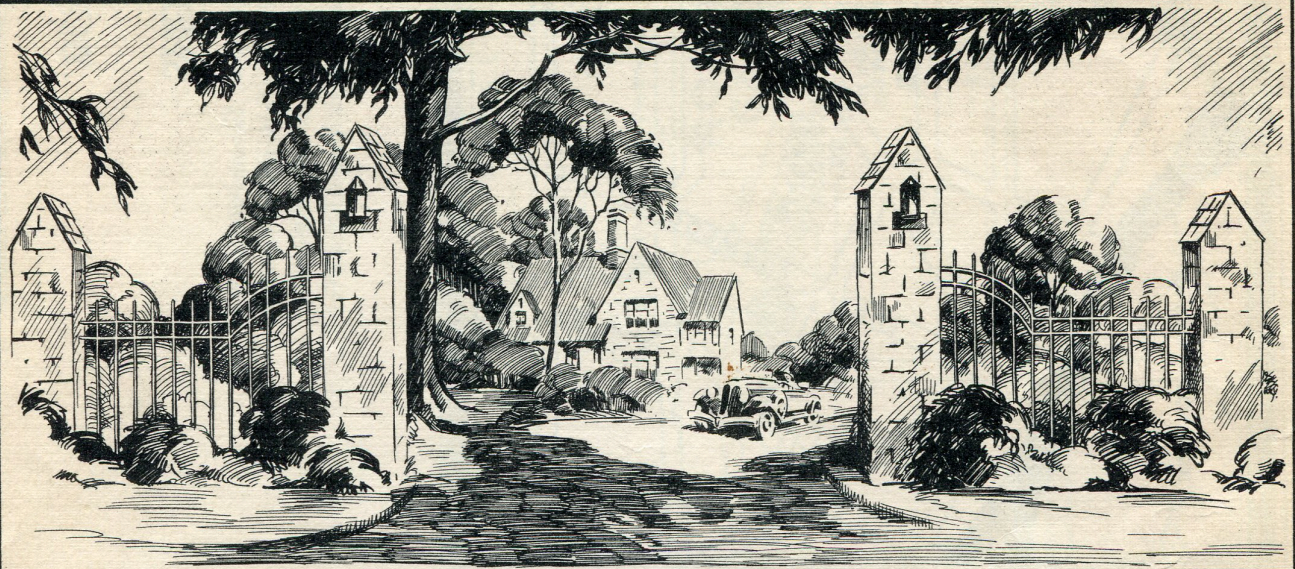


Rosedale Gardens

Where You Can Live With Pride



THE GATES

TO HOME

ARE OPEN

"HOME"

"... Every house where Love abides
And Friendship is a Guest,
Is surely Home, and Home Sweet Home
For there the heart can Rest."

—Henry Van Dyke

"Nor has the world a better thing,
Though one should search it round
Than thus to live one's Own Sole King
Upon one's Own Sole Ground."

—Wilfreid Scomen Blunt

Shelden Sons Sales Company

Rosedale Gardens

Where You Can Live With Pride

The name SHELLEN needs no introduction. It is inseparably bound up with ROSEDALE PARK. As we completed Rosedale Park so we intend to complete its companion development

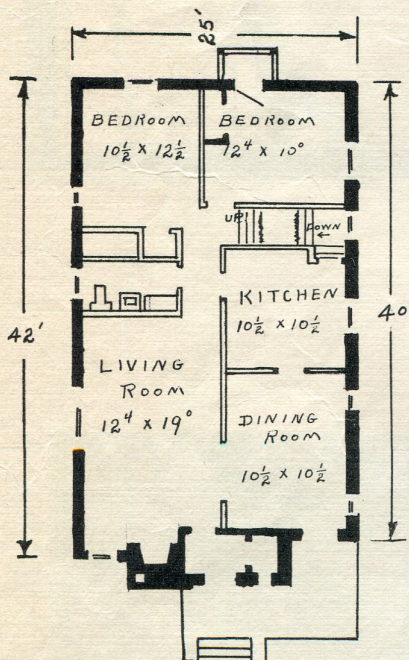
ROSEDALE GARDENS

A strong and abiding faith in the ultimate destiny of the American people has guided us through the recent stress and turmoil . . . EVER FORWARD. Money has been spent during the past four years—plenty of it—in improving and beautifying ROSEDALE GARDENS. Now, as the skies are clearing, we stand ready with financial aid for YOU.

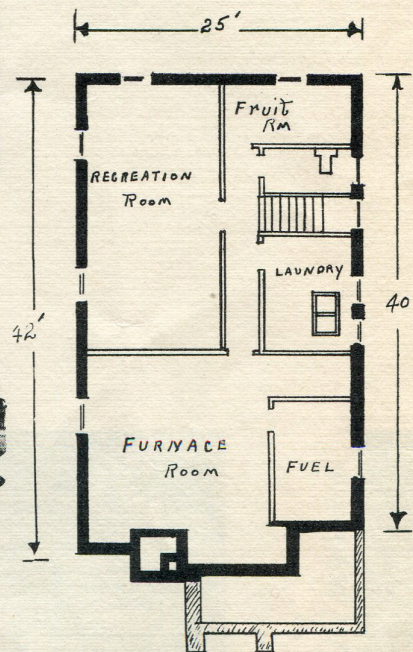
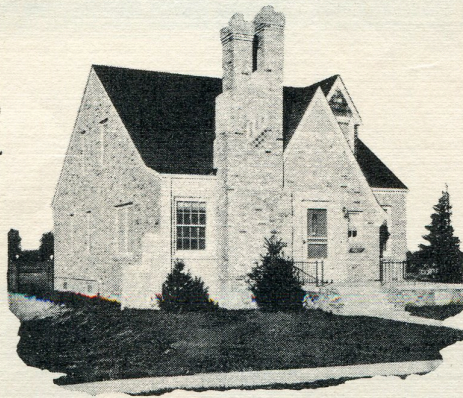
WE WILL FINANCE YOU—And aid you in every way to OWN A HOME OF YOUR OWN IN ROSEDALE GARDENS

HERE IS A HOME ANY MAN SHOULD BE PROUD TO CALL . . . HIS OWN

Plenty of room to raise a family . . . Plenty of room to entertain your friends.
Complete in every detail . . . Your Castle and YOUR HOME



FIRST FLOOR PLAN



BASEMENT PLAN

FEATURES

BASEMENT—Plenty of headroom. Large recreation room, decorated, heated and lighted by four screened windows. Light and airy laundry room with plastered side walls and ceiling, finished in two-tone gray. Oversized furnace with cold-air return from every room. Fruit room; toilet and lavatory.

FIRST FLOOR—Tiled vestibule; coat room with mirror door and natural light. Large living room with natural fireplace; hand rubbed birch trim, beautifully decorated. Cozy dining room with hand rubbed birch trim. New type flush doors. Plenty of base plugs in all rooms. Built in aerial and ground. Kitchen with high grade

inlaid linoleum floor. Tiled sink with duo strainer. Large iceless refrigerator. Cabinet gas range with dome and ventilating fan. Cupboard room? We have cupboards in every available space. Modern tiled bathroom with double shell tub and pedestal lavatory. Two large, well ventilated bedrooms.

GENERAL—Cedar closet upstairs and large storage closet for excess bedding. There is room upstairs for two more bedrooms. A blanket of balsam wool insures ample insulation. New non-stick windows—no weights or pulleys. All windows and doors fully weatherstripped and caulked. Full screens for all windows and combination storm and screen doors. Two car garage with solid cement side drive.

COME AND SEE THIS HOME

FINANCING

Through the facilities of The National Housing Act we are able to offer you a sound plan which requires only a moderate down payment and monthly payments less than rent.

BUILDING

You may buy one of our model homes already erected; or we will build to your order; or you may have someone else build for you. If you are not ready to build now, select your lot and we will reserve financing for a later date.

Rosedale Gardens

Where You Can Live With Pride

LOCATION

On Plymouth Road between Middlebelt and Farmington Roads. Just far enough to escape the noise, confusion and high taxes of the city. ROSEDALE GARDENS is also on the Parkway Drive; part of the beautiful recreation park now being created in the Rouge Valley.

SOCIAL

Your neighbors are select. Many of them follow professions and all are proud of their homes and families. Children here associate with others of their own class and a better home life is supplemented by a community social life. There is no foreign element.

RECREATION

Several Golf Clubs and a Riding Club are located within a ten minute drive, while Wayne County has provided beautiful parks nearby where you may have your family picnic; enjoy baseball, tennis, skating, swimming, tobogganing and other sports.

SCHOOLS

A public school with free tuition is located right on the property to care for educational requirements from kindergarten to eighth grade. St. Michaels Parish also plans to have a parochial school operating on the property. High School tuition is provided by the Township. ROSEDALE GARDENS is a school district in itself, controlled by the residents. This gives you the equivalent of a select private school.

IMPROVEMENTS

Gas, Electricity, City Water, Sewers, Sidewalks, Shade Trees, Telephones, Paved Streets, Schools, Churches and Stores. Each street is beautifully landscaped and entered through a magnificent stone gateway.

TAXES

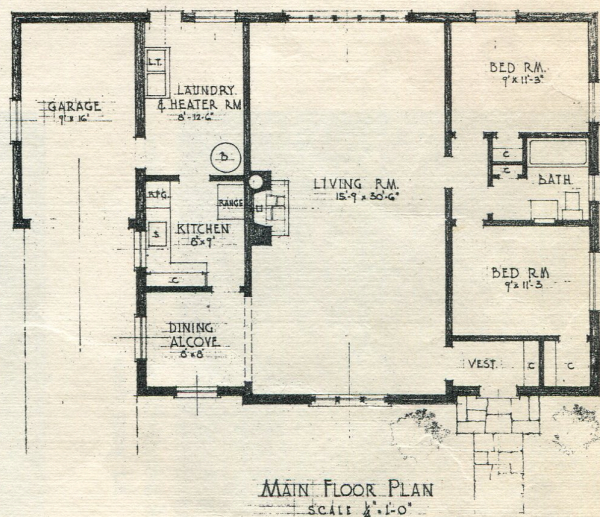
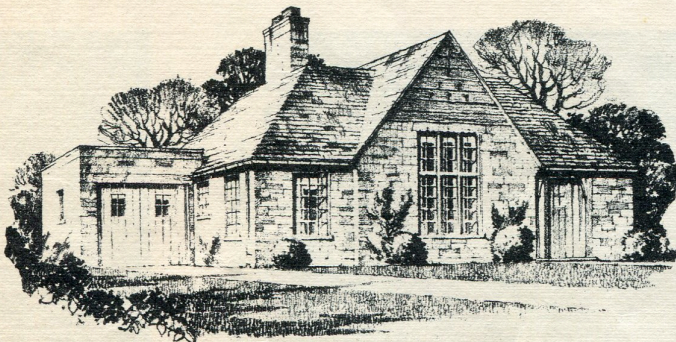
Only *one* tax a year in ROSEDALE GARDENS and that about *one-third* of the present city tax alone in Detroit. Remember, Detroit has a debt of some \$400,000,000 to be paid from future taxes.

TRANSPORTATION

Busses stop at ROSEDALE GARDENS on schedule suited to the requirements of the residents and connect with the growing shopping center at Grand River Ave. and Plymouth Road.

CHURCHES

Two churches right on the property, one Protestant and one Catholic are centers of religious and social activities. The Mens Club meets every Monday evening and usually manages to make things interesting for everyone. The Womens Club meets every Thursday evening while the young people attend Christian Endeavor. The Boy Scout Troup captured the honors in their district in 1934.



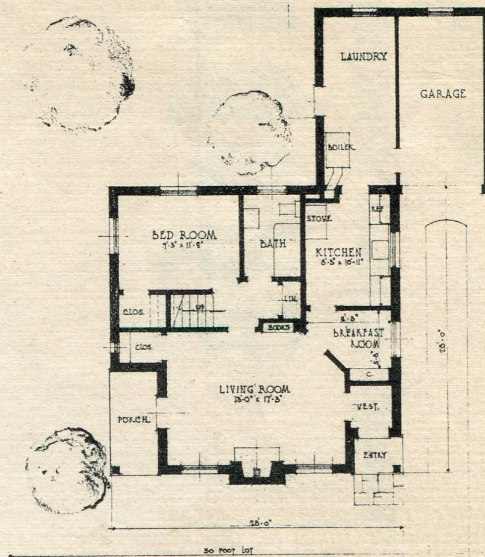
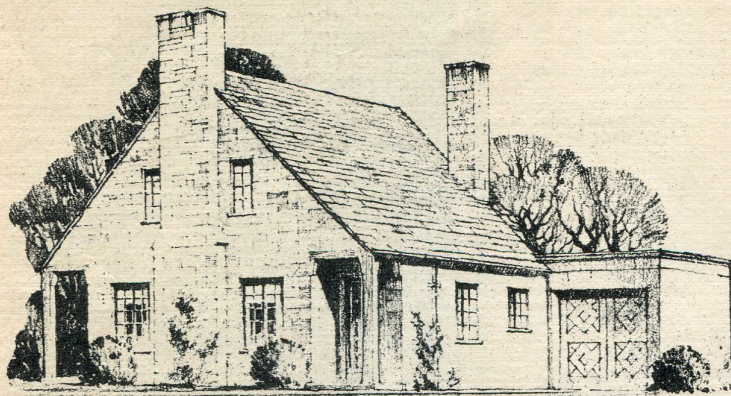
THE HOUSE OF TOMORROW

At first glance this design may appear somewhat primitive. A little study however, will reveal a rich luxuriousness not often found in homes today. Note the size of this living room with its great natural fireplace; its wide, high cathedral windows; its deep, rich, many shaded linoleum floor. Is it not a dream? The rest of the house is built around this Master Room. On one side, two good sized bedrooms with ample closet room and a faultless bathroom. On the other, a small dining alcove suitable for the daily use of the average American family. On special

occasions the table may be extended into the living room through the wide connecting arch. A modern kitchen which needs no apology; a laundry and heater room complete this side. This design calls for no basement. It is heated by steam generated in an automatic oil furnace. Special construction eliminates cold floors and drafts. If a basement is desired it can be provided at small extra cost. The laundry and heater room may then be converted into a library, den or bedroom.

Rosedale Gardens

Where You Can Live With Pride

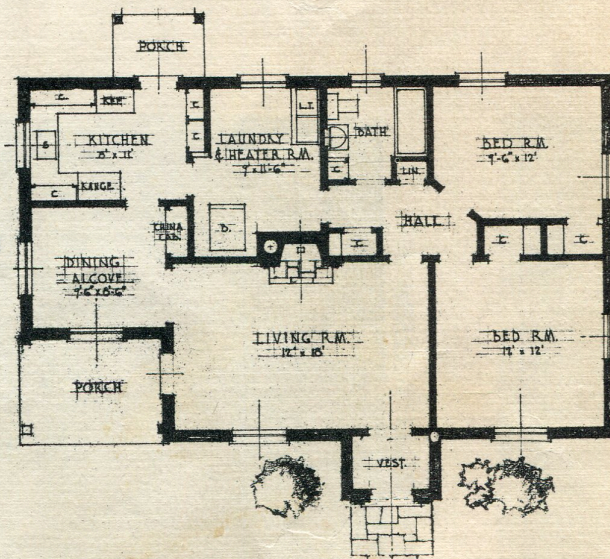
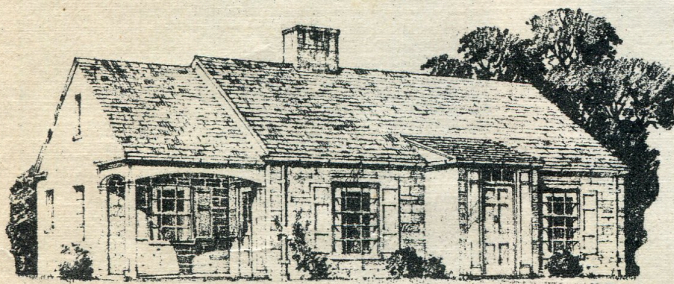


FIRST FLOOR PLAN

This home is designed along English Cottage lines and should appeal to those who object to steps and stairs. It is complete on one floor and is set low on the ground. Instead of the usual basement a portion of the attached garage is utilized as a laundry and boiler room. The house is heated by steam generated in an automatic oil burning unit. Should a basement be desired, it can be provided at small extra cost.

THE FUTURE HOLDS PROMISE ONLY FOR THOSE WHO RECOGNIZE AND SEIZE OPPORTUNITY

If you cannot build now
SELECT YOUR LOT—WE WILL AGREE TO FINANCE YOU LATER



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

While the exterior of this home is beautiful in its simplicity, nothing has been sacrificed in sensible and tasteful interior planning. Every built-in convenience is included. The floors in the Living Room and Dining Room are typical of the Old English period. Oak planks of varying widths are laid at random with a narrow crack strip of walnut between each plank. In place of the cold plastered walls we have the rich, warm, Knotty Pine Panels which grow more attractive as the years pass.

Shelden Sons Sales Company

2600 BUHL BLDG.
RA. 5200 • Detroit, Mich.

ROSEDALE GARDENS AS A SELECT AMERICAN COMMUNITY

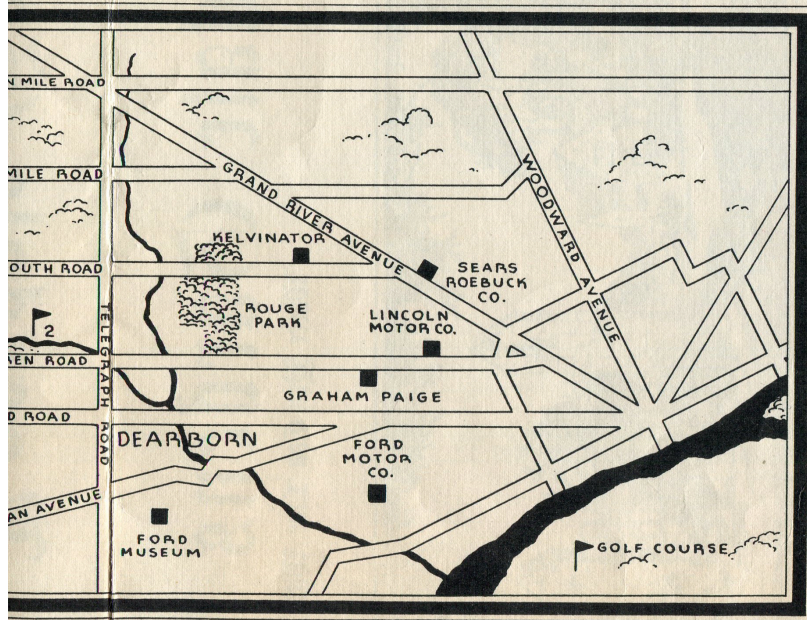
ower to raise prices . . . Numerous inflationary measures have been adopted

SECURE YOUR HOME NOW

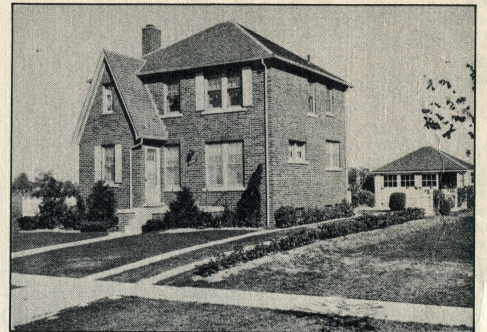
T TO ROSEDALE GARDENS

st ways to
outh Road
alley of the
ge Park, is

being converted into a wonderful Play Ground and Park-
way Drive. Much of it is now open. Take this drive over
gently rolling country, among giant trees not often seen
today; beside beautiful lakes just created. You will enjoy it.



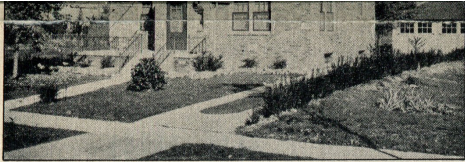
PERHAPS you prefer Tennis—The courts are yours



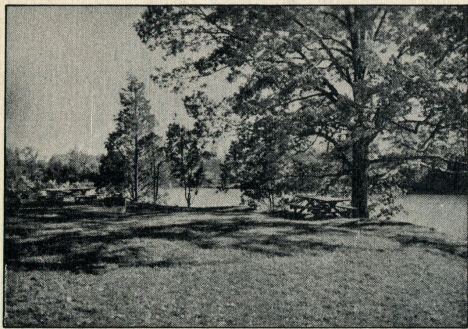
SOME PREFER THE SQUARE MODEL. It is most economical



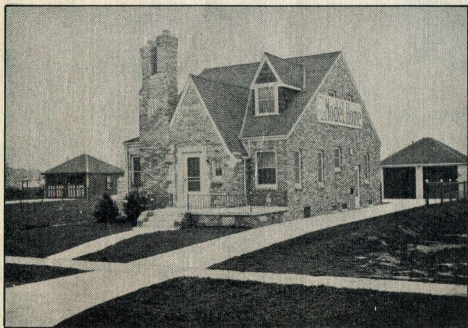
A SAFE SPOT FOR THE LITTLE ONES to wade, sail boats, and maybe—fish



YOUR NEIGHBOR is proud of his home



THE RIGHT SPOT for a quiet little family picnic



A MODEL HOME—Do not fail to see it



IT IS OUR PURPOSE TO MAINTAIN ROSEDALE GARDENS AS

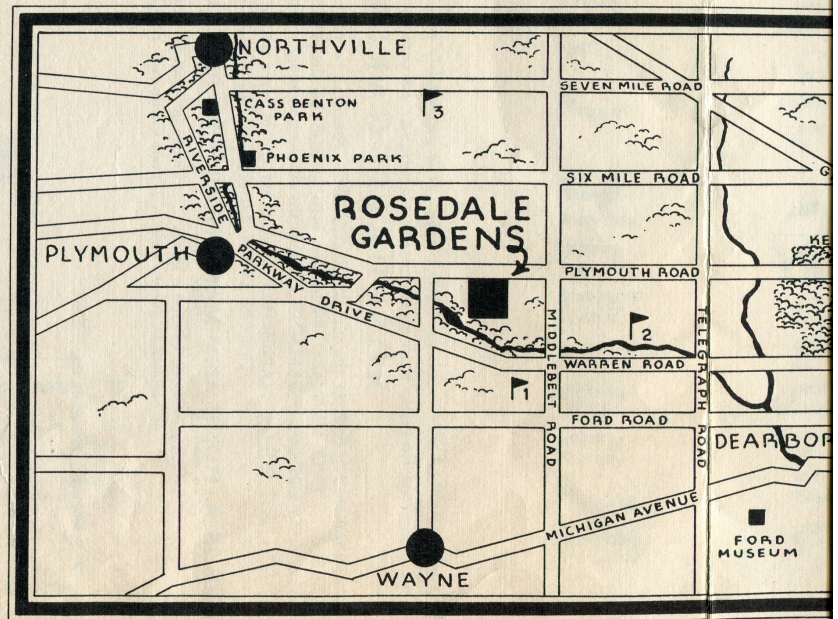
Our Government is exerting all of its immense power to raise prices . . . Nu

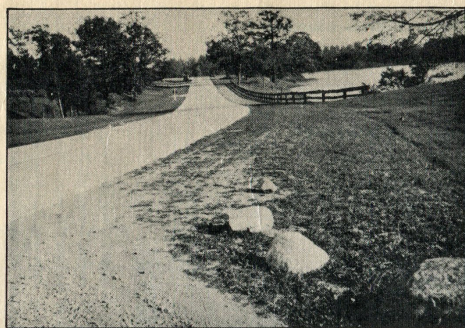
BE WISE . . . SECURE YOUR

HOW TO GET TO ROSEDALE

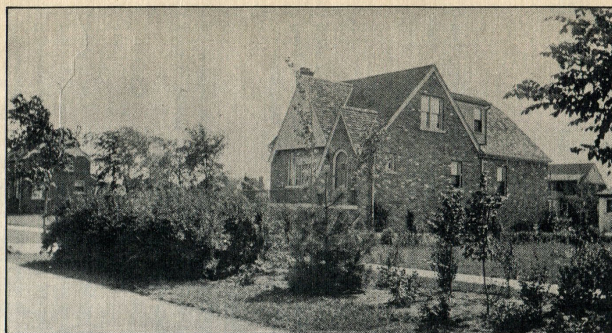
A glance at this map will show you the best ways to reach ROSEDALE GARDENS. Drive out Plymouth Road one mile beyond Middlebelt Road. ¶ The Valley of the Rouge, between Northville and River Rouge Park, is

being conveyed by Drive. gently rolling today; beside





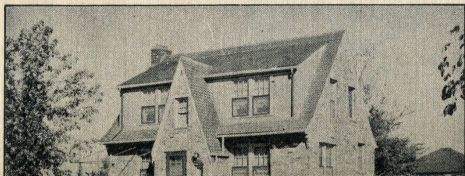
MILES and miles of wonderful scenic Parkway Drives—
At your door



A GOOD HOME is the SAFEST investment a man
can make



RECREATION! Several Baseball Diamonds afford
pleasure to both Players and watchers



Beauty S

in and near

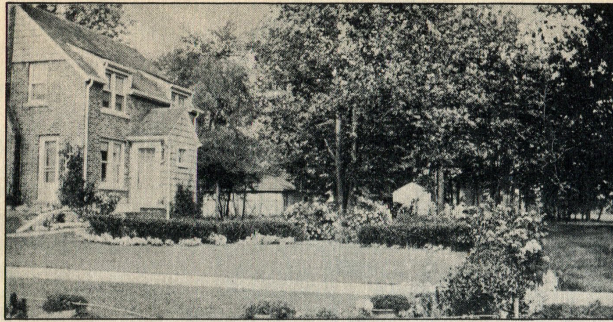
Rosedale C

A BEAUTIFUL RESTRICTED HOMESITE I

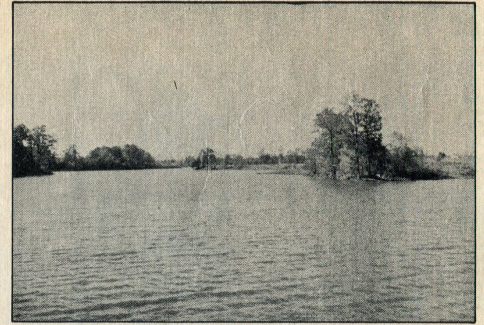
(APPROXIMATELY)

10 Minutes from Detroit Gasket Mfg. Company	30 Mi
15 Minutes from Kelvinator Corporation	35 Mi
20 Minutes from Sears Roebuck Company	40 Mi

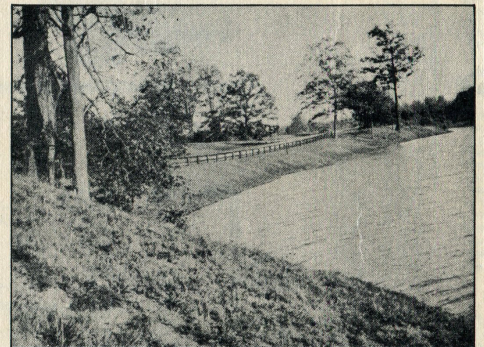
YOUR INVESTMENT IN ROSEDALE GARDENS
DETERIORATION BY ITS LOCATION



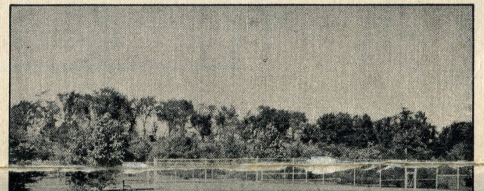
A GARDEN will soothe the worries from your soul



SWIMMING, FISHING, BOATING, SKATING.



A RESTFUL SPOT not far away



uty Spots

in and near

ale Gardens

HOMESITE FOR DISCRIMINATING PEOPLE

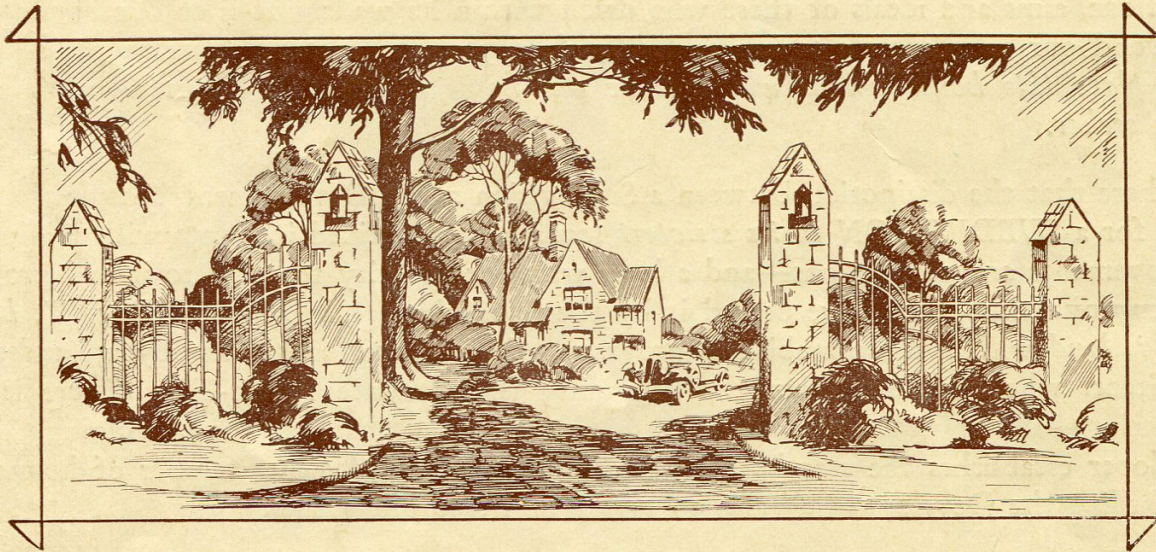
(APPROXIMATELY)

g. Company	↑	30 Minutes from Ford Rouge Plant
on	↑	35 Minutes from General Motors Building
pany	↑	40 Minutes from Detroit City Hall

**SEDALE GARDENS IS INSURED AGAINST FUTURE
BY ITS LOCATION AND RESTRICTIONS**

Rosedale Gardens

"Where you can live with pride"



A BEAUTIFUL RESTRICTED HOMESITE
FOR DISCRIMINATING PEOPLE

APPROXIMATELY

- 5 Minutes from the New Burroughs Plant.
- 10 Minutes from Kelvinator Corporation.
- 15 Minutes from Sears Roebuck Co. and
Grand River Shopping District.
- 30 Minutes from Ford Rouge Plant.
- 35 Minutes from General Motors Bldg.
- 40 Minutes from Detroit City Hall.

MAKE YOUR RESERVATIONS NOW
PRICES ADVANCE NOVEMBER 18TH

EVERY man should withdraw from the vicissitudes of business, enough money to buy the roof over his own head—then, if he chooses, he may speculate, take business chances—but it is of paramount importance that he first of all provide a home for his family.

No man can properly evaluate the idea of Home—for Home connotes more than four bare walls and a roof, serving as a shelter for a family;—it enshrines the loves, hopes, ambitions, aims and ideals of those who dwell within its walls. It is to our homes that we wend our way after a trying and difficult day at the factory or office. *Where we shall place this house which will become our home is of great importance to every home seeker.*

It is here that the distinction between a Subdivision and a Development becomes important, for a *SUBDIVISION in its strictest sense is land* divided into lots with minimum improvements and restrictions—and a long wait for the city to grow to it and provide the improvements that were denied it by the Subdivider. A *DEVELOPMENT, however, is land* with a more ambitious program. It is conceived usually by a Landscape Architect, who envisions from the beginning the ultimate Home-Site. There is no pioneering—all improvements and conveniences are there at the beginning. The Developer establishes the standard by the building of a sufficient number of homes to standardize the Development—and to *create and stabilize* values.

ROSEDALE GARDENS is a Development which should challenge your earnest attention, and the following observations may be of some aid to you in the selection of your future home—

ROSEDALE GARDENS is a DEVELOPMENT—not a SUBDIVISION. A permanent Home-Site—not just a place to put houses.

In Detroit, as in other cities, a beautiful home section is often destroyed by the proximity of an inferior district. A wise Developer of home-sites now finds that he must go beyond any existing Development to a place where he can command and control the *SPIRIT OF THE DEVELOPMENT*.

A Home-Site Section, in order to be preserved for the people who dwell there, must have the protection of *SIZE*. Three or four streets of beautiful homes are not sufficient to withstand the inroads of time, but must sooner or later yield to the encroachment of the poorer properties. Shelden Land Company has purchased A *SQUARE MILE* of property.

Such a Development is dependent upon the *integrity* and *stability* of those who sponsor the property. The Shelden Company needs no introduction.

A High-Grade Home Section is not an accident. It is the result of thoughtful action upon the part of those who develop the property. Rosedale Gardens carries—*Careful Restrictions—Improvements—Transportation—Educational, Spiritual and Commercial Requirements—Character and Pride.*

THE development of Rosedale Gardens is similar to that employed in its sister property, Rosedale Park—now a standard for distinguished residential sections. The Shelden Land Company has secured the advice and services of experts in the field of *engineering, landscaping and architecture*. Our properties are known by Developers throughout the country and are nationally recognized for their excellence.

Citizenship Rating by Shelden of those people buying homes, is considered unique, has stood the test of time and has won the hearty approval of those who understand its workings. *No untoward influences* creep into Rosedale Gardens through careless standards in selecting home buyers.

Rosedale Gardens—due to its location, size and character of development—becomes an *independent, suburban community* but a few minutes from the new Grand River shopping district. It is a community of and for those who have *pride in their homes*, who wish to live amid distinguished surroundings and high-class, cultured people, but who at the same time do not choose or are unable financially to spend a large sum of money for such a home.

Into Rosedale Gardens has been built *Sentimental Value*. This, coupled with the commercial value of property, tends to make it the more desirable. Of course, it is the Sentimental Value for which discerning people are so anxious and solicitous.

Home Owners of Rosedale Gardens are uniformly fond of their lawns and flowers. Their friends about them—similarly interested—make it possible for each to enjoy his neighbor's improvements—for his neighbor, in a certain sense, supplements his efforts and each garden becomes the complement of the other.

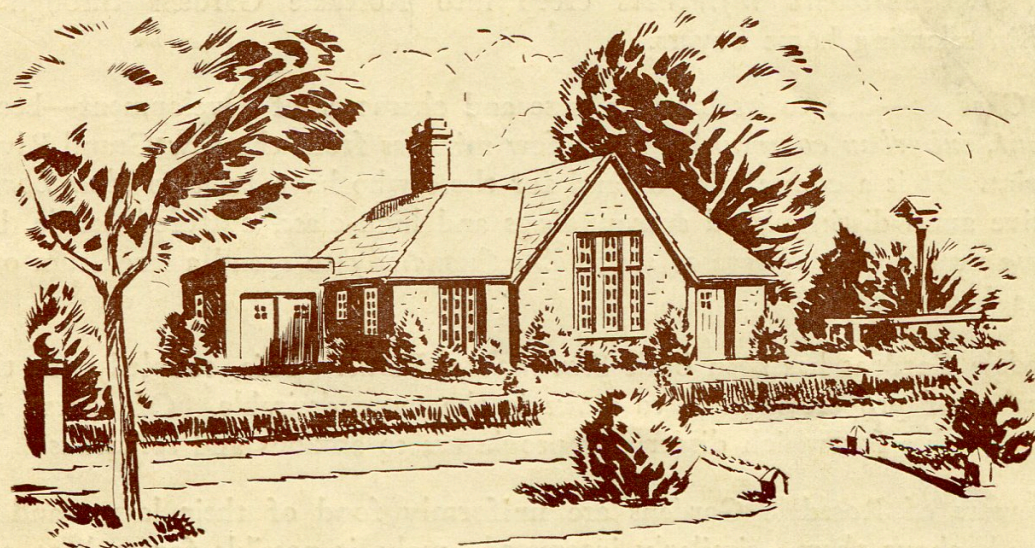
Social Life in Rosedale Gardens has not been overlooked. The building of a Club House was made possible by the Shelden interests, and there all social activities are given opportunity for expression—dancing, golf putting, tennis. Much care has been given to the activities of the young people and in this same Club House there is ample space for Girls' Friendly Societies, Girl Scouts, Boy Scouts.

Necessity for Good School Facilities challenges the attention of all parents. A public school has been erected in the geographic center of Rosedale Gardens, which with local control has become almost the equivalent of a private school. And when we pause to consider that the children our youngsters play with frequently become their friends in later life, *it is advantageous to know with whom they are now associating*. It is also a comfort for parents to know that it is not necessary for their children to *cross dangerous streets* on their way to school.

Low Taxes in Rosedale Gardens. Due to the fortunate fact that we are *beyond the city limits of Detroit*, taxes are about *one-third* of what they would be for the same type of dwelling within the city limits.

Those responsible for the development of Rosedale Gardens have not waived through the good years nor the bad from their ultimate goal—Beauty of Landscape—Good Architecture—Well Built Homes—Dignity—*WITH ECONOMY*—to the consumer.

Home



A LITTLE PLACE
BUT IT'S ALL OUR OWN
A PLACE TO LOVE
A PLACE CALLED HOME.

Shelden Sons Sales Co.

2600 BUHL BLDG.

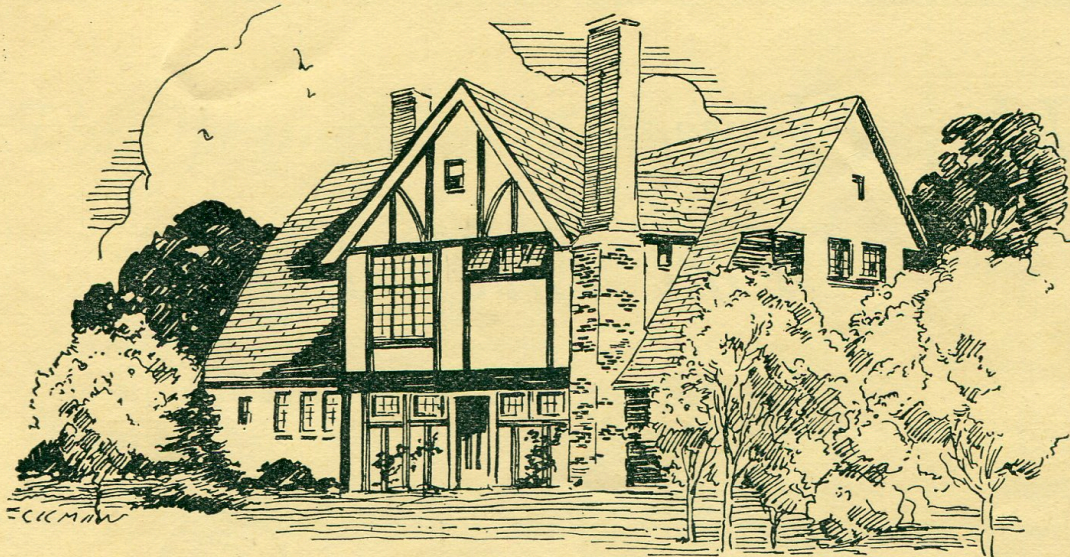
RAndolph 5200

DETROIT, MICH.

*Have a Home
of Your Own
in*
**ROSEDALE
GARDENS**

*Where Rosy-Cheeked
Children Will Bloom*

SHELDEN SONS
500 Buhl Bldg.
Detroit



Live in Independence

Rosedale Gardens

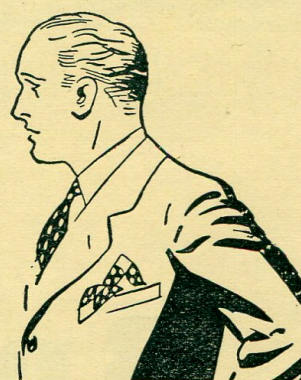
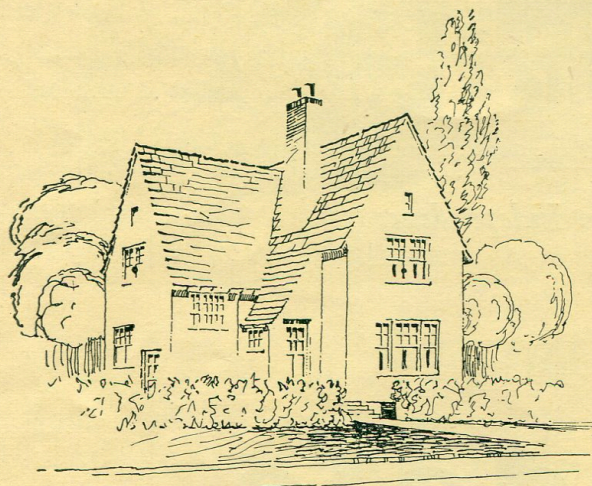
—Homes to Love and Live In

SHELDEN SONS

500 Buhl Building, Detroit

Randolph 5200

His Home!
You Envy Him!



Why Not Be This Man?

—Then, You Will Never Have to Worry That
“By and By Hard Times Comes
A-knocking at the Door!”

Instead of “Hard Times Coming,” You Have “*Opportunity Now!*”
Your Children’s Cheeks Should Be Rosy! Your Own Home
means Security—Contentment—Satisfaction. You win freedom,
stability and a better social environment,—better living and
better lives. To the family, home brings unity and economy,
together with the happiness that can only come from “*HOME*”

The Opening Day of Rosedale Gardens 25 Homes Were Sold

See them now. See the new ones. That's proof.

To responsible people, we make this offer:

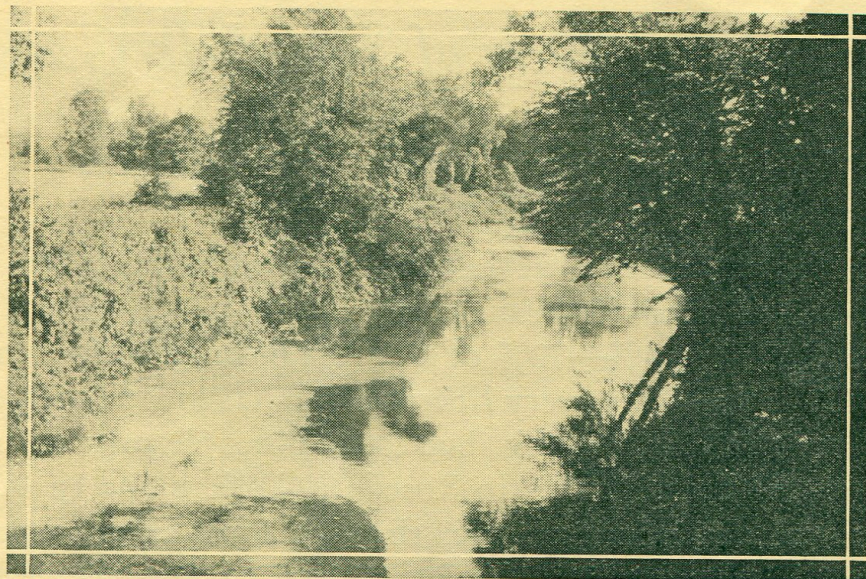
Loans of 90%—84%—70% of the Cost of Both House and Lot.

Our financing is very, very liberal. We have made such offers, not to profit in the building, but to help people own their own homes, to promote activity in Rosedale Gardens and to enhance property values. Many people, through force of circumstance, may only *dream* of home. We have helped those people *realize* their ideals.

We Build at Wholesale and Sell at Cost.—Cost Means: No Builder's Profit or Commission; No Discounting Contract Allowance. We Sell Our Lots Ourselves. We Build Or You Build Yourself. We Save You Money. Ask the Families That Live There.



A Lake—Five minutes from your home!



River Rouge—A beauty spot near you.

How long have you wanted to own your own home, out far enough to make sure that the children are breathing pure air—close enough in to enjoy the conveniences and pleasures of the city? Perhaps you have dreamed of this for years. A knowledge of the many difficulties that may be confronting you now inspired the Shelden Plan of Complete Financing and Building of Homes.

An Ideal

Rosedale Park is today the materialization of an ideal. Rosedale Gardens tomorrow will be an even greater achievement. We are building a community of honest, upright, self-respecting citizens—a home for the family that loves beauty, a pretty garden, a cozy home—a clean, decent atmosphere for the children—a quiet healthful resting place for the man, tired from his business and the work of the day.

Your home in Rosedale Gardens creates a little corner in the world that is all your own, where a woman may smile at the children's happy, careless play and where a man, for a few brief hours, may shut out dull care and hear his child's voice—"Night, Daddy."

Development

Size, Location, Accessibility are essential features in the development of the Ideal Residential Community. Transportation,—Restrictions,—Improvements then follow as prime factors in the creation of that community.

Engineers and realty experts whose wise planning made it possible to develop Rosedale Park spent many months acquiring this site for Rosedale Gardens.

X The mile-square section finally selected is the finest piece of land that was to be found. It was chosen because of its natural beauty and adaptability for building. The land lies high, dry, level, with a rich loam top—fertile for velvety lawns and luxuriant gardens. No sand dunes and ravines make expensive difficulties for the home landscape gardener.

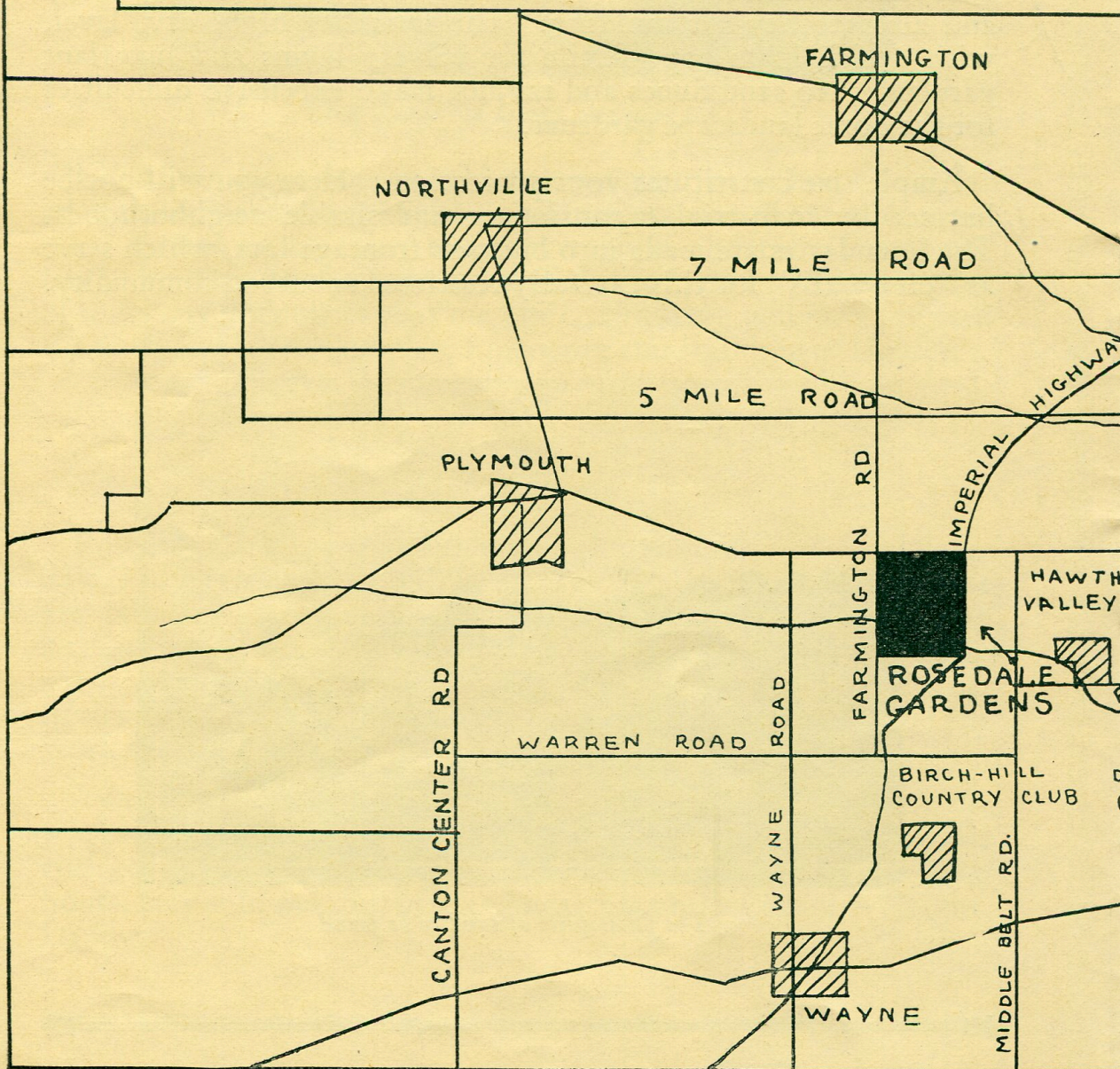
{ Ample size constitutes your protection. Here you will not be harmed by industrial expansion or undesirable neighborhoods. The boundaries are made into business frontage lots, which serve as "city walls" for this carefully restricted suburban community.



The finest piece of land to be found

Salient Points About R

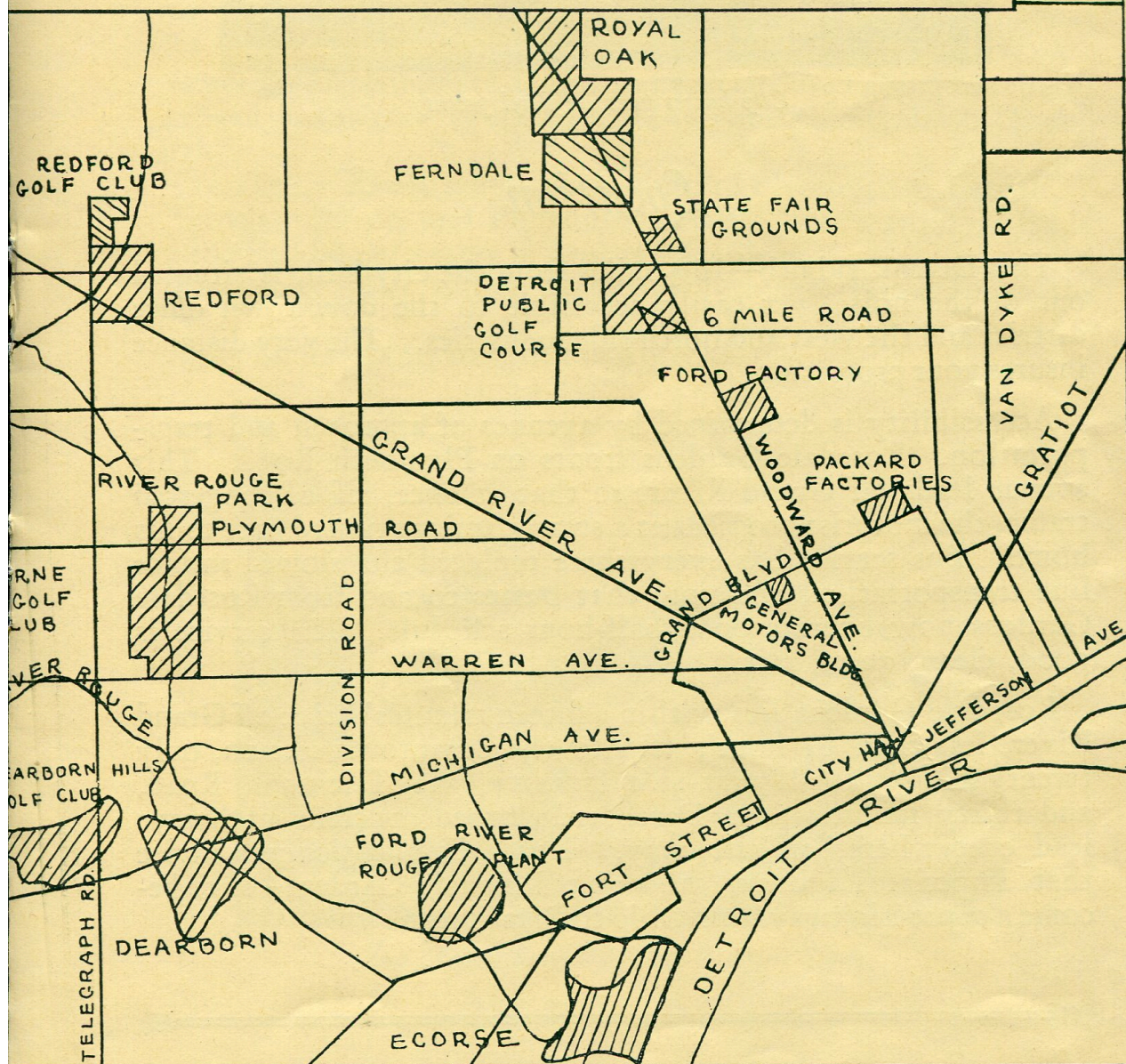
ROSEDALE GARDENS is a mile square Townsite Located in
 ROSEDALE GARDENS HOMES, Bought on the SHELDEN
\$1350 for a 40x135 ft. lot, carefully restricted, and a well built
 Cost of approximately **\$5000**. Drive to ROSEDALE GARDE



Rosedale Gardens Homes

the Path of Detroit's Exclusive Suburban Residential Section.
N-PLAN, Appeal to a Man's Love for a Home of His Own.

Home, Built as You Want It, at the SHELDEN-PLAN Wholesale
S—the map below shows you how—See the Homes already there.

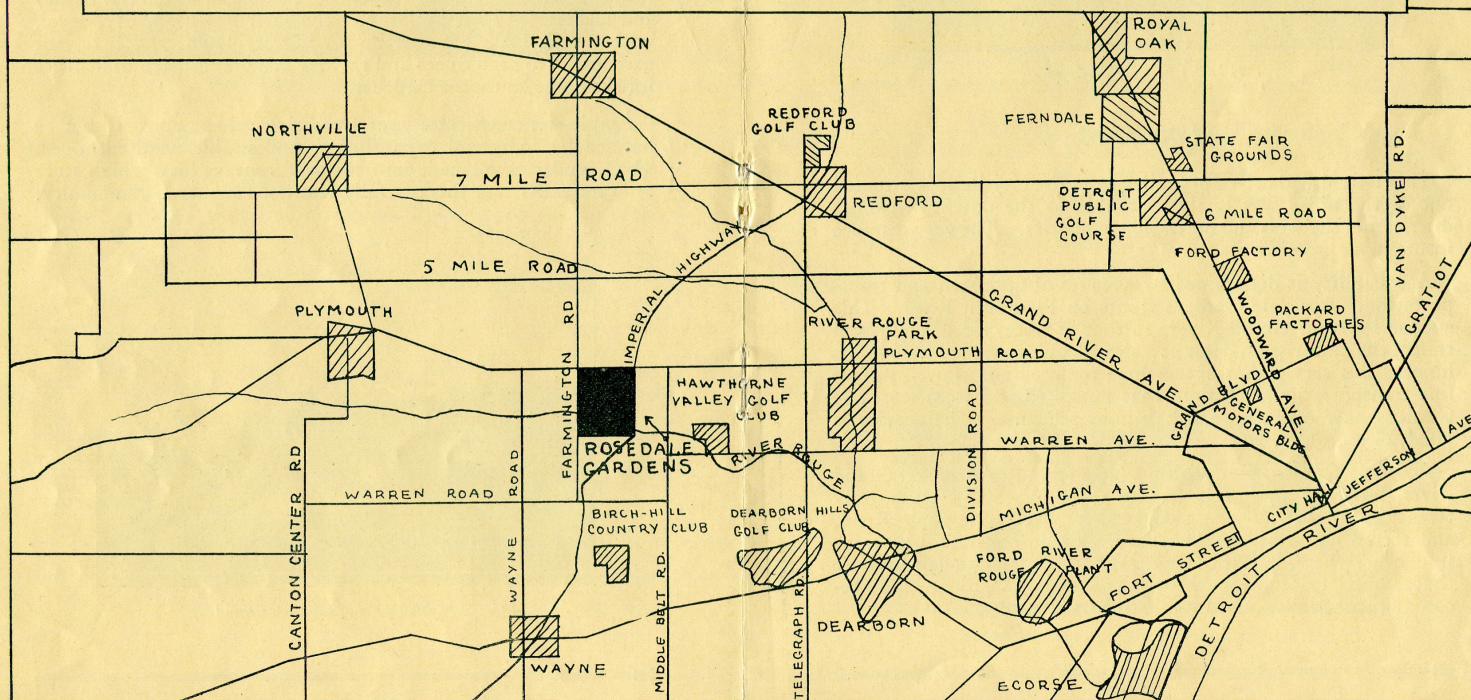


Salient Points About Rosedale Gardens Homes

ROSEDALE GARDENS is a mile square Townsite Located in the Path of Detroit's Exclusive Suburban Residential Section.

ROSEDALE GARDENS HOMES, Bought on the SHELDEN-PLAN, Appeal to a Man's Love for a Home of His Own.

\$1350 for a 40x135 ft. lot, carefully restricted, and a well built Home, Built as You Want It, at the SHELDEN-PLAN Wholesale Cost of approximately **\$5000**. Drive to ROSEDALE GARDENS—the map below shows you how—See the Homes already there.





City busses pass our development

Location

This Detroit suburb—16½ miles from the city hall, is situated out of the noise, yet easily accessible to the downtown office district and the west and north side industries. The very distance insures your protection.

Accessibility is determined by avenues of approach and transportation. Rosedale Gardens fronts on Plymouth Road. This avenue leads off Grand River, so that at once, rid of congested traffic, the motorist proceeds at a steady, uninterrupted pace to his home. Bus service has everywhere replaced the slower surface line transportation, and note that busses to and from Rosedale Gardens now operate on a half-hour schedule. The service is good, clean, quiet, fast.

Rosedale Gardens lies within a fifteen minutes' drive off Grand River, less than an hour's trip to the downtown section, only twenty minutes to all west side industry, via Telegraph Road, and thirty minutes into Dearborn. Broad concrete highways lead everywhere, all the way. Road Commissioners advise that Imperial Highway, abutting Rosedale Gardens—is to become a super-highway from Ohio to Port Huron.

Sane restrictions—not prohibitive, protect the average man, longing for a cozy home, in a restricted district, without costing him a fortune.

Improvements

Improvements—concrete roads, cement sidewalks, sewers, water lines, shade trees. All the improvements the city has to offer—no waiting for years for the sewer, water lines, paving, telephones or electricity to reach your property. *They are there—now!* Rose-dale Gardens is now under way. Water lines are installed to meet with city specifications. Likewise all sewer profiles, plans and layouts have been drawn by the best certified engineers after consultation with the City Departments to obtain a permanent form of installation.

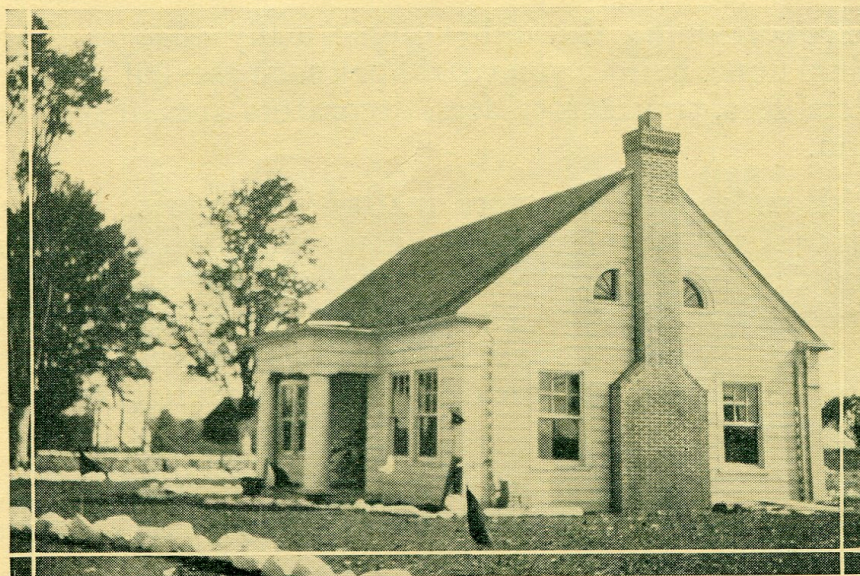
SCHOOLS—To eliminate danger to small children going to school, a school bus is now operated to take your youngsters back and forth.

CHURCHES—Easily accessible by auto to Plymouth or Detroit.

STORES—Detroit and Plymouth service. Plans are now ready for the building of a store in Rosedale Gardens.

Electricity—The Edison Company furnishes power as in the city.

Telephones—Now installed in Rosedale Gardens.



Our Modern Sales Office and Waiting Room.

Our Building Program

Our building follows a carefully worked-out co-operative plan. If you and each of your neighbors bought lots in various sections, and built on them, each doing the financing, you would pay on an individual basis, as though you had an individual automobile built to your special order. It's more costly than necessary to build that way.

Instead, through the co-operative service of our building organization, you receive the saving effected by our—

A. Ownership of the land in acreage, rather than in lots, as most other builders operate.

B. Purchase of materials wholesale, by the thousands, where an individual or the usual builder buys in small quantities.

C. Continuous employment of expert men. We keep them busy and hold them with us, in the organization, saving the grave losses sustained in training inexperienced men and in remedying mistakes such men make.

D. Ample financial backing, making possible the carrying of our own contracts. We do not sell them at a discount as builders do—and this 15 to 25% is not added to the cost of the house.

E. Proportioning through volume many charges that as an individual home builder you would pay such as—building permits, architects' fees, contractors' fees, decorators' fees, inspectors' fees and so on.

All this makes possible more quality for the price you want to pay—or the quality you want at a real saving. The Shelden Construction Company offers you a choice of many charming plans. You do not go, first to an architect, then to a contractor, then to a bank. You have none of the worries of this much-dreaded and wearying procedure, unavoidable when you undertake to build a home yourself.

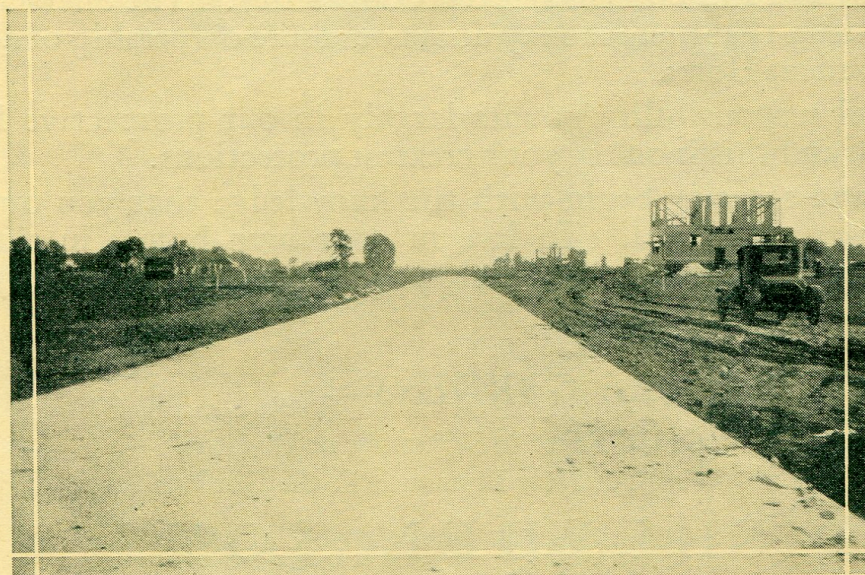
The Shelden Plan not only reduces cost, but protects you, as an individual, against faulty construction; for our own builders have no motive for skimping on specifications.

Price--Value--Appreciation

If you buy a ready-built house, you have no choice of plans, and the price asked undoubtedly includes the subdivider's profit, the original lot owner's profit, the builder's profit, and the profit of the man who sold the house. On such an investment returns must be slow: you came too late to market. By building under our Shelden Plan, you save at every turn, and are in a position to turn over your investment at a very fine profit.

Business Frontage values are determined by the homes that frontage serves. Rosedale Gardens consists of one square mile to be built into a home-owning community. Drive to the property and see the high grade construction under way. Purchase of this business frontage is a good investment—not a speculation. Sales already made indicate that we enjoy the public's confidence.

X Residence Frontage has a "real" and a "sentimental" value. Rosedale Gardens is not a renting district, but a development of home owners. And "there is no place like home." Houses will not be allowed to run down. A man takes just pride in his own home and garden. Building for his own use, he builds a better home.



Real Concrete Streets—there now!

Prices are the same as in competing properties, or lower. We sell cheaper, something better. These prices are sound prices, because they are low and because they include no middlemen's profit. We believe the property is saleable today at higher prices. There will be, therefore, a natural appreciation. Not content, however, with the gradual rise in value, we are forcing appreciation by an unusual development in improvements and building.

Money is to be made in Real Estate. Put your dollars with us. To everyone of yours, Shelden Sons have invested ten. Lots and houses sold a year from now will cost your procrastinating neighbors more.

Property is what is made of it. Its quality lies in the location of the land, in the restrictions, in building and ownership, in the value-protection it offers, in the type of people who live there, and in the character of the firm which is back of it.

Conclusion

Remember, a family need not be wealthy to own a home in Rosedale Gardens. Our building and financing enable families of moderate means to buy a finer home than their income would otherwise warrant.

Everyone who buys a home in Rosedale Gardens must meet a high standard of citizenship and desirability. The Shelden Plan is unique in that mere money does not assure ownership of a Rosedale Gardens Home.

Moral responsibility counts largely in our prospective homeowners, and this is one of your greatest protections.

Joy and security begin with the knowledge that you own the roof over your head. To live in your own home, in times of adversity or prosperity, will help you morally and financially for a lifetime.

Drive to ROSEDALE GARDENS—

Grand River to Wyoming or Division
Then Out New Plymouth to the Gardens

SHULDEN SONS

500 Buhl Building Randolph 5200



YOUR
Rosedale Gardens
HOME



GIVE *Your* FAMILY THE ADVANTAGES OF A *Protected* COMMUNITY

★ Here in Rosedale Gardens thoughtful restrictions and protective provisions, wisely conceived, safeguard your future and your investment.

★ Here your children will go to a good school and associate with the right kind of playmates . . . They can romp in the fresh healthy suburban air, without hazard of through traffic streets. And you will be surrounded by good American neighbors—the kind of people you want to know better.

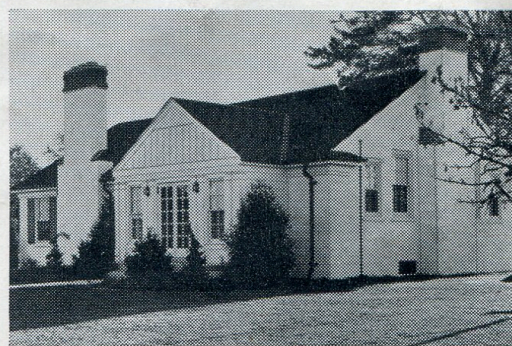
★ It pays from a social and financial standpoint, to live in a community with a FUTURE. Rosedale Gardens is growing, improving. Two hundred families now reside here . . . eventually you will see a planned community without equal in this section of the country—embracing an entire square mile of trees, flowers, gardens, good neighbors and good living.

★ Within a ten-minute drive are beautiful parks, golf clubs, riding clubs, every form of outdoor recreation.

★ Rosedale Gardens affords all the advantages of suburban living—with every convenience of the city! You'll enjoy life in Detroit's smartest west side suburb!

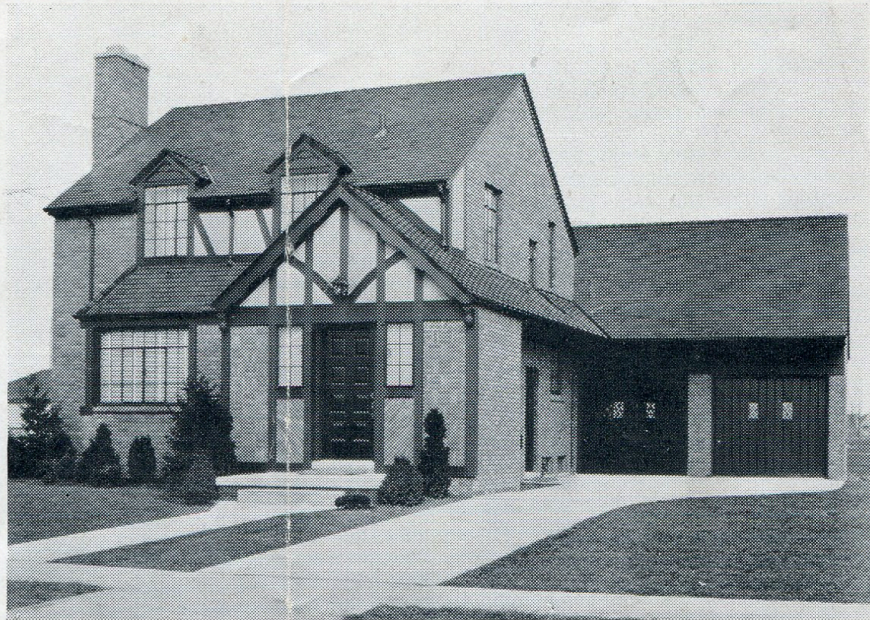


ROSEDALE GARDENS SCHOOL, centrally located in this community, offers all modern educational facilities as well as an adjacent playground where children may play, safe from the hazards of city traffic.



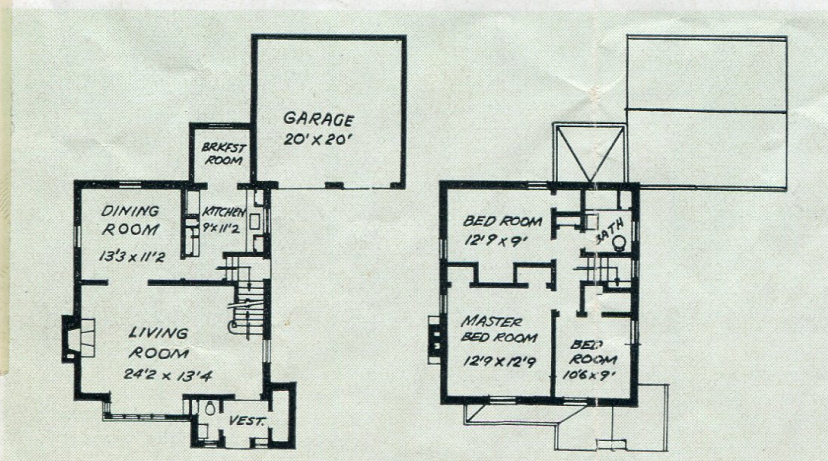
THE COMMUNITY HOUSE, built for the exclusive use of residents, provides, in addition to its many indoor recreational facilities, a modern tennis court and golf putting green.

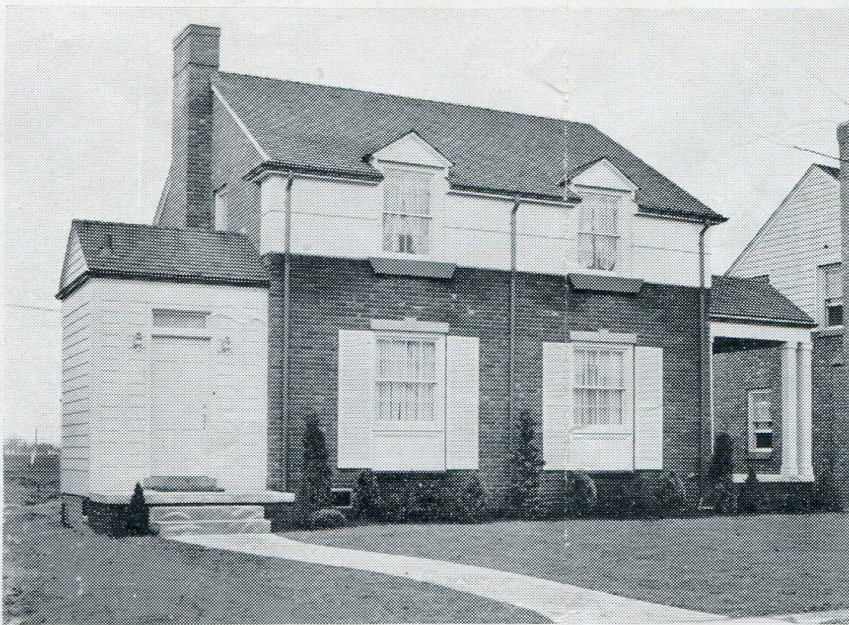
11314
CRANSTON



★ The details of the chimney and entrance, and the leaded glass and timber work of this house were inspired by the picturesque Georgian cottages found near Gloucestershire, England. The living room is of generous proportions, 24 ft 2 in. x 13 ft. 4 in., and has a natural fireplace and tile hearth. There is a spacious dining room, an all-electric kitchen with Kelvinator refrigerator and range, breakfast room, and tile-floored vestibule with an adjoining powder room and clothes closet. On the second floor are three large bed rooms, colored tile bath, and ample linen and clothes closet space. The basement includes a lavatory, fruit cellar, large storage room, and complete Kelvinator oil burning and air-conditioning equipment. House is set well back on a 60 x 135 ft. lot, completely sodded and landscaped to rear house line. Attached two-car garage and solid side drive.

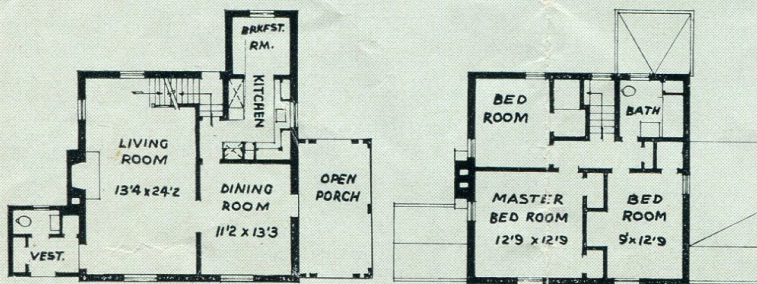
EARLY
GEORGIAN





ENGLISH, 18th CENTURY • 11405 CRANSTON

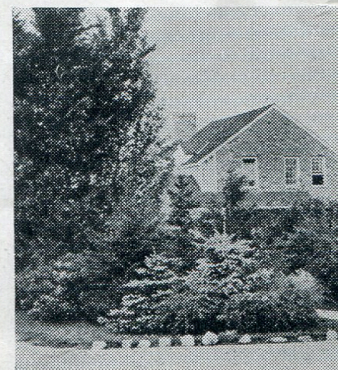
★ An authentic reproduction of an English 18th Century house found near Surrey, England. This attractive home has a symmetry and simplicity of design rarely seen. Some interesting exterior details are the molded pilasters, shutters, stone lintels. On the first floor is a spacious living room with cove ceiling and natural fireplace, large dining room, all-electric kitchen, complete with Kelvinator plus-powered refrigerator and electric range. There is a large breakfast room, and tile-floored vestibule with adjoining powder room and two large coat closets. The second floor consists of three large bed rooms, tile bath and ample linen and clothes closet space. The large basement, with walls thoroughly Colorcrete waterproofed, includes a lavatory, fruit cellar, complete Kelvinator oil heating and air conditioning unit, and large storage room. The 60 x 127 ft. lot is beautifully sodded and landscaped. Two-car frame detached garage and solid side drive are included.



CHOICE HOME ARE STILL ROSEDALE

★ Perhaps your finances do not permit immediate purchase. In a period of rising prices it is important to take that ownership NOW—but your home will be located where it is necessary to pay taxes.

★ A rapid enhancement in property values is taking place in the home-building program. The great new industrial development on Side . . . and by the way, the values, which are still at normal prices, but Select your lot now, the price is remarkably low . . . As I said, still buys a large home.

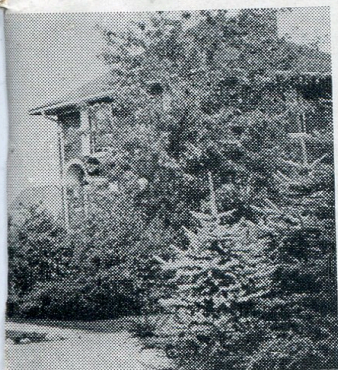


Homeowners in Rosedale Gardens take pride in the beauty of their property. Well-kept lawns and gardens are a sight to behold. This community is a true gem.

ICE SITES AVAILABLE N GARDENS

ocial circumstances do
urchase of a home . . .
ces like the present, it is
first step towards home
the homesite on which
ted . . . don't wait until
rice present prices!

nt in Rosedale Gardens
influenced by a great
. . . by the location of
enterprises on the West
natural "rebound" of
far below depression or
re rapidly increasing.
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tle as 10 per cent down
ite in Rosedale Gardens.

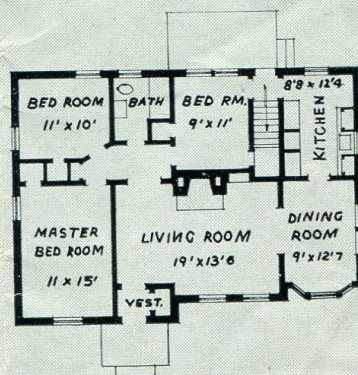


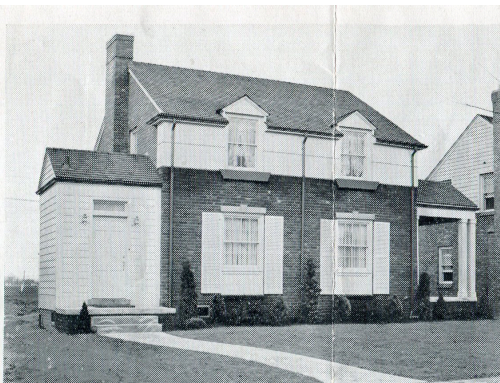
the great pride in preserving the natural
trees and shrubs enhance the charm of
community.



AMERICAN PROVINCIAL • 9628 CRANSTON

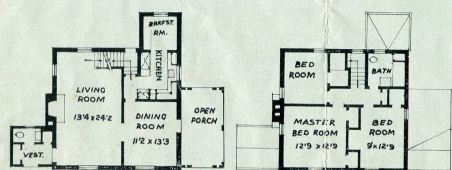
★ Here is a home designed for "complete living in a convenient manner!" It is designed in the American Provincial style, popularly known as "Cape Cod", with rooms all conveniently located on one floor. The vestibule is tile floored, and contains a convenient coat closet. A natural fireplace with a tile hearth and beautiful mantel sets off the living room, and an attractive front bay window adds light and charm to the large dining room. The kitchen is all-electric, with Kelvinator refrigerator and range, and opens onto a rear concrete open-air terrace. Three bedrooms and a tile bath complete the layout. The basement is divided into two large rooms, one of which makes an ideal recreation room. A toilet room, fruit cellar, large storage room, and complete Kelvinator oil heating and air conditioning equipment are other features of the roomy basement. This home is set well back on a landscaped and sodded lot, 60 x 135 ft. A two-car frame garage and solid side drive are included.





ENGLISH, 18th CENTURY • 11405 CRANSTON

★ An authentic reproduction of an English 18th Century house found near Surrey, England. This attractive home has a symmetry and simplicity of design rarely seen. Some interesting exterior details are the molded pilasters, shutters, stone lintels. On the first floor is a spacious living room with cove ceiling and natural fireplace, large dining room, all-electric kitchen, complete with Kelvinator plus-powered refrigerator and electric range. There is a large breakfast room, and tile-floored vestibule with adjoining powder room and two large coat closets. The second floor consists of three large bed rooms, tile bath and ample linen and clothes closet space. The large basement, with walls thoroughly Colorcrete waterproofed, includes a lavatory, fruit cellar, complete Kelvinator oil heating and air conditioning unit, and large storage room. The 60 x 127 ft. lot is beautifully sodded and landscaped. Two-car frame detached garage and solid side drive are included.

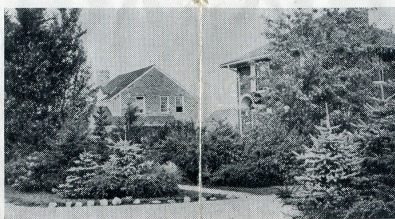


• 4 •

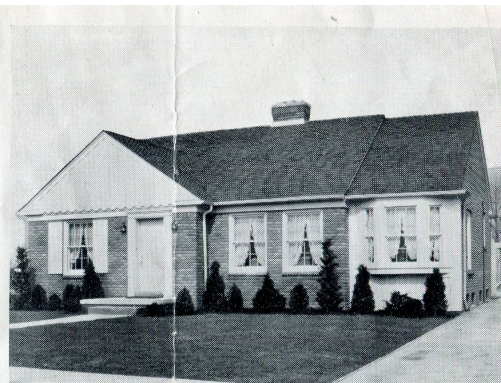
CHOICE HOMESITES ARE STILL AVAILABLE IN ROSEDALE GARDENS

★ Perhaps your financial circumstances do not permit immediate purchase of a home . . . In a period of rising prices like the present, it is important to take that first step towards home ownership NOW—buy the homesite on which your home will be located . . . don't wait until it is necessary to pay twice present prices!

★ A rapid enhancement in Rosedale Gardens values is taking place, influenced by a great home-building program . . . by the location of great new industrial enterprises on the West Side . . . and by the natural "rebound" of values, which are still far below depression or normal prices, but are rapidly increasing. Select your lot now, while prices are still remarkably low . . . As little as 10 per cent down still buys a large homesite in Rosedale Gardens.

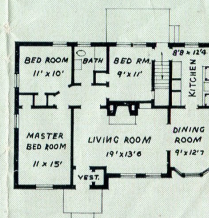


Homeowners in Rosedale Gardens take great pride in preserving the natural beauty of their property. Well-kept lawns and shrubs enhance the charm of this community.

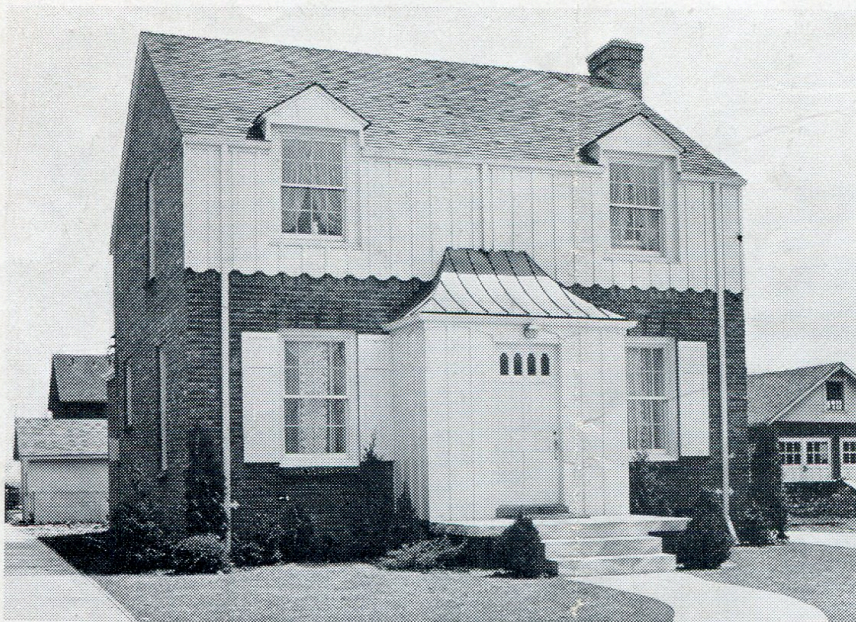


AMERICAN PROVINCIAL • 9628 CRANSTON

★ Here is a home designed for "complete living in a convenient manner!" It is designed in the American Provincial style, popularly known as "Cape Cod", with rooms all conveniently located on one floor. The vestibule is tile floored, and contains a convenient coat closet. A natural fireplace with a tile hearth and beautiful mantel sets off the living room, and an attractive front bay window adds light and charm to the large dining room. The kitchen is all-electric, with Kelvinator refrigerator and range, and opens onto a rear concrete open-air terrace. Three bedrooms and a tile bath complete the layout. The basement is divided into two large rooms, one of which makes an ideal recreation room. A toilet room, fruit cellar, large storage room, and complete Kelvinator oil heating and air conditioning equipment are other features of the roomy basement. This home is set well back on a landscaped and sodded lot, 60 x 135 ft. A two-car frame garage and solid side drive are included.



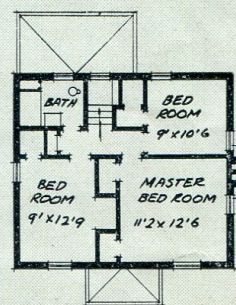
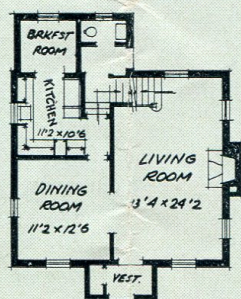
• 5 •

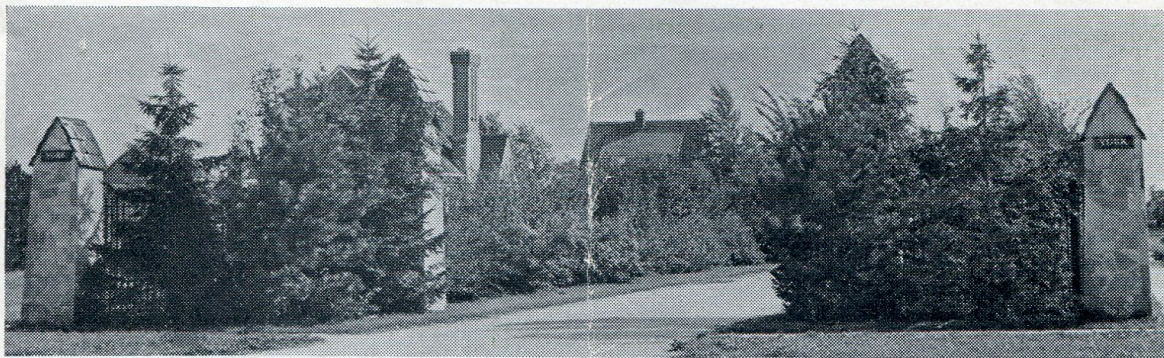


11028
PEMBROKE

19th CENTURY AMERICAN

★ There is an indefinable charm about this type of home, with its vertical boards, battens and shutters and many other characteristics of Early American architecture. Note the ample proportions of the living room—13 ft. 4 in. x 24 ft. 2 in.—it is laid out with a view to proper placing of furniture, yet has an abundance of light. The natural fireplace is on the first floor, also a vestibule with roomy coat closet, spacious dining room, breakfast nook, powder room. And—what a kitchen! You'll be fascinated by its convenience of arrangement—by the Kelvinator plus-powered refrigerator and electric range. On the second floor, we find three large bedrooms, with ample closet space, and a tile bathroom that's a beauty. The basement includes a toilet, fruit cellar, large storage space, complete Kelvinator air-conditioning with oil heating unit, year 'round hot water supply. Basement walls are Colorcrete waterproofed. This home is situated on a beautifully sodded and landscaped 40 x 130 ft. lot. Two-car detached garage and solid concrete side drive are included.





Facts WORTH KNOWING ABOUT ROSEDALE GARDENS

"Where You Can Live With Pride"

★ **RECREATION**—a beautiful Community House is provided for the exclusive use of Rosedale Gardens' residents . . . for bridge parties, amateur theatricals, club meetings, etc. It is complete with tennis courts and golf putting green. In addition to the well-equipped school playground, facilities for the children's play are found in the many county parks within a few minutes' drive. The proposed Middle Rouge Parkway, joining Rouge Park with the present Parkway, will pass along the southwest corner of Rosedale Gardens.

★ **CHURCHES**—There is both a Catholic and a Protestant Church in this community.

★ **SCHOOLS**—Rosedale Gardens is a school district in itself, controlled by the residents. Thus its public school is the equivalent of a select private school.

★ **IMPROVEMENTS**—\$500,000 has been spent for improvements in Rosedale Gardens. This community has all the improvements of the city, such as gas, electricity, water, sewers.

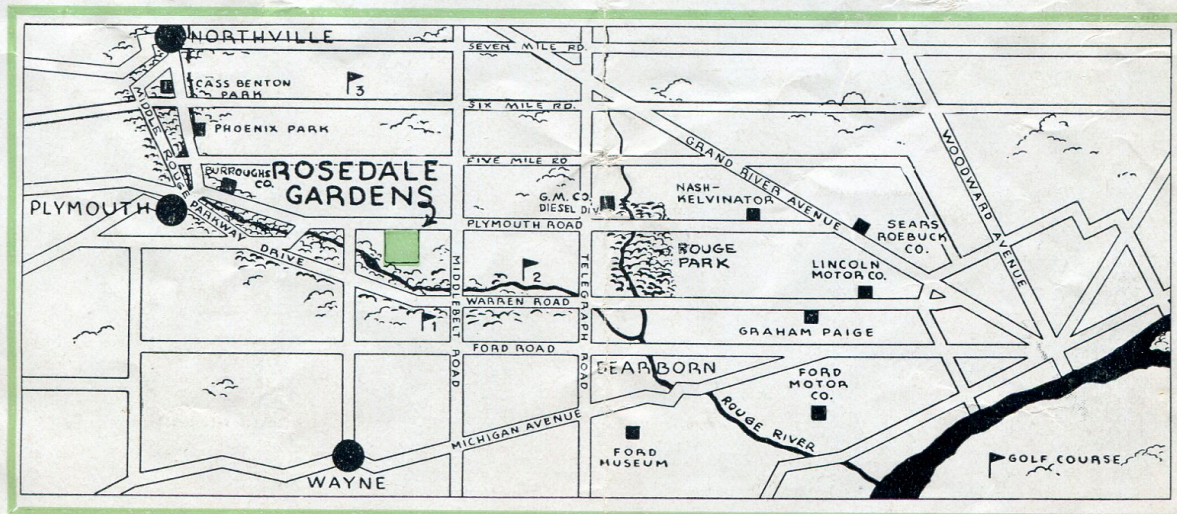
There is no pioneering to do . . . all improvements are in and paid for.

★ **TRANSPORTATION**—Rosedale Gardens has regular bus service on Plymouth Road, connecting with the important shopping center at Grand River and Plymouth Road, and downtown transportation.

★ **TAXES**—Taxes in Rosedale Gardens are exceptionally low . . . only about one-third what you would pay in Detroit.

★ **ENVIRONMENT**—In keeping with the environment, new Rosedale Gardens Homes are situated on large, beautifully landscaped plots . . . 60 ft. x 135 ft. homesites . . . Such grounds are equivalent in area to two city lots . . . and mean privacy, room for children to play, a garden that's a real joy! . . . Spacious grounds serve to make a home . . . not just another house.

ON PLYMOUTH ROAD, 1 MILE WEST OF MIDDLE-BELT ROAD



ROSEDALE GARDENS HOMES

Are Easy to Finance!

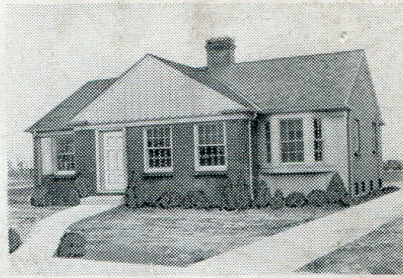
★ It's so easy to own a charming home like one of those pictured! Rosedale Gardens homes range in price from \$6500 to \$10,600 . . . including a beautifully landscaped homesite . . . and at terms to fit your personal circumstances.

★ For example, a \$9500 home may be bought, after a modest down payment, for only \$60 monthly . . . and that includes payment on the principal, interest, insurance and taxes!

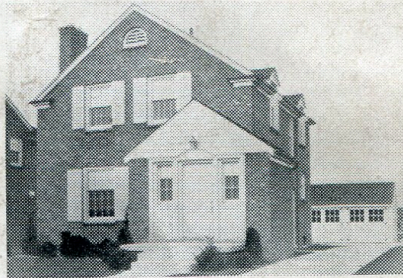
★ Why continue to collect rent receipts? Investigate NOW how, with your monthly rent payments, you can own a beautiful home of your own in Detroit's Smartest West Side Suburb!

SHELDEN SONS SALES CO.
2600 BUHL BLDG. • RA-5200

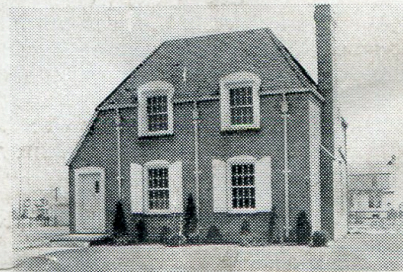
ROSEDALE GARDENS OFFICE:
Plymouth Road between Cranston and Blackburn



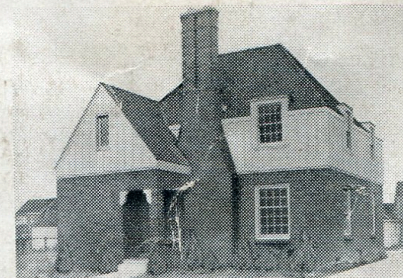
9907 CRANSTON AVE.



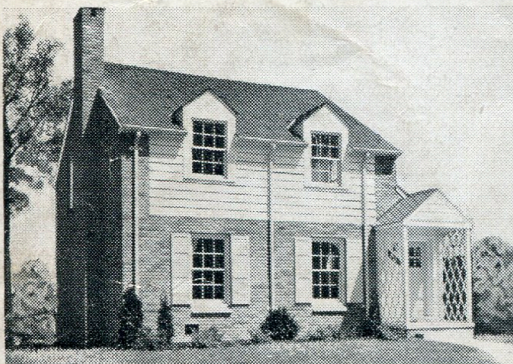
11034 PEMBROKE RD.



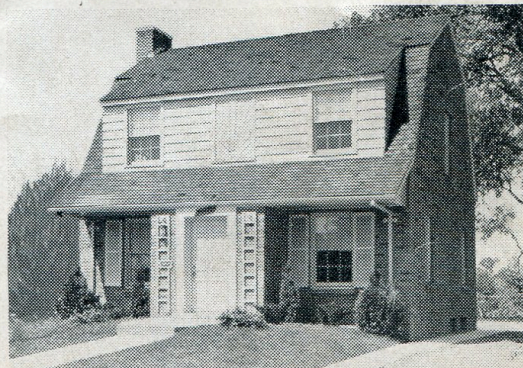
11324 CRANSTON AVE.



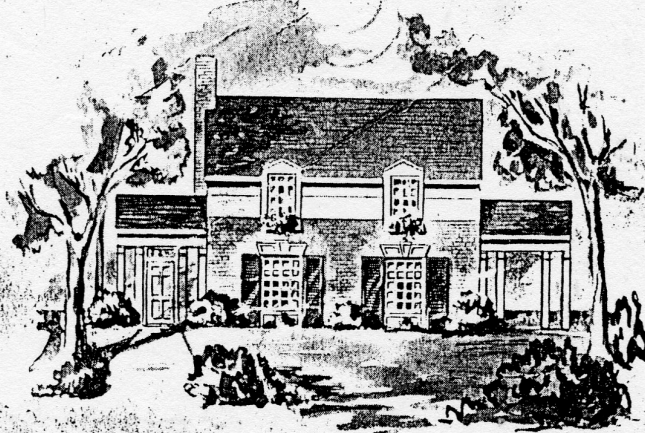
11032 CRANSTON AVE.



9928 CRANSTON AVE.



11419 CRANSTON AVE.



Four 1937
KELVIN
Budget Homes
IN ROSEDALE GARDENS

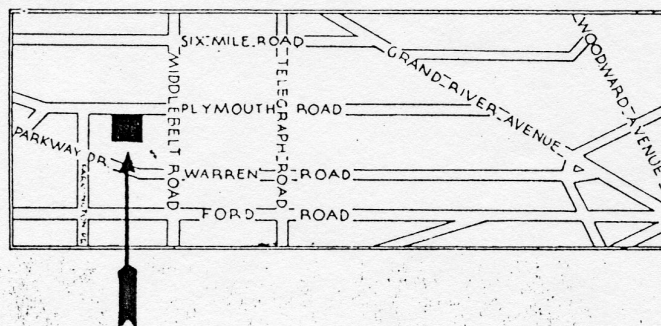
Furnished by
THE J. L. HUDSON COMPANY
DETROIT

A Hudson Demonstration of Smart Home Furnishing On Four Restricted Budgets

Everyone recognizes that good taste far outweighs mere expenditure in achieving effective, practical home decoration. But even those who most readily subscribe to this creed often underestimate the possibilities. So it is a pleasant revelation, we believe, that the interiors of the Hudson furnished Kelvin homes will disclose. Each illustrates in interesting and often in striking fashion how much more smartness, richness, livableness can be obtained for one's decorating dollar, when in the right hands. We emphasize particularly, however, that these four houses have been decorated on a budget. The furniture and decorative treatments will nevertheless be found equal to the demands of larger homes, in both taste and general appropriateness. The parquet flooring, linoleum, wallpaper, lighting fixtures and window shades are all Hudson merchandise, but are included in the prices of the houses. These items, therefore, do not require inclusion in our furnishing budgets.

*For Information concerning the decorating details
of these homes please see Miss Drueke, Ninth Floor,*

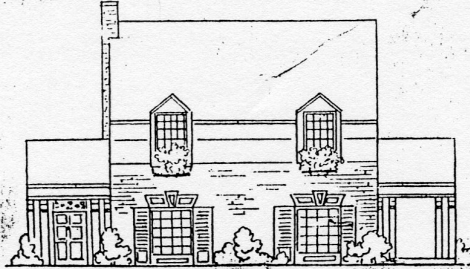
THE J. L. HUDSON COMPANY



HOW TO GET TO THESE HOMES

Drive west on
Plymouth Road.
Rosedale Gardens
is one mile beyond
Middlebelt Road

The English 18th Century House

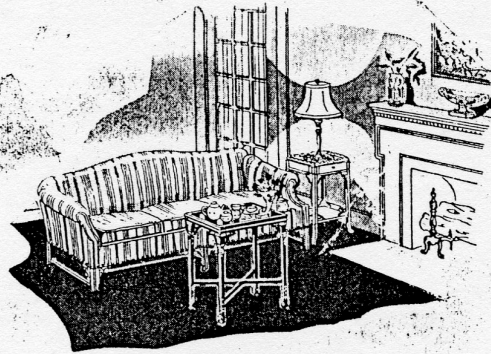


11405 Cranston Avenue
Rosedale Gardens

Furnished by
HUDSON'S

for

\$3866.85



A corner of the living room. Smart blonde mahogany sofa; sophisticated high, black lacquer tea table.

Fine reproductions of the beautiful furniture of 200 years or so ago grace this charming home. Subtle off-tones, and unexpected, most unusual color throughout is the foil for the blonde and the lovely, old-looking, rich brown mahogany. The living room is done in a soft and restful Celodon green. One of the three bedrooms has been decorated as a delightful little sitting room. In period and color this inviting retreat complements the Master Bedroom. Quiet, rich, unusual treatment is a feature of the entire house.

Hudson's Furnishing Cost, Room by Room, of this Kelvin Budget Home

THE ROOMS	Floor Coverings	Drapery Treatment	Furniture	Lamps	Pictures	Accessories	ROOM TOTALS
Powder Room		\$ 7.01				\$ 1.75	\$ 8.76
Living Room	\$288.00	135.17	775.80	124.00	49.00	148.78	1520.75
Dining Room	129.70	63.06	293.00		44.50	69.40	599.66
Kitchen, Grade Door Breakfast Room }		27.99	56.20		5.00	7.50	96.69
Stairway 2nd Floor Hall }	94.76	42.26			2.50		139.52
Bedroom No. 1	80.00	44.17	396.85	42.40	29.50	14.30	607.22
Bedroom No. 2	56.25	79.28	379.80	15.90	10.00	12.90	554.13
Bedroom No. 3	38.63	31.62	178.40	27.50	14.50	19.75	310.40
Bathroom	14.95	14.77					29.72
TOTALS	\$702.29	\$445.33	\$2080.05	\$209.80	\$155.00	\$274.38	\$3866.85

(Sales tax, books, magazines, plants and linen not included)

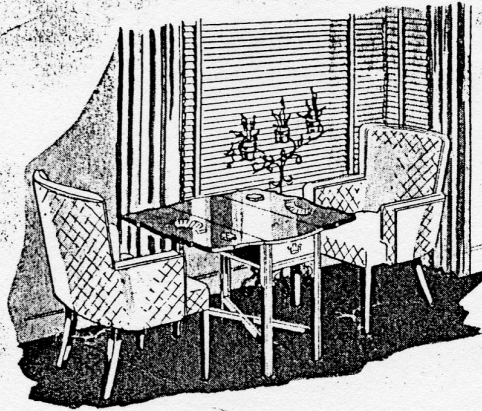
The Pleasing Early Georgian House

11314 Cranston Avenue
Rosedale Gardens

Furnished by
HUDSON'S

for

\$3402.99



The cosy living room bay, where a games table awaits in surroundings that invite pleasant play.

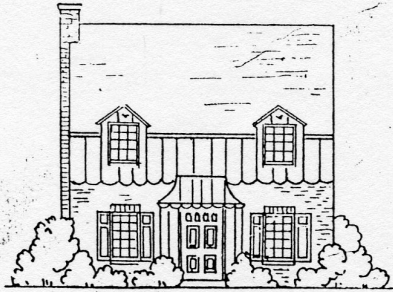
This lovely home gains its major charm through effective employment of quiet, neutral tones and the rich, ruddy warmth of excellent mahogany. Accents in deep, rich, strong colors infuse a note of almost gay warmth, tempered with dignity. Living and dining room are done in splendid Chippendale. Both these rooms derive a spacious effect from their neutral-toned walls and floors. Early American and Modern in both dark and blonde woods impart a pleasing note of contrast in the bedrooms.

Hudson's Furnishing Cost, Room by Room, of this Kelvin Budget Home

THE ROOMS	floor Coverings	Drapery Treatment	Furniture	Lamps	Pictures	Accessories	ROOM TOTALS
Entrance Hall		\$ 6.10			\$ 25.00		\$ 31.10
Powder Room		5.84				.75	6.59
Living Room	245.50	98.87	732.65	102.50	54.00	84.15	1317.67
Dining Room	112.95	69.89	293.00		29.00	30.00	534.84
Kitchen, Grade Door } Breakfast Room }		11.65	36.45			5.60	53.70
Stairway-2nd Flr. Hall	82.01	3.93			15.00		100.94
Bedroom No. 1	57.50	30.38	355.30	28.50	15.00	48.09	534.77
Bedroom No. 2	39.50	27.90	226.60	25.00	27.50	6.25	352.75
Bedroom No. 3	51.00	33.54	284.00	23.50	34.50	17.90	444.44
Bathroom	8.75	17.44					26.19
TOTALS	\$597.21	\$305.54	\$1928.00	\$179.50	\$200.00	\$192.74	\$3402.99

(Sales tax, books, magazines, plants and linen not included)

19th Century American House



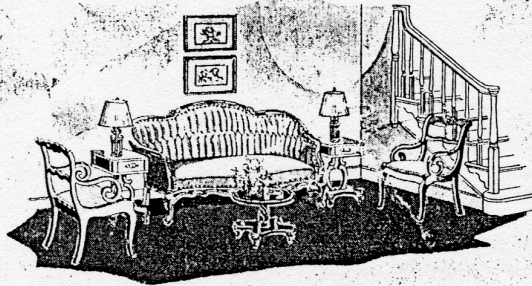
11028 Pembroke Avenue
Rosedale Gardens

Furnished by

HUDSON'S

for

\$2815.00



A glimpse of the modified Victorian living room. This room will surprise you with its charm.

Just how delightful a home can be, done after the Victorian manner, many well know. But this little home will we believe prove Victorian more delightful than ever. From its Irish point curtains on grandmama's brass poles, to English Victorian bric-a-brac bedecking the quaintest of Victorian what-nots, this cosy home is like a page from Queen Victoria's fond Marie Corelli! Notice the excellent reproduction of Victorian pile carpeting, around which the color scheme for the entire house is developed. Contemporary water colors with Victorian flavor repeat the room colors.

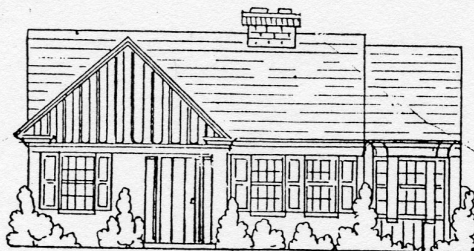
Hudson's Furnishing Cost, Room by Room, of this Kelvin Budget Home

THE ROOMS	Floor Coverings	Drapery Treatment	Furniture	Lamps	Pictures	Accessories	ROOM TOTALS
Sitting Room	\$178.00	\$ 86.68	\$ 559.45	\$ 67.50	\$22.50	\$ 98.74	\$1012.87
Dining Room	98.99	80.28	229.50		83.50	32.00	524.47
Kitchen, Grade Door Breakfast Room }		17.82	61.30			6.00	85.12
Powder Room		5.54			12.50		18.04
Stairway 2nd Floor Hall }	73.80	20.39					94.19
Bedroom No. 1	39.50	39.13	312.85	23.00	42.00	9.04	465.52
Bedroom No. 2	39.50	55.73	260.40	11.00	19.50	2.50	388.63
Bedroom No. 3	22.50	19.15	106.24	16.50	34.50	3.25	202.14
Bathroom	5.75	17.22				1.25	24.22
TOTALS	\$458.04	\$341.94	\$1529.74	\$118.00	\$214.50	\$152.78	\$2815.00

(Sales tax, books, magazines, plants and linen not included)

26

The American Provincial House

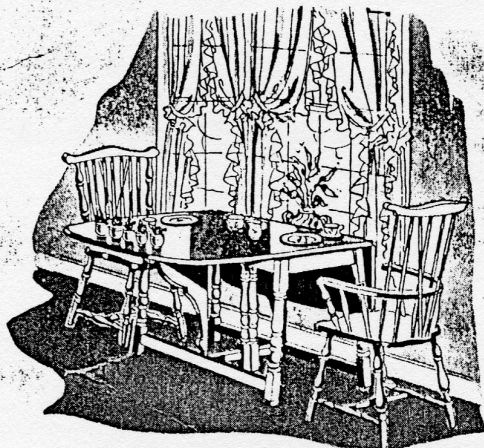


9628 Cranston Avenue
Rosedale Gardens

Furnished by
HUDSON'S

for

\$2510.09



In the dining room informal hospitality is in cheerful evidence, conducive to gay little repasts.

Simplicity, cheerful informality pervade this snug little home. As one steps in, there is a consciousness of dainty ruffled curtains; ruddy maple; fabrics and floor coverings with an interesting, hand-crafted look; gay pottery; potted plants. Hospitality permeates every nook and corner. Though there is a genteel, finished look to the furnishings, a friendly ruggedness makes itself felt. And below stairs is the Just-for-Fun room done in the rich browns of hot-oil cured pine and hickory bark.

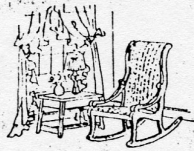
Hudson's Furnishing Cost, Room by Room, of this Kelvin Budget Home

THE ROOMS	Floor Coverings	Drapery Treatment	Furniture	Lamps	Pictures	Accessories	ROOM TOTALS
Living Room } Dining Room }	\$227.92	\$ 47.20	\$ 610.55	\$ 61.75	\$ 9.50	\$ 83.03	\$1039.95
Rear Hall	33.50						33.50
Kitchen, Grade Door		12.45					12.45
Bedroom No. 1	47.50	17.22	268.00	27.50	5.00	5.10	370.32
Bedroom No. 2	39.90	20.77	198.80	20.00	7.50	2.50	289.47
Bedroom No. 3	16.50	29.68	182.60	20.00	9.50	6.00	264.28
Bathroom	5.50	13.09					18.59
Just-for-Fun Room	34.50	45.30	301.40	61.50		38.83	481.53
TOTALS	\$405.32	\$185.71	\$1561.35	\$190.75	\$ 31.50	\$135.46	\$2510.09

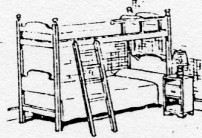
(Sales tax, books, magazines, plants and linen not included)

Glimpses of Other Interesting Details of Decoration in These Charming Homes

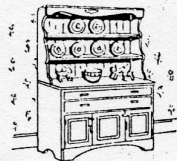
In these pages our references to our decorative treatments of these Kelvin Budget homes serve only as the merest foretaste of Hudson decorating versatility and capability. What we have accomplished on these budgets will prove, we believe, something of a revelation. We have endeavored to demonstrate how much more can be achieved through the exercise of fine taste and thorough knowledge, than by misdirected and extravagant expenditure. Make use of our consulting service freely. Trained decorators will be found in the Furnished Home, ninth floor, and in our Studio of Decoration on the eighth floor.



The Guest Bedroom in the American Provincial house has among other interesting pieces, a small chair like the one in which grandmother rocked her children.



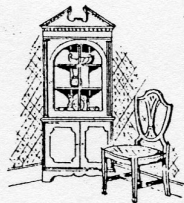
Boys' Bedroom boasts a double-deck bed of maple against a pirate plaid wallpaper, with a ladder to boot, in the quaint American Provincial home. It will take their fancy.



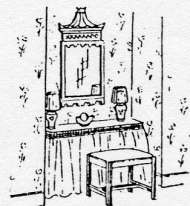
Welsh Maple Dresser in American Provincial house, reminiscent of the old dining room and kitchen cupboards still to be seen in the picturesque homes of New England.



The Distinctive Breakfast Room in the 19th Century American home employs a mountain blue wallpaper strewn with sweet-heart roses! Unusual in a breakfast room!



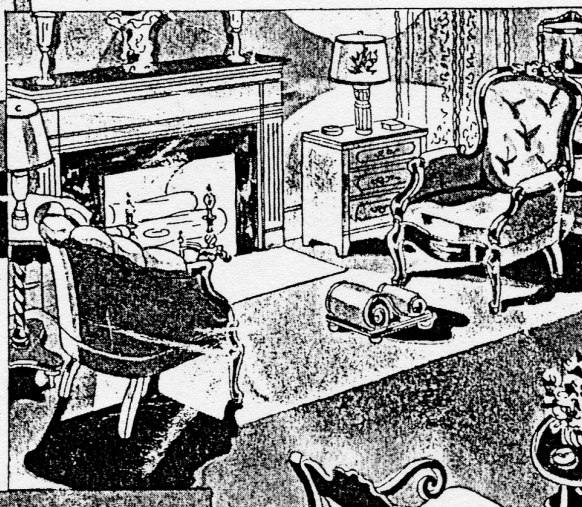
In the Dining Room of the English 18th Century home are a pair of Chippendale corner cupboards (reproductions) in place of a china cabinet, enabling unique arrangement.



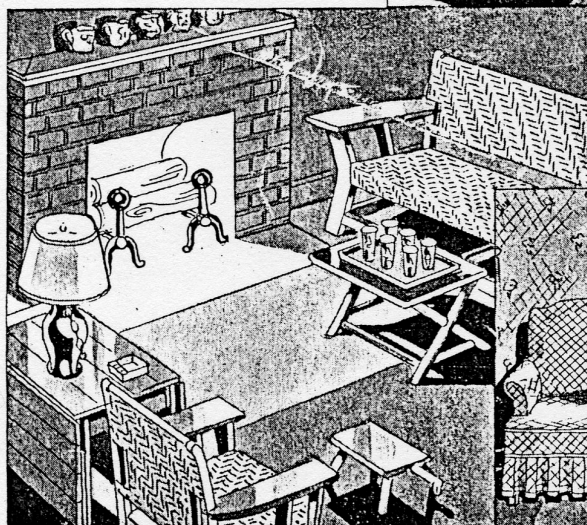
In the Guest Bedroom of the English 18th Century house a mirror topped, moire skirted dressing table occupies an alcove, providing more space in the room itself.

Pleasant Corners in These Hudson Furnished Homes

Early Georgian House Living Room has strong, deep, colorful accents in accessories and the linen covered chair. Background of French beige wallpaper and Hudson's beige Supertwist broadloom carpet. The furniture includes beautiful Chippendale reproductions.



Right—Sitting Room Fireplace Group in 19th Century American house. An intimate grouping of furniture that would look pleasantly familiar to our great-grandmothers. It is scaled and simplified to the tastes of present-day living.



Left—Just-for-Fun room in American Provincial home, has facilities for lounging and pastimes, plus a full-fledged refreshment bar.



Corner of Second Floor Sitting Room in the English 18th Century house. Moss rose pink and hydrangea blue supply a refreshing color scheme. Interesting fabrics and rich mahoganys. Wedgewood jasper blue and Lenox vases are effective accents.

TO HAVE A KELVIN HOME...

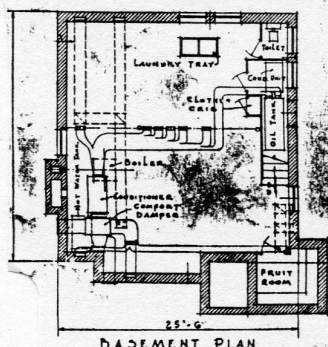
Kelvin Home is truly a new mode of living . . . not a pre-fabricated house but a completely engineered basis of construction to give you all the advantages of year-'round air conditioning, automatic heating, and Kelvinator electrical conveniences at a cost surprisingly low. In fact, the cost of a Kelvin Home on the basis of national averages is no more than that of an ordinary house of similar size. So the family with a moderate income can have all the comforts, all the luxury of living in to-morrow's home *to-day!*



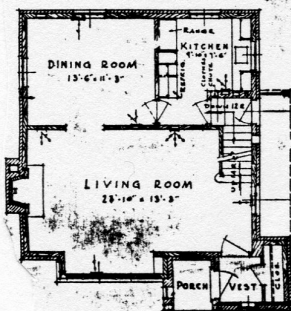
SELECT THE EXTERIOR DESIGN AND FLOOR PLANS YOU WISH TO FOLLOW

The ideal which has guided Kelvinator in the development of the Kelvin Home is to give your local architect and builder the sound economic advantages of completely engineered construction without sacrificing individuality. The wide range of exteriors, the two distinctive interior arrangements will win the enthusiastic approval of the most discriminating prospect for a new home.

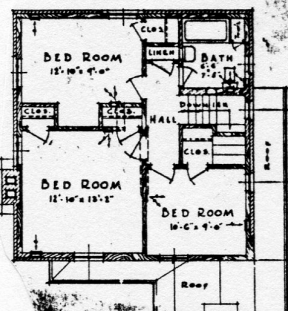
The plans shown are developed around a standard chassis for which there are two arrangements and 26 exterior designs. At right, arrangement with side living room; at left, arrangement with front living room. The plans at bottom are for homes without basement.



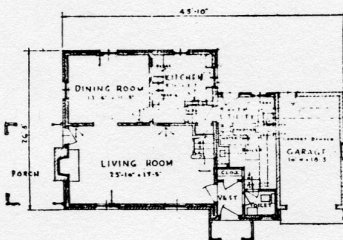
BASEMENT PLAN



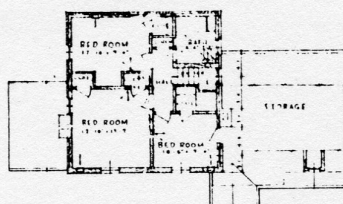
FIRST FLOOR PLAN



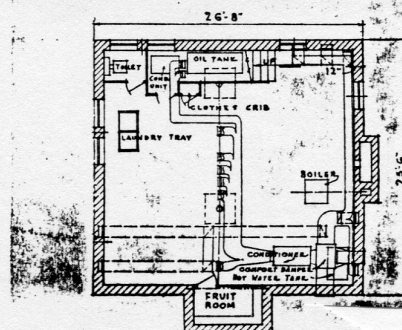
SECOND FLOOR PLAN



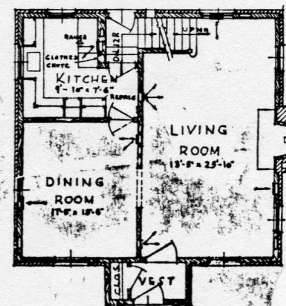
FIRST FLOOR PLAN



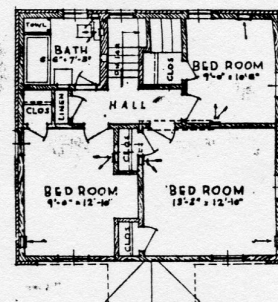
SECOND FLOOR PLAN



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

26

Authentic ARCHITECTURAL DESIGNS FROM WHICH TO CHOOSE

DESIGNS WITH FRONT LIVING ROOM

(No. 23) Cotswold English
(No. 4) Germantown Colonial
(No. 1) Modern
(No. 2) English
(No. 7) French
(No. 13) Penn. Colonial

(No. 3) New England Colonial

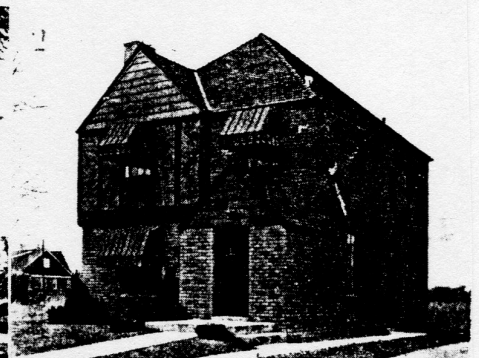
(No. 17) Modified English
(No. 22) Early American
(No. 36) Monterey
(No. 24) English
(No. 38) Regency Colonial
(No. 39) Early Amer. Colonial

(No. 25) Early American

(No. B-1) Southern Colonial
DESIGNS WITH SIDE LIVING ROOM
(No. 8) Regency Colonial
(No. 11) Modern
(No. 31) Western Colonial
(No. 34) Georgian

(No. 33) 18th Cent. French

(No. 40) Georgian Colonial
(No. 5) Dutch Colonial
(No. 9) Penn. Colonial
(No. 10) Normandy Colonial
(No. 32) Dutch Colonial
(No. 6) 18th Cent. French

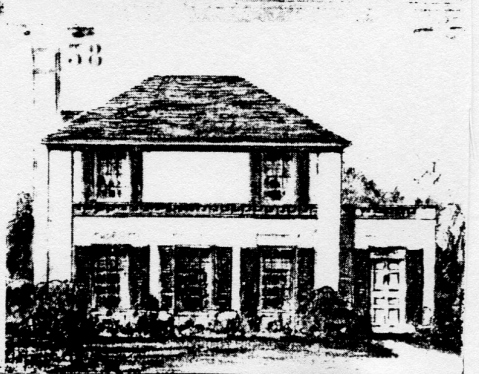
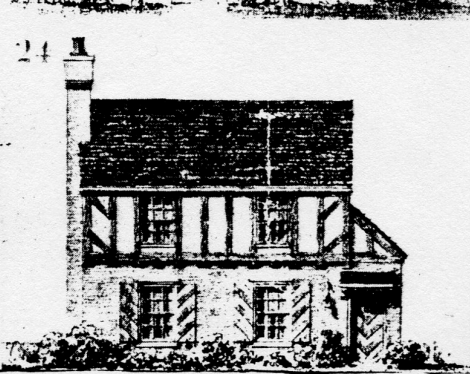
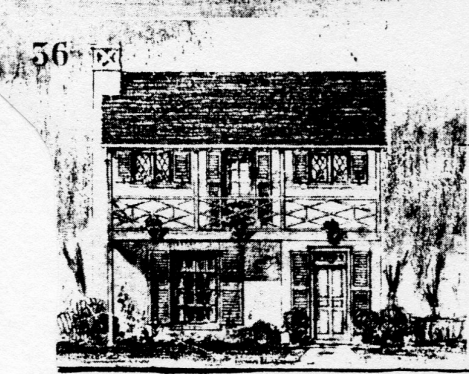
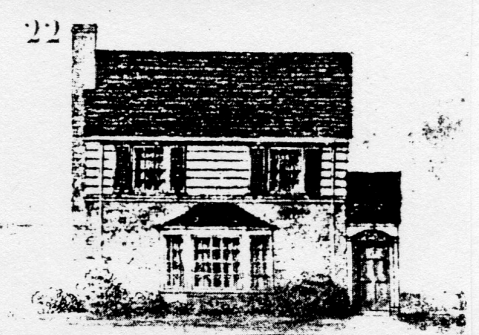


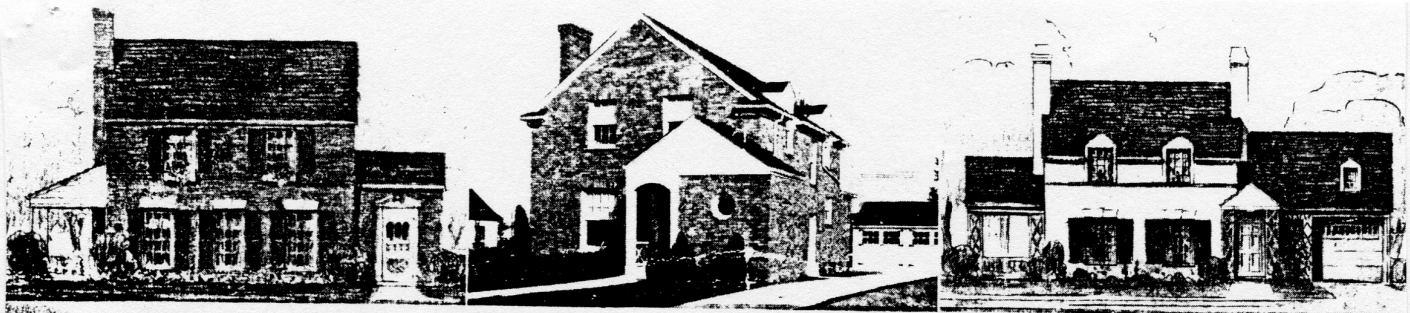
DISTINCTIVE DESIGNS

The wealth of opportunity for variation in Kelvin Home exteriors is indicated by illustrations on this page. Including one view shown on the cover, there are 15 designs of Kelvin Home with living rooms at the front . . . to suit any taste or geographical trend in architecture.

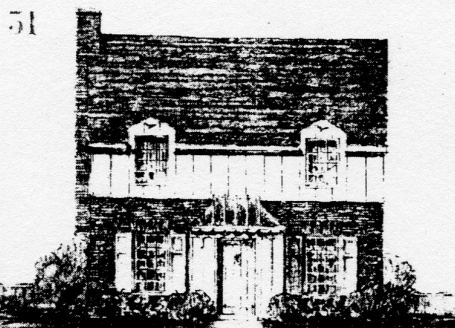
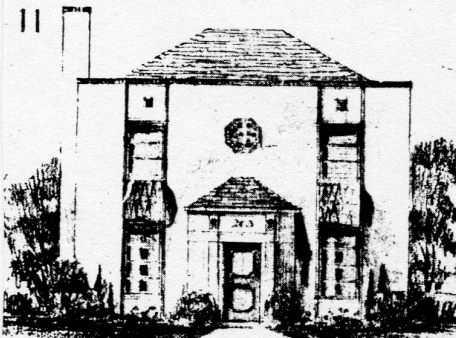
ARCHITECTURALLY CORRECT

In addition there are 11 exterior designs of Kelvin Home with living rooms at the side, illustrated on the next page and including one view on the cover.





A STYLE FOR EVERY TASTE AND EVERY LOCALITY

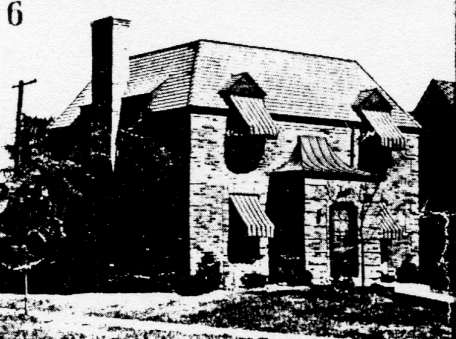
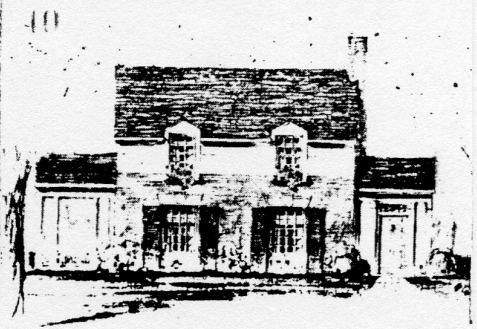


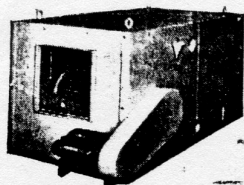
Better Living AS AMERICA WANTS IT!

In a recent survey of over 11,000 prospective home builders conducted by the Niagara-Hudson Power Corp., the following facts were established: 95 per cent wanted or "demanded" air-conditioning. 97 per cent expressed a desire for thermostatic heat control. Among conveniences an automatic water heater was first, and mechanical refrigeration was second. An oven-heat-controlled range was third. A considerable difference of opinion was expressed regarding style of exterior, proving that freedom of design was essential. The bulk of these people did not want to spend more than \$9,000.00 for this model home.

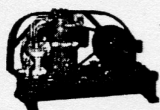
Now check this Model Home as visualized by over 11,000 prospective owners with the actual Kelvin Home. Point for point they check—100 per cent. Indisputable proof that Kelvinator's thinking in the design of Kelvin Home was correct because it was based on everyday facts.

America wants the kind of BETTER LIVING AT LOWER COST that comes with the Kelvin Home. That means that a Kelvin Home is not only a splendid investment in health and happiness, but it is also the soundest financial investment that any family can make.





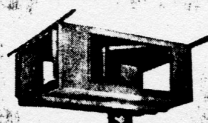
AIR CONDITIONING UNIT



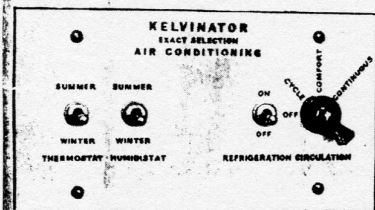
PLUS-POWERED CONDENSING UNIT



AUTOMATIC BOILER UNIT



COMFORT DAMPER



EXACT SELECTION CONTROL PANEL
An exclusive Kelvinator feature



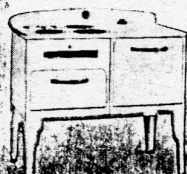
THERMOSTAT FOR TEMPERATURE CONTROL



HUMIDISTAT FOR HUMIDITY CONTROL



HOUSEHOLD REFRIGERATOR



ELECTRIC RANGE



THE KELVIN HOME "PACKAGE"

The Kelvin Home "Package" consists of the Kelvinator equipment illustrated at left: an air conditioner, plus-powered condensing unit, automatic heating boiler for oil, gas, or coal, and comfort damper, for complete year-round air conditioning; the exact selection control panel for finger-tip control of air conditioning; the plus-powered electric refrigerator for better food protection at lower cost; and the electric or gas range for superior cooking results. Each of these Kelvinator products contributes its full share toward the common goal of **BETTER LIVING AT LOWER COST.**

YEAR-ROUND AIR CONDITIONING

You are always independent of the weather in a Kelvin Home. It is air conditioned the year 'round . . . for winter warmth and summer coolness. Furthermore, it is not only cooled and heated automatically, but the air is filtered and evenly distributed, with humidity automatically controlled.

ELECTRICAL CONVENIENCES

Electric refrigeration and electric or gas cookery are basic conveniences of the Kelvin Home, but you may also have the many advantages of an all-electric laundry, with a Kelvinator electric washer and ironer. These laundry features are optional at extra cost, but they do their important part in eliminating household drudgery and making every housekeeping dollar do double duty.

Plan Now TO ENJOY THIS BETTER WAY OF LIVING

See the Kelvinator distributor to-day. He can show you how you may enjoy all the advantages of better, happier, more luxurious living in a Kelvin Home at a first cost and a monthly cost no higher than you are accustomed to paying for ordinary living. You are paying for a Kelvin Home . . . why not enjoy this newer and better way of living?

The Kelvinator residential air conditioning distributor will be glad to co-operate with your architect and builder in modifying Kelvin Home designs to exactly meet your requirements.

Let Us Help You!

K E L V I N A T O R

DIVISION OF MASH-KELVINATOR CORPORATION • DETROIT

INCORPORATED UNDER THE LAWS OF MICHIGAN

Number 113

1 Shares

ROSEDALE GARDENS CORPORATION

This Certifies that

John Nabrezny and JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Marie Nabrezny, his wife, *is the owner of*
One *Shares of the Capital Stock of*

transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed
by its duly authorized officers and its Corporate Seal to be hereunto affixed
this 11th day of July A.D. 19 60

R. B. Jackman

Robert H. Hager



SHARES

EACH