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The Friends of Laradon Hall is an organization composed of persons interested in Laradon Hall, a Denver school for the education of handicapped children. Laradon Hall has been in existence a little over a year, during which it has had to fight against lack of funds and needed equipment in its struggle to give a fair chance to mentally and physically handicapped children. The Friends of Laradon Hall is sponsoring the exhibition of the Revere Quality House in an attempt to increase the funds available to support the school.

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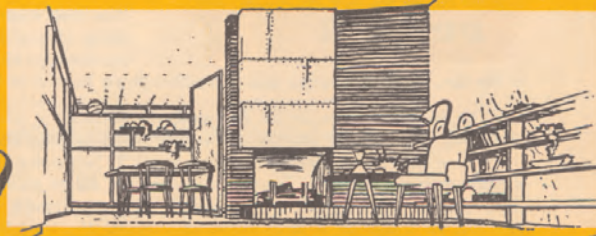
CABINISS

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Rugs: Deltax

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Modern Designers**



Revere QUALITY HOUSE

Exhibition

2900 South Marion

ARAPAHOE ACRES

Eugene D. Sternberg, A.I.A., Architect

Edward B. Hawkins, Builder

Sponsored by
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LARADON HALL
FOR THE
HANDICAPPED CHILD



architect's report

The first stage of the Arapahoe Acres development is a group of nine houses of the minimum size planned in the subdivision. Since the group is on the northwest corner of the site, facing an existing road, the buildings are located in the main behind the 25 foot building line.

The primary purpose in the first unit was to design a low-cost, two-bedroom home of contemporary character, with many of the features usually found in more expensive homes. Exterior walls are insulated cavity face brick, with the inside face exposed. To avoid disturbance in the wall area, walls are carried to a continuous sill line. All construction above the sill is glass or filler panels of plywood with insulated core. Interior partitions are mostly natural hardwood plywood. Ceilings in general are 12"x12" insulating tiles and the floors are of asphalt tile over concrete floor installed over a hollow tile system, which carries the forced warm air heating.

One basic plan is used for the first nine houses, with individual variations of location on the site, position and character of the carport and main entrance, design of the fireplace, roof type and color and finish of the interior and exterior walls. Storage space inside the house is supplemented by a storage area in the carport. A paved terrace is incorporated into each plan for outdoor recreation.

Furniture grouping in front of the fireplace is not disturbed by traffic movement. Angled walls make maximum use of the available space for the convenience of a small family, and create a number of possibilities for individual decoration.

A fireplace usually is considered a luxury and generally is omitted from low-cost housing. The fireplace has been designed to create a focus for discussion in the home. The wall is brick, a setting for the copper hood. The restful natural colors of the brick, copper and hardwood paneling add to the sense of space.

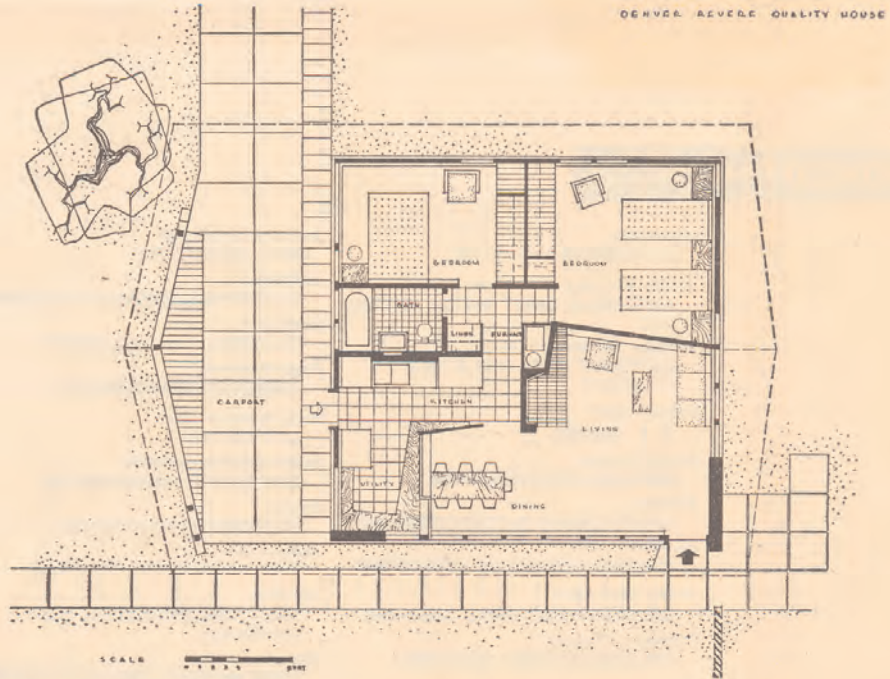
The kitchen opens into the dining area. Cooking odors are carried off by an electric ventilating fan placed over the stove. Plumbing and kitchen appliances are grouped along one common wall for both bathroom and kitchen. The automatic washer is located next to the sink and is covered with a hinged top of the same material as the counter to give a continuous working space. Space for other household activities, such as ironing, is provided in the alcove behind the dining area. This utility storage and working area can be rearranged to suit the requirements of each individual family.

sub-division

In the Arapahoe Acres development was an unusual chance for both the architect and builder. There was a real opportunity for both to have full influence over the environmental conditions of the buildings which were designed and built. As a result, there was created a subdivision of 125 units on lots ranging from 66'x100' to 80'x150'. A definite attempt was made to give wider than average frontage without creating excessive maintenance costs.

Houses in the area will be zoned in price classes, blending from the \$10,000-\$12,000 range up to houses which will be priced at \$20,000 and even over. The transition from one price range to another will be gradual, however, which will keep all houses in the same environment as other houses of a similar price. Staggered setbacks and the placing of houses in a terraced effect from the lower locations to higher ground will keep exceptional mountain views to the West for the majority of homesites. Overall control of tree planting also will help to preserve the views.

One of the main objectives in the subdivision was to keep the amount of land taken up by roads to a minimum. This has been achieved by use of the loop street pattern, which also contributes to safety from traffic hazards and ensures privacy for the majority of houses. A second objective was to give each house the best possible orientation. Factors to be considered were southern exposure for utilization of solar heat, view of the mountains to the West, the slope of the terrain and the location of individual houses in relation to one another.



furnishings

The interior of the Revere Quality House demands treatment which expresses the simple functionalism of the house itself. Therefore we have chosen curtain fabrics which blend with the walls for two rooms. The third has a new — but old — sliding panel device similar to the Japanese Shoji. Because the rooms are not large, the upholstery has the same tone as the curtains in almost every case. This helps retain a feeling of spaciousness. The furniture in the house is the best in architectural modern, chosen for its good design, sturdiness and its relationship to the house as a whole. The designers—Aalto, Eames, George A. Nelson, The Knoll's, Saarinen, Nagashima, Jeanneret — are "top" in the field of contemporary furniture. Their names are bywords where good taste and simple usefulness are the criterion of good decorating.

objectives

Quality in houses is a relative factor which is a composite of many considerations. The items stressed by the Revere Quality House Division of the Southwest Research Institute sometimes are overlooked by the builders of speculative houses. The Institute's desire is to see the most logical uses and combinations of materials and design for the most livability with the least cost. The Institute is not primarily concerned with architectural styles, but experience has demonstrated that intelligent planning for convenience and comfort, economy in the use of materials and site labor, and the elimination of superfluous ornamentation usually results in distinctive contemporary houses.