

ORIGINAL.

Form 1, 1902.

# TENEMENT HOUSE DEPARTMENT

OF

## THE CITY OF NEW YORK.

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

Brooklyn Office :  
TEMPLE BAR BUILDING,  
No. 44 Court Street,  
Cor. Joralemon Street.

MAY 18 1903

Plan No. 208 190 . 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.....

*Geo. M. Kelham*  
*503 Fifth Ave.*

### 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 and basement, an elevation showing heights of stories, 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, vent-shafts, rooms and halls, as well as the use to which each room is 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.

All amendments to plans and applications must be made on a separate blank provided for that purpose, and where changes affecting 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.....

Date.....

190 3

*Manhattan* *May 6<sup>th</sup>*

1. State how many tenement houses to be erected..... *Info*

2. 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) *South West - cor. Ave. D #105-11*

*and 8<sup>th</sup> Street 404-8*

3. Owner..... *Leop. Michelson* Address..... *135 Avenue D*

4. Architect..... *Geo. M. Kelham* Address..... *503 Fifth Ave.*



5/21/03 48K

24. Describe intakes or ducts for each inner court (Sec. 63) *Measure connecting outer court with street*. Give size of each *3.6" x 19.0*.  
 Give area of each *21 sq feet*

25. State dimensions of windows for rooms (Sec. 68) *12 ft feet and over*

26. Will living rooms be provided with fan-lights over doors? *yes*

27. State dimensions of windows for bath-rooms and water-closet compartments (Sec. 69) *three sq feet and over*

28. Will any part of the public halls be shut off from any other part of the public halls by doors? *no*. If so, state how such portions will be lighted and ventilated (Sec. 72)

29. State size of ventilating skylight over main stairs (Sec. 83) *6.0 x 5.0*.  
 Area of glazed surface? *over 25 sq ft*. Is it provided with fixed louvres and also ridge ventilators? *yes*

30. 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; and state whether it is the street or the yard.

31. How will the cellar or lowest floor be made damp-proof? (Sec. 92) *To the satisfaction of 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? *To the satisfaction of this Department*

32. How will the cellar ceiling be constructed? If not fireproof, will it be plastered? (Sec. 101) *fireproof arches*

33. 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	—	4	4	4	4	4	4	—	—	—	25	cor.
Urinals, "	1	—	2	2	2	2	2	2	—	—	—	23	inside
Wash-basins, "	—	—	—	4	4	4	4	4	—	—	—	20	cor.
Bath-tubs, "	—	—	1	3	3	3	3	3	—	—	—	16	inside
Shower-baths, "	—	—	—	4	4	4	4	4	—	—	—	20	cor.
Wash-tubs, "	—	—	3	4	4	4	4	4	—	—	—	20	inside
Sinks, "	1	—	6	4	4	4	4	4	—	—	—	27	cor.
													inside

34. 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?

35. 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. \_\_\_\_\_

SCHEDULE OF UNOCCUPIED SPACE.

SIZES OF COURTS, YARDS, ETC.

*corner*

House No. 1.

*inside*

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	6'5.8"	6'6"	31'8"	205 5/6	Outer Court No. 1	6'5.8"	6'6"	25'2"	163 7/12
" 2					" 2	6'5.8"	6'6"	23'2"	150 7/12
" 3					" 3				
" 4					" 4				
Inner Court No. 1					Inner Court No. 1				
" 2					" 2				
" 3					" 3				
" 4					" 4				
Outer Court Offset No. 1	6'5.8"	13'8"	13'8"	184 7/12	Outer Court Offset No. 1	6'5.8"	7'8"	7'4"	51 5/6
" 2					" 2	6'5.8"	6'4"	4'5"	24 137/288
" 3					" 3				
" 4					" 4				
Inner Court Offset No. 1					Inner Court Offset No. 1				
" 2					" 2				
" 3					" 3				
" 4					" 4				
Rear Yard	6'5.8"	50'0"	6'6"	325	Rear Yard	6'5.8"	50'0"	13'0"	650
Front Yard					Front Yard				
Side Yard					Side Yard				
Total of Unoccupied Space				715 1/2	Total of Unoccupied Space				1040 19/96
		Width	Depth	Area.			Width	Depth	Area.
Size of Lot		50'0"	60'0"	3000	Size of Lot		50'0"	60'0"	3000
Size of House	<i>less yard &amp; courts</i>				Size of House	<i>less yard &amp; courts</i>			
Per Cent. of Lot Occupied	<i>less than 90%</i>				Per Cent. of Lot Occupied	<i>less than 90%</i>			
Corner or Interior	<i>interior</i>				Corner or Interior	<i>interior</i>			

*total less angles*  
 $3'2" \times 4" = 1/18$   
 $3'2" \times 4" = 1/18$   
2'190'

*Total less angle*  
 $14'5" \times 9'2"$   
 $= 3'43'0"$   
 $= 3'43'0"$   
 $= 4'7'3"$

22. Is there any other building on the lot or a permit granted for one? (Secs. 65, 66.) *no*  
 size...  $\checkmark$  x ...  $\checkmark$ ; height...  $\checkmark$  feet. How occupied? ...  $\checkmark$   
 Distance between same and proposed new building ...  $\checkmark$  feet.

23. 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.	7th Floor.	Total.
How many families will occupy each floor.			2	4	4	4	4	4		20 corner
How many rooms on each floor.			6	18	18	18	18	18		22 inside
How many bath-rooms on each floor.			1	4	4	4	4	4		30 corner
How many water-closet compartments on each floor.	1		3	4	4	4	4	4		20 inside
Number of rooms opening on outer courts.			2	6	6	6	6	6		18 inside
Number of rooms opening on inner courts.										3 courts
Number of rooms opening on yards.			4	4	4	4	4	4		9 inside
Number of rooms opening on street.			4	4	4	4	4	4		30 corner
Height of rooms (finished floor to finished ceiling).			9.0	9.0	9.0	9.0	9.0	9.0		30 inside

State and City of New York  
County of New York

*Geo Fred Belknap*

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

in the Borough of *New Rochelle* in the County of *Westchester*  
in the State of *New York*, 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 *South West cor. Avenue D*  
*and 8th 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 the work proposed to be done upon the said premises will be in accordance with the foregoing detailed statement in writing of the specifications and the accompanying plans, and that he is duly authorized by *Lena Michelson* of No. *135 Ave. D* to make application in compliance with Chapters 344 and 466 of the Laws of 1901, for the approval of such detailed statement of specifications and plans in *her* 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:

*Lena Michelson* No. *135 Avenue D*  
as *Owner*

No. ....  
as *Geo Fred Belknap* No. *503 4th 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 *South West* side of *Avenue D* distant *1000* feet from the corner formed by the intersection of *8th Street* and *South West* running thence *Southerly 60.0* feet; thence *westerly 100.0* feet; thence *Northerly 60.0* feet; thence *Easterly 100.0* feet to the point or place of beginning.

Sworn to before me this *10th* day of *May* 190*3*

*Geo Fred Belknap*  
*Notary Public*

Notary Public, *Westchester* County.

36. How will water-closet compartments be lighted and ventilated? (Sec. 95)

Give source of light. *Windows on Courts and street by day and gaslight by night*

37. How will floors of water-closet compartments be made water-proof? (Sec. 95)

*Bath room floor tiled. Toilets water proof*  
Will there be a base 6 inches high of water-proof material around same, and state of what material?  
*marble and blue base*

38. Describe location and character of water supply for each apartment (Sec. 94)

*To Kitchens, Bath Room and toilets*  
Will there be a roof tank? *Yes*

39. What part of the building will be used as a store, or for any business purpose? (Sec. 110)

*Front part of cellar and first story arranged for store purposes*

40. Remarks

*all vertical lines of plumbing pipes will be left exposed*

# TENEMENT HOUSE DEPARTMENT

MANHATTAN OFFICE.  
No. 61 IRVING PLACE,  
S. W. Cor. 18th St.,  
BOROUGH OF MANHATTAN

OF  
THE CITY OF NEW YORK.  
Borough of Manhattan

BROOKLYN, QUEENS AND RICHMOND.  
TEMPLE BAR BUILDING,  
No. 44 Court St., Cor. Joralemon St.,  
BOROUGH OF BROOKLYN.

Page 2  
MAY 25 1903

The City of New York, May 25<sup>th</sup> 1903

Amendment to Plans and Application No. 708 1903

Location

South West cor. Ave. D. & St. 1st

- Q. (1) Answer to Question No 21, per-  
cent. of plot covered less than 10% of  
inside house
- Q. (2) Answer to Question 14 "net area  
3.0' x 7.0' = 21 sq. feet
- Q. (3) Area of glazed surface in front  
and vestibule door 130 sq. ft over  
(4) at least one room in each
- Q. Apartment - checked "A" does not  
contain at least one room with 70  
sq. feet -
- Q. (5) Rooms checked B do now contain  
at least 70 sq. feet and res-
- Q. (6) Stairs in both houses are provided  
with a proper number of risers  
see first story plan and sections
- Q. (7) Cellar throughout to be used  
for storage & for storage of pipes  
above
- Q. (8) Corners of cellar checked (X)  
to be drained as now shown
- Q. (9) width of stairs and stair halls  
now marked on plans
- Q. (10) Respectfully requested <sup>that this</sup> be  
reconsidered as the distance <sup>the</sup>  
at centre of window on angle  
is 6:0; as now shown on plans  
see Page 11

ORIGINAL

NEW LAW TENEMENT

Form 121-1923

386 39-2017-23-Bt

TENEMENT HOUSE DEPARTMENT

OF

THE CITY OF NEW YORK

MANHATTAN AND RICHMOND OFFICE MUNICIPAL BUILDING Centre and Chambers Streets Borough of Manhattan

BRONX OFFICE No. 559-561 EAST TREMONT AVENUE Borough of the Bronx

BROOKLYN AND QUEENS OFFICE No. 503 FULTON STREET Borough of Brooklyn

MAR 21 1924

PLAN No. ALT 194 1924 FILED 192

APPLICATION FOR ALTERATIONS

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 alteration of the Tenement House herein described. THE APPLICANT AGREES TO COMPLY WITH ALL PROVISIONS OF LAW AND ORDINANCES IN THE ALTERATION OF SAID BUILDING, WHETHER SPECIFIED HEREIN OR NOT.

(Sign here) [Signature] (Address) 25 Avenue A

NOTE.—The above signature to be that of the owner or of the person authorized by him to make application.

WARNING The approval of plans, procured by misrepresentation of facts or conditions, mis-statements in applications, or through improper action by any officer or employee of this department, does not legalize an illegal construction, arrangement or condition.

INSTRUCTIONS

VERY IMPORTANT THAT SAME BE CAREFULLY READ

Three sets of Applications and two sets of Drawings must be filed.

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, and the proposed new work must be clearly distinguished from the old work by dotted lines or by other conventional methods.

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 clear 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 the cellar are to be put. With each application, not personally signed by the owner, must be filed a written statement (see page 5), authorizing the person signing this application to make such application. Thereafter no person other than the owner whose signature appears in the papers, or the person authorized by him as above explained, will be recognized by the Department. A new owner or a new architect may be substituted during the progress of the work only after filing a new authorization, as per page 5.

Disapproved amendments are rejected in their entirety. A subsequent amendment, filed to meet the objections, must also contain all items proposed in the original amendment not specifically disapproved.

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, if required by the Department. Amendments must be typewritten. All changes made in drawings or applications, after the date of original filing, must be made in red ink, and each change or correction dated and initialed or signed by the person making the same. Corrected drawings will be required if changes made, in the opinion of the Department, make same necessary.

NOTE.—Where it is proposed to convert or alter to the purposes of a tenement house a building not a tenement house, 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. Application for "three family or four family converted dwellings" must be made on form 270.

Borough of Manhattan Date March 20 1924

- 1. No. of tenement houses to be altered One
2. Location 107-109 Avenue D. S.W. Co. E. 8th St.
3. Owner Benjamin Seitzelman Address 107 Avenue D.
4. Architect Jacob Pishes Address 25 Avenue A.
5. Estimated cost of alterations or repairs \$500
6. Size of each lot? 50 60 front; 60 50 deep.
7. Size of building on front of lot? 50 60 front; 60 50 deep.
8. Size of building on rear of lot? front; deep.
9. Material of building? Brick
10. Is the building that is to be altered on the front or rear of the lot? front
11. Is there any other building on the lot? No For what purpose will it be used?

4/7 4/22



12. When it is proposed to change occupancy or create or remove rooms, this schedule must be filled out. If more than one building is to be altered, and the buildings are not similar, separate schedules must be filed.

	CELLAR		BASEMENT		1ST STORY		2ND STORY		3RD STORY		4TH STORY		5TH STORY		6TH STORY	
	Before	After	Before	After	Before	After	Before	After	Before	After	Before	After	Before	After	Before	After
How many apartments on each floor?																
How many rooms on each floor?																

13. Is there a basement? no Is there a cellar? yes Is there a sub-cellar? no

14. Number of stories above cellar or basement? 6 Height of cellar or basement ceiling above curb? level

15. Will the building or any part thereof, or any part of the premises, be occupied during the progress of the proposed alteration? yes

If the building is to be occupied during alterations, give the following information:

A. Will the front, rear, or side walls, or any portion thereof be removed? yes

State in detail in what manner and for what purpose for new w.c. window

B. Will a proper and sufficient means of egress from the building to street, to yard, and to fire escapes be maintained at all times during the progress of the alteration? yes

C. Are the fire escape balconies, stairs or ladders, or any portion of same to be altered or removed? Give details no

D. Are new fire escapes to be erected? no Will they comply with Section 16 and with the Rules and Regulations of this Department?

E. Will the entrance hall, stairs, stair halls, public halls or access to roof be altered? no  
State in what respects

F. State present location of water closets and whether they are to be maintained or removed? maintained

G. Will the occupants of the building be fully provided with proper water closet accommodations during the progress of the alterations? yes

H. Will there be an adequate and sufficient supply of water on all floors at all hours of the day and night? yes

I. Will there be a light kept burning in the public hallway near the stairs upon the entrance story, and upon the second story above the entrance story, from sunset to sunrise? State character of light electric

16. No alterations or repairs except the following are proposed to be made to the said tenement house:

Remove and erect new partitions, new water closet compartment as shown on plan.

(NOTE.—If additional space is necessary insert plain sheet.)