

Department of Buildings of The City of New York.

PLAN No. 1304 all of 190 .

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

John Fullerton

being duly sworn, deposes and says: That he resides at Number 168 Hewes Street

in the Borough of Brooklyn

in The City of New York, in the County of Kings

in the State of New York, that he is the guardian of the person and estate of Emma A. Wetheran, a minor, and the agent and attorney in fact of Emma A. Wetheran and John B. Wetheran, the said Emma A. Wetheran, John B. Wetheran and Daniel Wetheran being 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 83 St Marks Place, being the Northwesterly corner of St Marks Place and First Avenue, 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 aforesaid owners and that J. C. Hankinson is duly authorized by said owners

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:

Emma A. Wetheran Garrytown, Westchester Co. N.Y.

J. Charles Hankinson No. 93 Katt's St. Manhattan Architect as Builder.

John B. Wetheran No. 781 McDonough Street Brooklyn N.Y. owner of an undivided one third

Daniel Wetheran No. 781 McDonough Street Brooklyn N.Y. owner of an undivided one third

John Fullerton No. 168 Hewes Street, Brooklyn N.Y. General Guardian of said Daniel Wetheran and as agent and Attorney in fact of Emma A. Wetheran and John B. Wetheran

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

viz.:

BEGINNING at a point ^{formed by} the Westerly side of 1st Ave
 and the North ealy side of St. Charles Place or ~~East~~
East Eighth Street at ~~from~~ the corner formed by the intersection of
1st Ave and East 8th St
 running thence Westerly 25' 0" feet;
 thence Northerly 93' 10" feet;
 thence Easterly 25' 0" feet;
 thence Southerly 93' 10" feet
 to the point or place of beginning.

Sworn to before me, this 16th
 day of August 1900
Paul D. Pfeiffer
 Notary Public, _____ County.
Camp West
mying

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. 2138 JH 190. Filed 190.

NOTICE.—In making application for the approval of plans for light and ventilation of new tenement and lodging houses, or for alterations of existing tenement or lodging houses, or to convert a dwelling house or other class of building into a tenement or lodging house, the following drawings must be furnished: Plans of all floors, including cellar and basement, and, if necessary, transverse and longitudinal sections. All plans must be drawn to a uniform scale, not less than one-quarter inch to the foot, and be on tracing cloth or cloth prints, and each shaft or court properly designated and dimensions of same plainly marked thereon.

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

APPLICATION is hereby made to the Commissioner of Buildings for the Borough of Manhattan 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, Nov 15 1900.

est of geo wetheran
(Sign here.)

Location 81 St Marks place Number of Buildings one

Owner est of geo wetheran Address 135 Bway man.

Architect Herano A. Wherly Address 173 Berry St Bul

Dimensions of each Lot 25 x 57

Dimensions of each Building 25 x 45

Dimensions of each Extension

Number of floors above cellar or basement of main building 5

Number of floors above cellar or basement of Extension

Cellar—How to be occupied?

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?				2	2	2	2		
Height from floor to ceiling	6-6		10-6	10	9-6	9	9		
Number of living rooms opening on shafts and courts									
Number of living rooms opening on street and yard				2	2	2	2		

Halls—How lighted and ventilated? *skylight*

State dimensions of ventilating skylight over main hall *11x6*

Dimensions of windows for living rooms *2-10 x 5-6*

Dimensions of windows for water-closet apartments ~~12" x 36"~~ *12" x 36"*

Dimensions of fanlights over doors of living rooms *16" x 32"*

Cellar—How lighted and ventilated? *by gratings 4 windows*

" How made water-tight? *concrete*

Basement—How lighted and ventilated? *No basement*

" How made water-tight? *No basement*

How will cellar or basement ceiling be plastered? *now plastered
lime mortar*

What additional structure, if any, will be on lot?

Distance from extreme rear of main building to rear line of lot *12*

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		

How will water-closet apartments be ventilated? *propose to cut window*

12" x 36" in rear wall

DIMENSIONS OF LOT, SHAFTS, YARDS, ETC.

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

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

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

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

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

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

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

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

HOUSE No. 1.		HOUSE No. 2.		HOUSE No. 3.	
	Sq. Ft.		Sq. Ft.		Sq. Ft.
Light or ventilating Shaft		Light or ventilating Shaft		Light or ventilating Shaft	
No. 1, x.....	No. 1, x.....	.....	No. 1, x.....	.....
" 2, x.....	" 2, x.....	.....	" 2, x.....	.....
" 3, x.....	" 3, x.....	.....	" 3, x.....	.....
" 4, x.....	" 4, x.....	.....	" 4, x.....	.....
Front Yard, } x.....	Front Yard, } x.....	.....	Front Yard, } x.....	.....
Rear Yard, } x.....	Rear Yard, } x.....	.....	Rear Yard, } x.....	.....
Side Yard, } x.....	Side Yard, } x.....	.....	Side Yard, } x.....	.....
Total area of light or ventilating Shafts, etc.....	Total area of light or ventilating Shafts, etc.....	.....	Total area of light or ventilating Shafts, etc.....	.....
House, x.....	House, x.....	.....	House, x.....	.....
Lot, x.....	Lot, x.....	.....	Lot, x.....	.....
Per cent. of lot covered }	Per cent. of lot covered }	.....	Per cent. of lot covered }	.....

Remarks *All work to be done to the cur windows in rear wall on 2-3-4 & 5th floor to light water closet as shown on plan*

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

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

B 450

the Borough President of the Borough of Manhattan,

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In The City of New York.

L 33

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN,

Office, No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

638

Plan No. 1035

APPLICATION TO ALTER, REPAIR, ETC.

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 alteration or repairs of the building herein described. All provisions of the Law shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here) *Augustus C. Becker*

The City of New York, Borough of Manhattan, *Apr 1* 190 *8*

LOCATION AND DESCRIPTION OF PRESENT BUILDING.

1. State how many buildings to be altered 1
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)

#139 1st W. W. St. 50 ft N. of 8th

3. How was the building occupied? *Tenement & Stores & families*
How is the building to be occupied? *4 + 4 8 9 as before*

4. Is the building on front or rear of lot? *Front*. Is there any other building erected on lot or permit granted for one? *No* Size _____ x _____; height _____ How occupied? _____ Give distance between same and proposed building _____ feet.

5. Size of lot? *30* feet front; *30* feet rear; *50* feet deep.

6. Size of building which it is proposed to alter or repair? *30* feet front; *30* feet rear; *42* feet deep. Number of stories in height? *5* Height from curb level to highest point? *50 ft*

7. Depth of foundation walls below curb level? *9 ft* Material of foundation walls? *Stone* Thickness of foundation walls? front *24* inches; rear *24* inches; side *18* inches; party _____ inches.

8. Material of upper walls? *Brick* If ashlar, give kind and thickness _____

9. Thickness of upper walls :
Basement: front _____ inches; rear _____ inches; side _____ inches; party _____ inches.
1st story: " *16* " " *16* " " *12* " " _____ "
2d story: " *12* " " *12* " " *12* " " _____ "
3d story: " *12* " " *12* " " *12* " " _____ "
4th story: " *12* " " *12* " " *12* " " _____ "
5th story: " *12* " " *12* " " *12* " " _____ "
6th story: " _____ " " _____ " " _____ " " _____ "

10. Is roof flat, peak or mansard? _____

Front, Rear or Side Walls, or any portion thereof, are to be taken out and rebuilt, give definite particulars, and state in what manner :

47. _____

Studded and plastered

If altered internally, give definite particulars, and state how the building will be occupied :

48. *Partitions to be erected on 5th story to form 2 compartments for 2 Washhouse Water closets, 2-4 x 3-3 skylight for bathhead in roof will be enlarged to meet requirements of law. Windows 3 x 5 ft 6 in. will be put in 2 interior rooms on 2d 3d 4th & 5th stories*

49. How much will the alteration cost? *600⁰⁰*

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

50. Is any part of building to be used as a store or for any other business purpose, if so, state for what?
2 stores on 1st story

	Cellar	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor
51. How many families will occupy each?				2	2	2	2	
52. Height of ceilings?	7'		10'	8'	8'	8'	8'	

53. How basement to be occupied?
 How made water-tight?

54. Will cellar or basement ceiling be plastered? *Yes* How? *Plaster Board*

55. How will cellar stairs be enclosed? *Coal bins*

56. How will cellar be occupied? *Part for making ice cream - Balance*
 How made water-tight? *New Cement floor*

57. Will shafts be opened or covered with louvre skylights full size of shafts?

Size of each shaft? _____

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

1356

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE, and ONE copy sworn to by Applicant. If Elevator or Plumbing Applications are filed herewith, ONE AFFIDAVIT is sufficient for all. Plans must be filed on tracing Linen or Cloth.

Severance

ALT. APPLICATION No. 1356 ¹⁹²¹ ~~192~~

LOCATION 83 St. Marks Place N.W. cor. of Block 450 LOT 33 part of First Ave.

When properly signed by the Superintendent of Buildings of the Borough of Manhattan, this application becomes a PERMIT as required by the Building Code of The City of New York, to perform such work as is described in the foregoing statement and the attached plans and specifications which are a part hereof.

EXAMINED AND RECOMMENDED FOR APPROVAL ON June 14 1921
P. Feingold
Examiner

APPROVED 192
Superintendent of Buildings, Borough of Manhattan
W. S. [Signature]

New York City, June 21/21 192

TO THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the plans and specifications herewith submitted, and made a part hereof, for the ALTERATION of the building therein described,—with the understanding that if no work is performed within one year from the time of issuance, this approval shall expire by limitation as provided by law; and the applicant agrees to comply with all the rules and regulations of the Bureau of Buildings for the Borough of Manhattan, all provisions of the Building Code of The City of New York, and with every other provision of law relating to this subject in effect at this date.

STATE, COUNTY AND }
CITY OF NEW YORK } ss.: Otto Reissmann
Typewrite Name of Applicant

being duly sworn, deposes and says: That he resides at Number 147, 4th Ave.
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 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, City of New York aforesaid, and known and designated as Number 83 St. Marks Place N.W. cor of First 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, including all amendments to the same which may be filed hereafter—and also all Elevator and Plumbing work

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPPLICATE.
 “SPECIFICATIONS—SHEET A” (Form 152) must be filed with EVERY Alteration Application.
 “SPECIFICATIONS—SHEET B” (Form 158) must be filed, in addition, in case the building is to be raised in height or occupancy changed so as to increase floor loads, or if building is to be enlarged on one side.

ALT. APPLICATION No. 356 ¹⁹²¹ ~~192~~ BLOCK 450 LOT 33

LOCATION 83 St. Marks Place N.W. cor First Ave.

Examined 192 Examiner.

SPECIFICATIONS—SHEET A

- (1) NUMBER OF BUILDINGS TO BE ALTERED one
 Any other building on lot or permit granted for one? yes
- (2) ESTIMATED COST OF ALTERATION: \$ 3000:-
- (3) OCCUPANCY (in detail):
 Of present building Store and tenement
- Of building as altered Stores and tenement
no change in occupancy
- (4) SIZE OF EXISTING BUILDING:
- | | | | | |
|------------------------|-----------|------------|-----------|-----------|
| At street level | <u>25</u> | feet front | <u>46</u> | feet deep |
| At typical floor level | <u>25</u> | feet front | <u>46</u> | feet deep |
| Height | <u>5</u> | stories | <u>54</u> | feet |
- (5) SIZE OF BUILDING AS ALTERED:
- | | | | | |
|------------------------|-----------------|------------|-----------------|-----------|
| At street level | <u>as above</u> | feet front | <u>as above</u> | feet deep |
| At typical floor level | | feet front | | feet deep |
| Height | | stories | | feet |
- (6) CHARACTER OF CONSTRUCTION OF PRESENT BUILDING: ordinary
[Frame, Ordinary or Fireproof]
- (7) NUMBER OF OCCUPANTS (in each story of building as altered, giving males and females separately in the case of factories):
6. first story
8. each upper story
- (8) STATE GENERALLY IN WHAT MANNER THE BUILDING WILL BE ALTERED:

Part of present front wall first story to be removed
Upper wall to be supported by iron girders covered with wire
mesh and 2" concrete. Girders to be properly separated and set
new column and piers as shown on plans.
Present store front to be removed and rebuilt flush with build
line. Exposed woodwork metal covered. New partitions erected
in stores.

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE. "SPECIFICATIONS—SHEET A" (Form 152) must be filed with EVERY Alteration Application. "SPECIFICATIONS—SHEET B" (Form 158) must be filed, in addition, in case the building is to be raised in height or occupancy changed so as to increase floor loads, or if building is to be enlarged on one side.

ALT. APPLICATION No. 2401 ¹⁹²⁵/₁₉₂ BLOCK 450 LOT 33 part

LOCATION 137 First Ave.

DISTRICT (under building zone resolution) Use Business Height 1 1/2 Area B

Examined Nov. 13/25 192 W. G. Gudner Examiner.

SPECIFICATIONS—SHEET A

(1) NUMBER OF BUILDINGS TO BE ALTERED one
Any other building on lot or permit granted for one? yes

(2) ESTIMATED COST OF ALTERATION: \$ 1800

(3) OCCUPANCY (in detail):
Of present building Stores & Tenement

Of building as altered as above

(4) SIZE OF EXISTING BUILDING:

At street level	<u>29</u>	feet front	<u>42</u>	feet deep
At typical floor level	<u>29</u>	feet front	<u>42</u>	feet deep
Height	<u>5</u>	stories	<u>50</u>	feet

(5) SIZE OF BUILDING AS ALTERED:

At street level		feet front		feet deep
At typical floor level	<u>as above</u>	feet front	<u>as above</u>	feet deep
Height		stories		feet

(6) CHARACTER OF CONSTRUCTION OF PRESENT BUILDING: ordinary
[Frame, Ordinary or Fireproof]

(7) NUMBER OF OCCUPANTS (in each story of building as altered, giving males and females separately in the case of factories): no change

(8) STATE GENERALLY IN WHAT MANNER THE BUILDING WILL BE ALTERED:
Proposed To remove and erect new stud lath and plaster partitions. Present window openings in rear wall to be enlarged same provided with I Beams over. all above work to be as shown on plans.

