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

DEPARTMENT OF BUILDINGS 1267

Received JUN 29 1896

FORM No. 2.

Plan No. 1267

B468 L58

1

APPLICATION TO ALTER, REPAIR, Etc.

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.

(Sign here) Ernest St. Lucis

NEW YORK, June 29 1896.

1. State how many buildings to be altered. one
2. What is the street or avenue and the number thereof? Give diagram of property. No. 207 Second Ave, S.W. Corner of 13th St.
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, 26'0"; feet rear, 26'0"; feet deep, 84'0"
2. Size of building, No. of feet front, 26'0"; feet rear, 26'0"; feet deep, 57'0" No. of stories in height, four; No. of feet in height from curb level to highest point of beams, 57'0"
3. Material of building, brick; material of front, brick & brownstone
4. Whether roof is peak, flat, or mansard, flat.
5. Depth of foundation walls ten feet; thickness of foundation walls, 20"; materials of foundation walls, brick
6. Thickness of upper walls, 12 X 16 inches. Material of upper walls, brick
7. Whether independent or party walls, southerly wall party northerly.
8. How the building is or was occupied, Private dwelling one family.

IF TO BE RAISED OR BUILT UPON, GIVE THE FOLLOWING INFORMATION:

1. How many stories will the building be when raised?
2. How high will the building be when raised?
3. Will the roof be flat, peak, or mansard?
4. What will be the thickness of wall of additional stories? ..... story, ... inches; ..... story, ... inches.
5. Give size and material of floor beams of additional stories; ..... 1st tier, ... , ... x ..... 2d tier, ... , ... x ..... Distance from centres on ..... tier, ... inches; ..... tier ..... inches.
6. How will the building be occupied?

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

1. Size of extension, No. feet front, 26'0"; feet rear, 26'0"; feet deep, 10'0"; No. of stories in height, four; No. of feet in height, 56'0"
2. What will be the material of foundation walls of extension? brick What will be the depth? ten feet. What will be the thickness? 20" inches.
3. Will foundation be laid on earth, sand, rock, timber or piles? earth

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

4. What will be the base, stone or concrete? Concrete If base stones, give size and thickness and how laid, ——— If concrete, give thickness, 12 inches
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, 16x12 inches ; 2d story 16x12 inches; 3d story, 16x12 inches ; 4th story, 16x12 inches ; 5th story, ——— inches; 6th story, ——— inches ; 7th story, ——— inches ; from thence to top, ——— inches; and of what materials to be constructed, brick
7. State whether independent or party-walls. independ If party-walls give thickness thereof. ———
8. With what material will walls be coped? bluestone,
9. What will be the materials of front? brick If of stone, what kind? ———
Give thickness of front ashlar. ——— Give thickness of backing. ———
10. Will the roof be flat, peaked or mansard? flat
11. What will be the materials of roofing? tin
12. Give size and material of floor beams, 1st tier, steel , 8" x 18lbs, 2d tier, Spruce 3" x 10"; 3d tier, Spruce 3" x 10"; 4th tier, Spruce 3" x 10" 5 h tier, Spruce 3" x 10"; 6th tier, ——— , ——— x ———; 7th tier, ——— ; roof tier, Spruce 3" x 9" State distance from centres on 1st tier, 60 inches ; 2d tier, 16 inches ; 3d tier, 16 inches ; 4th tier, 16 inches ; 5th tier, 16 inches ; 6th tier, ——— inches ; 7th tier, ——— inches ; roof tier, 18 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? Rear of present building to be taken down.
17. How will the extension be occupied? If for dwelling purposes, state how many families are to occupy each floor. Extension will be occupied in connection with main building
18. State who will superintend the alterations. Architect.

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

Cross partitions throughout the building to be changed as shown on plans, fore & aft partitions not to be disturbed. Frame for stairways in fifth & rooftiers also two flights of stairs from fourth story to roof.

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

One gable wall in 13th st. blank windows to be cut out also new windows to be cut in basement also one on each of upper stories where shown on plan & elevation.

Building when completed will be occupied as a flat.

Form No. 8—1893.

Department of Buildings of the City of New York.

STATE OF NEW YORK,
CITY AND COUNTY OF NEW YORK, } ss:

Plan No. 1267 alt. 96 Buildings.

Otto F. Jentz

being duly sworn, deposes and says: I reside at No. 207 second Ave
S.W. Cor 13th Street, in the City of New York aforesaid; I am the Executor
of the Estate of Fred. Jentz +
owner of the premises known and designated as No 207 second Ave.
South West Corner of 13th Street

in the said City of New York; 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 authorized by me

and that Ernest N. Greis
Architect 36 Union Square

is authorized by me
to make application to the Superintendent of Buildings for the approval of such detailed statement of specifications and plans in

my behalf.

Deponent further says, that the full names and residences of the owner or owners of the land, and also of every person interested in said building or proposed building, platform, staging or flooring, either as owner, lessee, or in any representative capacity, are as follows:

Estate of Fred. Jentz

Sworn to before me, this 29th
day of June 189[illegible]

Notary Public, New York County.

Otto F. Jentz
Executor Estate
of Frederick + Jentz

L34

FORM 54—1896.

Plan No. 1967 Alt **189**6 **Filed** June 24 **189** 6

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. 207 2nd Ave. Number of Buildings one

Owner Otto F. Jentz Address 207 2nd Ave.

Architect Ernest W. Breis Address 36 Union Sq.

Dimensions of each Lot 26' 0" x 84' 0"

Dimensions of each Building 26' 0" x 72' 0"

Dimensions of each Extension ~~~~

Number of floors above cellar or basement of main building 6 of extension ~~~~

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:

Present private dwelling to be altered and extended as shown on plans & sections

L34

Cellar—How to be occupied? Wood houses storerooms,

Basement—How to be occupied? Dwelling purposes 2 families

Cellar ceiling—Height above sidewalk

Basement ceiling—Height above sidewalk seven feet,

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
How many families will occupy each floor?	—	2	1	1	1	1			
Height of ceilings	7'0"	9'0"	13'6"	11'6"	10'4"	9'0"			
Number of living rooms opening on shafts and courts	—	—	—	—	—	—			
Number of living rooms opening on street and yard	~~8~~	~~8~~	~~8~~	~~8~~	~~8~~	~~8~~			
		7	7	7	7	7			

Halls—How lighted and ventilated? Bulkhead with sashes & galv. iron skylight with ridge vent.

State dimensions of ventilating skylight over main hall 4'0" x 6"0"

Dimensions of windows for living rooms from 3'0" x 5'0" to 4'0" x 8'0"

Dimensions of windows for water-closet apartments from 2'6" x 4'0" to 2'6" x 7'0"

Dimensions of fanlights over doors of living rooms where marked on plans

Basement—How lighted and ventilated?

" How made water-tight?

Cellar—How lighted and ventilated? Windows on front, rear & side

" How made water-tight? Cement.

Will cellar or basement ceiling be plastered? Arches.

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

Distance from extreme rear of main building to rear line of lot five feet

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	—	2	1	1	1	1			

How will the floor and sides of water-closet apartments be made water-tight?

By tiling x 6" high slate base.

How will water-closet apartments be ventilated? By shaft with ventilating skylight on top.

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 lo 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, 7'0" x 26'0" = 182	Front Yard, ... x ... = ...	Front Yard, ... x ... = ...
Rear Yard, 5'0" x 26'0" = 130	Rear Yard, ... x ... = ...	Rear Yard, ... x ... = ...
Alley Yard, ... x ... = ...	Alley Yard, ... x ... = ...	Alley Yard, ... x ... = ...
Total area of Shafts, etc ... 312	Total area of Shafts, etc ...	Total area of Shafts, etc ...
House, 26'0" x 72'0" = 1872	House, ... x ... = ...	House, ... x ... = ...
Lot, 26'0" x 84'0" = 2184	Lot, ... x ... = ...	Lot, ... x ... = ...
Per cent. of lot covered ... 85½	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.

Conditions necessary to obtain permit.

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.

L 34

Owner Otto F. Jeutz Address 217 2nd Ave.

Architect Ernest H. Breis Address 36 Union Sq.

Mason ..... Address .....

Carpenter ..... Address .....

REPORT UPON APPLICATION.

Department of Buildings of the City of New York.

NEW YORK, July 1st, 1896.

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 wall S to be built of Brick 20 inches thick, 10 feet below curb, the upper wall S built of brick 12 + 16" inches thick, 8 4 feet deep, 5 7 feet in height, and that the mortar in said wall is ..... 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? Private dwelling / family

(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 brick 20 inches
Basement " 16 "
1, 2, 3 + 4 stories brick 12 inches

There is an 8" brick partition wall in cellar.
All the walls are in good safe condition.
South wall party wall
North " independent.

J. O'Rourke *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 inwhole 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 ⅛ x 1¾ inches wrought iron, placed edgewise, or 1¾ inch angle iron ¼ inch thick, well braced, and not more than three feet apart, and the braces to brackets must be not less than ¾ 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 ½ inch thick.

TOP RAILS.—The top rail of balcony must be 1¾ inch x ½ inch wrought iron or 1½ inch angle iron ¼ inch thick, and in all cases must go through the walls, and be secured by nuts and 4 inch square washers, at least ⅜ inch thick, and no top rail shall be connected at angles by the use of cast iron.

BOTTOM RAILS.—Bottom rails must be 1¼ inch x ⅜ inch wrought iron or 1½ inch angle iron ¼ 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 ½ 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 ¼ x 3½ inch wrought iron sides or strings. Steps may be of cast iron of the same width of strings, or ⅝ 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 ¾ inch hand rail of wrought iron, well braced.

FLOORS.—The flooring of balconies must be of wrought iron 1½ x ⅜ inch slats placed not over 1¼ inches apart, and secured to iron battens 1½ x ⅜ 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 1½ x ⅜ inch sides and ⅝ 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 beused for supporting a wall, it shall be inspected, *tested and approved* as provided by law.

OF BUILDINGS,
No. 220 FOURTH AVENUE.

L 34

New York, July 10 1896

Amendment to Application No. 1267 of B. 1896

Location N° 207. 2nd Ave.

1) The vent shaft will be changed as shown on plan filed to day and left open on top.
2) Arrangement of vent will now light halls.
3) Stairs to cellar are now provided for on street where marked on plan
4) Cellar ceiling will be plastered
5) Fanlights will be over all doors where shewed
6) The number of rooms facing streets or yard are now correctly specified.

Ernest Wyer

C L34

1. The main cast-vent shafts must be free and clear of skylights or any other covering. ~~The vent pipes must not project and extend above the ceiling.~~

2. The vent-shafts and bath rm should be thus fixed, so that a window opening to the shafts can be kept to light the same.

3. A stair case giving access to the cellar from the street must be provided in the rear.

4. The cellar ceiling must be plastered throughout

5. Sky lights must be provided on dark rooms when required

6. The number of rms opening into street-area yard are incorrectly stated

John A. Lee
J.T.C 7th

July 11th 1896

Objection No 1 is not removed. The vent-pipes have not been removed from vent-shafts nor is the basement water closet properly ventilated to the external air

Mark the skylights on plans when checked

John A Lee J.T.C 7th

L34

New York, July 15 1896

Amendment to Application No. 1267 of B. 1896

Location N.E. 20 ft. 2 in. Exc.

Plan to remove objection No 1 is hereby filed.

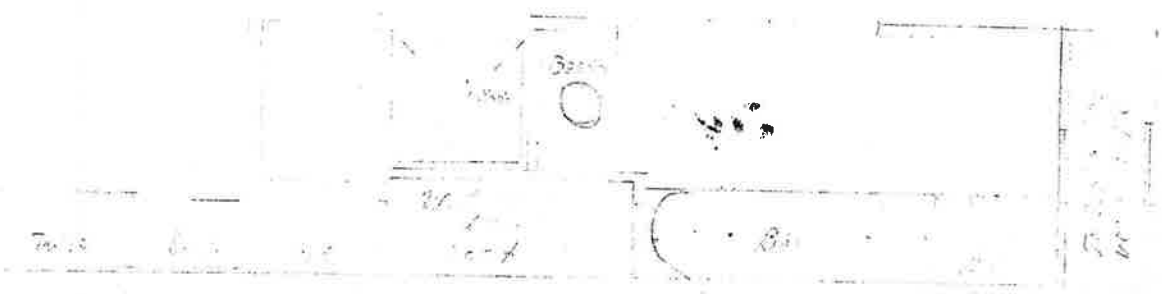
Watercloset in basement has been located in general toilet room there being divided from other fixtures by partition 6'6" high leaving a space of 2'6" open on top of said partition

Skylights are now marked on plans

Ernest W Gries

134 July 17th 1896

The arrangement for ventilation of basement water closet apartments is not satisfactory. The water closets will be used by males and females and therefore must be entirely separated and a window opening to the external air provided for each apartment. An arrangement as suggested below or another on about the same principle will be acceptable



John A Lee
J.T.C. 7/17/96

FORM 76—1896

FORM 76—1896

L34

DEPARTMENT OF BUILDINGS,
No. 220 FOURTH AVENUE.

New York, July 21 1896

Amendment to Application No. 1267 B. 1896

Location N.W. 207. 2d Ave

Vent for basement closet to be arranged as shown in sketch filed hereby

Ernest W. Gyrecs

M. & A. L

L34

Ref. 0.1267 - Alt. 1896.

(R)

1. Describe construction of dumb waiter shaft and light shaft.

2. Small new pier in basement side wall should be relieved by 2" iron beams extending over both openings.

3. Hall and stair partitions should be made semi-fire-proof

4. Large vault shaft has over 10 sqr. feet sectional area and should be built of brick and open on top.

5. Furnish framing plan of first floor.

July 30/96.

Jas. F. J. Keiher Jr
Asst. E-S.B.
July 30-96

End of iron beams in 1st tier of opening should be supported by C.I. lintel.

(R)

Aug. 7th '96.

Jas. F. J. Keiher Jr
Asst. E.S.B.
Aug. 7-96