

No. 734,938.

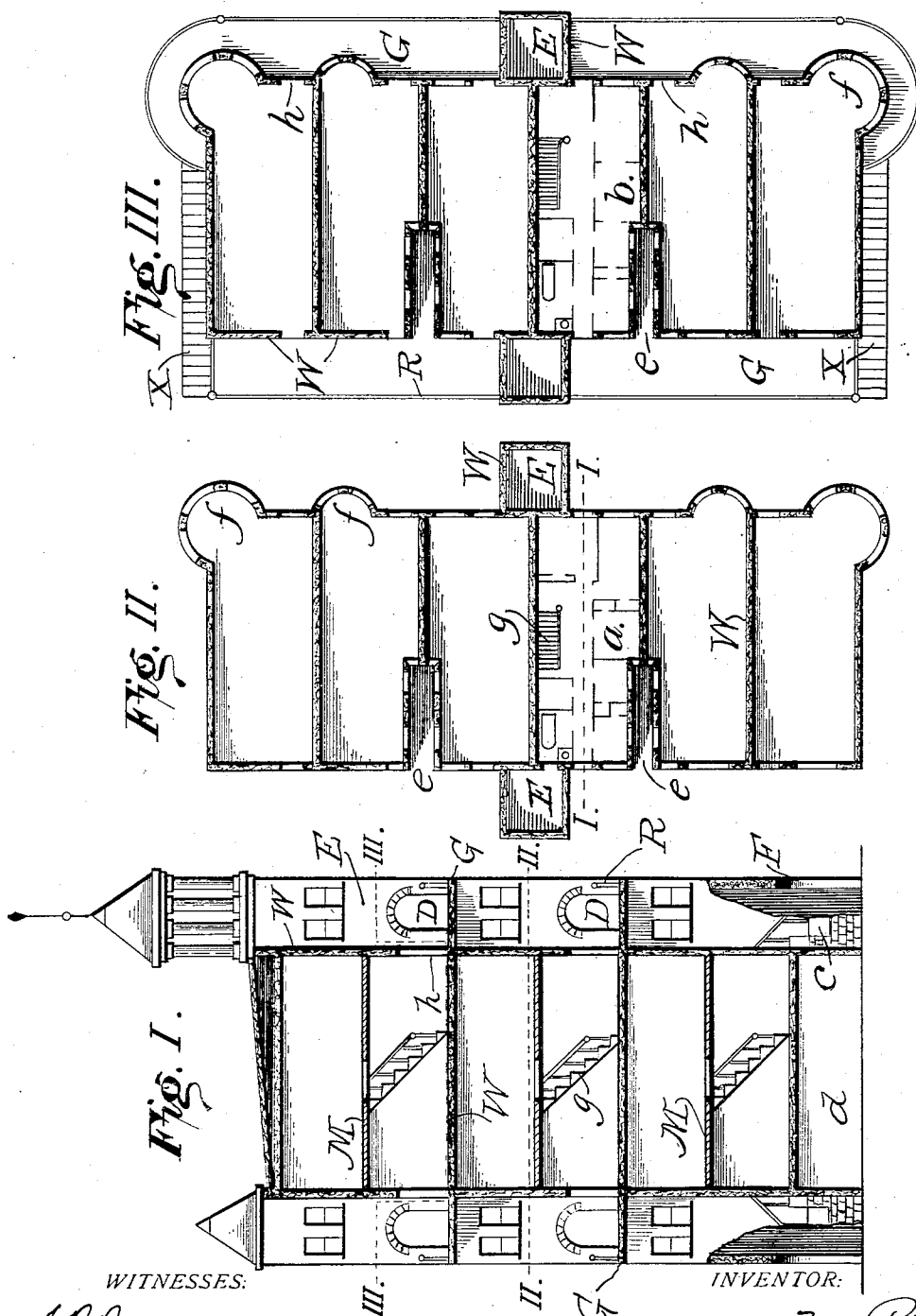
PATENTED JULY 28, 1903.

M. F. PEIRCE.
DWELLING BLOCK.

APPLICATION FILED APR. 8, 1903.

NO MODEL.

2 SHEETS—SHEET 1.



WITNESSES:

J. R. Brown
S. P. Brattan.

INVENTOR:

Melusina Fay Peirce,
by Collamer & Co., Attorneys.

No. 734,938.

PATENTED JULY 28, 1903.

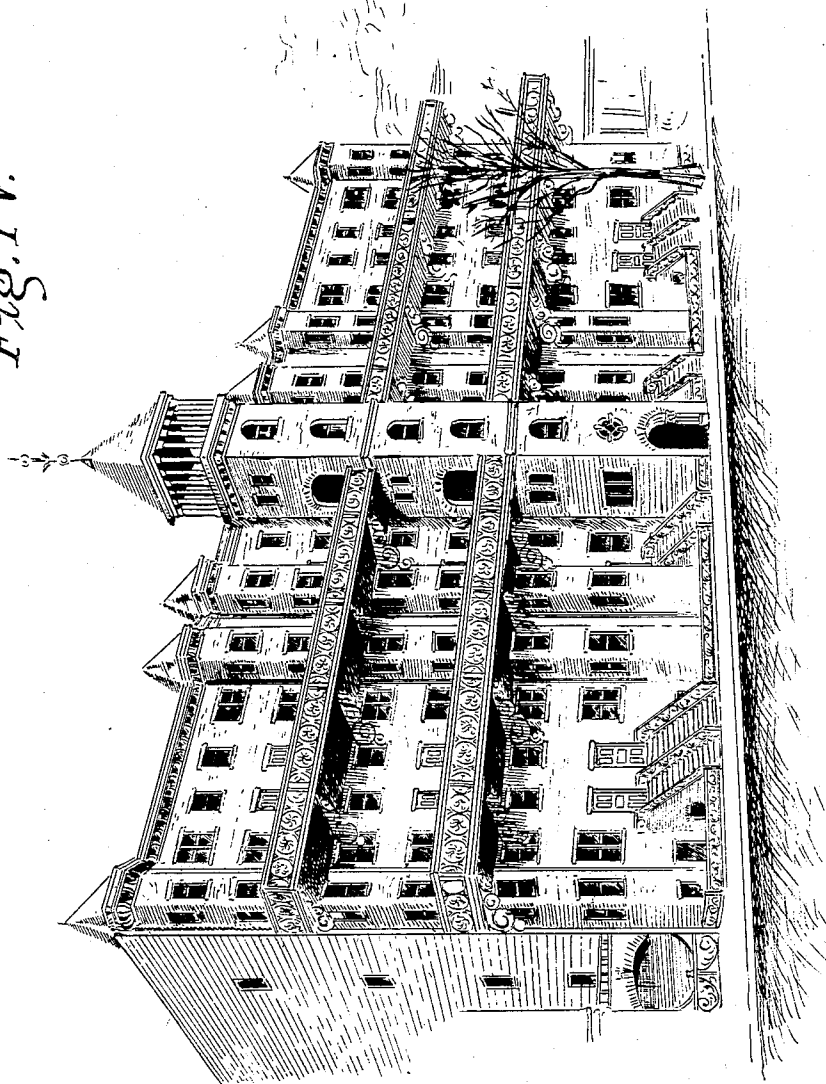
M. F. PEIRCE.
DWELLING BLOCK.

APPLICATION FILED APR. 8, 1903.

NO MODEL.

2 SHEETS—SHEET 2.

Fig. IV.



Melusina Fay Pierce

Inventor,

Witnesses:

J. R. Brown

L. P. Brattain

By her Attorneys

Collamer & Co.

UNITED STATES PATENT OFFICE.

MELUSINA FAY PEIRCE, OF CHICAGO, ILLINOIS.

DWELLING-BLOCK.

SPECIFICATION forming part of Letters Patent No. 734,938, dated July 28, 1903.

Application filed April 8, 1903. Serial No. 151,690. (No model.)

To all whom it may concern:

Be it known that I, MELUSINA FAY PEIRCE, a citizen of the United States, residing at No. 16 Astor street, in the city of Chicago, county of Cook, and State of Illinois, have invented the following new and useful Improvement in Dwelling-Blocks, of which this is a specification.

This invention relates to buildings, more especially to that class thereof known as "apartment-houses;" and the object of the same is to construct an apartment-building which will provide in each apartment all the privacy and comforts of a two-story dwelling and to remove from the entire building as far as possible the danger of fire and its communication from one dwelling to another. Further objects will appear below.

To this end my invention consists in a construction of apartment-buildings, as set forth in many of its possible variations in this specification, one form being illustrated in the accompanying drawings, wherein—

Figure I is a vertical section on the line I I of Fig. II. Figs. II and III are sections on the lines II II and III III of Fig. I. Fig. IV is a view in perspective, showing one example of ornament of which the block is susceptible.

Broadly speaking, this apartment-house or gallery-block comprises a number of two-story dwellings superimposed upon each other, three being shown in Fig. I, and a number of such tiers of dwellings arranged side by side, six being shown in Figs. II and III, thus making eighteen dwellings within the apartment-building. The whole, mounted on one foundation, under one roof, can be served with one or more general stairways or elevators to reach the outer doors.

In Figs. II and III at *a* and *b* are shown in outline the arrangement of the various rooms in the floors of one dwelling. It is to be understood that the respective floors of each dwelling are to be cut up into rooms, like those of the ordinary two-story houses. The lowermost apartments have their front steps *c* leading out onto the pavement, and they may have cellars or basements *d*. Contiguous houses may have a light-well *e* between them, and some of the houses may be provided with bow windows *f*. Stairs *g* lead from one floor above on the interior of each

dwelling. In these respects every individual dwelling has all the conveniences and privacy of a two-story house.

Provision is made for access to and from the front doors of those dwellings which are above the pavement as follows: E designates entrance-shafts for elevators or general stairways, of which I have herein shown one at the front and another at the rear and both at about the center of the length of the block, although they may be elsewhere located and in numbers according to the length of the block. These elevator-shafts are inclosed within their own independent walls *w* and stand outside the walls of the building. Such walls should be fireproof, except possibly those marked M, which intervene between the two stories of any one dwelling.

By making fireproof the walls and floors between one dwelling and those above and at either side of it a fire in one dwelling will not be communicated to the others.

As the elevator-shafts used in this building are located entirely outside the inclosing walls, danger from fire in them is eliminated.

Although not herein illustrated, it is apparent that single systems of hot and cold water, heat, gas, electricity, and power for the elevators and one common office will answer for the entire building, it only being necessary that the wires and pipes where they pass through a fire-wall be carefully protected, so as to prevent the spread of fire. These features are not illustrated, because they form no part of the present invention and are mentioned only because they are peculiarly adapted to economical employment in this type of building.

The elevator or general stairway shafts require a landing only at every other floor, the private stairs within each dwelling affording communication to each bedroom-floor. The main entrance from the ground is preferably at the front of the elevator-shaft, as shown at F, although it may be in the sides, if desired. At every alternate floor are doorways D from the shaft, opening onto galleries G, which latter extend the entire length of the buildings and have the usual railings R. The same arrangement prevails with the rear elevator-shaft if an elevator or stairway is employed there. By preference the elevator-shafts are

situated, as best seen in Fig. III, opposite a solid portion of the fire-wall W, and the front doors H of the various dwellings above those which have their front steps open onto the gallery G, preferably at points remote from the elevator-shaft. The galleries C serve the purpose not only as a sidewalk to reach the private dwellings, but may be of sufficient width to serve as balconies or verandas. The floor of one veranda serves as a roof to protect the one immediately below it, and it is obvious that by having connecting ladders or slides at convenient intervals they will also serve as fire-escapes.

The dwellings may be planned in pairs with their front doors adjoining. They may have back buildings. Certain of them may be made of double width by removing or piercing the intermediate fire-wall. Certain of them may be made higher than two stories by employing additional stairways *g* and piercing the necessary floors. The entire upper story may be constructed in the form of a hall the full length of the building. There may be a roof-garden. Fire-escapes (indicated at X or elsewhere, but always outside the fire-wall) are in communication with all galleries. All elaboration is possible in an apartment-building or gallery-block of this character which is now possible in those buildings not possessing the advantages of my construction.

In the use of this building the tenants of the lower dwellings (if the lower story is not used for shops) enter by their front steps C precisely as though they lived in a row of two-story houses and are not required to use the elevator-shaft. Those tenants living in dwellings above those just described enter the common shaft at its front door F, ascend to the proper doorway D for their own row, walk along their own gallery G as though they were on the sidewalk, and enter their own front door *h*. For household service and for the use of the servants the back doors and the rear galleries and shafts are used in the same way. It will be thus seen that the galleries serve the purpose of elevated sidewalks and are reached by the elevators, which latter being built outside the inclosing fire-wall afford no channel for flames in case of a conflagration within such inclosing wall.

Among the advantages of this form of building may be enumerated the following:

Instead of the European "apartment" or "flat" of one story only, with everything and everybody on one floor, involving almost invariably a long corridor and small dark cell-like rooms opening from it, with no true privacy or comfort for either mistress or maid, and with a distressing monotony in the home life from being unable to change from one story to the other, this gallery-block would restore to the most important element of the population—namely, to the immense class between the "rich" and the "poor"—the two-story typical American home, in which

from early colonial days "Americanism" has been developed.

Each two-story gallery block-house possesses—

First. Separate parlor and bedroom-floors with all that these imply.

Second. Light and air in every room.

Third. Its own exterior front door.

Fourth. In the outside galleries play-places for the children and sitting-places in summer for the family in the front gallery and for the servants on the rear one. With such genuine "homes" families would not be forced to leave the city in summer for relief from the heat as much as they do now, thus saving enormous annual expense and also that unfortunate separation of families for months at a time which so often results in unhappiness.

Fifth. The gallery-block by its two novel architectural features of the elevator-tower and connecting-galleries two stories apart actually supplies the variety and good proportion in high buildings which all the architectural ingenuity hitherto applied to the problem has failed satisfactorily to achieve. On business streets and centers such a block could combine stores on its lower stories, the galleries not beginning until the home-stories are reached, and the block could finish at the top with a school, a public hall, or a church, domed, turreted, or spired as its central feature.

Sixth. For the rich these houses could be planned with a door opening into a wide central hall with esthetic staircase and with rooms on either hand, and the staircase could be carried through the house above, making a noble mansion of four stories with four central halls connected by three central staircases.

Seventh. For the poor or working class the single house of the cheaper gallery-block could be adapted, one story each to a family of the better type and half a story each to the families of the poorer type.

What I claim as new is—

1. An apartment-building comprising a plurality of dwellings, built in tiers one above another; each dwelling having its own front door, each dwelling comprising a plurality of stories connected by stairways within but connected by an external gallery with an external entrance-shaft.

2. A gallery-block consisting of a plurality of dwellings, built one above the other with fireproof floors between them extending beyond their upright walls, each dwelling having a plurality of stories connected by stairways and an entrance-door in the upright wall just above said extension of the flooring, and an entrance-shaft outside said upright wall and having doorways opening onto said extension.

3. A gallery-block consisting of a plurality of dwellings built one above the other in tiers, a plurality of such tiers built side by side un-

der a common roof, upright fireproof walls between the tiers, fireproof floors between the dwellings in each tier and extending beyond their upright walls into galleries common to all the dwellings in that row, each dwelling being composed of a plurality of stories connected by stairways and the upper dwellings having entrance-doors opening onto their galleries while the lower dwellings have entrance-doors leading to the sidewalk, and an entrance-shaft outside the common upright wall of the block and having doorways opposite the respective galleries.

4. A gallery-block comprising inclosing fireproof walls of substantially rectangular contour, a common foundation and a common roof, upright transverse fireproof walls dividing the block into tiers, horizontal fireproof floors dividing all the tiers into separate dwellings, other floors (not necessarily fireproof) dividing the dwellings into stories connected by stairways, the lower story of each dwelling having its own front and back door, and such doors of the lowermost dwellings leading to the ground, galleries extending the length of the block in front and rear just beneath the other doors, and means common to all the galleries for affording access to them from the ground.

5. A gallery-block comprising inclosing fireproof walls of substantially rectangular contour, a common foundation and a common roof, upright transverse fireproof walls dividing the block into tiers, horizontal fireproof floors dividing all the tiers into separate two-

story dwellings, other floors of non-fireproof material dividing the dwellings into two stories each connected by stairways, the lower story of each dwelling having its front and back door and such doors of the lowermost dwellings leading to the ground, galleries extending the length of the block in front and rear just beneath the other doors, and hence at every other story of the block elevator-shafts at front and rear located entirely outside the inclosing walls and extending through all the galleries, entrance-doors to such shafts at about the level of the ground, and exit-doorways in the sides of said shafts at every gallery.

6. A gallery-block consisting of a plurality of dwellings built one above the other and in a series of such tiers side by side imperforate walls between the various tiers, imperforate floors between the various dwellings in each tier, each dwelling being divided into communicating rooms, and having an entrance-door through the front wall of the block, steps leading from the doors of the lowermost dwellings to the ground, a gallery outside the front wall under all the front doors of the dwellings in each row above the lowermost, and an elevator-shaft having an entrance-door at the ground-level and exit-doorways onto each gallery.

MELUSINA FAY PEIRCE.

Witnesses:

B. E. AMTGEN,
H. L. MCCLATCHEY.