

ING-A-TING! That telephone Ting-ting-ting! Wearily, I answered, "Yes, oh, yes; and again. who is it?"

"Only Elsie," came the reply, "but don't answer if you don't want to. I know just how you feel. But I have some news that I thought you would like to be the first to hear.'

News from Elsie is always welcome, so bracing up, I said, "Oh, what is it this time?"

"Oh, just nothing, dear; but I'm getting married again."

"Well, surely you don't call that news, do you?" I retorted. Elsie is always getting married again. She is one of those women (we all know them) whom men refuse to allow remain unmarried. I verily believe, when she was in her cradle, some small boy of six proposed for her.

"Oh, well, if you're going to be horrid about it, and all that,"

"I'm not, I am really thrilled," I lied, "and do tell me all about the great big HIM for this time."

"Oh, nothing about him, dear, except that he has such a dreadful name. He's called Benjamin. It's about the house I want to talk to you. It's odd, and it's such a nice house, and he won't give it up or live anywhere else. I don't see how I

can live in it the way it is now. That's what I want you for."
"Glad to be wanted, anyhow," I said. "You'd better come up here and talk about it."

"Oh, no, you be a darling and motor out with me to see the old home. Lunch here first.

Well, of course, Elsie is one of the people you simply can't let down, so accordingly we lunched and motored.

s we lunched. she confided that Benjamin was the owner of a good old family property in a neighbouring district. heard that he was a retired sheepfarmer, who had happily made his money before the fall in prices.

Seemingly, Elsie is to be the mistress of it, if she so wills. She bemoaned the fact that it was hopelessly out-of-date. She reminded me of the days when we dressed for our first balls by candle-lightbut nevertheless, she was deter-mined never to do it again, be Benjamin never so fascinating.

Well, the new old house proved to be a charming home, as you may



made an Old-world House into a Modern Home

reall vfine old kitchen that became a hall in the new home.

guess, but how neglected! senting a blank front to a wonderful old hedge that must have been many a year a-growing, it had one storey above the ground floor, and had been added to on either side. The back view was really the more charming of the two, looking out over a sloping landscape. We stood and looked, plan after plan tumbling into our minds.

First of all, of course, the front of the house will now have to be the back, and vice versa. present front, but henceforward the back, will be given an added charm. It will have a verandah, built at very little cost, and there Elsie will install not only electric lights, but plenty of heating points, so that breakfast, tea and supper can not only be served there but made there in fine weather.

A couple of gateways will be cut into the hedge on either side of the house, and a drive made right

in colonial style.

round to the back—now the new front of the house. At each of the gateways we shall hang an electrically-lit lantern. This new front is much the most interesting part of the building, and to it we propose to add a porch, It shall have a really dignified lamp at its

This part of the house now consists of a really fine old kitchen, with some good old beams. One wonders who first put them up and with what dreams of families to be. Now it is going to be the hall, and a fine one it will make. So much less room will be required for the electrical kitchen, with its electric stove, water heater, etc., and space for cooking operations, that a side room will With the old-time range resuffice.

moved, the old kitchen makes a truly,

bricked up and an electric dog-grate in-

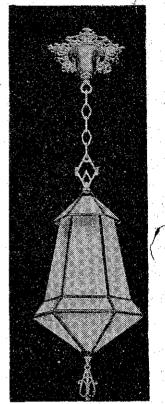
stalled, the mantelpiece becomes a feature of the room. Central lighting will be in-

stalled in the form of, preferably, a futurist

pendant, with a standard lamp flanking a

Chesterfield sofa. (Concluded on page 40.)

delightful apartment.



Central lighting will be in the form of a futurist pendant.

The stove space