

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. 124 MB 1901 Filed 1901

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 Mar. 15th 1901.

Geo F Pelham
(Sign here.)

Location No 53 Second Ave Number of Buildings One

Owner Lowenfelds Paper Address * 15 Broadway

Architect Geo Fred Pelham Address 503 5th Ave

Dimensions of each Lot 24' 0" x 100' 0"

Dimensions of each Building 24' 0" x 87' 0"

Dimensions of each Extension —

Number of floors above cellar or basement of main building 7 Floors

Number of floors above cellar or basement of Extension —

Cellar—How to be occupied? *Storage Wood & Coal bins*

Basement—How to be occupied? *✓*

Cellar ceiling—Height above sidewalk *✓*

Basement ceiling—Height above sidewalk *✓*

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
How many families will occupy each floor?	✓	✓	1	3	3	3	3	3	3
Height from floor to ceiling.....	8'0"	✓	11'0"	9'6"	9'6"	9'6"	9'6"	9'6"	9'6"
Number of living rooms opening on shafts and courts.....	✓	✓	3	8	8	8	8	8	8
Number of living rooms opening on street and yard.....	✓	✓	2	4	4	4	4	4	4

Halls—How lighted and ventilated? *Windows or open courts Vent they light*

State dimensions of ventilating skylight over main hall *4'0" x 6'0"*

Dimensions of windows for living rooms *Not less than 12 sq ft*

Dimensions of windows for water-closet apartments *Not less than 3 sq ft*

Dimensions of fanlights over doors of living rooms *12" by width of doors*

Cellar—How lighted and ventilated? *Windows or Open Courts*

“ How made water-tight? *Cement Concrete*

Basement—How lighted and ventilated? *✓*

“ How made water-tight? *✓*

How will cellar or basement ceiling be plastered? *Plastered*

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

Distance from extreme rear of main building to rear line of lot *11'9"*

Distance from extreme rear of extension to rear line of lot *10'0"*

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
Number and location of water-closets..	✓	✓	1	3	3	3	3	3	3

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

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

Department of Buildings of The City of New York.

THOMAS W. BRADY,
President of the Board of Buildings and
Commissioner of Buildings for the Bor-
oughs of Manhattan and The Bronx.
220 Fourth Avenue, S. W. cor. 18th Street,
Borough of Manhattan.

JOHN GUILFOYLE,
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the Borough of Brooklyn.
Office, Borough Hall, Borough of Brooklyn.

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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. _____

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 & Bronx for the approval of the detailed statement of the specifications 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)

Geo F Pelham Architect.
GP

THE CITY OF NEW YORK,

BOROUGH OF

OF

Manhattan March 15th

190 9

- State how many buildings to be erected One
- 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) W 55th Second Ave
- Will the building be erected on the front or rear of lot? Front
- How to be occupied? Furnished If for dwelling, state the number of families in each house 26 Families and 2 stores
- Size of lot? 24'0" 1/2 feet front; 24'0" 1/2 feet rear; 100'0" feet deep.
Give diagram of same.
- Size of building? 24'0" 1/2 feet front; 24'0" 1/2 feet rear; 87'-0" feet deep.
Size of extension? 24'0" 1/2 feet front; 24'0" 1/2 feet rear; 87'-0" feet deep.
Number of stories height: main building? 7 Extension? —
Height from curb level to highest point: main building? 25'0" feet. Extension? — feet.
- What is the character of the ground: rock, clay, sand, etc.? Earth
- 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 36" x 24" laid edge to edge 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? rubble stone laid up in
- Give thickness of foundation walls: front, 24" inches; sides, 24" inches; rear, 24" inches; party, 24" inches.
- Will interior supports be brick partition walls or piers, iron columns or wooden posts? Brick walls
Give size of same 8"
- If piers, give thickness of cap stones or plates — bond stones or plates —

GP

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 *3'28" x 28" 9/24" x 28"* size of base course *one foot larger on all sides*
 rear " " "
 side " " "

Size of cap stones *12" granite* size of bond stones *5" blue stone*

18. Of what materials will the upper walls be constructed? *Hard burned brick*
 What will be thickness of upper walls, exclusive of ashlar, if any?

Basement: front *Piers* inches; rear *24* inches; side *24* inches; party _____ inches.

1st story:	"	<i>cols</i>	"	"	<i>16</i>	"	"	<i>16</i>	"	"	"
2d story:	"	<i>16</i>	"	"	<i>16</i>	"	"	<i>16</i>	"	"	"
3d story:	"	<i>16</i>	"	"	<i>16</i>	"	"	<i>16</i>	"	"	"
4th story:	"	<i>12</i>	"	"	<i>12</i>	"	"	<i>12</i>	"	"	"
5th story:	"	<i>12</i>	"	"	<i>12</i>	"	"	<i>12</i>	"	"	"
6th story:	"	<i>12</i>	"	"	<i>12</i>	"	"	<i>12</i>	"	"	"
7th story:	"	<i>12</i>	"	"	<i>12</i>	"	"	<i>12</i>	"	"	"

19. What will be the materials of the front? *Brick & stone trim* If of stone, what kind? *Lime stone* 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, size *3'9" steel*; weight or thickness *63 lbs per y*

Side, "*3/12 3/8" CI cols* " "*1/4 metal*

Rear, " " " " " "

Interior, "*6/15 3/6" steel* " "*126 LBS + 36 lbs per y*

Front, " " " "

Side, " " " "

Rear, " " " "

Interior, " " " "

22. Give size of columns, posts or girders to support floors.

Cellar, material _____; size _____; distance on centres _____

1st story, "*8" I steel 9" girder* " *57 lbs x 63 lbs per yard*

2d story, " " " "

3d story, " " " "

4th story, " " " "

5th story, " " " "

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

1st tier, material *7" steel*; size *45 lbs per y*; distance on centres *4'6"*

2d tier, " *7" steel* " *45 lbs per y* " " *16"*

3d tier, " *spruce* " *3" x 10"* " " *16"*

4th tier, " " " " " " *16"*

5th tier, " " " " " " *16"*

6th tier, " " " " " " *16"*

7th tier, " " " " " " *16"*

8th tier, " " " " " "

Roof tier, " *spruce* " *3" x 9"* " " *20"*

24. Specify construction of floor filling *4" regular bonded brick arch*

25. Is the building to be fire proof? No
26. Of what material will partitions be built? Ordinary stud plastered
27. What will be the material of roofing? Fin Will roof be flat,
peak or mansard? Flat
28. What will be the material of dumb waiter shafts? 3" angle iron & 3" terra cotta blocks
29. What will be the material of elevator shafts?
30. What will be the material of bay windows?
31. What kind of fire escape will be provided? Regulations
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" wall carried above roof
34. With what material will walls be coped? Blue stone or earthenware
35. How will building be heated? Steam
36. Is there any building already erected on lot? No 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? \$ 30,000.00
What is the estimated cost of all the buildings, exclusive of lots? \$

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? #19 13'-0"
41. Is any part of building to be used as a store or for any other business purpose, if so, state for what?

	Cellar	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor	7th Floor
42. How many families will occupy each? - -	1		3	3	3	3	3	3	3
43. Height of ceilings? - - - -	8'0"		11'0"	9'6"	9'6"	9'6"	9'6"	9'6"	9'6"
44. Number of living rooms opening on shafts and courts?			3	8	8	8	8	8	8
45. Number of living rooms opening on street and yard?			2	4	4	4	4	4	4

46. How basement to be occupied? Height of basement ceiling above sidewalk?
How lighted and ventilated?
How made water-tight?
47. Will cellar or ~~basement~~ ceiling be plastered? Storage How? wire lath & plastered
48. How will cellar stairs be enclosed? Storage
49. How cellar to be occupied? Storage coal & wood Height of cellar ceiling above sidewalk?
How lighted and ventilated? By windows with shafts.
How made water-tight? Cement
50. Give number of light and vent shafts see L & V
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 L & V
52. Dimensions of windows for living rooms Over 12 sq. ft
53. What doors will have fan lights? all doors except public halls & etc
Dimensions of same? 1' 2" x 2' 6"
54. Of what materials will hall partitions be constructed? 8" x 12" Brick walls
+ The Sanitary system
55. Of what materials will hall floors be constructed? 4" regular bonded brick
56. How will hall ceilings and soffits of stairs be plastered?
57. How will halls be lighted and ventilated? By windows to courts
58. Of what material will stairways be constructed? Slate & iron
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 of tile 16" marble base
61. Number and location of water closets: Cellar 1; 1st floor 1; 2d floor 2;
3d floor 3; 4th floor 3; 5th floor 3; 6th floor 3;
7th floor 3
62. Total area of shafts over 25 square feet? See L & V Of courts?

Owner, Lorenfeld & Prager Address, 115 Broadway
Architect, Geo F Pelham " 502-54 Ave
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 190

The undersigned gives notice that..... intend to use the..... wall of building

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..... built of..... inches thick,..... feet below curb; the upper wall..... built of..... inches thick,..... feet deep,..... feet in height.

(Sign here)

Department of Buildings of The City of New York.

PLAN No. 723 N B of 190 /.

State and City of New York, }

ss.:

County of _____

I George Pelham Architect

being duly sworn, deposes and says: That he resides at Number _____

_____ in the Borough of _____
 in The City of New Rochelle, in the County of Westchester,
 in the State of New York, that he is Architect for
Pinus Groenfeld + William Prager
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 55
Second Ave, 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 190 , is duly authorized to be performed by

the owner
 and that George Pelham
 duly authorized by the owner

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 owner's
 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:

Pinus Groenfeld No. 115 Broadway
as half owner

William Prager No. 115 Broadway
as half owner

_____ No. _____

_____ as _____

_____ No. _____

_____ as _____

_____ No. _____

_____ as _____

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

viz.:

BEGINNING at a point on the West side of Second
Ave - - - - - , distant 24' 0 1/2" feet
North from the corner formed by the intersection of
Second Ave and 3rd
St running thence 24' 0 1/2" North feet;
thence 100' 0" West feet;
thence 24' 0 1/2" South feet;
thence 100' 0" East feet

to the point or place of beginning.

Subscribed by 6
Sworn to before me, this 6
day of April 1901

George E. Egan

James H. Egan
Notary Public

Notary Public, _____ County.

Department of Buildings of The City of New York.

PLAN No. 724 N.B. of 1904.State and City of New York, }
County of N.Y. } ss.:Michael Bonstenbeing duly sworn, deposes and says: That he resides at Number 111 Bldg
in the Borough of Manhattan
in The City of N.Y., in the County of N.Y.
in the State of N.Y., that he is the Architect.

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 55 - Second
Av., 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 190 _____, is duly authorized to be performed by
The owners
and that I am
duly authorized by them
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 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:

Pinckney Lowenfeld No. 115 Bldg N.Y.C.
as owner
Prager No. _____
as owner
No. _____
as _____
No. _____
as _____
No. _____
as _____
No. _____

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

viz.:

BEGINNING at a point on the West side of 2nd Ave.
....., distant 24'-0" feet
North from the corner formed by the intersection of
2nd Ave. and 3rd St.
..... running thence 100'-0" West feet;
thence 24'-0 1/2" North feet;
thence 100'-0" East feet;
thence 24'-0 1/2" South feet
to the point or place of beginning.

Sworn to before me, this

29

day of

May

1901

Michael Bernstein

E. J. [Signature]

Notary Public, _____ County.

Commissioner of Deeds
City of New York.

(7) STATE GENERALLY IN WHAT MANNER THE BUILDING WILL BE ALTERED:

I propose to create one store of present two stores on first fl. by removing partition, also remove C.I. col. and install new steel girder. All as shown on plan filed herewith. No plumbing changes.

If the building is to be raised in height or if the occupancy is changed so that the floor loads will be increased, the following information must be given as to the EXISTING BUILDING and the thickness of existing walls and size of footings must be clearly shown on the plans.

(8) FOUNDATIONS: Character of Soil (State one of the materials as described in Building Code, Section 231, Subdivision 2)

Material of Foundation Walls

Thickness of Walls

Depth Below Curb

(9) UPPER WALLS: Material

Kind of Mortar

Any Ashlar

Thickness of Walls

(10) PARTY WALLS: Any to be used?

Thickness of Walls

If building is to be enlarged or extended, the following information as to NEW WORK must be given:

(11) FOUNDATIONS: Character of Soil (State one of the materials as described in Building Code, Section 231, Subdivision 2)

Material of Foundation Walls

Thickness of Walls

Depth Below Curb

(12) UPPER WALLS: Material

Kind of Mortar

Any Ashlar

Thickness of Walls

(13) PARTY WALLS: Any to be used?

Thickness of Walls

(14) FIREPROOFING: Material and Thickness

For Columns

For Girders

For Beams

(15) INTERIOR FINISH: Material

Floor Surface

Trim, Sash, Doors, etc.

Plaster

(16) OUTSIDE WINDOW FRAMES AND SASH: Material

EXAMINED AND RECOMMENDED

FOR APPROVAL ON _____

193_____

Examir _____

APPROVED _____ 193_____

Commissioner of Buildings, Borough of _____