

706

Original

706
June 25/73

447

6

2

Department of Buildings,

OFFICE, No. 2 FOURTH AVENUE.

New York, June 28th 1873.

PLAN AND SPECIFICATION

For Alterations, Additions, or Repairs to Buildings already Erected.

The undersigned gives notice that John Robertstein owner or lessee of premises N. 98 Second Avenue proposes to alter or enlarge the building thereon, in the manner described below, and respectfully requests that said premises be examined, and a permit granted for such alteration or enlargement.

The present building is built of brick, 3 1/2 stories, 52^{4"} feet in height, 24^{4"} feet front, 50 feet deep, with flat roof.

The foundation walls are built of stone 24 inches thick. The upper walls are built of brick 12^{4"} inches thick, and 52 feet in height from curb level.

If independent walls, state the fact soberly independent

If party walls, state the fact soberly party wall

If there is any other building on the lot, state the fact _____

DESCRIPTION OF PROPOSED ALTERATIONS, ADDITIONS, OR REPAIRS.

If raised or built upon, give

- 1. Number of stories when altered 4 stories & basement
- 2. Number of feet in height when altered 52' 4"

If extended on the front, rear, or either side, give

- 1. Width and depth of extension 10 ft depth 24' 4" width
- 2. Numbers of stories 4 stories & basement
- 3. Number of feet in height 52' 4"
- 4. Depth, thickness, and materials of foundation walls stone walls 24" thick
- 5. Thickness, and materials of upper walls 12" rep 12 inches
- 6. In what manner the extension is to be connected with the present building as shown on diagram

15. ...

If internal alterations are to be made, give definite particulars

all partitions except basement & 1st story hall partition to be taken out & rebuilt as shown on diagram.

If the front, rear, or side walls, or any portion of the same, are to be taken out and rebuilt, state in what manner,

Rear wall to be taken down and rebuilt as shown on diagram.

THE BUILDING WHEN ALTERED WILL HAVE

- 1. Style of roof flat
- 2. Materials of roofing tin
- 3. Materials of cornices galvanized iron
- 4. Access to roof bulkhead & stairs
- 5. Fire escape, if required yes
- 6. Iron shutters, if required
- 7. How to be occupied one or two families on each floor
basement & parlor floor each of the upper floors by one family

Make diagrams showing present building and main points of proposed alterations or additions.

Give the probable cost of the proposed alteration \$5500⁰⁰

That all materials and construction will be in conformity to the provisions of the law. yes

Owner Joseph Rubenstein Residence 132 Duane Street

Architect William Mc Residence 185 Broadway

Builder Residence

REPORT UPON APPLICATION.

New York, Aug 1st 1873

To the Superintendent of Buildings:

I respectfully report that I have examined the above-named premises, and find said building to be built of brick, 3 1/2 stories, 22 feet in height, 24 feet front, 8 feet deep, flat roof. The foundation walls are built of stone 24 inches thick; the upper walls are built of brick 11 1/2 inches thick, and 5 1/2 feet in height from curb level.

One independent wall, One party-wall, and is in a good and safe condition to be altered and enlarged in the manner proposed, and in conformity with the provisions of the several laws relating to buildings in the City of New York.

[Signature]
Deputy Superintendent of Buildings.

REMARKS:

As a No of this building are in excellent order, & consistent
to sustain the additional weight intended to be put thereon
as shown the application & drawings.

REPORT OF INSPECTOR.

New York, Oct 25th 1873

To the Superintendent of Buildings:

Work was commenced on the building described herein on the 1st day of July 1873 and completed on the 25th day of Oct 1873, and has been done in accordance with the plans and specifications except as noted below.

Respectfully submitted,

[Signature]
Inspector.

REMARKS:

Finished with satisfaction [Signature]

Original

PLANS AND SPECIFICATIONS

FOR

ALTERATIONS TO BUILDINGS.

No. 706 Submitted June 28th 1873

LOCATION.

PS Grand Avenue

Owner: John C. Beckwith

Architect: William Fox

Builder:

Referred to Deputy Supt. June 30th 1873

Returned by Deputy Supt. July 1st 1873

Report favorable.

New York, July 1 1873

This is to Certify that I have examined the within plan and specification, and find the same to be in accordance with the several laws relating to buildings in the City of New York; and that the same has been entered in the records of this Department.

William Fox
Superintendent of Buildings.

Referred to Inspector A. B. Rice

July 2nd 1873

Returned July 25th 1873

William Fox
Inspector.

[SUPPLEMENT.]

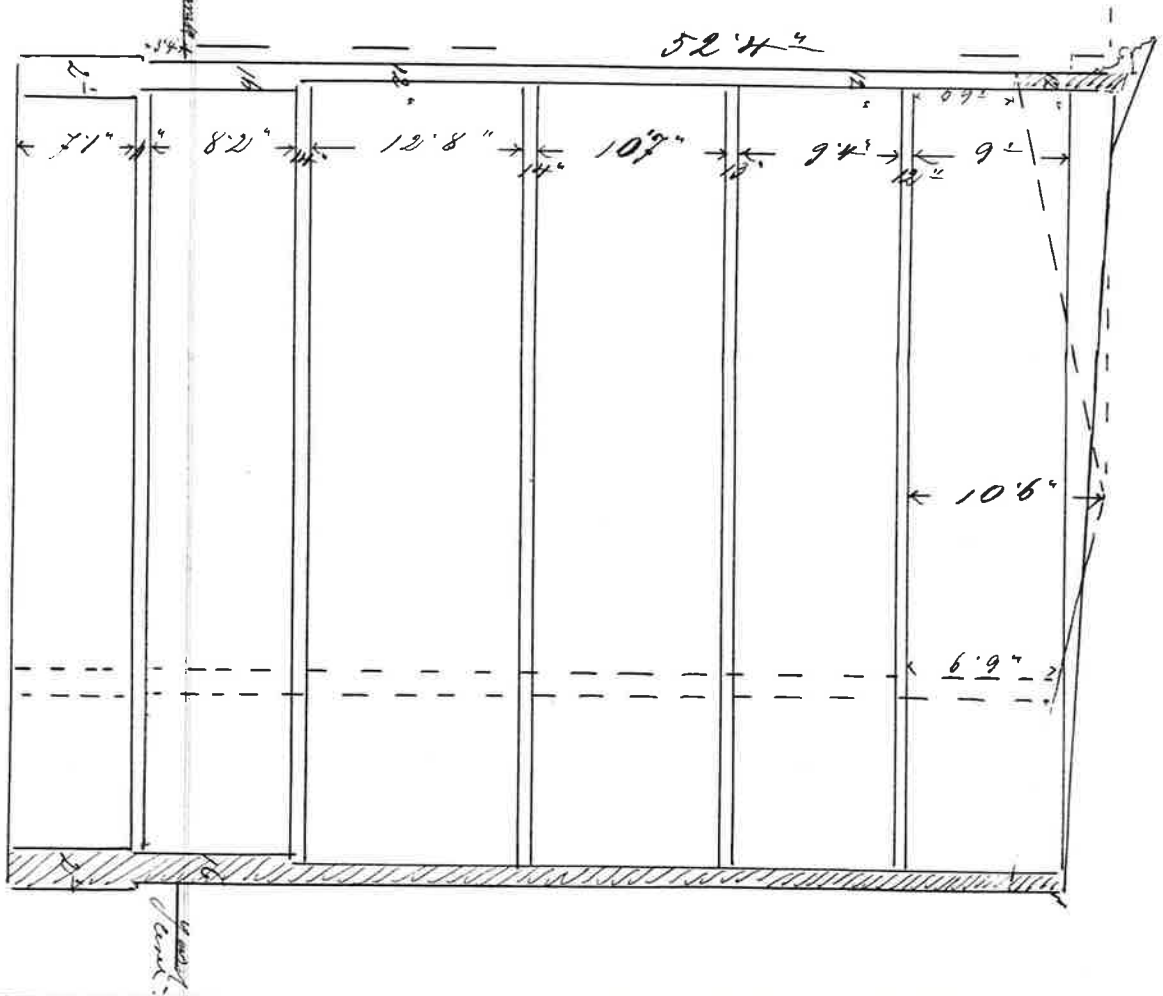
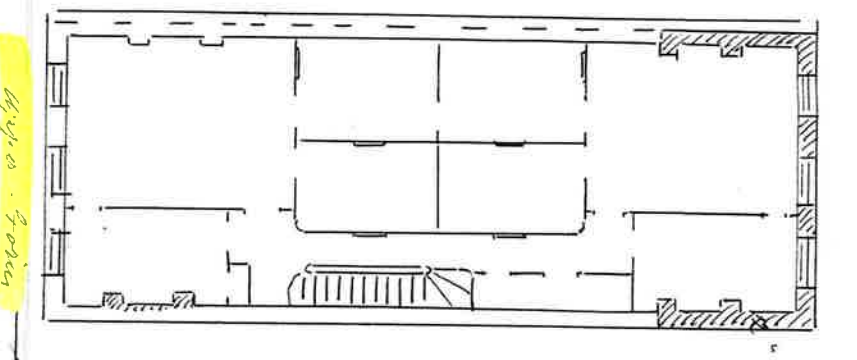
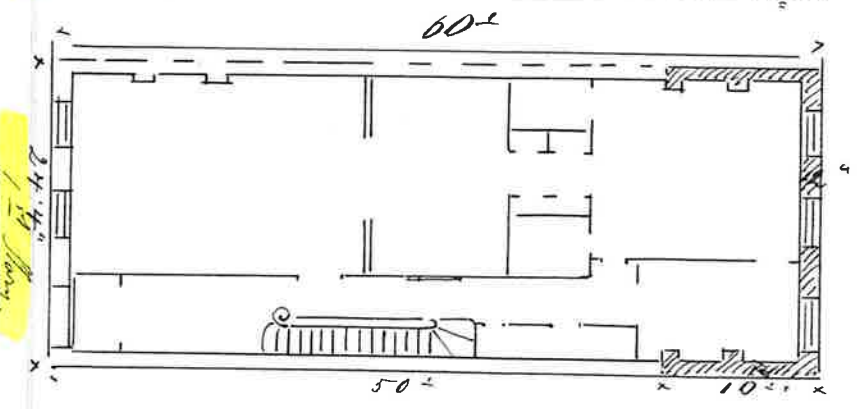
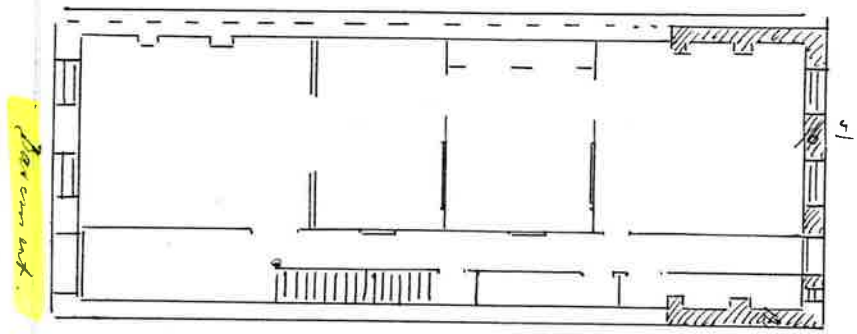
In all Tenement Houses having Stores on the first floor, and built to contain two or more families on a floor above the store, the ceiling above the store must be constructed as follows:

Lathed with iron lath throughout, or deafened with good mortar not less than one inch thick, and levelled with the top of the beams; and, if the deafening is used instead of the iron lath, then there must be, in addition to the deafening, a space lathed with iron lath not less than two feet wide, against all walls that are furred; and in all cases where iron lath is used on any ceiling it must be let into the horizontal joints of the brick walls not less than one-half inch. All hall partitions in such buildings must be either 8-inch walls built from the foundation to the top of the second story beams or, if the partitions are built of wooden joists, the partitions must be filled in with brick or lathed with iron lath on the hall side of the partition. All wood-houses placed in the cellars of tenement buildings must be constructed fire-proof.

In all new buildings that require fire-escapes, the iron brackets or bearers for the fire-escape must be built into the walls as the building of the wall progresses, and the fire-escape completely finished before the building is occupied.

Inspectors are required to report forthwith any person or persons violating any of the foregoing provisions.

JAS. M. MACGREGOR,
Supt. of Buildings.



Personnel

24' 1/2" long

4' x 10' 3' 6"

1' 6"

ORIGINAL.

DEPARTMENT OF BUILDINGS,

Form 54-1897.

Plan No. 1097 Oct 1897 Received DEC 1 1897 Filed 1897

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, 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 thereat.

NOTICE.—This permit expires by its own limitation six months from date of approval of the plan by the Superintendent of Buildings, unless the building is then begun.

STEVENSON CONSTABLE,
Superintendent of Buildings.

APPLICATION

TO THE

SUPERINTENDENT OF BUILDINGS

TO APPROVE PLANS FOR LIGHT AND VENTILATION OF PROPOSED TENEMENT OR LODGING HOUSE.

Pursuant to law, application is hereby made to the Superintendent of Buildings to approve plans herewith submitted for light and ventilation of the buildings described in the following specifications, which are made part of said plans. The plans and specifications are to be construed together, but, in case of any difference between them, these specifications, subject to such conditions as may be imposed by the Superintendent of Buildings, are to govern.

Location No 98-2nd Ave Number of Buildings one
Owner Adolph Pohl Address #98-2nd Avenue
Architects Hodge & Morrison Address #41 Wall Street
Dimensions of each Lot 24'-3" x 100'-0"
Dimensions of each Building 24'-3" x 60'-8"
Dimensions of each Extension 24'-3" x 4'-3"
Number of floors above cellar or basement of main building 4 of extension 1

If it is proposed to alter an existing tenement or lodging house, or to convert a dwelling house or other building into a tenement or lodging house, state in what particulars:

The present basement and first story now used for living apartments to be turned into stores by putting in new store fronts. The floors above to remain in their present condition.

Hodge

78

Owner Adolph Pohl Address # 99 2nd Ave.
 Architect Dodge and Morrison Address # 41 Wall St.
 Mason W. W. J. Pohl Address # 238 E. 43rd St.
 Carpenter " " " " Address " " " "

REPORT UPON APPLICATION.

Department of Buildings of the City of New York.

NEW YORK, Dec 4 1897

To the Superintendent of Buildings:

I respectfully report that I have thoroughly examined and measured the building, walls, etc., named in the foregoing application, and found the foundation walls to be built of Stone 20 x 24 inches thick, 10 feet below curb, the upper walls built of bricks 16 x 12 inches thick, 50 feet deep, 48 feet in height, and that the mortar in said walls is cement hard and good, and that all the walls are in good and safe condition.

What is the nature of the ground? Earth

What kind of sand was used in the mortar? Sharp

How is or was the building occupied? Flats

(The Inspector must here state what defects, if any, are in the walls, beams or other part of the building.)

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

cellar stone 24" front + rear 20" sides
Basement 16" front + rear 12" sides
1 + 2 + 3 + 4 stories front rear + sides 12"
Building now fire proof

checked 12/6/97
E. L. M.

Chas. E. DeLoach Inspector.

THE BUILDING LAW REQUIRES:

- 1st—That all stone walls shall be properly bonded and laid in cement mortar.
- 2d—That all skylights having a superficial area of more than nine square feet, placed in any building, shall have the sashes and frames thereof constructed of iron and glass.
- 3d—That every building which is more than two stories in height above the curb level, except dwelling-houses, hotels, school-houses and churches, shall have doors, blinds or shutters made of iron, hung to iron hanging frames or to iron eyes built into the wall, on every window and opening above the first story thereof, excepting on the front openings of buildings fronting on streets which are more than thirty feet in width. Or the said doors, blinds or shutters may be constructed of pine or other soft wood of two thicknesses of matched boards at right angles with each other, and securely covered with tin, on both sides and edges, with folded lapped joints, the nails for fastening the same being driven inside the lap; the hinges and bolt, or latches shall be secured or fastened to the door or shutter after the same has been covered with the tin, and such doors or shutters shall be hung upon an iron frame, independent of the woodwork of the windows and doors, or two iron hinges securely fastened in the masonry; or such frames, if of wood, shall be covered with tin in the same manner as the doors and shutters.
- 4th—That outside fire escapes shall be placed on every dwelling-house occupied by or built to be occupied by three or more families above the first story, and every building already erected, or that may hereafter be erected, more than three stories in height, occupied and used as a hotel or lodging house, and every boarding-house, having more than fifteen sleeping-rooms above the basement story, and every factory, mill, manufactory or workshop, hospital, asylum or institution for the care or treatment of individuals, and every building in whole or in part occupied or used as a school or place of instruction or assembly, and every office building five stories or more in height, all to be constructed as follows:

BALCONIES MUST NOT BE LESS THAN THREE FEET WIDE.

- BRACKETS must not be less than $\frac{1}{2} \times 1\frac{1}{2}$ inches wrought iron, placed edgewise, or $1\frac{1}{4}$ inch angle iron $\frac{1}{4}$ inch thick, well braced, and not more than three feet apart, and the braces to brackets must be not less than $\frac{3}{4}$ inch square wrought iron, and must extend two-thirds of the width of the respective brackets or balconies. In all cases the brackets must go through the wall, and be turned down three inches.
- BRACKETS ON NEW BUILDINGS must be set as the walls are being built. When brackets are to be put on old houses, the part going through the wall shall not be less than one inch diameter, with screw nuts and washers not less than five inches square and $\frac{1}{2}$ inch thick.
- TOP RAILS.—The top rail of balcony must be $1\frac{1}{4}$ inch \times $\frac{3}{8}$ inch wrought iron or $1\frac{1}{2}$ inch angle iron $\frac{1}{4}$ inch thick, and in all cases must go through the walls, and be secured by nuts and 4 inch square washers, at least $\frac{3}{8}$ inch thick, and no top rail shall be connected at angles by the use of cast iron.
- BOTTOM RAILS.—Bottom rails must be $1\frac{1}{4}$ inch \times $\frac{3}{8}$ inch wrought iron or $1\frac{1}{2}$ inch angle iron $\frac{1}{4}$ inch thick, well leaded into the wall. In frame buildings the top rails must go through the studding and be secured on the inside by washers and nuts as above.
- FILLING-IN BARS.—The filling-in bars must be not less than $\frac{1}{2}$ inch round or square wrought iron, placed not more than 6 inches from centres, and well riveted to the top and bottom rails.
- STAIRS.—The stairs in all cases must be not less than 18 inches wide, and constructed of $\frac{1}{2} \times 3\frac{1}{2}$ inch wrought iron sides or strings. Steps may be of cast iron of the same width of strings, or $\frac{5}{8}$ inch round iron, double rungs, and well riveted to the strings. The stairs must be secured to a bracket on top and rest on and be secured to a bracket or extra cross bar at the bottom. All stairs must have a $\frac{3}{4}$ inch hand rail of wrought iron, well braced.
- FLOORS.—The flooring of balconies must be of wrought iron $1\frac{1}{2} \times \frac{3}{8}$ inch slats placed not over $1\frac{1}{4}$ inches apart, and secured to iron battens $1\frac{1}{2} \times \frac{3}{4}$ inch, not over three feet apart and riveted at the intersection. The openings for stairways in all balconies shall not be less than 20 inches wide and 36 inches long, and have no covers.
- DROP LADDERS.—Drop ladders from lower balconies where required shall not be less than 14 inches wide, and shall be made of $1\frac{1}{2} \times \frac{5}{8}$ inch sides and $\frac{5}{8}$ inch rungs of wrought iron. In no case shall a drop ladder be more than 12 feet in length. In no case shall the ends of balconies extend more than nine inches over the brackets.
- SCUTTLE LADDERS.—Ladders to scuttles shall be constructed in all cases the same as the stairs or step-ladders from balconies of fire escapes.
- THE HEIGHT OF RAILING around balconies shall not be less than two feet nine inches.

No Fire Escape will be approved by the Superintendent of Buildings if not in accordance with above specifications.

- In constructing all balcony fire-escapes, the manufacturer thereof shall securely fasten thereto, in a conspicuous place, a cast-iron plate having suitable raised letters on the same, to read as follows: Notice! Any person placing any incumbrance on this balcony is liable to a penalty of ten dollars and imprisonment for ten days.
- 5th—That all exterior and division or party walls over fifteen feet high, excepting where such walls are to be finished with cornices, gutters or crown mouldings, shall have parapet walls carried two feet above the roof, and shall be coped with stone, well-burnt terra-cotta or cast iron.
- 6th—That every building and the tops and sides of every dormer-window thereon shall be covered and roofed with slate, tin, copper or iron, or such other quality of fire-proof roofing as the superintendent of buildings, under his certificate, may authorize.
- 7th—That all exterior cornices shall be fire proof.
- 8th—That the stone or brick work of all smoke flues, and the chimney shafts of all furnaces, boilers, bakers' ovens, large cooking ranges and laundry stoves, and all flues used for a similar purpose, shall be at least eight inches in thickness. If there is a cast-iron or burnt clay pipe built inside of the same, with one-inch air space all around it, then the stone or brick work inclosing such pipes shall not be less than four inches in thickness.
- 9th—That before any iron or steel beam, lintel or girder intended to span an opening over ten feet in length in any building, shall be used for supporting a wall, it shall be inspected, tested and approved as provided by law.

ORIGINAL

FORM No. 2-1896

Department of Buildings,
CITY OF NEW YORK.

Detailed Statement of Specifications

FOR
ALTERATIONS TO BUILDINGS.

No. 1007 Submitted Dec 1 1897
LOCATION.
78 2 av

Owner Adolph Sabe
Architect Dodge & Morrison
Builder

Received by Chas. MacFadden Dec 3 1897
Returned by " Dec 6 1897
Report favorable.

FINAL REPORT.

NEW YORK, May 24 1898

To the Superintendent of Buildings:

Work was commenced on the within-described building on the 15th day of February 1898 and completed on the 5th day of April 1898, and has been done in accordance with the foregoing detailed statement, except as noted below.

Francis A. McDonough
Inspector.

REMARKS:

Referred to Inspector 13
10 1898
Returned May 2 1898
F. A. McDonough
Inspector.

12-18-97
12-22-97
12-30-97

2 DRAWINGS
1 affidavit
1 diagram

NEW YORK, 189
This is to certify that I have examined the within detailed statement, together with the copy of the plans relating thereto, and find the same to be in accordance with the provisions of the laws relating to buildings in the City of New York; that the same has been approved, and entered in the records of the Department of Buildings.

Superintendent of Buildings

New York, July 10 1898

This is to certify that the within detailed statement of specifications and a copy of the plans relating thereto have been submitted to the Board of Health for the Boroughs of New York & Bronx.

J. J. Brady
Inspector

For the Boroughs of New York & Bronx.

Construction amended 3/1 1898

Construction amended 11/31 1897

Construction amended 12/23 1897

Construction amended 12/20 1897

Construction amended 12/15 1897

Wm Lee
J. M. Ruchey
A. F. S. 12/1/97

Stons & Cement
Jan 3/98
P. S. Place

L & V. filed Dec 1 1897

ORIGINAL

REPORT ON EXAMINATION

OF

Plan No. 1087 A-1897

NEW YORK, Dec 6 1897

To the Superintendent of Buildings:

SIR—I have the honor to report that I have carefully examined the accompanying drawings and these specifications, and found that they conform to the laws and the rules and regulations relating to the light and ventilation of tenement and lodging houses:

Edward S. Connel
John Lee

J. Brady
Commissioner of Bldgs for the
boroughs of Queen + Bronx

NEW YORK, Dec 8 1897
This report is submitted to the Superintendent of Buildings in accordance with the provisions of the laws and regulations relating to the light and ventilation of tenement and lodging houses.

J. M. Richardson
Superintendent of Buildings

J

Cellar—How to be occupied? Coal, Storage &c
 Basement—How to be occupied? Store
 Cellar ceiling—Height above sidewalk ---
 Basement ceiling—Height above sidewalk 5 feet

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
How many families will occupy each floor?				1	1	1			
Height of ceilings	7'-2"	8'-0"	12'-5"	10'-0"	10'-0"	9'-6"			
Number of living rooms opening on shafts and courts.....									
Number of living rooms opening on street and yard..				4	4	4			

Halls—How lighted and ventilated? Each door and fanlight at front entrance, skylight and bulkhead on roof with window
 State dimensions of ventilating skylight over main hall 3'-0" x 8'-6"
 Dimensions of windows for living rooms 4'-0" x 7'-0" in 2nd + 3rd stories 4'-0" x 6'-0" in 4th story
 Dimensions of windows for water-closet apartments 2'-0" x 2'-4"
 Dimensions of fanlights over doors of living rooms where marked on plans ---
 Basement—How lighted and ventilated? Windows front and rear
 " How made water-tight? ---
 Cellar—How lighted and ventilated? Windows and doors front and rear
 " How made water-tight? Cement floor
 Will cellar or basement ceiling be plastered? cellar ceiling plastered
 What additional structure, if any, will be on lot? front extended out to building line for show windows
 Distance from extreme rear of main building to rear line of lot 35'-1"
 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..		1	1	1	1	1			

How will the floor and sides of water-closet apartments be made water-tight? all closets to remain in their present condition
 How will water-closet apartments be ventilated? by vent shafts

DIMENSIONS OF LOT, SHAFTS, COURTS, 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. SHAFTS LESS THAN TWENTY-FIVE SQUARE FEET IN AREA WILL NOT BE COMPUTED AS UNCOVERED SPACE.

NOTE.—Section 661, Laws 1887, as amended 1895, 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 Superintendent 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 Superintendent 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.

HOUSE No. 1.		HOUSE No. 2.		HOUSE No. 3.	
	Sq. Ft.		Sq. Ft.		Sq. Ft.
Shaft No. 1,	x =	Shaft No. 1,	x =	Shaft No. 1,	x =
" 2,	x =	" 2,	x =	" 2,	x =
" 3,	x =	" 3,	x =	" 3,	x =
" 4,	x =	" 4,	x =	" 4,	x =
Court No. 1,	x =	Court No. 1,	x =	Court No. 1,	x =
" 2,	x =	" 2,	x =	" 2,	x =
Front Yard, }	x =	Front Yard, }	x =	Front Yard, }	x =
Rear Yard, }	x =	Rear Yard, }	x =	Rear Yard, }	x =
Alley Yard, }	x =	Alley Yard, }	x =	Alley Yard, }	x =
Total area of Shafts, } etc	_____	Total area of Shafts, } etc	_____	Total area of Shafts, } etc	_____
House, $24\frac{1}{3} \times 60\frac{1}{8} = 1478$		House,	x =	House,	x =
Lot, $24\frac{1}{3} \times 100 = 2408$		Lot,	x =	Lot,	x =
Per cent. of lot covered } $60\frac{2}{3}$		Per cent. of lot covered }		Per cent. of lot covered }	

Remarks

And it is further understood by the owner and architect that these plans for light and ventilation of the above-described buildings are approved, and this permit is issued and accepted upon the following conditions in addition to the foregoing, and are hereby incorporated therewith, according as the same is a tenement or lodging house :

Strict adherence to plans required.

That strict adherence to the plans and specifications on which this permit is granted will be required by the Superintendent of Buildings unless permission in writing has been previously given by him allowing their modification.

Cellars, permit to occupy as a dwelling.

That no part of the cellar or basement will be constructed during the erection or after the completion of these buildings, to be occupied wholly or in part as a dwelling, unless the same be approved herein, or a special permit in writing has been previously obtained from the Superintendent of Buildings, nor unless the same comply with the following conditions: 1st. That it be at least eight feet in height in every part. 2d. That the ceiling thereof be at least two feet above the street or curb. 3d. That the space beneath the floor is cemented; and, 4th. That the area extend along the full frontage thereof and be at least two feet six inches wide, six inches below the floor level of the part occupied, and properly graded and drained, and that the steps leading thereto will have open risers and be so arranged as not to obstruct the light and ventilation thereof.

Conditions necessary to obtain permit.

- Air space required. That no habitable room will have a smaller air space than six hundred cubic feet.
- Windows. That every habitable room and water-closet apartment will have a window opening directly upon the street, yard, shaft or court, and such windows will be at least twelve square feet in area for living rooms, and three square feet in area for water-closet apartments, measured between the stop-beads. Said window will be hung with weights and made to slide vertically; and, in addition, each room, except those opening upon the public halls, will have a ventilating or transom window so arranged as to produce a cross-current of air.
- Transoms
- Alcove rooms. Alcove rooms will conform to all the requirements of ordinary rooms.
- Area of shafts and courts. Except as hereinafter otherwise stated, every light and air shaft or court for habitable rooms will be at least twenty-five square feet in area and not less than two feet four inches wide in the clear at every point. Shafts or courts between two houses, and common to both, will be double this area and not less than four feet eight inches wide. Where there are five interior rooms in a line on a floor the area of each shaft or court will be fifty per cent. greater than above described, and where there are six interior rooms in a line on a floor the area of such shaft or court will be at least one hundred per cent. greater than the minimum above stated.
- Increased areas of shafts and courts. Where there are twelve rooms on a floor of a tenement-house erected on an ordinary city lot, except a corner lot, the shafts and courts to light and ventilate the interior rooms will have an area equal to two hundred and fifteen square feet, and where there are fourteen rooms on a floor of a similar tenement-house the area of such shafts and courts will not be less than two hundred and sixty-five square feet, and these shafts or courts will be enlarged at their central portion so as to provide windows at the ends of each set of rooms where there are front and rear sets of apartments on a floor.
- Where shafts will be enlarged.
- Shafts in corner houses. In every corner house on an ordinary city lot having four families on a floor, and six rooms on the inside portion thereof the shaft to light and ventilate interior rooms will have an area equal to one hundred and seven and one-half square feet; and where there are seven rooms the area of such shaft will be one hundred and thirty-two and one-half square feet, and these shafts will be enlarged at their central portions to provide end windows as above described.
- Shafts to be free from obstructions. All shafts over ten square feet in area will be free and clear from skylights or any other covering or obstruction at the top, and all shafts and courts will be of the same area throughout.
- ventilating sky-light. That the main hall will be lighted and ventilated by a sky-light provided with louvres or ridge ventilator.
- 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. Where the width of a corner lot is greater than an ordinary city lot it will 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 five feet wide and beginning at the street or avenue, which will 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 will conform to all the requirements of a tenement or lodging house situated on an inside lot.
- Privy vault. No privy vault or cesspool will be maintained on the premises if a connection with any public sewer can be made.
- Water-closets. The general water-closet accommodations will not be placed in the cellar and no water-closet will be placed in the yard. In tenement houses there will be one water-closet on each floor, and where there is more than one family on a floor there will be one additional water-closet on that floor for every two additional families.
- In lodging-houses there will be one water-closet on each floor, and where there is more than fifteen persons on any floor there will be an additional water-closet on that floor for every additional fifteen persons or fraction thereof.

Floor and sides of water-closet apartment.

That the floor and sides of each water-closet apartment in every tenement and lodging house will be made water-proof with some non-absorbent material.

Water supply.

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

Isolation room.

Each lodging-house will be provided with an isolation room, arranged as follows: 1st. It will be located on the uppermost floor and its air space will not be less than one thousand cubic feet. 2d. It will have a window opening on the street or avenue and a louvred skylight on the roof. It will 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 will 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 will be used for a lodging-house or private school, nor will they be used for the storage and handling of rags.

No stable or coal-yard will 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.

And, finally, the undersigned hereby agrees to faithfully comply with all the laws relating to the erection of tenement or lodging houses, or to the conversion of other buildings to the purposes of a tenement or lodging house, or to the maintenance of such tenement or lodging house, and also the rules and regulations under which this permit is issued.

Rudolph Fahl
Owner.
Dodge and Morrison
Architect.

Dated *Nov. 30th* 189*7*. #41 Wall St.

These plans and specifications were referred to Inspector _____,
16 District, on the _____ day of *1/10*, 189*8*
Clerk.

FINAL REPORT.

NEW YORK, _____, 189 .

To the Superintendent of Buildings :

SIR—I have the honor to report that the above described premises were begun on the _____ day of _____, 189 , and completed on the _____ day of _____, 189 , and that said premises conform in all respects to the conditions of the above permit and also the laws and rules and regulations relating to the light and ventilation of tenement and lodging houses.

Respectfully submitted,

Inspector, _____ District

BUREAU OF BUILDINGS
BOROUGH OF MANHATTAN, CITY OF NEW YORK

ALT. APPLICATION NO. **1105** **193**

P. & D. Application No.....193
ELEV. Application No.....193

LOCATION 98 Second Avenue

Page	ITEMS	ACTION
1	Application } Filed on JUL - 8 1932	app'd 1932 JSH
2	Specifications } JUL - 8 1932	
3	Diagram	
4	F. H. Dept. permit JUL - 8 1932	
Note four sheets filed JUL - 8 1932		Original
5	Inspr. Rep. 7-12-32 P.C.	
Note One dup set (4 sheets) filed 7/18/32		Ch. W. = T.O.B.
6	Permit 1703 - 8/3/32	
7	Comm. 8/4/32	
8-11	Inspr. Ref. sheets 9/29/32	
12-13	Completions	"