

W. Ortwine.

Construction of Houses

N^o 41,445.

Patented Feb. 2, 1864.

Fig: A.

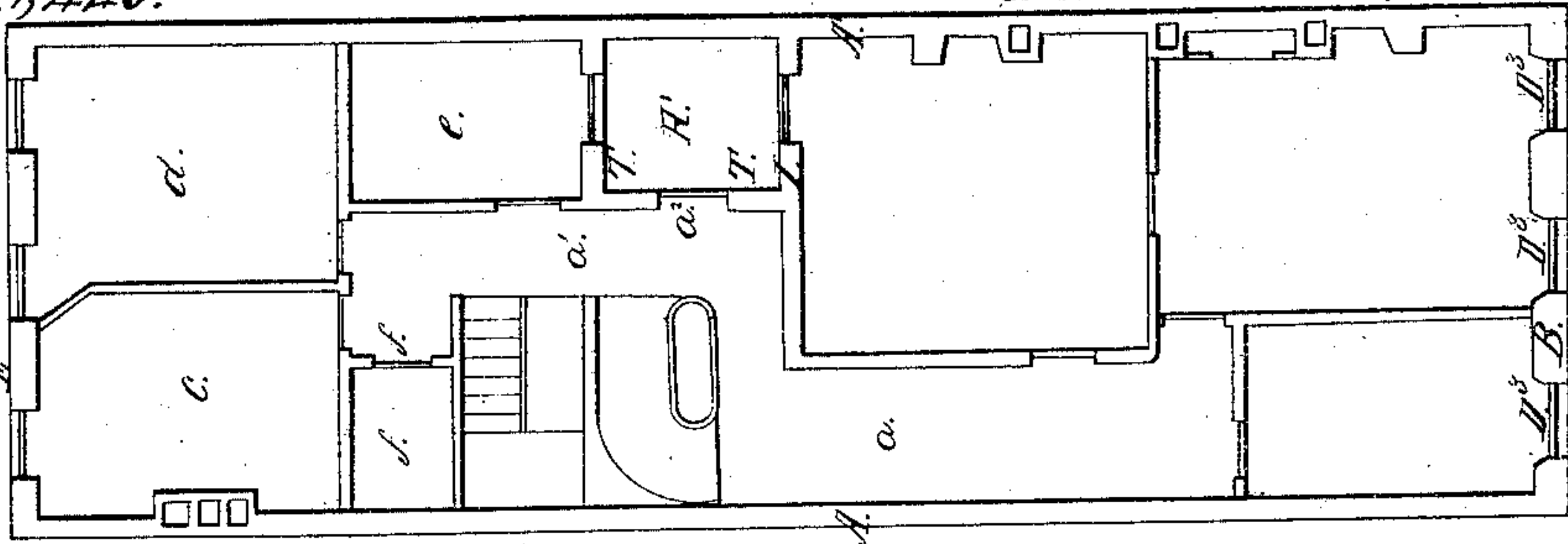


Fig: B.

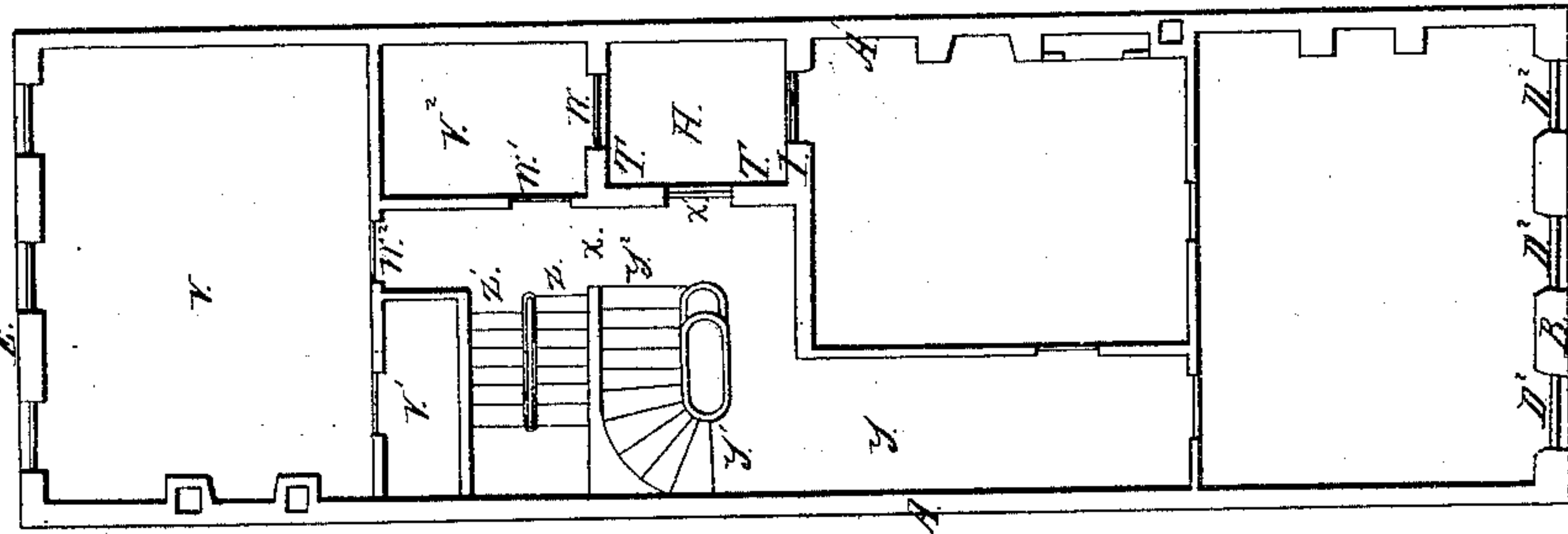


Fig: C.

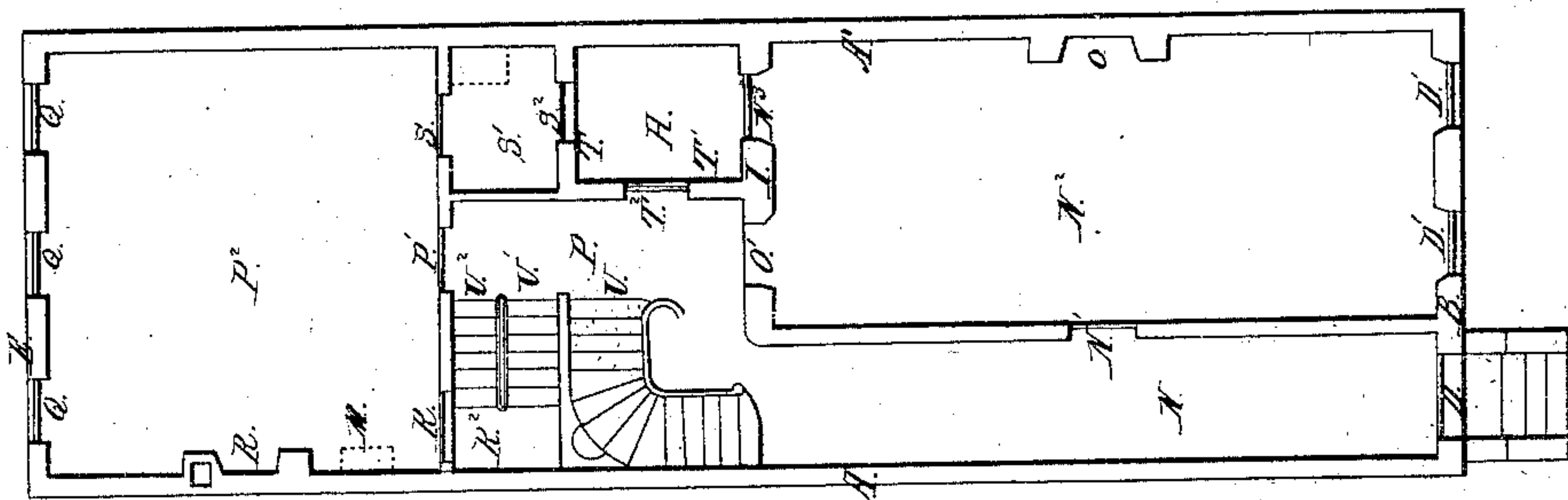
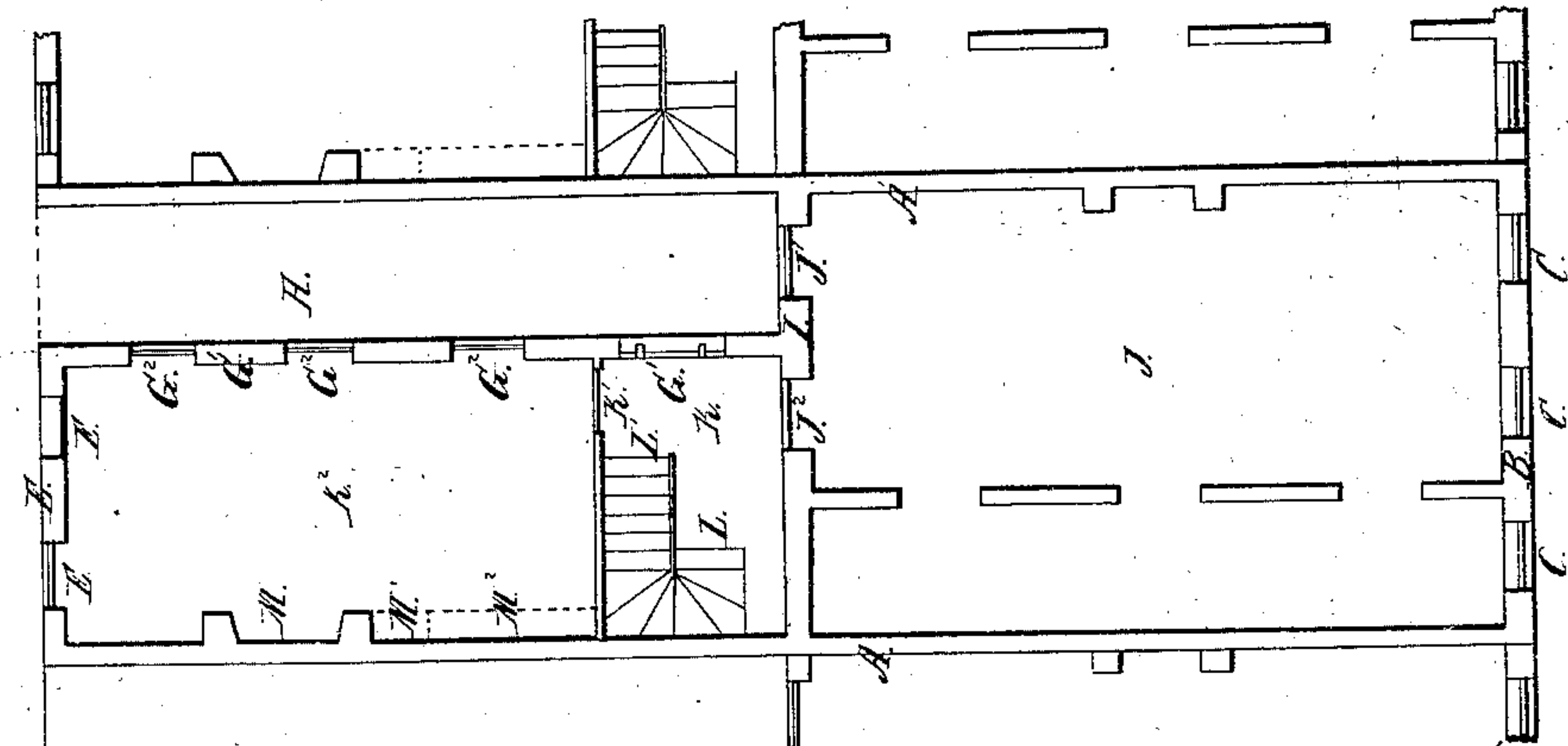


Fig: D.



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UNITED STATES PATENT OFFICE.

WILLIAM ORTWINE, OF BALTIMORE, MARYLAND.

IMPROVEMENT IN CONSTRUCTION OF HOUSES.

Specification forming part of Letters Patent No. 41,445, dated February 2, 1864.

To all whom it may concern:

Be it known that I, WILLIAM ORTWINE, of the city and county of Baltimore, and State of Maryland, have invented certain new and useful Improvements in the Construction of Dwelling-Houses; and I do hereby declare that the same are described and represented in the following specification and drawings.

To enable others skilled in the art to make and use my improvements, I will proceed to describe their construction and use, referring to the drawings, in which the same letters indicate like parts in each of the figures.

Figure 1 is a plan of the basement. Fig. 2 is a plan of the first story or principal floor. Fig. 3 is a plan of the second story. Fig. 4 is a plan of the third story.

The nature of my invention and improvements in the construction of dwelling-houses consists in combining with a perpendicular open court, extending from the basement up between the front and rear rooms of the house, a peculiar arrangement of passage from the parlor to the dining-room, with pantry, back stairs, and closet for the first floor or principal story of the house; also, in the peculiar arrangement of the bath-room, passage, back stairs, and closet for the second story of the house.

In the accompanying drawings, A A' are the two side walls, which walls, if the house is in a block containing several houses, may form one side of each of the two adjoining houses on each side of this house.

B is the front wall, with three windows, C C C, in the basement, one or more of which may be doors, if desired.

D is the front door, and D' D' the windows of the parlor in the first story; D² D² D², the windows of the chamber or second story; D³ D³ D³, windows of the third story—all of which are in the front of the house.

E is the rear wall of the basement, with a door, E', and window F. This rear wall, E, of the basement may extend from the side wall A from two-thirds to three-fourths of the distance to the side wall A', and joins the side or basement wall G, running parallel to the wall A', as shown in Fig. 1, leaving an open court, H, between the walls G and A' from the rear of the house to the cross-wall I, the wall G having the door G' and windows G² G² G² opening into the court H. The space J in the

basement between the front wall, B, and cross-wall I, forms a commodious room for fuel, with a rear window, J', and door J² opening into the entry K, which has a door, G', to the court H or H', and a door, K', to the kitchen K². This entry K also contains the basement-stairs, beginning at L and terminating at L' on the floor of the first story. The kitchen K² is large, well-lighted, and has a fire-place at M and a dumb-waiter at M', with a space, M², beside it for a closet or dresser. On each side of the basement, Fig. 1, I have shown portions of the walls of the two adjoining houses, for the purpose of showing how the houses forming a block join one another.

In Fig. 2, which is a plan of the first or principal floor, D is the front door, opening into the hall or passage N, with a door, N', into the parlor N², which is large and commodious and lighted by two front windows, D' D', and the rear window, N³, opening into the perpendicular court H', and may have one or more fire places, O. This parlor has a door, O', opening to the passage P, leading from the parlor and hall to the door P' of the dining-room P², the floor of which room P² extends from the wall A over the top of the wall G to the wall A', forming a dining-room the whole width of the house, with three windows, Q Q Q, through the rear wall, E, of the house, which wall extends over the entrance to the court H to the wall A'. This dining-room has a fire-place, R, dumb-waiter M' from the kitchen below, and door R' into the closet R² under the back stairs; also a door, S, into the pantry S', which pantry is over the horizontal court H, and has a window, S², opening into the perpendicular court H'. The horizontal court H, by the side of the kitchen and in the basement, is covered by the floor of the dining-room and pantry, and extends into the perpendicular court to the cross-wall I. This perpendicular court H' is surrounded by the walls I, T, T', and A', and it extends from the end of the horizontal court H through all the stories above the basement, supplying light and free ventilation to the rooms and passages in each story, which have windows opening into it, as shown in the drawings.

I contemplate that in very cold, windy weather the outer end of the horizontal court H may be closed with a door or partition set with glass to supply light, and that the top

of the perpendicular court H' may have a cover arranged to slide above the roof and set with glass, so as to afford light when closed, to shut out wind, snow, or rain. The passage N passes into the passage P, which is lighted by the window T² in the court H', and the front stairs begin at the end of the passage N and terminate at U on the floor of the second story, and the back stairs begin at U' and terminate at U² on the floor of the second story.

As the front portion of this house, including the basement between the front wall, B, and cross-wall I, is similar to many houses heretofore made and in common use, the rooms in the second and third stories of this part of the house may be made as shown in Figs. 3 and 4, or in such other form or arrangement as may be preferred; but the space between the cross-wall I and the rear wall, E, in the second story I divide, as shown in Fig. 3—that is, I make the room V, which is over the dining-room, narrower than the dining-room by making the closet V' with a door into the room V, and by making the bath-room V² larger than the pantry S' below it. The bath-room V² has a window, W, into the court H' and a door, W', into the passage X. There is a door, W², from the passage X into the room V, which room is admirably adapted and suited for a nursery, as it is airy, well lighted, and free from much of the noise of the street. It is also a very desirable room for a library and study, if not wanted as a nursery. The passage X is lighted by the window X' into the court H', and this passage runs into the passage Y over the passage N, and the front stairs begin at Y' in the second story and terminate at Y² in the third story, and the back stairs begin at Z in the second story and terminate at Z' in the third story. In the third story, Fig. 4, the passages a and a' are similar to the passages Y and X in the second story, and are lighted by the window a² from the court H'. The rooms c, d, and e are most excellent lodging-rooms for servants. f is a closet, with a door, f'. This closet may extend over the back stairs, if desired, and the closet R² from the dining-room may extend under the back stairs.

The height of the several stories in this improved dwelling-house may be varied to suit the views of the builder or owner, but I have found them to answer a good purpose when the basement was made seven feet, the parlor thirteen feet, dining-room eleven feet, the front chambers in the second story eleven feet, the nursery nine feet, front chambers in third story eleven feet, and servants' lodging-rooms eight feet in height; and the steps or stairs necessary to suit the variation in height between the front and rear portions of the house can be readily arranged by the builder in such positions as may be preferred. I contemplate that when my improved houses are located on ground that rises from front to rear of the house the floor of the dining-room may be made half a story (or more or less) higher than the floor of the parlor, and that when located on land that descends from front to rear the dining-room floor may be made more or less lower than the parlor-floor, if desired, or that a roof may be extended back from below the dining-room windows to cover a kitchen, if preferred that way.

My improved houses are far superior to the houses heretofore made, as more room, better lighted and ventilated, combined with greater convenience of access, is obtained at less expense in the construction of the house.

I believe I have described and represented my improvements in houses so as to enable any person skilled in the art to build the same.

I will now state what I desire to secure by Letters Patent—to wit:

1. In combination with the open perpendicular court, extending from the basement up between the front and rear rooms of the house, the arrangement of the passage from the parlor to the dining-room with the pantry S', back stairs, U' U², and closet R² for the first floor or principal story of the house.

2. The arrangement of the bath-room V², passage X, back stairs, Z Z', and closet V, for the second story of the house.

WILLIAM ORTWINE.

Witnesses:

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