

LASTING SATISFACTION INSURED BY QUALITIES

Well Arranged Plan That Will Wear Well

Essentials of Structure, Utility and Beauty Are Incorporated to a Degree That Creates Sincere Appreciation.

ONE of the most reliable tests which can be applied to architecture is to ascertain if it wears well. Was it so planned, in exterior and interior, so that the occupants do not tire of the appearance and arrangement and derive just as much satisfaction from the home as the day they first moved into it? Was the construction of a quality that has lasted through the years? Is the plaster still in good condition, with few or no cracks, and do the doors and windows still open and shut without interference?

A badly arranged plan imposes restrictions and demands exertions on the part of the occupants which are extremely trying and which, unfortunately, can seldom be remedied. Hence the usefulness of the building is impaired for life.

Materials put together without skill or care quickly develop the unmistakable evidence of poor construction and we find that the structure has worn out before its time.

There should be an appreciation of the tremendously important effect which nicely adjusted proportions, good construction, good detail, pleasant color and texture, in brief, all the elements of good design, have upon the individual. If the home meets with all these requirements a condition of satisfactory arrangement and pleasing harmony results, which gives assurance that it will wear well.

In the accompanying sketch is presented a home which is designed to cover the essentials of structure, utility and beauty necessary to give any house those qualities of lasting satisfaction. While this house makes no attempt to tell the passing world of its existence by ostentatious or unwarranted use of materials or colors, yet it is a house that will wear well.

With a view to using colorful contrasts the following suggestions are made for the decorating and furnishing of this week's house:

Living Room: Woodwork, to be

black ground tapestry; pair of end tables to be used with the sofa; secretary, Chippendale single chair for same, with seat covered in blue green and gold brocade; armchair with seat and back covered in needlepoint; circular tip-top table; table lamp with copper luster base and shade of yellow taffeta over which beige georgette has been pleated; the trimming being a blue green and gold or rust changeable taffeta ruching; bridge lamp with bronze and marble base and shade of beige georgette over yellow taffeta and trimmed with silk braid in a beige color; tables at end of sofa to have a pair of lamps with Italian pottery bases and painted paper shades to harmonize; over-mantel treatment to consist of landscape framed in dull gold; each end of mantel to have a brass and crystal candelabra, electrified; electric fixture to be equipped with shades to match that suggested for the bridge lamp.

Hall: Woodwork, walls and floor covering to be like those in the living room; furniture to consist of small console and mirror (walnut), and single chair with seat upholstered in rust colored velvet to match the sofa.

Dining Room: Woodwork, walls and floor covering, and glass curtains like those in the living room; overdraperies, black ground printed linen with floral design in rust, blue green, orange, yellow and violet; furniture, walnut and to consist of oblong extension table, five single chairs, one armchair, buffet, with tapestry panel hanging over it, and brass candelabra at each end with blue green candles; serving table; chairs to be covered in black and green checked velvet; electric fixtures to be equipped with shades to match those in the living room.

Kitchen and Breakfast Nook: Woodwork, turquoise; walls, apricot; floor covering, black and green checked linoleum; furniture, turquoise trimmed with black; curtains, apricot organdie bound with blue.

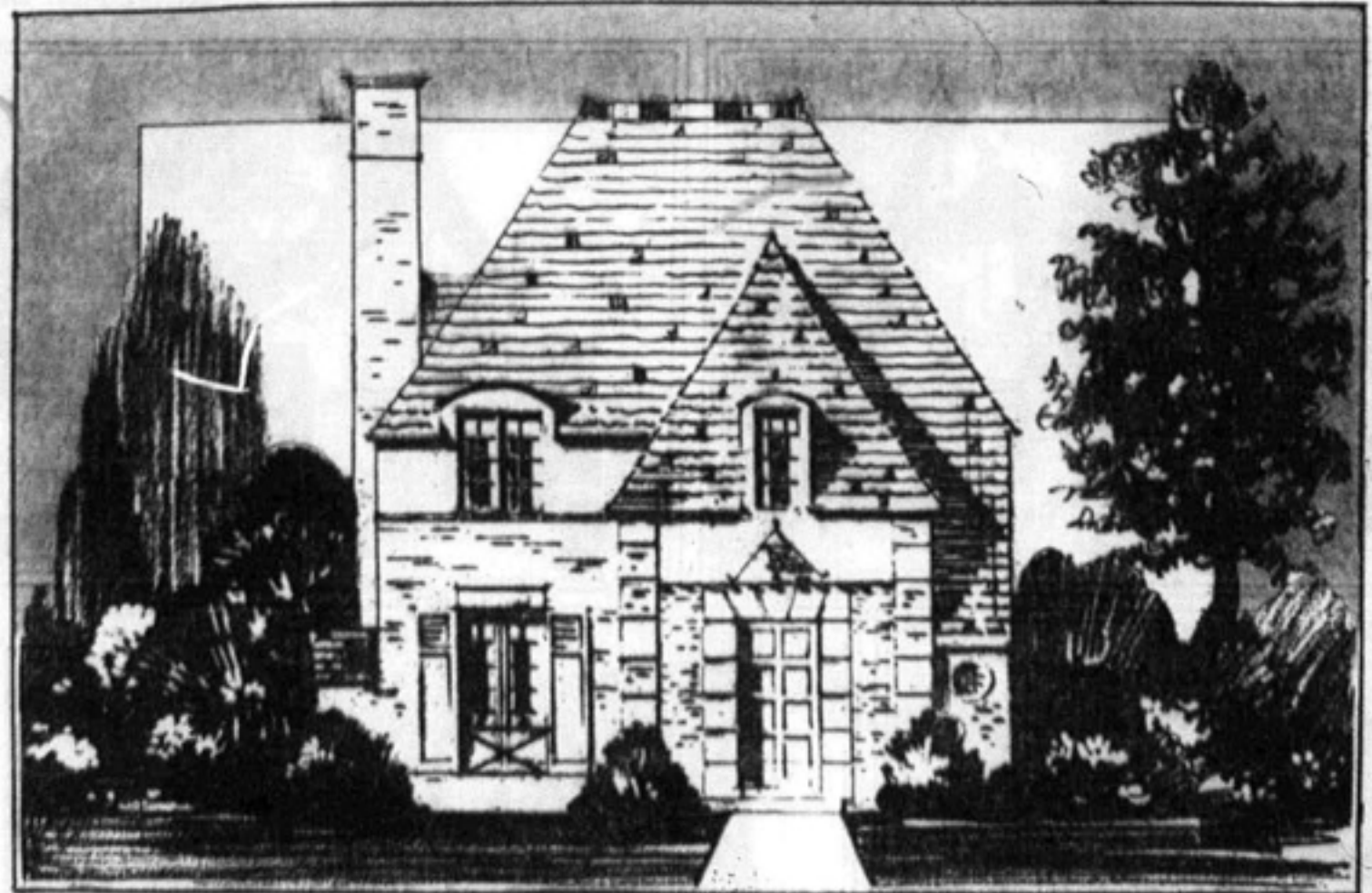
Front Bedroom: Woodwork, ivory; walls, treated with an ivory ground paper containing design in lilac; floor covering, plain amethyst Wilton; glass curtains, crossbar cream net; overdraperies, lilac voile; furniture, mahogany and to consist of twin beds, small table, high boy, chest of drawers with separate over-mirror; single chair and upholstered chair with slip covering of lilac ground flowered chintz;

bedspread, lilac moire trimmed at the sides with scalloped bias bands; dresser covers, lilac linen finished with linen lace edging (cream); electric fixtures to be equipped with shades of lilac chiffon over rose silk and trimmed with lilac braid.

Rear Bedroom, left: Woodwork, silvery gray; walls, treated with a shell pink and silver satin and moire striped paper; glass curtains, like those in the front bedroom; overdraperies, hydrangea blue ground chintz with floral design in soft shades of pink, lavender, yellow and green; furniture to be finished in gray enamel and consist of full-sized bed, dresser, dressing table, and upholstered chair with slip covering of blue and rose striped mercerized fabric; dresser covers, shell pink linen finished with hand hemstitched borders; bedspread, shell pink linen finished with flounces and bands of the blue ground drapery material; electric fixtures to be equipped with shades of shell pink chiffon over taffeta a few shades deeper; and trimmed with blue braid.

Rear Bedroom: Woodwork, ivory; walls, finished in a pale shade of

THE OAKFIELD - - - - - Detroit News Plan No. 417



with a narrow band of scarlet passe partout.
Bath Room: Woodwork, cream; walls, shell pink; curtains, white organdie with bouquet design in shell pink, yellow and green, bound with pink.

Cost of House and Services

NAME of today's home--The Oakfield.

Plan Number, Detroit News Plan No. 417.

The home to be 35 feet wide, 38 feet deep over all, not including front door steps. Will go on 35-foot lot with side drive.

Basement walls of brick, 12 inches thick, waterproofed with cement plaster and asphalt paint.

Exterior walls on first and second floors of reclaimed face brick veneer, painted on all sides, except front of vestibule of cut sandstone.

Steel window casements and sash throughout first and second floors, with plaster jambs.

Chimney face brick, same as walls with brick cap trim and two tiles atop.

Roof, red cedar shingles, in variegated color.

Bathroom floor and walls four feet high, tile; six feet high around shower.

Tile hearth; face brick fireplace. Walls of living room, dining room and hallway, sand plaster, painted and stippled in graduated design; kitchen and bathroom walls painted.

Bedrooms in hard finish plaster, painted and stippled with panel motifs.

All ceilings through the house kalsomined.

Warm air furnace with cold air returns.

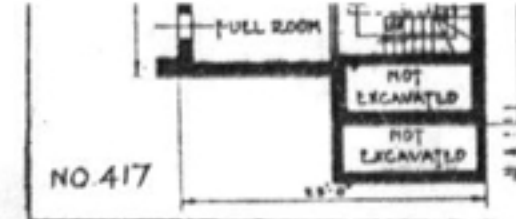
Cost on free and clear lot as shown with two-car garage and side drive, on one per cent monthly payments, \$9,450.

Cost of architect-drawn specifications and blue prints, \$30.

Where plans are procurable: The Detroit News Home Building Department.

Special service available: (a) The Detroit Edison Co. (Home Lighting Division), 2090 Second boulevard.

Adequate wiring is one of the most important items in building



THE OUTLINE of specifications for this home is enclosed. Specifications must be considered in a arc kept on file for free distribution. They can

for it makes convenience to the homemakers and efficiency to the future management of the home. This plan meets the requirements that an owner expects when building a modern up-to-date home.

The Detroit Edison Co. will check the wiring work for adequacy and proper outlet locations before the bath and plaster are put on, and if there are any corrections they may be made at this time. This service is free to the readers of The Detroit News. The Detroit Edison Co. does not sell fixtures or does not do any wiring.

When warm air is specified, the heating survey on Detroit News floor plans, indicating the location of the heater, warm air pipes and cold air returns, is made according to the specifications of the Standard Heating & Ventilating Association.

CITIES ARE USING RADIO TO TELL REALTY MERITS

The radio as a means of advertising the merits of realty investments and the joys of home owning is getting popular with local realty boards, the National Association of Real Estate Boards announces.

The Cincinnati board is presenting eight broadcasts on Saturday evenings. Other boards either having broadcasts at present, or planning them for the near future, include Asheville, N. C.; Westchester County, Milwaukee; Little Rock, Ark.; San Antonio, Tex.; Houston, Cleveland, Miami, Chicago, Tulsa, Buffalo, Savannah, Omaha, Idaho Falls, Jacksonville; Hartford, Conn.; Oakland and Rochester, in Rochester talks on realtor activity are supplemented by the "Rochester Realtors' Quartet."

GROW UP WITH REALTY

Realtors To Meet and Discuss

The monthly meeting of the Detroit Real Estate Society held April 2 announced last night a joint luncheon with representatives of the Greater Detroit Chamber of Commerce and the Institute of Greater Detroit, held at the Waldorf-Astoria.

The meeting will be held at the Waldorf-Astoria.

The feature of the luncheon will be a discussion of the necessity for

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