

ALL THE COMFORTS OF HOME

Condensed and Canned in New "Three-in-One" Apartment.

A NATIONAL CAPITAL NOVELTY

Some Details of the Condensation and the Skill Displayed in Arranging Necessaries of Home Life.

A good many years ago a song writer evolved a popular ballad, the refrain of which contained the line "It's Just a Small Room, But It's Home." That writer was something of a prophet without being aware of the fact. One-room homes, containing living room, bedroom, bath, kitchen and clothes closet, are the latest development in concentrated apartments—tabloid residences, as it were—and there is every prospect that Washingtonians will be given the opportunity of living in them before a great many months.

Builders of the new style of compressed living quarters claim for the plan that it will practically eliminate housework, thus giving those who occupy the "apartments" the same liberties they would enjoy in a high-priced hotel, and at the same time leave them "all the comforts of home," to be obtained simply by pressing buttons and performing a few feats of modern legerdemain.

Out of the modern demand for concentration and efficiency in condensation has come this new wonder, which, for want of a better name, is known at present as the "three-in-one apartment," or the one-room suite.

On what is apparently the best of foundations, the inventors assert the new apartment will reduce housework to the absolute minimum, lower rents and save space, all without crowding, without any sacrifice of privacy and under the best of sanitary conditions. In the new apartment there will be no more cooking, dish-washing, sweeping, dusting or wrestling with the servant girl problem. There will be nothing, in short, except the occupation of making home life as attractive as it can possibly be made, unless, of course, the housewife, voluntarily chooses to assume labors which might as well be disposed of by mechanical means.

Secret of the Scheme.

The word "apartment" is a misnomer, since the new style of home can be installed in a cottage, bungalow, flat or residence—in any place at all where there is one room of average size. The term is employed here, however, for the reason that a company has been formed in Washington to erect an apartment building, in which the new "three-in-one" will be used exclusively.

Reversible and convertible furniture, which swings on strong pivots set perpendicularly into the walls, is the secret of the "three-in-one." Simply by releasing a lock and swinging a section of the wall, one may convert the apartment from a beautiful dining room to a cozy living room or library. Another turn of another section will add the charm of a music room, with piano and music cases, to the library.

Yet another swinging of the wall sections will conceal all traces of dining room, living room, music room and library, and convert the apartment into a bedroom. Any number of combinations is possible with the equipment. A physician or other professional man, for instance, may occupy a room as his office during the day and convert it into a living room by evening and a bedroom by night without disturbing the arrangement of his office in the least.

Like all modern apartments, the transformation one-room suite has a bath and kitchen. Both, in reality, are a part of the same big room, so far as the mere division of floor space is concerned. They are separated from each other, however, not only by partitions, but by a hall affording access to the general public hall. The bath is complete in every detail, and the kitchen has a gas stove, sink, refrigerator and all manner of hooks and cabinets for utensils, dishes and other things necessary in the kitchen. Access to bath and kitchen is afforded by separate doors opening directly from the main room.

All Necessaries on Hand.

Where buildings devoted exclusively to the new one-room suite have been built the owners and operating company will furnish everything necessary for house-keeping, if tenants so desire. This includes not only furniture, but such items as cut glass, silverware and decorative details of the home. There is also a general kitchen and laundry in the basement, with which communication is maintained through speaking tubes, telephones and a dumb-waiter.

The general kitchen is presided over by a chef employed by the owning company and is equipped with facilities for supplying all wants of the tenants. If the housewife does not feel like undertaking the task of preparing a meal, she simply telephones her order to the chef, who prepares the dinner and sends it up by the dumb-waiter. When the meal is ended the dishes can be placed in the dumb-waiter and sent back to the kitchen to be washed.

An objection in small apartments of this kind has been poor ventilation, but that problem seems to have been solved by the inventors of the one-room suite. Not only is each apartment equipped with devices for circulating the air, but the receiving closets into which the furniture is turned when not in use, are ventilated thoroughly. The folding beds also are constructed in such a manner that they are ventilated through and through every day, although they are looked in the receiving cabinets and are out of sight as well as out of mind.

Sweeping has no place in the lexicon of the "three-in-one apartment." All the work usually classified as sweeping is done by vacuum cleaners, operated by servants employed by the company. The apartments are rented by the month, and a tenant upon leaving has only to buy his groceries and meats, for the company furnishes everything else, including furniture, dishes, kitchen utensils, bed and table linen, heat, light, ice—in fact, all the items of the well-equipped apartment.

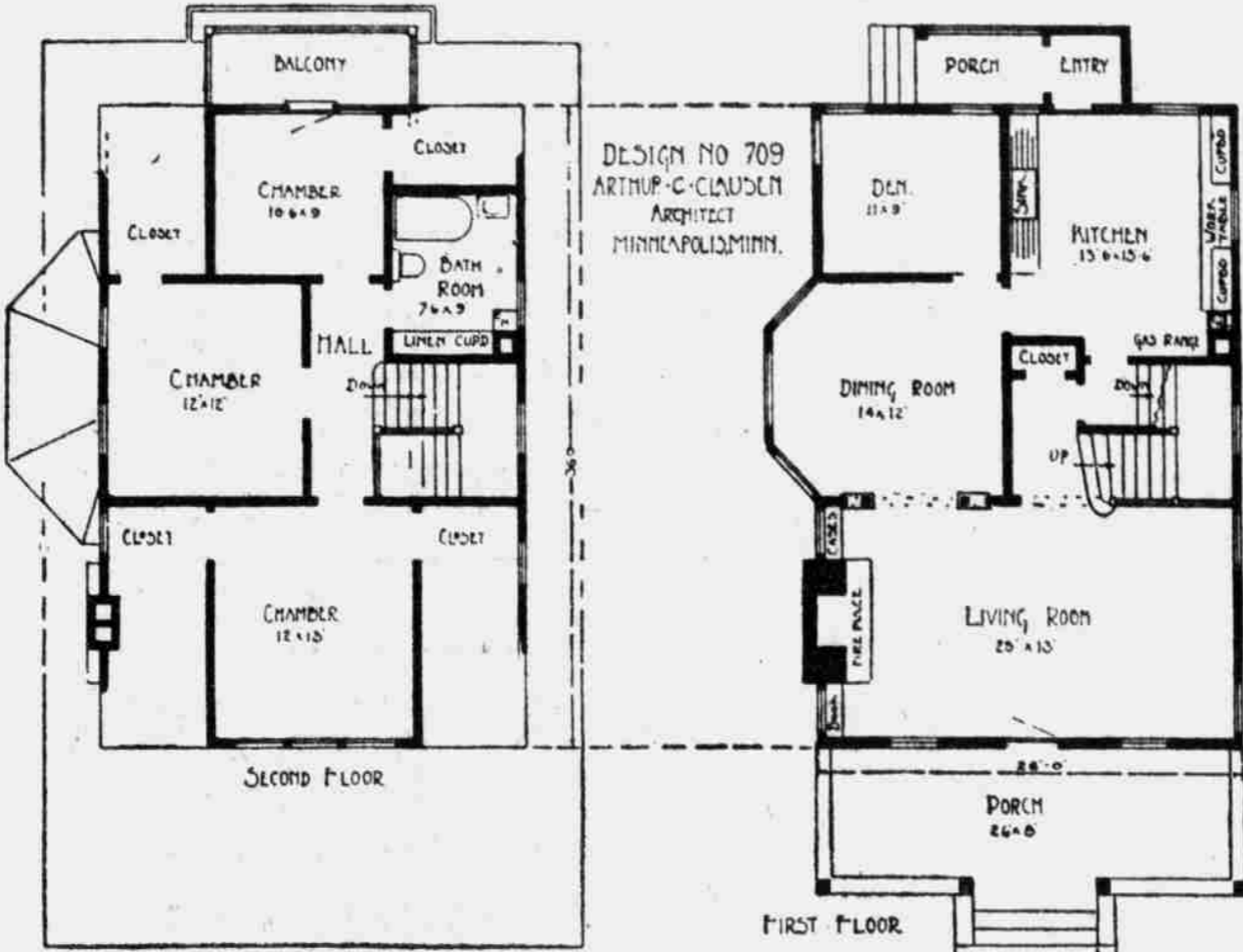
Two to Company, Three a Crowd.

For two people the three-in-one suite ordinarily is sufficient for all needs. For the accommodations of larger families, or for a family that has much entertaining to do, especially having guests staying all night, a five-in-two apartment will afford the opportunity of privacy, which, for more than two people, is lacking in the three-in-one. Those who live in hotels not infrequently find it necessary to rent extra rooms to entertain guests who come for an indefinite stay.

Reducing the space required for ten-

Homes that Are Different

By Arthur C. Clausen, Architect.



Types or styles in domestic architecture develop by gradual evolutions the same as everything else in the world. A few years ago the bungalow was little known. Homes were then of two kinds, the tall square full two-story type mostly of colonial design and the low cottage type with slanted ceilings in the second story rooms. Many homes in both styles are built today, the former having become more dignified and the latter more picturesque.

Congested conditions in large cities, the necessity of many people being near their place of business, but who still desire more of a home than a hotel, but who have little time and less inclination to look after the chores of a home such as caring for lawns, washing windows and looking after the heating plant finally resulted in that modern achievement of home planning, the flat building. While no one would call a flat homelike, many of them are marvels of convenience. They are not a place in which to raise children or parrots for while all normal people love children and can stand all the noise that their own make, they always become greatly distressed at the noise made by other people's children. The general rule among real estate agents to keep children out of flats is really a kindness to the children.

Flats as homes have received many jocular fibes, such as calling them "cliff dwellings," "complete homes in a space hardly wide enough for a dog to wag his tail," while one man is quoted as saying that he "had to go out doors when he wanted to smile because he lives in a flat." Still, as examples of convenience of a home arranged all on one floor, they are unsurpassed. People who have lived in flats realize their convenience, but one of the further advantages of windows on all sides, more light and air and the added beauty of a lawn with trees and flowers receive the idea of building the flat detached with its own basement, roof and heating plant, then someone remembered having seen similar homes in the southwestern part of the country where seismic disturbances made it practical to build as low as possible and the heat of the sun made it

MR CLAUSEN'S BOOK

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possible to build the caves as wide as possible in order to protect the walls, with the modern bungalow resulting from the combination of these things.

In the northern parts of the country it was discovered that the one floor detached flat or bungalow through greater exposure to the weather required more heat; also that the extra cost of roof and foundation when the means were limited was hard to become reconciled to. Out of these facts have grown what is known as the two-story bungalow. Two-story bungalows at first were rather unattractive and impractical through trying to preserve the low roof effect and still by the use of dormers obtain the use of bedrooms on the second floor. These bedrooms had low, slanted ceilings and in the summertime were hot.

Someone was finally brave enough to raise the roof a little and the illustration accompanying these articles has been selected as an example of the low, attractive roof lines that can be obtained and still have full height, square ceiling rooms on the second floor. This type of home could not be called a cottage for it contains practically the same amount of room as a two-story home. It is plainly not a full two-story house nor a one-story bungalow. Until a better name for it is found it will have to be known as the modern development of the two-story bungalow idea.

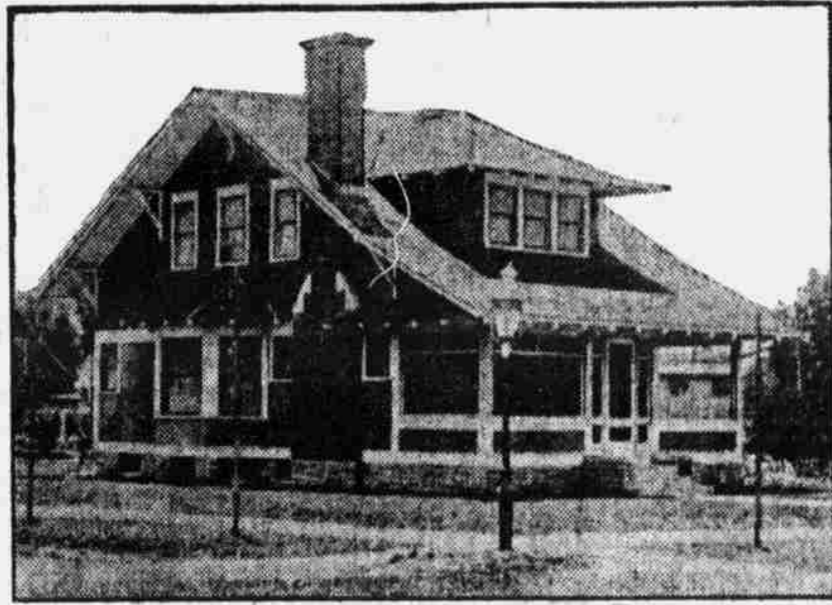
There are times when a bedroom on the first floor is a great convenience, but not always needed. This condition is fre-

quently met by providing a good sized den with a davenport in it. Sometimes a closet and toilet room off this den makes the arrangement complete.

Homes of the two-story bungalow type should have a variety of materials on the exterior appropriately chosen for picturesque effect. To build the entire wall surface of one material such as siding, shingles, cement, stucco or brick is monotonous and while the one material idea can be carried out successfully on homes of classic or colonial style it does not develop the picturesque effects necessary for attractiveness on homes of the cottage or bungalow type. An appropriate place to change the materials of the first and second story is at the top of the first-story windows; here a plain board or moulded course extending entirely around the house makes a neater division. In this little home cement stucco was used on the first story with shingles laid in alternate courses of two inches and three inches to the weather on the second story. The foundation was of natural blue gray limestone laid Ashler Bond. The first story was peart gray cement obtained by using white cement and fine gravel. The shingles on the second story gables and dormer walls are of a medium brown, a little darker than the stickley craftsman brown. The roof shingles are a very dark olive green, the chimney gives a touch of brilliant color with its dark red brick while the trimmings, such as cornice, porch posts, window casings, etc., are painted cream white, so creamy in fact that were the paint placed beside a pure white it would look yellow and still not so yellow that it appears so in connection with other colors. Pure white is a cold color and cold colors should be avoided as much as possible.

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ants from four and seven rooms to one and two enables four people to live in a space than is now occupied by two. If anything more condensed is invented by Yankee geniuses, it must be up and down, with extra apartments hung onto the walls like hanging gardens, or suspended from the roof like a sailor's hammock.

These "one-room suites" occupying 300 square feet of floor space, equipped with patent furniture, offer the following conveniences for each suite: A living room, a dining room, a bedroom, a buffet kitchen, a large ventilated clothes closet, an entrance hall and a bathroom.

The Equipment. The fitting and furnishings are: A combination writing desk and bookcase when used as a living room and out of the way when used as a bedroom, a sideboard in the room when used as a dining room and out when used as a bedroom.

A dresser in the room when a bedroom and out of the room when a living or dining room; a dressing room in the clothes closet sufficiently large for use; a telephone, a wall vault for jewelry, silver and valuables, a wardrobe couch, a set of genuine Haviland china of dainty pattern, a full set of silver, a dozen linen napkins, towels and tablecloths, a dining room radiator in each apartment to keep dishes and food hot; a bed with double-coiled springs containing 200 coils, a fine curled mattress, sheets, pillowcases, blankets, electric curling iron, gas or electric stove, a full set of aluminum cooking utensils, a refrigerator, kitchen sink, a wash tub, a clothes dryer and a wire basket in which all dirty dishes are placed and sent on dumb-waiter to the main kitchen, where the basket with the dishes is passed through caldrons filled with boiling water, rinsed in a spray of clean hot water, sterilized in a jet of steam, returned hot and dry to the pantry in very short time without being touched by a hand.

Besides the above a telephone girl will

"THE BIG SNEEZE" INVADERS THE COUNTRY

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"Everybody's getting coryza, or soon will be," declared the head of the Department of Contagious Diseases of the City Health Bureau. The disease makes an attack at this time of the year, and is particularly severe on women who wear low necked gowns. Coryza is termed "the big sneeze."

When the tip of your nose starts to blush, when your lips and the roof of your mouth begin to feel dry and hard, and your eyes fill up with tears for no apparent reason, you've got coryza, or rather coryza has got you. Coryza comes just when the time has arrived to change underwear. Many meet it when sitting at the open windows of street cars. Particularly, say the Health Department physicians, does coryza attack women in low neck gowns just after they have danced.

That is why they believe coryza will be a society epidemic. Coryza, however, goes every place where there is thick black smoke. The smoke produces a carbonic gas, the physicians say, which is the principal article of diet for the soldiers of coryza's army.—Herald.

Dr. Humphrey's "Seventy-seven" for Grip and Colds meets the epidemic condition and breaks up the disease. At all Drug Stores Etc.

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