



PRACTICAL HOMES.

THIS little house was built near Philadelphia for \$3,800, and was very satisfactory both in plan and appearance.

The parlor on the right, with the pretty circular bay front and the broad ledge, forming a seat; the library communicating with its window-seat and bay; the open corner fire-place, all combine to create a charming little den.

The kitchen opens directly out of the main hall, and is supplied with range, boiler and sink; the rear stairs join the main stairs at the second platform; a large pantry communicates both with the kitchen and dining-room; the dresser has space below for flour and sugar barrels, drawers for table-linen and small silver.

The hall-space is reduced to the least possible amount, still giving a separate entrance for each room. The stairway, like most people of the present time, stands with its best view front, the newel-post extending to the ceiling.

The method of extending the front porch at one point entirely beyond the house takes the place of those small lattice summer houses without which no house was formerly complete. I have frequently had a movable sash made, so that in winter it could be enclosed, forming a conservatory, opening through the casement window of the dining-room, or from a doorway off the porch.

The second floor has four fine chambers, each with a large closet.

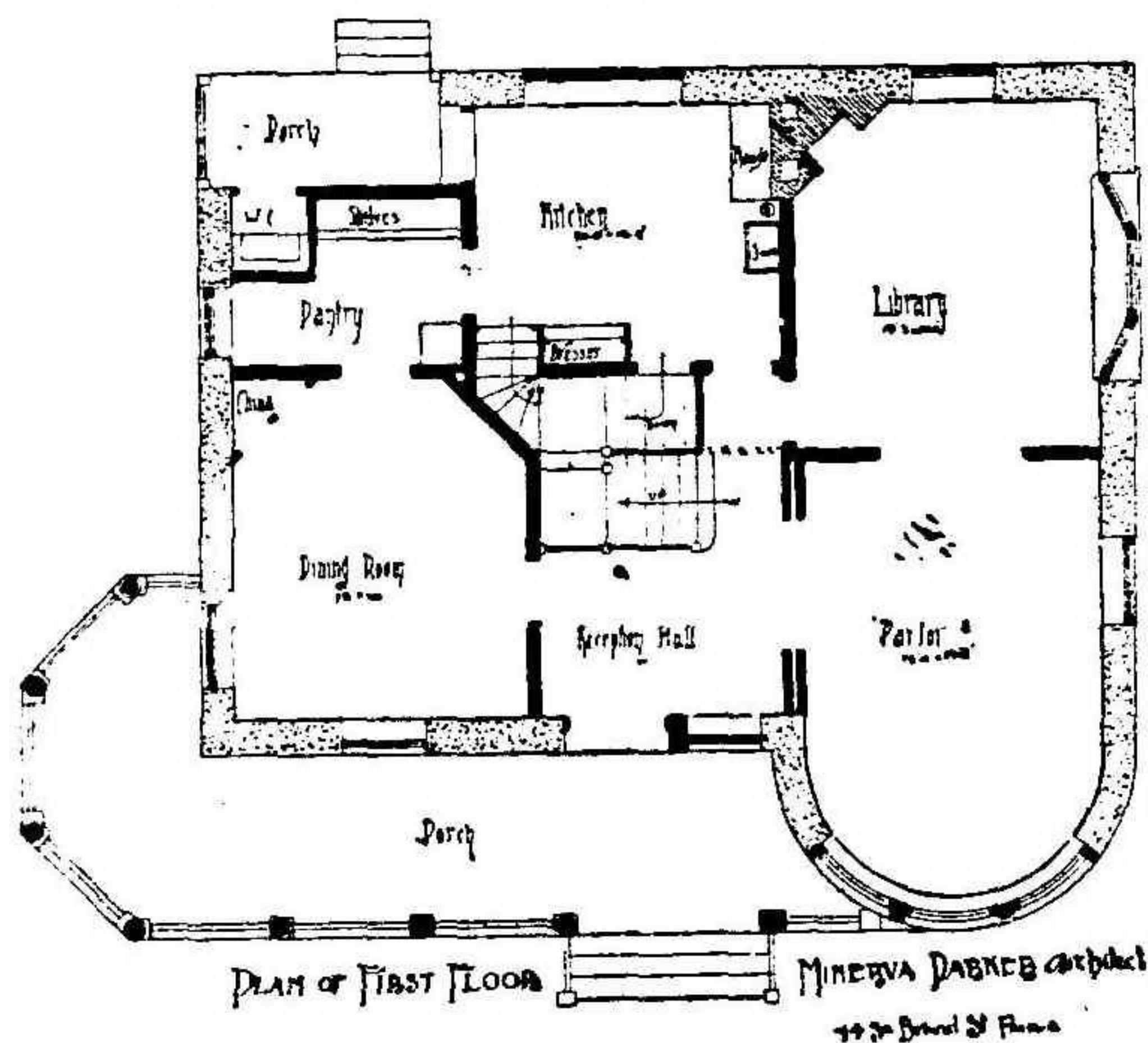
The porch roof forms a balcony opening off the front hall and two chambers. The attic has three good chambers with ample closets.

The bath-room closet has in the bottom a soiled clothes-bin, and shelves for all house-cleaning articles.

Speaking of closets, I have just finished a house with thirty-seven closets, so I feel like speaking from the depth of that triumph of retreats.

Entering the front door on the right was a large closet for wraps, robes, etc., opening off the vestibule. Having fairly entered the hall, one came to a large seat opening in sections with places for gloves and over-shoes. The dining-room was supplied with a closet for best china, cut-glass and silver, a set of four drawers for table-linen and hook for aprons and dusting-caps.

A pantry was supplied with hot and cold water at the sink, a drain-board,



a slide with a drop-shelf into the kitchen, a dresser for all dishes in ordinary use, room for a refrigerator, and a cold-water faucet connected to a coil of pipes running twice around the inside of the ice-house. Adjoining was a storeroom with all necessary appliances for the stock of groceries, flour and sugar barrels, spices, extra linen supply and fruit closet.

The kitchen dresser, eight feet long, had one part fitted up for cooking utensils, all shelves being covered with sheet zinc.

In the rear hall was an elevator running from cellar to attic for carrying coal or trunks.

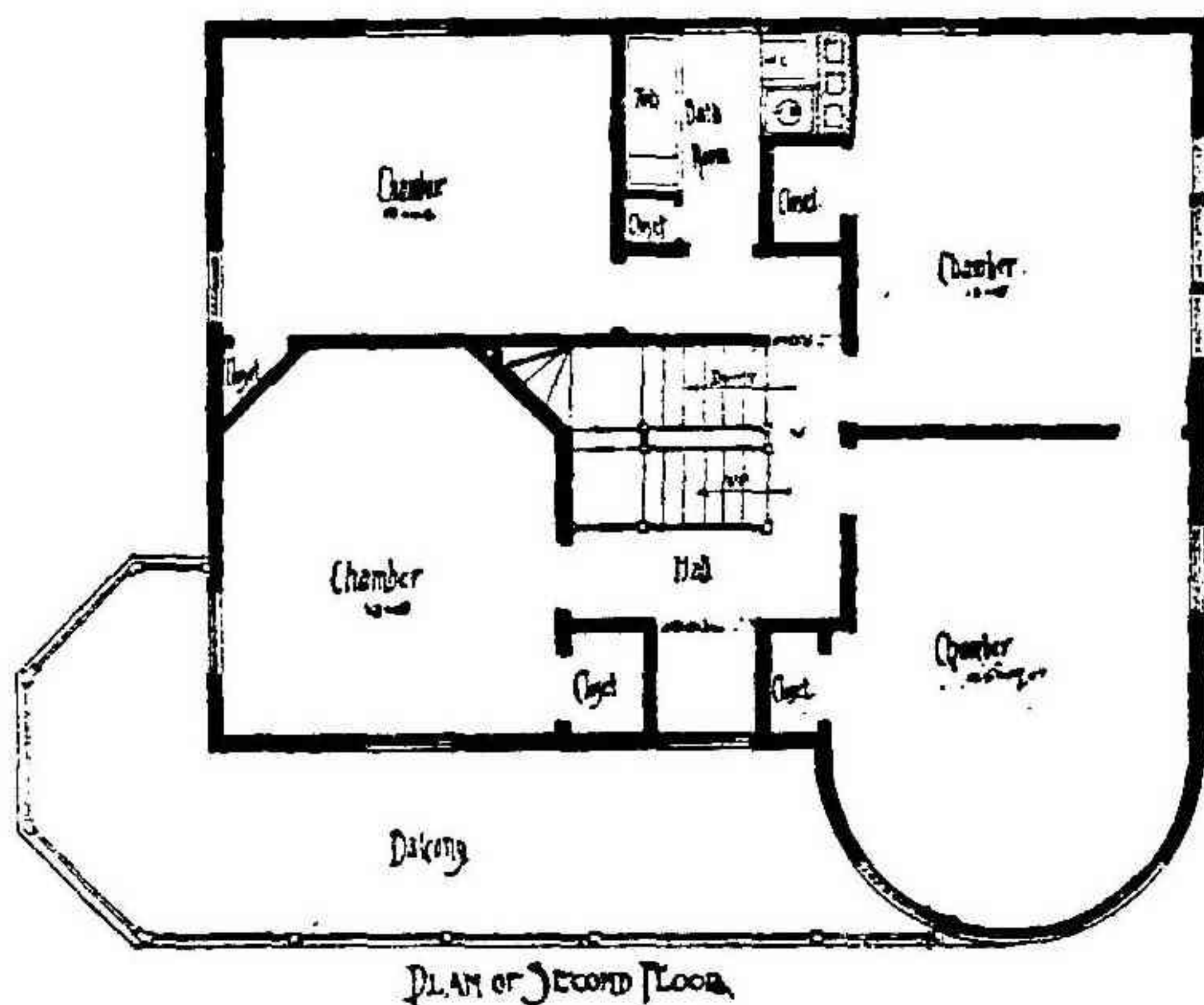
A closet for soiled table-linen and all first-floor brooms, brushes and cleaning appliances, a toilet-room, and a large closet opening off the library finished the first floor.

This library closet had high and low hanging strips, shelves for toys and wraps, and a dresser for all stationery and printed matter.

On the second floor we had closets arranged and shelved for everyone, from the baby with her pretty starched line to the best party dress closet; medicine closets, toilet articles, soiled and clean linen closets; a closet for the sewing-machine and sewing; cleaning closets, and a closet with a slop sink, having hot and cold water and a shelf, fire extinguishers in a closet in each hall; a bath-room for the baby with all the necessary appliances.

The same repeated on the third floor, only there we had a camphor closet for summer storage; in fact, one house where there is a place for everything, and it only remains to be seen whether everything will be kept in its place.

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