

(No Model.)

C. P. BALDWIN.
DWELLING HOUSE.

No. 392,093.

Patented Oct. 30, 1888.

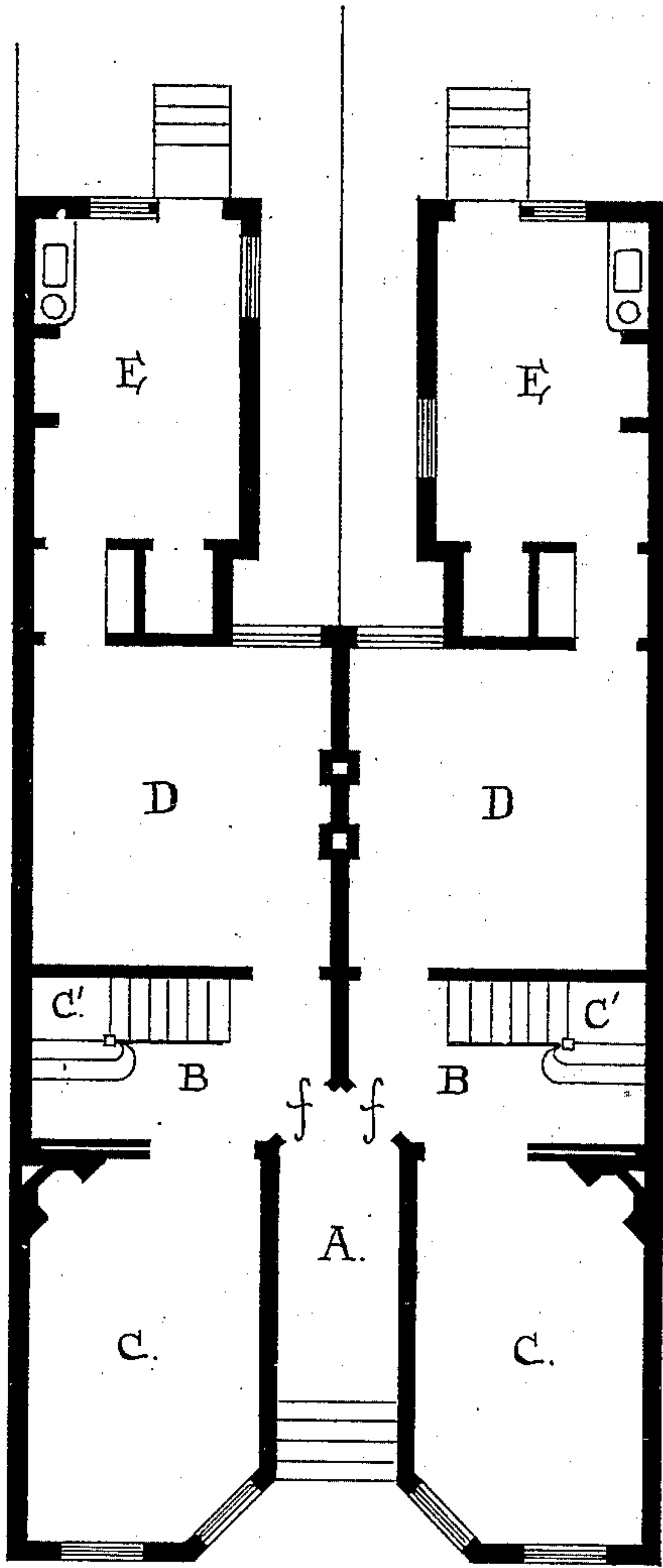


FIG. 1.

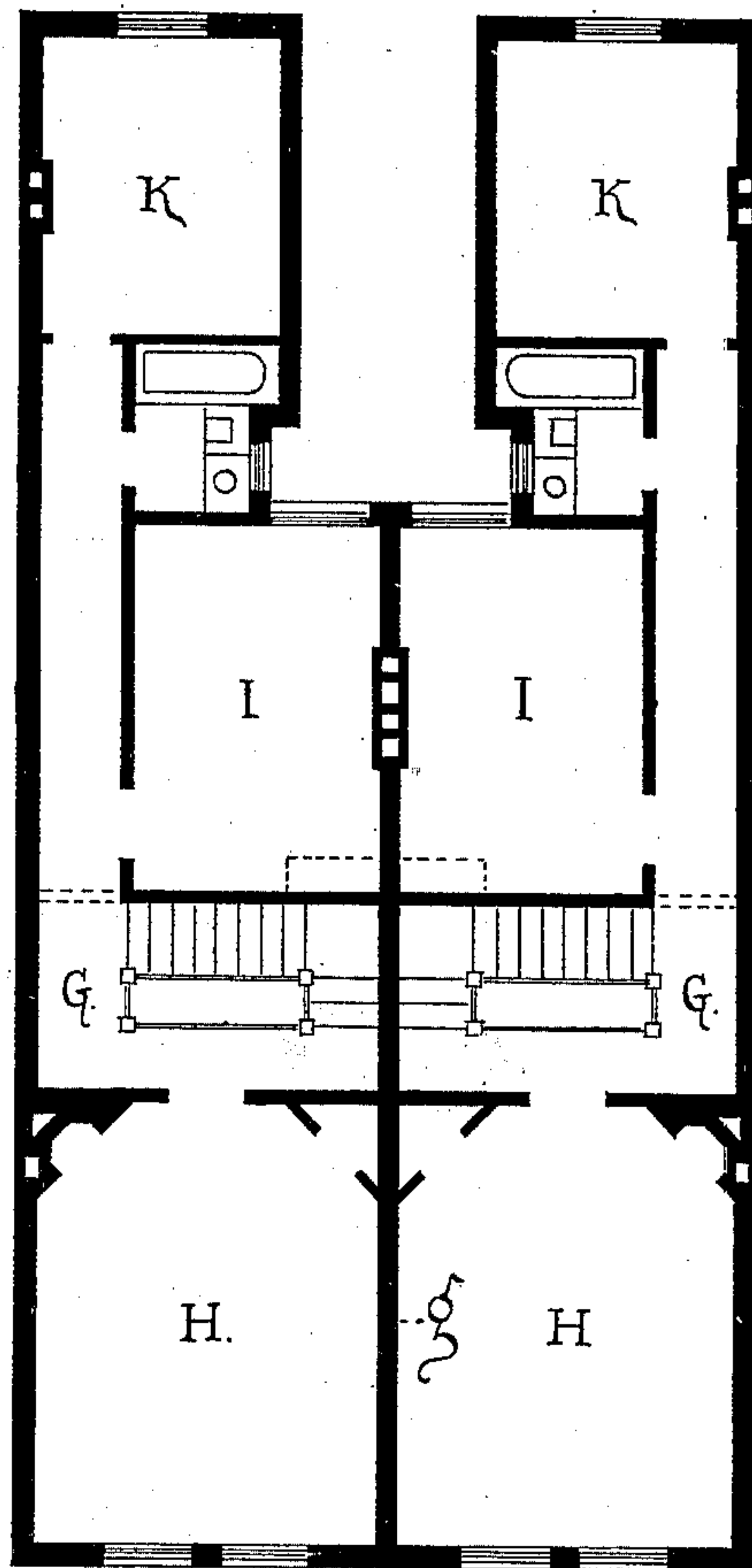


FIG. 2.

WITNESSES:

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UNITED STATES PATENT OFFICE.

CHARLES P. BALDWIN, OF NEWARK, NEW JERSEY.

DWELLING-HOUSE.

SPECIFICATION forming part of Letters Patent No. 392,093, dated October 30, 1888.

Application filed July 11, 1888. Serial No. 279,602. (No model.)

To all whom it may concern:

Be it known that I, CHARLES P. BALDWIN, a citizen of the United States, residing at Newark, in the county of Essex and State of New Jersey, have invented certain new and useful Improvements in the Arrangement of Dwelling-Houses; and I do declare the following to be a full, clear, and exact description of the invention, such as will enable others skilled in the art to which it appertains to make and use the same, reference being had to the accompanying drawings, and to the letters and figures of reference marked thereon, which form a part of this specification.

My invention relates to the arrangement of double dwelling-houses, and particularly to such as are adapted for ordinary city lots of about twenty-five feet frontage, and has for its objects such an economic distribution of space in the construction of two dwellings on a narrow lot as to secure the greatest width of parlors on the first floor and front rooms on the second or other floors, and at the same time insure a private entrance and hall to each dwelling.

With these objects in view my invention consists in the improved constructions and arrangements, hereinafter fully described, and afterward specifically pointed out in the claims.

In the accompanying drawings, Figure 1 is a plan view showing the arrangement of the halls and apartments of the first or ground floor, in which A is a porch or alcove open to the street; B, halls; C, parlors; C', stairways; D, dining-rooms; E, kitchen provided with closets and other conveniences, and *f f* entrances to the respective dwellings.

Fig. 2 is a plan view showing the arrangement of the second-floor halls and apartments, which would be the arrangement of all higher floors, should there be any, and in which G, H, I, and K are halls and rooms with appropriate closets. In this arrangement it will be seen that the front rooms, H, are extended toward each other over the porch or alcove A, each occupying one-half the space taken up by said porch or alcove on the first floor, the division-wall *g* being built over the center of the porch or alcove. The exact location of this wall, however, may be modified, if desired. The objects of my invention are attained by placing the entrance *f f* at or near the center of the main building and setting the doors at an

angle of forty-five degrees or more to the line of the porch or alcove, the aggregate width of such doors being greater than the width of the alcove and locating the halls B B transversely, to which access from the street is obtained by means of these entrances from the porch or alcove. By this arrangement more commodious halls and stairways are also secured, their width not being limited, as under the old system, when to widen the halls necessarily encroached upon the frontage so much needed in the parlors, giving rise to the expedient of providing but one hall for two or more tenements to be used in common—a very objectionable feature. The benefits of my arrangement, it will be observed, obtain in a proportionate ratio whether the available frontage is exactly twenty-five feet, or more or less, and it may be extended to a block or row of double dwellings, as may be desired.

Having fully described my invention, what I desire to claim and secure by Letters Patent is—

1. A double apartment-house having two parlors, independent transverse halls, and stairways located back of these parlors, and a porch or alcove extending from the front of the building and having communication with both of said halls, as set forth.

2. A double apartment-house provided with the porch or alcove A, the halls B B, parlors C C, dining-rooms D D, kitchen E E, and entrances *f f*, all arranged and communicating as described.

3. A double apartment-house having two parlors on the first floor, transverse halls and stairways for each tenement in the rear of said parlors, a porch or alcove between the parlors and communicating with said halls at its rear, and front chambers on the upper floor occupying the space over said alcove, as set forth.

4. A double apartment-house having two front parlors, a central alcove between them, transverse halls in the rear of said parlors communicating with said alcove, and a single division-wall extending rearward from the center of said alcove separating the rear portions of the two dwellings.

In testimony whereof I affix my signature in presence of two witnesses.

CHARLES P. BALDWIN.

Witnesses:

ALFRED S. BADGLEY,
JOHN H. MERKER.