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# Department of Buildings,

OFFICE, No. 2 FOURTH AVENUE.



New York, *June 10* 187*1*

## PLAN AND SPECIFICATION.

### INFORMATION REQUIRED IN RECORDING PLANS AND SPECIFICATIONS FOR THE ERECTION OF BUILDINGS.

1. Number of buildings to be erected, *[redacted]*
2. Location, street number, or side of street, and number of feet from nearest corner, *11th St. N. E. corner of 1st St.*
3. Size of lot, *40* feet front, *40* feet rear, *100* feet deep.
4. Size of building, *28* feet front, *28* feet rear, *24* feet deep, *11* feet in height, from curb level to highest point. Number of stories in height, *[redacted]*
5. Estimated value of the materials and labor required in the erection of each building, \$ *15000*
6. Depth of foundation from curb level or surface of ground (in no case to be less than four feet, except when laid upon solid rock), *See plan*
7. Size of base stones, and how laid, *2 x 4 ft. laid in courses*
8. Thickness of foundation walls and piers, of what materials, and how laid; footing courses, timber or piles  
*24" of blue stone in hydraulic cement*
9. Thickness of upper walls, of what materials, and how laid, *12" second story 16" top story  
of blue stone in hydraulic cement*

Extract from Law. "The mortar used in the construction of any building shall be composed of lime or cement mixed with sand, in proper proportions; no inferior lime or cement shall be used, and all sand shall be clean sharp grit, free from loam, and all the joints in all walls must be filled with mortar."

10. Materials of front. If stone, state the kind, give thickness of ashlar and backing, *Blue ashlar*

(All backing to be not less than 12 inches thick, and must be laid up with cement mortar.)

11. Materials of roofing, *Asph.*
12. Materials of cornices, *galvanized iron*
13. Iron shutters, *None*
14. Style of roof. Flat, Peak, or Mansard, *flat*
15. Access to roof, *ladder*. How ventilated, *None*
16. Independent walls, *on tall piles* thickness of, *12* inches.
17. Party-walls *on tall piles* thickness of, *12* inches.
18. Walls coped; what material, *Blue ashlar*
19. Sizes of floor beams; 1st tier, *4 x 12* inches; 2d tier, *4 x 12* inches; 3d tier, *4 x 12* inches; 4th tier, *4 x 12* inches; 5th tier, *4 x 12* inches; 6th tier, *4 x 12* inches; roof tier, *4 x 12* inches; material, *green oak* distance from centres, *14 ft.*
20. Girders under floor beams, if any; size of same, of what materials, and how supported, *None*

*See plan for details of foundation and walls.*

- 21. Distance of wood-work from all flues, 1 1/2 inches ("not less than eight inches") from inside.
- 22. Hoistways, if any; how protected, protected by iron plates & wood
- 23. Headers and trimmers to be hung in stirrup irons, in the end of the floor joists
- 24. How the building is to be occupied; if for a dwelling, state the number of families; if for a store or other business purposes in part, and the remainder for families, give the number on each floor, and whole number of families in each house, state number of families in each house
- 25. Heights of ceilings, 1st story, 12 ft.; 2d story, 10 ft.; 3d story, 9 ft.; 4th story, 8 ft.; 5th story, 7 ft.; 6th story, 6 ft.
- 26. Fire-escape, on the rear of the building as required by the city
- 27. Wood-houses, if any; where located, and of what materials constructed, in the yard

- 28. Hot air, steam, or other furnaces, if any, \_\_\_\_\_
- 29. If the front, rear, or side walls are to be supported, in whole or in part, by iron girders or lintels, give definite particulars, As per plan on page 11 of the application

Extract from Law. "All cast-iron girders, lintels, or columns, before used in any building, shall have the maximum weight they will safely sustain stamped or marked thereon."

- 30. Size of piers; how built, 2'4" x 2'4" or 24" x 24" of hard brick in

Extract from Law. "That every isolated brick pier less than six superficial feet at the base, shall have a bond stone not less than four inches thick by full size of pier built therein, at intervals of not more than thirty inches; and all piers under ends of iron lintels or girders, or upon which iron or stone posts are to rest, whether isolated or not, shall be bonded as above stated, and have a cut granite cap on each, not less than twelve inches thick by full size of the pier."

- 31. If any walls already built are to be used as party-walls, fill up the application below.

**APPLICATION TO USE PARTY-WALLS.**

The undersigned gives notice that \_\_\_\_\_ intend to use the \_\_\_\_\_ wall of building \_\_\_\_\_ as party-wall in the erection of the building described above, and respectfully requests that the same be examined and a permit granted therefor. The foundation wall \_\_\_\_\_ built of \_\_\_\_\_, \_\_\_\_\_ inches thick; the upper wall \_\_\_\_\_ built of \_\_\_\_\_, \_\_\_\_\_ inches thick, \_\_\_\_\_ feet in height, \_\_\_\_\_ feet deep, \_\_\_\_\_

- 32. If there is any building on the front or rear of the lot, give description of the same, and state how occupied.

There is a building on the rear of the lot, a three story brick building 23 ft x 46 ft. The building is to be supported by iron girders and columns. The foundation is to be of concrete.

- 33. That all materials and workmanship will be in accordance with the requirements of the law, \_\_\_\_\_

FORM No. 2. Plan No. 1698

APPLICATION TO ALTER, REPAIR, Etc.

2

Application is hereby made to the Superintendent of Buildings of the City of New York, for the approval of the detailed statement of the specifications and plans herewith submitted, for the alteration or repair of the building herein described. All provisions of the Building Law shall be complied with in the alteration or repair of said building, whether specified herein or not.

NEW YORK, October 12<sup>th</sup> 1893 (Sign here) Albert Volkenberg per Kurtzert Ronil

- 1. State how many buildings to be altered. Two
2. What is the street or avenue and the number thereof? Give diagram of property. Nos 165 & 167 East Avenue
3. How much will the alteration cost? \$ 1000.00

GIVE THE FOLLOWING INFORMATION AS TO THE PRESENT BUILDING:

- 1. Size of lot on which it is located, No. of feet front, 23'-3"; feet rear, 23'-3"; feet deep, 100'-0" etc
2. Size of building, No. of feet front, 23'-3"; feet rear, 23'-3"; feet deep, 54.6" and No. of stories in height, 5; No. of feet in height from curb level to highest point of beams, 59
3. Material of building, brick; material of front, brick
4. Whether roof is peak, flat, or mansard, flat
5. Depth of foundation walls, 16 + 17 feet; thickness of foundation walls, 24; materials of foundation walls, blue stone
6. Thickness of upper walls, 16 and 12 inches. Material of upper walls, brick
7. Whether independent or party walls, independent (center wall is party wall)
8. How the building is or was occupied, Store & 8 Families each Building

Owner Albert Volkenberg
Architect: Kurtzert Ronil

UPON, GIVE THE FOLLOWING INFORMATION:

- When raised?
ed?
tional stories? story, inches;
Additional stories; 1st tier, x
Distance from centres on tier,
ches.

IF TO BE EXTENDED ON ANY SIDE, GIVE THE FOLLOWING INFORMATION.

- 1. Size of extension, No. feet front; feet rear; feet deep; No. of stories in height; No. of feet in height.
2. What will be the material of foundation walls of extension? What will be the depth? feet. What will be the thickness? inches.
3. Will foundation be laid on earth, sand, rock, timber or piles?

IF THE FRONT, REAR, OR SIDE WALLS, OR ANY PORTION THEREOF, ARE TO BE TAKEN OUT AND REBUILT, GIVE DEFINITE PARTICULARS, AND STATE IN WHAT MANNER:

4. What will be the base, stone or concrete? ..... If base stones, give size and thickness and how laid, ..... If concrete, give thickness, .....
5. What will be the sizes of piers? ..... What will be the sizes of the base of piers? .....
6. What will be the thickness of upper walls? 1st story, ..... inches ; 2d story ..... inches ; 3d story, ..... inches ; 4th story, ..... inches ; 5th story, ..... inches ; 6th story, ..... inches ; 7th story, ..... inches ; from thence to top, ..... inches ; and of what materials to be constructed, .....
7. State whether independent or party-walls. .... If party-walls give thickness thereof. ....
8. With what material will walls be coped? .....
9. What will be the materials of front? ..... If of stone, what kind? ..... Give thickness of front ashlar. .... Give thickness of backing. ....
10. Will the roof be flat, peaked or mansard? .....
11. What will be the materials of roofing? .....
12. Give size and material of floor beams, 1st tier, ..... x ..... ; 2d tier, ..... x ..... ; 3d tier, ..... x ..... ; 4th tier, ..... x ..... ; 5th tier, ..... x ..... ; 6th tier, ..... x ..... ; 7th tier, ..... x ..... ; roof tier, ..... x ..... State distance from centres on 1st tier, ..... inches ; 2d tier, ..... inches ; 3d tier, ..... inches ; 4th tier, ..... inches ; 5th tier, ..... inches ; 6th tier, ..... inches ; 7th tier, ..... inches ; roof tier, ..... inches
13. If floors are to be supported by columns and girders, give the following information : Size and material of girders under 1st floor, ..... x ..... under each of the upper floors, ..... Size and material of columns under first floor, ..... under each of the upper floors, .....
14. If the front, rear or side walls are to be supported, in whole or in part, by iron girders or lintels, give definite particulars, .....
15. If girders are to be supported by brick piers and columns, state the size of piers and columns. ....
16. How will the extension be connected with present or main building? .....
17. How will the extension be occupied? If for dwelling purposes, state how many families are to occupy each floor. ....
18. State who will superintend the alterations. the Owner .....

IF ALTERED INTERNALLY, GIVE DEFINITE PARTICULARS AND STATE HOW THE BUILDING WILL BE OCCUPIED:

Take out present Board partitions in first story of No 167 and put up new partition where shown on plan. Buildings will be occupied same as before by store & 8 Families each Building.

IF THE FRONT, REAR, OR SIDE WALLS, OR ANY PORTION THEREOF, ARE TO BE TAKEN OUT AND REBUILT, GIVE DEFINITE PARTICULARS, AND STATE IN WHAT MANNER:

Present entrance doors to Stores to be taken out - put up new Store front, with plate glass show windows projecting 12" beyond building line and galvanized iron storefront entrances - No Stone iron or brickwork of Building to be altered in any way by erecting new Store fronts.

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF **MANHATTAN**, CITY OF NEW YORK **JS**

No. **29210**

Date **July 30, 1942**

**CERTIFICATE OF OCCUPANCY**

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building ~~XXXXXX~~

THIS CERTIFIES that the ~~XX~~—altered—~~XXXX~~—building—~~XXXX~~ located at

**165 First Avenue**  
**23.3 ft. front**

Block **452** Lot **36**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXX~~ Alt. No.— **2602-41**

Construction classification— **Nonfireproof**

**Old Law Tenement**

Occupancy classification— **Class A Mult. Dwelling** Height **5** stories, **52** feet.

Date of completion— **July 27, 1942** . Located in **Business** Use District.

**B** Area **1-1/2** . Height Zone at time of issuance of permits **300-42 128-42**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
<b>Cellar</b>	<b>on ground</b>				<b>Storage and store.</b>
<b>1st Story</b>	<b>75</b>			<b>5</b>	<b>Store</b>
<b>2nd "</b>	<b>40</b>				<b>Two (2) apartments.</b>
<b>3rd "</b>	<b>40</b>				<b>Two (2) apartments.</b>
<b>4th "</b>	<b>40</b>				<b>Two (2) apartments.</b>
<b>5th "</b>	<b>40</b>				<b>Two (2) apartments.</b>

*[Signature]*  
Borough Superintendent. **29**

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THIS CERTIFIES that the ~~new~~-altered-~~existing~~-building-~~permits~~ located at

**165 First Avenue**  
**23.3 ft. front**

Block **452** Lot **36**

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STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground				Storage and store.
1st Story	75			5	Store
2nd "	40				Two (2) apartments.
3rd "	40				Two (2) apartments.
4th "	40				Two (2) apartments.
5th "	40				Two (2) apartments.

Sec. 21.23 of the Building Code, C26-275.0 Adm. Code  
 Prior to the issuance of any permit or certificate of occupancy for a building  
 constructed after January 1st, 1936 the number of occupants of each floor of such structure as stated  
 in the certificate of occupancy shall be prominently posted under glass and  
 maintained in the main entrance hall of such structure.

HOUSING AND DEVELOPMENT ADMINISTRATION  
**DEPARTMENT OF BUILDINGS**  
**CERTIFICATE OF OCCUPANCY**

BOROUGH **MANHATTAN**

DATE **FEB 25 1970** NO. **610011**

This certificate supersedes C.O. No. **610011** ZONING DISTRICT **C 1-5 in R 7-2**  
 THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at  
**169 First Avenue** Block **452** Lot **34**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING	RESOLUTION	BUILDING CODE		DESCRIPTION OF USE
			DWELLING OR ROOMING UNITS	USE GROUP	HABITABLE ROOMS	OCCUPANCY GROUP	
cellar	D.G.	-	-	-	-	-	Storage, boiler room.
2 <sup>nd</sup> st	100	15	-	6	-	-	Store.
3 <sup>rd</sup> and 4 <sup>th</sup> rd	40 40	- -	1 -	2 2	2 1	- -	One (?) Family Dwelling conjunctive use of 2nd and 3rd.
TOTAL:			Store	and One (?) Family Dwelling			
				Old-Code			

OPEN SPACE USES \_\_\_\_\_  
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE

*Sergei Chelod*  
 MANHATTAN SUPERINTENDENT

*James J. Fruchterman*  
 COMMISSIONER