

THE CITY OF NEW YORK,

ERD

No. 61 IRVING PLACE, S. W. COR. 18TH ST.,

BOROUGH OF MANHATTAN,

NEW YORK, JUN 28

To the Superintendent of Buildings,
Borough of Manhattan.

DEAR SIR:

Plans and specifications
have been submitted to the Tenement House Department for
the erection of one tenement house located at
97 - 99 Avenue B,
Borough of Manhattan, by Straub
Architect Horenburger & M. Lippman; Address 122 Bowery
Owner M. Gold; Address 1771 Madison Ave.
and have been approved by the Tenement House
Department. JUN 29 1903 A copy of the approved
plans is herewith forwarded to your department.

Yours respectfully,

513 MB 63 Tenement House Commissioner.

By

Plan No. 256 1903.

FOR THE BOROUGH OF MANHATTAN.

PLAN No. 513 of 1903

State and City of New York,
County of N.Y.

being duly sworn, deposes and says: That he resides at Number 101 Ave Union Terrace in the Borough of Queens in The City of N.Y., in the County of Queens in the State of N.Y.; that he is one of the Architects for the

owner in fee of all that certain lot, piece or parcel of land, shown on the diagram annexed hereto and made a part hereof, situate, lying and being in the Borough of Manhattan in The City of New York, aforesaid, and known and designated as Number 97 & 99 Ave B, and hereinafter more particularly described; that the work proposed to be done upon the said premises, in accordance with the accompanying detailed statement in writing of the specifications and plans of such proposed work, is duly authorized to be performed by the owners and that Hornum & Straub are duly authorized by the Owners to make application for the approval of such detailed statement of specifications and plans in their behalf.

Deponent further says that the full names and residences, street and number, of the owner or owners of the said land, and also of every person interested in said building or proposed building, structure, or proposed structure, premises, wall, platform, staging or flooring, either as owner, lessee, or in any representative capacity, are as follows:

- Max Gold No 1771 Madison Ave
- as Max Lippman No
- as owners
- Hornum & Straub No 122 BOWERY
- as architects
- No
- as
- No
- as

23. Give material, size and distance on centres of floor beams.

1st tier, material. *steel* size *6" x 40 lbs.* ; distance on centres *3' 4" to 3' 8"*
2d tier, " *spruce* " *3 x 10"* ; " " *16"*
3d tier, " " " " *16"*
4th tier, " " " " *16"*
5th tier, " " " " *16"*
6th tier, " " " " *16"*
7th tier, " " " "
8th tier, " " " "
Roof tier, " " *3 x 9* " " *20*

Give thickness of headers *4" and 6"* of trimmers *4" and 6"*

24. Specify construction of floor filling. *4" bonded brick arches in 1st fl. & in main hall fl.*

25. Is the building to be fire proof? *No, only entrance halls & stairhalls.*

26. Of what material will partitions be built? Cross *wood* fore and aft *wood*

27. Give material of skylights. *sheet iron & glass* ; size *4 x 6 ft.*

28. What will be the material of roofing? *tin* Will roof be flat, peak or mansard? *flat*

29. What will be the material of dumb waiter shafts? *2 1/2" angle irons & 3" Tusa Latta blocks.*

30. What will be the material of elevator shafts?

31. What will be the material of the cornices? *sheet iron*

32. What will be the material of bay windows?

33. What kind of fire escape will be provided? *balconies with stairs in front & rear*

34. Will cellar be plastered? *Yes* How? *one coat on the brick arches.*

35. Will access to roof be by scuttle or bulkhead? *bulkhead* If by bulkhead, how constructed? *8" brick arches.*

36. With what material will walls be coped? *stone*

37. How will building be heated? *by stoves*

38. Is there any other building erected on lot or permit granted for one? *Yes, will be taken down*

Size x ; height feet. How occupied?
..... (Give distance between same and proposed building
..... feet.

39. Are any buildings to be taken down? *Yes* ; how many? *2*

If the Building is to be occupied as a Flat, Apartment, Tenement or Lodging House, give the following particulars :

40. Is any part of building to be used as a store or for any other business purpose? If so, state for what ?
3 stores in 1st story & 3 stores in cellar

	Cellar	Base-ment	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor	7th Floor
41. How many families will occupy each?			2	4	4	4	4	4	

TENEMENT HOUSE DEPARTMENT

OF

EAB

THE CITY OF NEW YORK,

No. 61 IRVING PLACE, S. W. COR. 18TH ST.,

BOROUGH OF MANHATTAN,

NEW YORK, SEP 8 - 1903 1903.

To the Superintendent of Buildings,

Borough of Manhattan.

DEAR SIR :

Amendment to Plans and specifications
 have been submitted to the Tenement House Department for
 the ERRECTION of One tenement house located at
No. 101 Avenue "B"-

Borough of Manhattan, by

Architect Hofenburger & Straub; Address #132 BoweryOwner Max Lipman; Address #64 E. 111th St.
Max Gold; Address #1771 Madison Ave

and have been SEP 8 - 1903 approved by the Tenement House
 Department on SEP 8 - 1903. A copy of the approved AMENDMENT TO
 plans is herewith forwarded to your department.

Yours respectfully,

J. M. Brennan.

DEPUTY AND ACTING COMMISSIONER.

Deputy and Acting

MAY 9

TENEMENT HOUSE DEPARTMENT

OF

THE CITY OF NEW YORK.

Manhattan Office:
No. 61 IRVING PLACE,
S. W. Cor. 18th Street.

Bronx Office:
2806-8 3d AVENUE,
Near 148th Street.

Brooklyn Office:
No. 44 COURT STREET,
Cor. Joralemon Street.

Plan No. 176 190 . Filed 190 .

APPLICATION FOR ERECTION OF NEW TENEMENT HOUSE.

APPLICATION is hereby made to the Tenement House Commissioner of The City of New York for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the Tenement House herein described. The applicant agrees to comply with all provisions of law and ordinances in the erection of said building whether specified herein or not.

(Sign here)

Address

Applications must be filed in TRIPLICATE and drawings in DUPLICATE.

NOTE.—In making application for the approval of plans for a new tenement house the following drawings must be furnished: Plans of all floors, including cellar, basement and roof, an elevation showing heights of stories, a section showing stairs and stair-hall windows, and, if necessary, transverse and longitudinal sections. All plans must be drawn to a uniform scale, not less than one-quarter inch to the foot, and be on linen tracing cloth or be cloth prints. After approval by the Tenement House Department one set of plans and a certificate of approval will be at once forwarded to the Bureau of Buildings by the Department. The dimensions and boundaries of each lot must be clearly marked on plans, as must the measurements of all courts, yards, shafts, rooms, stairs and halls, the location of all fire escapes, and the use to which each room and the several portions of cellar are to be put. With each application must be filed a written statement signed by the owner of the proposed building, authorizing the person signing this application to make such application. There must also be filed with this application a diagram or survey of the property, on linen tracing cloth, showing the width and depth of the lot and its location and distance from adjacent streets, and the distance of the street sewer below the street level.

All amendments to plans and applications must be made on a separate blank provided for that purpose, and where changes affecting the sizes of lots, buildings, courts, rooms or halls are made, separate drawings showing such changes must be filed.

NOTE.—Where it is proposed to convert or alter to the purposes of a tenement house a building not used for such purpose, the form of application used for the erection of a new tenement house must be filed in the Department and must be completely filled out.

THE CITY OF NEW YORK,

BOROUGH OF Manhattan Date Apr. 30th 1901

1. State how many tenement houses to be erected one

2. Location. Give street and number. (If there is no street number, state on what street or avenue, the side thereof, the number of feet from the nearest street or avenue, and the name thereof.)

East Side of Avenue B, 77th north of E. 64th
No. 101 Avenue B

3. Owner Max Lippman & Max Gold Address 64 E. 111th St. p. 1771 Madison Av.

4. Architect Korenburger & Straub Address 172 Brown St.

5. Person superintending construction of building The owners
(Whether Owner or Architect.)

Address 64 E. 111th St. p. 1771 Madison Av.

6. Estimated cost of each building, exclusive of the lot, \$ 2000

7. Estimated cost of all buildings, exclusive of the lot, \$

8. Will the building be erected on the front or rear of lot? *front*
9. State the number of families on each floor *1 fam. on first floor - 2 fam. on each upper floor.*
(Secs. 13, 18, 19, 23, 28, 58, 59, 61, 62, 72.)
The number in each house. *11 families*
10. Size of each lot?
23 feet, *5* inches front; *23* feet, *5* inches rear; *73* feet, *0* inches deep.
11. Size of each building?
23 feet, *5* inches front; *16* feet, *11* inches rear; *50* feet, *0* inches deep.
12. Will each apartment extend through from street to yard? (Secs. 58, 59, 61, 62.)....
No
13. Number of stories above cellar or basement? (Sec. 11.) *6*
14. Will there be a basement? *No* Will there be a cellar? (Sec. 11.) *Yes*
15. State height of basement or cellar ceiling above curb? (Sec. 11.) (at center of facade.)
8" above curb level.

FIRE PROVISIONS.

16. State material of building? (Secs. 11, 28.) *brick*
(If building is of wood, questions 19, 21, 22, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 39, 40 and 41 need not be answered.)
17. If building is of wood, will it be outside the fire limits? (Sec. 28.)
18. If of wood, will side walls be brick filled? (Sec. 28.)
19. Will building be a fireproof tenement house throughout? (Secs. 2, 11.) *No* If so, state
a. The material of floor beams.
b. Specify the construction of floor filling
c. Specify the construction of the partitions
20. If building is *not* to be a fireproof tenement house, give the following information.
(Sec. 12.)
a. Will there be fireproof outside stairways or fire escapes opening directly from at least one room in each apartment? *Yes* State whether stairs or fire escapes *fire-escapes*
b. Will such fire escapes be constructed in accordance with the provisions of Section 12 of the Tenement House Act? *Yes*
c. State distance of lowest fire escape balcony above ground, street, court or area bottom, as the case may be. *14 ft. and less*
21. Will there be a bulkhead in roof with stairs leading thereto? (Sec. 13.) *Yes*
Of what material will it be constructed? *brick*
22. Give number of stairways in building. (Secs. 14, 15, 16, 17.) *one*
23. Give width of stairs. (Secs. 14, 15, 16.) *3 ft. in the clear.*
Number of apartments in building above entrance story (Secs. 15, 16.) *10 fam.*
24. Give the rise of steps. (Sec. 17.) *8"* Width of treads. *10"*
Length of treads in the clear. *3 ft.*

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: MAR 03 1986 NO. 88316

ZONING DISTRICT R 7-2

This certificate supersedes C.O. No.

THIS CERTIFIES that the ~~NEW~~ altered - ~~EXISTING~~ building - premises located at
99-103 Avenue "C" Block 389 Lot 32

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	50G						Boiler room, electric and telephone equipment room, compactor room, open cellar
1st	80	23	2	6	2 & 6		2 Apartments, 2 stores
2nd	40		4	13	2		4 Apartments
3rd	40		4	13	2		4 Apartments
4th	40		4	13	2		4 Apartments
5th	40		4	13	2		4 Apartments
6th	40		4	13	2		4 Apartments
Multiple Dwelling Old Code							

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT

COMMISSIONER

☐ ORIGINAL ☐ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the Westerly side of Avenue "C"
 distant 21'-2" feet from the corner formed by the intersection of
Avenue "C" and East 7th Street
 running thence West 83.0' feet; thence South 60'-2 3/8" feet;
 thence East 83.0' feet; thence North 60'-2 3/8" feet;
 thence _____ feet; thence _____ feet;
 thence _____ feet; thence _____ feet;
 to the point or place of beginning.

IDEAL ALT. No. 633/84 DATE OF COMPLETION 2-28-86 CONSTRUCTION CLASSIFICATION Class 3-N.F.P.
 BUILDING OCCUPANCY GROUP CLASSIFICATION Multiple Dwelling HEIGHT 6 STORIES 65' FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	<input checked="" type="checkbox"/>				
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____
 CITY PLANNING COMMISSION CAL. NO. _____
 OTHERS: _____



BOROUGH MANHATTAN

DATE: AUG 11 1988

NO.

92652

This certificate supersedes C.O. No. T 92281

ZONING DISTRICT C1-5

THIS CERTIFIES that the ~~XXX~~ altered ~~XXXXXX~~ building - premises located at
97-101 Avenue B, ES 40'-5" N. of East 6th Street

Block 389

Lot 3

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0.6.						Boiler room, meter room, storage rooms, tenants' laundry room, tenants' recreation room, recreation room
1st Floor	75 40		3	5	6 2		Two (2) stores, entrance lobby three (3) apartments
2nd Floor	40		6	11	2		Six (6) apartments
3rd Floor	40		6	11	2		Six (6) apartments
4th Floor	40		5	11	2		Five (5) apartments
5th Floor	40		5	11	2		Five (5) apartments
6th Floor	40		5	11	2		Five (5) apartments
CLASS A MULTIPLE DWELLING OLD - CODE							

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINEDTHIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the East side of Avenue B
 distant 40'-5" North East 6th Street and Avenue B
 running thence North 61'-5" feet; thence East 93'-0" feet;
 thence South 61'-5" feet; thence West 93'-0" feet;
 thence feet; thence feet;
 thence feet; thence feet;
 to the point or place of beginning.

NO. 1439/81 DATE OF COMPLETION 8/2/88

CONSTRUCTION CLASSIFICATION CL3 non-fireproof

BUILDING OCCUPANCY GROUP CLASSIFICATION

HEIGHT 6 STORIES, 65' 0" FEET

CL A MD

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____

OTHERS: _____