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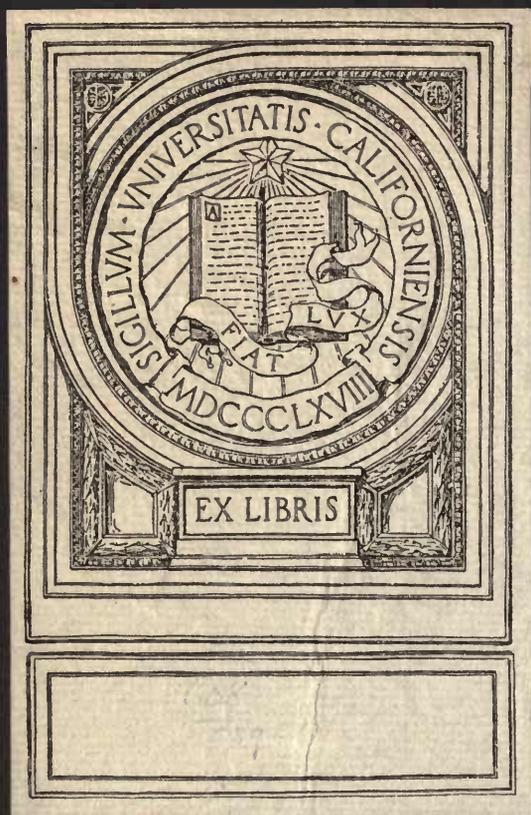
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A CHAT WITH THE LADIES ABOUT HOUSE BUILDING

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CALIFORNIA

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A CHAT WITH THE LADIES ABOUT HOUSE BUILDING

F. W. FITZPATRICK.

“Every wise woman buildeth her house.....
a wide house and large chambers, and
cutteth out windows; and it is ceiled
with cedar and painted with vermilion. . .”

YOU see that even in the time of Jeremiah the women wanted big rooms and many windows, and, undoubtedly, innumerable closets and cubbyholes, and cosy corners, probably more than some of their good husbands might well pay for. In a great many respects the women of those days differed not from those of our own time. In building a house to-day the average woman wants just about three times as many rooms as she can possibly get for the money the family has set aside to build the home, but in this particular chat I will have no quarrel with her as to the number of rooms she wants and thinks she ought to have, where the flagpole ought to be and the particular location of the kitchen sink, or, for that matter, even the painting of her house with vermilion, but I am going to scold about the “ceiling of that house with cedar;” in other words, this is going to be a little sermon on fireproofing.

The Hebrews of old built almost exclusively of wood, even Solomon built his magnificent temple of cedar and other costly timbers, and as a result we have absolutely nothing in the way of historical remains of those days. Our fathers, at least those who dwelt in this country, also built of wood, for the same reason that the Hebrews did—it was the most available material—and we have clung to that habit as we cling to many habits, without rhyme or reason. True, clap-boarding and shingles can be very artistically combined, and there are indeed some very tasty frame homes wherever we may turn our eyes. But none of these homes so built is *safe*.

In the hearts of large cities and within certain zones outside of those hearts even, they are not permitted, because of the dangerous character of their construction; in the suburbs they are exposed to the dangers of fire from within and innumerable dangers from adjacent fires, though the fire departments in most cities are so well organized that total loss is far less frequent than formerly. When once a house so constructed caught fire there was small hope for it. Few country places have any semblance of fire protection, and the result is total loss. Something like 80,000 houses burned down last year in this country. True, 42,000 of those were insured, and the people got some balm with which to soothe their lacerated purses, but remember, for every dollar a community gets from the insurance companies it has paid in to those companies three dollars in premiums. In other words, we pay out every year something like \$500,000,000 in insurance premiums!

Men have learned, by hard experience, the folly of flimsy building. It used to be one of our national crimes. Apart from the Chinese and Japanese few peoples on earth have built as poorly as we did some years ago—and many of us do still. Business men have come to realize the tremendous loss the country incurs every year—absolute loss is the fire loss. Many things that are deemed losses are really but exchanges, a disadvantage to one, a gain to another, but with fire there is something like \$150,000,000* of property that is swept away, absolutely, and without advantage to any community every year. Our men have

*That figure represents the average loss for a good many years. It has been \$170,000,000 or thereabout for the past few years, and in 1904 it reached the appalling sum of \$230,000,000!

seen this and the result is a general demand for better buildings, more fireproof construction. Some cities have advanced far enough along the lines of progress so that they will not permit any but fireproof construction within rather wide limits. But our women still insist on having wooden houses, with their more or less elaborate wood trimmings inside, wooden porches outside, shingle roofs, "ceiled with cedar" in the fullest sense of the term and made just about as inflammable as is possible for an ingenious architect to devise—and our houses, therefore, contribute very largely to the annual ash heap. Just think of it, the bonnets and sealskin sacques and other pretty things that could be purchased with that wasted \$150,000,000!

Until comparatively recent years one excuse for building of wood was that it cost so much less than any other material, and, in fact, even moderately fireproof dwellings were beyond the reach of any but the wealthy. It is no longer so. There is really no object for building of wood to-day. Most of us keep on doing it simply and solely because we have gotten into the habit of it, and that there are large sections of country where we have not yet been prohibited from using it. Lumber is growing scarcer every day, it has gone far above 100 per cent over its cost twenty years ago, while brick, and tile, and cement, and other incombustible and indestructible materials are cheaper by far than they were at that same period.

I am not contending for merely the elimination of wood in the exterior finish and construction of houses. Many people believe that the moment they have their outside walls of brick or stone, and the roof of slate or tile, their homes are fireproof. The floor joists, the partitions, all the interior framing and finish are of wood and become as dry as tinder in the course of a few years. The spaces between the rafters and floor joists, and partition stud-

dings, are just so many flues. No sooner is there a little fire in the cellar or kitchen, or some out-of-the-way corner, than—pst! there it is in the roof and all over the house. Lives are endangered and much that the good housewife holds dear is destroyed, though the house itself may possibly be repaired. On that account do I aim my bolt at everything that is wood or inflammable or destructible by fire in a house.

The exterior walls should be of brick and terra cotta—stone is all right under ordinary circumstances, but if there is ever a good, hot fire anywhere near it, stone is destroyed almost as effectively as is wood—while the floors and partitions and roof, all the construction in fact, should be of absolutely non-inflammable materials. The ladies will say: "But that will cost four or five times what we have to spend on our houses." Excuse me, but it does not. Conditions, of course, differ in the various parts of the country, but as a general average I may say that a thoroughly fireproof house will not cost (in its initial expenditure) more than 7 per cent over the cost of the usual wooden construction with wood joists and stud partitions, and lath, while, taking into consideration the fewer repairs required to keep such a house in condition, its far longer life, the lessened insurance—if, indeed, any need be carried—the investment in a fireproof house is no greater anywhere in the country than is that in an ordinary structure. Many times, in fact, the initial cost of the better mode is even less than that of the poor one. I have bids before me now for both modes of construction of a very modest house here in Washington. The lowest figure for the old-fashioned wood framing is \$5,875, while the bid for hollow tile fireproof construction is but \$5,186. A number of fireproof houses have just been completed in Pittsburg. They have cost (ready for occupancy) \$4,500 each, and that includes some few little extras that have been thought of as the building

went on. The lowest bids on those houses for wood construction were \$4,000 and \$4,125. Why, anyone can figure it up for herself. In the ordinary city house the wide span floors have twelve-inch joists; between those joists there is laid a couple of inches of cinder concrete, or other noise-deadening material, in the vain endeavor to lessen the noises from overhead; there is a rough flooring on top, with a finished maple, narrow-strip flooring covering that, and plastering on the under side forming the ceiling of the story below. Now such a floor and ceiling in the completed stage costs here in Washington 40 cents a square foot. There will be a variation of two or three cents in different localities. Eliminating the maple floor and taking out the deadening, using a finished pine floor, as is done in the cheapest kind of dwellings, and you have an expenditure of at least 28 cents a square foot. Partitions built of two-by-four wood stud, wood lathing both sides and plastered both sides will average 20 cents a square foot pretty much all over the country. So much for the wood. In fireproof construction the Johnson system of heavy tile flooring, suitable for spans up to twenty feet, is about the cheapest and best thing that can be used. Built in the most substantial manner, finished with an asbestolithic or granolithic, or other incombustible plastic flooring, the under side of the floor plastered and all finished in good shape—fireproof, soundproof and vermin-proof—costs from 26 to 28 cents a square foot in almost any section of the country not too remote from the large centers, while a four-inch hollow tile partition, plastered both sides, will cost not to exceed 18 to 20 cents a square foot. You see that in spite of the general supposition that fireproof construction is exceedingly costly, it is not.

I am not advocating anything startlingly new, nor a great reform in building material, nor anything of that sort, but am

simply urging the adoption of as sensible a mode of construction in our houses as we have gotten into the way of using in our larger buildings. Building fireproof houses has become as necessary as the building of fireproof stores, hotels, apartment houses and other places "where humans do congregate." It is not sensible, it is positively indecent to keep on building with the old flimsy methods, exposing life and property to the dangers that we know are ever present, as we have done in the past from motives of alleged economy, that have in reality proven to be the rankest extravagance. With a judicious expenditure of \$150,000,000 a year in this country, instead of burning it on the altar of folly and ignorance, we could soon have even our oldest cities so reconstructed as to obviate the necessity of maintaining our numerous fire departments, at a further expenditure of at least \$50,000,000 more per year! All that I am advocating or urging is that the ladies forego the little pleasure they may derive from their dainty minarets of shingles, scroll-saw ornaments, beautiful green-stained shingle sides to their houses and the endless wood—wood—wood trimming and finishing that is simply pretty because we have grown used to it, and substitute in the place of all this highly combustible material other materials that will not burn and that are not damaged if an incipient fire does occur in the house furnishings, carpets, etc. Brick and tile are the two materials that fulfill that requirement, but if they are used almost exclusively in the structural parts of a house, slate and stone and metal, that are damageable by fire, may be used with more or less generosity, because the possibility of their being damaged is virtually eliminated by the use of brick and tile construction.

Don't imagine for a moment, ladies, that brick and tile and stone are the unyielding materials that you have perhaps heretofore thought them to be, believing that a wooden

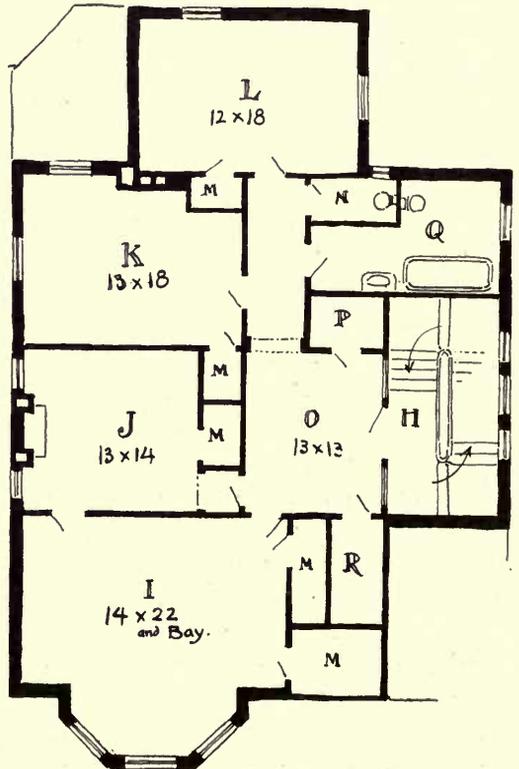
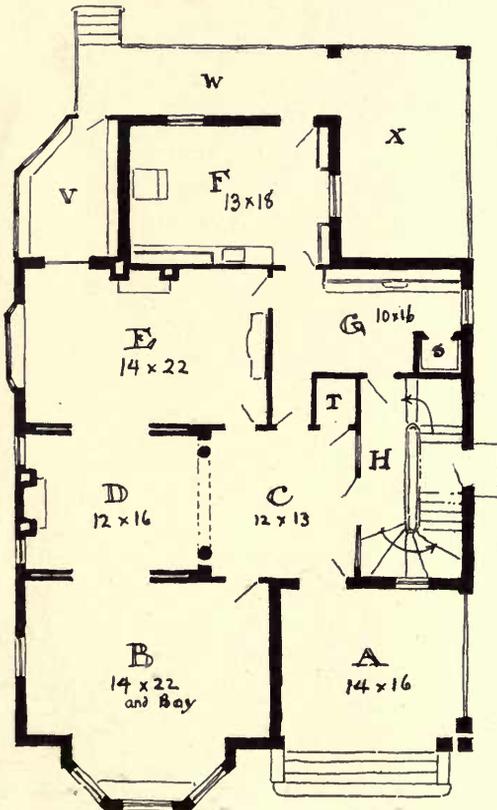
house was the only one that could be made "pretty." "D," for instance, is a fair example of a pretty frame house, suitable for

studies I have just made for a house in Portland, Ore. Now, I submit, that the brick exteriors "E" or "F," are just as



FRAME HOUSE, "D," IN CALIFORNIA suburban residence. It, in a general way, can be made to fit plan "A" of a fireproof house that I herewith illustrate from rough

BRICK HOUSE "E" handsome, just as "pretty" and dainty, as exterior "D." They are selected at random from a mass of illustrations. "E" is



First Floor

Second Floor

PLANS OF HOUSE "A"

a finished brick exterior, with slate roof, suitable to, or in keeping with, the general style prevailing in the South and in the



STUCCOED HOUSE "F"

New England States, somewhat colonial. "F" is a stucco house and tile roof particularly adapted to California and the far South. This house "A" is to cost not one penny over \$8,000. The sizes of the rooms are indicated on the sketches. It will be absolutely fireproof in that not one inch of wood will enter into the construction. The outer walls will be brick, the roof slate, the partitions of hollow, fireproof tile, and the floors of what is known as the Johnson system of tile construction, just as cheap as the wood, and five thousand times better. But in even such a house there is the possibility of quite a hot fire. There is always a mass of furniture, draperies and carpets, and until such things are made of steel and woven of asbestos, incipient fires at least are possible, and very probable, where servants are negligent in handling fire and where the ubiquitous small boy loves to play with the matches. The great danger with an incipient fire in a room is that it will spread, and particularly upward if it is in the lower stories. In a great cotton warehouse, for instance, all on one floor, it will take hours and hours for that cotton to be consumed, while the same amount of cotton, placed in a five or six story warehouse, with stairways and elevators open-

ing on every floor, will be totally consumed in as many minutes as it will take hours in the other case. The main tendency of fire is, of course, upward, and the most potent agent in its spread in a house is the everlasting, beautiful (?) open-work stairway. So that even in this fireproof house I enclose the stairway in a fireproof partition, and the windows opening from that stairway hall "H" into the other parts of the house are of metal sash and wire glass, and the doors opening from the other rooms are automatically self-closing, fireproof doors. The thing is that a person going up or down stairs has to open a door. It may be deemed a slight inconvenience, but some day that very act may mean the saving of your children's or your own lives. Even if you still persist in building of wood, in Heaven's name, close off your stairways, so that every floor may be a separate entity and the stairway not a means of at least immediate communication of fire from below. Apart from this fire question, did you ever stop to think that the open stairway, while perhaps rather attractive esthetically, adds just about 15 per cent to your cares, work and inconvenience? Every time you sweep a room in the upper stories you are merely transferring dirt to your lower stories. The stair means a draught all winter, the addition of about 12 per cent to your coal bill, and oftentimes the addition of a very large per cent to your doctor's bills. You have company downstairs and everything going on upstairs is heard—awfully embarrassing at times. Altogether, I consider the "feature" open stairway one of the worst curses of our modern house construction; a menace to life, health, comfort and peace of mind. So, the thing to do, however you build, is to close off your stairways. This house "A" is merely typical, a thousand modifications of the plans are possible, and, indeed, any plan of a house can easily be modified so that the materials used may be non-com-

bustible and the means of communication of fire eliminated—and your house becomes a fireproof one.

Views "H" and "J" of houses by Architect Myron Hunt of Chicago, "I" of a house by Architect Otis of Chicago also, and "K" of a house in Denver, are all emi-



HOUSE "H"
Myron Hunt, Architect

nently fitted for the encasing of fireproof construction.

In the crowded residence portions of cities fireproofed houses are even more necessary than in the suburbs. Sketches of the floor plan of house "C" are studies made of a row of eight houses in Philadelphia.



HOUSE "J"
Myron Hunt, Architect

The construction will be absolutely fireproof, the stairs are enclosed, well lighted and with automatic doors in fireproof partitions between stairs and the halls. Us-



HOUSE "K" AT DENVER, COLO.
W. A. Otis, Architect

ally, what with front and back stairs, a little over one-fifth of the available floor space is thrown to stair room. By a rather ingenious arrangement it will be observed that in this house, as in house "A," the one stairway is made to serve all purposes and can be made so, not only conveniently, but

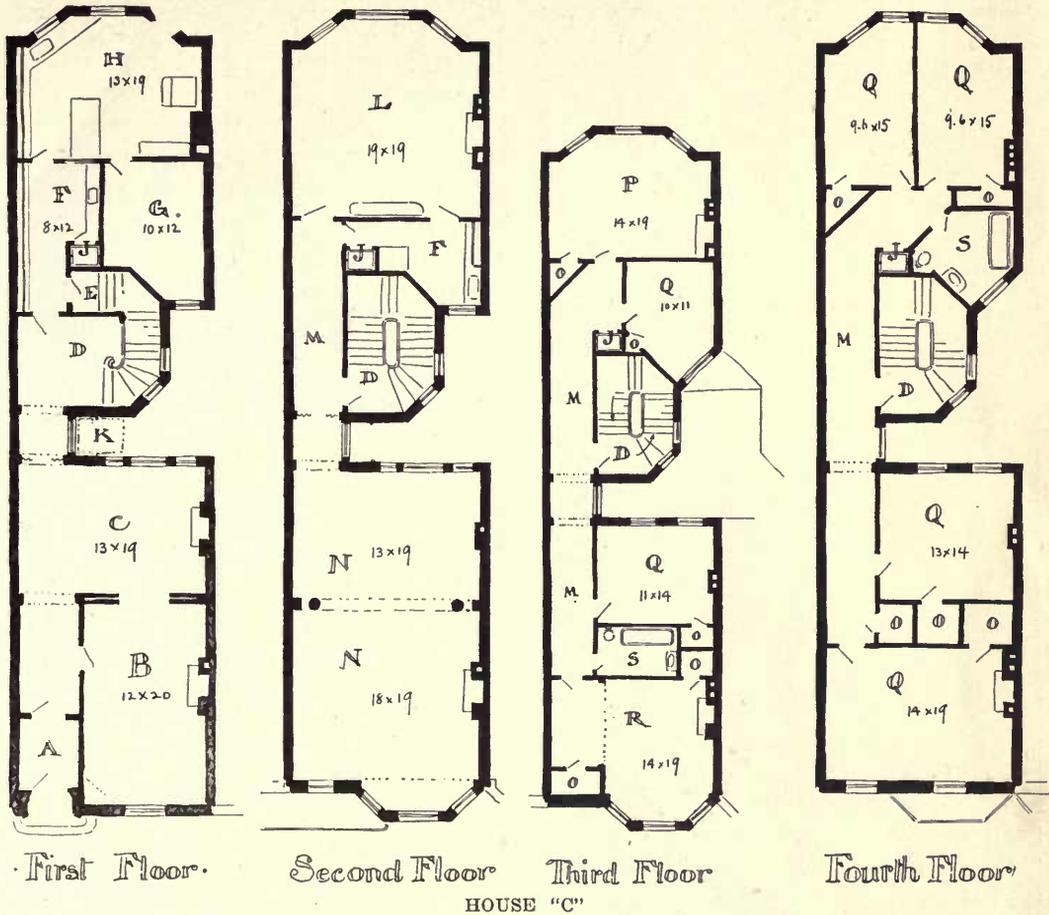


HOUSE "I"

with absolute satisfaction, eliminating the necessity for servants passing through living rooms to get to the stairway, as is unavoidable ordinarily where but the one stair-

way is used. All the windows in the light courts, that, as will be observed by third floor plan, are large and slightly, are of metal sash and wired glass, and every precaution is taken to avoid any possible damage from fire within or from without. The dumb-waiter is arranged with automatic doors, same as are all other openings

residence (for the winter months) of Mr. H., a very wealthy man, who spends only a few months at the height of the season in Washington, and who intends this house not only as a home during those periods, but as a place of very sumptuous entertaining. He has been burned out of house and home three times in his life, so that he was



through the floors. Exteriors "L," by Architect Wilson Eyre, Jr., of Philadelphia, "M," by Holabird & Roche of Chicago, and "N," by Pond & Pond, also of Chicago, taken at random, could be easily adapted to this plan and are well fitted to clothe fireproof construction.

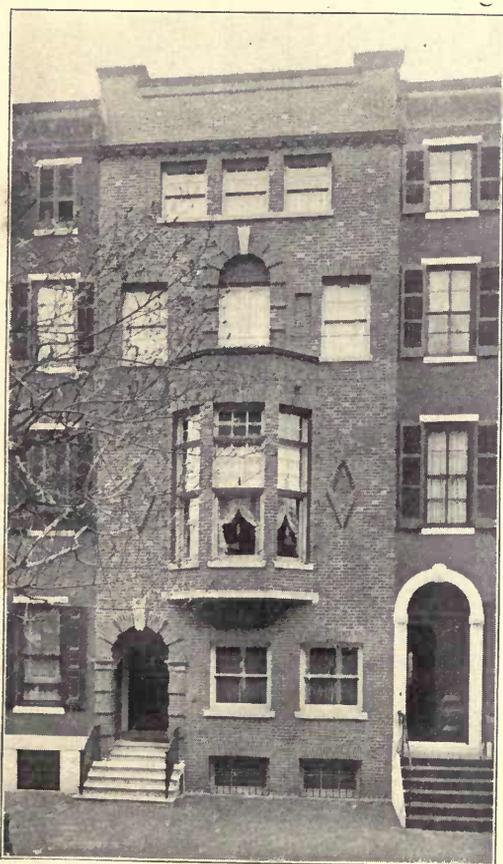
House "B" is of a class that many of my readers may be interested in, but that, unfortunately, few are able to build. It is the

an easy convert to my advocacy of fireproof construction. More than that, he has given the subject some study, under proper direction, and has become something of an enthusiast on the subject. Everybody who gives the matter the slightest thought and has good sense is bound to become enthusiastic on the subject. The sketches for the plans and exterior are but my first rough studies and are therefore susceptible

to some modifications, but I am safe in saying that they will not be many, and that the house, when completed next year, will be the nearest absolutely fireproof residence that has yet been constructed in the country. Not only are the constructive features to be fireproof, but the finished floors are to be of asbestolithic cement, marble mosaic and other such materials; the window sashes all of metal, with the glass on the sides and rear of the house wired, but the door casings, etc., will be molded and ornamented in Keene's cement, and the doors themselves will be of pressed metal, so that there will not be \$50 worth of woodwork in this entire house, that I estimate will cost somewhere about \$40,000, though the gentleman may increase that another \$10,000 by reason of certain personal whims of

his, such as a private telephone system from every room, sick calls from children's room to his own, elaborate mural decorations, and all that sort of thing. He is a man who actually has to be anchored down to keep him from making extravagant expenditures on this house. One point on which we agree perfectly, however, is that he thoroughly approves of the exterior, which, as will be noticed, is almost severely plain. I hate to see people spend money frivolously and for ge-gaws and useless over-ornamentation. It always seems like a placarding of dollar bills over a house with the idea of calling the public's attention to the fact that its owner is "somebody" and does not have to economize.

Note the general arrangement of this house, and how it is adapted to social functions. In case of reception, dinner or anything of that kind, rooms "I and H" on the ground floor become dressing rooms, while the next story, the first, is exclusively planned for such functions. The dining room will be particularly handsome and is a large room, 20x32. By a judicious arrangement of tables thirty people can be seated in that room. His is a large family, and without company twelve sit at table usually. Note that the second floor is devoted to the day-living apartments, while on the third floor Mr. and Mrs. H. and the nurse have the four younger children close by at night. The two young men of the family, who are out at clubs and society affairs a good deal, have their rooms on the second floor, where late comings-in will not awaken the rest of the family. There is managed a sub-basement under the rear portion of this house for heating plant, ventilating plant, elevator machinery, laundry, etc. There are but two servants' rooms in the house, for the upper servants. You know that here in Washington nearly all of our colored servants live at their own homes, so no provision has to be made for them. Some may wonder at the absence of



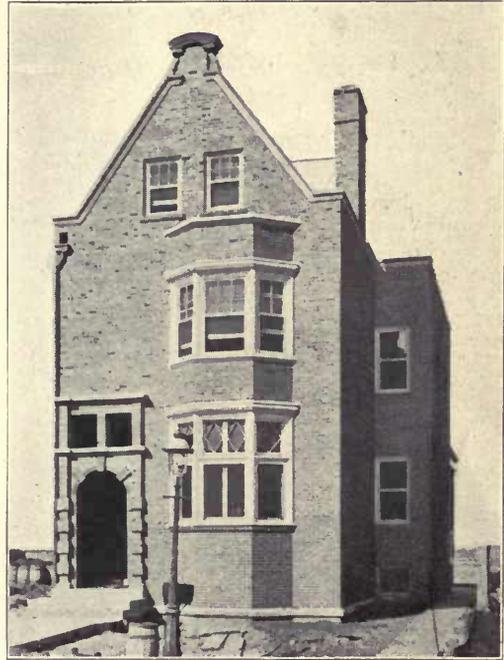
HOUSE "L"
Wilson Eyre Jr., Architect

grand and monumental stairways in this house. That is a feature that I have absolutely eliminated. There is a passenger elevator, arranged in fireproof partitions and with automatic fire doors, that serves every floor. It will be an electrical arrangement and can be operated with perfect safety by even a small child. By an ingenious system of switches, you can stop it at any desired floor by merely touching

over \$18,000, is not forgivable if he or she does not install an elevator instead of a stairway. People hold up their hands and say it is all nonsense. They did the same thing about the electric car, and they did the same thing about every innovation that has now become an absolute necessity. We are getting electric elevators so that the machinery is simple, takes little space, is absolutely safe and easy of operation and



HOUSE "M"
Holabird & Roche, Architects



HOUSE "N"
Pond & Pond, Architects

that button, and the doors cannot be opened by anyone else while it is in operation. There is not half as much danger of accident in such an elevator as there is in a stairway. At the rear of the house there is a very handsome staircase, fireproof, for general purposes, and to be used in case of accident to the elevator, which is somewhat remote, as connections are made with two powers.

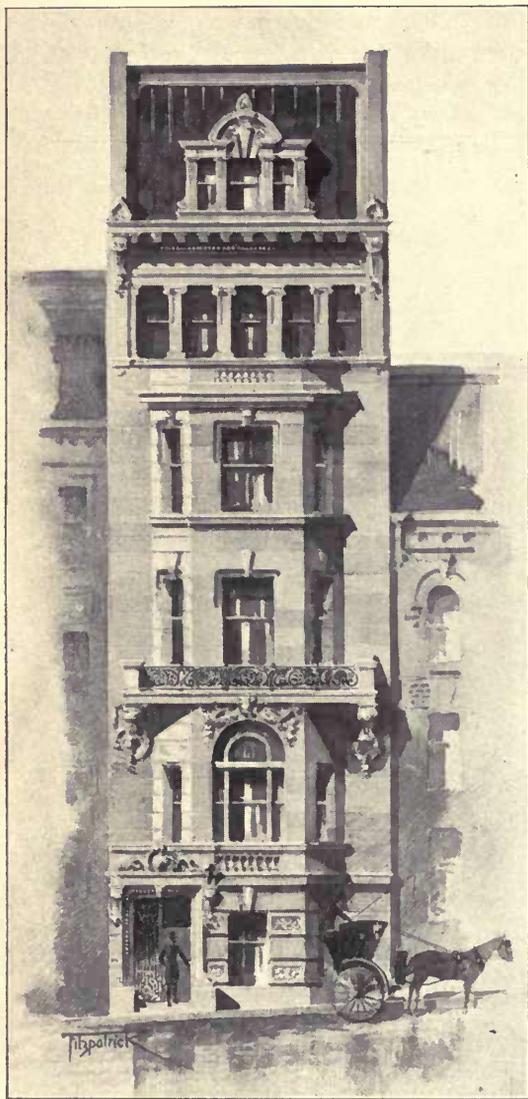
There is another point about which I want to say a word to the ladies. I contend that anyone building a house, a city house, of more than two stories, and that costs

that costs but comparatively little for installation. The three and four storied city house is the cause of, I am safe in saying, one-half the physical troubles that beset womankind. It's a never-ending up-and-down stairs and means not only physical ills, but the shortening of the life of many a woman many months, if not years. Ask any doctor and he will corroborate this statement, and to combat the "innovation," as it is called, is as silly as to clamor for stage coaches as a means of transportation in these days of steam and electric railways. The house elevator is a thing that is near

at hand, and any man who can spend over \$18,000 or \$20,000 on a city house is not a sane man nor a just man if he does not

buildings. Women are so very sensible, in fact, so much more so than men on most things, that it is really surprising to note how prone they are to fly off the handle, as it were, when it comes to building a house. They see a very nice house that Mr. So-and-So built, and which cost perhaps \$20,000 or \$25,000, and they want to build one just about like it, but they have only \$6,000 or \$7,000 available, and it immediately becomes a case of trying to blandish the architect into "giving" them bigger rooms or so many more rooms than he at first planned, just as though he had anything to do with, or could in any way influence, the standard cost of materials and labor. He often promises with a grand flourish, just as though by some magic incantation of wielding of a secret wand he could get brick for so much less than cost, and other material in the same way, and kind-hearted workmen to labor on that special house for \$1.50 per day, instead of \$5. Some of the profession, I am sorry to have to say, sin so grievously as to not only promise all sorts of things, but actually to manipulate their plans and specifications so that the contract, or first cost, will be within the limits set by the owner. But then, as soon as the over-confiding owner begins building, there is a little extra for this and something for the other item that had been neglected and made necessary by a change insisted up by Mrs. So-and-So, until in the end the cost to you is indefinitely increased. This has become so recognized a proceeding, in fact, that many people are not frank with their architects and don't tell them in the beginning how much they are willing to spend.

If the good women will but use their pencils for a few minutes, either on the rough draft they may make from their own ideas of what they want in a house, or upon plans submitted them by an architect, they can save themselves a mighty lot of tribulation, worry, and perhaps the serious financial embarrassment of their husbands. A



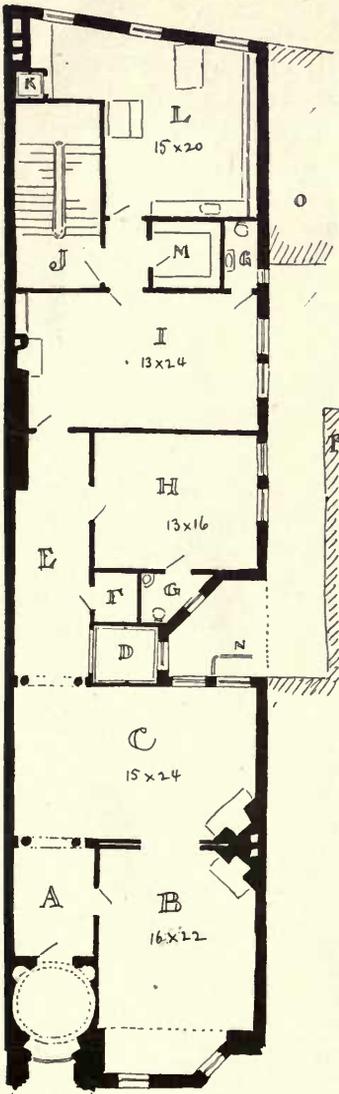
FRONT ELEVATION OF HOUSE "B"
From Drawings

devote a small portion of that expenditure to the prolongation of at least his wife's life by the elimination of that eternal stair-climbing. Ten years from now elevators, even in houses of two stories, will be as common as electric street cars are to-day.

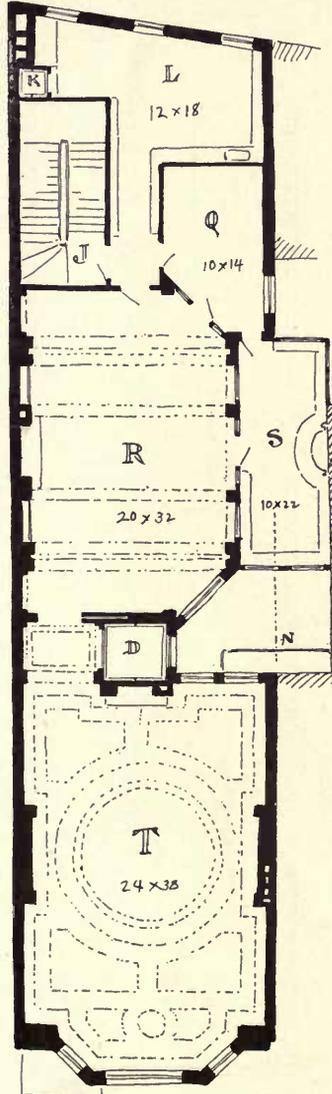
One more word, then I will leave you in peace. This is on the question of cost of

building may be much ornamented, or may be reduced to its simplest form, but there are certain essentials that are standard in cost, and that even the most conscientious and ablest architect can vary from but slightly. In other words, a house of a certain size is going to cost a certain amount of money, anyway. You can add all you want to it in the way of frills and furbelows, but the vitals, the carcass, the plain epidermis will cost so much for certain

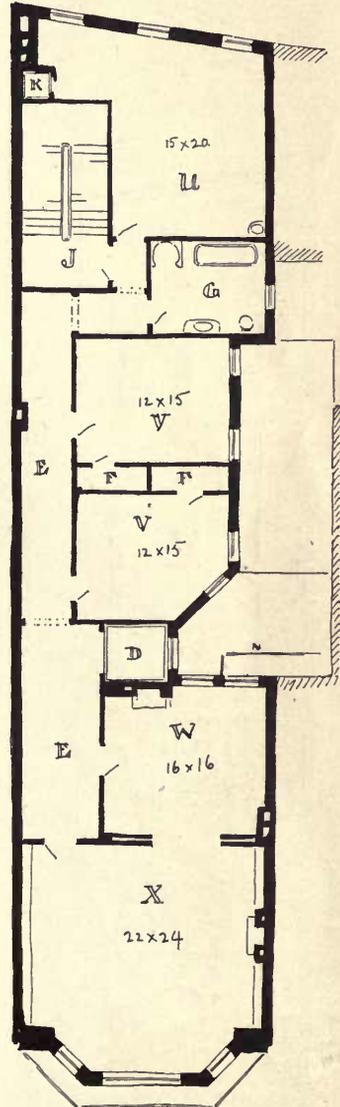
classes of work, all the anxious and complacent architects and kind friends to the contrary notwithstanding. Measure your rooms, one by one, their length by their width and multiply that by the height of your intended story; that will give you the cubic contents in feet of each room; add these together and you have the total cubic contents of your proposed house. If it is a city house and you are satisfied with good, ordinary finish, some hardwood on the first



• Ground Floor.



• First Floor.

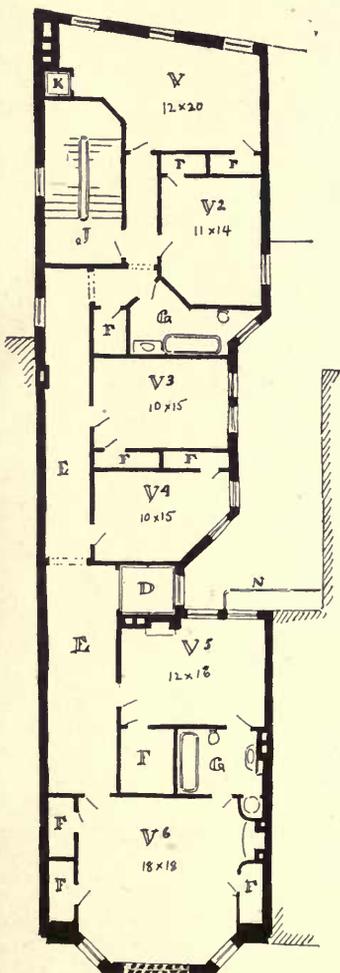


• Second Floor.

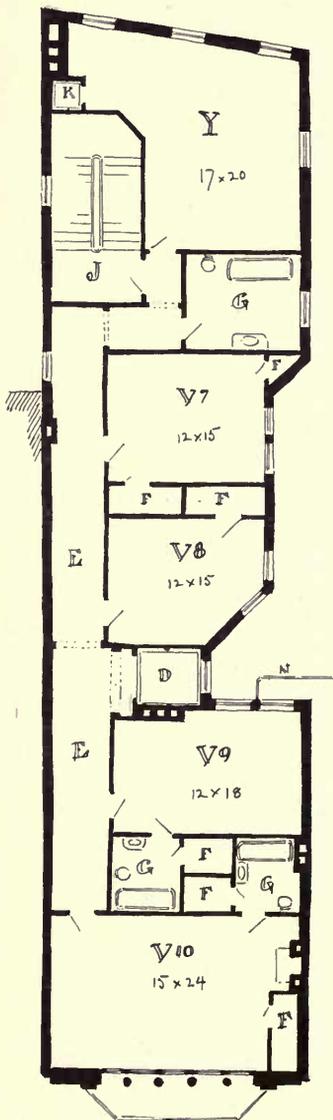
PLANS OF HOUSE "B"

floor, for instance; good, ordinary plumbing; a plain, nice, brick house, thoroughly fireproofed, multiply those cubic contents by 12 cents and that will give you the minimum cost of the house. If you still insist on wood framing, joists and so on, at the imminent risk of losing your house and imperiling your lives, you can cut that perhaps 8 per cent. If you intend building a very nice suburban residence, fireproof,

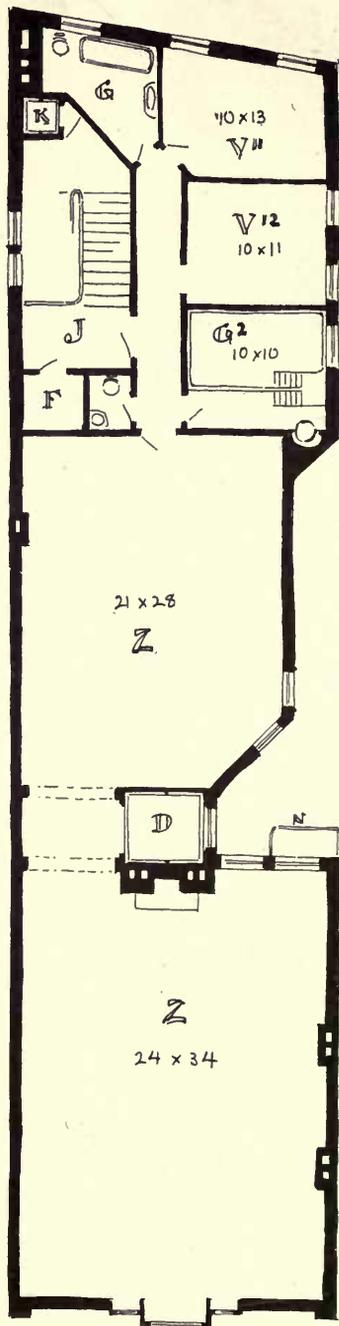
with plenty of nice finish, extra plumbing, an all-round, very good house, you can't get into it under 22 or 23 cents a cubic



Third Floor.



Fourth Floor.
PLANS OF HOUSE "B"



Fifth Floor.

THE HOUSES OF THE FUTURE

foot. If you are satisfied with a much plainer dwelling, no hardwood finish, very ordinary plumbing and not so much of it,



HOUSE "G"

but all fireproof in construction, you can do it for from 15 cents up, with the same reduction of about 8 per cent on that first cost for a flimsily built, wooden affair. If you will be satisfied with the plainest kind of a frame house, with the minimum of cornice work, cut shingles, one thickness of ordinary pine flooring, about as cheap a house as you can imagine, you can, by using the most rigid economy, get it done for about 8 cents per cubic foot. No less.

Those are the minimum figures. The chances are 100 to 1 that you will want a little better trimming, some extra plumbing and this, that and the other thing, that will increase any of these figures at least 12 per cent. So that if any speculative builder, or architect, or anyone else, tries to talk you into starting a house on the promise that it is only going to cost so much, for so many rooms of this and that size, figure it up for yourself and if the amount of expenditure don't come up to what your cubic contents multiplied by these figures add to, you are perfectly safe in telling the man, whoever he may be, that he is either fibbing or does not know his business. Don't allow yourself to be beguiled with any false promises, and if you do decide upon building a house, then, ladies, show good sense and build it fireproof. A brick and tile building is not only fireproof, but vermin-proof, warmer in winter and cooler in summer, costs far less in repair than a wooden house, lasts infinitely longer—for it is indestructible—and is a joy and consolation every day you live in it.

Verbum sat sapienti. Vade in pace.

HOUSE "A."

These sketches are the rough studies for the plans of a fireproof, \$8,000 house in Portland, Ore. The size of the rooms is marked on each. "A" is the entrance porch—cement floor, concrete steps, etc. "D" and "C" are the reception hall and library, or living room. "B" is the parlor and "E" the dining room. These rooms communicate by sliding doors, so that absolute privacy can be secured in each. "F" is the kitchen and "G" the pantry. "S" is a fixed icebox, enameled-brick lined, "T" a coat closet, "V" a little conservatory off the dining room, "W" a back open porch and "X" a lattice-enclosed porch. People will keep baby carriages, lawn mowers, etc., on a porch, so might as well give them a place to do it properly. "H" is the stairway. It is an iron stair, enclosed in tile partition with self-closing doors, and the sash in the doors, giving light into the hall, "C," is filled with wired glass. These people are sensible and are willing to forego the delights of a draughty, dirt-communicating and dangerous in case of fire, but elaborate, open, ornamental stairway. Thus closed off there is not the slightest possible danger of fire communicating from story to story. This stairway serves all purposes. There is access to it from the pantry; it also goes on down into the basement. There is a landing at the ground level, so that the boys may come in that way and go up to their rooms without tracking dirt all through the house. The second floor shows bedrooms at "I, J, K, L," with closets at "M" linen and trunk closets at "T" and "R," bathroom at "Q" with separate closet—a great convenience—at "N." In the third floor or attic there are two rooms for boys, a trunk and storage room and servants' quarters, and in the basement there is a laundry, a furnace room, coalbins and a workshop.

HOUSE "B."

Entirely covers a lot 25 feet front, 100 feet deep, backing on an alley. Some light is obtained in the upper stories on the left of the plan by having windows in the party wall above the adjoining residence, while on the right there is a very fine residence shown on the ground-floor plan at "P," with an automobile house in the rear at "O." The arrangement of this adjacent house is such as to permit of very good lighting of this new residence on that side, and arrangements have been made with the owner so that the conservatory on the first floor at "S" overlaps the lot and is attached to the other man's wall where there are no windows. The ground-floor plan shows the entrance at "A," Mr. H.'s library and office at "B," reception room at "C," hallway at "E," coat closet at "F," passenger elevator at "D," kitchen at "L," dumb-waiter at "K" and closed stair at "J," wine room at "M" and a room at "I" that is used ordinarily for the servants' dining room, but on extraordinary occasions as a gentlemen's dressing room, while room "H" is used ordinarily for Mr. H.'s stenographers, and, in extraordinary cases, as a ladies' coat and dressing room. "G G" are toilet rooms off of these rooms. First-floor plan shows the grand drawing room at "T" and the dining room at "R," conservatory at "S," serving room at "L" and breakfast room at "Q." Elevator at "D" and stairway at "J." Some indication of the ceiling treatment is shown on plan. Second floor shows family sitting room lined with bookshelves at "X," Mrs. H.'s sewing and writing room at "W," day nursery at "U," with the two young gentlemen's rooms at "V V" and bathroom at "G," with shower, etc. Third-floor plan shows Mrs. H.'s bedroom at "V-6," Mr. H.'s at "V-5," with private bathroom at "G," shower, etc., nursery room for baby twin boys at "V," nurses' room at "V-2" and rooms for two little girls at "V-3-4," closets at "F," bathrooms at "G," elevator "D," dumb-waiter "K" and stairs at "J." Fourth floor shows the young lady's room at "V-10," with private bathroom "G," guest chambers at "V-7-8-9," billiard room at "Y." Fifth-floor plan shows housekeeper's and butler's rooms at "V-11-12," bathroom at "G." "Z-Z" ordinarily gymnasium, but also used as ballroom. "G-2" is a plunge and shower bath. The stairs, dumb-waiter and passenger elevator are not only enclosed in fireproof partitions, but also have automatically self-closing doors, so that there is no possibility of fire communicating from story to story. Plus all this, Mr. H., who has been burned out three times in his life, has a fire escape at "N." All the windows at the sides and back of the house are of metal sash with wire glass, and apart from the furniture in the house there is absolutely nothing in the construction that is combustible. The exterior shows a very plain, but rather impressive front, not overornamented, and a house that carries the idea of solid dignity and repose rather than any ostentatious display of wealth.

HOUSE "C."

Is one of a row of eight houses for Philadelphia. They are 20x75 feet. They will cost about \$7,500 each, will be rather nicely finished, absolutely fireproof in construction and will rent for about \$70 a month. One enters at two steps above the street into vestibule "A." To the right there is the man's library or smoking room. At "C" is the reception hall, "D" is the stairway, "H" the kitchen, "I" the pantry and "G" servant's room. The lot falls away to the rear, so that there is a sub-basement, accessible by stairway "E" and in which will be the heating plant, laundry, servant's bath, coal, etc. The second floor has double parlors, "N N," on the front, dining room at "L," serving room at "F." The dumb-waiter, "J," serves all the stories in the house, carrying meals in case of sickness to the upper stories and convenient for other household purposes. The partitions around it are fireproof, and it is closed with an automatically self-closing door at every story, so that there is no danger of fire communication by that means. The stairs at "D" are well lighted, but enclosed in a room by themselves and with a self-enclosing door, and offer no means of communication of fire from story to story. Note how they are placed so as to serve all the purposes of the house; no need of back stairs. Note also that at "K" are guides on the walls and a platform elevator, geared to a block and tackle on the roof and worked by hand-power. In the hallway on the first floor and all the other stories by this freight elevator is a window opening, full size, a French sash, and the idea is that in moving furniture or other heavy things there is no lugging up and down the stairs. A piano or other bulky piece is carried along the level from the front door, put onto this platform elevator and hoisted up to the story desired and there carried out on the level without much ado. The third floor has bedrooms at "P, Q" and "R," with closets at "O," "O" and bathroom at "S." "P" or "R" may be used as sitting room or sewing room, or nursery, for that matter. The fourth floor has four bedrooms "Q, Q, Q, Q," closets at "O" and a bath at "S." The stairs go on up to an attic that can be used for storage purposes. The space for the freight elevator hoist "K" is so arranged that some time the the owner will install an electric passenger elevator. Building a wall at the back will be all the change necessary in construction.

EDITOR'S NOTE.—The three footnotes above given were too long to introduce in the pages referred to without disturbing the proper distribution of the illustrations.

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