

(No Model.)

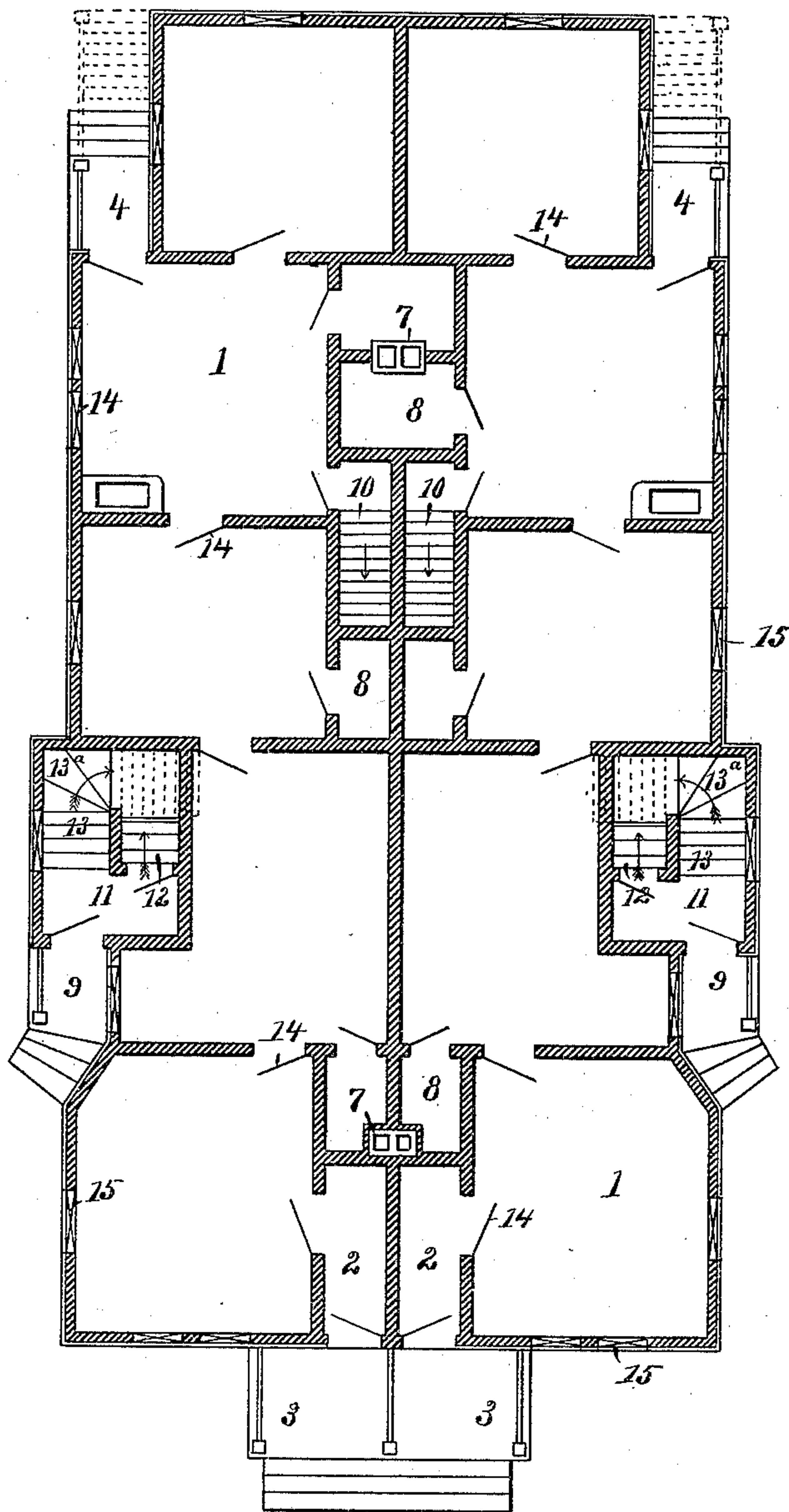
2 Sheets—Sheet 1.

W. A. SMITH & F. H. PECKWELL.
CONSTRUCTION OF TENEMENT HOUSES.

No. 432,774.

Patented July 22, 1890.

Fig. 1.



WITNESSES

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Fig. 2.

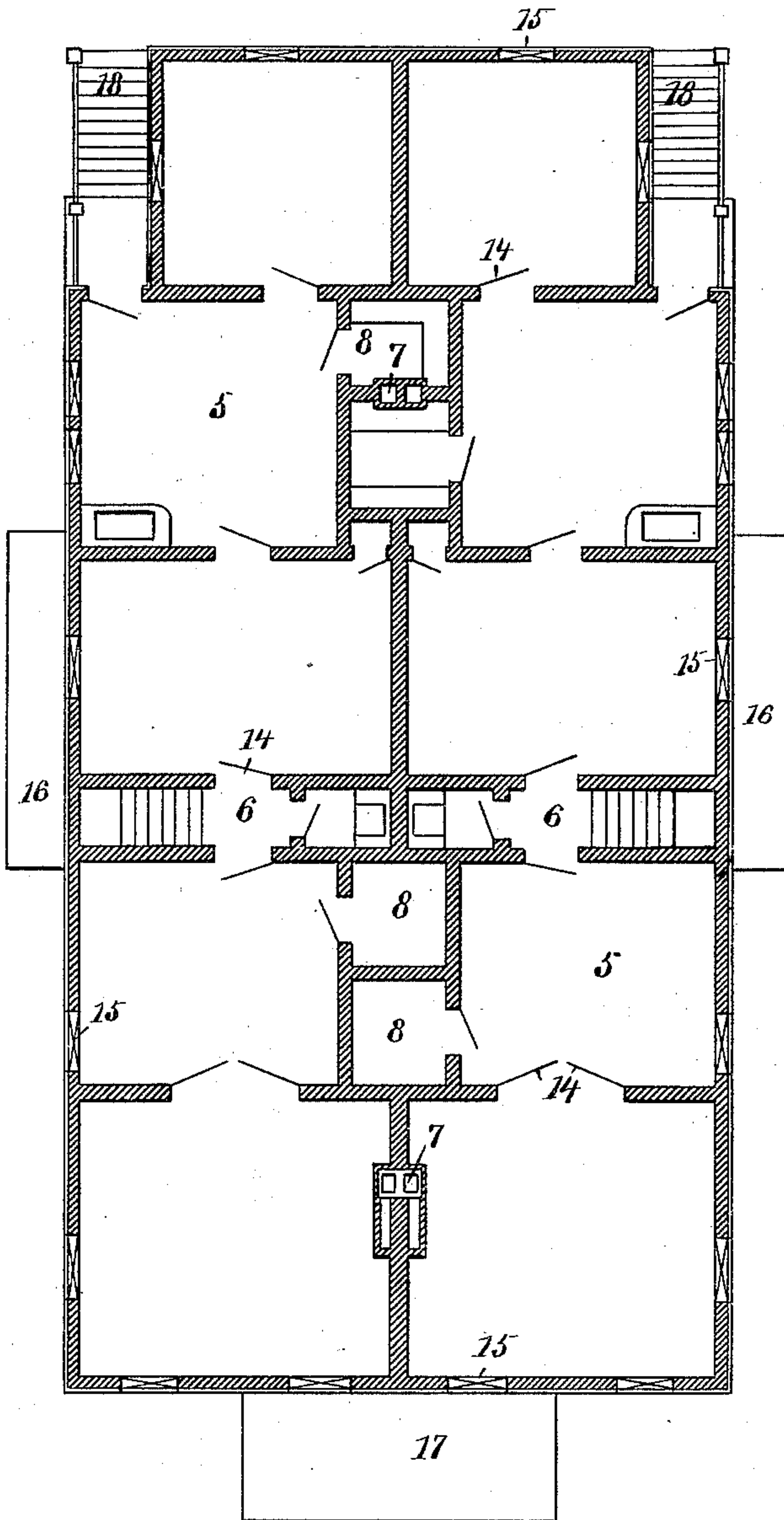
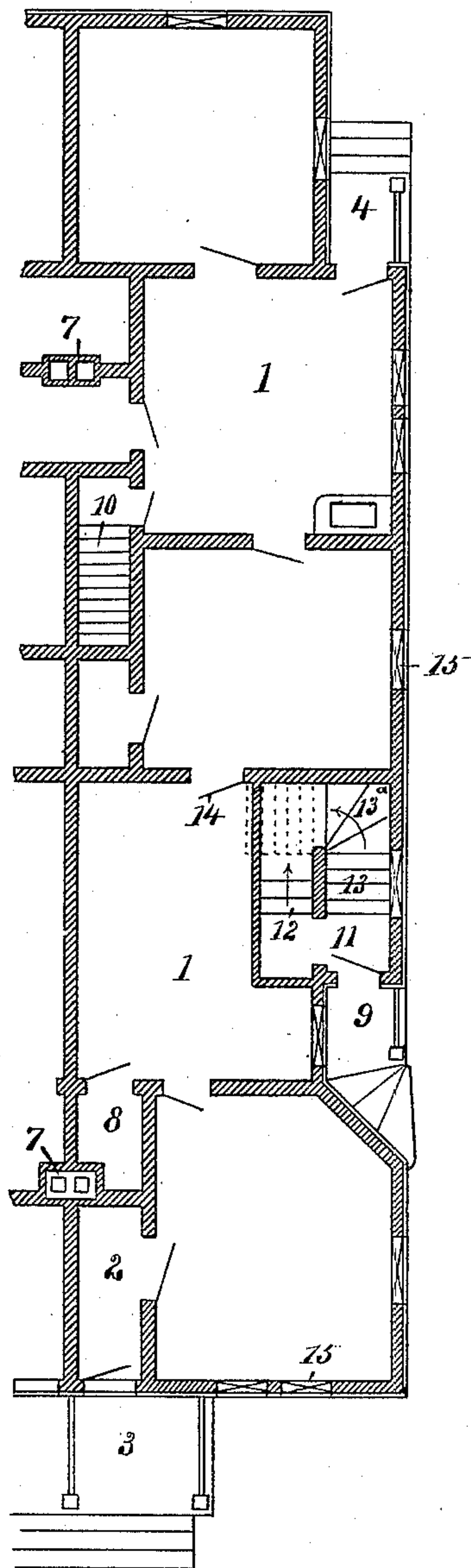


Fig. 3.



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UNITED STATES PATENT OFFICE.

WILBUR A. SMITH AND FRANK H. PECKWELL, OF BRIDGEPORT, CONNECTICUT; SAID PECKWELL ASSIGNOR TO SAID SMITH.

CONSTRUCTION OF TENEMENT HOUSES.

SPECIFICATION forming part of Letters Patent No. 432,774, dated July 22, 1890.

Application filed May 12, 1890. Serial No. 351,439. (No model.)

To all whom it may concern:

Be it known that we, WILBUR A. SMITH and FRANK H. PECKWELL, citizens of the United States, residing at Bridgeport, in the county of Fairfield and State of Connecticut, have invented certain new and useful Improvements in the Construction of Tenement Houses; and we do hereby 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.

Our invention has for its object an arrangement of two-story double dwelling-houses comprising four tenements, which shall be especially adapted for narrow lots, and which shall give to each tenement large, light, and roomy apartments, a passage-way from front to rear on each side of the building, and shall furthermore give to each of the four tenements independent front and rear entrances and separate entrances to the cellar, the special object being to avoid halls common to any two of the tenements, and to give to each tenement all the advantages on three sides, so far as light and airy apartments are concerned, that could be secured in a single house of equal capacity, while at the same time the entire structure may be built upon a lot varying in width from thirty-five to fifty feet. With these ends in view we have devised the simple and novel arrangement of apartments and staircases which we will now describe in detail, and then specifically point out in the claims.

In the accompanying drawings, forming part of this specification, Figure 1 is a plan view showing our novel arrangement of apartments on the ground floor—that is, the apartments comprised in the two lower tenements—and also showing the arrangement of the staircases leading to the second floor—that is, to the two upper tenements. Fig. 2 is a plan view showing the arrangement of apartments on the second floor—that is, the apartments comprising the two upper tenements—and also showing the arrangement of the upper ends of the staircases leading thereto from the outside, there being no common halls in the entire building; and Fig. 3 is a view corresponding with Fig. 1, but slightly modified to

adapt the building to a still narrower lot, the plan of one lower tenement only being shown.

1 denotes the apartments of the lower tenements; 2, the halls; 3, the front porches; 4, the rear porches, and 10 the cellar-stairs for the lower tenements.

5 denotes the apartments of the upper tenements, and 6 the upper halls of the upper tenements.

The flues are denoted by 7, and closets by 8.

We wish it distinctly understood that our invention is not limited to any special size, number, and arrangement of apartments and closets in either the upper and lower tenements, nor to the number and location of the flues. These details of construction may be varied without departing from the principle of our invention, the gist of which lies in the special arrangement of front and cellar entrances to the upper tenements. As already stated, our novel plan contemplates a passage-way between each side of the building and the side lines of the lot.

Turning now to Fig. 1, 9 denotes the front porches of the upper tenements; 11, the lower halls of the upper tenements; 12, stairs leading from halls 11 to the cellar, and 13 stairs leading from halls 11 to halls 6 of the upper tenements. These stairs make a half-turn at 13^a and then continue straight upward toward the center of the house, as indicated by dotted lines in Fig. 1 and by full lines in Fig. 2, until they reach the landings or upper halls 6 of the upper tenements. From these halls doors lead in both directions to apartments 5.

We have indicated doors by 14 in all the figures, and windows by 15.

16 (see Fig. 2) denotes a roof covering the portion of halls 11 and stairs 13, which extends outward beyond the side line of the building. This extension may, if preferred, be extended upward to form a projecting alcove for one of the apartments of the upper tenements, this change in detail being a matter wholly unimportant so far as our present invention is concerned. In the modified form illustrated in Fig. 3 there is no extension whatever beyond the side line of the building. Halls 11 and stairs 13 are made slightly narrower, and a little more room is

taken from one of the apartments of the lower tenement. This likewise is an unimportant change so far as our invention is concerned.

17 in Fig. 2 denotes the roof of the porches 5 of the lower tenements. The rear stairs to the upper tenements, denoted by 18, (see dotted lines, Fig. 2,) are built outside of the building proper and are preferably covered by a roof, and may or may not be inclosed. These 10 stairs are in practice built directly over porches 4. It will thus be seen that by our special arrangement of stairs, apartments, &c., we are enabled to build two-story buildings having four tenements on narrow lots, 15 and give independent front, rear, and cellar entrances to each tenement.

Having thus described our invention, we claim—

20 1. A two-story four-tenement building having independent front entrances to the lower

tenements, independent rear entrances to both upper and lower tenements, entrances to the cellar from one of the apartments of the lower tenements, and independent side entrances to the upper tenements, and, in connection with 25 said entrances, entrances to the cellar for the upper tenements, substantially as described.

2. A two-story four-tenement building having on opposite sides thereof independent entrances and stairs leading to the upper tenements and under said stairs, and stairs leading to the cellar but wholly independent of the lower tenements. 30

In testimony whereof we affix our signatures in presence of two witnesses.

WILBUR A. SMITH.

FRANK H. PECKWELL.

Witnesses:

A. M. WOOSTER,

ARLEY I. MUNSON.