

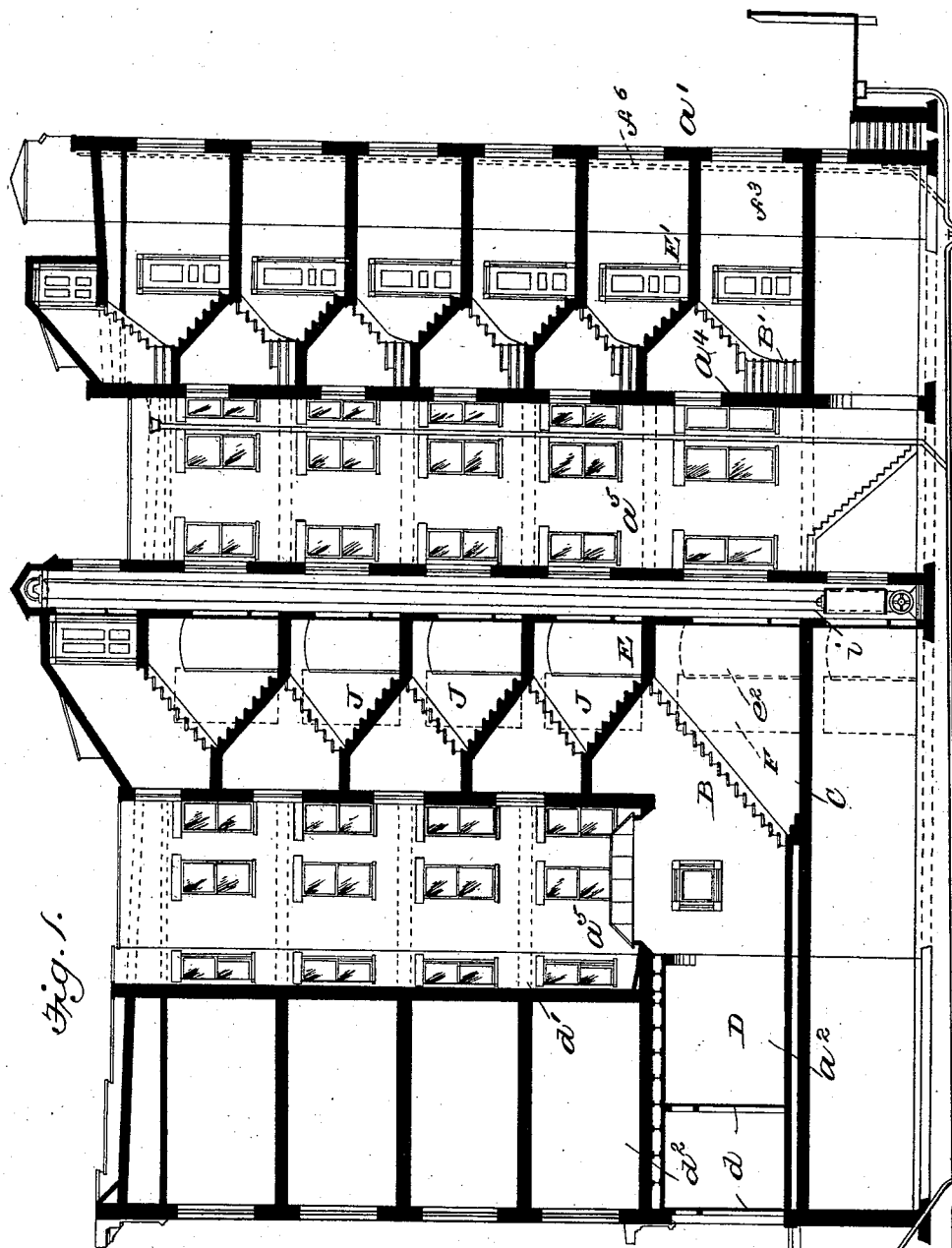
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3 Sheets—Sheet 1.

M. L. UNGRICH.
APARTMENT HOUSE.

No. 531,141.

Patented Dec. 18, 1894.



Witnesses

John W. Minnie
Thos. S. Lodge.

Inventor
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(No Model.)

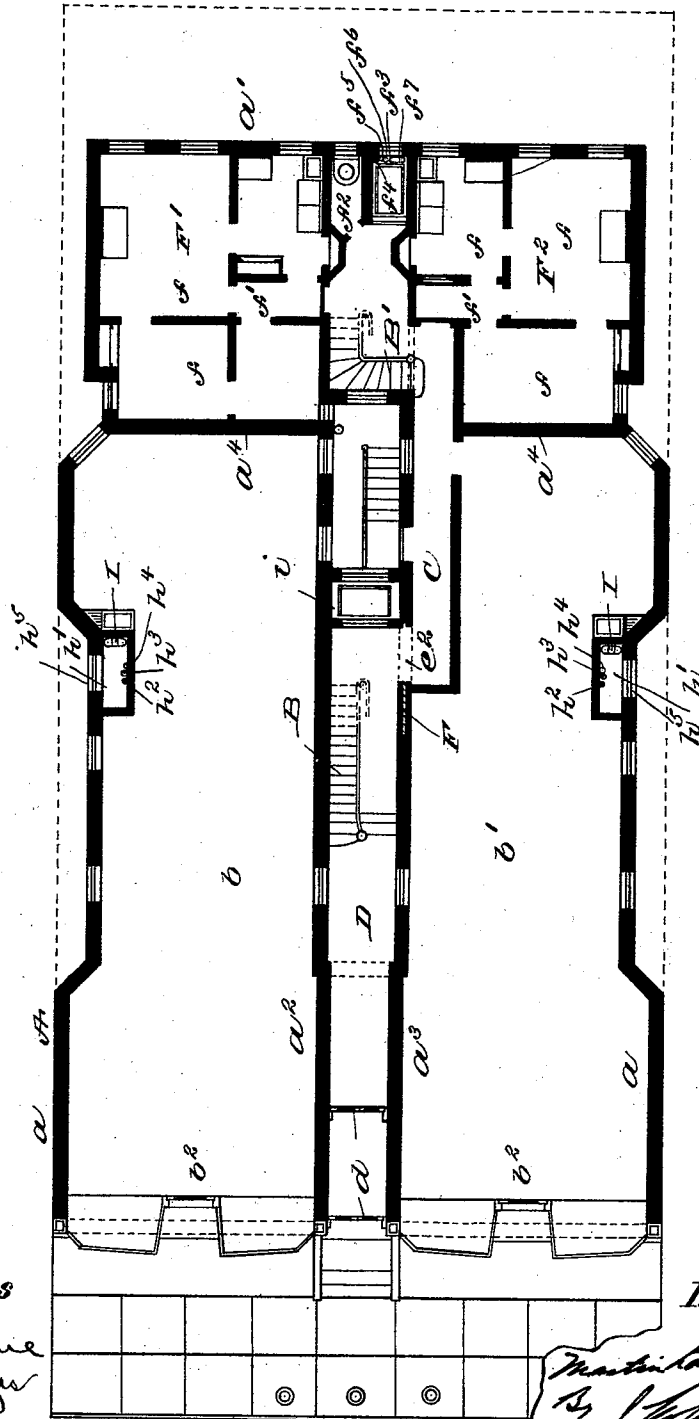
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Fig. 2.



Witnesses

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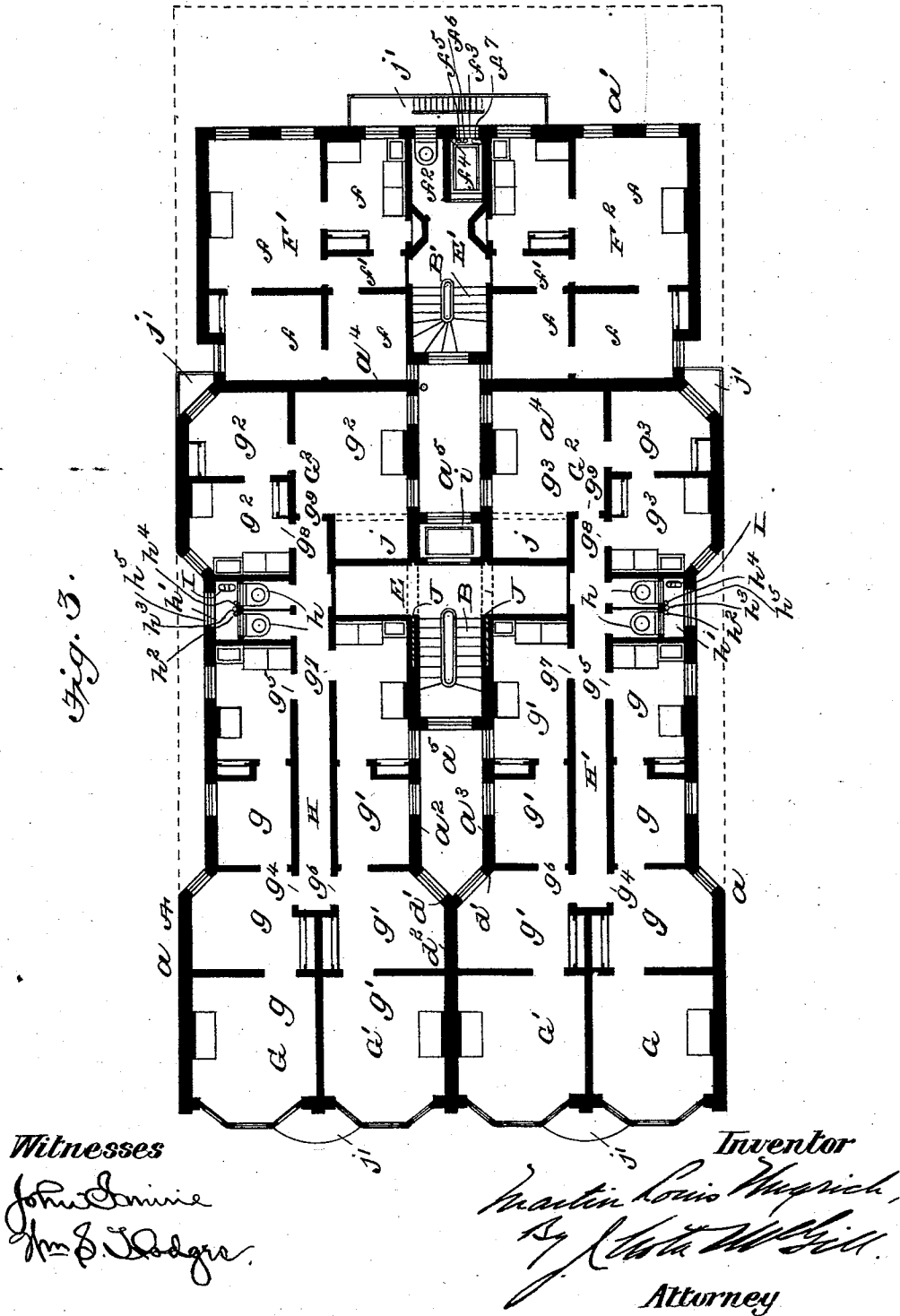
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UNITED STATES PATENT OFFICE.

MARTIN LOUIS UNGRICH, OF NEW YORK, N. Y.

APARTMENT-HOUSE.

SPECIFICATION forming part of Letters Patent No. 531,141, dated December 18, 1894.

Application filed September 7, 1894. Serial No. 522,396. (No model.)

To all whom it may concern:

Be it known that I, MARTIN LOUIS UNGRICH, of New York, in the county of New York and State of New York, have invented certain new and useful Improvements in Apartment-Houses; and I 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.

This invention contemplates certain new and useful improvements in apartment-houses.

The generally recognized and adopted plan of apartment or tenement houses now observed in nearly all large cities presents many objectionable features, notably, the conspicuous location of water closets; the want of privacy in the halls or approaches to the several apartments; waste of plumbing material, as well as exposure thereof and liability to freeze, resulting in leakage and consequently damage to plastering, carpets, &c.; inaccessibility to pipes when repairing is necessary; the liability of damage or destruction of all apartments in case of fire in any portion of the building; and impossibility of obtaining large rooms on ground floors suitable for stores, and the like, on account of stairways, elevator lift, water closets, and the like precluding any rearward extension of the ground-floor rooms.

The object of my invention is to overcome all of these objections and to construct a building of increased accommodations, which, while conforming strictly to the building regulations, shall present a maximum number of good sized apartments, well lighted and airy, and all provided with halls or approaches more or less private; and in which the water-closets shall not be in close proximity to living rooms, and are located in private hallways; and also in which a minimum quantity of drainage apparatus is necessary, the danger of freezing thereof is avoided, and in the case of fire in any part of the building the remaining portion or portions thereof including the stairway may be cut off from the burning part by fire-proof doors, the said stairway being entirely inclosed by fire-proof walls allowing of safe ingress and egress in case of fire.

The invention comprises the novel features of construction, substantially as hereinafter fully set forth and particularly pointed out in the claims.

In the accompanying drawings:—Figure 1 is a vertical longitudinal sectional view of an apartment house constructed in accordance with my invention. Fig. 2 is a ground plan view. Fig. 3 is a second or upper story plan view.

Referring to the drawings, A designates the house or building proper; a , the side walls thereof; a' , the rear wall; a^2 and a^3 , two approximately parallel central walls; and a^4 a transverse wall extending from the side-walls to the central walls a^2 and a^3 . This transverse wall a^4 divides the back or rear portion of the building off from the front or forward portion thereof. Above the first or ground floor, the space between the two central walls a^2 and a^3 forms two courts a^5 , the stairway B for the front portion of the building leading centrally up through these courts between the two central walls.

On the ground floor of the building between the central wall a^2 and the opposite side-wall is one large room b while between the wall a^3 and the adjacent side-wall of the building is a corresponding large room b' . These rooms are suitable for stores, and being extended back to the rear portion of the building afford uninterrupted space. They may be extended to the rear wall of the building, if desired, by forming suitable openings in the transverse wall. These large store rooms have front entrances at b^2 . Near its rear end the room b' opens into the rear extension C of the main hall D. The latter hall is located between the central walls a^2 and a^3 and access is had thereto from the front of the building at d . The walls a^2 and a^3 above the first story have deflections at d' , which unite in a forward extension d^2 leading to the front of the building. The stairway B leads from this main hall D up through the courts as before stated, and opens into a transverse main hall E on the next floor above. Adjoining the bottom of the stairway B two or more steps lead down to the extension C of the main hall and through an arched opening e^2 in wall a^3 to the rear portion of the building, a stairway B' at the end of said

hallway leading to an upper main hall-way E'. The opening e^2 in wall a^3 may be closed by a fire-proof sliding door F in case of fire, thus protecting the hallway and stairs.

5 When not in use this door fits in a pocket or opening in said wall. The rear portion of the building is composed of two sets of apartments F' and F². In each set the rooms are indicated by f and the private hallways by f' , the latter opening from the main hallway E'.

10 At the rear end of the latter is a water-closet f^2 and adjoining this, running the full height of the building, is an elevator well or shaft f^3 in which is a "lift" or elevator for

15 the use of the occupants of the rear of the building for hoisting fuel, provisions, furniture, &c. In this well or shaft are located the soil pipe f^4 , the vent-pipe f^5 and the supply pipe f^6 . Said well or shaft is heated

20 by a coil f^7 at the lower end thereof, allowing heat to ascend therein, preventing freezing of the soil and supply pipes and aiding ventilation. Each apartment in the rear has a separate and independent hallway, insur-

25 ing privacy to the occupants' rooms.

Above the first story the front portion of the building, on each side, has three separate sets of apartments G, G', and G², the two sets G and G' having four rooms each, designated,

30 respectively, by g and g' , while the apartments G² have, each, three rooms designated respectively, g^2 and g^3 . The transverse main hall E, into which the stairway B opens, at its ends opens into two private halls H, H', run-

35 ning longitudinally of the building. From each of these halls access is had through doors g^4 and g^5 to apartments G, through doors g^6 and g^7 to apartments G' and through doors g^8 and g^9 to the rooms of the inner apartments

40 G². Opposite the ends of the transverse main hall E and between the apartments G and G² are two sets of water-closets h which serve the three sets of apartments, and in rear of these water-closets are two wells h' through

45 which are passed the soil pipes h^2 , parallel with which are vent pipes h^3 and supply pipes h^4 . At the bottom of each well is a heating coil I, for supplying hot air thereto, thereby avoiding danger of the pipes freezing. The

50 hot air ascending these wells will serve to draw off the odors of the water closet compartments and promote ventilation through the tops of said wells. In the outer walls of these wells are stationary lights h^5 . Extending

55 perpendicularly down through the building between the central walls is a shaft i wherein is a "lift" or elevator for the service of the occupants of the front part of the building. Access is had to this "lift" from

60 each hallway E through openings in the front wall or partition of said shaft and light is supplied thereto from the rear court through corresponding openings in the rear wall. The transverse main hallways E may be closed on

65 either or both sides of the stairway by sliding fire-proof doors J fitted in the walls a^2 and a^3 , the same as described for the first floor. The

alcoves are indicated by j and the fire escapes by j' .

The requirements of building regulations 70 in various cities are generally that all apartment houses over sixty feet in height must be constructed after the so-called "fire-proof" plan.

By means of my invention a comparatively 75 fire-proof building, outside of the requirements of the building regulations, can be constructed with a maximum number of rooms and without incurring the expense of a building conforming strictly to the "fire-proof" 80 plan.

As shown in Fig. 1 the front or forward portion of my improved apartment house is five stories, while the back or rear portion thereof is provided with six stories. This is 85 done with but little sacrifice in the height of each story and without any material increase in the height of the building at the rear. The usual extra height of large store-rooms on the ground floor is divided up among the several 90 stories in the rear portion of the building and each of the stories being made of slightly less height than those in front I am enabled to provide six stories of suitable proportions at the rear of the building.

The advantages of my invention are apparent to those skilled in the art to which it appertains and it will be specially observed that the house or building is divided into independent front and rear portions, the only 100 communication between which is through the main hallway on the ground floor; that in case of fire the apartments on either side of the front portion of the building can be safely cut off from communication with those on the 105 other side, and by closing over both fire-proof doors on any floor or landing the stairway and front elevator shaft will be securely protected, allowing of free escape. Then again by my improvements a greater number of 110 rooms are provided for the forward apartments and without sacrifice of space or light. It will also be noted that each apartment in the rear of the building has a separate private hallway while in the front of the build- 115 ing one private hallway serves for three apartments, thus insuring greater privacy than where the rooms of each apartment open into a main or public hallway. Then again by passing the drain, vent and supply 120 pipes down a well access can be readily had thereto for purposes of repairing, &c., and by heating said well danger of freezing is avoided and thorough ventilation is insured.

In the construction of an apartment house 125 as herein-described great saving of expense is effected, especially in the plumbing, since the soil pipes from each side and rear of the building can all be connected to one common drain-pipe. It will also be noted that the 130 stairways, elevator shafts and water-closets are so located that there is nothing to preclude the large rooms on the ground floor from being extended back any desired dis-

tance, and an uninterrupted floor space is thereby obtained.

I claim as my invention—

1. An apartment house having independent
5 front and rear portions, central walls and a
transverse wall leading from the rear ends of
said central walls, a main hallway being lo-
cated between said central walls, a forward
10 stairway leading from said hallway in the
front portion of said building and a second
stairway leading from the rear of said hall-
way to the said rear portion of said building,
substantially as set forth.

2. The apartment house herein-described
15 having a central main hallway, central walls
between which said hallway is located, front
and rear stairways, upper main halls into
which said stairways open, and private hall-
ways leading from said main hallways to the
20 front and rear apartments, substantially as
set forth.

3. The apartment house herein-described
having a central hallway, two central walls
between which said hallway is located, a front
25 stairway between said walls, upper trans-
verse main halls into which said stairway
opens, and fire-proof doors or slides in said
central walls for cutting off said stairways
from one or both sides of said transverse
30 main halls, substantially as set forth.

4. The apartment house herein-described
having a central hallway, two central walls be-
tween which said hallway is located, a stair-
way between said walls, an upper main hall-
35 way transverse to said former hallway and
into which said stairway opens, two longitudi-
nal hallways at right angles to said trans-
verse hallway, and a series of apartments with
which said longitudinal hallways connect,
40 substantially as set forth.

5. The apartment house herein-described
having a central hallway, a stairway leading
from the rear end of said hallway, an upper
main hallway into which said stairway opens,
45 two separate hallways leading from said main
hallway, and two sets of apartments with
which said separate hallways respectively con-
nect, substantially as set forth.

6. The apartment house herein-described
50 having a central hallway, a stairway leading
from the rear end of said hallway, an upper

main hallway into which said stairway opens,
the water-closet at the rear of said upper hall-
way, a lift or elevator shaft adjoining said
water-closet, two separate hallways leading 55
from said main hallway, and two sets of apart-
ments with which said separate hallways re-
spectively connect, substantially as set forth.

7. The apartment house herein-described
having water-closets, an air-well in rear of 60
said water-closets, a heating medium at the
lower end of said air-well, and soil, vent and
supply pipes located in said air-well, substan-
tially as set forth.

8. The apartment house herein-described 65
having front and rear portions, a central hall-
way, two central walls between which said
hallway is located, a transverse wall connected
to said central walls, a front stairway between
said central walls, a second stairway in rear 70
of said transverse wall, main hallways lead-
ing from both of said stairways, separate hall-
ways at angles to said main hallways, and
separate apartments communicating with said
separate hallways, substantially as set forth. 75

9. The apartment house herein-described
having front and rear portions, a central hall-
way, two central walls between which said
hallway is located, a transverse wall connected
to said central walls, a front stairway located 80
between said central walls, a "lift" or eleva-
tor shaft also located between said central
walls, upper main transverse hallways onto
which said stairway opens, doors connected to
said central walls for closing over said upper 85
transverse hallways, longitudinal hallways at
right angles to said transverse hallways, sep-
arate apartments leading from said longitudi-
nal hallways, a stairway leading from said
central hallway in rear of said transverse 90
wall, main hallways onto which said rear stair-
way opens, separate hallways leading from
said latter main hallways, and separate apart-
ments communicating with said separate hall-
ways, substantially as set forth. 95

In testimony whereof I have signed this
specification in the presence of two subscrib-
ing witnesses.

MARTIN LOUIS UNGRICH.

Witnesses:

J. NOTA MCGILL,
WM. S. HODGES.