

ORIGINAL.

Tenement House Department  
of the City of New York

Form 1, 1902.

Received OCT 24 1902 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.

Lot 45

Plan No. 190 Filed 1902 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

*Alfred E. Ball*  
*1 Union Sq. West*

### 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 *Manhattan* Date *October 23<sup>rd</sup>* 190*2*.

1. State how many tenement houses to be erected. *Five*
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) *Corner of 123 North West, corner of Seventh Street*
3. Owner *Edward L. ...* Address *123 Orchard St*
4. Architect *Alfred E. Ball* Address *1 Union Sq. West*







24. Describe intakes or ducts for each inner court (**Sec. 63**) *Passage*.....  
*from court to yard*. Give size of each. *3'-0" x 7'-0"*.....  
 Give area of each *21.24 sq. ft.*.....
25. State dimensions of windows for rooms (**Sec. 68**). *3'-0" x 6'-6"*.....
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**) *1'-8" x 5'-0" and 1'-6" x 4'-0"*.....
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**) *4'-0" x 7'-0"*.....  
 Area of glazed surface? *at least 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**) *By water-proofing down to the satisfaction of the Engineer. House built*.....  
 What is the character of the ground or soil? *Loam and earth*.....  
 How will the walls of the cellar or lowest floor be made damp-proof?.....  
*Same as cellar floor*.....
32. How will the cellar ceiling be constructed? If not fireproof, will it be plastered? (**Sec. 101**) *Fireproof, plastered and fire-proofing*.....
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)	5		2	4	4	4	4	4				25
Urinals,												
Wash-basins,												
Bath-tubs,				4	4	4	4	4				20
Shower-baths,												
Wash-tubs,				8	8	8	8	8				40
Sinks,	7		7	4	4	4	4	4				34

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. ....

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

Give source of light... *Stairways... to... street... and... Court.....*

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

..... *Slate... and... Tile.....* Will there be a base 6 inches high of water-proof material around same, and state of what material?

..... *6" slate base.....*

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

*Each... apartment... to... be... water... supplied... from... under... wash... and... bath... tub.../*

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).. *6" stores in cellars... and... 7... out... 1<sup>st</sup> floor.../*

40. Remarks .....

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

*7*

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

Alfred E. Badt  
law office

being duly sworn, deposes and says: That he resides at Number 1 Avenue F, Street, 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 architect for plans only for the

owner <sup>under contract</sup> ~~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 Avenue A

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 the owner 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 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:

James Constant No 123 Orchard Street  
as owner under contract  
Alfred E. Badt No 1 Avenue F Street  
as architect for plans only  
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 Avenue F, distant feet from the corner formed by the intersection of Avenue F and Seventh Street running thence Northw 36'-6" feet; thence West 77'-6" feet; thence Southw 36'-6" feet; thence East 77'-6" feet to the point or place of beginning.

Sworn to before me this 23 day of Oct. 1907

Alfred E. Badt  
Peter Sullivan  
Notary Public, N.Y. County.



TENEMENT HOUSE DEPARTMENT OF THE CITY OF NEW YORK,

61 IRVING PLACE, S. W. CORNER 18TH STREET,

B.

NEW YORK CITY, November 10th, 1902.

To all Owners and Architects who have Filed Plans  
in the Tenement House Department for New Tenement Houses.

Dear Sirs:

Your attention is called to Section 122 of the Tenement House Act, which provides that no tenement house constructed after April 10, 1901, shall be occupied in whole or in part for human habitation until the issuance of a certificate by the Tenement House Department and by the Bureau of Buildings that the said building conforms in all respects to the requirements of the Tenement House Act.

This Department has found recently a number of cases in which the owners of new tenement houses have apparently been unfamiliar with this provision of law and have placed tenants in their buildings without such certificates. An inspection of the premises has shown that the buildings were contrary to law and it has become necessary in some cases for the owners to turn out all of their tenants and make the buildings conform to the law, thus incurring expense and trouble which they might have avoided.

As soon as a building is completed, and not before, the owner should make application to the Tenement House Department for a certificate, (a proper form will be furnished by the Department,) and should not place any tenants, not even the janitor, in the building until such certificate has been granted.

This Department will act promptly upon all such requests for certificates, and will not delay beyond the time necessary to make a thorough and careful examination of the premises.

The Department cannot lawfully grant a certificate unless the building is built in accordance with law in every respect.

If a tenement house is occupied without the certificate of the Tenement House Department it is provided in the Tenement House Act, Section 123, that -

"During such unlawful occupation any bond or note secured by a mortgage upon said building, or the lot upon which it stands, may be declared due at the option of the mortgagee. No rent shall be recoverable by the owner or lessee of such premises for said period, and no action or special proceeding shall be maintained therefor, or for possession of said premises for non-payment of such rent. The Department of Water Supply shall not permit water to be furnished in any such tenement house, and said premises shall be deemed unfit for human habitation, and the Tenement House Department shall cause them to be vacated accordingly."

Yours respectfully,

*Robert W. De Forest*

Plan No. 191, '02.

Avenue D, N.W. corner of 7th St.

Tenement House Commissioner.

2  
NOV 10 1902  
(2)

Form 4, 1902.

Plan No. 191, ... 190 2.

TENEMENT HOUSE DEPARTMENT

OF THE CITY OF NEW YORK,

61 IRVING PLACE, S. W. Cor. 18th Street,

BOROUGH OF MANHATTAN.

OF THE CITY OF NEW YORK  
RECEIVED NOV 11 1902

NOV 10 1902

THE CITY OF NEW YORK, 190

FOR THE BOROUGH OF  
MANHATTAN  
To the Superintendent of Buildings,  
Borough of Manhattan.

DEAR SIR :

Plans and specifications have been submitted to the Tenement House Department for the erection of one tenement house located at Avenue D, northwest corner of Seventh Street,

Borough of Manhattan, by Alfred E. Badt, Architect  
Address #1 Union Sq. W.; Owner Samuel Greenstein,  
Address 123 Orchard Street, and have been approved by the Tenement House Department on

A copy of the approved plans is herewith forwarded to your department.

Yours respectfully,

*Robert W. Griffith*  
Tenement House Commissioner.

667 N. B. 02

By

*John A. Lee*

Chief Inspector.



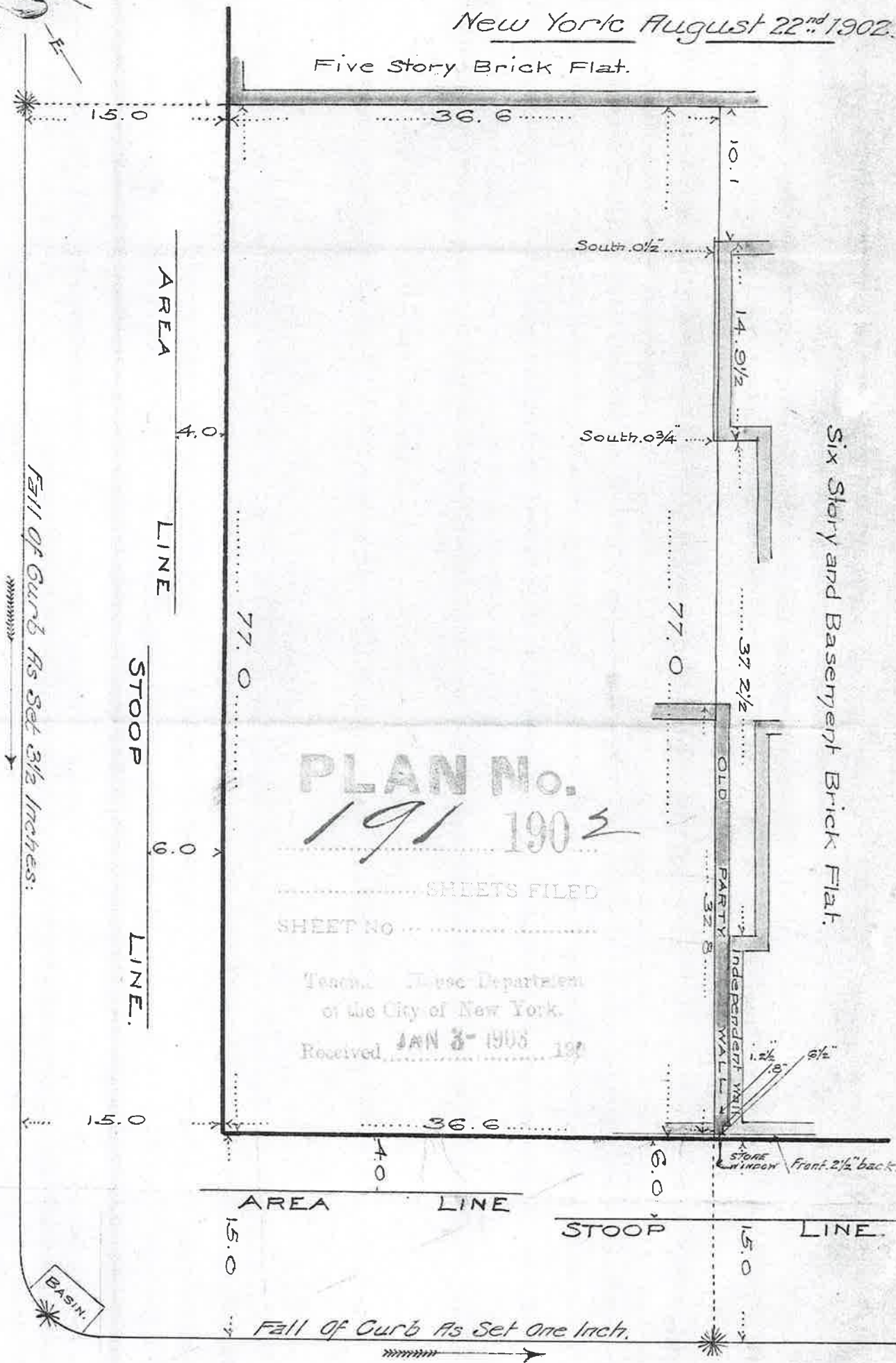
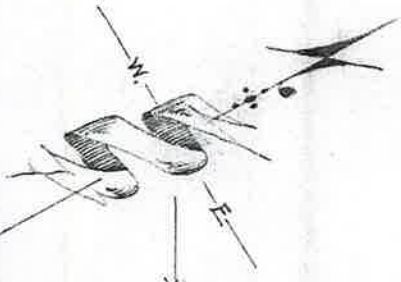
*Frank E. Tomles*  
**City Surveyor**  
 N° 243 BROADWAY.

New York August 22<sup>nd</sup> 1902.

Five Story Brick Flat.

Six Story and Basement Brick Flat.

**D. 7<sup>th</sup> Street**



PLAN No.  
 191 1902

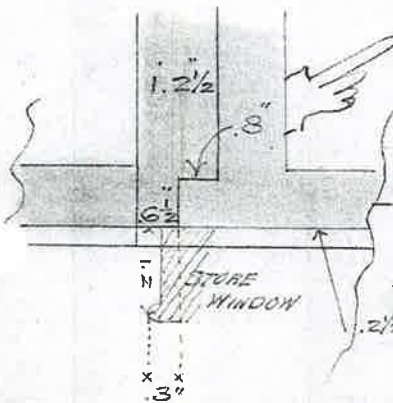
SHEETS FILED  
 SHEET NO

Teach. Base Department  
 of the City of New York.  
 Received JAN 3<sup>rd</sup> 1905

**Avenue D**

BRICK SEWER IN CENTRE OF AVENUE ABOUT SEVEN FEET DEEP. (D.P.M.)

*same as Ave D only 7' below curb*



# TENEMENT HOUSE DEPARTMENT

OF THE CITY OF NEW YORK,

TRD 61 IRVING PLACE, S. W. Cor. 18th Street,

BOROUGH OF MANHATTAN.

OF THE CITY OF NEW YORK, 1903  
BOROUGH OF MANHATTAN  
FOR THE BOROUGHS OF  
MANHATTAN, 1903 THE CITY OF NEW YORK, 1903

To the Superintendent of Buildings,  
Borough of Manhattan.

DEAR SIR:  
Amendment to

Plans and specifications have been submitted to the Tenement House Department for the erection of one

tenement house located at North West corner Avenue D, and 7th Street,

Borough of Manhattan, by Alfred E. Badt, Architect

Address 1 Union Sq. West, Owner Samuel Greenstein

Address 123 Orchard St., and have been approved by the

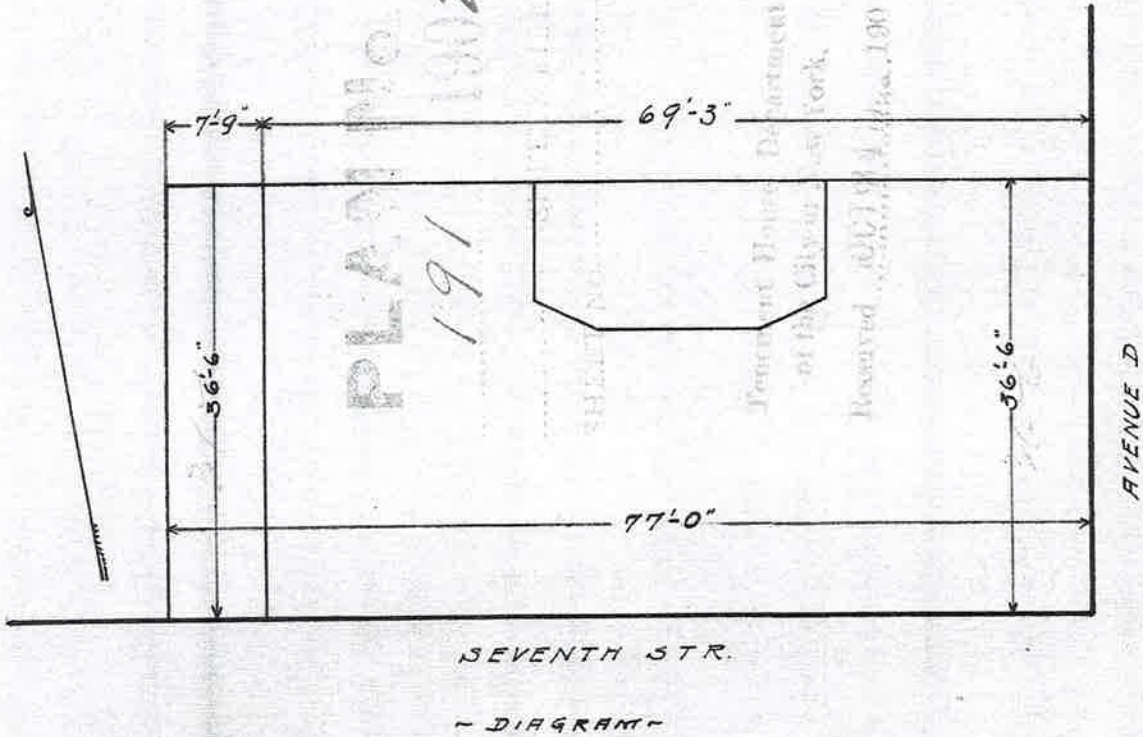
Tenement House Department on 10/10/1903

A copy of the approved plans is herewith forwarded to your department.

Yours respectfully,

Tenement House Commissioner.

By



- DIAGRAM -



377

ORIGINAL.

B 377

L 45

Office of the Borough President of the Borough of Manhattan,  
In The City of New York.

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN

Office, No. 220 FOURTH AVENUE,  
S. W. Corner 18th Street.

Plan No. 607

BUREAU OF BUILDINGS  
CITY OF NEW YORK  
NOV 15 1902  
FOR THE ESTABLISHMENT  
OF MANHATTAN

APPLICATION FOR ERECTION OF BRICK BUILDINGS

Application is hereby made to the Superintendent of Buildings of The City of New York, for the Borough of Manhattan, 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 law shall be complied with in the erection of said building whether specified herein or not.

(Sign here) Alfred E. Bass Plans only

THE CITY OF NEW YORK,

BOROUGH OF MANHATTAN, November 15<sup>th</sup> 1902

1. State how many buildings to be erected. One
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) Avenue D, South-west Corner of Seventh St.
3. Will the building be erected on the front or rear of lot? Corner
4. How to be occupied? Tenement House. If for dwelling, state the number of families in each house. 20
5. Size of lot? 36'-6" feet front; 36'-6" feet rear; 77'-0" feet deep.  
Give diagram of same.
6. Size of building? 36'-6" feet front; 36'-6" feet rear; 69'-3" feet deep.  
Size of extension? feet front; feet rear; feet deep.  
Number of stories in height: main building? 6 Extension?  
Height from curb level to highest point: main building? 24'-4" feet. Extension? feet.
7. What is the character of the ground: rock, clay, sand, etc.? Earth
8. Will the foundation be laid on earth, rock, timber or piles? Earth
9. Will there be a cellar? Yes
10. What will be the base, stone or concrete? Concrete. If base stones, give size and thickness, and how laid. If concrete, give thickness. 12" under wall, 16" under pier.
11. What will be the depth of foundation walls below curb level or surface of ground? 10'-0"
12. Of what will foundation walls be built? Brick
13. Give thickness of foundation walls: front, 20" inches; sides, 20" inches; rear, 20" inches; party, inches.



14. Will interior supports be brick partition walls or piers, iron columns or wooden posts? *Brick walls*

Give size of same. *12" x 16" thick*

15. 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 ..... size of base course .....  
rear ..... " " " .....  
side ..... " " " .....

Size of cap stones *full size of pier* size of bond stones *full size of pier*

18. Of what materials will the upper walls be constructed? *Brick*

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

<del>Basement</del> <i>cellar</i>	front	<i>20</i>	inches;	rear	<i>20</i>	inches;	side	<i>20</i>	inches;	party	.....	inches
1st story:	"	<i>16</i>	"	"	<i>16</i>	"	"	<i>16</i>	"	"	.....	"
2d story:	"	<i>16</i>	"	"	<i>16</i>	"	"	<i>16</i>	"	"	.....	"
3d story:	"	<i>12</i>	"	"	<i>12</i>	"	"	<i>12</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:	"	.....	"	"	.....	"	"	.....	"	"	.....	"

19. What will be the materials of the front? *Brick and Terra Cotta* 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? *lined with tile pipe*

21. Will any wall be supported on iron or steel girders? *yes*

Front,	material	<i>steel</i>	size	<i>10" x 15"</i>	weight or thickness	<i>25 lbs x 4.2</i>
Side,	"	"	<i>8" x 10"</i>	"	"	<i>18 lbs x 2.5 lbs</i>
Rear,	"	"	<i>15</i>	"	"	<i>65 lbs</i>
Interior,	"	"	<i>7", 8" x 12"</i>	"	"	<i>15 lbs, 17 1/4 lbs, 35 lbs x 3 1/2 lbs</i>

Will any wall be supported on iron or steel columns? *yes*

Front,	material	<i>Cast iron</i>	size	<i>9' diam. 8" x 16" x 12" x 16"</i>	weight or thickness	<i>1' x 1 1/4"</i>
Side,	"	"	<i>8" x 16"</i>	"	"	<i>1 1/4"</i>
Rear,	"	"	.....	"	"	.....
Interior,	"	"	.....	"	"	.....

22. Give material of girders. *steel* of columns. *Cast iron*

Under 1st tier,	size of girders	.....	size of columns	.....
" 2d tier,	"	<i>7" 15 lbs, 8" 17 1/4 lbs, 12" 35 lbs.</i>	"	<i>8" diam. 1" thick fire proof.</i>
" 3d tier,	"	<i>7" 15 lbs.</i>	"	.....
" 4th tier,	"	.....	"	.....
" 5th tier,	"	.....	"	.....
" 6th "	"	.....	"	.....
" Roof tier,	"	.....	"	.....

al, size and distance on centres of floor be . . .

	Material	Size	Distance on centres
	steel	8" 17 3/4 lbs, 8" 18 lbs, 9" 21 lbs	7'-0"
2d tier,	spice	3" x 10"	16"
3d tier,	"	"	"
4th tier,	"	"	"
5th tier,	"	"	"
6th tier,	"	"	"
7th tier,	"	"	"
8th tier,	"	"	"
Roof tier,	spice	3" x 9"	20"

Give thickness of headers . . . 6" of trimmers . . . 6"

- 24. Specify construction of floor filling . . . *Rap's system flat arches*
- 25. Is the building to be fire proof? . . . *No*
- 26. Of what material will partitions be built? Cross . . . *2 1/2" x 4" studs fore and aft 2 1/2" x 4" studs*
- 27. Give material of skylights . . . *galv. iron*; size . . .
- 28. What will be the material of roofing? . . . *Tim* Will roof be flat, peak or mansard? . . . *Flat*
- 29. What will be the material of dumb waiter shafts? . . . *3" x 3" angle iron frames and 3" hollow terra cotta blocks*
- 30. What will be the material of elevator shafts? . . .
- 31. What will be the material of the cornices? . . . *galv. iron*
- 32. What will be the material of bay windows? . . .
- 33. What kind of fire escape will be provided? . . . *Railings, ladders, etc., in accordance with law*
- 34. Will cellar be plastered? *Yes, ceiling* How? . . . *Oil fire proofing*
- 35. Will access to roof be by scuttle or bulkhead? . . . *Bulkhead* If by bulkhead, how constructed? . . . *Brick walls*
- 36. With what material will walls be coped? . . . *Terra Cotta*
- 37. How will building be heated? . . . *No heating system*
- 38. Is there any other building erected on lot or permit granted for one? . . .  
 Size . . . x . . . ; height . . . . . feet. How occupied? . . . . .  
 . . . . . Give distance between same and proposed building . . . . . feet.
- 39. Are any buildings to be taken down? . . . *Yes*; how many? . . . *two*

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

40. Is any part of building to be used as a store or for any other business purpose? If so, state for what? . . . . .

	Cellar	Base-ment	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor	7th Floor
41. How many families will occupy each?				4	4	4	4	4	
42. Height of ceilings?	8'		12'	9'-6"	9'-6"	9'-6"	9'-6"	9'-6"	

to be occupied? .....

water-tight? .....

44. How will cellar stairs be enclosed? .....

45. How cellar to be occupied? *Stores and cellar purposes* .....

How made water-tight? *Concrete* .....

46. Will shafts be open or covered with louvre skylights full size of shafts? *Open* .....

Size of each shaft? .....

47. Dimensions of water closet windows? .....

Dimensions of windows for living rooms? .....

48. Of what materials will hall partitions be constructed? *Brick walls* .....

49. Of what materials will hall floors be constructed? *1<sup>st</sup> app. system flat arches* .....

50. How will hall ceilings and soffits of stairs be plastered? *Ceiling on fire proofing; stairs of iron* .....

51. Of what material will stairways be constructed? *Stringers, nos. etc, of iron; treads of slate* .....

Give sizes of stair well holes *1'8" x 4'8"* .....

52. 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? .....

53. How will floors and sides of water closets to the height of 16 inches be made waterproof? .....

54. Number and location of water closets: Cellar .....; 1st floor .....; 2d floor .....; 3d floor

.....; 4th floor .....; 5th floor .....; 6th floor .....; 7th floor .....

55. What is the estimated cost of each building, exclusive of lot? \$ *40,000.00* / 100 .....

56. What is the estimated cost of all the buildings, exclusive of lots? \$ .....

Owner, *Samuel Greenstein* ..... Address, *1123 Orchard St.* .....

Architect, *Alfred E. Bast* ..... " *Union Sq* .....

Superintendent, *Cover* ..... " .....

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, ..... 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) .....



Office of the Borough President of the Borough of Manhattan,  
In The City of New York.

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN

Office, No. 220 FOURTH AVENUE,  
S. W. Corner 18th Street.

Plan No. 667 N. B. }  
Att. } 1902. Filed March 11th 1903

RECEIVED  
MARCH 11 1903  
BUREAU OF BUILDINGS  
CITY OF NEW YORK  
MANHATTAN

NOTICE.—The approval of this application is in accordance with section 4 of the Building Code, to wit: "Any approval which has been issued by the Superintendent 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 Superintendent of Buildings for the Borough of Manhattan, of The City of New York, for the approval of the plans and specifications herewith submitted for the **Plumbing and Drainage** of the building herein described. The applicant agrees to be governed by the rules and regulations of the Bureau of Buildings for the Borough of Manhattan, and to comply therewith and with every provision of law, whether herein specified or not.

Date March 11th 1903

Alfred E. Bast  
(Sign here).

Location North West corner of Seventh Street & Avenue D.

Number of Buildings One Description of Buildings Tenement

Front or rear of Lot Front

How occupied Dwelling for 20 families Dimensions of each Building 36-6" x 69-3"

Dimensions of each Lot 36-6" x 77-0" Feet front        Feet deep 77-0"

Owner Samuel Greenstein Address No 133 Orchard Street

Architect Alfred E. Bast Address No 1 Union Square West.

Plumber George Dellon Address No 258 East Broadway

	Cellar	Basement	First Story	Second Story	Third Story	Fourth Story	Fifth Story	Sixth Story	Seventh Story
Number of families on each floor		stores	stores	4	4	4	4	4	

How will the sewage and drainage of the buildings be disposed of? Through

Public Sewer

If other than a public sewer, describe same