

*Thesis.*

*Estimates in Household Furnishings*

*Loris M. Train*

*1906.*

## Reference Work.

- The House Comfortable  
 Agnes Bailey Ormsbee
- Home Building and Furnishing  
 Mrs. L. Price and Wm. Martin Johnson
- Decoration of Houses  
 Edith Wharton and Ogden Codman Jr.
- Principles of Home Decorations  
 Candace Wheeler
- Hardware, Furniture and Dry Goods Store  
 of  
 Manhattan, N.Y.
- Catalogues and Price Lists.
- Household Management Note Book  
 from  
 Class in that Subject, Fall Term, 1906.

## Outline

Thesis Subject: Estimates in Household Furnishing.

### I Thesis Discussion.

#### A. Introduction

1. Size of House
2. Allowance for Equipment
3. Income
4. Location
5. Object.

#### B. Discussion

Discussion of various articles and points requiring special mention:

1. Kitchen.
2. Laundry.
3. Dining Room.
4. Bed Room.
5. Sewing Room.
6. Living Room.
7. Parlor.
8. Reception Hall.
9. Linen.
10. Total.

#### C. Conclusion.

### II. Itemized List of Articles and their Cost.

The House Comfortable, for which this thesis contains an itemized account of furnishings, contains seven rooms: kitchen, dining room, two bed rooms, sewing room, sitting room, parlor and a reception hall. The allowance for equipping this home, to be occupied by a ~~very~~ small family is a thousand dollars; the income of the family is a moderate one; the house is situated in a small town and is without modern conveniences.

The object of this thesis is to make an investigation of the actual cost of furnishing a house and as the idea in view is to determine the essential articles in equipping a home, this thesis deals only with the cost and quality of the article rather than with artistic arrangement as to color schemes, etc. of the articles previously purchased.

To achieve the House Comfortable it is necessary to start with sound principles and to keep constantly in mind the ends for which a home is established. A home should yield rest, refreshment and inspiration to the members of the family. It should be the place in which each member gathers renewed courage. It follows therefore that those parts which most affect the

daily health and happiness of the household should be equipped first and most thoroughly, hence the kitchen is the first to be considered."

### The Kitchen.

The kitchen range is the first thing to be bought and from a standpoint of economy an allowance of fifty dollars is made for this article. The next purchases are those which may be called kitchen furniture.

First on this list are the curtains and shades which allowing for two kitchen windows and one outside door whose shades are of a good quality, draped simply with sash curtains amount to \$9.30.

Next there must be a work table with a zinc top, containing two or three drawers. A smaller table on casters is most useful for rolling about the room to save steps and costs only \$1.00. A small bench for water bucket wash basin etc. together with oil cloth for covering, two chairs an alarm clock, a mirror, kitchen lamps

a broom, whisk broom, mop stick, scrub brushes, scrub brushes, towel roller and dust pan complete the <sup>list</sup> of kitchen furniture. The complete, itemized list of kitchen equipment is found at the end of the thesis proper.

The refrigerator might well come in here and for \$25- a refrigerator containing ample room and of a desirable quality both economical and hygienic can be purchased.

The ware of the various utensils is tin, granite, aluminum or stainless steel as the character of the utensil warrants.

The total expenditure for the kitchen is one hundred and twenty five dollars.

### Laundry.

Before going to the dining room a brief survey of laundry equipment should be taken. Here the necessary articles are: washing machine, boiler of good tin with copper bottom, tub, wringer, wash board and ironing board, making a total of fourteen dollars & thirty cents.

### Dining Room.

The dining room furnishings are divided into dishes, silver and furniture. For a floor covering the best grade of matting art square is desirable; the round table is of quarter sawed oak and with the six dining chairs at \$9.75 apiece cost \$41.50. For the side board, or china closet of quarter sawed oak, a twenty five dollar allowance is made, with curtains and shades, rugs and a stove, the furniture amount to one hundred four dollars & twenty cents.

The allowance made for silver is sixty five dollars and the usual quality is 1847 Rogers.

The china purchases were Karit- and and semi porcelain ware; the Karit and dishes being preferably of pure white although a very dainty delicate design for the semi porcelain is permissible. In buying the necessary pieces of each ware should be selected instead of buying by the set. The allowance for fancy pieces such as creamer, sugar bowl, plates, salt and pepper shakers etc is \$15.75. The total semi porcelain ware allowance is \$10; the

glass ware allowance is the same. The linen is accounted for under another head. Including silver, china, glass and furniture the dining room furnishings amount to <sup>two hundred</sup> ~~two hundred~~ <sup>and</sup> thirty eight dollars and ninety five cents.

Bed Room No. I.

The floor covering for this bed room is an art square. The dresser and commode <sup>are</sup> of quarter sawed oak, the bedstead, iron. Box springs and the best grade hair mattress selected. These with one small bedroom rocker, one straight chair and a white toilet set <sup>with</sup> the incidentals allowed for complete the list of furnishings. Total expenditure for bedroom No I, is ninety dollars <sup>and</sup> twenty cents.

Bed Room No. II.

This bed room is furnished more simply than the other but the difference lies in the number of articles, not in the quality. The bed including springs and mattress is practically equivalent to that of bed room No I but a bird's eye maple chiffonier and one chair is substituted for the dresser, commode and two chairs, making the exclusive list of items for this room amount to nearly twenty four dollars less than the other.

### Sewing Room.

A sewing room need not be large - in fact a small room is better for it keeps the tools and materials for the sewer at hand. The floor should be covered with a good matted art square. Thread, lint and dust cling to wool carpets and make a sewing room one of the hardest to sweep. In addition to the sewing machine and the home made footstool, scrap basket, rag bag etc, the well-equipped sewing room must have a chiffonier containing ample drawer room and a good mirror, a folding couch, a straight chair and a sewing rocker. A comfortable swivel rocker may be had for three dollars. These <sup>articles</sup> with the sewing table, about three by four or five feet, supplied with casters complete the list of "must-haves" of a sewing room.

### Living Room

Floor ~~covering~~ as in the case of other rooms is an art square. The most desirable kind of book case is the set of sectional bookshelves which can be increased as more space is needed. The furniture in this room is of quarter sanded oak. In addition to these shelves a library table is one of the must-haves in the combination den, sitting room and library. Twenty dollars covers the couch expenditure. With curtains shades, parterres, lamps, clock, stove and incidentals the living room totals a hundred & ten dollars, twenty five cents.

### Parlor

The chief items for effectively furnishing a parlor are the curtains and carpeting. With neat fine curtains and a good Brussels art square tastefully designed the foundations for the artistic parlor are laid. In addition to the above mentioned articles, the parlor of the house comfortable contains a centre table, three rockers, two straight seats a jardin and pedestal, parterres, lamp, wall decorations and incidentals. Total allowance - one hundred ten dollars & thirty cents.

### Reception Hall.

The reception hall requires a comparatively small outlay, <sup>as</sup> the essential articles for its equipment are included in the following: rugs, a hall tree bearing a good mirror & several hooks for hanging wraps, a simple hall seat, a hall lamp, a neat small table and the incidentals. This list is covered with forty dollars.

### Linens.

The details of the several rooms having been disposed of, the last subject for discussion is the linens, under which head the kitchen linen, table linen, bedding and incidental linen are included.

In the kitchen linen there must be dish cloths, dish towels & dust cloths. The toilet-linen should include the roller towels, face towels, bath towels and wash cloths. The table linen includes: three table cloths of two and a half yards ~~lengths~~ at \$.85 per yard and one three yard length at \$.60; one dozen napkins at \$2.00 per dozen and a dozen at \$.75; extra pieces such as centie pieces etc at \$2.00.

For the bedding, four pair of sheets at \$2.50 <sup>per pair</sup>.

four pair of pillow cases; three spreads averaging ~~\$2.50~~ <sup>\$2.25</sup> apiece; two pair wool blankets at \$7.50; a pair of cotton blankets at \$1.50; four comforters; three dressers scarfs and two pair of towels furnish an ample supply for two bed rooms of the house comfortable.

The total linen expenditure there is: kitchen \$1.50; toilet \$3.50; dining room \$20.00; bed room \$30.00; incidental linen \$3.50; - all linen - eighty dollars.

### Conclusion

after carefully determining the essential and most desirable articles to be used in furnishing a home, and finding the actual cost of said articles, the conclusion was reached that the house as described in the introduction of this thesis could be very comfortably and attractively furnished for a thousand dollars allowing: for the kitchen - a hundred and twenty five dollars; laundry - fourteen dollars and a quarter; bed rooms - a hundred and fifty six dollars and forty five cents; sewing room - a hundred and twenty seven dollars and fifty cents; dining room - two hundred and forty dollars; living room - a hundred ten dollars and a quarter; parlor - a hundred ten dollars and thirty cents; hall - forty dollars; linen - seventy seven dollars and a quarter. This left a margin of twenty dollars to be appropriated as should be found necessary in putting them into practice.

## Kitchen

| Article              | Cost  |
|----------------------|-------|
| Window & door shades | 1 20  |
| Curtain Sashings     | 80    |
| Breakfast table      | 5 20  |
| Dinner table         | 2 00  |
| Oil cloth            | 50    |
| Kitchen wash stand   | 1 00  |
| Cupboard             | 5 00  |
| 2 chairs             | 1 20  |
| 1 Mirror             | 1 00  |
| Block                | 1 00  |
| Lamps                | 2 50  |
| Range                | 50 00 |
| Broom                | 25    |
| Whisk broom          | 10    |
| Mop                  | 10    |
| Dust pan             | 10    |
| Scrub brush          | 10    |
| Regrable brush       | 10    |
| Garbage pail-galiron | 40    |
| Wash basin-granite   | 15    |
| Towel Rack           | 10    |
| Soap dish            | 10    |
| Scales               | 1 75  |
| Meat grinder         | 1 25  |
| Ice pick             | 10    |
| Dish pan - 14 qt.    | 1 50  |
| Dish pan - small     | 10    |
| Wine dish cloth      | 10    |
| Can opener           | 05    |

## Kitchen - continued.

| Article                | Cost. |    |
|------------------------|-------|----|
| Cork screw             |       |    |
| Funnel                 | 08    |    |
| Vegetable grater       | 05    |    |
| Hot meg. " "           | 10    |    |
| Wire basket            | 05    |    |
| Potato masher          | 30    |    |
| Toaster                | 10    |    |
| Egg whisk              | 10    |    |
| Deter heater           | 05    |    |
| 3 knives & forks       | 10    |    |
| butcher knife          | 30    |    |
| paring knife           | 40    |    |
| bread knife            | 10    |    |
| 3 table spoons         | 40    |    |
| 3 tea spoons           | 11    |    |
| 1 spatula knife        | 10    |    |
| wooden " spoon         | 40    |    |
| aluminum spoon         | 15    |    |
| one quart tin pail     | 25    |    |
| two quart tin pail     | 10    |    |
| one quart measure      | 15    |    |
| granite dipper         | 05    |    |
| one quart Str. pitcher | 10    |    |
| 6 spice cans           | 40    |    |
| Flour can              | 25    |    |
| salt box               | 2 30  |    |
| Refrigerator           | 10    | 1  |
| Sea bottle             | 25 00 | 00 |
|                        | 1 75  |    |

## Kitchen (concluded)

| Article                       | Cost            |
|-------------------------------|-----------------|
| Coffee Pot                    | 30              |
| Tea pot                       | 50              |
| Double boiler                 | 60              |
| " " (small)                   | 75              |
| Stew kettle                   | 50              |
| 9 Sauce pans                  | 1 90            |
| Milk pans                     | 40              |
| 4 lids                        | 25              |
| Tin pan                       | 10              |
| Colander                      | 25              |
| Salmon Crack                  | 08              |
| Stone jar - 2 qt.             | 65              |
| Crack $\frac{1}{2}$ gal.      | 05              |
| Bread bowl                    | 40              |
| Bread pan                     | 15              |
| Bread pan (1 loaf)            | 08              |
| Tin griddle pans              | 25              |
| Loaf cake tin                 | 25              |
| Layer cake " (Square)         | 45              |
| Granite pie tin               | 10              |
| Perforate " "                 | 10              |
| Biscuit pan                   | 10              |
| Roaster                       | 50              |
| Aluminum <sup>skillet</sup> 1 | 1 40            |
| Frying pans                   | 30              |
| Waffle Irons                  | 75              |
| Coffee can                    | 20              |
| Tea can                       |                 |
| Tobal                         |                 |
|                               | $\frac{10}{00}$ |

$\frac{10}{00}$

| Article         | Laundry | Cost-           |
|-----------------|---------|-----------------|
| Washing Machine |         | \$ 6 00         |
| Bailer          |         | 1 60            |
| Tubs            |         | 1 30            |
| Wringer         |         | 2 50            |
| Board           |         | 35              |
| Ironing Board   |         | 1 30            |
| <del>Iron</del> |         | <del>1 00</del> |
| Total           |         | \$ 14 25        |

## Dining Room

| Article                 | Cost  |
|-------------------------|-------|
| Furniture-              |       |
| Shades                  | 1 20  |
| 1 Curtains              | 2 50  |
| Art Square              | 22 00 |
| Table                   | 25 00 |
| Dining chairs           | 16 50 |
| Side Board              | 25 00 |
| Glass - 10 Dove         | 12 00 |
| 6 Thin glasses          | 00 60 |
| 6 heavier " "           | 40    |
| 6 salt cellars          | 75-   |
| 12 Sherbet cups         | 2 00  |
| Vinegar cruets          | 1 00  |
| 1 thick pitcher         | 1 75- |
| 1 heavier " "           | 1 00  |
| odd pieces              | 2 50  |
| Semi-Porcelain \$10     |       |
| 6 dinner plates (7 1/2) | 90    |
| 6 pie plates            | 70    |
| 6 cups & saucers        | 1 25- |
| Salt & pepper shakers   | 50    |
| creamer & sugar bowl    | 75-   |
| 4 vegetable dishes      | 1 30  |
| 1 gravy boat            | 40    |
| 2 platters              | 1 30  |
| 6 oat meal dishes       | 75-   |
| Extra pieces            | 1 00  |
| Odd China \$15.00       |       |
| creamer & sugar         | 1 50  |
| 6 oat meal dishes       | 1 00  |
| Syrup pitcher           | 75-   |
| Salt & pepper shakers   | 1 75- |
| Odd plates              | 5 00  |
| Odd dishes              | 5 00  |

| Article                                                            | Cost. |
|--------------------------------------------------------------------|-------|
| Haviland China \$35-                                               | \$    |
| Dinner Plates $\frac{1}{2}$ doz.                                   | 3 30  |
| Tea Plates " "                                                     | 2 80  |
| Breakfast " " "                                                    | 2 35  |
| Bread & Butter " " "                                               | 1 98  |
| Platter (15 inch)                                                  | 5 75  |
| Platter (10 inch)                                                  | 1 45  |
| Vegetable Dishes                                                   | 2 70  |
| Dance Boat                                                         | 1 65  |
| Cup and Saucers                                                    | 1 85  |
| Coffee Saucers                                                     | 1 25  |
| Covered Dish                                                       | 2 15  |
| Bone Dishes                                                        | 1 25  |
| Salad Dish                                                         | 1 25  |
| Mirror                                                             | 4 00  |
| Silver \$65                                                        |       |
| 1 set acid S. spoons                                               | 9 00  |
| 1 set Rogers 1847                                                  | 2 30  |
| Carving Knife                                                      | 8 00  |
| 2 sets knives & forks (1 set knives - dessert forks - skinner set) | 16 00 |
| 3 Tablespoons                                                      | 4 50  |
| Soup Spoons                                                        | 3 20  |
| Fruit Knives                                                       | 5 00  |
| Berry Spoon                                                        | 4 00  |
| Gravy Ladle                                                        | 1 20  |
| Orange Spoons                                                      | 3 50  |
| Extra & Incidentals                                                | 6 00  |

## Bed Room No I

| Article        | Cost. |    |
|----------------|-------|----|
|                | \$    |    |
| 2 shades @ 60¢ | 1     | 20 |
| 1 pr curtains  | 2     | 50 |
| Art Square     | 20    | 00 |
| Dresser        | 18    | 00 |
| Commode        | 10    | 00 |
| Iron Bed Stead | 8     | 00 |
| Springs        | 4     | 50 |
| Mattress       | 10    | 00 |
| Pillows        | 5     | 00 |
| Linnet Set     | 2     | 50 |
| Chairs         | 6     | 00 |
| Incidentals    | 2     | 50 |
| Total          | \$90  | 20 |

## Bed Room No II.

| Article    | Cost. |       |
|------------|-------|-------|
| Shades     | \$    | 1 25  |
| Curtains   | 2     | 50    |
| Carpet     | 15    | 00    |
| Chiffonier | 15    | 00    |
| Bed Stead  | 8     | 00    |
| Springs    | 4     | 50    |
| Mattress   | 10    | 00    |
| Pillows    | 5     | 00    |
| Toilet Set | 2     | 50    |
| Chairs     | 2     | 50    |
| Total      | \$    | 66 25 |

## Sewing Room

|              |    |        |
|--------------|----|--------|
| Curtains     | 2  | 50     |
| Art Square   | 15 | 00     |
| Stove        | 10 | 00     |
| Machine      | 60 | 00     |
| Chairs       | 45 | 00     |
| Chiffonier   | 15 | 00     |
| Sewing Table | 15 | 00     |
| Feeding Bed  | 15 | 00     |
| Lamps        | 5  | 00     |
| Total        | \$ | 127 50 |

## Living Room

| Article       | Cost.    |
|---------------|----------|
| Shades        | 1 25     |
| Curtains      | 5 00     |
| Art Square    | 22 00    |
| Book Shelves  | 15 00    |
| Library Table | 10 00    |
| Couch         | 20 00    |
| Portieres     | 5 00     |
| Chairs        | 17 00    |
| Lamp          | 5 00     |
| Clock         | 5 00     |
| Rug           | 5 00     |
| Stove         | 15 00    |
| Incidentals   | 5 00     |
| Total         | \$110 25 |

## Parlor

| Article                  | Cost.        |
|--------------------------|--------------|
| Shades                   | 1 00         |
| Curtains                 | 10 00        |
| Art Square               | 25 00        |
| Center Table             | 5 00         |
| Chairs                   |              |
| 3 rockers @ \$8          | 24 00        |
| 2 straight @ \$3         | 6 00         |
| Portieres                |              |
| Lamp                     | 7 50         |
| Druid & Inset Decoration | 3 00         |
|                          | 10 00        |
| Jacquard & Pedestal      | 3 00         |
| Rugs                     | 5 00         |
| Total                    | <u>81 00</u> |

## Reception Hall

|                  |                |
|------------------|----------------|
| 7 Hall Tree      | 12 50          |
| Inset Stand      | 2 00           |
| Hall Seat        | 5 00           |
| Hall Lamp        | 2 00           |
| Carpeting (Rugs) | 17 50          |
| Incidentals      | 1 00           |
| Total            | <u>\$40 00</u> |

| Linen.                   |  | Cost. |       |
|--------------------------|--|-------|-------|
| Article                  |  |       |       |
| Kitchen - \$1.00         |  |       |       |
| Tea Towels               |  |       | 90    |
| Dish Cloths              |  |       |       |
| Dust Cloths              |  | #     | 25    |
|                          |  |       | 35    |
| Linen - \$5.00           |  |       |       |
| Roller Towels            |  | 2     | 00    |
| Wash cloths              |  |       | 40    |
| Face Towels              |  | 1     | 50    |
| Bath Towels              |  |       |       |
|                          |  | 1     | 10    |
| Table - \$20.00          |  |       |       |
| 3 Table Cloths @ 2.50    |  | 7     | 50    |
| 1 Table Cloth @ 4.50     |  | 4     | 50    |
| 1 Doz napkins @ 2.00     |  | 2     | 00    |
| 1 Doz napkins @ 4.00     |  | 4     | 00    |
| Centre Pieces etc        |  | 2     | 00    |
| Bed Room - \$20.75       |  |       |       |
| 4 pr sheets              |  | 5     | 00    |
| 4 pr pillowcases         |  | 1     | 25    |
| 3 spreads                |  | 7     | 50    |
| 2 pair wool blankets     |  | 15    | 00    |
| 2 pair cotton            |  | 2     | 00    |
| 4 comforters             |  | 15    | 00    |
| 3 dresser Scarfs         |  | 3     | 00    |
| 1 pair towels            |  | 1     | 00    |
| Total (with incidentals) |  | \$    | 77 25 |

| Totals         |  |           |           |
|----------------|--|-----------|-----------|
| Room           |  | Cost.     |           |
| Kitchen        |  | 8         |           |
|                |  | 125       | 00        |
| Laundry        |  | 14        | 25        |
| Dining Room    |  | 238       | 95        |
| Bed Room No I  |  | 90        | 25        |
| Bed Room No II |  | 66        | 25        |
| Sewing Room    |  | 127       | 50        |
| Living Room    |  | 110       | 25        |
| Parlor         |  | 110       | 30        |
| Reception Hall |  | 40        | 00        |
| <u>Linen</u>   |  | <u>77</u> | <u>25</u> |
| Total.         |  | 1000      | 00        |