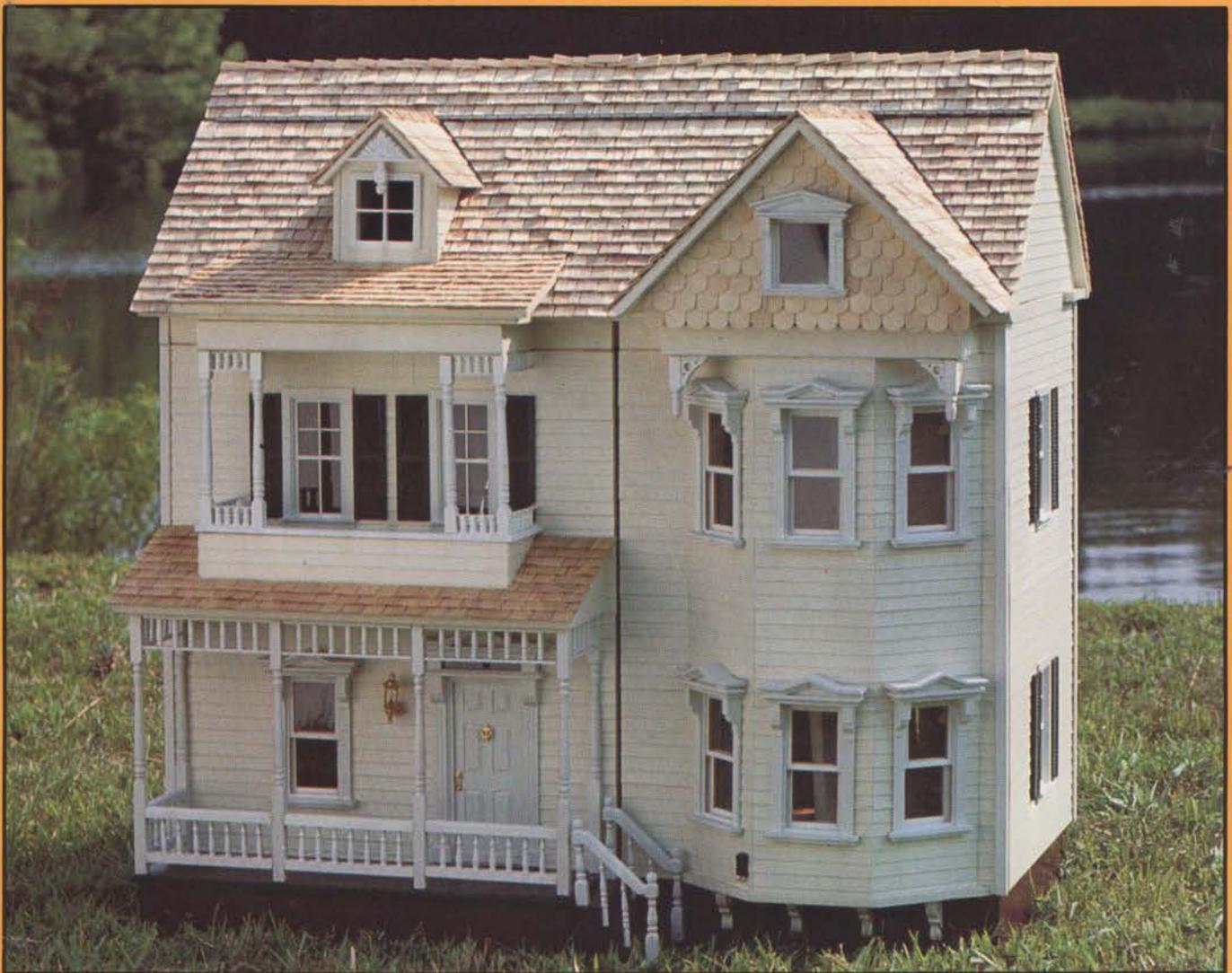
1" to 1' scale

# Dollhouse Plan Book

Build 3 Complete House Styles

Victorian ~ Colonial ~ Georgian

designed by Garth Close



Includes 100 step-by-step photographs and illustrations with cutting guides, patterns, diagrams and interior and exterior decorating tips to create a collector's doll house.

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## About The Author

Garth Close is an internationally known designer and innovator of dollhouse miniatures. Over the past nine years, Garth has designed many miniature structures and has specialized in creating plans and techniques suitable for both professional and amateur builders. Articles written by Garth have appeared in several of the leading miniature and hobby publications.

Being a family man, Garth has found that there is no better hobby than miniature building. It brings the entire family into the project, and there is "no place to stop"; it can last for many years.

## Introduction:

A unique feature of this set of dollhouse plans is the fact that all three styles suggested here use the same basic floor plan. (FIGURE 1) The style of the final house is determined by choosing either the Victorian, Yorktown, or Georgian facade.

These dollhouse plans have been carefully designed to make use of standard available materials for the basic construction. All cutting may be accomplished with a hand held electric saber saw including the few angle cuts required in the Victorian dollhouse pattern.

All plywood parts are cut from  $\frac{3}{8}$ " A/C or B/C exterior plywood. The A/C or B/C label denotes the fact that the plywood is good on one side and rough on the other. Wherever possible use the good side for inside walls and ceilings which will be painted or wallpapered and the rough side as floors, roof surfaces and exterior walls. The exterior will be covered with siding and shingles later.

Most stores that sell plywood will provide several precut plywood panels as outlined in the materials list. This makes it easier both in transporting the plywood home as well as saving time in cutting all the parts. Other wood materials recommended in the material list are standard lumber items and again will save you much time in construction.

Whether or not you have had much woodworking experience, the following information will be of great help when building a dollhouse. If you use the right techniques, tools, adhesives and building procedures, a dollhouse will be a rewarding and satisfying experience. Read through the Basic Woodworking and Construction Guide before starting your project and then refer back to it as you progress.

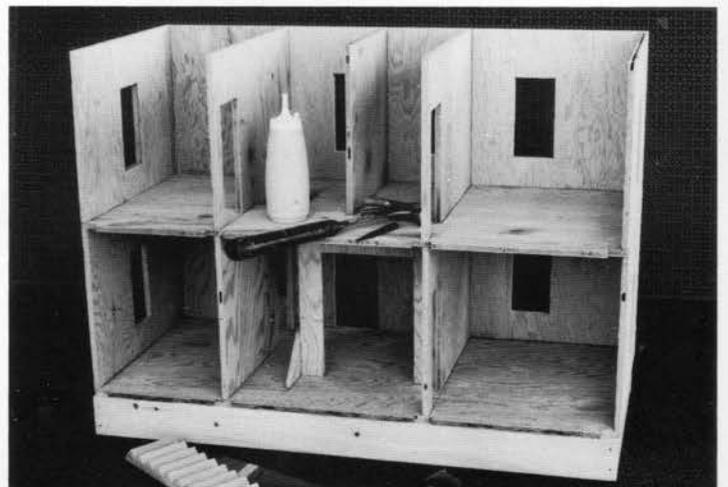
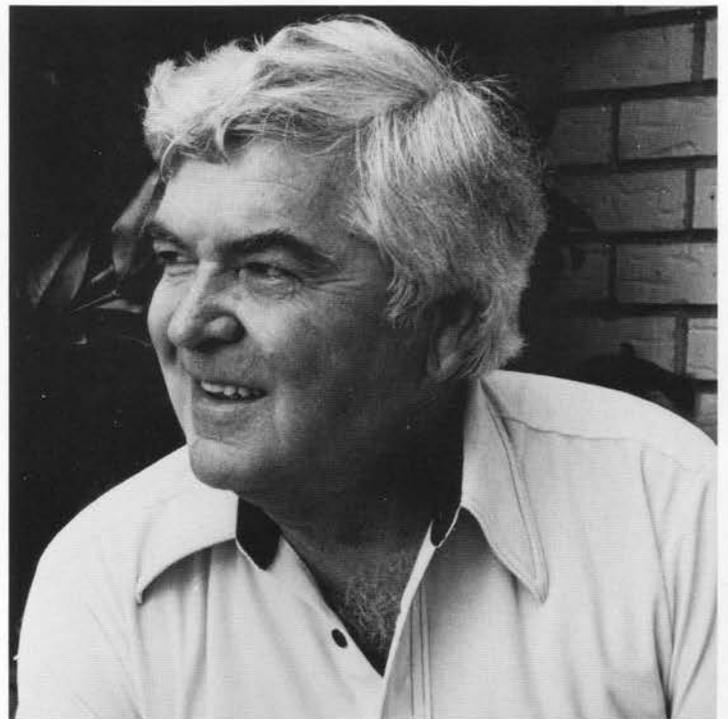


Fig. 1

## Basic Woodworking and Construction Guide:

Study the entire set of plans that you select, including the cutting layout until you have a complete understanding of the project.

Decide which style of house you will build and purchase the materials suggested for that style. Please note that the materials list for each style includes the Basic House materials. **Also note that each style includes the Basic House pattern cutting layout and you will need to refer to your cutting layout while building the Basic House.**

Accuracy is important, double check all measurements & angles before permanently installing a part. Cut the plywood in numbered sequence and assemble as you go. If you are making a mistake it will show up before you have cut too much material.

Always use your square to lay out 90 degree angles for cutting (**FIGURE 2**) and the straight edge of the square for drawing straight lines.

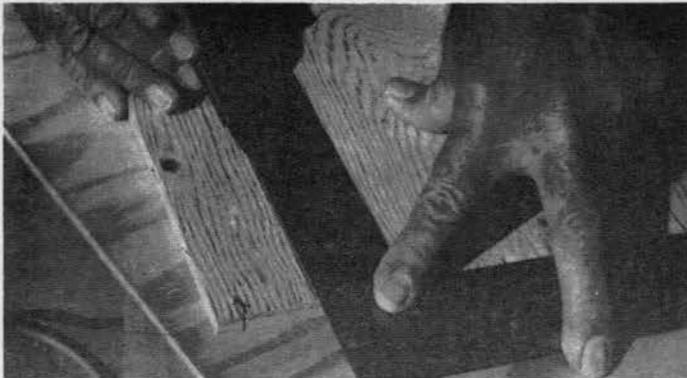


Fig. 2

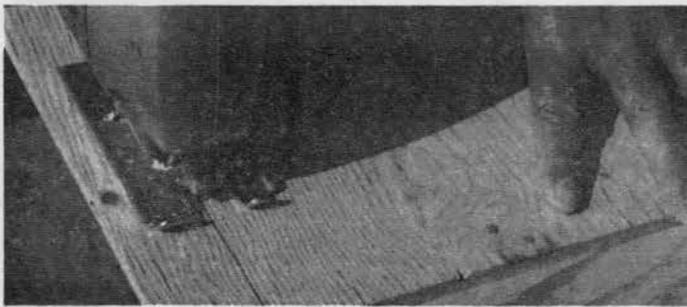


Fig. 3

Practice cutting smooth straight lines with your saber saw before cutting actual parts for the project. (**FIGURE 3**).

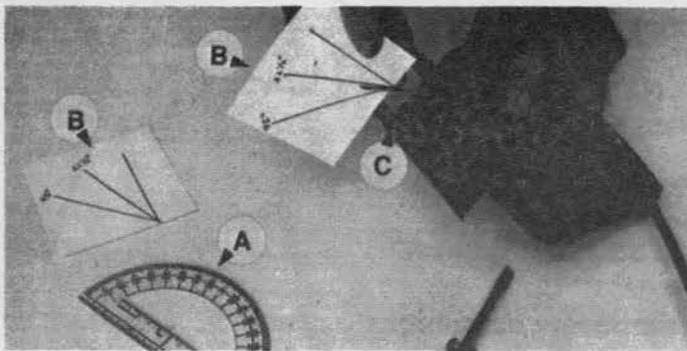


Fig. 4

There are a limited number of cuts requiring your saber saw to be tilted to either a 45 degree angle or a 22½ degree angle. The easy way to do this (since saber saws do not usually have an angle indicator) is to follow this procedure as in (**FIGURE 4**). Using a dime store protractor (A) mark the desired angle on a piece of cardboard, (B) and then use this to gauge your saw blade angle, (C). Your saber saw probably has a set screw which must be loosened in order to tilt the base, then reset the screw to maintain the angle as long as needed.

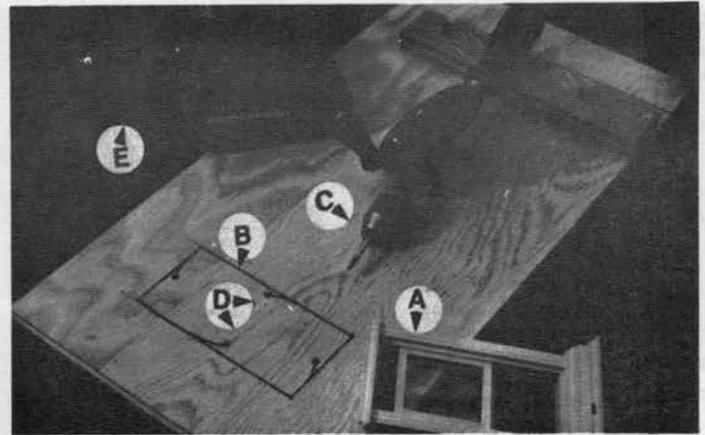


Fig. 5

When cutting inside cuts such as an opening for window, (A), as in (**FIGURE 5**), mark the opening (B), drill pilot holes (D) with hand drill (C). Insert saw blade (E) into pilot hole-saw a curved entry into reverse and re-enter the slot and saw to the opposite corner. (Note) never withdraw or re-enter the blade with the saw running.

## Assembling Plywood Sections:

Be sure to fill all knot holes, gaps and voids with a good wood filler or spackle as in (**FIGURE 6**). After the filler hardens use a fine grit sandpaper to smooth filled surface.



Fig. 6

Since plywood is sometimes warped when purchased an excellent method for bringing the parts into control is referred to as the combination glue method. This method will be referred to often in the assembly instructions as it is highly recommended for ease in assembling.

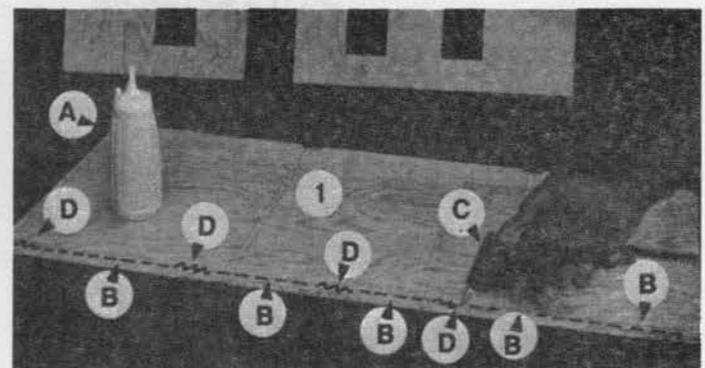


Fig. 7

The combination glue method uses a good carpenter's glue along with applications of hot glue in the same joint. With carpenter's glue in a mustard dispenser bottle (A) apply six inch long ribbons of glue as represented by dotted lines (B). Leaving one inch long gaps between each six inches. Now, using your hot glue gun (C), fill in the one inch gaps (D) with hot glue.

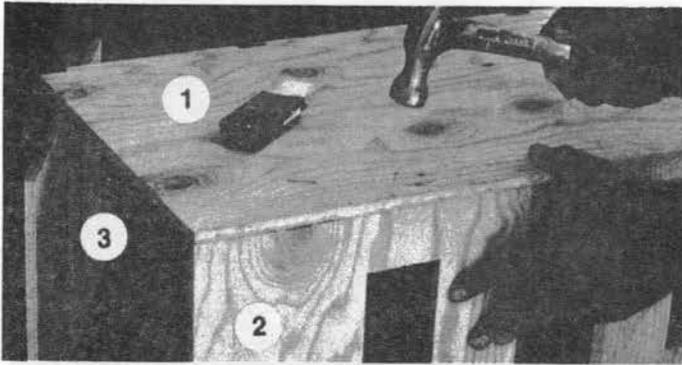


Fig. 8

Quickly assemble parts one and two pressing firmly into place (FIGURE 8). Keep bending and pressing the parts together until the hot glue "grabs" — in about 30 seconds. Make sure the parts are properly aligned and flush. Nail the joint with #18 by 7/8 inch long wire nails spaced about two inches apart.

Master this combination glue technique and you will find it works like magic to help with the assembly of this project.

You will note in (FIGURE 8) that one of the parts of equal height (3) works nicely as an aid in holding the parts properly aligned while assembling and nailing.

CAUTION: Check for nails coming through the surface of the plywood. Before hitting that nail a last lick, check and be sure it is not coming out wrong below. If it is, there will still be enough of the head exposed to enable you to extract it. (FIGURE 9).

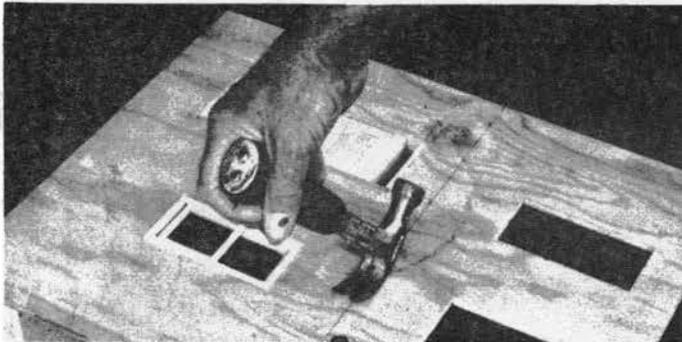


Fig. 9

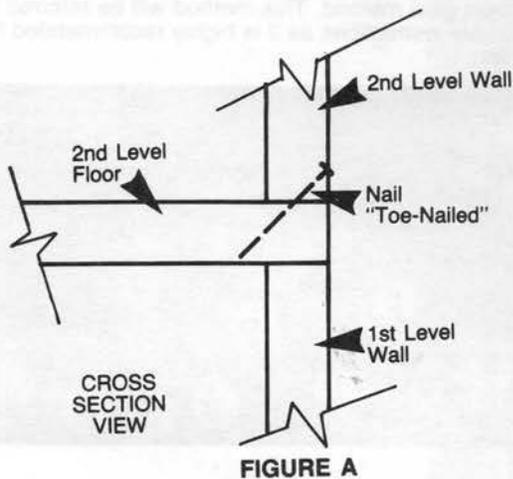


FIGURE (A) shows how to "toe-nail" a nail to secure one panel to another. This method is used when it is not possible to drive a nail straight in. A nail set punch must be used to finish driving the nail in the last few hits.

## Preparing Wood Surfaces for Decorating

All nail heads (A) appearing on surfaces which will only be painted should be hammered one more lick with a nail set punch to drive the head slightly below the surface, then the resulting hole should be filled with a good wood filler paste, (B) using a flat bladed putty knife (C), (FIGURE 10).

Once the wood filler has hardened, use a piece of fine grit sandpaper around a block of wood, (D), to smooth the surface, (FIGURE 11).

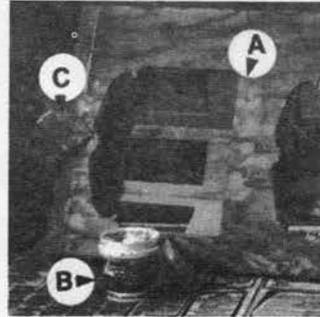


Fig. 10



Fig. 11

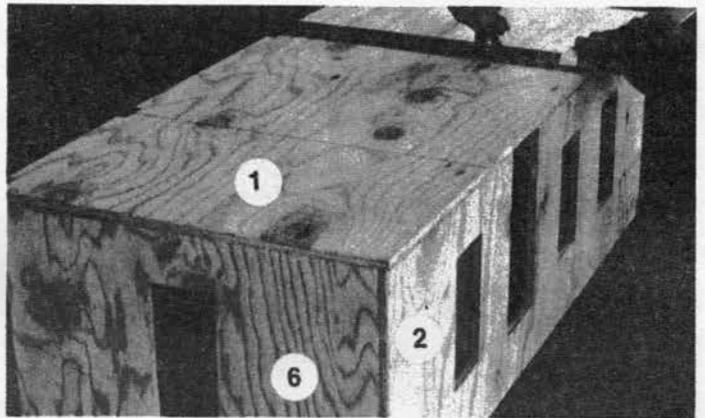


Fig. 12

## Blind Nailing

Sometimes you will be nailing into a part which is hidden from view. Locate the nailing line on top and mark with a pencil using your square as a guide, (FIGURE 12). When nailing be sure to feel below for emerging nails before driving the nail completely in.

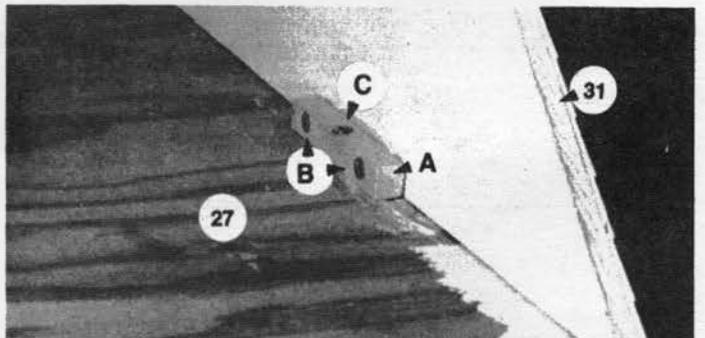


Fig. 13

## Temporary Assembly

Sometimes parts need to be assembled so that they may be separated again at will. In (FIGURE 13) the roof assembly is to be removable. To accomplish this use a block of white pine 1/2 inch by 1/2 inch by three inches long (A), attach this permanently to part 31 with two screws (B) and glue. Screw (C) will now hold the assembly in place until it needs to be removed.

Another temporary holding scheme (not shown in pictures), is to simply apply two small dots of hot glue. When the assembly is to be separated it may be knocked apart. If stuck too well use a hair dryer to re-heat the glue for separation.



Fig. 14

Now all surfaces should be painted with a wood filler sealer, (E), (FIGURE 14). This will prevent finishing paints, varnishes, and wallpaper paste from being absorbed into the wood surface. Also this will help prevent warpage of the plywood later.

### Tools & Supplies

The following is a list of tools and supplies we found useful in the construction of these plans.

- Electric saber saw
- Electric drill or hand drill.
- Steel square
- Hot glue gun and hot glue sticks
- #18 wire nails  $\frac{7}{8}$ " long.
- Nail set punch
- Carpenter's glue
- Pencil
- Protractor
- Hammer
- 2 Clamps — to hold small pieces firmly while cutting.
- $1\frac{1}{2}$ " long finishing nails.

### Basic House

Refer to pages 8 & 9 for Basic Floor Plan & Pattern.

ASSEMBLY OF BASIC HOUSE PLAN — our basic house plans call for windows and a door in the rear of the house — these are optional and may be omitted if so desired.

PLEASE READ THROUGH THE ENTIRE ASSEMBLY PROCEDURE BEFORE BEGINNING.

*Caution: Some parts could be carelessly installed upside down — always make sure each piece is right side up — Lightly pencil the part number on each piece to aid in assembly.*

STEP 1: Mark all wall locations on part 1 (First floor). Using the combination glue method as described in the basic wood working section, assemble Part 2 to Part 1. (FIGURE 1) The hot glue is being applied.

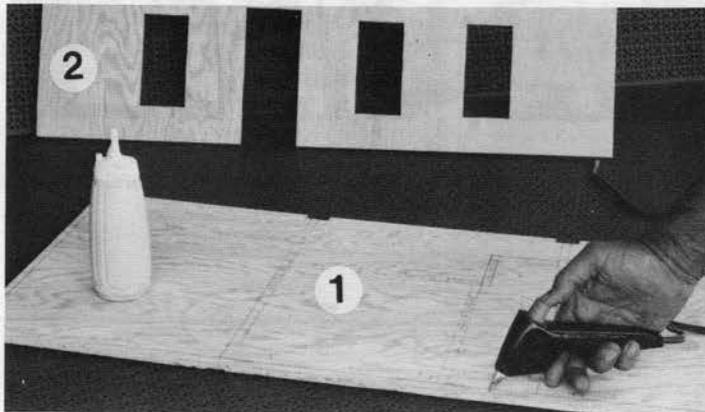


Fig. 1

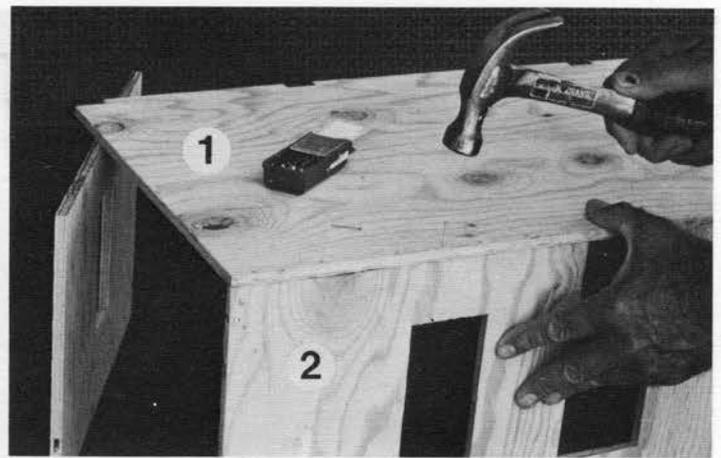


Fig. 2

In FIGURE 2 the two parts are being held together by the hot glue while nailing. Use wire nails #18 —  $\frac{7}{8}$ " long, spaced every two to three inches apart.

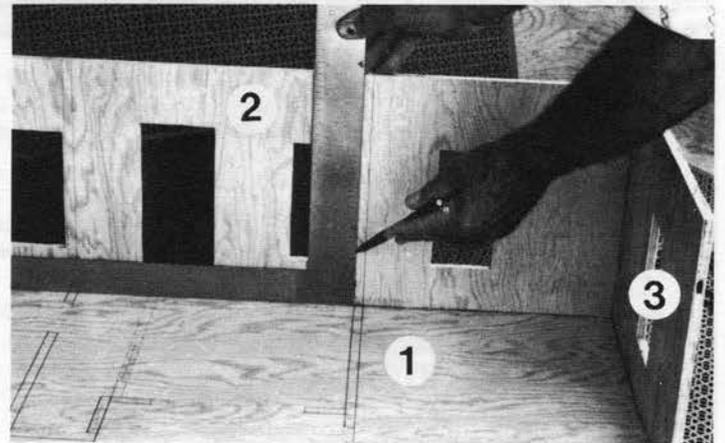


Fig. 3

Step 2: Using your square, mark vertical placement on all first floor walls and then install wall part 3, using step 1 procedures (FIGURE 3).

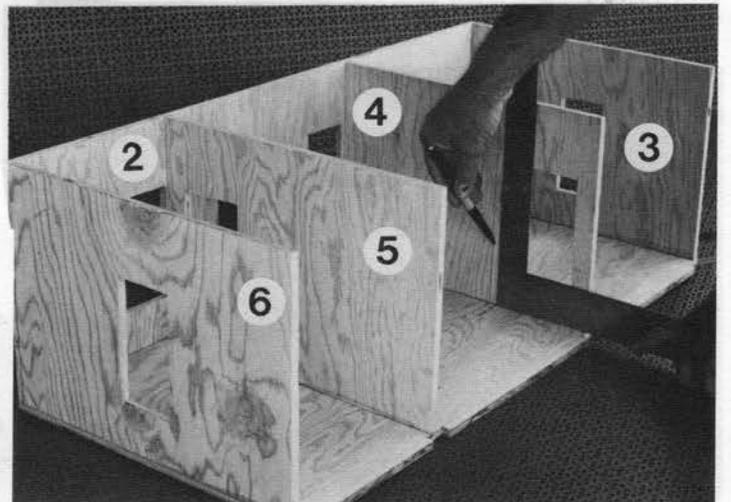
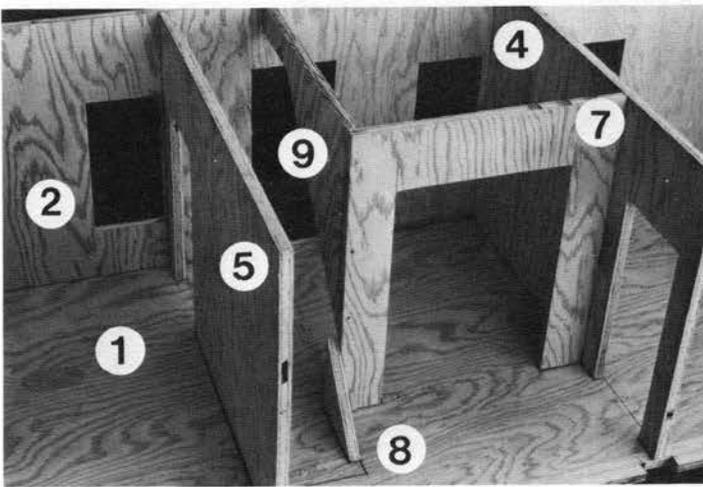


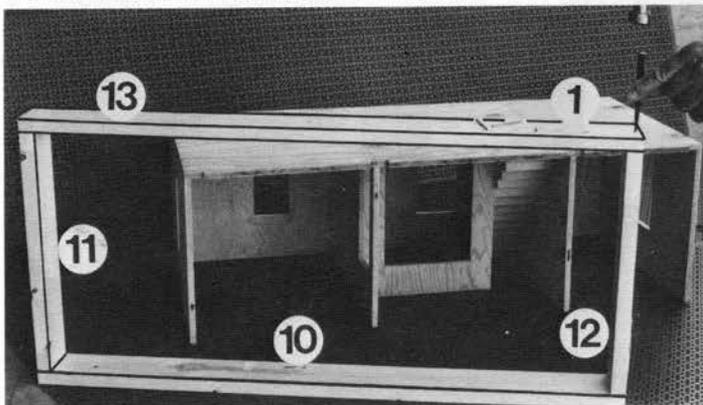
Fig. 4

STEP 3: Using the same procedures as before, install wall parts 4, 5, and 6. Then mark the vertical position for wall part 7, (FIGURE 4).

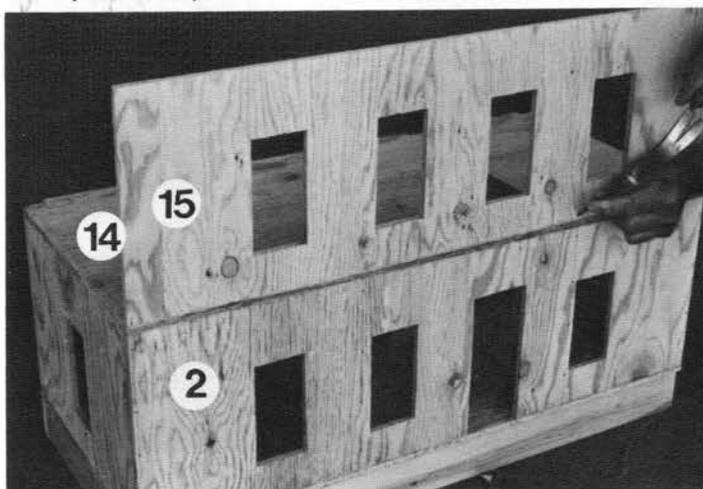




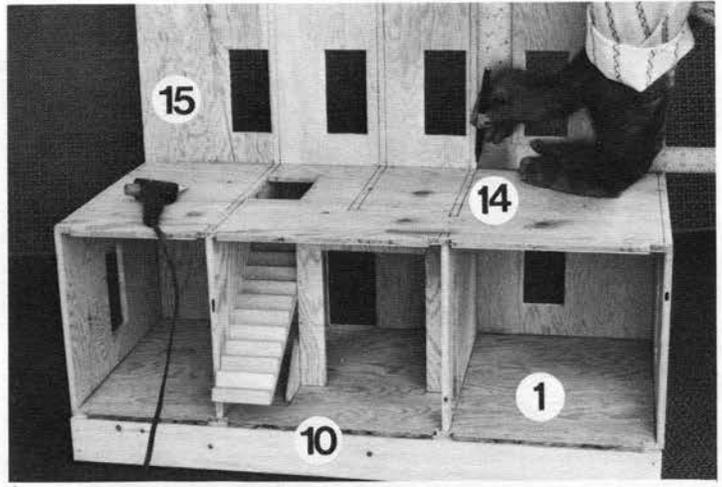
**Fig. 5**  
**STEP 4:** Install parts 7, 8, and 9. Parts 8 and 9 will become a part of the stairway system, so test your Houseworks stair unit to make sure it fits into the stairwell formed by parts 5, 8, and 9. **Do not** glue the stair unit in at this time. **(FIGURE 5).**



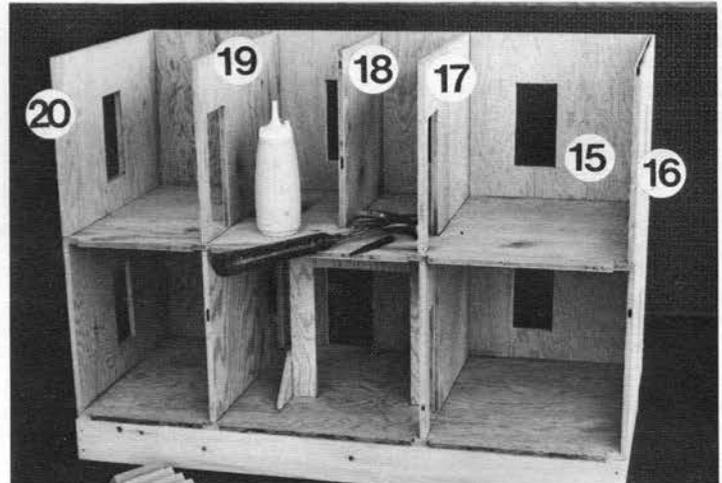
**Fig. 6**  
**STEP 5:** Assemble foundation parts 10, 11, 12, and 13. Use 1½ inch long finish nails and set nails below surface with nail set punch. Install the foundation assembly onto the bottom of the previous assembly. Make sure the foundation is flush with the front of the floor 1, and inset about the same on the two ends and the rear. **(FIGURE 6).**



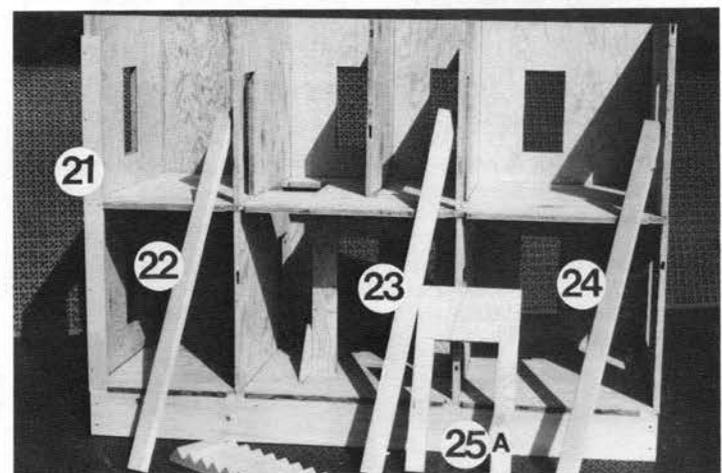
**Fig. 7**  
**STEP 6:** Glue floor 14 down onto all the first floor walls, be especially careful to get all first floor walls perfectly plumb, and all exterior joints neat and flush. Install rear wall 15 (using the combination glue method), once wall 15 is firmly glued use the "toe-nailing" method to install wire nails (#18 7/8 inch) at 4 inch intervals. Be careful about nails coming through the ceiling of the first floor. **(FIGURE 7).**



**Fig. 8**  
**STEP 7:** Mark all second floor wall positions **(FIGURE 8).**



**Fig. 9**  
**STEP 8:** Install walls 16, 17, 18, 19, and 20. **(FIGURE 9).**



**Fig. 10**  
**STEP 9:** Verify parts 21, 22, 23, and 24 for vertical fit and install. Do not install 25A at this time. **(FIGURE 10).**



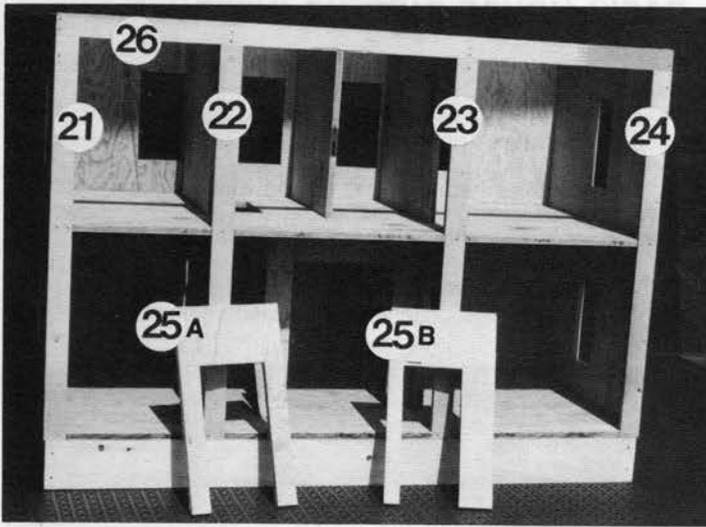


Fig. 11

STEP 10: Install horizontal top frame 26, making sure it is flush on top with all the second floor walls. Note optional parts 25A and 25B for the second floor bath front wall. Use 25B if you wish to use a working door to the bath. Wall 25B will later be installed so as to be removable at will. (FIGURE 11).

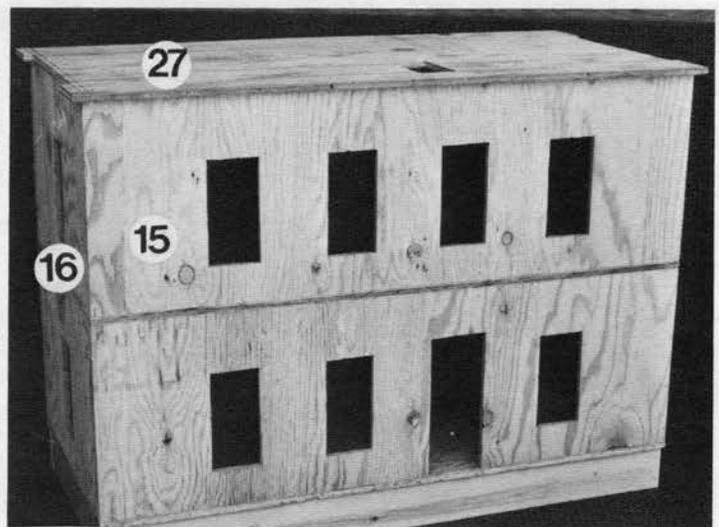


Fig. 14 Back

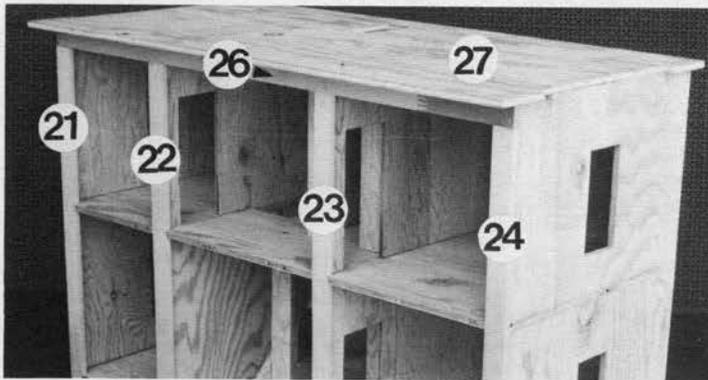


Fig. 12

STEP 11: Install attic floor 27, leave a 1/2 inch overhang at the rear and each end, and a 1 1/2 inch overhang at the front. Be sure attic access opening is in correct position (near stairwell opening). (FIGURE 12).

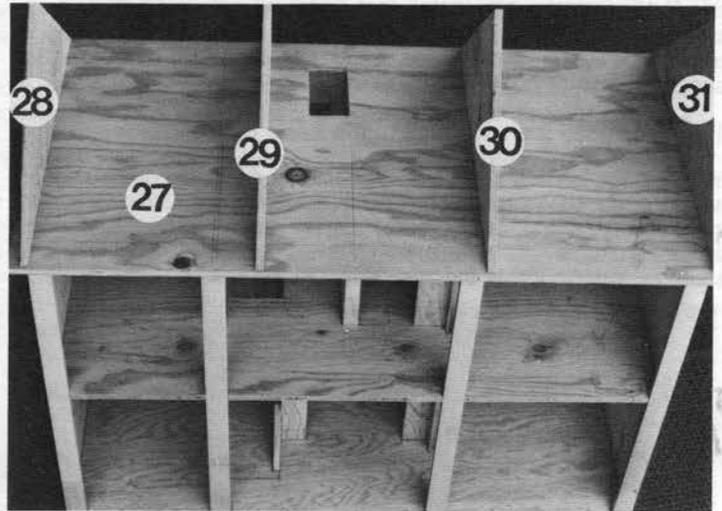


Fig. 15

STEP 13: Using only two small dots of hot glue on each, temporarily install roof supports 28, 29, 30, and 31 onto attic floor 27. Later the entire roof assembly will be removed for detail work. (FIGURE 15).



Fig. 13 Front

STEP 12: (FIGURE 13) shows the bath front wall (with door) 25B. Do not glue it in at this time. It must remain removable for access to decorate and equip the bath. (FIGURE 14) shows a rear view.

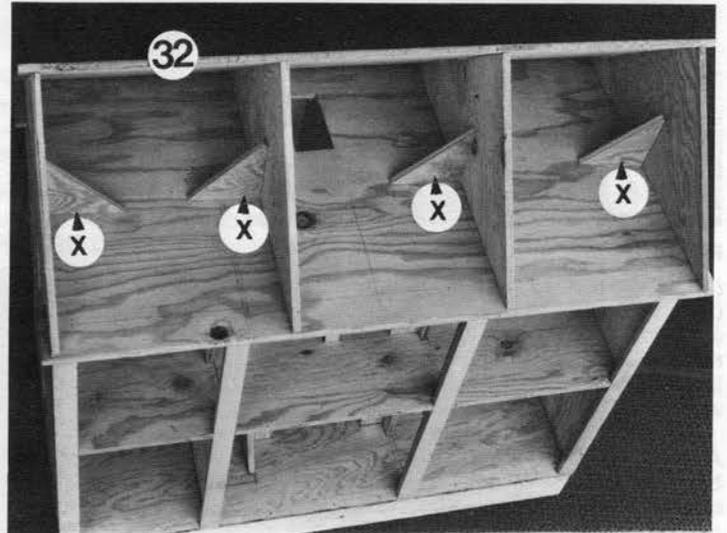
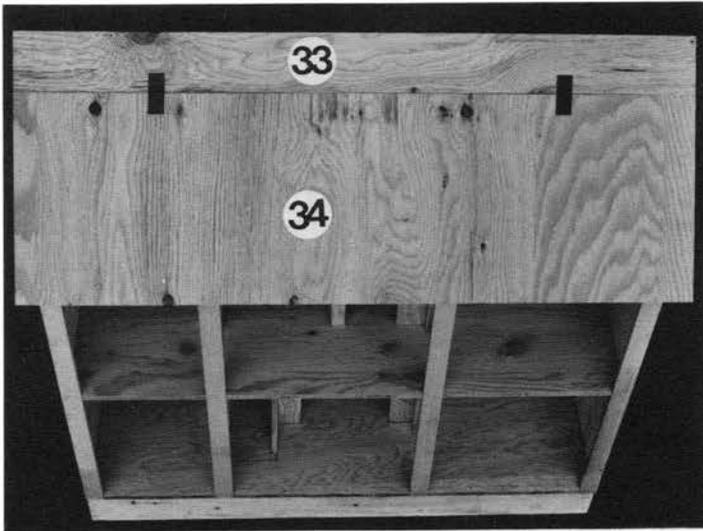


Fig. 16

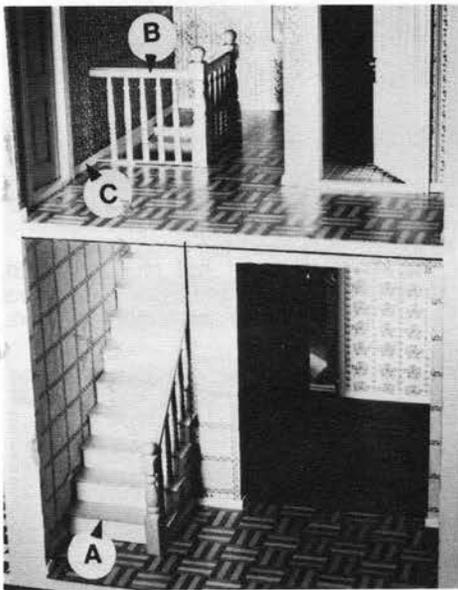
STEP 14: Using small dots of hot glue install the "X" braces later to be removed and discarded. These braces will hold supports in correct vertical positioning while installing the roof panel. Now permanently assemble roof panel 32 onto 28, 29, 30, 31. It should be flush at the top peak. (FIGURE 16).



**Fig. 17**  
STEP 15: Permanently install roof panel 33 onto the previous assembly. Panel 34 may now be tested for correct fit by holding in place with two pieces of tape. Later this panel will be hinged for access to the attic. (FIGURE 17).

This concludes the assembly of the basic house.

In the back of this book you will find general decorating ideas which apply to most any house you might build. The stairway system shown below, however, applies uniquely to this project, so we are showing it here with the basic house. The following stairway installation is the last item to install.



**Fig. 18**  
(FIGURE 18) shows the Houseworks # 7000 stairway unit installed, (A), however it has been used a little differently than intended. Only a portion of the guard rail was used on the lower level, then the remainder of the hand rail and spindles were used on the second level, (B), as a stairwell guard rail. One extra newel post, (Houseworks # 7012) was added, and three # 7019 spindles.

Also in (FIGURE 18) you can see that the baseboards, (C), have been installed by glueing right onto the wallpaper and fitted snugly down against the floor. Miniature suppliers have several choices available for baseboards, door and window trim, cove moldings, etc., in the sample house, for economy, we used basswood strips 1/4 inch wide by 1/16 inch thick.

This will conclude our basic house instructions, however you will continue to find many items to decorate and upgrade this project. Get acquainted with your local supplier of 1" scale miniature accessories.

## BASIC HOUSE CUTTING INSTRUCTIONS

1. All parts shown are cut from 3/8" plywood unless noted otherwise on drawings.
2. Please note in (FIGURE 19) that the floors are shown more than once to furnish all needed information. Do not cut more than one floor.
3. Patterns are furnished for all door and window openings. Cut them out and trace onto the panels in the positions shown or transfer the measurements to the panel, using a steel square and a pencil.
4. All drawings are scaled 1/8" = 1" unless otherwise noted on part.
5. The basic cutting instructions are included in the plans for each style.



Exterior dimensions — 33"H x 22 1/2"D x 33 1/4"L

### VICTORIAN

#### MATERIALS LIST

If you have chosen the Victorian style pictured above, you will need the following supplies (this includes material for the basic house).

1. 3/8" thick plywood, 10" x 48" . . . 8 pieces
2. 3/8" thick plywood size 3' x 4' . . . (2) pieces  
(or 2 pieces 4' x 8' A/C or B/C exterior 3/8" plywood)
3. Pine stock 2 1/2" x 3/4" length (12') (if not available cut from 1" x 4") pine stock.
4. Door stop pine strip 1 1/8" x 3/8" length 15' (if not available cut from 3/8" plywood)
5. Screen molding 3/4" x 1/4" length 2'.  
5A. 1 1/16" wide x 72" piano hinge.

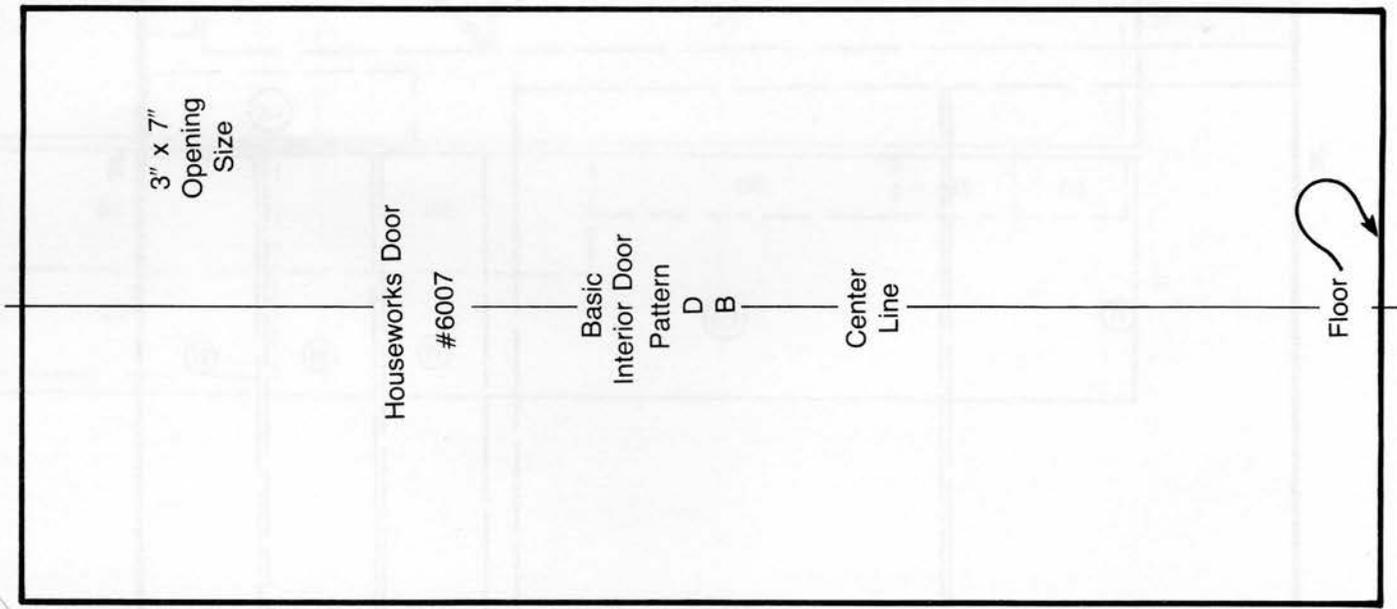
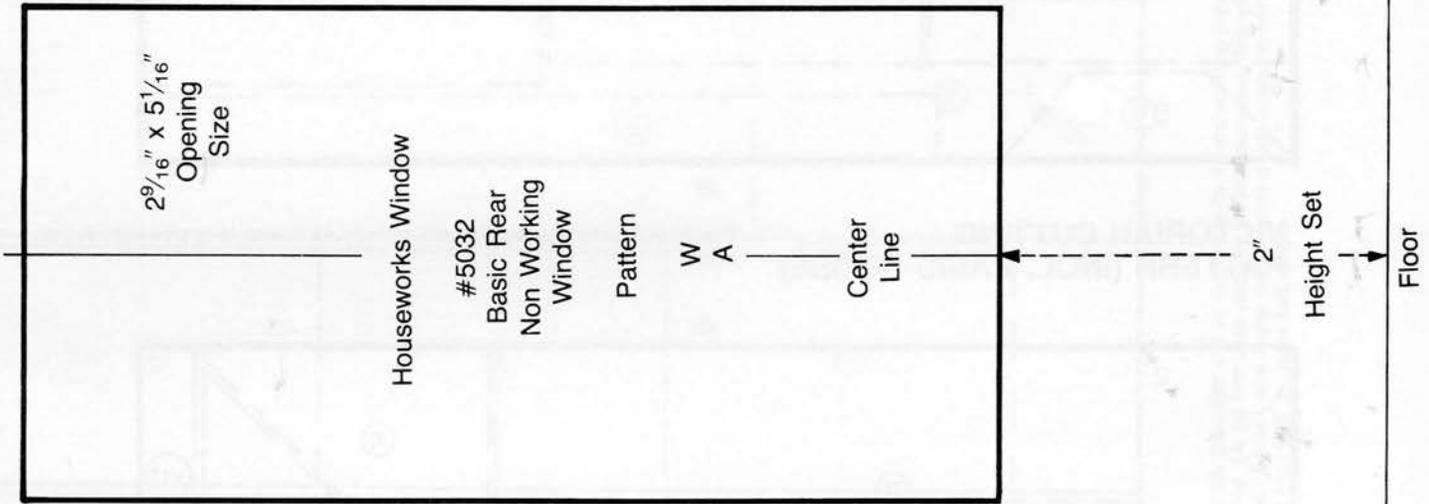
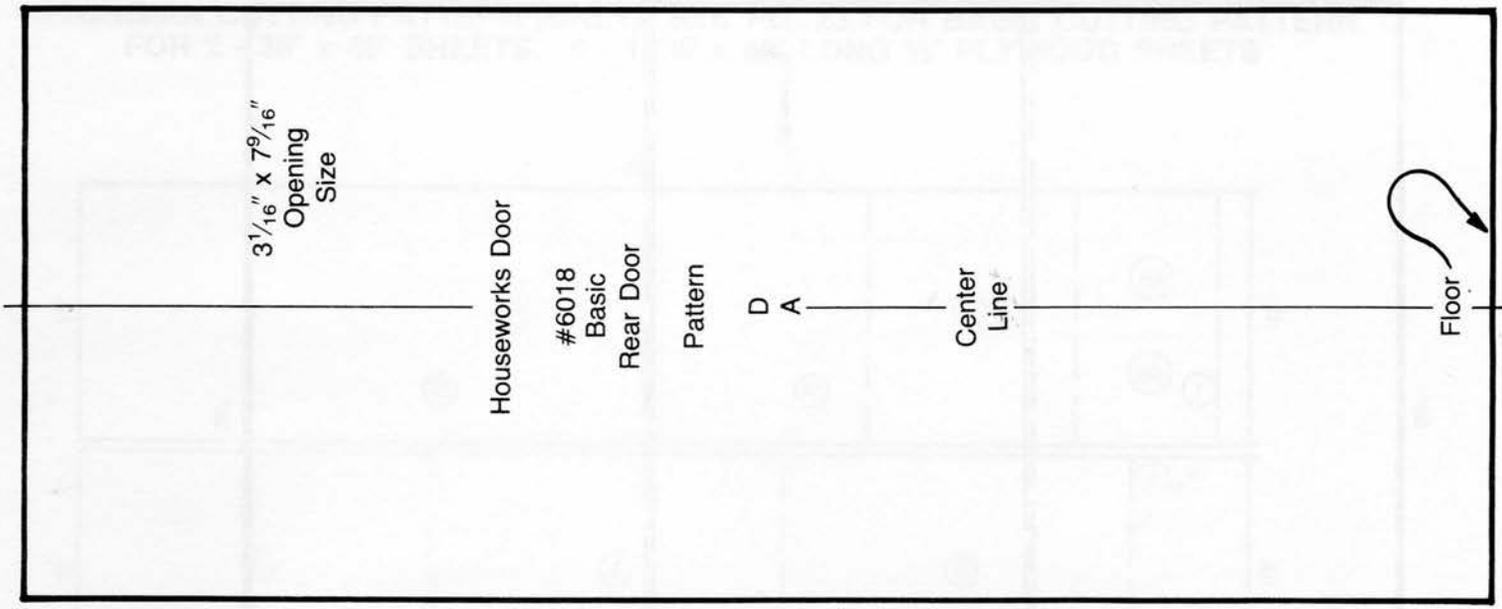
The following Houseworks items:

6. #6007 Door (5).
  - \*7. #6018 Door (1) (Optional).
  - \*8. #5032 Window (13) (7 are optional).
  9. #7000 Stair Kit (1).
  10. #7012 Newel (2 Pkg.)
  11. #7019 Spindles (1 Pkg.)
  12. #6013 Door (1).
  13. #5042 Window (7).
  14. #5039 Window (1).
  15. #7009 Spindles (7 Pkg.)
  16. #7011 Porch Railing (1 Pkg.)
  17. #7030 Veranda corner post (3 Pkg.)
  18. #7028 Eave brackets (1 Pkg.)
  19. #7027 Eave brackets (1 Pkg.)
  20. #7004 Square butt shingles (18 Pkg.)
  21. #7005 Wooden fishscale shingles (1 Pkg.)
  22. #7002 Dormer window (1).
  23. #5004 Window for dormer (1).
  24. #7037 1/2 inch lap siding 24" (24 Pieces).
  25. #7040 1/2 inch lap siding 12" (7 Pieces).
  26. #1114 Brass door knob with key (7 Pr.)
  27. #1107 Brass door knocker (1).
  - \*28. #5025 Shutters (13 Pair) (7 pair are optional).
- \*Please Note: Windows, door & shutters are optional, if not desired in back of house.



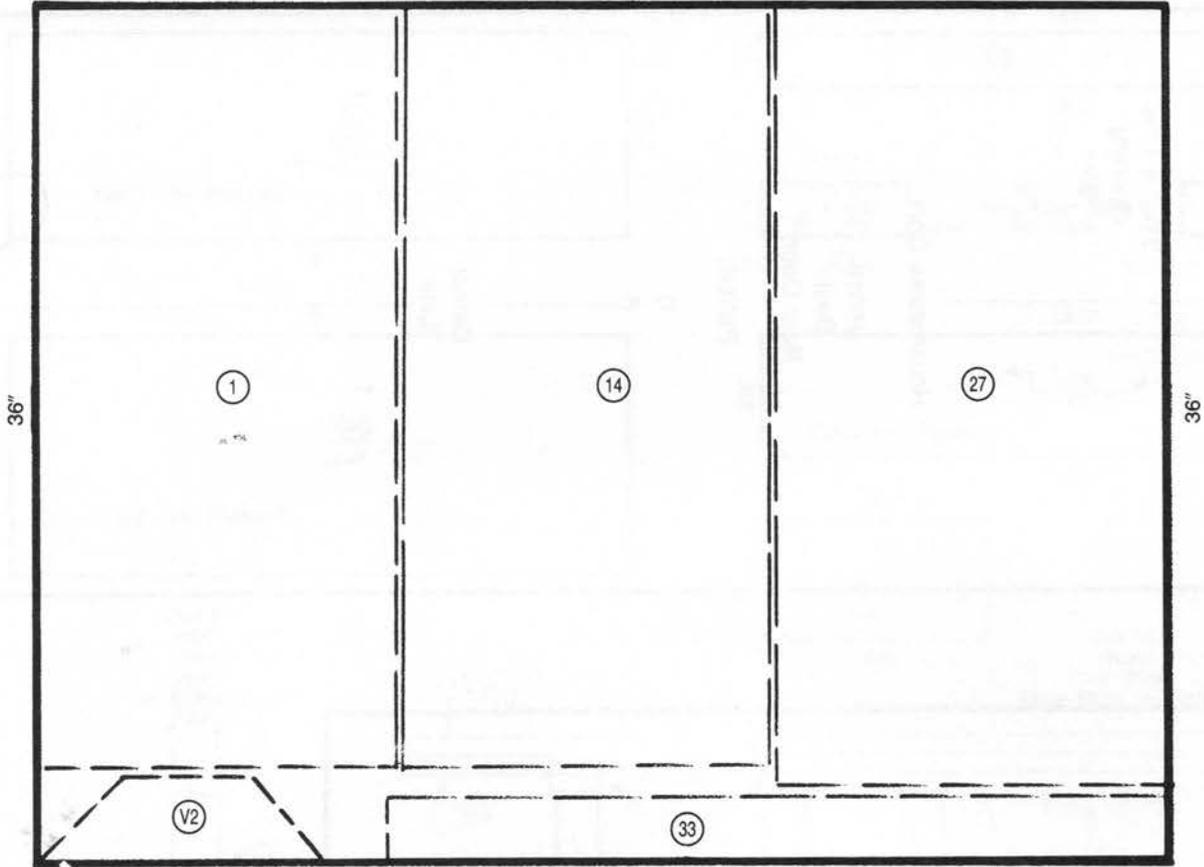


# BASIC HOUSE WINDOW & DOOR PLAN CUT-OUT PATTERNS



48"

CUTTING LAYOUT

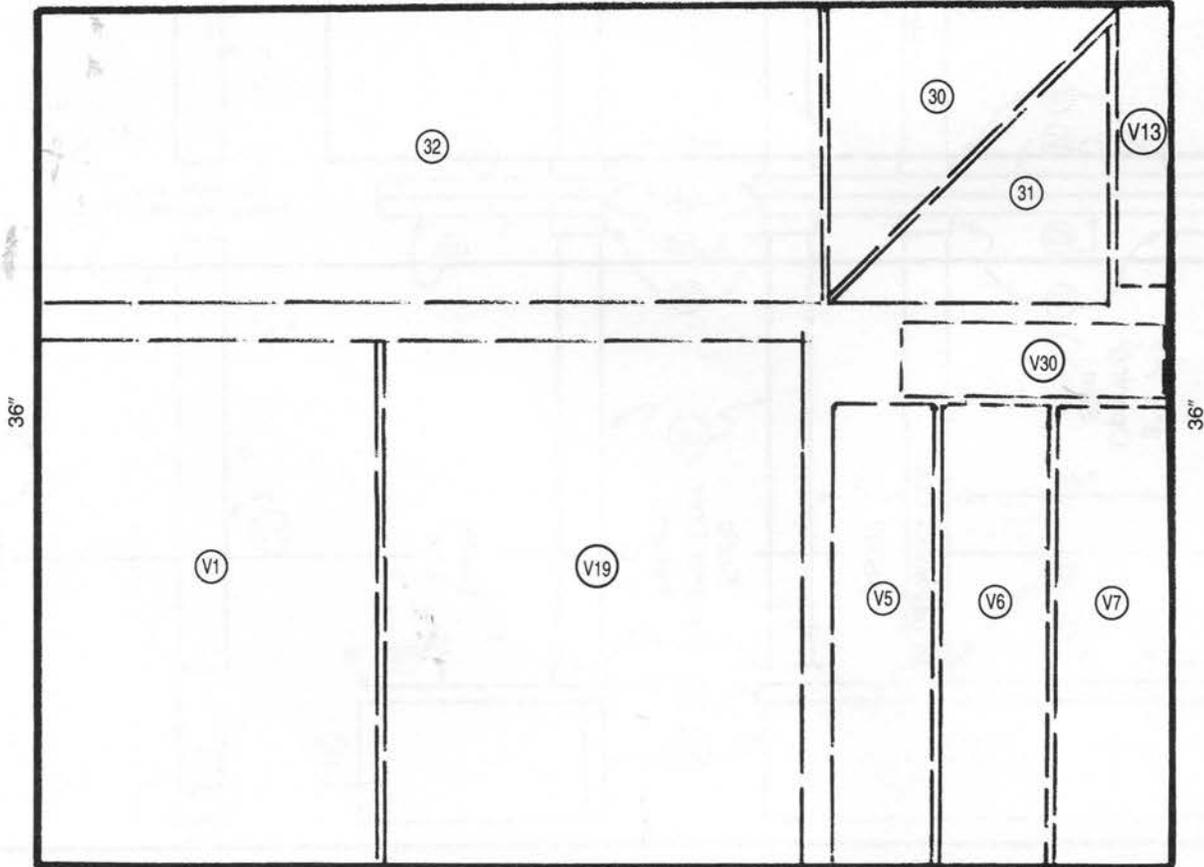


48"

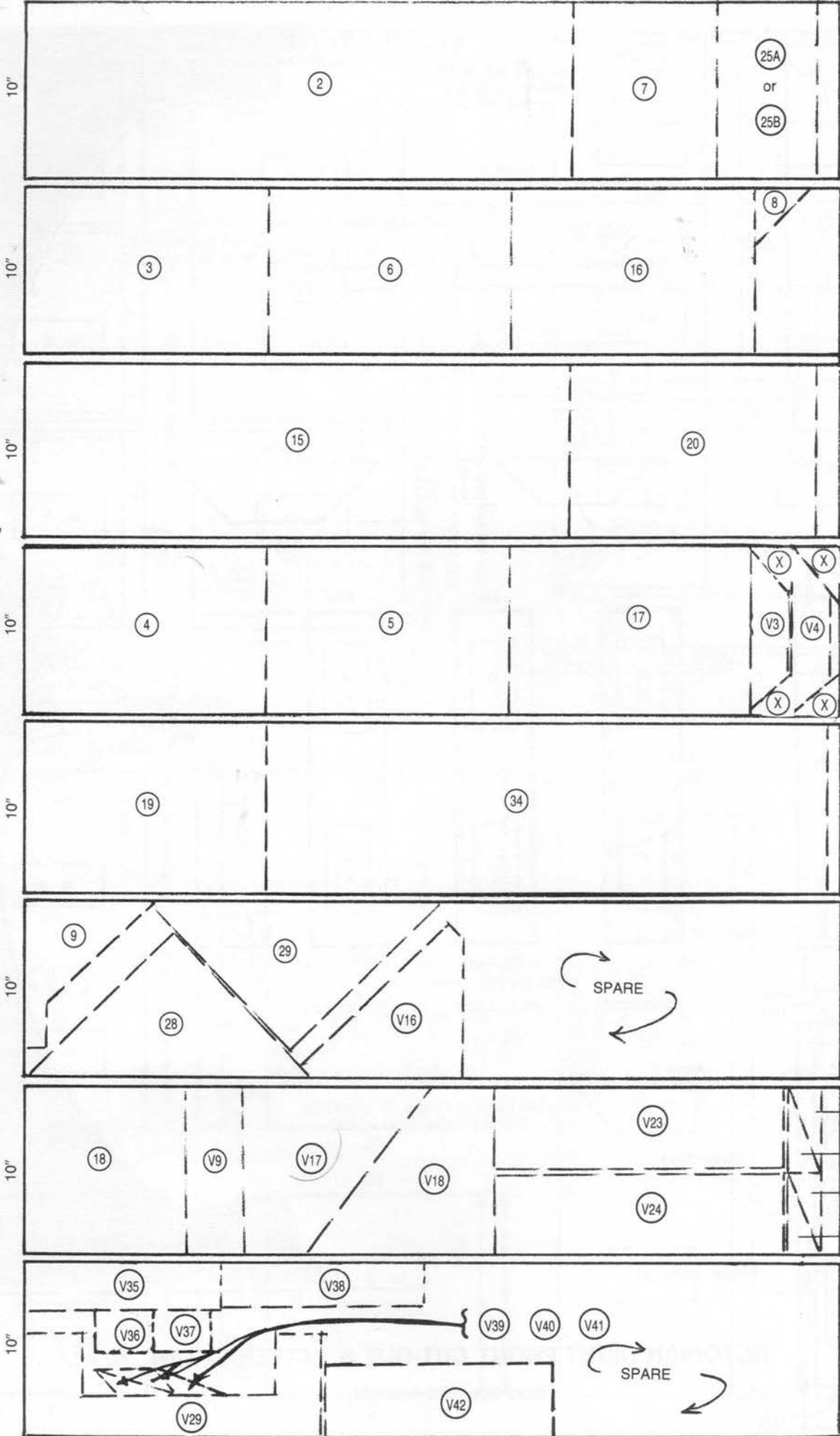
**VICTORIAN CUTTING  
PATTERN (INCL. BASIC HOUSE)**

Purchase 2 precision cut 36 inch wide by 48 inches long plywood, 3/8 inch thick.

48"

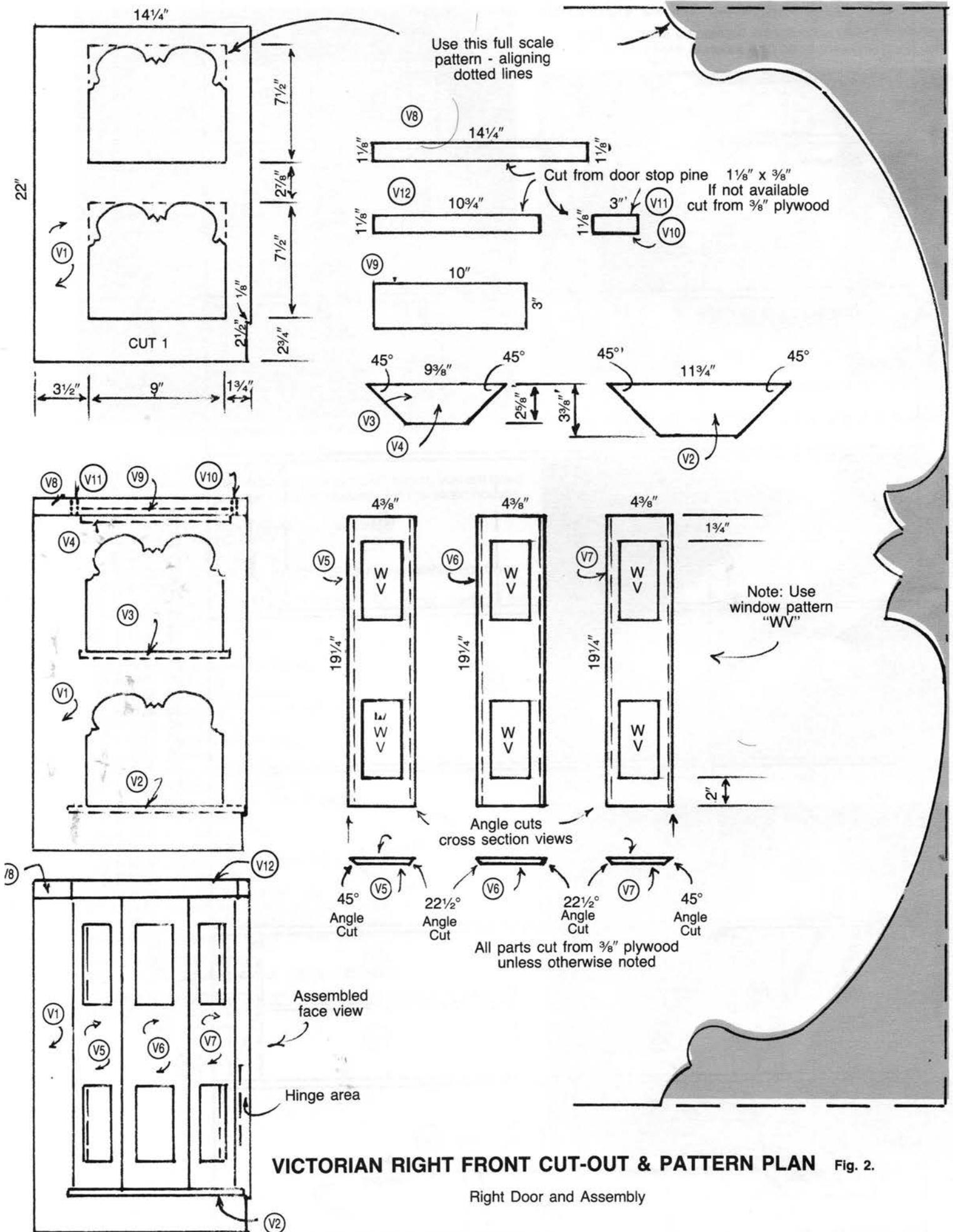


48"



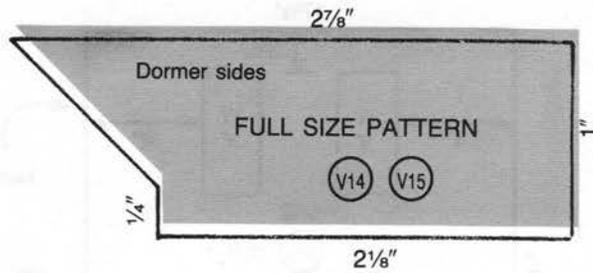
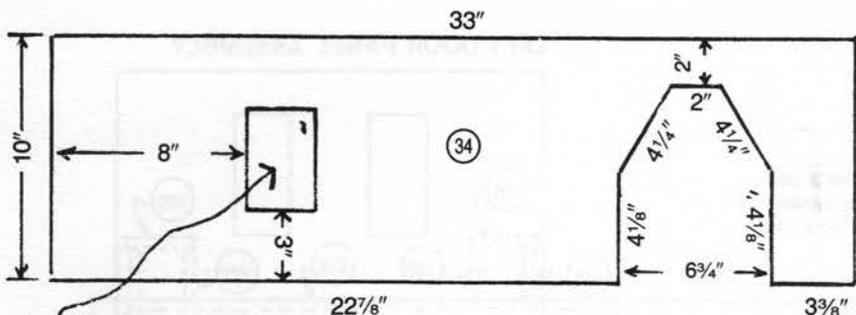
### VICTORIAN CUTTING PATTERN

Purchase eight pieces of plywood, precision cut 10 inch wide by 48 inches long, 3/8 inch thick. Since the 10 inch cuts need to be very accurate, this will save you a great deal of effort, and make the plywood much easier to handle than in a standard four foot by eight foot sheet.

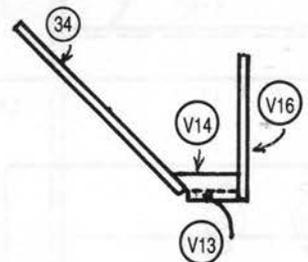
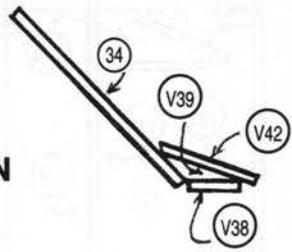
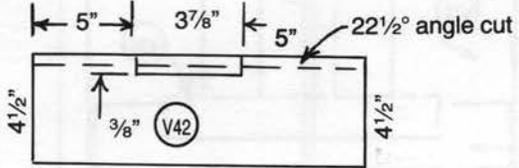
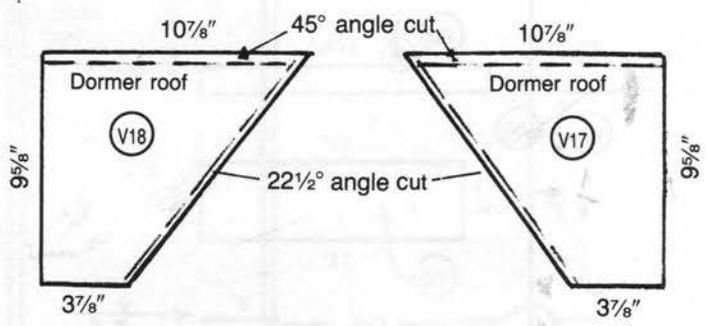
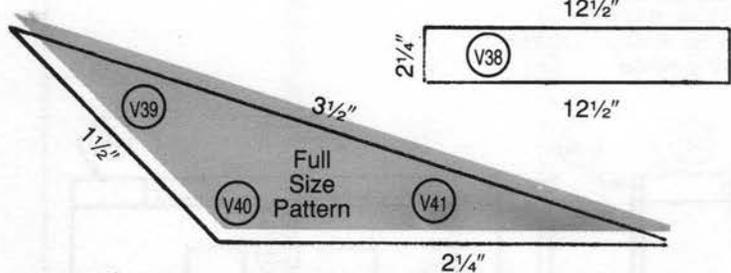
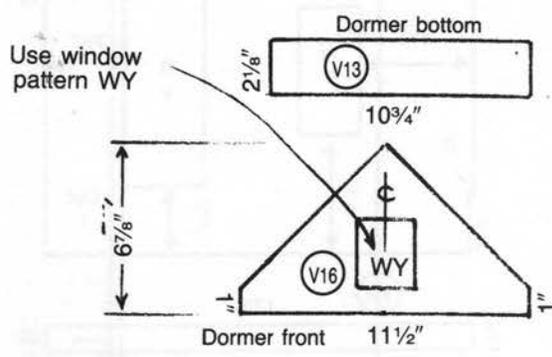
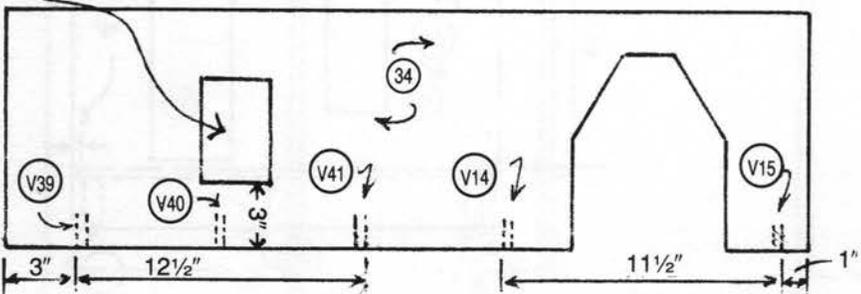


**VICTORIAN RIGHT FRONT CUT-OUT & PATTERN PLAN** Fig. 2.

Right Door and Assembly



Dormer cut-out size  $3\frac{3}{16}$ " W x  $4\frac{3}{4}$ " H



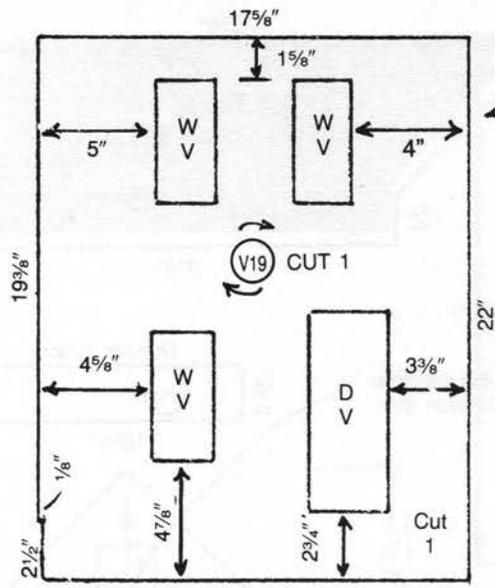
### VICTORIAN FRONT ROOF PLAN

Fig. 3.

### VICTORIAN CUTTING INSTRUCTIONS

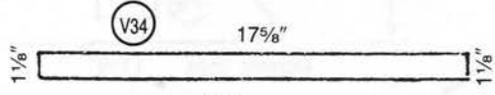
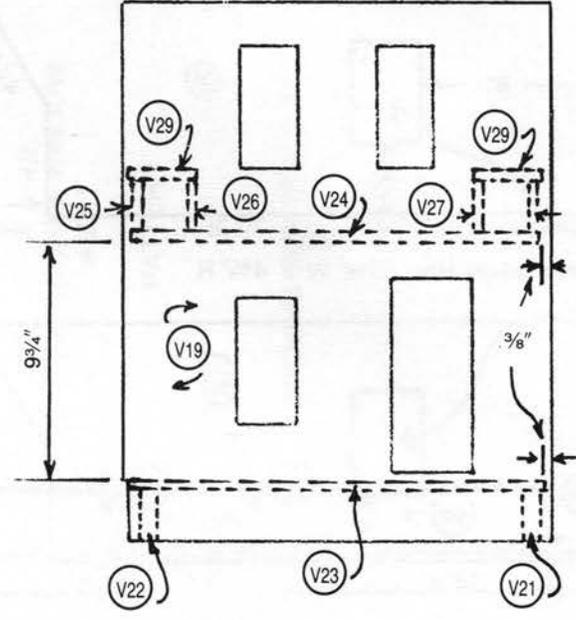
Please read before cutting

1. All parts shown are cut from  $\frac{3}{8}$ " thick plywood unless otherwise noted on the drawings.
2. Note in the (FIGURE) drawings 2 and 4 that the main door panels are shown more than once to simplify the explanation of assembly. Naturally you will need only one panel each.
3. Patterns are furnished for all door and window openings. Cut them out and trace onto the panels in the positions shown or transfer the measurements to the panel, using a steel square and a pencil.
4. All drawings are scaled  $\frac{1}{8}$ " = 1" unless otherwise noted on part. Full sized patterns have been furnished where deemed necessary and are so marked.

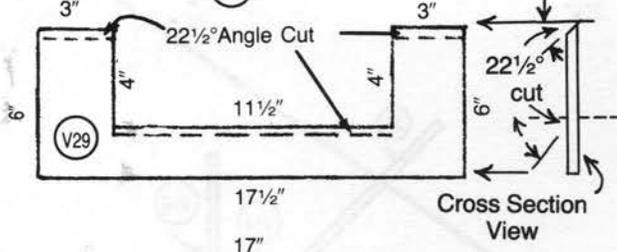
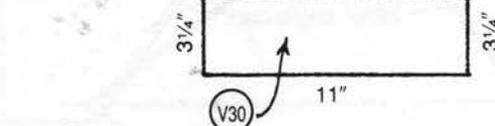
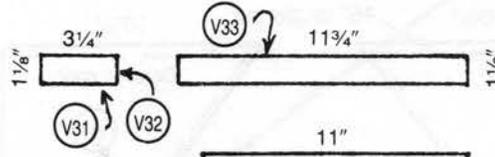


Note: WV means use window pattern "V"  
DV = Door "V"

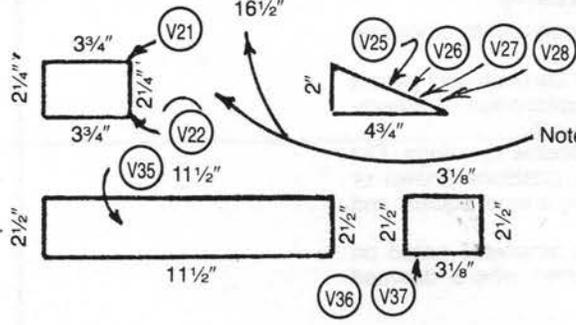
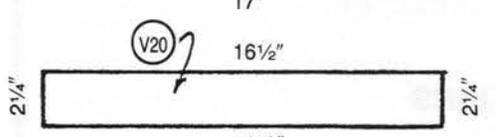
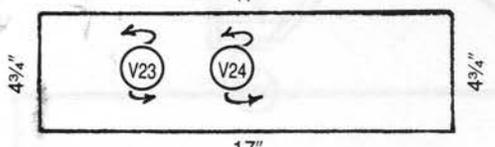
**LEFT DOOR PANEL ASSEMBLY**



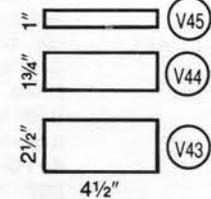
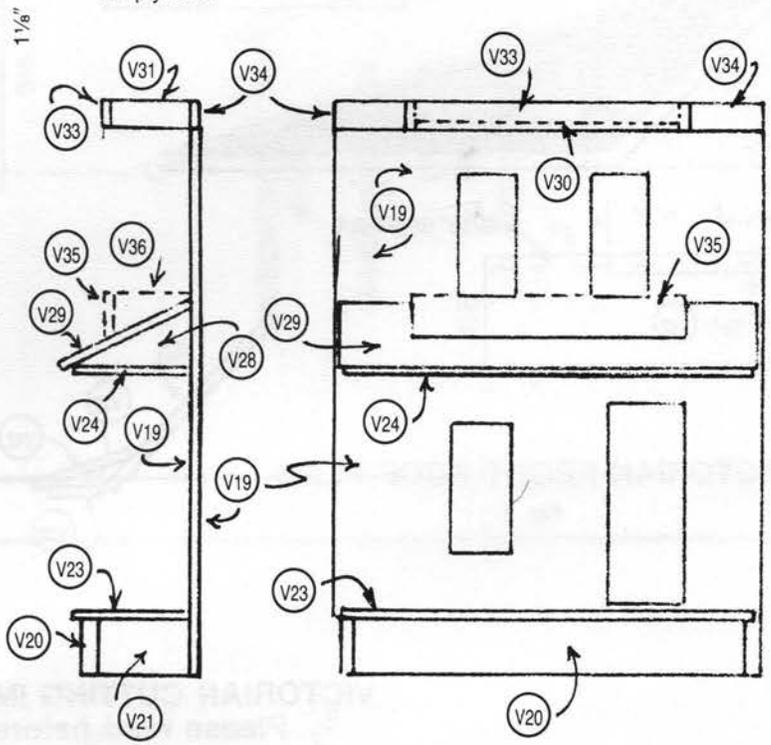
Note: Cut V-31, 32, 33, 34 from 1 1/8" x 3/4" door stop pine —if not available cut from 3/8" plywood



Cross Section View



Note: Cut V20, 21, 22, from 3/4" thick pine

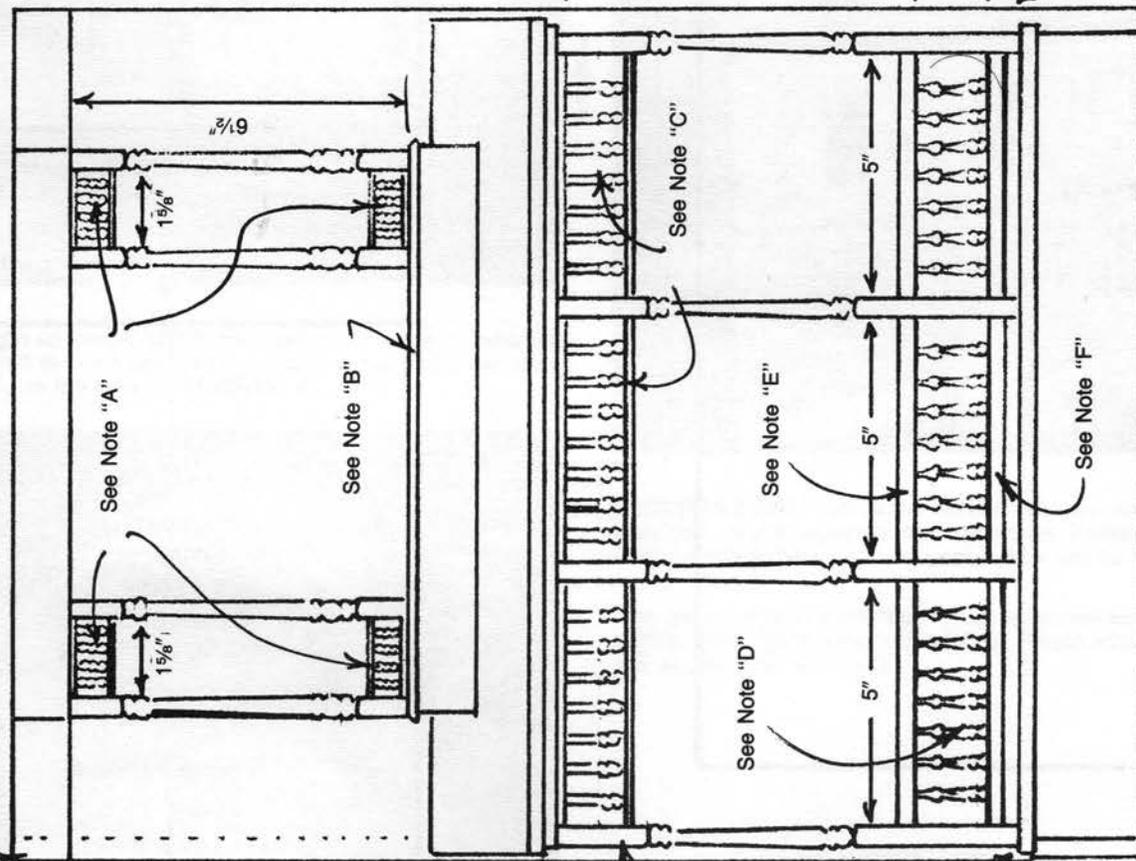


All parts this page are cut from 3/8" plywood unless otherwise noted

Cut two pieces each from 3/4" thick pine for front and back stairs. Refer to Fig. 14 and 15, page 20.

**VICTORIAN PORCH PLAN** Fig. 4.

Plano hinge area for this panel on back side



**VICTORIAN PORCH DETAIL PLAN**

Houseworks #7030 Corner Post

Set first post 1/8" from end and front edge of porch

Note A: cut from Houseworks spindle #7009 - 5/8" long with top and bottom wood strip 1/16" x 1/4" bass

Note B: Frame with standard door screen molding.

Houseworks #7030 Post

See Note "B"

6 1/2"

Note C: Cut 1 1/4" long from bottom end of Houseworks spindle #7009



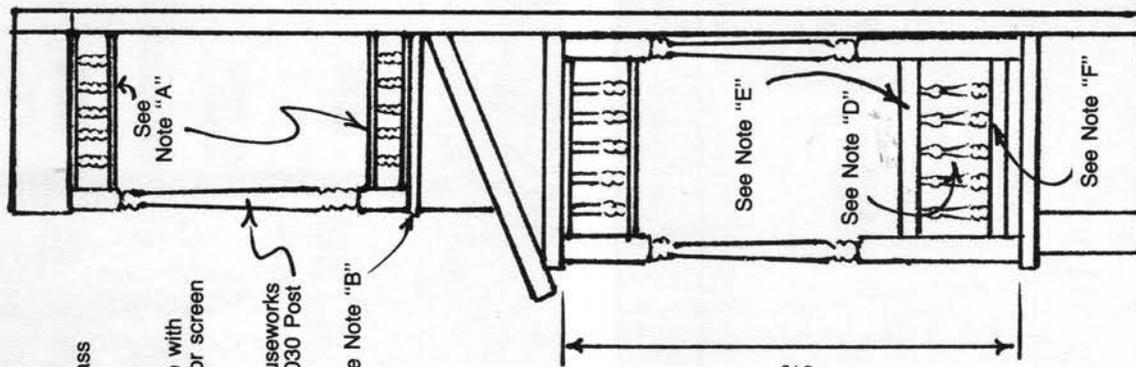
Note D: Cut 1 1/2" long from top end of Houseworks spindle #7009

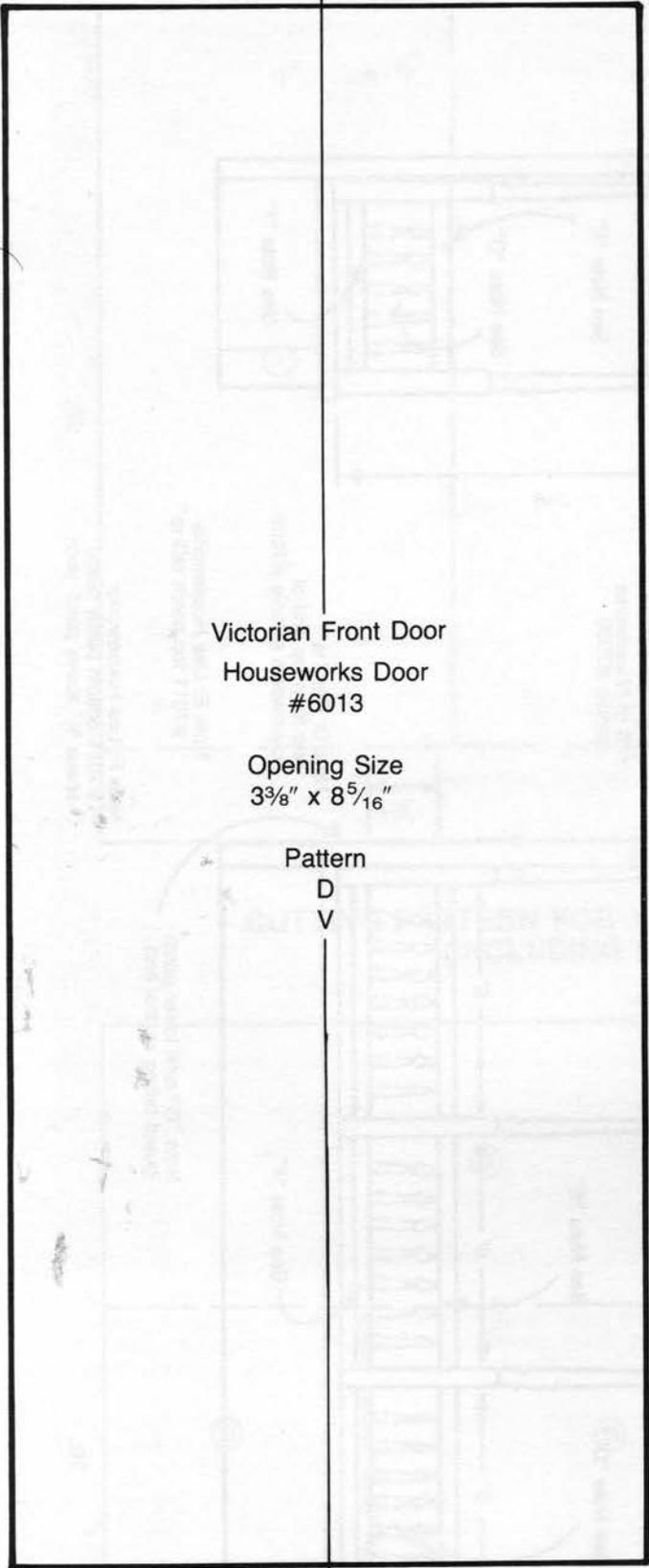


Note E: Use Houseworks #7011 top porch railing

Note F: Use Houseworks #7011 bottom porch railing space 3/8" above porch deck

Note "G": omit lower porch guard railing on this end.





Victorian Front Door  
Houseworks Door  
#6013

Opening Size  
3<sup>3</sup>/<sub>8</sub>" x 8<sup>5</sup>/<sub>16</sub>"

Pattern

D  
V

C



Victorian  
Houseworks  
Window  
#5042 & #5032

Opening Size  
2<sup>9</sup>/<sub>16</sub>" x 5<sup>1</sup>/<sub>16</sub>"

Pattern WV

C



Victorian Roof  
Houseworks  
Window  
#5039

Opening Size  
2<sup>9</sup>/<sub>16</sub>"W x 2<sup>15</sup>/<sub>16</sub>"H

Pattern WY  
(Gable Window)

C

**VICTORIAN WINDOW & DOOR PATTERN**

## Assembly Details for the Victorian House:

Now that your basic house is assembled these additions will make it a victorian style.

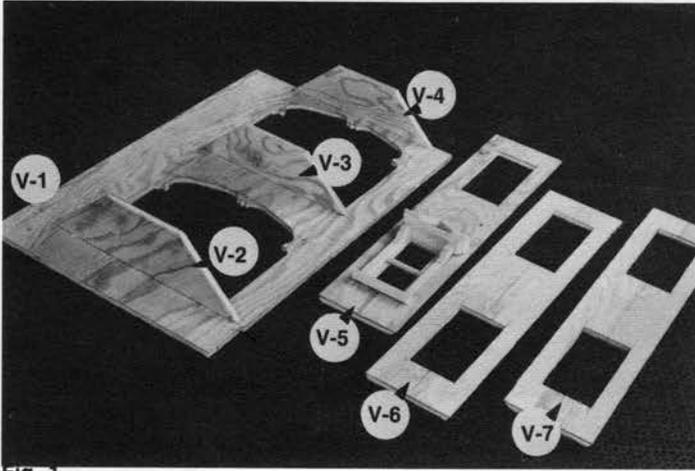


Fig. 1

STEP 1: Assemble parts V-2, V-3, and V-4 permanently onto V-1. Test your Houseworks window in all the rough openings of V-5, V-6, and V-7.

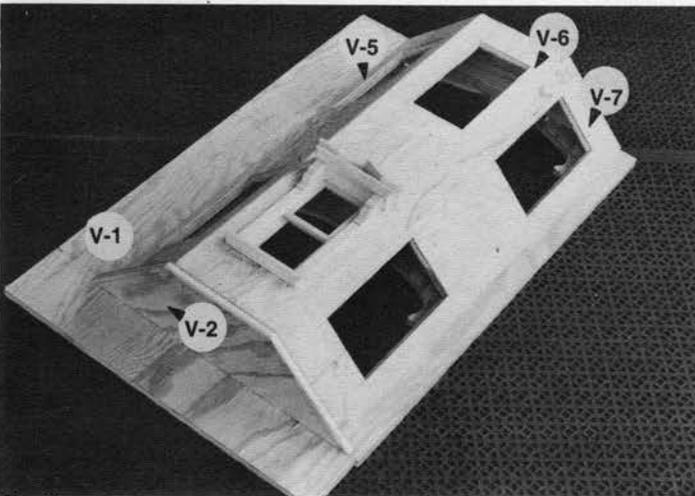


Fig. 2

STEP 2: Install parts V-5, V-6, and V-7, be sure they are not upside down. (FIGURE 2).

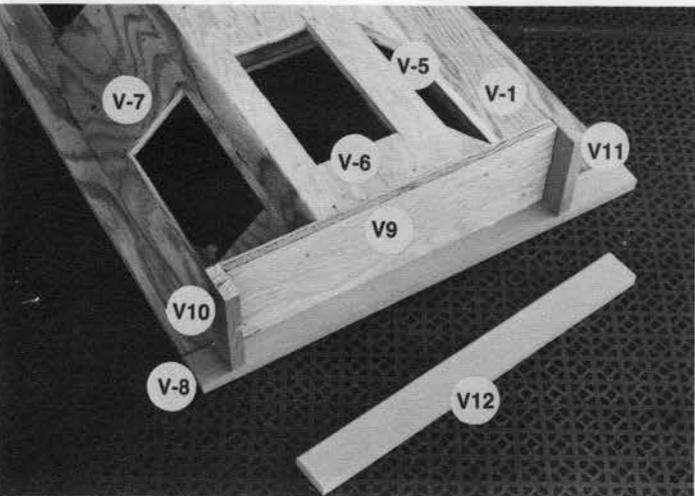


Fig. 3

STEP 3: Glue V-8 onto V-1, center V-9 on the window bay and glue in place, now glue in place V-10 and V-11.

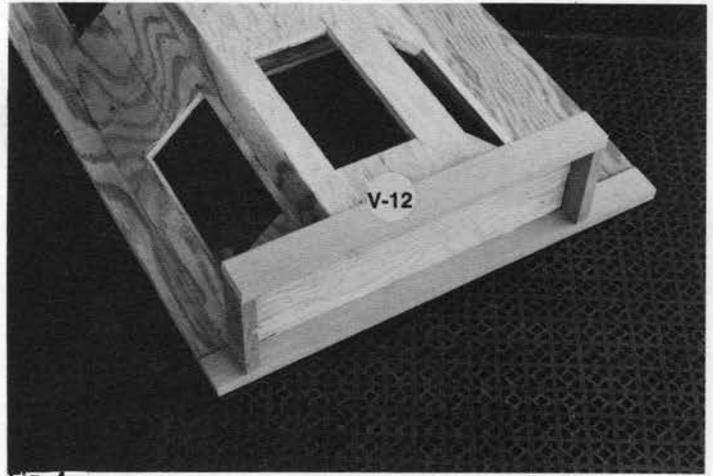


Fig. 4

STEP 4: Check V-12 for length and install as in (FIGURE 4).

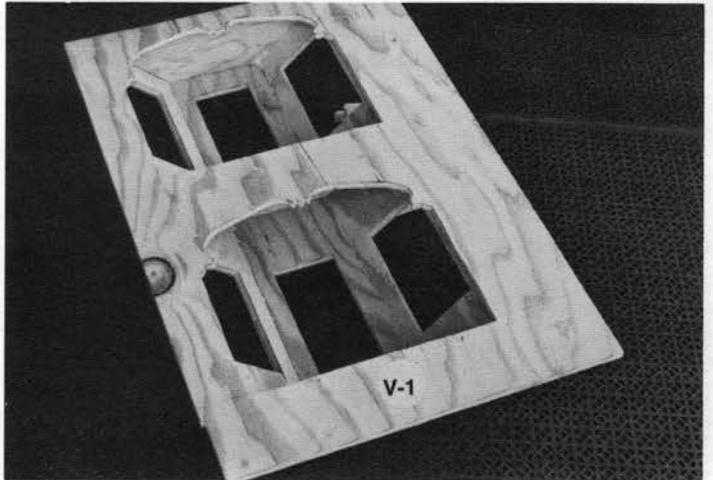


Fig. 5

(FIGURE 5) shows a rear view of this completed door assembly.

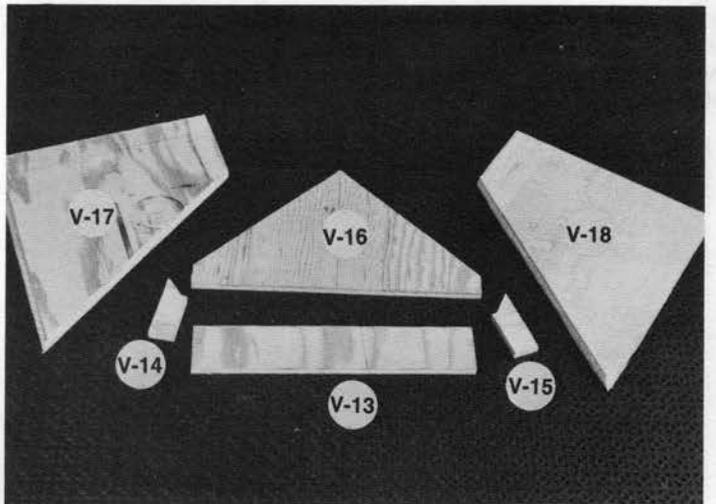
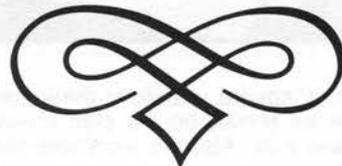


Fig. 6

STEP 6: Locate parts V-13 thru V-18.



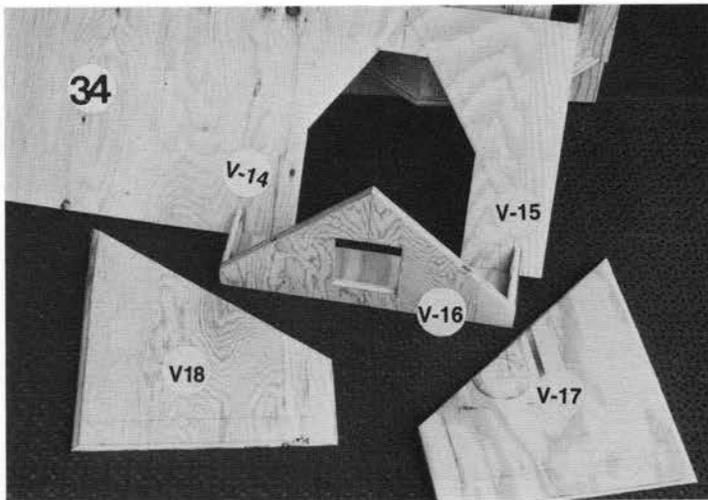


Fig. 7

STEP 7: Cut opening for large dormer as shown in cutting details. (Also, if you are going to use the small dormer window you may cut it's opening at this time). Center part V-13 on the opening in part 34 and glue parts V-14 and V-15 to hold the assembly in place.

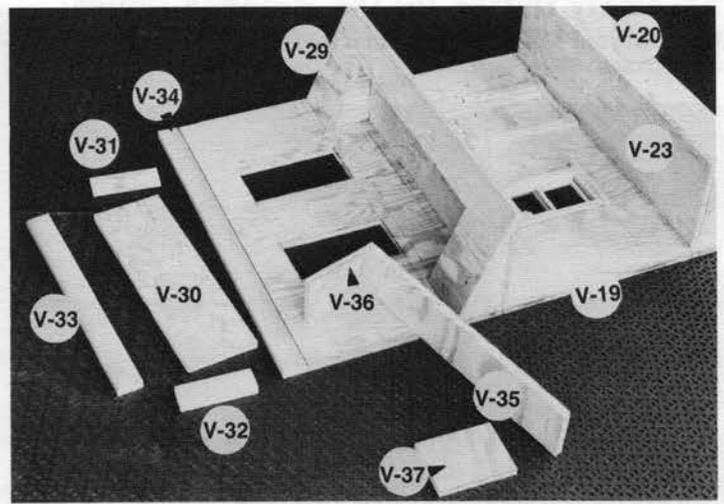


Fig. 10

STEP 10: Mount the sub assemblies from step 9 onto V-19. Now install V-23 and V-29.



Fig. 8

STEP 8: Install V-16. Without gluing, mount roof parts V-17 and V-18 in place so that they fit properly and mark their outline on roof 34 for future reference. Now glue parts V-17 and V-18 as previously marked.

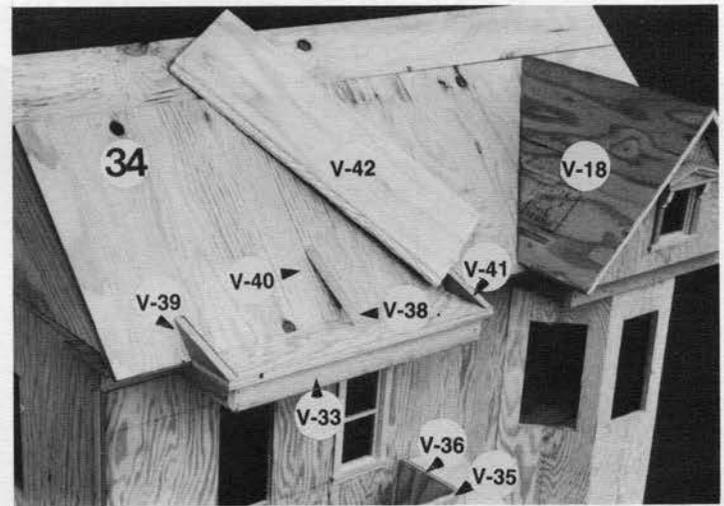


Fig. 11

STEP 11: Center V-38 above V-33 but do not glue it to V-33. Now glue in place parts V-39, V-40, and V-41. Insert the sub assembly of V-35, V-36, and V-37 down into V-29 but do not glue in place.

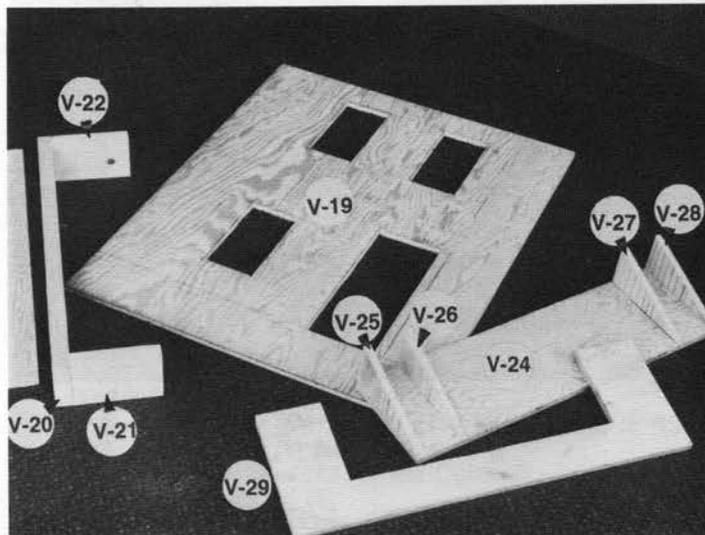


Fig. 9

STEP 9: Using your square, carefully mark part V-19 with all assembly locations as shown on the plan sheet. Pre-assemble parts V-20, V-21, and V-22. Also pre-assemble parts V-24 through V-28. (FIGURE 9).

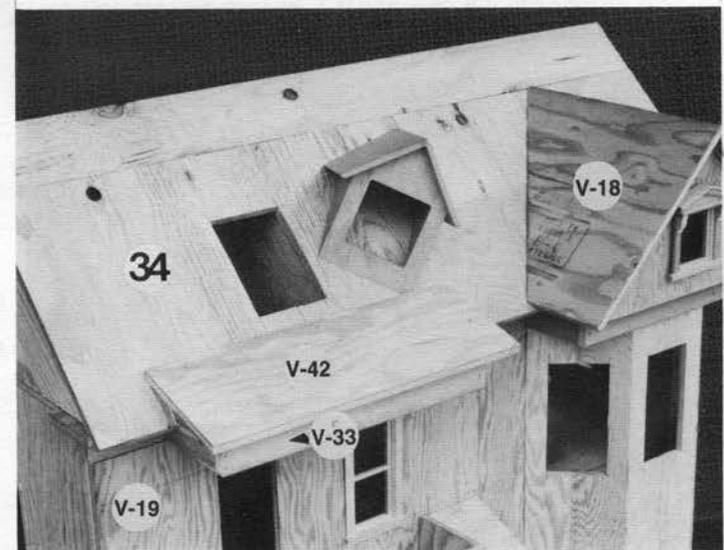
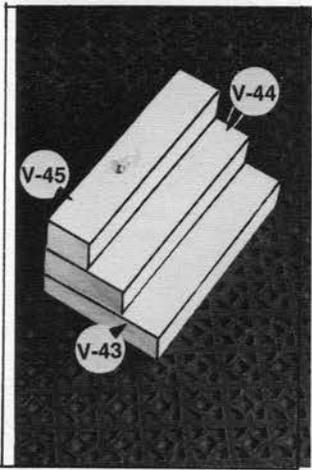


Fig. 12

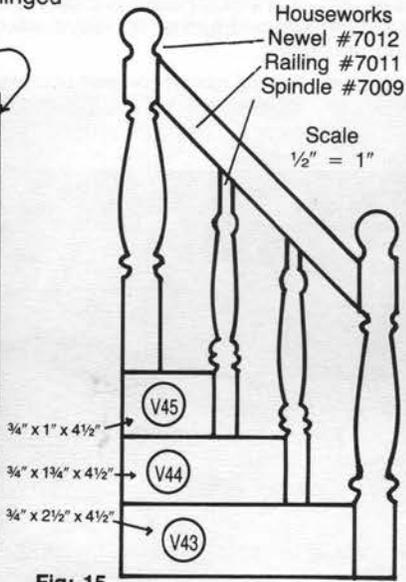
STEP 12: If you are going to use the Houseworks dormer window, cut the opening for it as shown on cutting plans but do not glue the dormer in place at this time. This completes the basic assembly for the Victorian Facade, you will now begin the decorating phase.



**Fig. 13**  
**(FIGURE 13):** Getting the basic Victorian ready for decorating. The roof hinges upward for access to the attic area, and the two front facade panels will later be hinged for access to all the rooms. Make two sets of stairs for the Victorian.



**Fig. 14**  
**(FIGURE 14):** The stair assembled to this degree may be used for the back door stairs.

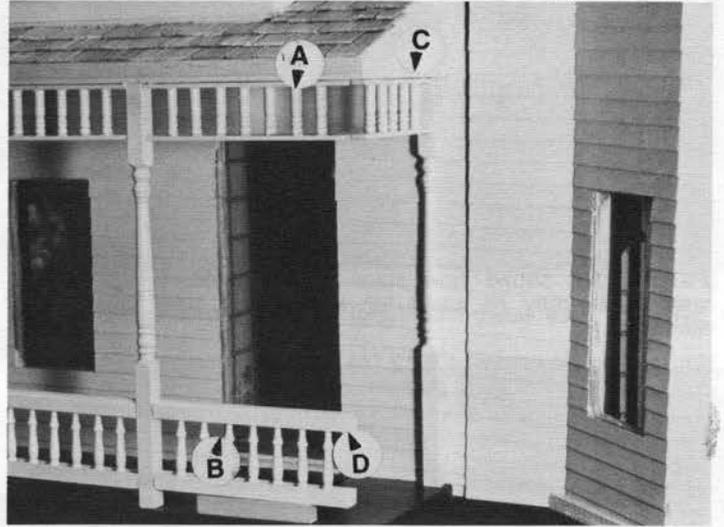


**Fig. 15**  
**(FIGURE 15):** With the guard rail added it becomes the front stairway.

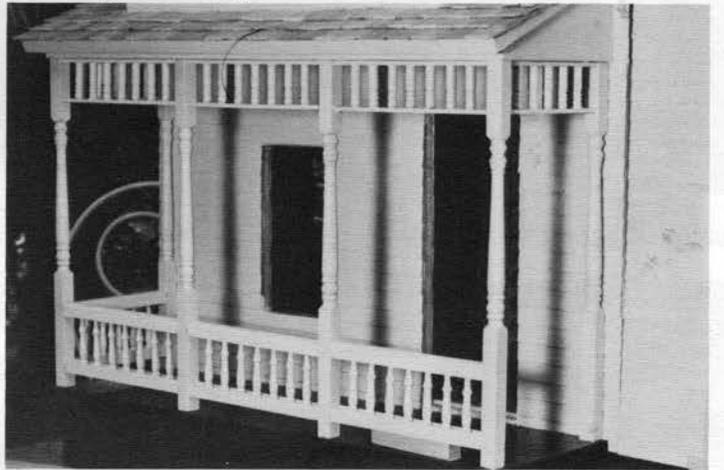
**(FIGURE 16:)** Here is the suggested routine for assembling the porch elements. First, each item is completely painted.

Start by installing the Houseworks #7030 corner post, (A), then pre-assembled section, (B) and (C). Note  $\frac{3}{8}$ " temporary spacer, (F), for holding bottom rail assembly in place.

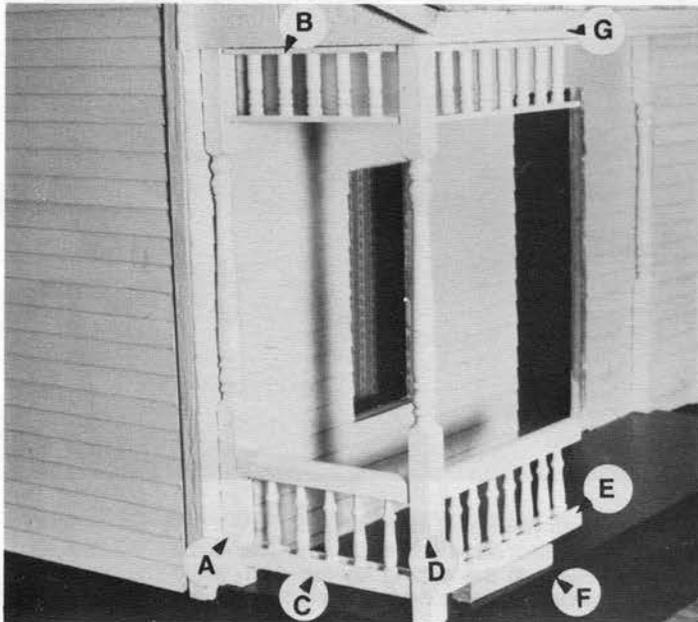
Now glue in post, (D), then assemblies, (E), and (G).



**Fig. 17**  
**(FIGURE 17:)** Continue to the next corner, installing assemblies (B), (A), and (C), leaving the proper space to glue in post (D), as shown in **(FIGURE 18)**.



**Fig. 19**  
**(FIGURE 19)** is the suggested routine for the top porch assembly. After assemblies (A), and (B) are secured, roof section, (C), is glued down on top to complete.



**Fig. 16**



Fig. 20

(FIGURE 20) shows how some of the standard Houseworks components may be used for applications other than those intended.

Houseworks Newel post #7012, (A), has been cut at point (B), then the main part, (C), has been glued to two #7027 post brackets, (E), to form an ornament for the Victorian house. The upper portion, (D), will be used in another application.



Exterior dimensions — 33"H x 16"D x 33¼"L

## YORKTOWN

### MATERIALS LIST

If you have chosen the Yorktown style pictured above, you will need the following supplies. This includes materials for basic house.

1. 3/8" thick plywood, 10" x 48" . . . 5 pieces
2. 3/8" thick plywood size 3' x 4' . . . 2 pieces  
(or 2 pieces A/C or B/C exterior plywood 4' x 8' x 3/8")
3. Pine stock 2½" x 3/4" length 10' (if not available cut from 1 x 4 stock)
4. Door stop pine strip 1½" x 3/8" length 8' (if not available cut from 3/8 plywood)
5. 1¼" x 48" piano hinge

The following Houseworks items:

6. #6007 door (5)
- \*7. #6018 door (1) (optional)
- \*8. #5032 window (11) (7 are Optional)
9. #7000 stair kit (1)
10. #7012 newel posts (2 pkg.)
11. #7019 spindles (1 pkg.)
12. #6014 Yorktown door (1)
13. #5041 Yorktown window (5)
14. #1114 door knob with key (7 pkg.)
15. #1107 door knocker (1)
16. #7009 spindles (2 pkg.)

17. #7011 porch railing (1)
18. #7004 square butt shingles (18 packages)
19. #7002 dormer unit (3)
20. #5004 window for dormer (3)
21. #7037 ½ inch lap siding 24" (22 pieces)
22. #7040 ½ inch lap siding 12" (7 pieces)
- \*23. #5025 shutters (16 pair) ( 7. pair are optional)

\*Please note—windows, door, & shutters are optional. If not desired in back of house.

1. All parts shown are cut from 3/8" thick plywood unless otherwise noted on the drawings.
2. Note in Figure 8 that the main panels are shown more than once in order to furnish all needed information. Do not cut more than one of each panel.
3. Patterns are furnished for all door and window openings. Cut them out and trace onto the panels in the positions shown or transfer the measurements to the panel, using a steel square and a pencil.
4. All drawings are scaled 1/8" = 1" unless otherwise noted on the part.

## Assembly Details for the Yorktown & Georgian House Facades.

Now that your basic house is assembled these additions will make it a Yorktown and further additions will make it a Georgian house, if you so desire.

For basic house assembly instructions and pattern refer to pages 8 & 9 . Cutting layout for Basic House Plan is included here with Yorktown & Georgian House Facades.

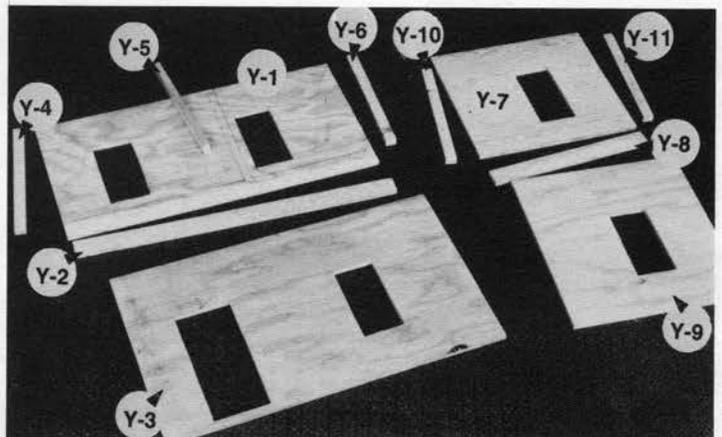


Fig. 1

STEP 1: Lay out parts Y-1 through Y-11 and make sure each is right side up, (FIGURE 1).

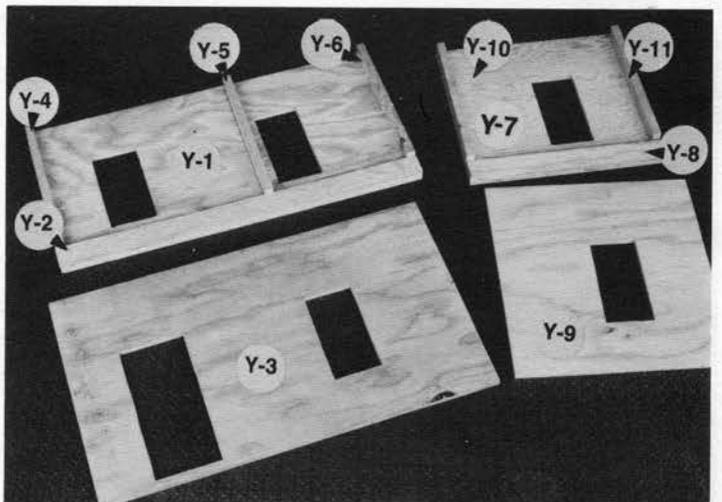
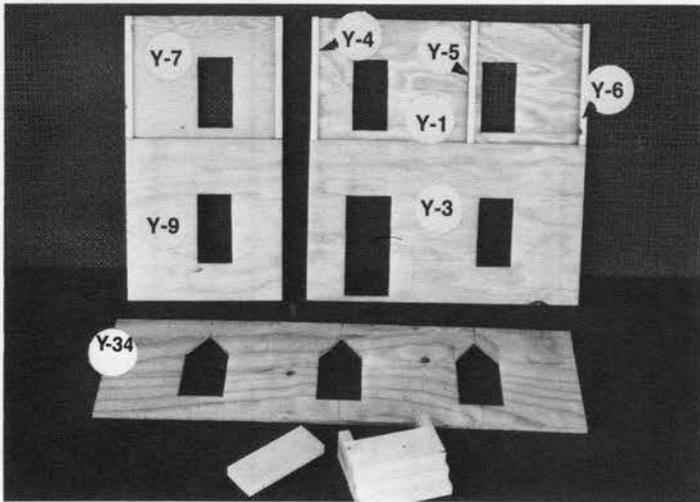
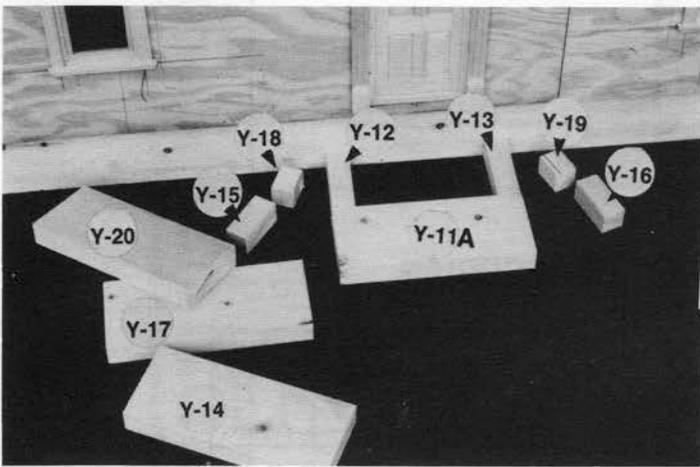


Fig. 2

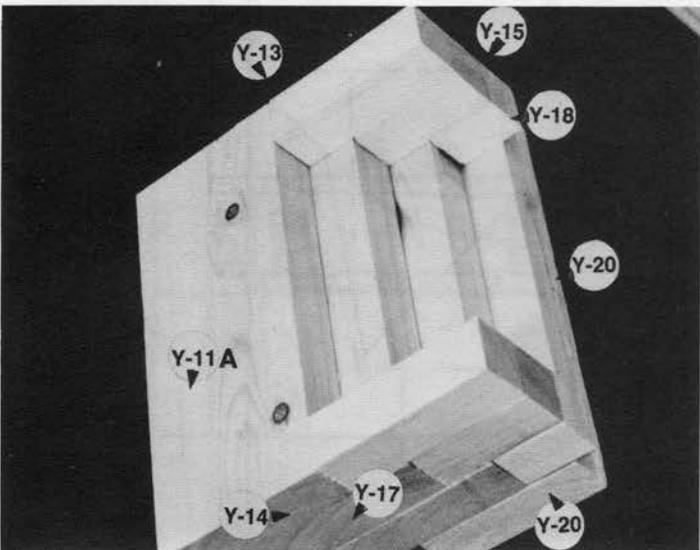
STEP 2: Install (with glue and nails), parts Y-2 onto Y-1, mount it, flush at the bottom edge and each end. Then install Y-4, Y-5, and Y-6 as marked on the cutting lay-out. Now in similar procedure install Y-8 onto Y-7. Now Y-10 and Y-11 as shown in (FIGURE 2).



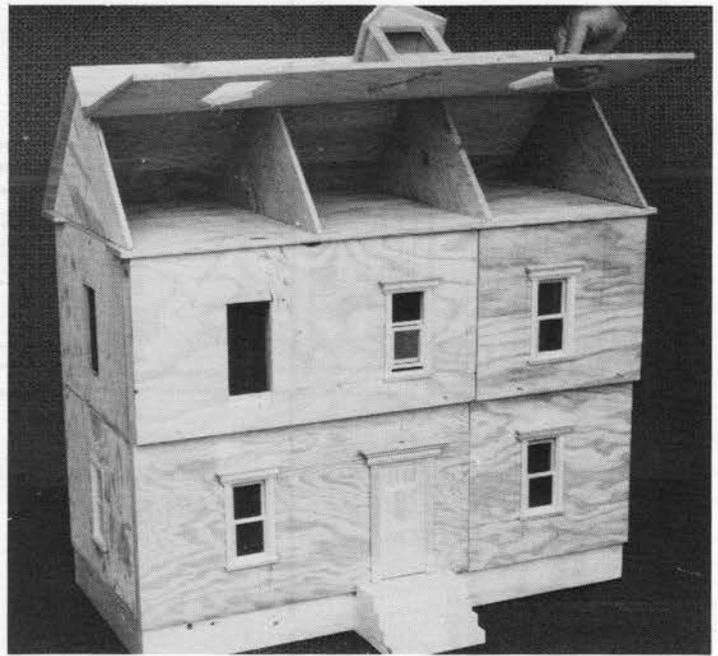
**Fig. 3**  
**STEP 3:** Install panel Y-3 onto Y-2 flush at the top of Y-2, in similar fashion install Y-9 onto Y-8. Now take (from the basic house parts), roof panel number 34 and cut the holes for the dormer windows as per cutting lay-out. This panel from now on will be named Y-34. (FIGURE 3).



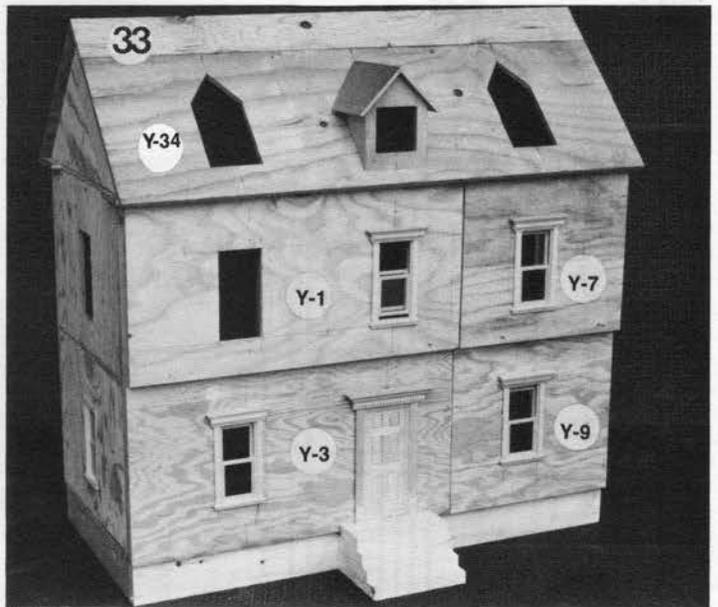
**Fig. 4**  
**STEP 4:** Begin assembly of the front entrance steps by attaching Y-12 and Y-13 to Y-11A using hot glue and no nails. (Do not attach this assembly to the house). (FIGURE 4).



**Fig. 5**  
**STEP 5:** Complete the assembly of parts Y-11A through Y-20. This assembly will not be permanently attached to the house, but will remain removable. (FIGURE 5).



**Fig. 6**

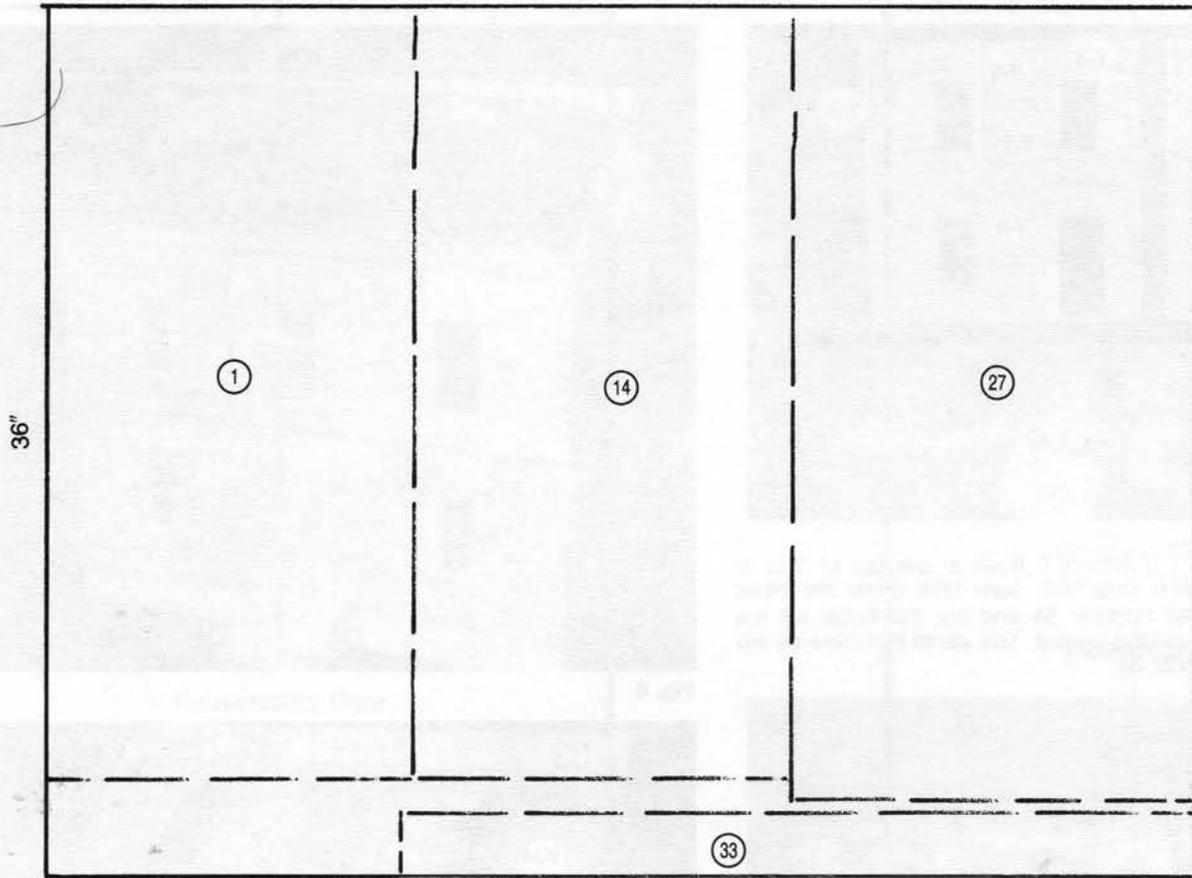


**Fig. 7**

(FIGURES 6 and 7) show the Yorktown house ready for decorating. Windows, doors, dormers etc. will not be installed until later. The front facade panels and roof panel Y-34 will be hinged for access to the interior.

This basic colonial style house may be converted to a Georgian by adding a few more additions to follow. These additional instructions will be pre-fixed with a G.

48"

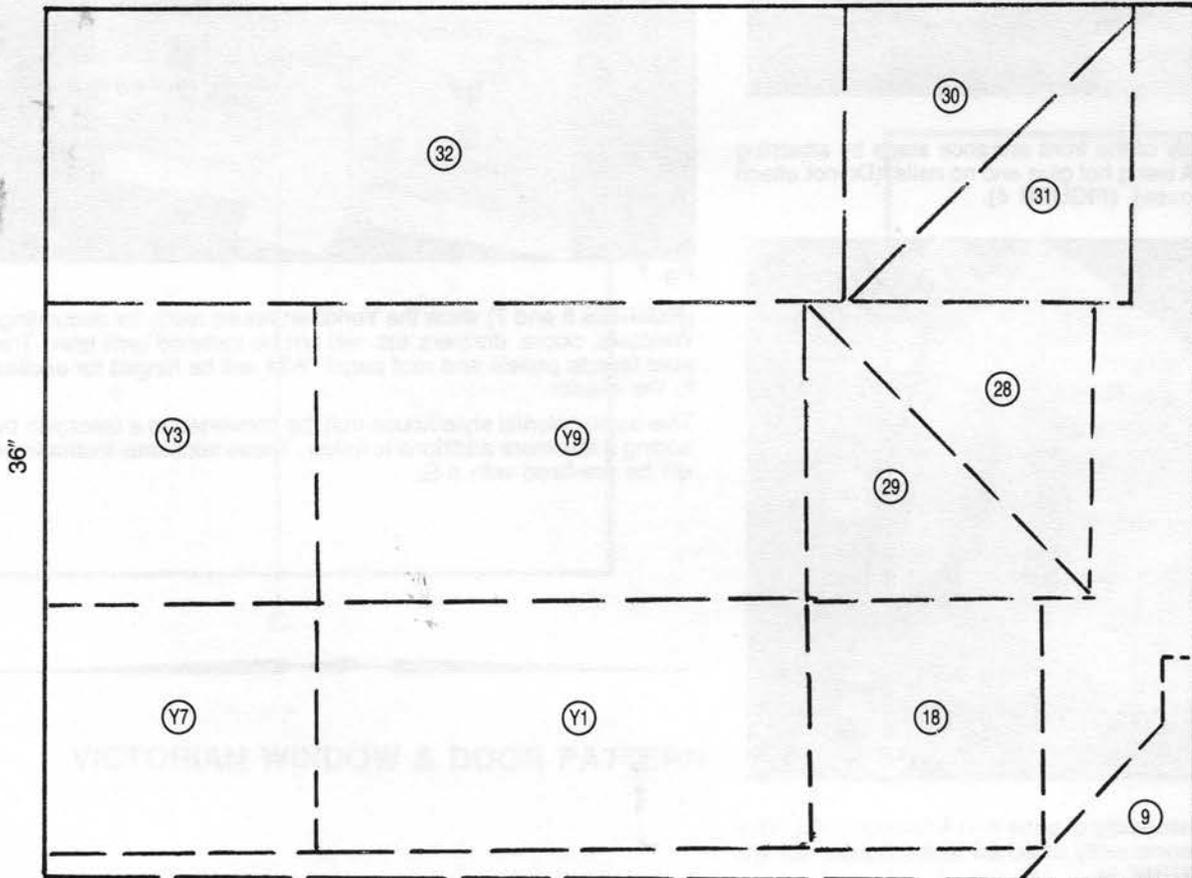


36"

48"

**CUTTING PATTERN FOR YORKTOWN AND GEORGIAN  
(INCLUDING BASIC HOUSE).**

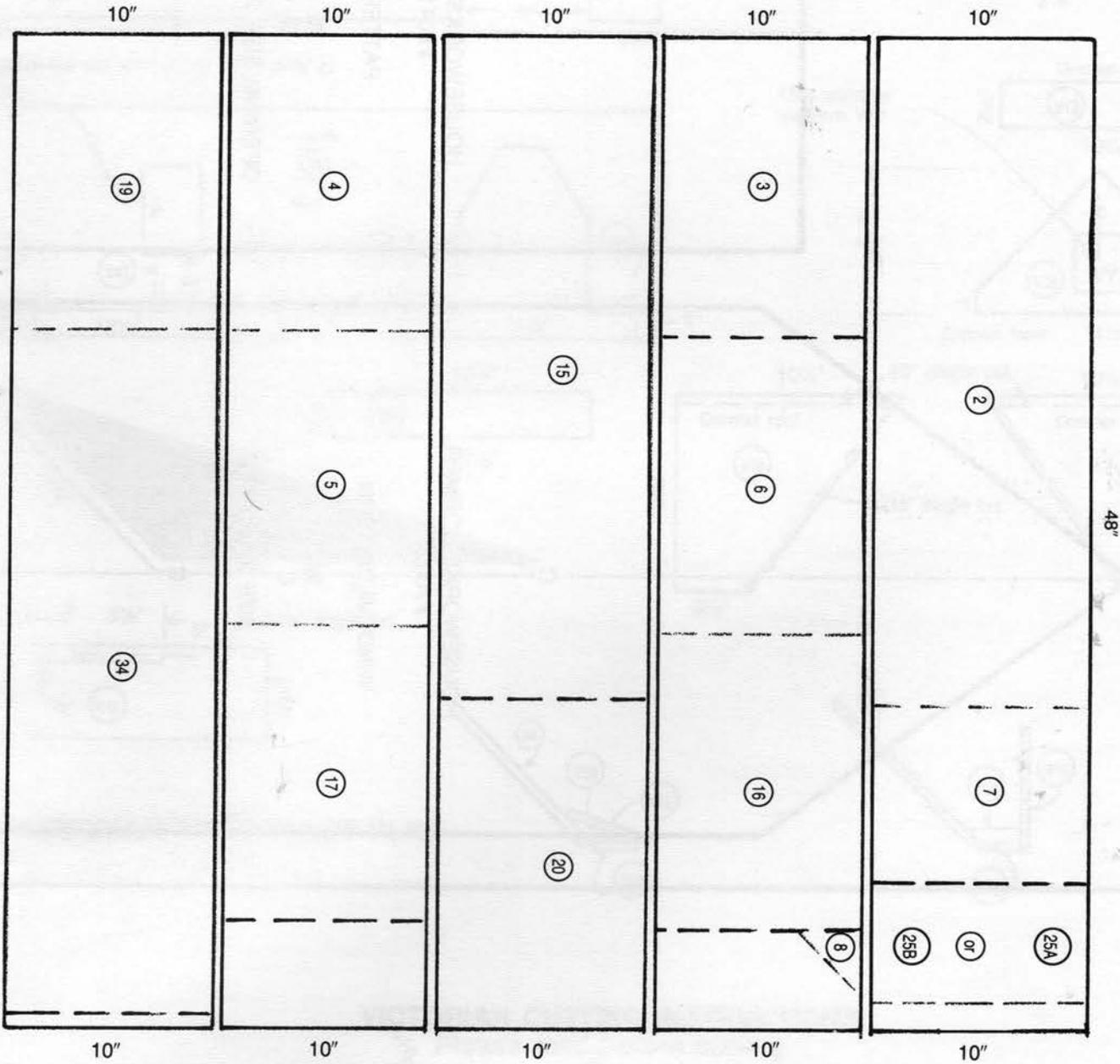
48"



36"

48"

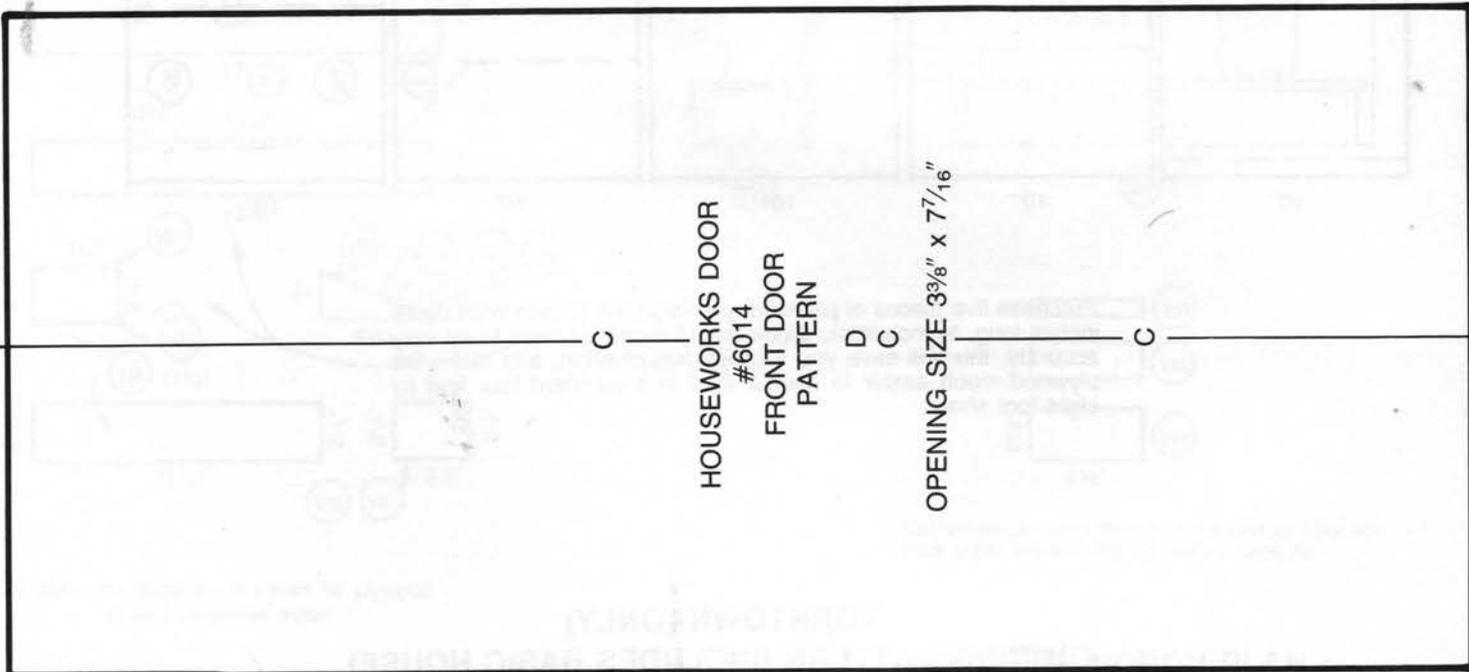
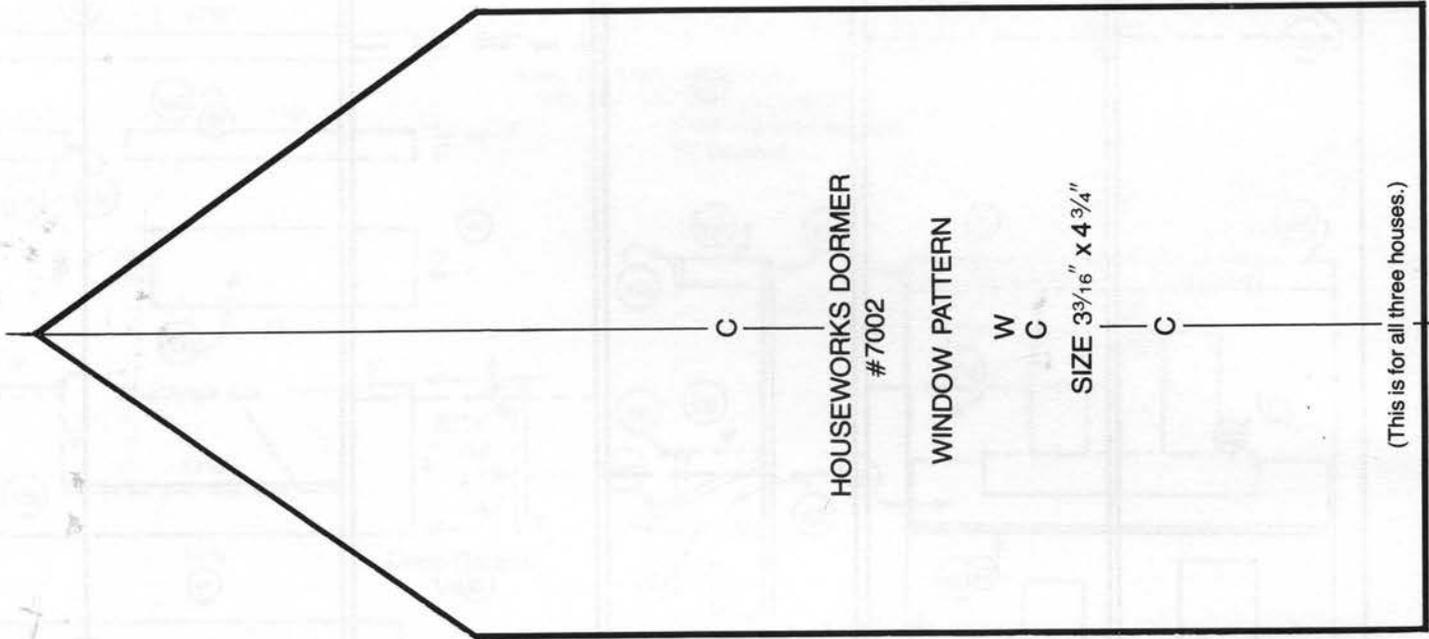
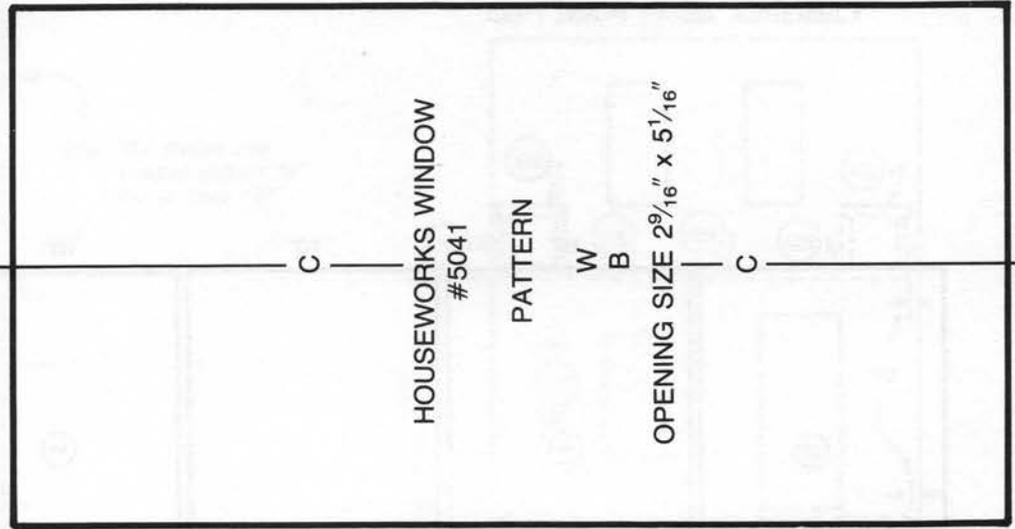
Purchase two sheets of  $\frac{3}{8}$ " plywood, 36" x 48". These will be easier to handle than a full sheet and more economical.



Purchase five pieces of plywood, precision cut 10 inch wide by 48 inches long,  $\frac{3}{8}$  inch thick. Since the 10 inch cuts need to be very accurate, this will save you a great deal of effort, and make the plywood much easier to handle than in a standard four foot by eight foot sheet.

**YORKTOWN (ONLY)  
CUTTING PATTERN (INCLUDES BASIC HOUSE)**

**YORKTOWN & GEORGIAN  
WINDOW AND DOOR  
PATTERNS**







Exterior dimensions – 33”H x 21½”D x 33¼”L

## Georgian

### MATERIALS LIST

If you have chosen the Georgian style pictured above, you will need the following supplies (this includes material for the basic house).

1. 3/8" thick plywood, 10" x 48" . . . 6 pieces
2. 3/8" thick plywood size 3' x 4' . . . 2 pieces (or 2 pcs. of 4' x 8' x 3/8")
3. Pine stock 2½" x 3/4" length 12' (if not available cut from 1" x 4" stock.)
4. Door stop pine strip 1½" x 3/8" length 10' (if not available cut from 3/8" plywood.)
5. 1½/16" x 48" piano hinge

The following Houseworks items:

6. #6007 door (5).
7. #6018 door (1) (optional).
8. #5032 window (11) (7 are optional)
9. #7000 stair kit (1)
10. #7012 newel posts (2 pkg.)
11. #7019 spindles (1 pkg.)
12. #6014 Yorktown door (1)
13. #5041 Yorktown window (5)
14. #1114 door knob with key (7 pkg.)
15. #1107 door knocker (1)
16. #7009 spindles (8 pkg.)
17. #7011 porch railing (2)
18. #7004 square butt shingles (18 pkg.)
19. #7002 dormer unit (3)
20. #5004 window for dormer (3)
21. #7037 ½ inch lap siding 24" (22 pieces)
22. #7040 ½ inch lap siding 12" (7 pieces)
23. #5025 shutters—16 pair (7 are optional)

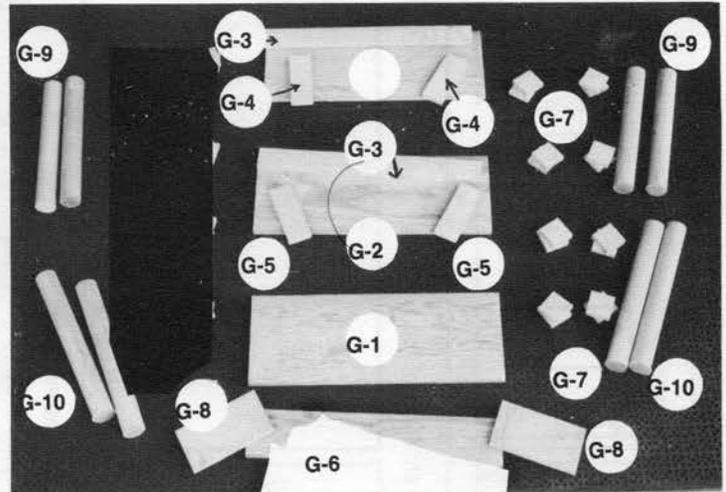
and these lumber items:

24. 1" round wooden dowel rod (3—36" rods)

**\*Please Note:** Windows, door & shutters are optional, if not desired in back of house.

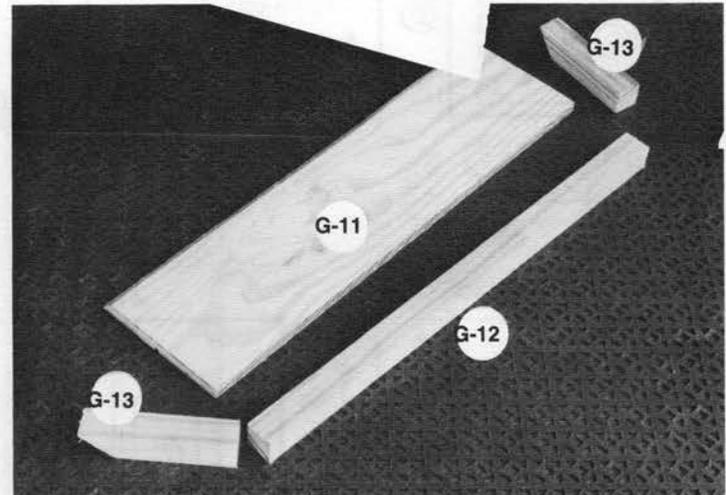
## Assembly of the Georgian Style House

Now that you have completed construction of the Yorktown, you may add a few more features and have a Georgian house.

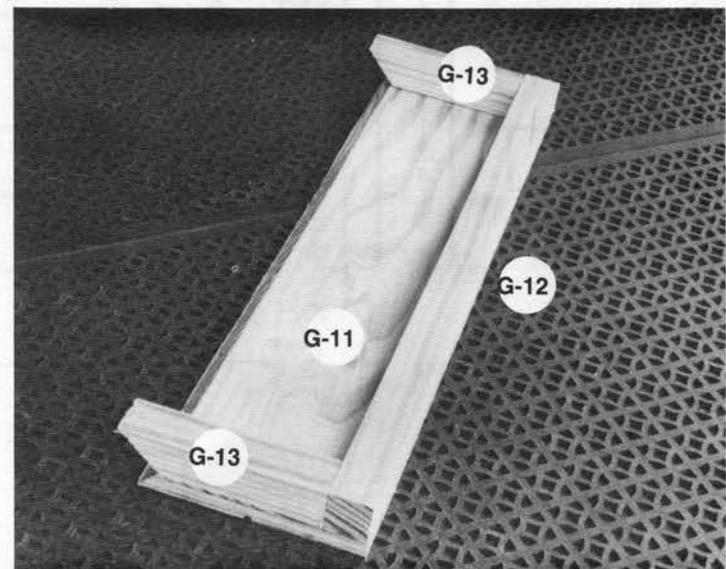


STEP 1: Cut and identify parts G-1 through G-10. (FIGURE 1)

STEP 2: Assemble all parts according to drawings in FIGURE 2, on page 29.

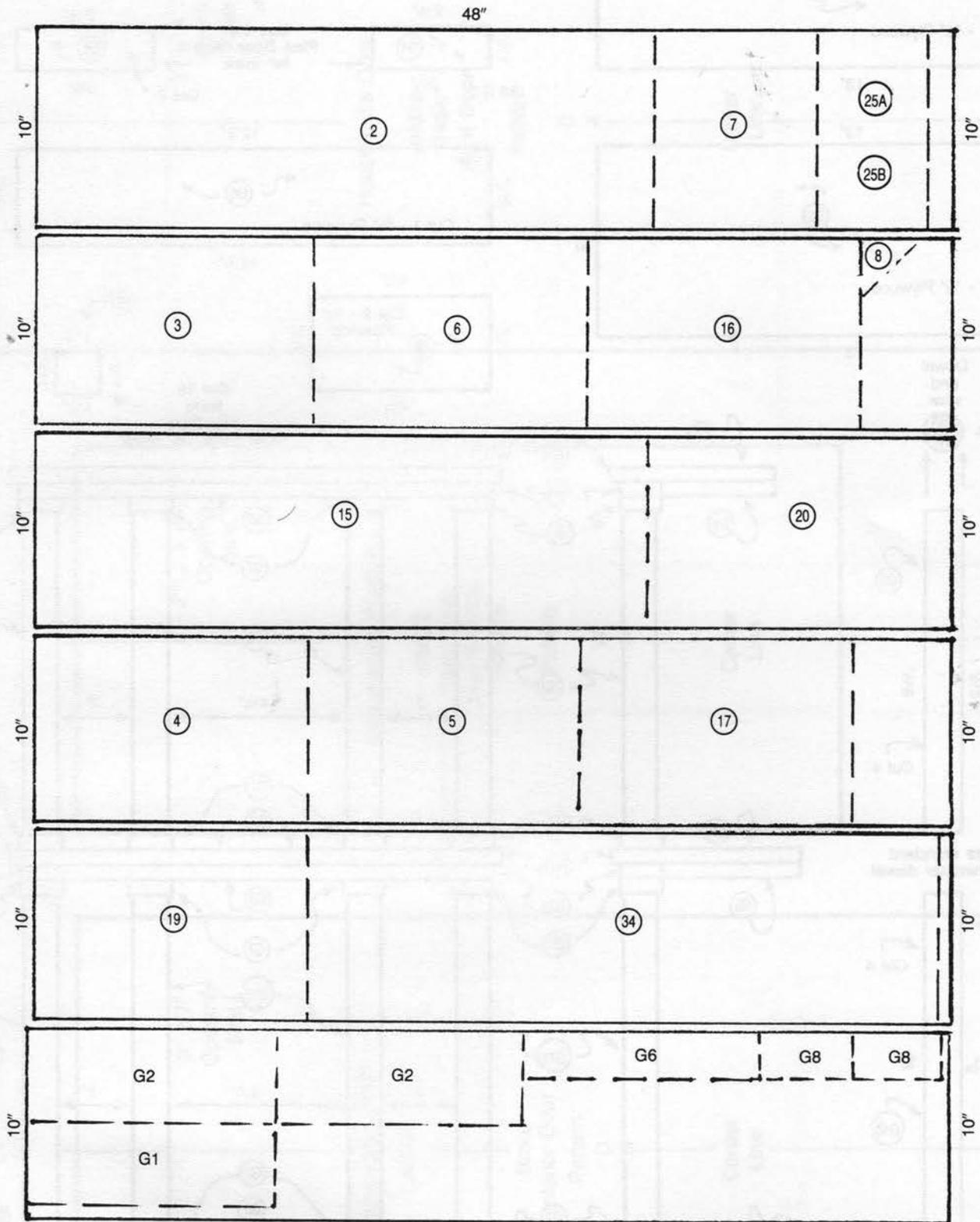


STEP 3: Cut and identify parts G-11 through G-13. (FIGURE 3)



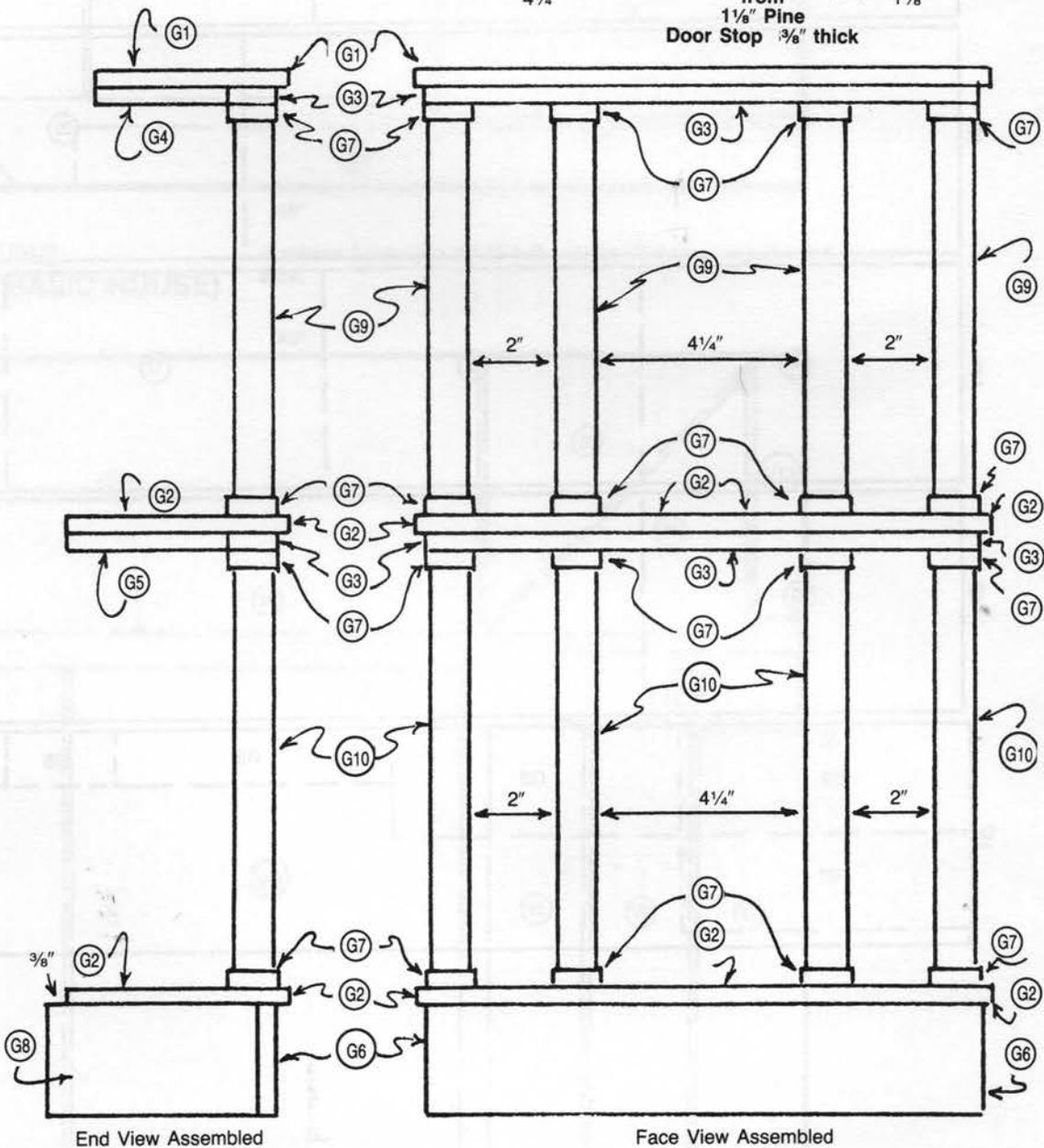
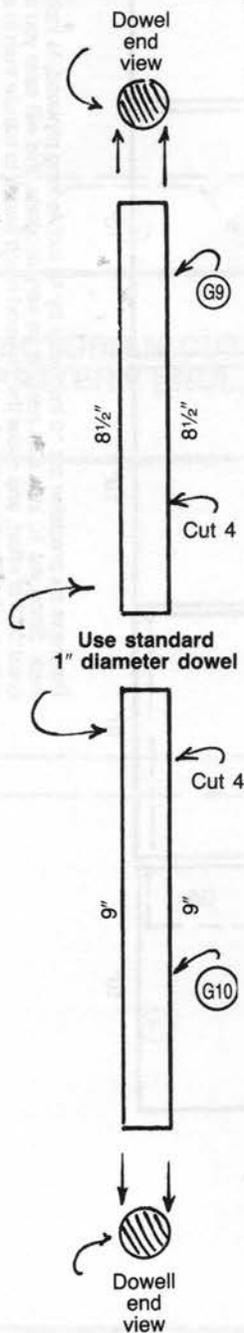
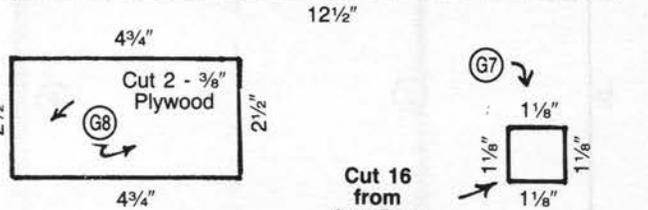
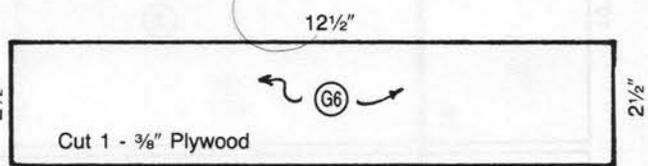
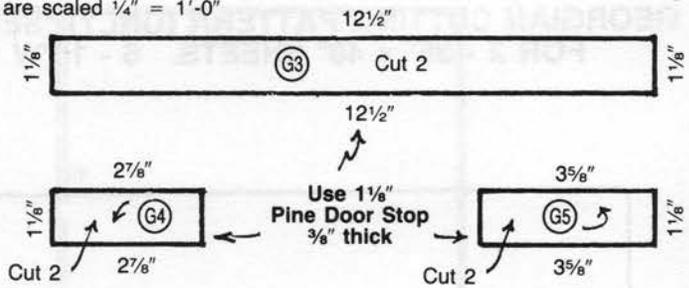
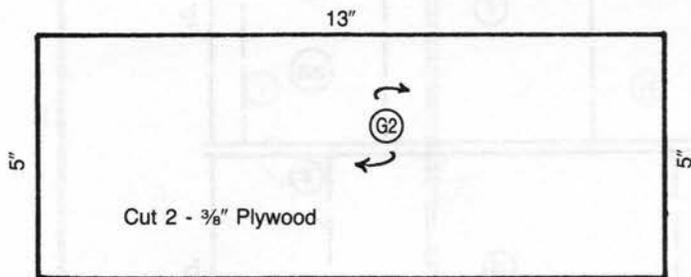
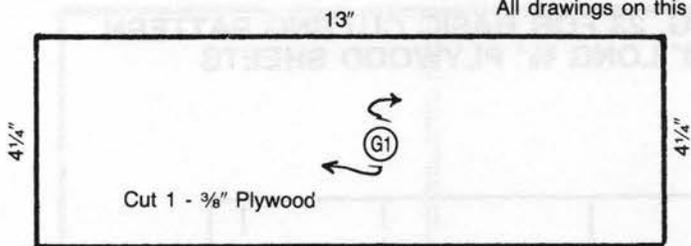
STEP 4: Assemble parts G-11 through G-13. (FIGURE 4)

**GEORGIAN CUTTING PATTERN (ONLY) \*SEE PG. 23 FOR BASIC CUTTING PATTERN FOR 2 - 36" x 48" SHEETS. 6 - 10"W x 48" LONG 3/8" PLYWOOD SHEETS**



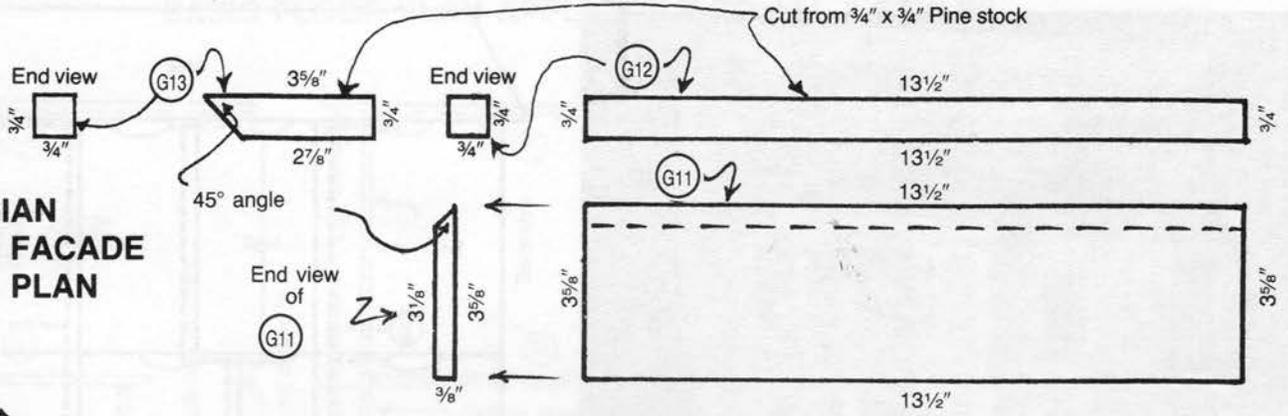
Purchase six precision cut 10 inch wide by 48 inches long plywood, 3/8 inch thick. Since the 10 inch cuts need to be very accurate, this will save you a great deal of effort, and make the plywood much easier to handle than in a standard four foot by eight foot sheet.

All drawings on this page are scaled 1/4" = 1'-0"



GEORGIAN PORCH FACADE ASSEMBLY PATTERN Fig. 2

# GEORGIAN PORCH FACADE DETAIL PLAN



If attaching to the facade then  
 Note: Attach G-11 to top of G-1 so that it fits snugly  
 against the shingled roof in the closed position.

Note: This  
 assembly may  
 be attached either

to the roof or  
 the facade

Yorktown front  
 dotted in

Attach Georgian  
 assembly with  
 screws

Houseworks  
 #7011  
 Railings

Use Houseworks  
 spindles #7009  
 cut to new length

Note: This  
 assembly mounts in  
 the center  
 of the  
 Yorktown front  
 facade  
 attach  
 permanently  
 to the  
 large left  
 hinged front  
 only

All drawings this page are scaled 1/4" = 1'0"

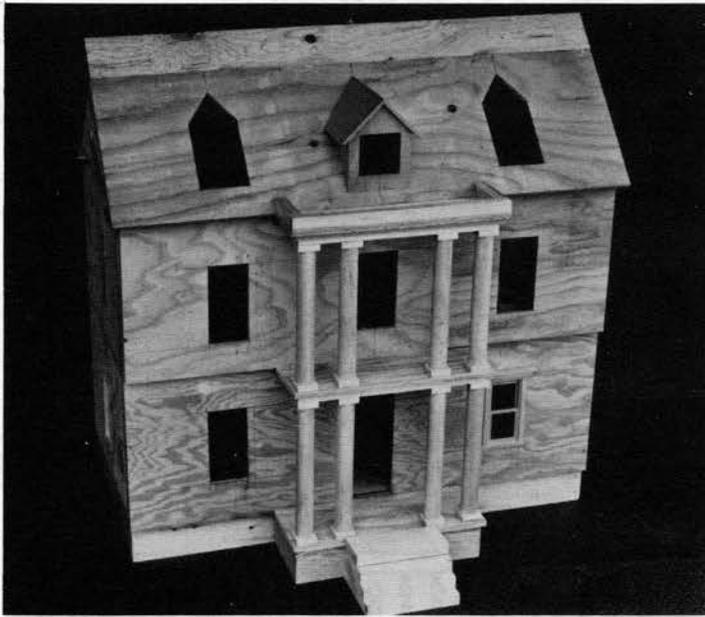


Fig. 5

**FIGURE 5** shows the basic structure of the Georgian ready for decorating. Do not attach the front facade (Parts G-1 through G-25) to the other facade panels yet. Also leave the front entrance stair module unattached. Later the Georgian facade will be attached to the left hinged front.

### DECORATING

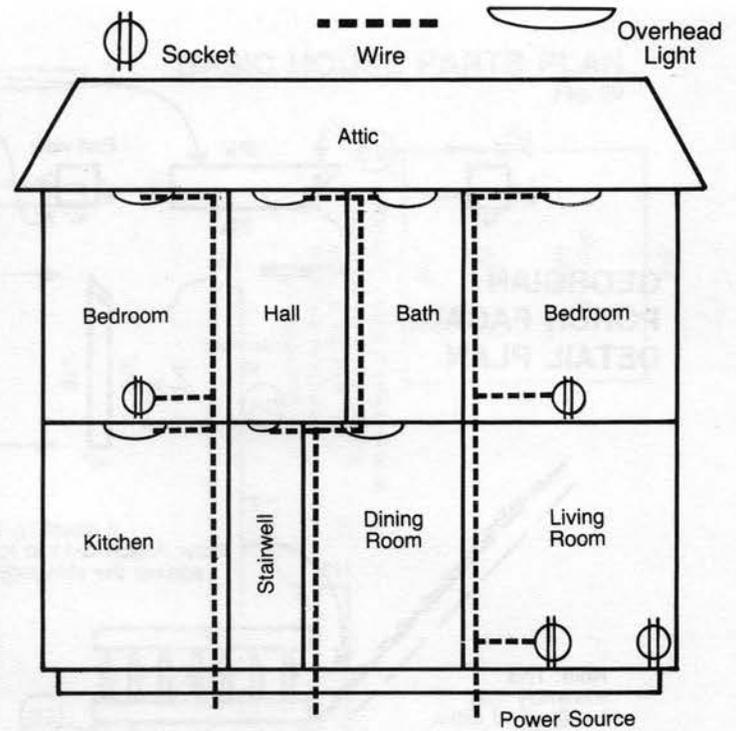
The following is a general outline procedure for the finishing and decorating of your house.

1. Wire dollhouse — leaving out light fixtures until finished with decorating.
2. Shingle roof.
3. Install clapboard siding on exterior back, sides & front.
4. Paint all ceilings and exteriors including trim two to three times, sand between each coat lightly.
5. Install all wallpaper, wall paneling, bath tile, and other wall treatments.
6. Install flooring.
7. Paint all doors and windows (before installing) —do not paint working windows shut — we recommend at least two coats of paint on all doors, windows and shutters.
8. Install doors, windows and shutters.
9. Paint all interior trim for baseboards, doors and windows two coats — install and be sure you mitre your corners.
10. Install all light fixtures.
11. Install the piano hinges on the two swing out door panels and roof panel.

### WIRING:

Upon completion of construction of your house, and before decorating is started, you must decide if you are going to electrify your house. Your local miniature store should carry electrical wiring supplies and instruction books on same. If they do not or if you do not have a local miniature store contact:

Houseworks, Ltd.  
2388 Pleasantdale Road  
Atlanta, Georgia 30340



### Basic Wiring Diagram

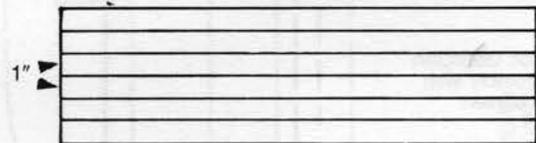
Basic wiring recommendations: Living room — two lamp outlets and a Houseworks flickering fireplace unit. Dining room — on overhead chandelier, Kitchen — one overhead light. Bedrooms — an overhead light and one or two lamp outlets. Bathroom — one overhead light.

Keep in mind when choosing a wiring system, most light fixtures available in miniature are operated on a twelve volt system.

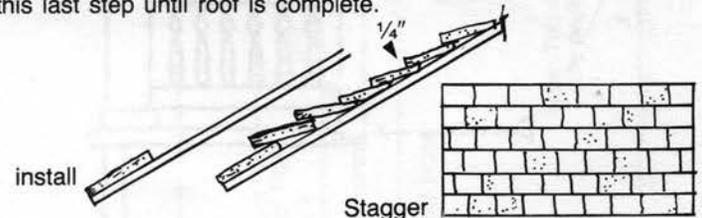
### APPLYING SHINGLES:

If you wish your shingles to be darker than the natural color they come, stain your shingles with a good oil base stain before applying to roof surfaces. This is accomplished by mixing the shingles with the stain in an old pan. Several packages may be done at the same time by using this method. Be sure all surfaces are coated. Spread shingles out on newspapers to dry for at least twenty four hours. At the same time apply the same color stain to all roof surfaces you intend shingling.

To apply shingles evenly start at the bottom edge of the roof, measure and mark your roof at 1" increments with a straight edge. Continue marking until you reach the top edge of the roof.



Using your guidelines, start gluing the shingles at the bottom edge leaving 1/4" of shingle overhanging the edge. Work across the row, using a good white craft glue or your hot glue gun. Start next row of shingles by placing top edge of shingle on drawn line. It should overlap 1st row by approximately 1/4". Continue across. Repeat this last step until roof is complete.



Be sure you shingle all large roof surfaces before shingling any dormer roofs.



Fig. D-1

As in (FIGURE D-1), each roof peak must have a ridge row installed at (K). To accomplish this, break shingles in half and install as pictured at (L).

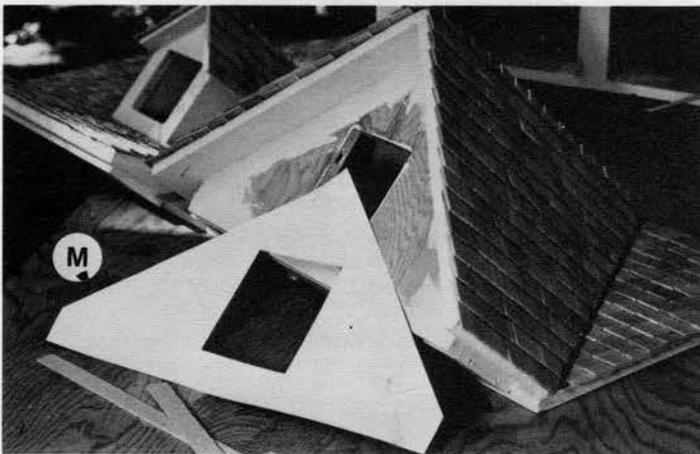


Fig. D-2

For shingling any difficult area, such as the facade in (FIGURE D-2) here is a very effective trick: First make a pattern of the area by taping in bits of paper conforming to the area, (see pattern making for flooring). Once a true shape has been established, outline it on a piece of light cardboard and cut it out, (M).



Fig. D-3

Now install the shingles onto the cardboard, (FIGURE D-3), letting them overhang at each end, (N).



Fig. D-4

Once the panel is covered with shingles turn the assembly over, and using your utility knife, trim off all the excess.

Now you have a panel of shingles which is a perfect fit for the facade, (FIGURE D-4). Glue it in as a unit when ready.

### Installing Your Houseworks Siding

In your materials list you will see that Houseworks siding is available in both 12 inch lengths, (#7040), and 24 inch lengths, (#7037). This offers a choice which reduces waste during installation. Just use the length which is best for the area.

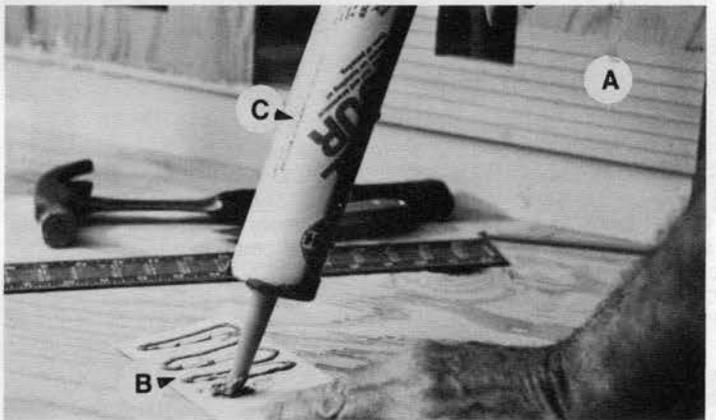


Fig. D-5

As in (FIGURE D-5), start at the bottom rear, flush with the bottom of the wall to be covered. Mark window openings and cut out with your utility knife.

We recommend using a good wall panel adhesive in a caulking gun, (C). Apply a 1/8 inch bead spaced about 3/4 inch intervals, (B), in (FIGURE D-5)

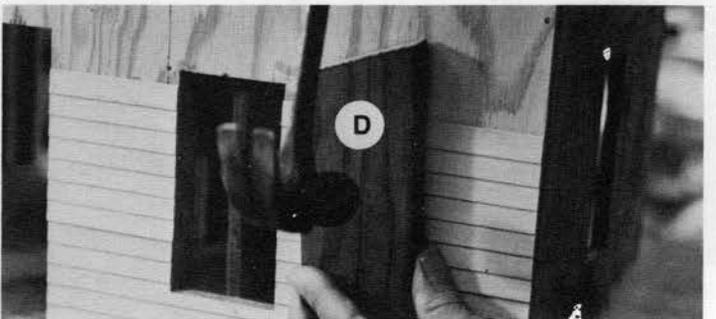
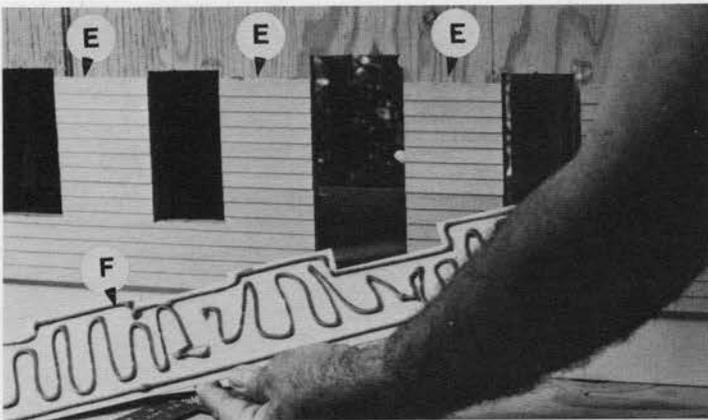
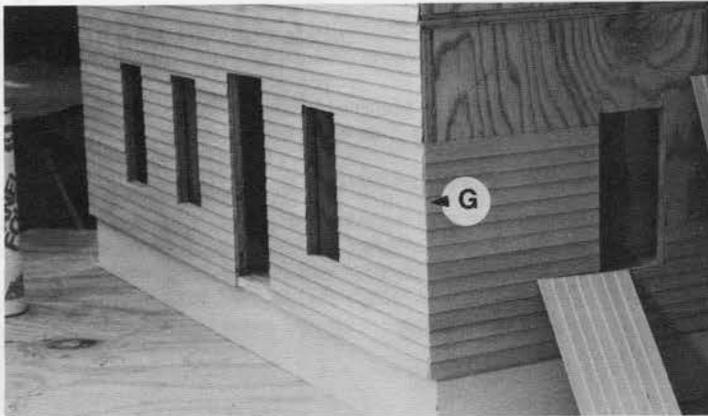


Fig. D-6

(FIGURE D-6) shows a suggestion for spreading the cement after applying the siding, use a wood block, (D), pounding lightly with your hammer all along the panel.

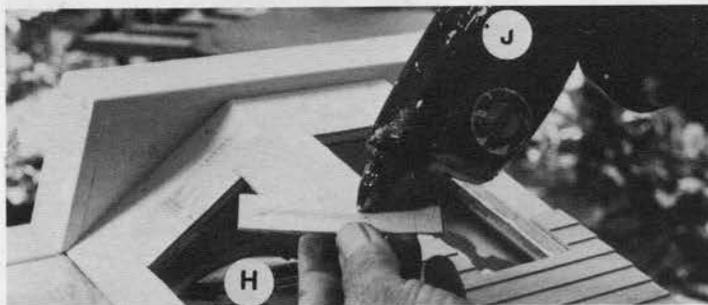


**Fig. D-7**  
Always bring up all areas of the wall equally, in (FIGURE D-7) you will see that short panels, (E) are installed at the same level so that continuous panel, (F) will fit properly all along its length.

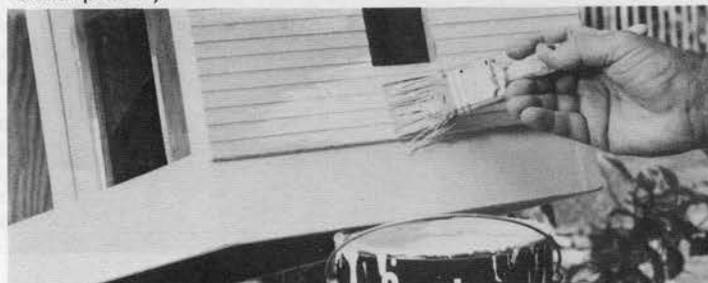


**Fig. D-8**  
After the rear wall is completed, match the corners of the end walls (L) as well as possible, (G), in (FIGURE D-8).

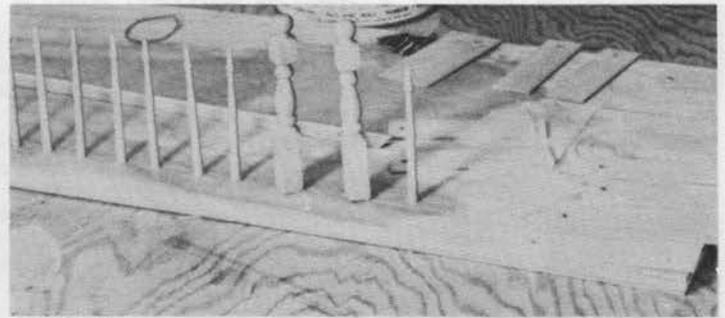
Check back to previously installed panels occasionally to make sure they have not been pushed out of position.



**Fig. D-9**  
In (FIGURE D-9) you will see that small pieces of siding (H), may be installed with hot melt glue, (using glue gun J), in some cases this will be faster and easier than the panel adhesive (but only for small pieces).



**Fig. D-10**  
Fill any cracks with the wood filler, sand, and paint with latex or acrylic semi-gloss enamel, (FIGURE D-10).



**Fig. D-11**  
**Painting:**

At this time it is most important to paint all interior and exterior surfaces and trims. We recommend the use of a semi-gloss latex or acrylic base paint for all painted surfaces. It goes on smooth, dries very fast, and cleans up with water. The second coat usually may be applied within six hours.

All exterior clapboard, trim and interior ceilings should be painted two or three coats with light sanding in between each coat.

Small parts such as spindles and posts are more easily painted with an aerosol spray. To hold in position, use a dot of hot glue on the bottom end and stand on a piece of cardboard as in (FIGURE D-11).

Paint exterior portions of windows and doors at this time. Do not install.

### Wallpapering Your Miniature Project:

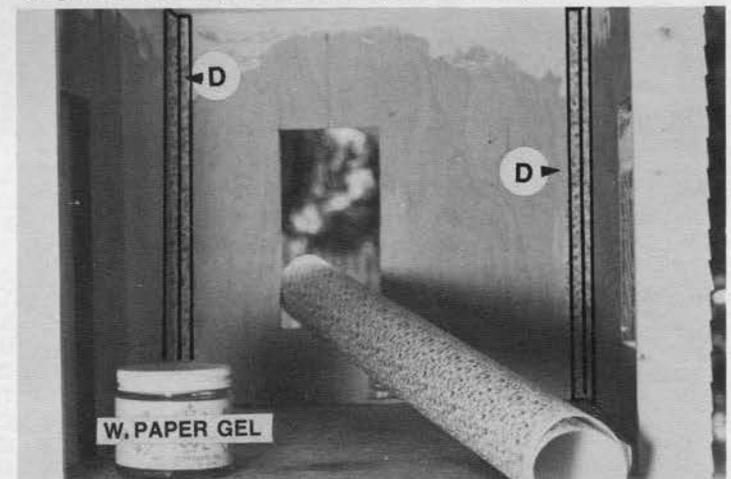
Do not make the mistake of using "out of scale" paper, check with your local miniature wallpaper supplier for correct scale patterns.

Try to get enough of each pattern, if you go back later for more you may find that it is a "new batch" and does not exactly match the first in color! Make sure your walls have been properly prepared, either by sealing with a wood sealer, or one coat of paint.

Make sure all electrical wiring system is in working order. Now you are ready to wallpaper.



**Fig. D-12**  
Lay your paper, (A), (FIGURE D-12) on a cutting board and with your square, (B), and utility knife, (C), cut the paper to the correct height, (about 1/8 inch less than your wall height).



**Fig. D-13**  
In (FIGURE D-13) you will see that two 1 inch wide vertical strips, (D), have been cut and mounted into the corners of the room. This will prevent having "rounded" corners because of shrinkage of the main wall paper sections later.

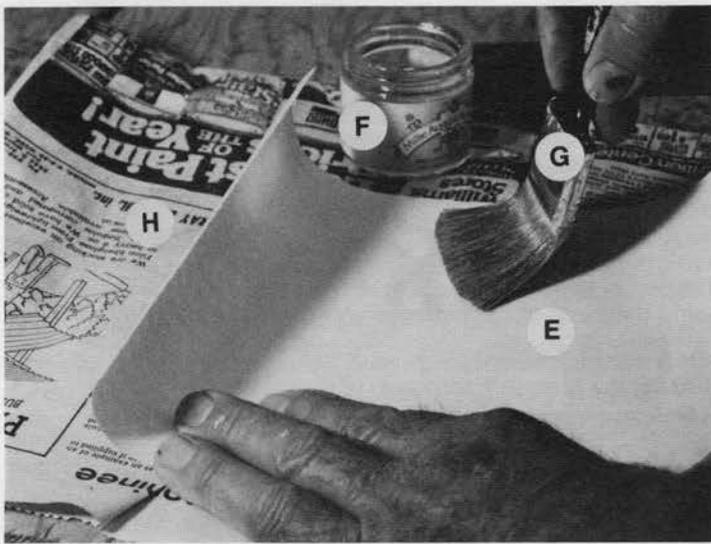


Fig. D-14

To apply adhesive, (FIGURE D-14), lay wallpaper, (E), face down on clean paper, (H), and apply paste, (F), with soft bristle paint brush, (G). The paste shown here is a special gel available from your miniature wallpaper supplier, however you may use regular wheat paste such as a regular paper hanger uses by following the manufacturers directions for mixing and applying. Whatever you do, **do not use regular white glue or rubber cement.**

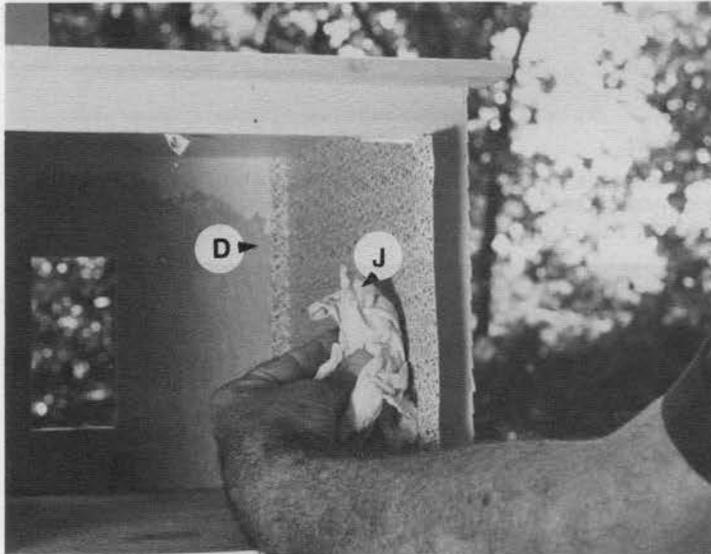


Fig. D-15

Apply the adhesive liberally and evenly, immediately place paper onto the wall and start smoothing and sliding into place, rubbing gently with a damp paper towel, (J), (FIGURE D-15). Install the paper right up against the ceiling and on top of the corner pieces, (D), installed in (FIGURE D-13).

Install paper right over door & window openings. Naturally, you will have a better looking finished room if all joining wallpaper sections are adjusted so that the pattern matches.

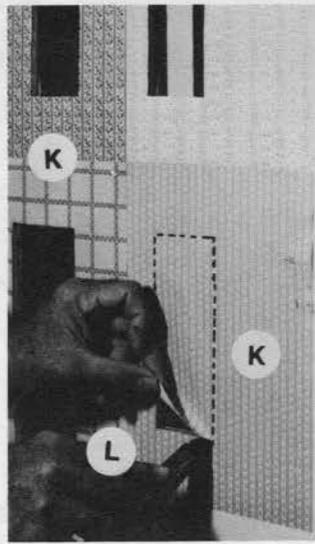


Fig. D-16

Go back occasionally and smooth all the paper, helping it to dry without wrinkles.

A few hours later, when the paper is brittle dry, use your utility knife, (L), to cut out the openings for doors and windows, (K), (FIGURE D-16).

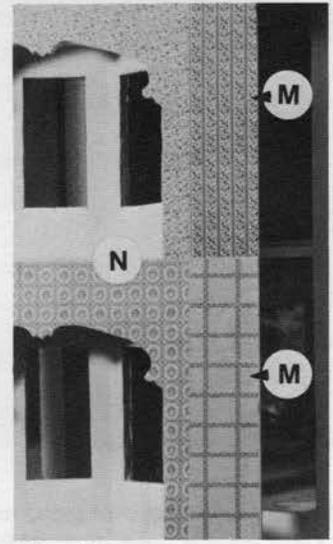


Fig. D-17

When papering a hinged front panel such as (N) in (FIGURE D-17), make sure to match the paper to the rooms, (M), so that when looking into the room from the back window the room looks complete.

### Pattern making

Here is an excellent method of making patterns for such tasks as laying flooring, carpet, shingling hard to reach areas, etc.

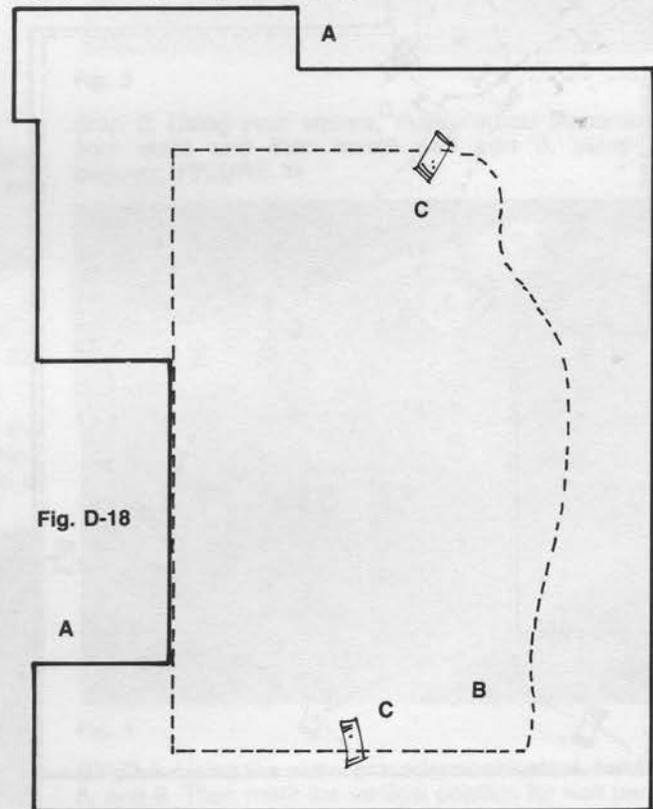


Fig. D-18

(FIGURE D-18) shows an imaginary, complex room area for which a floor is to be made, the solid line, (A) represents the walls, stair openings, etc.

The dotted line, (B), represents a page torn out of a discarded magazine, it has been temporarily secured in place with tape, (C).

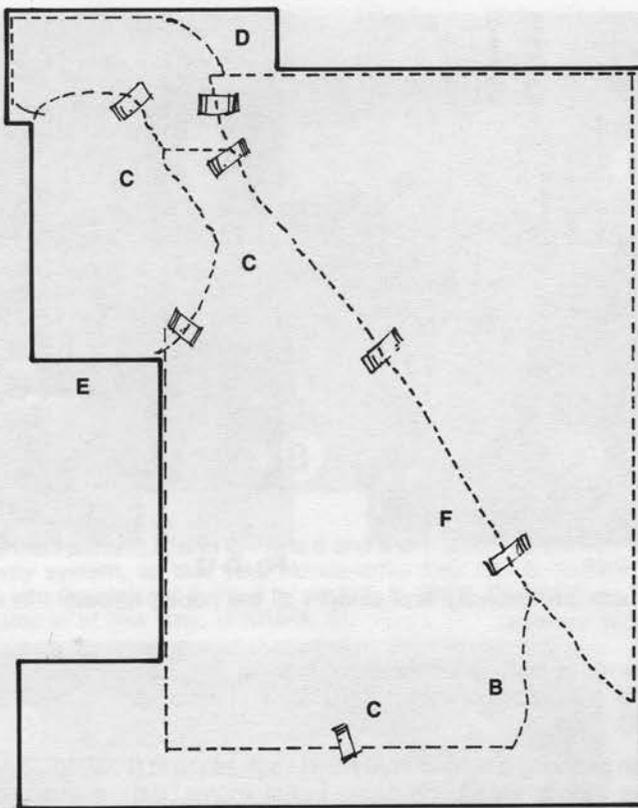


Fig. D-19

In (FIGURE D-19) small corner pieces of pages, (D), (E), and (F), are fitted into corners and taped to the first piece, (B).

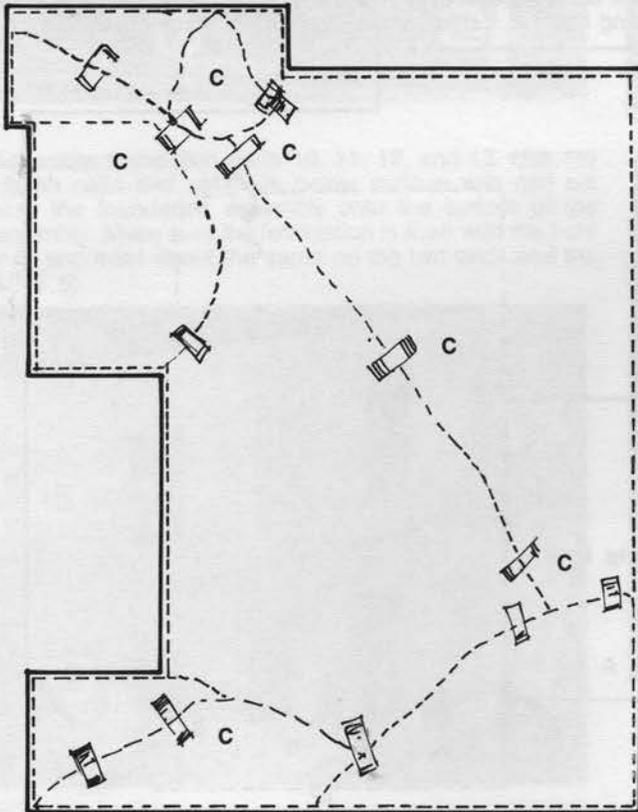


Fig. D-20

(FIGURE D-20) shows small and large page corners fitted snugly into each area and also taped securely to the first piece, (B).

Now this entire assembly may be carefully lifted out and you have a precision pattern of the room.

Tape it down to a piece of brown wrapping paper and carefully cut a one piece pattern, try the new pattern and then discard the "patchwork" pattern.

This idea can be great help later in installation of flooring and other items.

### Installing Flooring

(FIGURE D-21) shows an assembly of Houseworks #7007 parquet wood flooring which has been glued to a panel of brown paper, (B). The brown paper is an exact fit of one of the rooms and was made using the ideas in the pattern making section.

The flooring sections were glued to the paper using a good paper to wood spray (aerosol) adhesive. (C).

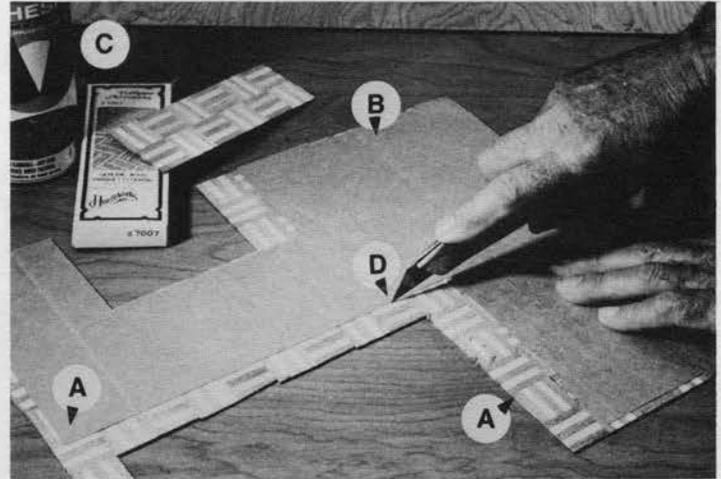


Fig. D-21

You will notice that the flooring overhangs the paper so must be trimmed off as in (FIGURE D-21), using the utility knife, (D), (and a straight edge guide).

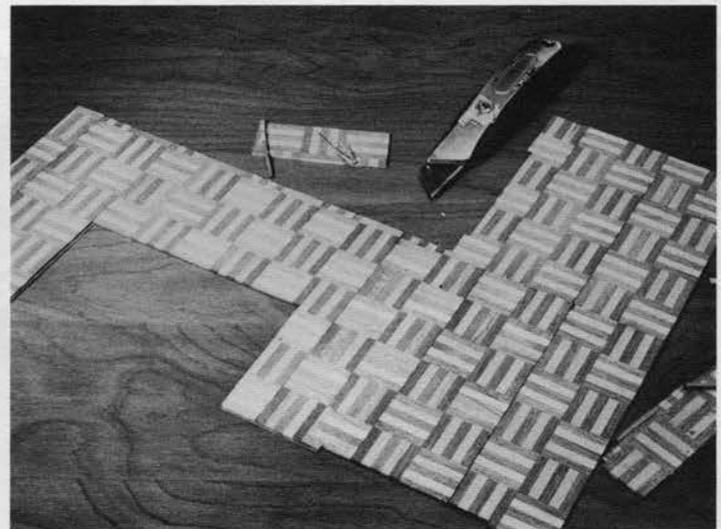


Fig. D-22

(FIGURE D-22) shows the trimmed assembly ready to varnish and install.

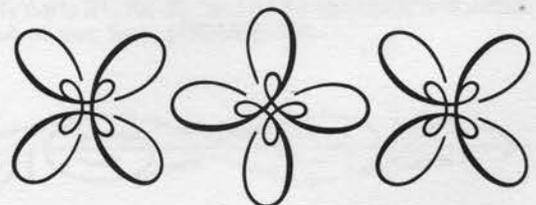




Fig. D-23

(FIGURE D-23) shows two other floor sections which are ready to install. The finishing procedure used is as follows:

Sand thoroughly with fine grit paper, allowing the sanding dust to fill any cracks.

Paint on a coat of sanding sealer, let dry, and sand again. Repeat with one more coat of sealer and sand lightly.

Wipe with a slightly damp cloth and then spray with a clear urethane varnish, either high gloss or matte finish.

When totally dry, spray the back side with the aerosol adhesive, (generously), and install in the room, press firmly in place until the adhesive holds.

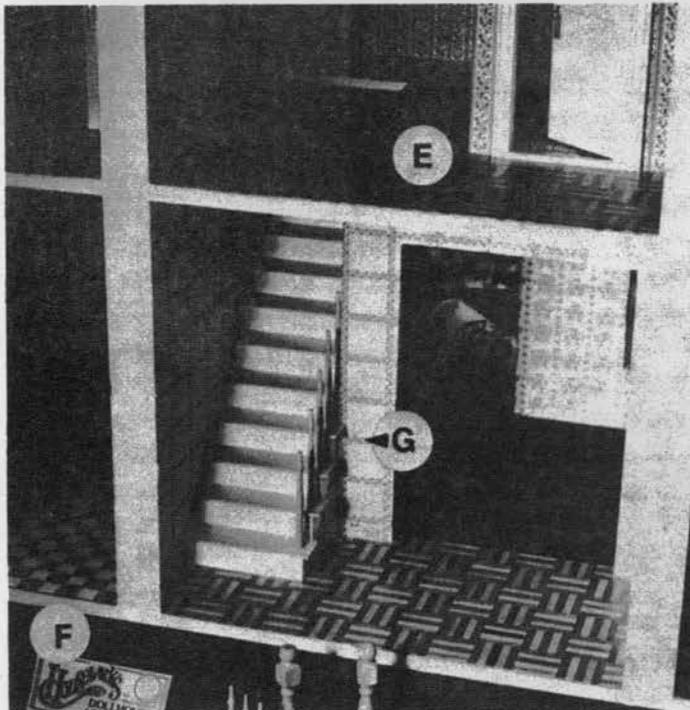


Fig. D-24

(FIGURE D-24) shows the parquet panel from (FIGURE D-22) glued in place, (E).

Paint or stain baseboard, cornice, door, and window trims. Paint interior portions of windows and doors. Install windows and doors—use white glue. Install molding trims. Install stairway.

(F) shows a (real vinyl) tile floor installed the same way as the wood flooring, except that no sanding or varnishing is needed.

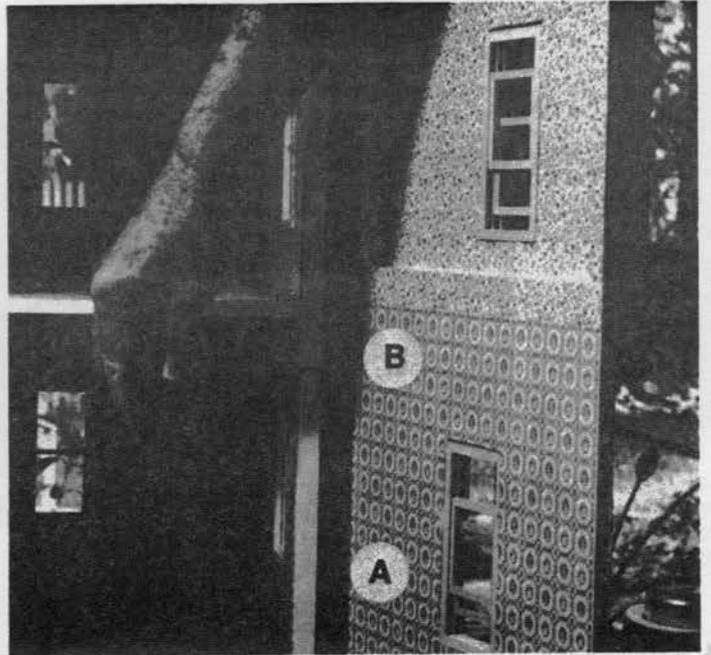


Fig. D-25

Once you have finished with all decorating and the facades are ready to install on the basic house you are ready to install the "piano" hinge sections, (FIGURE D-25). Using a metal cutting hacksaw cut the 48 inch length of hinge into three parts for the two doors and the roof section.

With a  $\frac{1}{16}$  diameter drill, drill only two pilot holes in each wing of the hinge, (one at the top and one at the bottom).

Mount the hinge using (four only),  $\frac{3}{8}$  inch flat head screws.

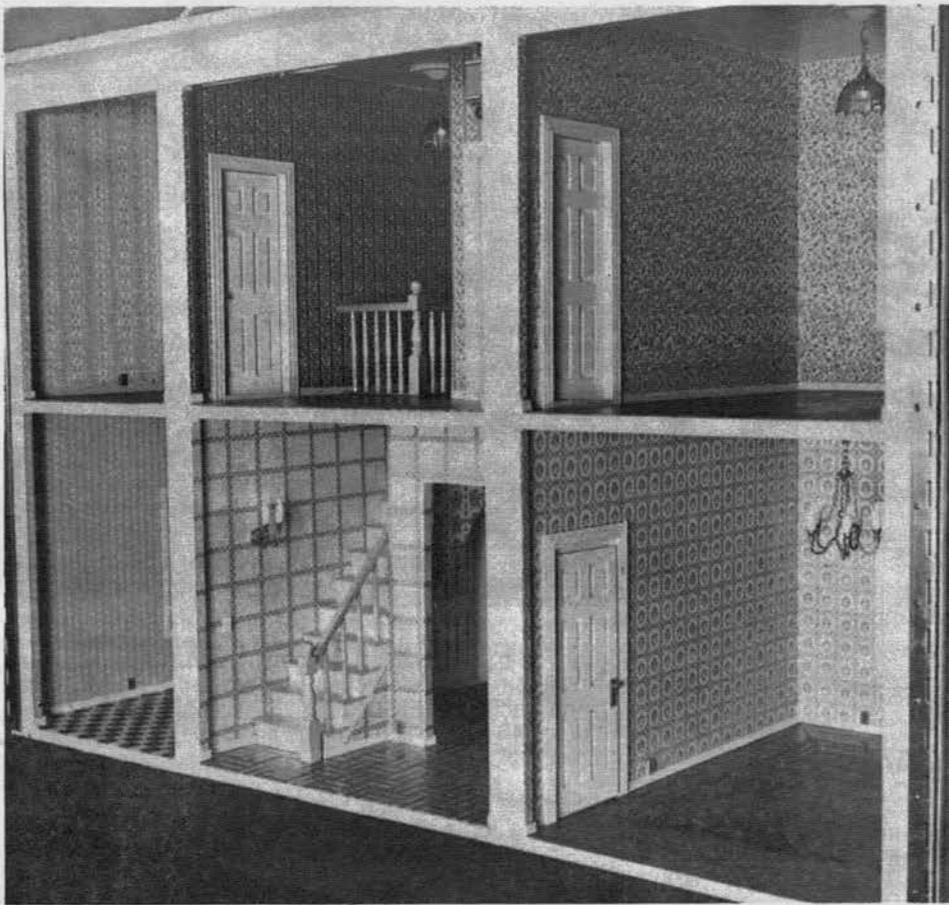
Now test the doors for alignment, if they need adjusting you are still in good shape because you have not drilled all the pilot holes. Drill a few new ones and try again. Once the doors are working properly, drill the remainder of the pilot holes and install all screws.

**DISCLAIMER:** All the information and instructions in this book are presented in good faith, but no warranty is given, nor the results to be guaranteed, nor is freedom from any patent to be inferred. We have no control over the physical conditions surrounding the application of information and instructions herein contained, therefore Houseworks, Ltd., disclaims any liability or responsibility for untoward results.



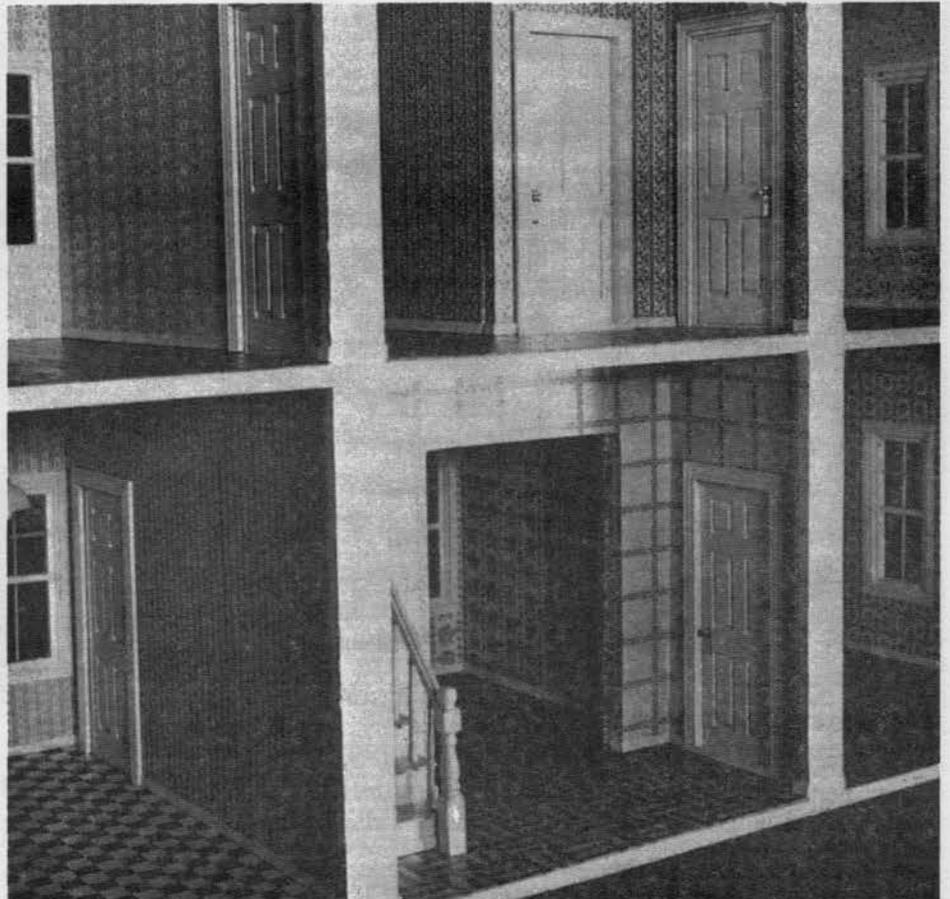
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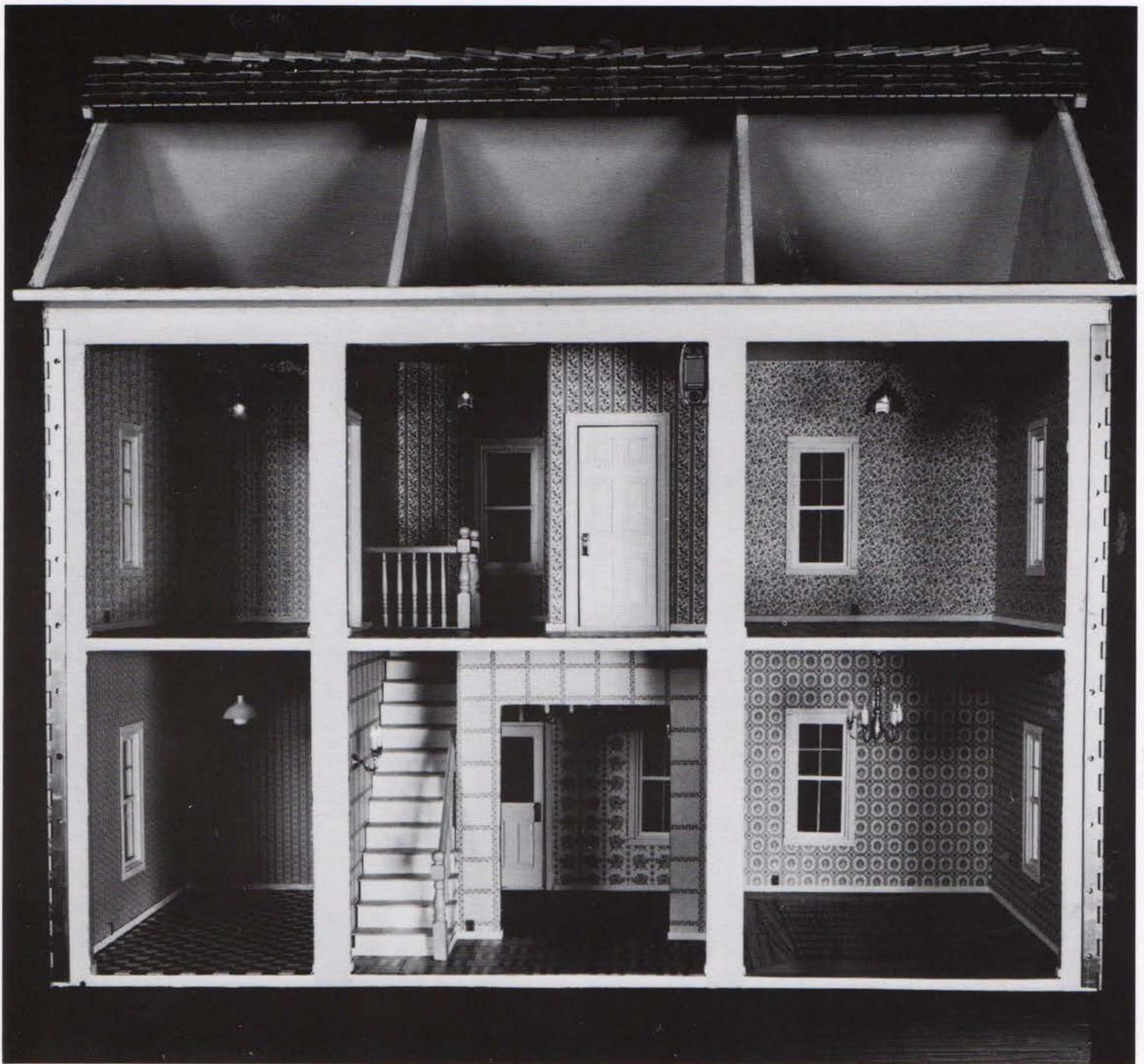


Left view

**Interior View of Completed  
Basic House**



Right view.



**Interior View of Completed Basic House**

# 3-in-1 Dollhouse Plan Book **KITS**

The Dollhouses featured in this Plan Book are available in Pre-Cut Kit Form. They are available in both 1/12th scale and 1/24th scale. For further information, please write to:

**Houseworks, Ltd.**  
**2388 Pleasantdale Road**  
**Atlanta, GA 30340-3126**  
**770-448-6596**

the

Houseworks™

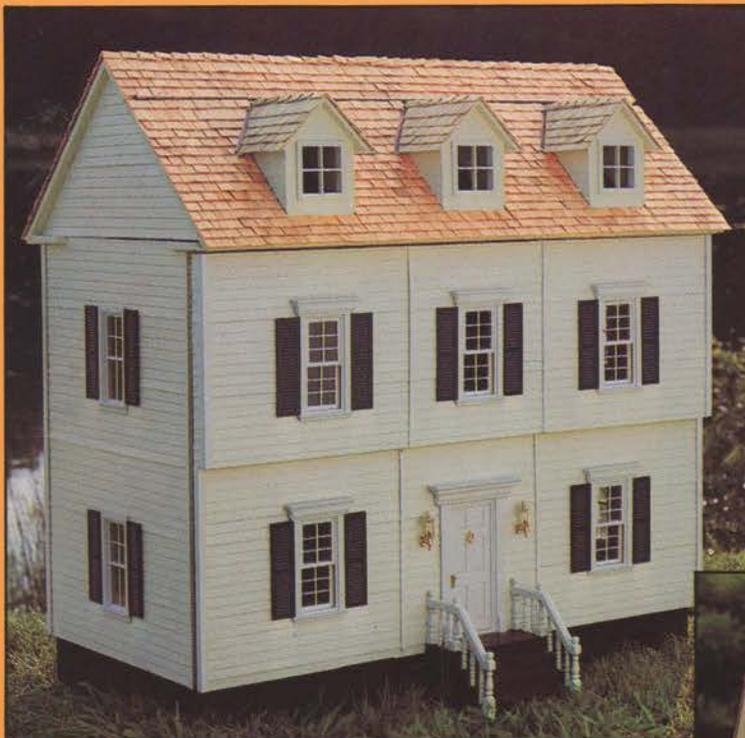
1" to 1' scale

# Dollhouse Plan Book

## Build 3 Complete House Styles

### Victorian Colonial Georgian

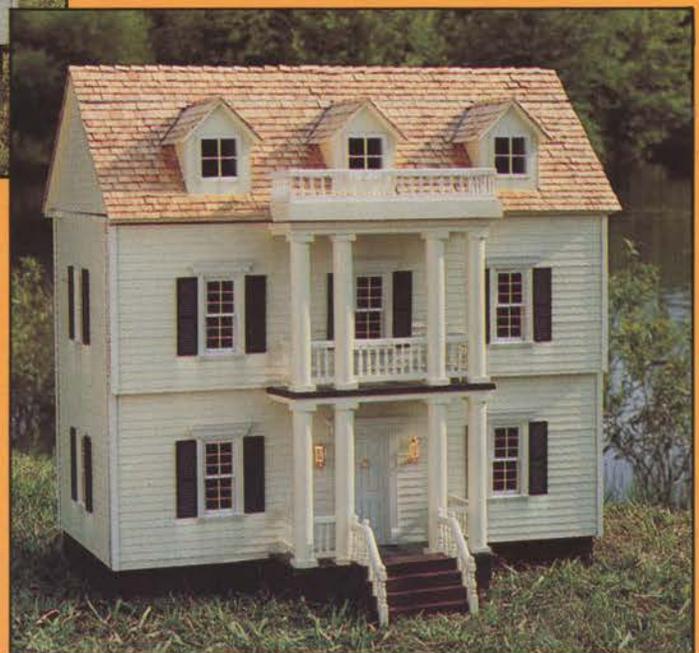
designed by Garth Close



Yorktown Colonial

You can enjoy building a collector quality dollhouse, simply and easily in any of the 3 most popular dollhouse styles, or build them all with the complete guides and instructions in this book.

Includes over 100 step by step photographs, illustrations with cutting guides, patterns, diagrams, interior and exterior decorating tips in *easy to understand* instructions. The most comprehensive "how to" book on dollhouse construction available.



Georgian

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