

FORM NO. 2-1885.

PLAN No. 803 *Original* Form of Buildings, 1922

APPLICATION TO ALTER, REPAIR, ETC. **1**

Application is hereby made to alter as per subjoined detailed statement of specification for alterations, Additions or Repairs to buildings already erected, and 2 herewith submit Plans and Drawings of such proposed alterations; and 2 do hereby agree that the provisions of the Building Laws will be complied with, whether the same are specified herein or not.

(Sign here) Peter A. Engelson
NEW YORK April 13 1885

1. State how many buildings to be altered, Two
2. What is the street or avenue and the number thereof, 223 + 225 East 12th St.
3. How much will the alterations cost, \$ 40

GIVE THE FOLLOWING INFORMATION AS TO THE PRESENT BUILDING :

1. Size of lot on which it is located, No. feet front, 25 ; feet rear, 25 ; feet deep, 107
2. Size of building, No. of feet front, 25 ; feet rear, 25 ; feet deep, 60 ; No. of stories in height, 4 ; No. of feet in height, from curb level to highest point of beams, 63.
3. Material of building, Brick ; material of front, Brick
4. Whether roof is peak, flat, or mansard, flat
5. Depth of foundation walls 1.0 feet ; thickness of foundation walls, 2 ft. ; material of foundation walls, Stone
6. Thickness of upper walls, 12.5 inches. Material of upper walls, Brick.
7. Whether independent or party walls, Party walls.
8. How the building is occupied, Boarding House.

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, _____ ; 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, rock, timber or piles ? with 2

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

4. What will be the base—stone or concrete? _____ If base stones, give size, and how laid
_____ If concrete, give thickness, _____
5. What will be the sizes of piers? _____
6. What will be the thickness of upper walls? 1st story, _____ inches; 2d story, _____ inches
3d story, _____ inches; from thence to top, _____ inches; and of what materials to be
constructed, _____
7. Whether independent or party walls; if party walls, give thickness thereof, _____ inches.
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, _____, and thickness of backing thereof, _____
10. Will the roof be flat, peak, 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 _____; 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;
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 upper floors, _____
_____ Size and material of columns under 1st floor,
_____ under 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, _____

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

*To Break Through Party wall in front of Rear of Basement &
first floor, about 7' x 3' so as to form a Door from the 1st into
1st. Building will be used as a Boarding House*

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:

*To Break Through Party walls in Basement & first floor.
Opening about 7' x 7' & Build up sides with Bricks & Plaster
finish & Oak over head.*

Owner _____ Address _____
 Architect, _____ Address _____
 Mason, _____ Address _____
 Carpenter, _____ Address _____

REPORT UPON APPLICATION.

Fire Department City of New York,

BUREAU OF INSPECTION OF BUILDINGS.

NEW YORK, April 14th 1886

To the Superintendent of Buildings.

I respectfully report that I have thoroughly examined the foregoing-described building, and find the same to be occupied as 223-Boarding House 35 boarders and built of stone & brick, 50 feet front, 60 feet deep, 50 feet in height, flat roof. I have thoroughly examined and measured the walls, and find the foundation walls to be built of stone, 7 1/2 inches thick; the upper walls are built of brick 12" thick - the walls between 223 & 225 are independent and that the mortar in said walls is good and that all the walls are _____
 (The Inspector must here state what defects, if any, are in the walls, beams or other part of the building)

There are no visible defects in buildings
223 unoccupied & Boarding House 35 boarders - No fire escapes -
John Hayes Inspector.

THE BUILDING LAW REQUIRES

- 1st.—All s'one walls, must be properly bonded.
- 2d.—All skylights, over 3 feet square, must be of iron and glass.
- 3d.—All buildings over 2 stories or above 25 feet in height, *except dwellings and Churches*, on streets less than 30 feet wide, must have iron shutters on every window and opening above the 1st story. The front windows on streets over 30 feet wide are exempted.
- 4th.—Outside fire escapes are required on all dwelling houses over two stories in height, occupied or built to be occupied by two or more families on any floor above the first, and on office buildings, hotels, lodging houses and factories; and the balconies of such fire escapes must take in one window of each suite of apartments, all to be constructed as follows:

BRACKETS must not be less than 1/2 x 1/2 inches wrought iron, placed edgewise, or 1/2 inch angle iron, well braced, and not more than three feet apart, and the braces to brackets must be not less than 1/2 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 1/2 inch thick.
 TOP RAILS—The top rail of balcony must be 1/2 inch x 1/2 inch wrought iron, and in all cases must go through the walls, and be secured by nuts and 4 inch square washers, at least 1/2 inch thick, and no top rail shall be connected at angles by the use of cast iron.
 BOTTOM RAILS—Bottom rails must be 1/2 inch x 1/2 inch wrought iron, 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 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 1/2 x 3/4 inch wrought iron sides or strings. Steps may be of cast iron of the same width of strings, or 1/2 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 1/2 inch hand rail of wrought iron, well braced.
 FLOORING.—The flooring of balconies must be of wrought iron 1/2 x 1/2 inch slats placed not over 1 1/2 inches apart, and secured to iron battens 1 1/2 x 1/2 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 20 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 1/2 x 1/2 inch sides and 1/2 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.
 SCUTTLES LAUNDS.—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.

In constructing all balcony fire escapes, the manufacturer thereof shall securely fasten to each balcony in a conspicuous place, a CAST IRON PLATE having suitable raised letters on 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."

~~No~~ No Fire Escape will be approved by this Bureau if not in accordance with above specifications.

- 5th.—All walls must be coped with stone or terra cotta. If coped with stone, the stone must not be less than 2 1/2 inches thick; and if with terra cotta, the terra cotta must be made with proper lap joints.
- 6th.—Roofs must be covered with fire-proof material.
- 7th.—All cornices must be fire proof.
- 8th.—All FURNACE FLUES OF DWELLING HOUSES shall have at least eight-inch walls on each side. The inner four inches from the bottom of flue to the top of the second tier of floor beams, shall be built of fire brick laid with fire-clay mortar. No furnace flue shall be of less size than eight inches square, or four inches wide and sixteen inches long, inside measure. When furnace flues are located in the usual chimney stacks, the side of the flue inside of the house to which it belongs may be four inches thick. If preferred, the furnace flues may be made of cast iron or fire-clay pipe of proper size built in the walls, with an air space of not less than one inch between said pipes, and four inches of brick wall on the outside.
 All BOILER FLUES must be lined with fire-brick at least fifteen feet in height from the bottom, and in no case shall the walls of said flues be less than eight inches thick.
 All flues not built for furnace or boiler flues must be altered to conform to the above requirements before they are used as such.
- 9th.—No iron beam, lintel, or girder, intended to span an opening over eight feet, or iron post, or column, intended to support a wall of stone or brick, or any floor or part thereof, shall be used for that purpose, until tested and approved as provided by law.

Original

FIRE DEPARTMENT CITY OF NEW YORK, BUREAU OF INSPECTION OF BUILDINGS.

Detailed Statement of Specification FOR ALTERATIONS TO BUILDINGS.

No. 808 Submitted April 13 1886

LOCATION 223 & 225 East 11th St. Inspectors J. A. Hamilton & Owner E. W. Taylor

Architect Builder P. A. Engelmann

Received by John Hayes 6/15/86 Returned by 9/11/86 See Report favorable, remarks

FINAL REPORT.

New York Jan 1st 1887 To the Superintendent of Buildings:

Work was commenced on the within described building on the 20 day of April 1886 and completed on the 31 day of Dec 1886 and has been done in accordance with the foregoing detailed statement except as noted below.

John Hayes Inspector.

REMARKS.

Referred to Inspector Apr 16 1886

Returned Jan 5th 1887

John Hayes Inspector.

New York, April 16 1886

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 this Bureau.

L. C. Buck Acting Superintendent of Buildings.

225 & 223 E 12th St is private houses instead of Boarding houses it means

about two families in each house

P. A. Engelmann

Disapproved April 20th of L. C. Buck Acting Supt

Amended April 20 1886 Proper fire escape as required by the Bureau of Inspection of Buildings will be placed upon the Building

P. A. Engelmann

225 E 12th St approved April 20th of L. C. Buck Acting Supt

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK NYC

No. 27105

Date December 16, 1940

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 C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code).

This certificate supersedes C. O. No. 3895

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~premises~~ located at

225 East 13th Street
25'0" front

Block 468 Lot 19

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.

N.B. ex. Alt. No.— 3033-1937

Construction classification— nonfireproof

Occupancy classification— Class A Mul. Dwell. Height base-4 stories, 51'0" feet.

Date of completion— March 14, 1939 Heretofore converted Located in residence Use District

B Area 12 Height Zone at time of issuance of permit 3524-1937

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

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					Boiler room and storage
Basement					Two (2) Apartments
1st to 4th Story	40 on each				Two (2) Apartments on each floor
					Sprinkler system approved by Plumbing Division May 26, 1938.
					Sprinkler application 115-1938

Charles W. Campbell
Borough Superintendent