

FOREST,
COMMISSIONER,
IRVING PLACE, MANHATTAN.

LAWRENCE VEILLER,
1st DEPUTY COMMISSIONER,
No. 61 IRVING PLACE, MANHATTAN.

WESLEY C. BUSH,
2d DEPUTY COMMISSIONER,
No. 44 COURT STREET, BROOKLYN.

TENEMENT HOUSE DEPARTMENT OF THE CITY OF NEW YORK,

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

NEW YORK CITY, July 31st, 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 building 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 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

Tenement House Commissioner.

236-238 E. 14th Street.

N.B. Plan 10/02.

TENEMENT HOUSE DEPARTMENT OF THE CITY OF NEW YORK.

MANHATTAN.
Office: No. 61 Irving Place,
S. W. Cor. 18th Street,
BOROUGH OF MANHATTAN.

BROOKLYN, QUEENS AND RICHMOND,
Office: Temple Bar Building,
44 Court Street,
BOROUGH OF BROOKLYN.

Borough of Manhattan.

The City of New York, March 15th, 1902.

~~Memorandum to Board of Applications~~

~~190~~

~~Location~~

Hon. Robert W. de Forest,
Tenement House Commissioner,

Sir:--

I have examined the amendments to #77, N.B., 1902, (Tenement House Department No. 10, 1902,) submitted to the Bureau of Buildings, Borough of Manhattan, and find that the said amendments to wit,--

1. "Easterly and westerly court walls will be built in cement and lime mortar."
2. "Terra cotta block filling for dumb waiter shafts will be not less than 3" thick."
3. "Fireproof block partitions dividing rear apartments will be of 4" thick terra cotta blocks."
4. "Windows on stair hall opening on courts will be of wire glass set in fireproof frames as required by Sect. 16 of the Tenement House Act."
5. "Doors opening from stair halls will be fireproof and self-closing as required by Sect. 19 of the Tenement House Act."
6. "Beams less than 8" high will have 8" bearing on walls; beams over 8" will have 12" bearing on walls."
7. "Templates of 12" x 12" x 2-1/2" blue stone will be provided under all beam ends resting on brick walls."
8. "Roof tank will contain 3,000 gallons, and beams supporting same will be 15" - 42 lbs. per ft."

do not come within the jurisdiction of this Department.

Respectfully submitted,

John Lee

Chief.

Robert W. de Forest
Lawrence Miller

1ST. DEPUTY COMMISSIONER.

Department of Buildings of The City of New York

THOMAS J. BRADY

President of the Board of Buildings and
Commissioner of Buildings for the Bor-
oughs of Manhattan and The Bronx.

Office, No. 220 Fourth Avenue, S. W. cor. 18th 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 Ric.

Office, Richmond Building, New Brighton,
Borough of Richmond.

Branch Office, Town Hall, Jamaica, Long Island,
Borough of Queens.

Borough of Manhattan

The City of New York, March, 10, 1902. 190

Amendment to Application No. 77.

N. B. 1902.

Location 226-238 E. 14th St.

- ✓ 1. Easterly and westerly court walls will be built in cement and lime mortar.
- ✓ 2. Terra cotta block filling for dumb waiter shafts will be not less than 3" thick.
- ✓ 3. Fire-proof block partitions dividing rear apartments will be of 4" thick terra cotta blocks.
- ✓ 4. Windows on stair hall opening on courts will be of wire glass set in fire-proof frames as required by Sect. 16 of the Tenement House Act.
- ✓ 5. Doors opening from stair halls will be fire-proof and self-closing as required by Sect. 19 of the Tenement House Act.
- ✓ 6. Beams less than 8" high will have 8" bearing on walls; beams over 8" will have 12" bearing on walls.
- ✓ 7. Templates of 12" x 12" x 2½" blue stone will be provided under all beam ends resting on brick walls.
- ✓ 8. Roof tank will contain 3,000 gallons, and beams supporting same will be 15" - 42 lbs. per ft.

Ass + Smallpiece

I have thoroughly examined the
within specifications and also the
drawings relating thereto and find
the same.....to.....conform to the

law as to.....
Construction. Per report of T.H.D. hereto attached.
Dated.....*March 18 - 1902*.....
E. M. Reilly.....

Ch. Mich 18 - 1902
R. A. Miller
Compared 3/19/02

The City of New York..... 3/18..... 1902
This is to certify that the within detailed statement
of specifications and a copy of Sup'ts relating thereto,
have been submitted to the Sup'ts of Buildings
for the Borough of Manhattan and are
hereby..... Approved.....
Frederick Stewart
of Buildings for the
Borough of Manhattan

BUREAU OF BUILDINGS OF THE CITY OF NEW YORK.

Borough of Manhattan.

THE CITY OF NEW YORK, Norroth 1902

To Inspector Sarfaty

Application has been made for a Certificate to occupy the Tenement House No. 226 to 240 East 14th St

as provided for by Section 122 of the Tenement House Act.

Please thoroughly examine above premises and report on blank below as to condition of building.

Request for Certificate 41 1902

Plan No. 77 1902

William H. Blas
Clerk.

THE CITY OF NEW YORK, Nov 22 1902

To the Superintendent of Buildings
for the Borough of Manhattan.

Sir:—

I, D. V. Sarfaty

holding the position of Inspector in the Bureau of Buildings for the Borough of Manhattan, respectfully report: That on the 21 day of November 1902.

I personally examined and carefully inspected the premises and tenement house known as No.

226 & 240 East 14th St

and found that:

The building had been constructed in accordance with the plans and specifications as approved by the Superintendent of Buildings

I would recommend that a certificate be granted

D. V. Sarfaty Inspector.

ORIGINAL

New Law Tenement

Form 121.

TENEMENT HOUSE DEPARTMENT

OF

THE CITY OF NEW YORK

MANHATTAN OFFICE, No. 44 EAST 23d STREET, S. W. Cor. 4th Avenue.

BRONX OFFICE, No. 391 EAST 149th STREET.

Tenement House Department

Received BROOKLYN OFFICE, No. 503 FULTON STREET.

JUL 26 1912

PLAN No. SLIP ALT. 847 191 FILED of the City of New York 191

APPLICATION FOR SLIGHT ALTERATIONS AND REPAIRS.

APPLICATION is hereby made to the Tenement House Commissioner of The City of New York for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration of the Tenement House herein described. THE APPLICANT AGREES TO COMPLY WITH ALL PROVISIONS OF LAW AND ORDINANCES IN THE ALTERATION OF SAID BUILDING, WHETHER SPECIFIED HEREIN OR NOT.

(Sign here) Gromenberg & Leuchtag Address 7 West 22 Street

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

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

INSTRUCTIONS.

VERY IMPORTANT THAT SAME BE CAREFULLY READ.

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

All plans must be drawn to a uniform scale, not less than one-quarter inch to the foot, and be on linen tracing cloth or be cloth prints, and the proposed new work must be clearly distinguished from the old work by dotted lines or by other conventional methods.

After approval by the Tenement House Department, one set of plans and a certificate of approval will be at once forwarded to the Bureau of Buildings by the Department.

The dimensions and boundaries of each lot must be clearly marked on plans, as must the clear measurements of all courts, yards, shafts, rooms, stairs and halls, the location of all fire-escapes, and the use to which each room and the several portions of the cellar are to be put. With each application, not personally signed by the owner, must be filed a written statement (see page 3), authorizing the person signing this application to make such application. Thereafter no person other than the owner whose signature appears in the papers, or the person authorized by him as above explained, will be recognized by the Department. A new owner or a new architect may be substituted during the progress of the work only after filing a new authorization, as per page 3.

When necessary the Department may require a block plan, on sheet 8 1/4 x 13 1/2 in. (on linen tracing cloth or cloth print), giving dimensions and boundaries of each lot, distance of same from adjacent streets, the size of the building, with general dimensions, including dimensions of all courts, yards, areas, shafts and offsets from the same.

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

All amendments to plans and applications must be made on a separate blank provided for that purpose, and where changes affecting the sizes of lots, buildings, courts, rooms, or halls are made, separate drawings showing such changes must be filed, if required by the Department. Amendments must be typewritten. All changes made in drawings or applications, after the date of original filing, must be made in red ink, and each change or correction dated and initialed or signed by the person making the same. Corrected drawings will be required if changes made, in the opinion of the Department, make same necessary.

NOTE.—Where it is proposed to convert or alter to the purposes of a tenement house a building not erected 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.

Borough of Manhattan Date July 24, 1912

1. No. of tenement houses to be altered Two

2. Location 234-236-238-240 East 14th Street.

3. Owner Louis Weiberg Address 5 West 111 St.

4. Architect Gromenberg & Leuchtag Address 7 West 22 Street

5. Estimated cost of alterations or repairs \$1000 est

6. Size of each lot? 46'-4 1/2" x 103'-3" front; 103'-3" deep.

7. Size of building on front of lot? 46'-4 1/2" x 90'-3" front; 90'-3" deep.

7a. Size of building on rear of lot? front; deep.

8. Material of building? Brick & Stone

9. Is the building that is to be altered on the front or rear of the lot? Front

10. Is there any other building on the lot? No For what purpose will it be used?

11. How occupied at present? Tenement 5 stories No. of families? 22
 Cellar — Basement — 1st Fl. 2 2d Fl. 4 3d Fl. 4
 4th Fl. 4 5th Fl. 4 6th Fl. 4
12. How occupied after alterations are completed? Same No. of families? 22
 Cellar — Basement — 1st Fl. 2 2d Fl. 4 3d Fl. 4
 4th Fl. 4 5th Fl. 4 6th Fl. 4
13. Is there a basement? No Is there a cellar? Yes
14. Number of stories above cellar or basement? Six (6) Height of cellar or basement above curb? Level
15. Has the building been erected since April 10, 1901? Yes
16. Will the building or any part thereof, or any part of the premises, be occupied during the proposed alteration? Yes

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

- A. Will the front, rear, or side walls or any portion thereof be removed? No
 State in detail in what manner and for what purpose.....

- B. Will a proper and sufficient means of egress from the building to street, to yard, and to fire escape be maintained at all times during the progress of the alteration? Yes
- C. Are the fire escape balconies, stairs or ladders, or any portion of same to be altered or removed? Details

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

- E. Are the general water closet accommodations to be altered? State in what respects.....

- F. Will the occupants of the building be fully provided with proper water closet accommodations during the progress of the alterations? Yes
- G. Will there be an adequate and sufficient supply of water on all floors at all hours of the day? Yes
- H. Will there be a light kept burning in the public hallway near the stairs upon the entrance story or the second story above the entrance story, from sunset to sunrise? State character of light Gas

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

Remove present projecting stone door, remove present show windows and reset same flush with Bldg. line. Present front area coping, gratings and plates by new trap doors over stairs to set flush with sidewalk. New cornice old cornice removed, new steps re entrance as shown on plans

Signature of applicant Prosenberg
 Address 7 West 21

Office of the Borough President of Manhattan
THE BUREAU OF BUILDINGS OF THE CITY OF NEW YORK

FOR THE BOROUGH OF MANHATTAN

PLAN No. **2192**

of 191 **2**

NEW BUILDINGS
ALTERATIONS

Received AUG 28 1912
BUREAU OF BUILDINGS
BOROUGH OF MANHATTAN

STATE AND CITY OF NEW YORK, }
COUNTY OF NEW YORK. } SR.:

Herman Gorenberg of Gorenberg & Leuchtag

being duly sworn, deposes and says: That he resides at Number *7 West 22 St*
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 *Louis Neiberg*

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 *234 1/2 E 14 St*

S.S. 139'0" N of 2nd 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, is duly authorized to be performed by *Said Owner*

and that *Herman Gorenberg & Albert Leuchtag Inc*
duly authorized by *Said Owner*

to make application 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, structure or proposed structure, premises, wall, platform, staging or flooring, either as owner, lessee, or in any representative capacity, are as follows:

Louis Neiberg No. *5 West 111 St*
as *Owner*

Herman Gorenberg & Albert Leuchtag No. *7 West 22 St*
as *Architects*

No. _____

as _____

No. _____

as _____

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 South side of East 14 St, distant 139'0" feet

West from the corner formed by the intersection of South west cor of 2nd Ave and 14 St running thence West 92'9" feet;
thence South 103'0" feet;
thence East 92'9" feet;
thence South 103'3" feet
to the point or place of beginning.

Lot # 25/27
Block 469.

Sworn to before me, this 19th day of August 1912

Herman J. Rosenberg

A. J. Leuchter
Notary Public, Co. of Deed County N.C.

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

Office of the Borough President of the Borough of Manhattan,

In The City of New York.

B 469
L 25

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN,

Office, No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

RECEIVED
OFFICE OF BUILDINGS
FOR THE BOROUGH
OF MANHATTAN
AUG 16 1912

Plan No. 2192

27 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) Herman Gronenberg & Albert Leuchtag

THE CITY OF NEW YORK, BOROUGH OF MANHATTAN, Aug 16, 1912

LOCATION AND DESCRIPTION OF PRESENT BUILDING.

- State how many buildings to be altered Two
- 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)
234, 236, 238, 240 East 14th St.
234, 236 S.S. 185-1/2 W. of Second Avenue 238/240 S.S. of 139'-0" W. of Second Ave.
- How was the building occupied? Apt & Stores
How is the building to be occupied? " "
- 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 _____; height _____ How occupied? _____ Give distance between same and proposed building _____ feet.
- Size of lot? 46'-7 1/2 feet front; 46'-7 1/2 feet rear; 103'-3" feet deep.
- Size of building which it is proposed to alter or repair? 46'-7 1/2" feet front; 46'-7 1/2 feet rear; 90'-0" feet deep. Number of stories in height? 6 Height from curb level to highest point? 67'-0"
- Depth of foundation walls below curb level? 10'-0" and over Material of foundation walls? Stone Thickness of foundation walls? front 24 inches; rear 24 inches; side 24 inches; party 24 inches.
- Material of upper walls? Brick If ashlar, give kind and thickness _____
- Thickness of upper walls:
Basement: front _____ inches; rear _____ inches; side _____ inches party _____ inches.
1st story: " Open " " 16 " " 16 " " 16 "
2d story: " 12 " " 12 " " 12 " " 12 "
3d story: " 12 " " 12 " " 12 " " 12 "
4th story: " 12 " " 12 " " 12 " " 12 "
5th story: " 12 " " 12 " " 12 " " 12 "
6th story: " 12 " " 12 " " 12 " " 12 "
- Is roof flat, peak or mansard? Flat

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 :

47. Remove present projecting stone Entrance doorway & columns & alter as per plan. Provide new Braces for Fire-escapes

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

48. Remove present projecting show windows, and reset same flush with Bldg line as shown. Remove partition in store.

49. How much will the alteration cost? \$1000⁰⁰

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?

	Cellar	Base-ment	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor
51. How many families will occupy each?	-	-						
52. Height of ceilings?	-	-	-	-	-	-	-	-

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

54. Will cellar or basement ceiling be plastered? _____ How? _____

55. How will cellar stairs be enclosed? _____

56. How will cellar be occupied? _____

How made water-tight? _____

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

Size of each shaft? _____