

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

B 175

Department of Buildings of The City of New York.

THOMAS J. BRADY,
 President of the Board of Buildings and
 Commissioner of Buildings for the Bor-
 oughs of Manhattan and The Bronx.
 Office, No. 220 Fourth Avenue, S. W. cor. 18th Street,
 Borough of Manhattan.

JOHN GUILFOYLE,
 Commissioner of Buildings for
 the Borough of Brooklyn.
 Office, Borough Hall, Borough of Brooklyn.

DANIEL CAMPBELL,
 Commissioner of Buildings for the Bor-
 oughs of Queens and Richmond.
 Office, Richmond Building, New Brighton, Staten Island,
 Borough of Richmond.
 Branch Office, Town Hall, Jamaica, Long Island,
 Borough of Queens.

Plan No. 517

APPLICATION FOR ERECTION OF BRICK BUILDINGS.

Application is hereby made to the Commissioner of Buildings of The City of New York, for the Borough
 of Manhattan for the approval of the detailed statement of the speci-
 fications and plans herewith submitted, for the erection of the building herein described. All provisions of
 the Building Code shall be complied with in the erection of said building whether specified herein or not.

(Sign here)

John F. ...

THE CITY OF NEW YORK,

BOROUGH OF Manhattan 190

- State how many buildings to be erected Four
- What is the exact location thereof? (State on what street or avenue; the side thereof, the number of feet from the nearest street or avenue, and the name thereof)
ave 518-20-22 - 1st Street
- Will the building be erected on the front or rear of lot? front
- How to be occupied? apartments If for dwelling, state the number of families in each house 2
- Size of lot? 4/25.0 feet front; 4/25.0 feet rear; 105.5 feet deep.
Give diagram of same.
- Size of building? 4/25.0 feet front; 4/25.0 feet rear; 90.1 feet deep.
Size of extension? — feet front; — feet rear; — feet deep.
Number of stories in height: main building? seven Extension? —
Height from curb level to highest point: main building? 75.0 feet. Extension? — feet.
- What is the character of the ground: rock, clay, sand, etc.? sand
- Will the foundation be laid on earth, rock, timber or piles? earth
- Will there be a cellar? no
- What will be the base, stone or concrete? stone If base stones, give size and thickness, and how laid 9' x 12" laid in ... If concrete, give thickness
- What will be the depth of foundation walls below curb level or surface of ground? 10 feet
- Of what will foundation walls be built? ubble stone & hard brick laid up in ...
- Give thickness of foundation walls: front, Piers inches; sides, 80 + 2" inches; rear, 20 inches; party, 24 inches.
- Will interior supports be brick partition walls or piers, iron columns or wooden posts? Brick piers
Give size of same —
- If piers, give thickness of cap stones or plates — bond stones or plates —

16. Give base course, width and thickness _____

17. Will any part of front, side or rear wall, be supported on piers in cellar? Yes
 Give size: front 28x28 24x28 size of base course see plan
 rear " " " " " "
 side " " " " " "

Size of cap stones 5 granite full size piers size of bond stones 5 granite full size piers

18. Of what materials will the upper walls be constructed? Brick & stone trim

What will be thickness of upper walls, exclusive of ashlar, if any?

Basement:	front	<u>Piers</u>	inches;	rear	<u>24</u>	inches;	side	<u>20 & 24</u>	inches;	party	<u>24</u>	inches.
1st story:	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"
2d story:	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"
3d story:	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"
4th story:	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"
5th story:	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"
6th story:	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"
7th story:	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"	"	<u>16</u>	"

19. What will be the materials of the front? Brick & stone trim If of stone, what kind? _____ If ashlar, give thickness _____

20. Will flues be lined with pipe or have 8 inches of brick around the same? flues lined

21. Will any exterior or interior wall be supported on iron or steel girders?
 Front. 3-9" steel beams; weight or thick. 63 lbs per yard
 Side, " " " "
 Rear, " " " "
 Interior, " " " "
 Front, " " " "
 Side, " " " "
 Rear, " " " "
 Interior, " " " "

22. Give size of columns, posts or girders to support floors.
 Cellar, material Brick walls; size 8"; distance on centres _____
 1st story, " Steel " 9" 63 lbs p.y. " " see plan
 2d story, " " " " " "
 3d story, " " " " " "
 4th story, " " " " " "
 5th story, " " " " " "

23. Give material, size and distance on centres of floor beams.
 1st tier, material Steel; size 7" 45 lbs p.y. distance on centres 4' 9"
 2d tier, " Steel " 7" 45 lbs p.y. " " 4' 9"
 3d tier, " Spruce " 3x10 " " 16"
 4th tier, " Spruce " 3x10 " " 16"
 5th tier, " Spruce " 3x10 " " 16"
 6th tier, " Spruce " 3x10 " " 16"
 7th tier, " Spruce " 3x10 " " 16"
 8th tier, " _____ " _____ " " _____
 Roof tier, " Spruce " 3x9 " " 20"

24. Specify construction of floor filling _____

25. Is the building to be fire proof? Yes
26. Of what material will partitions be built? Ordinary brick covered on both sides with concrete
27. What will be the material of roofing? Asph. Will roof be flat, peak or mansard? flat
28. What will be the material of dumb waiter shafts? 3" copper lined
29. What will be the material of elevator shafts? 6"
30. What will be the material of bay windows? ---
31. What kind of fire escape will be provided? Regulation fire escape
32. Give size of vent shafts to water closet apartments ---; and of what material constructed ---
33. Will access to roof be by scuttle or bulkhead? Bulkhead If by bulkhead, how constructed? 8" brick walls continued above roof
34. With what material will walls be coped? Blue brick
35. How will building be heated? ---
36. Is there any building already erected on lot? --- If so, and the same is to remain, state how occupied? --- Size ---
Number of feet between buildings? ---
37. Are any buildings to be taken down? ---; how many? ---
38. What is the estimated cost of each building, exclusive of lot? \$ 2000.00
What is the estimated cost of all the buildings, exclusive of lots? \$ 112

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

39. State what per centum of lot is to be occupied? 75%
40. How many feet open space will remain between building and rear line of lot? 13.2
41. Is any part of building to be used as a store or for any other business purpose, if so, state for what?
front portion of basement arranged for details

	Cellar	Base-ment	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor	7th Floor
42. How many families will occupy each?	✓	✓	2	4	4	4	4	4	4
43. Height of ceilings?	8.0	✓	11.4	9.8	9.8	9.4	4	4	9.4
44. Number of living rooms opening on shafts and courts?	✓	✓	4						10
45. Number of living rooms opening on street and yard?	✓	✓	2						4

46. How basement to be occupied? Stores & Trays Height of basement ceiling above sidewalk? 5.6'
How lighted and ventilated? Windows on all four corners street & yard
How made water-tight? concrete floor
47. Will cellar or basement ceiling be plastered? Yes How? well latched plaster
48. How will cellar stairs be enclosed? ---
49. How cellar to be occupied? --- Height of cellar ceiling above sidewalk? ---
How lighted and ventilated? ---
How made water-tight? ---
50. Give number of light and vent shafts ---
State materials to be used in their construction ---

51. Will shafts be open or covered with louvre skylights full size of shafts? Open
 Size of each shaft? See schedule in Light and Ventilation applications
52. Dimensions of windows for living rooms? Not better than 24x36"
53. What doors will have fan lights? all doors except entrance
 Dimensions of same? 1.2 x 2.6"
54. Of what materials will hall partitions be constructed? dry brick walls and the partitions between bedrooms
55. Of what materials will hall floors be constructed? 1" regular bonded brick arches
56. How will hall ceilings and soffits of stairs be plastered?
57. How will halls be lighted and ventilated? open windows with blinds
58. Of what material will stairways be constructed?
59. If any other building on lot, give size: front _____; rear _____; deep _____; stories high _____; how occupied _____; on front or rear of lot _____; material _____
 How much space between it and proposed building? _____
60. How will floors and sides of water closets to the height of 16 inches be made waterproof? entire floor is slabs with 16" water proof
61. Number and location of water closets: Cellar _____; 1st floor _____; 2d floor _____; 3d floor _____; 4th floor _____; 5th floor _____; 6th floor _____; 7th floor _____
62. Total area of shafts over 25 square feet? _____ Of courts? _____

Owner, Samuel Branch Address, 57 Bowery
 Architect, Geo. Fred. Pelham "
 Superintendent, _____ "
 Mason, _____ "
 Carpenter, _____ "

If a Wall, or Part of a Wall already built is to be used, fill up the following:

THE CITY OF NEW YORK,
 BOROUGH OF Manhattan June 7th 1901 190

The undersigned gives notice that owner intends to use the Western party all of building 526 East 12th St.
 as party wall in the erection of the building hereinbefore described, and respectfully requests that the same be examined and a permit granted therefor. The foundation wall is built of stone 70 inches thick, 9 feet below curb; the upper wall is built of brick, 12 inches thick, 44.6" feet deep, 45.0" feet in height.

(Sign here) Geo. Fred. Pelham
Arch't

REPORT UPON APPLICATION.

Department of Buildings of The City of New York.

THE CITY OF NEW YORK,

BOROUGH OF 190

To the Commissioner of Buildings for the Borough of

I respectfully report that I have thoroughly examined and measured the wall....., etc., named in the foregoing application, and found the foundation wall...to be built of..... inches thick,.....feet below curb, the upper wall...built of..... inches thick,..... feet deep,..... feet in height, and that the mortar in said wall... is..... hard and good, and that the wall..... built as party wall...and..... in a good and safe condition.

What is the nature of the ground?.....

What kind of sand was used in the mortar?.....

(The Inspector must here state what defects, if any, are in the wall.)

(The Inspector must state the thickness of wall in each and every story.)

.....
.....
.....
.....
.....
.....
.....

Inspector.

FINAL REPORT OF INSPECTOR.

THE CITY OF NEW YORK,

BOROUGH OF Manhattan June 2 190 2

To the ~~Commissioner~~ Superintendent of Buildings for the Borough of Manhattan

Work was commenced on the within described building on the 10 day of June 190 1, and completed on the 30 day of April 190 2, and all the iron and steel girders, beams and columns are properly set, and of size as per application, and all the work upon said building has been done in accordance with the foregoing detailed statement, except as noted below.

Respectfully submitted,

D. J. Larfaty

Inspector.

REMARKS.

June 2, 1902 Viol. 1602² and P.E. 694² depending
D. J. Larfaty

Department of Buildings of The City of New York.

PLAN No. n. D. of 1901.

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

Samuel Brasch

being duly sworn, deposes and says: That he resides at Number 51 Bowery
in the Borough of Manhattan
in The City of New York, in the County of New York,
in the State of New York, that he is 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 Numbers 518 - 520 - 522
524 East 12th Street, 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, to wit: Plan
No. _____ of 1901, is duly authorized to be performed by

and that Geo. Fred. Pelham Architect
duly authorized by me

to make application in compliance with Chapter 378 of the Laws of 1897, and the Building Code, for
the approval of such detailed statement of specifications and plans in my
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:

Samuel Brasch No. 51 Bowery
as Owner

Geo. Fred. Pelham No. 503 Fifth Ave.
as Architect

as _____
No. _____

as _____
No. _____

as _____
No. _____

Vertical text on the left margin, possibly a stamp or handwritten note, partially obscured.

ie said land and premises above refer

17. :

BEGINNING at a point on the *S*

Street

Easterly

Armed

Street running thence

thence *Easterly 100.0"*

thence *North*

thence

to the point or place of beginning.

Sworn to before me, this *30th*
day of *March* 1901 }

Gerry G

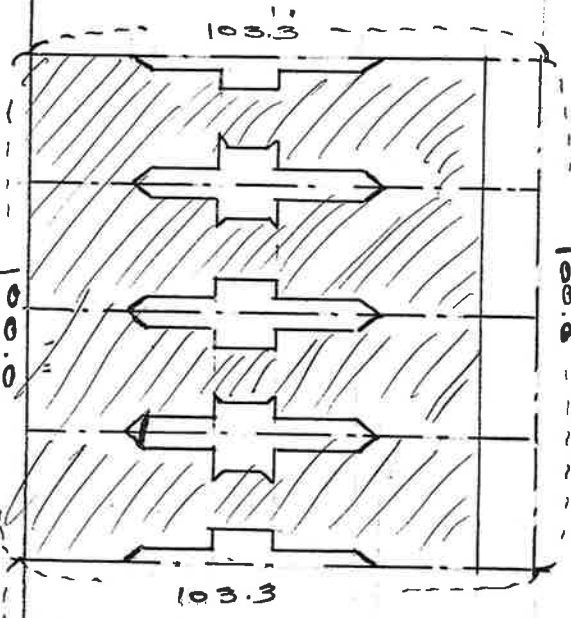
6.
1000
E
EP

AVE B.

HS

12 FT

11 FT



ST.

ST.

246.0'

m. D. 517/1901

4/3/1901

A.

DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK.

THOMAS J. BRADY, President of the Board of Buildings and Commissioner of Buildings for the Boroughs of Manhattan and The Bronx. Office, No. 220 Fourth Avenue, Southwest Corner Eighteenth Street, Borough of Manhattan.

JOHN GUILFOYLE, Commissioner of Buildings for the Borough of Brooklyn. Office, Borough Hall, Borough of Brooklyn.

DANIEL CAMPBELL, Commissioner of Buildings for the Boroughs of Queens and Richmond. Office, Richmond Building, New Brighton, Staten Island, Borough of Richmond. Branch Office, Town Hall, Jamaica, Long Island, Borough of Queens.

Plan No. m B. 517 190/. Filed 190 .

NOTICE.—In making application for the approval of plans for light and ventilation of new tenement and lodging houses, or for alterations of existing tenement or lodging houses, or to convert a dwelling house or other class of building into a tenement or lodging house, the following drawings must be furnished: Plans of all floors, including cellar and basement, 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 tracing cloth or cloth prints, and each shaft or court properly designated and dimensions of same plainly marked thereon.

The approval of this application is in accordance with section 4 of the Building Code, to wit: "Any approval which has been issued by a Commissioner of Buildings pursuant to the provisions of law, but under which no work has been commenced within one year from the time of issuance, shall expire by limitation."

APPLICATION is hereby made to the Commissioner of Buildings for the Borough of Manhattan & Bronx of The City of New York, for the approval of the plans and specifications herewith submitted for the **Light and Ventilation** of the building herein described.

The applicant agrees to be governed by the rules and regulations of the Board of Buildings, and to comply therewith and with every provision of law, whether herein specified or not.

Date Manhattan March 14th 190 8.

Jos. Fred. Pelham
(Sign here.)

Location No. 518 - 2nd St. E. 12th St Number of Buildings 4

Owner Samuel Brassch 51 Bowery

Architect Jos. Fred. Pelham Address 523 5th Ave.

Dimensions of each Lot 4/25.0 x 103.3

Dimensions of each Building 4/25.0 x 90.1

Dimensions of each Extension

Number of floors above cellar or basement of main building

Number of floors above cellar or basement of Extension

Cellar—How to be occupied?

Basement—How to be occupied? *Stores for storage*

Cellar ceiling—Height above sidewalk

Basement ceiling—Height above sidewalk *5' 6"*

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
How many families will occupy each floor?.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	4	4	4	4	4	4
Height from floor to ceiling.....	<i>8' 0"</i>	<input checked="" type="checkbox"/>	11.4	9.8	9.8	9.4	9.4	9.4	9.4
Number of living rooms opening on shafts and courts.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	10	10	10	10	10	10
Number of living rooms opening on street and yard.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	4	4	4	4	4	4

Halls—How lighted and ventilated? *Windows on Open Courts, Deck & Skylight*

State dimensions of ventilating skylight over main hall. *4' x 6'*

Dimensions of windows for living rooms *Not less than 12' x 4'*

Dimensions of windows for water-closet apartments *Not less than 9' x 4'*

Dimensions of fanlights over doors of living rooms *12' x 2.6'*

Cellar—How lighted and ventilated?

“ How made water-tight?

Basement—How lighted and ventilated? *Windows on Open Courts, Deck & Skylight*

“ How made water-tight? *as above*

How will ^{entire} cellar or basement ceiling be plastered *wire lath & plastered*

What additional structure, if any, will be on lot? *None*

Distance from extreme rear of main building to rear line of lot *13.2'*

Distance from extreme rear of extension to rear line of lot

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
Number and location of water closets?.	<input checked="" type="checkbox"/>	1	2	5	2	2	2	2	2

How will water-closet apartments be ventilated? *Windows on Open Courts*

Space at rear.

At the rear of every tenement or lodging house on any lot other than a corner lot there will be and remain from the ground upward a clear space of not less than ten feet between it and the rear end of the lot. At the rear of every tenement or lodging house on any corner lot there shall be and remain above the first story a clear space of not less than five feet between it and the rear end of the lot, up to eighty feet in height and

Over 80 feet, five feet four inches.	Over 120 feet, eight feet.
" 85 " five feet eight inches.	" 125 " eight feet four inches.
" 90 " six feet.	" 130 " eight feet eight inches.
" 95 " six feet four inches.	" 135 " nine feet.
" 100 " six feet eight inches.	" 140 " nine feet four inches.
" 105 " seven feet.	" 145 " nine feet eight inches.
" 110 " seven feet four inches.	" 150 " ten feet.
" 115 " seven feet eight inches.	

Where the width of a corner lot is greater than an ordinary city lot it must have a clear space of not less than ten feet in the rear of that portion in excess of an ordinary city lot, or, in lieu thereof, an open court not less than one of the same widths as above, and beginning at the street or avenue, which must extend the full width of the lot and continue to the first interior room. And such interior portion of a corner tenement or lodging house must conform to all the requirements of a tenement or lodging house situated on an inside lot.

Privy vault.

No privy vaults or cesspool will be maintained on the premises where a connection can be made with a public sewer.

Water-closets.

The general water-closet accommodations must not be placed in the cellar and no permanent water-closet may be placed in the yard. In tenement houses there must be one water-closet on each floor, and where there is more than one family on a floor there must be one additional water-closet on that floor for every two additional families.

In lodging houses there must be one water-closet on each floor, and where there are more than fifteen persons on any floor there must be an additional water-closet on that floor for every additional fifteen persons or fraction thereof.

Floor and sides of water-closet apartment.

The floor and a base 16 inches high of each water-closet apartment in every tenement and lodging house must be made water-proof.

Water supply.

In every tenement house connected with any public sewer running water must be provided over a sink in each set of apartments.

Isolation room.

Each lodging house must be provided with an isolation room, arranged as follows: 1st. It must be located on the uppermost floor and its air space will not be less than one thousand cubic feet. 2d. It must have a window opening on the street or avenue and a louvred skylight on the roof. 3. It must be provided with a water-closet apartment having its partitions extended to ceiling and a window opening on the outer air, also a sink with running water; and, 4th. The walls and floor must be rendered impermeable to liquids or gases.

Drains, etc.

Yards, areas, light shafts and courts will be properly graded, flagged or concreted and drained.

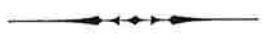
Restrictions.

Where the premises are occupied as a tenement house no part thereof may be used for a lodging house or private school, nor may they be used for the storage and handling of rags.

No stable or coal yard may be maintained on any lot whereon it is proposed to erect a tenement or lodging house or convert any building to the purposes of a tenement or lodging house.

The height of ceilings when finished for living rooms in cellars or basements must be eight feet; on all other floors nine feet four inches.

Access to all rooms must be had without having to pass through a bedroom.



These plans and specifications were referred to Inspector.....

.....District, on the.....day of....., 190' .

Handwritten signature and date '4/11'.

Clerk.

DIMENSIONS OF LOT, SHAFTS, YARDS, ETC.

NOTE.—If several buildings and lots are of same dimensions throughout, one statement is sufficient. ALL COMPUTATIONS MUST BE MADE ON LEVEL OF FIRST STORY, EXCEPT FOR CORNER BUILDINGS WHICH ARE TO BE MADE AT THE SECOND FLOOR LEVEL. SHAFTS LESS THAN TWENTY-FIVE SQUARE FEET IN AREA WILL NOT BE COMPUTED AS UNCOVERED SPACE.

NOTE.—Section 1318, Chapter 378, Laws of 1897, restricts the occupancy of any tenement or lodging house on any ordinary city lot to sixty-five per centum of the area of said lot, when such lot is not a corner lot, and empowers the Commissioner of Buildings to extend such occupancy to seventy-five per centum of the area of the aforesaid lot, provided "the light and ventilation of such tenement or lodging house are, in the opinion of the Commissioner of Buildings, materially improved." The same section also provides that no tenement or lodging house shall occupy more than ninety-two per centum of the area of a corner lot above the first story.

Percentages of lot area allowed under this provision of law are as follows:

Up to 80 feet in height.....75 per cent.	Up to 110 feet in height.....69 per cent.
" 90 "73 "	" 120 "67 "
" 100 "71 "	Above 120 "65 "

Percentages of area of corner lots allowed under this provision of law as follows:

Up to 80 feet in height.....92 per cent.	Up to 130 feet in height.....82 per cent.
" 90 "90 "	" 140 "80 "
" 100 "88 "	" 150 "78 "
" 110 "86 "	Above 150 "75 "
" 120 "84 "	

For buildings greater than 50 feet frontage, the former tables of percentages will apply to that part which is in excess of 50 feet, and the latter scale for that which is under 50 feet.

While the uncovered area cannot be less than the above, it must be greater where required by the further regulations for shafts and fixing distance required at rear.

House No. 1.		House No. 2.		House No. 3.	
	Sq. Ft.		Sq. Ft.		Sq. Ft.
Light or ventilating Shaft		Light or ventilating Shaft		Light or ventilating Shaft	
No. 1, $21.6' \times 2.8' = 57\frac{1}{2}$		No. 1,x.....=.....		No. 1,x.....=.....	
" 2, $11.0' \times 6.16' = 71\frac{1}{2}$		" 2,x.....=.....		" 2,x.....=.....	
" 3, $12.8' \times 3.0' = 38$		" 3,x.....=.....		" 3,x.....=.....	
" 4, $21.6' \times 2.8' = 57\frac{1}{2}$		" 4,x.....=.....		" 4,x.....=.....	
" 5, $11.0' \times 6.16' = 71\frac{1}{2}$					
" 6, $11.0' \times 2.8' = 31\frac{1}{2}$					
" 7, $11.0' \times 2.8' = 31\frac{1}{2}$					
" 8, $2.8' \times 3.0' = 38$					
Front Yard, }x.....=.....	317 $\frac{1}{2}$	Front Yard, }x.....=.....		Front Yard, }x.....=.....	
Rear Yard, }x.....=.....	329 $\frac{1}{4}$	Rear Yard, }x.....=.....		Rear Yard, }x.....=.....	
Side Yard, }x.....=.....		Side Yard, }x.....=.....		Side Yard, }x.....=.....	
Total area of light or ventilating Shafts etc.....	646 $\frac{1}{2}$	Total area of light or ventilating Shafts, etc.....		Total area of light or ventilating Shafts, etc.....	
House, $25.0' \times 13.2' = 330$		House,x.....=.....		House,x.....=.....	
Lot, $25.0' \times 13.2' = 330$		Lot,x.....=.....		Lot,x.....=.....	
Per cent. of lot covered }x.....=.....		Per cent. of lot covered }x.....=.....		Per cent. of lot covered }x.....=.....	

Remarks.....

The first tier of floor beams above the cellar, if of wood, in all dwelling, tenement or lodging houses shall be covered on the under side with plaster-boards, wire or metal lath, and plastered with not less than one coat of mortar on same, or such other protection as may be approved by the Commissioner of Buildings.

FINAL REPORT.

THE CITY OF NEW YORK, May 31st, 1902.

To the Commissioner of Buildings for the Boroughs of.....

SIR—I have the honor to report that work was begun on the above described premises on the.....day of....., 190 , and completed on the 29th..... day of May....., 1902, and that said premises conform in all respects to the conditions of the above permit and also the laws and the rules and regulations of the Department of Buildings relating to the light and ventilation of tenement and lodging houses.

Respectfully submitted.

John F. Hughes
Inspector, Hth District.

4/10⁰² Building topped out. Carpenters on trim
J. H. Hughes

1/30⁰² Violation filed on small bed rooms
J. H. Hughes

4/10/02 Carpenters, Plasterers & Painters finishing John F. Hughes

Space at rear.

At the rear of every tenement or lodging house on any lot other than a corner lot there will be and remain from the ground upward a clear space of not less than ten feet between it and the rear end of the lot. At the rear of every tenement or lodging house on any corner lot there shall be and remain above the first story a clear space of not less than five feet between it and the rear end of the lot, up to eighty feet in height and

Over 80 feet, five feet four inches.	Over 120 feet, eight feet.
“ 85 “ five feet eight inches.	“ 125 “ eight feet four inches.
“ 90 “ six feet.	“ 130 “ eight feet eight inches.
“ 95 “ six feet four inches.	“ 135 “ nine feet.
“ 100 “ six feet eight inches.	“ 140 “ nine feet four inches.
“ 105 “ seven feet.	“ 145 “ nine feet eight inches.
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Where the width of a corner lot is greater than an ordinary city lot it must have a clear space of not less than ten feet in the rear of that portion in excess of an ordinary city lot, or, in lieu thereof, an open court not less than one of the same widths as above, and beginning at the street or avenue, which must extend the full width of the lot and continue to the first interior room. And such interior portion of a corner tenement or lodging house must conform to all the requirements of a tenement or lodging house situated on an inside lot.

Privy vault.

No privy vaults or cesspool will be maintained on the premises where a connection can be made with a public sewer.

Water-closets.

The general water-closet accommodations must not be placed in the cellar and no permanent water-closet may be placed in the yard. In tenement houses there must be one water-closet on each floor, and where there is more than one family on a floor there must be one additional water-closet on that floor for every two additional families.

In lodging houses there must be one water-closet on each floor, and where there are more than fifteen persons on any floor there must be an additional water-closet on that floor for every additional fifteen persons or fraction thereof.

Floor and sides of water-closet apartment.

The floor and a base 16 inches high of each water-closet apartment in every tenement and lodging house must be made water-proof.

Water supply.

In every tenement house connected with any public sewer running water must be provided over a sink in each set of apartments.

Isolation room.

Each lodging house must be provided with an isolation room, arranged as follows: 1st. It must be located on the uppermost floor and its air space will not be less than one thousand cubic feet. 2d. It must have a window opening on the street or avenue and a louvred skylight on the roof. 3. It must be provided with a water-closet apartment having its partitions extended to ceiling and a window opening on the outer air, also a sink with running water; and, 4th. The walls and floor must be rendered impermeable to liquids or gases.

Drains, etc.

Yards, areas, light shafts and courts will be properly graded, flagged or concreted and drained.

Restrictions.

Where the premises are occupied as a tenement house no part thereof may be used for a lodging house or private school, nor may they be used for the storage and handling of rags.

No stable or coal yard may be maintained on any lot whereon it is proposed to erect a tenement or lodging house or convert any building to the purposes of a tenement or lodging house.

The height of ceilings when finished for living rooms in cellars or basements must be eight feet; on all other floors nine feet four inches.

Access to all rooms must be had without having to pass through a bedroom.



These plans and specifications were referred to Inspector.....

.....District, on the.....day of....., 1901.

.....
 Clerk.

DEPARTMENT OF BUILDINGS CITY OF NEW YORK, Boroughs of Manhattan and The Bronx,
No. 220 FOURTH AVENUE.

New York, April 8th 1899 1901

Amendment to Application No. 517 N.B. 189 1901

Location Nos 518-20-22-24 E. 12th St.

of C(1)

Specifications do agree as to number of building and lots there are 4 in number

of C(2)

cellar ceiling level with curb

April 9-1901
of C

Geo. Fred. Pelham
Arch^t

GF
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