

TENEMENT HOUSE DEPARTMENT

OF

THE CITY OF NEW YORK.

Manhattan Office: No. 44 EAST 23d STREET, S. W. Cor. 4th Avenue.
 Bronx Office: 2806-8 THIRD AVENUE, Near 148th Street.
 Brooklyn Office: No. 44 COURT STREET, Cor. Joralemon Street.

Plan No. 190 Filed MAY 23 1907 190

of the City of New York.

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 3 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.

GEO. FEED

(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 MAY 22 1907 190

1. State how many tenement houses to be erected three (3)

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.)

North East Corner Avenue B. and 12th Street

3. Owner Chas. D. Neusteter Address No 21 East 104 St.

4. Architect J. W. Pelham Address 503 5th Avenue

5. Person superintending construction of building Chas. D. Neusteter
(Whether Owner or Architect.)

Address 21 East 104th Street

6. Estimated cost of each building, exclusive of the lot, \$ 20,750.00 200 200 200 200 200 200 200 200 200

7. Estimated cost of all buildings, exclusive of the lot, \$ 165,000 700

Handwritten mark

8. Will the building be erected on the front or rear of lot? *front*
9. State the number of families on each floor. *inside 6 on each upper floor 3 on first floor*
7.0 each upper floor (above first)
- (Secs. 13, 18, 19, 23, 28, 58, 59, 61, 62, 72.)

The number in each house. *inside 30 in corner 30 families*

10. Size of each lot?
39 feet. *0 3/4* inches front; *52* feet. *0 3/4* inches rear; *93* feet. *0* inches deep.

11. Size of each building?
26 feet. *0 3/4* inches front; *50* feet. *0 3/4* inches rear; *83* feet. *8* 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.) *5*

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 centre of facade) *1.5 1/4* (at the highest point of curb level) *1.3 1/2*

- 15 a. What is the grade of the street per 100 feet? (Sec. 11.) *6" per 128' 8 3/4" on Avenue B*

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. *10' 0" to 14' 0" (not to exceed 14' 0")*

21. Will there be a bulkhead in roof with stairs leading thereto? (Sec. 13.) *yes*
 Of what material will it be constructed? *Brick Walls*

22. Give number of stairways in buildings. (Secs. 14, 15, 16, 17.) *one*

23. Give width of stairs. (Secs. 14, 15, 16.) *4' 6" in the clear*
 Number of apartments in building above entrance story. (Secs. 15, 16.) *inside 30 apts corner 30 apts*

24. Give the rise of steps. (Sec. 17.) *8"* Width of treads. *10"*
 Length of treads in the clear. *4' 6" in the clear*

- 25. Will there be winders? (Sec. 17.) *Yes* If so, will the treads at a point 18 inches from the strings on the well side be not less than 10 inches wide? *Yes*
 Will building contain a power passenger elevator? *No*
- 26. State material of risers. (Sec. 18.) *iron* Of strings *iron* Of banisters *iron*
iron Of treads *Marble* Of hand rails *hardwood* How will soffits of stairs be covered? *open marble treads*
- 27. Stair halls and entrance halls. (Secs. 18, 19, 20.)
announced
 a. State material of floor beams *steel*; of floor filling *4" brick arches*
 b. Will there be wooden flooring or sleepers over fireproof filling? *No*
 c. If beams are of wood, will there be 5 inches of cement deafening between them? *Yes*
 d. State material of ceiling *steel beams and 4" brick arches*
- 28. Will all wainscoting, bases, door trim, window trim and all other trim in stair halls and entrance halls be fireproof? (Sec. 18.) *yes*
 Specify method of fireproofing *marble and metal covered*
- 29. How will stair halls and entrance halls be enclosed? (Secs. 19, 20.) Specify material *Brick walls* give thickness of same *8" 12" x 16"*
 If uprights and filing are used, specify material, and sizes of same, also how covered *4" x 4" angle iron & 4" T.C. blocks*
- 30. Will all doors from stair halls and entrance halls be fireproof and self-closing? (Secs. 19, 20.) *Yes* Specify method of fireproofing *metal cr*
- 31. Will each stair hall and entrance hall be shut off from all non-fireproof portions of the building by self-closing fireproof doors? *Yes*
- 32. Will there be any transoms or sashes from stair halls and entrance halls to the other parts of the building? (Secs. 19, 20.) *No*
- 33. State width of entrance hall up to and including stair enclosure. (Sec. 20.) *5.5' in the clear*
 Beyond that point *4' 0" in the clear* *(extension)*
- 34. Describe egress from street to yard. (Sec. 20.) *through fire passage over fireproof*
- 35. State material of first tier of beams. (Sec. 21.) *steel beams* Specify material of floor filling *regular bonded brick arches*
- 36. How will cellar ceiling be constructed? *steel beams and 4" brick arches* Will it be plastered? (Sec. 101.) *Yes*
- 37. Will stairs to cellar be inside the building? (Sec. 23.) *No* If so, will they be enclosed in the cellar with brick walls and fireproof self-closing doors?
- 38. Will there be an entrance to the cellar from the outside of the building? (Sec. 26.) *Yes through at front area & light court*
- 38 a. Will wooden furring be used in walls? (Sec. 27.) *No*
 If so, describe fire stops *Brick filled between floor beams under*
- 39. Will all shafts be fireproof throughout? (Sec. 37.) Specify method of construction and material.
- 40. Will all openings, except window openings, to shafts be provided with self-closing fireproof doors? (Sec. 37.) Specify material of same.
- 40 a. Will surface of walls and partitions behind wainscoting be plastered down to floor line, and any space between said plastering and said wainscoting be filled in solid with incombustible material? *Yes*

*Decemb
 Master shaft
 omitted*

41. How will shafts be inclosed in cellar? (Sec. 37.) Specify materials
42. Will there be a bakery in building? (Sec. 41.) *W*..... If so, where will it be located?..... *k*..... Will it comply with regulations of State Factory Inspector, and requirements of Tenement House Act?.....

LIGHT AND VENTILATION PROVISIONS.

43. Height of building through center of facade from curb level to highest point of roof beams? (Secs. 2, 52.) *6' 4"* feet. *inside 15' 8" x 11' 0" = 175 2/3'*
and 8 feet in height State height, size and area of all roof bulkheads *Cor. 21' 4 3/4" x 11' 0" = 235 7/8'*
44. State width of widest street on which building is to be located. (Sec. 52.) (Measured from building line to building line.) *100' 0"*
45. Is building to be on a corner lot, or on an interior lot? (Sec. 55.) *interior & corner*
46. What per centum of lot will be occupied? (Sec. 51.)
 At ground level? *interior 70% Corner 96%*
 At level of second tier of beams? *interior 65% Corner 81%*
47. What will be the depth of the yard from extreme rear of building to rear lot line (Secs. 53, 54, 55, 56.) *interior 15' 0" Corner ~~10' 0"~~ 9' 4"*
48. Will any retaining walls be built in yard or courts? If so, give thickness of same, and height above yard and court levels *no*
 If so, will retaining walls be erected on these premises or those of the adjoining property? *✓*
 * If walls are to be erected on adjoining property, has the applicant procured the legal written consent of the owner of the adjoining property to the erection of the said walls? *✓*
49. Is there any other building on the lot or a permit granted for one? (Secs. 65, 66.) *no*
; height..... feet. How occupied?.....
 Distance between same and proposed new building..... feet.
50. Give number of rooms, apartments, etc., in building in schedule below:

	Cellar.	Basement.	1st Floor.	2d Floor.	3d Floor.	4th Floor.	5th Floor.	6th Floor.	Total.	
How many families will occupy each floor.....			5	6	6	6	6	6	33	<i>inside</i>
How many rooms on each floor.....			8	18	18	18	18	18	98	<i>Corner</i>
Number of rooms opening on outer courts.....			5	11	11	11	11	11	60	<i>inside</i>
Number of rooms opening on inner courts.....				8	8	8	8	8	40	<i>Corner</i>
Number of rooms opening on yards.....			3	3	3	3	3	3	18	<i>inside</i>
Number of rooms opening on street.....			4	4	4	4	4	4	20	<i>Corner</i>
Height of rooms (finished floor to finished ceiling).....	<i>8' 0"</i>		<i>7' 0"</i>	<i>9' 0"</i>	<i>9' 0"</i>	<i>9' 0"</i>	<i>9' 0"</i>	<i>9' 0"</i>	<i>6' 5"</i>	<i>inside</i>
			<i>10' 4"</i>	<i>9' 0"</i>	<i>9' 0"</i>	<i>9' 0"</i>	<i>9' 0"</i>	<i>9' 0"</i>		<i>Corner</i>
										<i>all houses</i>

* NOTE.—In such cases a certified copy of the legal consent must be filed with this application.

NOTE.—Under the provisions of sections 51 to 64 of the Tenement House Act (chapter 384 of the Laws of 1901, as amended), the size of all open spaces is regulated by the height of the building. Under the provisions of these sections the following *minimum* sizes are prescribed for buildings not over the heights shown in table; certain exceptions are made for special types of houses mentioned in the act.

	AMOUNT OF INCREASE FOR EACH 12 FT. OF HEIGHT.	BUILDINGS 24-36 FEET IN HEIGHT.	BUILDINGS 36-48 FEET IN HEIGHT.	BUILDINGS 48-60 FEET IN HEIGHT.	BUILDINGS 60-72 FEET IN HEIGHT.	BUILDINGS 72-84 FEET IN HEIGHT.	BUILDINGS 84-96 FEET IN HEIGHT.
Other courts, on lot line, width	6 in.	5 ft.	5 ft. 6 in.	6 ft.	6 ft. 6 in.	7 ft.	7 ft. 6 in.
Outer courts, between wings, width.	1 ft.	10 ft.	11 ft.	12 ft.	13 ft.	14 ft.	15 ft.
Inner courts, on lot line, width.	6 in.	11 ft.	11 ft. 6 in.	12 ft.	12 ft. 6 in.	13 ft.	13 ft. 6 in.
Inner courts, on lot line, length.	1 ft.	22 ft.	23 ft.	24 ft.	25 ft.	26 ft.	27 ft.
Inner courts, between wings, width.	1 ft.	22 ft.	23 ft.	24 ft.	25 ft.	26 ft.	27 ft.
Inner courts, between wings, length	1 ft.	22 ft.	23 ft.	24 ft.	25 ft.	26 ft.	27 ft.
Yard, depth of, on interior lots	1 ft.	10 ft.	11 ft.	12 ft.	13 ft.	14 ft.	15 ft.
Yard, depth of, corner lots 100 ft. or more deep	0	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Yard, depth of, corner lots less than 100 ft. deep	0	10 per centum of depth of lot.					

51. Give sizes of unoccupied space in schedule below (Secs. 51-64, incl.):

SCHEDULE OF UNOCCUPIED SPACE.
SIZES OF COURTS, YARDS, ETC.

inside House No. 1. *and*

corner House No. 2.

	Height of Wall Forming Court.	Width of Court.	Depth of Court.	Area of Court.		Height of Wall Forming Court.	Width of Court.	Depth of Court.	Area of Court.
Outer Court No. 1	67' 4"	6' 6"	57' 6"	373	Outer Court No. 1				
" 2	67' 4"	6' 6"	57' 6"	373	" 2				
" 3					" 3	6' 0" 1/2			
" 4					" 4	11' 29' 0"	36' 2 1/2"		
Inner Court No. 1					Inner Court No. 1	12' 6"	28' 0"		
" 2					" 2				
" 3					" 3				
" 4					" 4				
Outer Court Offset No. 1					Outer Court Offset No. 1				
" 2					" 2				
" 3					" 3				
" 4					" 4				
Inner Court Offset No. 1					Inner Court Offset No. 1	67' 4"	6' 0"	4' 6"	273
" 2					" 2	67' 4"	6' 2"	4' 6"	273
" 3					" 3	67' 4"	6' 8"	1' 0"	13 1/3 6 2/3
" 4					" 4				
Rear Yard		39' 4"	5' 0"		Rear Yard		50' 0"	4' 0"	466 1/4
Front Yard					Front Yard				
Total of Unoccupied Space				1258 1/3	Total of Unoccupied Space				890 1/6
		Width	Depth	Area		Width	Depth	Area	
Size of Lot		39' 4"	93' 0"	3678	Size of Lot	50' 0"	48'	1655 1/8	24
Size of House					Size of House				less yards & courts
Per Cent. of Lot Occupied, Ground Level					Per Cent. of Lot Occupied, Ground Level				54%
2d Story Level					2d Story Level				50%

52. Describe intakes or ducts for each inner court. (Sec. 63.) *open passage to street* Give size of each *7'6"* feet high *3'0"* feet wide. Will they always be kept open? *yes*
53. Will each room have at least one window opening directly upon the street, or upon a yard or court? (Sec. 67.) *yes* Will such windows be 1-10 of the area of the room? (Sec. 68.) *yes* Will each window be not less than 12 square feet in area between stop-beads? *yes*
54. Will each room opening on an inner court less than 10 feet wide be provided with a sash window communicating with another room in the same apartment, such window to contain not less than 10 square feet of glazed surface and to be arranged so as to readily open? (Sec. 67.) *✓*
55. Will living-rooms be provided with fan-lights over doors? *yes*
56. Will each water-closet compartment and bath-room have a window not less than 1 foot by 3 feet between stop-beads opening directly upon the street, or yard, or upon a court or vent shaft? (Sec. 95.) *yes*
57. Will each public hall and stair hall have at least one window not less than 2 feet 6 inches wide and 5 feet high between stop-beads, opening directly upon the street or upon a yard or court? (Secs. 72, 73.) *yes*
58. Will any part of the public halls be shut off from any other part of the public halls by doors? *None* If so, state how such portions will be lighted and ventilated. (Sec. 72.) *✓*
59. Will stair-hall windows have an aggregate area for each floor of 18 square feet between stop-beads? (Sec. 74.) *yes*
60. State area of glazed surface in entrance door. (Sec. 72.) *18 sq. feet & over*
61. If stair halls are not provided with windows opening to the outer air, give width of stairwell. (Sec. 72.) *✓* Will all doors leading from such stair halls be provided with translucent glass panels and fixed transoms of an area of not less than 5 square feet for each door? (Sec. 72.) *✓*
62. State area of glazed surface in roof of skylight over stairwell. (Sec. 73.) *20 sq. ft. & over* Will it be provided with fixed or movable louvres, or with ridge ventilators, or with both? *✓*

SANITARY PROVISIONS.

63. Will cellar or basement be occupied for living purposes; and state whether it is the cellar or the basement that is to be occupied? (Sec. 91.) *no*
- Give height of such occupied rooms from finished floor to finished ceiling. *✓*
- Give height of ceiling of such rooms above the surface of the street or ground adjoining *✓*
- 63 a. Will the living rooms in basement or cellar be occupied exclusively by the janitor of the building and his family? (Sec. 11.) *no cellar aft.*
64. How will the cellar or the lowest floor be made damp-proof? (Sec. 92.) *satisfactory to this department*
- What is the character of the ground or soil? *earth*
- How will the walls of the cellar or lowest floor be made damp-proof? *satisfactory to this department*

65. How will all portions of cellar be lighted and ventilated? (Sec. 92.) *each door and windows to yard, courts & area*
66. Will there be a door at bottom of each inner court and vent shaft? (Sec. 106.) *intake opening*
67. Will all courts, vent shafts, areas and yards be properly graded and drained and connected with the street sewer? (Sec. 93.) *Yes* How will they be paved? *concreted and cement finish*
68. Is the street on which building is proposed to be erected now provided with a public sewer? *Yes* If not, what disposition will be made of waste and sewage? *_____*
- 68 a. State diameter depth of sewer in street and depth below curb level. *24" dia. 120" below*
 State distance of sewer in street from building line. *34' 6"*
69. How many water-closets, baths and other plumbing fixtures will be provided? (Sec. 95.) *_____*

	Cellar.	Basement.	1st Story.	2d Story.	3d Story.	4th Story.	5th Story.	6th Story.	7th Story.	8th Story.	9th Story.	Total.	
Water-closets (how many)	1		6	6	6	6	6	6				36	inside
Sinks,			6	7	7	7	7	7				36	corner
Wash-tubs,			3	7	7	7	7	7				33	inside
Bath-tubs,				1	1	1	1	1				5	corner
Shower-baths,													inside
Wash-basins,													corner
Urinals,													

70. If water-closets or bath-rooms are ventilated by means of a vent-shaft, give dimensions of same. (Sec. 85.) *✓* feet wide by *_____* feet long. Will vent-shafts be entirely open at the top? *✓*
 Describe intake for vent-shaft *_____*
 Give size of same *_____*
 State arrangements for cleaning same. *_____*
71. How will water-closet compartments be lighted and ventilated? (Sec. 95.)
 Give source of light by day. *Windows upward, courts & street*
 Give source of light by night. *Gas lamp*
72. Will there be any water-closet compartment or bath-room less than 2 feet 4 inches wide? (Sec. 95.) *No*
73. How will floors of water-closet compartments be made water-proof? (Sec. 95.)
Marble Specify material. *Marble* Will there be a base 6 inches high of water-proof material around same, and state of what material? *Marble*
74. Will vertical lines of plumbing pipes be exposed? (Sec. 96.) *No, crockets & retain*
75. Describe location and character of water supply for each apartment. (Sec. 91.) *To kitchen, bath room & closets - future*
 Will there be a roof tank? *Yes* Give capacity. *2000 gallons*
76. What part of the building will be used as a store, or for any business purpose? (Sec. 110.) *First story & cellar in part in whole*
77. Remarks *Doors to bottom of platform at foot of front cellar steps graded & paved drained to front area*

TENEMENT HOUSE DEPARTMENT
OF THE CITY OF NEW YORK,

BOROUGH OF Manhattan

Detailed Statement of Specifications

FOR THE

ERECTION OF NEW TENEMENT HOUSE.

No. 190 Submitted 190

LOCATION

North East cor. Ave. B. and 124 St.

Owner Chas. J. Weinstein

Address 21 East 104 St.

Architect Geo. Fred. Selham

Address 503 7th Ave

THE CITY OF NEW YORK,

BOROUGH OF Manhattan

190

This is to certify that the within detailed statement of specifications, and a copy of the plans relating thereto, have been submitted to the Tenement House Department and are hereby approved.

Tenement House Commissioner.

Per

APPLICANT'S ACTION.

JUN 21 1907
Amended 190

JUL 31 1907
Amended 190

SEP 24 1907
Amended 190

JUN 1 - 1908
Amended 190

DEPARTMENTAL ACTION.

6/12 7
Approved 1907

6/31 7
Approved 1907

7/31 7
Approved 1907

4-4
Disapproved 1907

9/24 - 4/4 - 6/1
Disapproved 1907

8 Drawings filed.

1 Diagram of property.

1 Authorization of owner.

This approval expires by limitation one year from the time of its issuance, if no work has been done above the foundation walls. (Section 121, Tenement House Act.)

State and City of New York,
County of New York ss.:

Geo. Fred. Pelham
being duly sworn, deposes and says: That he resides at Number 86 Pelham
Road in the Borough of Westchester
in The City of New Rochelle in the County of Westchester

for the

in the State of New York that he is the Architect
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 North East cor. Ave. B.
and 121st Street - and hereinafter more particularly
described; that the statements made in the foregoing application are true; that the two
sets of plans accompanying this application are identical in all particulars, and that said
specifications and plans contain a correct description of such tenement house, lot, and
proposed work, and that the construction of such tenement house will be in accordance
with such plans and specifications as approved, and that he is duly authorized by.....

Chas. J. Weinstein to make application in compliance with
Chapters 334 and 466 of the Laws of 1901, as amended, for the approval of such detailed
statement of specifications and plans in his 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, either as owner, lessee, or in any representative capacity, are as follows:

Chas. J. Weinstein No. 17 West 125th St.
as Owner
Office No. 21 East 107th St.
Geo. Fred. Pelham No. 503 Fifth Avenue
as Architect

The said land and premises above referred to are situate at, bounded and described
as follows, viz.:

BEGINNING at a point on the ~~###~~
North East - ### corner formed by the intersection of
(north-south-east-west)
Avenue B. and 11th Street
running thence Northerly 128.8^{3/4} feet;
thence Easterly 93⁰" feet;
thence Southerly 128.8^{3/4} feet;
thence Westerly 93⁰" feet
to the point or place of beginning.

Sworn to before me this 1st day of May, 1901
W. J. [Signature]
Notary Public Westchester County.

NOTE.—Any false swearing in a material point in this affidavit is deemed **perjury**. (Sec. 121, Tenement House Act)

REPORT ON EXAMINATION

OF

Plan No. 1111 190.

THE CITY OF NEW YORK *June 27th*, 1907.

To the Tenement House Commissioner of The City of New York:

SIR—I respectfully report that I have carefully examined the accompanying drawings and these specifications, and find that they conform to the provisions of the Tenement House Act:

John P. Cleary.
Acty. Examiner.

These plans and specifications were referred to Inspector

District, on the JUN 28 1907 day of _____, 1907.

[Signature]
Clerk.

FINAL REPORT.

THE CITY OF NEW YORK _____, 190

To the Tenement House Commissioner of The City of New York:

SIR—I respectfully report that work was begun on the above-described premises on the _____ day of _____ 190 , and completed on the _____ day of _____ 190 , and that said premises conform in all respects to the conditions of this permit and also to the provisions of the Tenement House Act.

Respectfully submitted,

Inspector, _____ District.

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF ~~MANHATTAN~~, CITY OF NEW YORK

No. ~~1123~~

Date **May 27, 1953**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

195 Avenue B; 601-605 East 12th Street Block **395** Lot **1**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXX~~ Alt. No. ²⁵⁹ ~~225-1953~~ Construction classification—**nonfireproof** **Class 3**

Occupancy classification—**New Law Tenement** Height **6** stories, **63** feet.
Class "A" Mult. Dwell.

Date of completion—**May 25, 1953** . Located in **Local Retail** Use District.

B Area **1 1/2** . Height Zone at time of issuance of permit **708-1953.**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground				Boiler room and storage.
1st story	120	10	10	20	Wholesale distributor of electrical supplies.
2nd story					Six (6) apartments.
3rd to 6th story, incl.					Seven (7) apartments on each story.

Joseph B. Newman
Borough Superintendent.

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY TEMPORARY

BOROUGH MANHATTAN

DATE MAY 14 1982 NO. 80472

ZONING DISTRICT R 7-2

This certificate supersedes C.O. No. 41235
 THIS CERTIFIES that the ~~place~~ altered ~~existing~~ building premises located at
175-197 Avenue "B", AKA 601-605 East 12th Street Block 395 Lot 1
 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 DUELLING OR ROOMING UNITS	BUILDING USE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	C.G.	-	-	-	-	-	Boiler room, storage
1st Fl.	40	-	1	4	-	J-2	One (1) apartment and stores
2nd Fl.	40	-	3	14	-	J-2	Three (3) apartments
3rd Fl.	40	-	3	14	-	J-2	Three (3) apartments
4th Fl.	40	-	3	14	-	J-2	Three (3) apartments
5th Fl.	40	-	3	14	-	J-2	Three (3) apartments
6th Fl.	40	-	3	14	-	J-2	Three (3) apartments
TOTAL: Stores and sixteen (16) Class "A" Apartments Class "A" Multiple Dwelling Old-Code Temporary Certificate of Occupancy Term: Ninety (90) Days-Expiration Date: August 14, 1982							

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.

Serge Csakona
 BOROUGH SUPERINTENDENT

Irwin Fuchtmann
 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 distant east side of Avenue "B" 0 feet from the corner formed by the intersection of Avenue "B" and East 13th Street running thence north 50'-0" feet; thence east 93'-0" feet; thence south 50'-0" feet; thence west 93'-0" feet; thence to the point or place of beginning.

NOTE: ALT. No. 223/30 DATE OF COMPLETION
 BUILDING OCCUPANCY GROUP CLASSIFICATION Residential

CONSTRUCTION CLASSIFICATION Class III-N.F.P.
 HEIGHT 6 STORIES, 61'-10 1/2 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					
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:

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY TEMPORARY

BOROUGH **MANHATTAN**

DATE: **AUG 13 1982** NO. **10775**

ZONING DISTRICT **2 7-2**

This certificate supersedes C.O. No. **T 82,72**
 THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building - premises located at
193/197 Avenue "B", AKA 601/605 East 12th Street Block **395** Lot **1**
 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 CODE NO. OF ROOMS PERMITTED	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	-	-	-	-	-	Boiler room, storage
1st Floor	40	-	1	4	-	J-2	One (1) apartment and stores
2nd Floor	40	-	3	14	-	J-2	Three (3) apartments
3rd Floor	40	-	3	14	-	J-2	Three (3) apartments
4th Floor	40	-	3	14	-	J-2	Three (3) apartments
5th Floor	40	-	3	14	-	J-2	Three (3) apartments
6th Floor	40	-	3	14	-	J-2	Three (3) apartments
<p>TOTAL: Stores and Sixteen (16) Class "A" Apartments Class "A" Multiple Dwelling Old-Code Temporary Certificate of Occupancy Term: Ninety (90) Days-Expiration Date: November 14, 1982</p>							

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.

George C. Sakona
 BOROUGH SUPERINTENDENT

James F. Frickman
 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 distant **East 0' Avenue "B"** side of **Avenue "B"** feet from the corner formed by the intersection of **East 12th Street**
 running thence **north 50'-0"** feet; thence **east 93'-0"** feet;
 thence **south 50'-0"** feet; thence **west 93'-0"** feet;
 thence feet; thence feet;
 thence feet; thence feet;
 to the point or place of beginning.

~~XX~~ or ALT. No. **228/80** DATE OF COMPLETION
 BUILDING OCCUPANCY GROUP CLASSIFICATION
Residential

CONSTRUCTION CLASSIFICATION **Class III-N.F.P.**
 HEIGHT **6** STORIES. **61'-10 1/2** 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					
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: _____

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY TEMPORARY

BOROUGH MANHATTAN

DATE DEC 13 1982 NO. 80171

This certificate supersedes C.O. No. 82765

ZONING DISTRICT R 7-2

THIS CERTIFIES that the ~~new~~-altered ~~existing~~-building-premises located at
195/197 Avenue "B", AKA 601/605 East 12th Street Block 395 Lot 1

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 HOUSING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	-	-	-	-	-	Boiler room, stor
1st Floor	40	-	1	4	-	J-2	One (1) apartment
2nd Floor	40	-	3	14	-	J-2	Three (3) apartmen
3rd Floor	40	-	3	14	-	J-2	Three (3) apartment
4th Floor	40	-	3	14	-	J-2	Three (3) apartment
5th Floor	40	-	3	14	-	J-2	Three (3) apart
6th Floor	40	-	3	14	-	J-2	Three (3) apa
<p>TOTAL: Stores and Sixteen (16) Class "A" Apartments Class "A" Multiple Dwelling Old-Code Temporary Certificate of Occupancy Term: Ninety (90) Days-Expiration Date: March 10, 1983</p>							

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.

Raymond...
 BOROUGH SUPERINTENDENT

James...
 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 East side of Avenue "B" distant 0' feet from the corner formed by the intersection of Avenue "B" and East 12th Street running thence north 50'-0" east 93'-0" feet; thence south 50'-0" west 93'-0" feet; thence _____ feet; thence _____ feet; thence _____ feet; thence _____ feet; to the point or place of beginning.

PLAT No. 228/80 DATE OF COMPLETION _____
 BUILDING OCCUPANCY GROUP CLASSIFICATION Residential

CONSTRUCTION CLASSIFICATION Class III-N.F.P.
 HEIGHT 6 STORIES, 61'-10 1/2 FEET

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

STANDPIPE
 YARD HYDRANT
 STANDPIPE FIRE
 SIGNALING SYS
 SMOKE DETECTOR
 ALARM

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR					
ALARM					

- 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: _____

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH **MANHATTAN**

DATE **JUN 1 1983** NO. **83035**

ZONING DISTRICT **R 7-2**

This certificate supersedes C.O. No. **41235**

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building premises located at

195-197 Avenue "B"

Block **395** Lot **1**

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	O.G.	-	-	-	-	-	Boiler room, storage
1st Floor	40	-	1	4	-	-	Apartment and stores
2nd Floor	40	-	3	14	-	-	Apartments
3rd Floor	40	-	3	14	-	-	Apartments
4th Floor	40	-	3	14	-	-	Apartments
5th Floor	40	-	3	14	-	-	Apartments
6th Floor	40	-	3	14	-	-	Apartments
TOTAL: Class "A" Apartments Old-Code							

OPEN SPACE USES Inc
(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.

Seay Chilton
BOROUGH SUPERINTENDENT

Robert [Signature]
COMMISSIONER

228/80

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 **0'-0"** feet from the corner formed by the intersection of **N.E.C. Avenue "B"** and **East 12th Street** running thence **north 50'-0"** feet; thence **east 93'-0"** feet; thence **south 50'-0"** feet; thence **west 93'-0"** feet; thence _____ feet; thence _____ feet; thence _____ feet; thence _____ feet; to the point or place of beginning.

228/80 or ALT. NO. **228/80** DATE OF COMPLETION **5/10/83** CONSTRUCTION CLASSIFICATION **Class 3-N.F.P.**
 BUILDING OCCUPANCY GROUP CLASSIFICATION **Class "A" Multiple Dwelling** HEIGHT **6** STORIES **61'-10"** FEET

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

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

- 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: _____

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