

RUPPERT BREWERY  
URBAN RENEWAL AREA

NEW YORK CITY HOUSING AND DEVELOPMENT ADMINISTRATION

NEW YORK, NEW YORK

FIRST AMENDED URBAN RENEWAL PLAN

APPROVED BY CPC (BOE ADOPTION NEEDED)	
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RUPPERT URBAN RENEWAL PROJECT

CITY OF NEW YORK, N. Y.

FIRST AMENDED URBAN RENEWAL PLAN

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(Revised July 29, 1971)

## SECTION II. DESCRIPTION OF PROJECT

### A. Boundary of the Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on Map No. 1, Project Boundary Map, dated October 4, 1967, and are described in the attached Exhibit "A" Boundary Description.

### B. Urban Renewal Plan Objectives

The objectives of the Urban Renewal Plan are the elimination of blighting influences from the Urban Renewal Area, in particular those uses which are incompatible with the predominantly residential character of the neighborhood, and of those manufacturing structures which can no longer function in accordance with the use for which they were designed; the support and strengthening of existing land uses in the general neighborhood area; the removal or rehabilitation of substandard and blighting influences and insanitary structures from the Urban Renewal Area; the elimination of impediments to land disposition and development by the physical improvement of the street pattern; and, the establishment of land use patterns consistent with modern planning concepts and conducive to the creation of a superior living environment.

The area is eligible under State and local law for the actions proposed and has been delineated so as to provide reasonable protection of the area after the renewal by constituting a stable area in itself and by reflecting a beneficial influence on abutting private development, public uses, improvements and other programs in the immediate and general area.

The following types of deficiencies are present and adversely affect living conditions in the project area and in the immediate neighborhood:

1. General characteristics of obsolescence tending to reduce neighborhood stability.
2. Obsolete building types, i.e., a brewery no longer in use, having an inhibiting effect on development in an otherwise sound residential neighborhood.
3. Inadequate recreational and community facilities contributing to unsatisfactory living conditions to the immediate area and in the general neighborhood.
4. Unsatisfactory standards of maintenance or repair of existing improvements.

C. Types of Proposed Renewal Actions

All structures in the project area which are to be acquired will be demolished and the cleared land will be redeveloped for residential, commercial and public use, as set forth under Section III following. Structures which are "not to be acquired" (Q) shall be brought up to the minimum standards as described in attached Exhibit B, Property Rehabilitation Standards. Proposed public improvements include the creation of a public park, and the construction by the Board of Education of a High School on designated portions of the two northerly blocks.

SECTION III. LAND USE PLAN

A. Land Use Map

The Land Use Plan Map dated October 4, 1967 and revised July 29, 1971, shows:

1. All thoroughfares, streets, air-rights;
2. All other public uses, institutional or special purpose uses;
3. All other existing land uses to be retained and new residential, commercial and related public and semi-public uses to be established.

B. Land Use Provisions and Building Requirements

Reference in the controls set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, maximum residential densities (rooms per parcel), required setbacks, maximum heights of buildings and required off-street parking and loading areas, etc., shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, as published in the City Record of November 10, 1960, and as amended.

Wherever both specific controls in the Urban Renewal Plan and references to the Zoning Resolution are used, in cases of conflict, the more restrictive controls shall govern.

1. Permitted Uses

As shown on the Land Use Plan Map dated October 4, 1967, and revised July 29, 1971, the following uses shall be permitted.



(a) Residential

Residential uses shall include density of development as specified in the Zoning Resolution. In addition accessory commercial, parking and community facility uses as defined by Section 78-22 (Accessory Uses in Large Scale Residential Developments), in the aforementioned Zoning Resolution, shall also be permitted.

A portion of the new housing shall be for occupancy by families of low and moderate income.

No new hotel or other structure for transient residential use is permitted within the project area.

(b) Commercial

Commercial uses may include:

- (i) General Commercial uses as permitted in a C4 Commercial District.
- (ii) Accessory commercial uses as permitted and defined by Section 78-22, Accessory Uses in Large Scale Residential Development, of the Zoning Resolution.

(c) Public and Semi-Public

Public and Semi-Public uses shall include:

- (i) A portion of Parcel 2 (See Land Use Plan Map) shall be retained by the City to be developed as a public park. This park shall have a land area of at least one acre and a minimum aggregate street frontage of 150 feet.
- (ii) A public high school.

2. Additional Regulations, Controls, or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of all Real Property Acquired

- (a) Controls to cover density (maximum number of zoning rooms), floor area ratio, coverage, height, setbacks, off-street parking and loading, and the area of the public park shall be as set forth in the following Table I of the Urban Renewal Plan.

- (b) Provision shall be made for an adequate system of pedestrian circulation through the proposed residential area.

The open space and pedestrian walks developed, to fulfill the requirements of paragraph (b) above, shall be accessible to the general public and subject to the provisions of Section IV. B. 6. of this Urban Renewal Plan.

3. Duration of Land Use Provisions and Building Requirements

The foregoing land use provisions and building requirements shall remain in effect for a period of forty (40) years from the date of approval of the Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section VI, hereunder.

4. Applicability of Land Use Provisions and Building Requirements to Properties Which are Not to be Acquired

The provisions and requirements set forth under Section III will not apply to real property "not to be acquired". All properties which are "not to be acquired" will be subject to the provisions contained in Exhibit B, Property Rehabilitation Standards. If any structure is demolished and new construction is to take place in an area designated "not to be acquired" (Q) the provisions of Section IV. B. 6. shall apply in order that harmonious redevelopment be assured.

TABLE I

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Maximum Zoning Rooms</u>	<u>Maximum Floor Area Ratio</u>	<u>Maximum Commercial Floor Area</u>	<u>Setbacks</u>	<u>Off-Street Parking and Loading</u>
(1)	(2)	(3)		(4)		
4	Permitted (High School	-	3.5	-	*	*
1, 2, 3,	Residential, Commercial, Public Park (5)	10,600	10.0	150,000	*	*

\* No restriction or control other than the requirements of the Zoning Resolution

Notes

- (1) Parcels 1, 2, 3, and 4 are shown and numbered on Land Use Plan Map, dated October 4, 1967, and revised July 29, 1971.
- (2) Permitted Uses in residential parcels may include floor area for Community Facility Uses as approved by H.D.A.
- (3) Any roof areas or platforms, that are used to qualify as open space under the Zoning Resolution, shall be devoted to outdoor uses, such as landscaped areas, walks and plazas and shall be designed and maintained as open usable area, suitably surfaced and landscaped, protected with acceptable safeguards for use by tenants.
- (4) All commercial Floor Area shall be developed in accordance with the requirements of the Zoning Resolution, and as described in Section III, B. 1. of this Urban Renewal Plan.
- (5) The public park in Parcel 2 shall have a minimum area of one acre with a street frontage of at least 150 feet.

## SECTION IV. PROJECT PROPOSALS

### A. Land Acquisition

#### 1. Identification of Real Property to be Acquired for:

##### a. Clearance and Redevelopment

All properties within the project area, except those listed as not-to-be acquired in Exhibit "A", will be acquired for clearance and redevelopment. Such properties are shown on the Project Boundary Map, dated October 4, 1967.

##### b. Public Facilities

Land is to be acquired and improved for use as a public park and for a high school.

##### c. Conservation and Rehabilitation

See Section IV.A.2. below.

#### 2. Special Conditions Under Which Properties not Designated for Acquisition may be Acquired.

A continuous and vigorous enforcement of applicable existing laws, codes, ordinances and regulations of the City of New York will be in effect and in force within all areas designated as "Not to be Acquired". All properties shall be required to meet at least the minimum standards contained in these City codes and ordinances and all applicable laws, codes and regulations of the City and State of New York. In addition, owners of buildings in "Not to be Acquired" areas will be expected to renovate said structures in compliance with the rehabilitation standards contained in this Urban Renewal Plan, (Exhibit B) within a reasonable period of time, as determined by the Housing and Development Administration. In order to insure the elimination of all substandard conditions in areas designated as "Not to be Acquired", the City reserves the right to acquire any property wherein the owner does not undertake to correct all outstanding building violations in addition to making such necessary improvements as may be required to bring the building in compliance with the Property Rehabilitation Standards contained in Exhibit B.

### B. Redeveloper's Obligations

1. The regulations and controls set forth in Section III hereof, Land Use Plan, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
2. The redeveloper shall devote the land solely to the use specified in this Urban Renewal Plan.

3. The redeveloper shall begin and complete the development of the land for the use required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the land disposition contract within a reasonable time, as determined and set forth in the contract between the City of New York and the redeveloper.
4. The redeveloper or redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York, except as set forth in the contract between the City of New York and the redeveloper.
5. No covenant, lease, agreement, conveyance or other instrument shall be affected or executed by the City of New York, or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon basis of race, creed, color or national origin. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.
6. Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the Urban Renewal Plan, the quality of design, and the character of proposed construction, shall be submitted for review and approval to the Housing and Development Administration by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Development Administration, shall be similarly submitted for review and approval. Samples of materials in sufficient quantity to establish color, texture and combinations of materials shall be submitted as required. As-built drawings shall also be submitted to Housing and Development Administration, after construction for final determination of compliance.

Section V. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and more particularly, Section 502, subdivision 7 thereof.

- A. Statement of Proposed Land Uses - See Section III of this Urban Renewal Plan;
- B. Proposed Land Acquisition, Demolition and Removal of structures - See Section IV of this Urban Renewal Plan;
- C. Proposed Acquisition of Air Rights and Concomitant Easements or other Rights-of-user=~~None~~;
- D. Proposed Methods or Techniques of Urban Renewal - See Section IV;
- E. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section III of this Urban Renewal Plan;
- F. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - No new Codes or Ordinances are required to effectuate this Urban Renewal Plan; however, amendments to the existing zoning regulations within the project area will be required to effectuate this plan.
- G. Proposed Program of Code Enforcement - The standard program of code enforcement in effect in the City of New York will be in effect in the urban renewal area.
- H. Proposed Time Schedule for the Effectuation of this Urban Renewal Plan;

Estimated Completion Date of Project: September, 1972

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1. Land Acquisition	Spring, 1968	Summer, 1968
2. Relocation of Site Occupants	Spring, 1968	Spring, 1971
3. Demolition and Site Clearance	Summer, 1968	Spring, 1971
4. Site Preparation including Installation of Project Improvements	Winter, 1968	Spring, 1973
5. Disposition of Land in the Project Area.	-	Fall, 1971

## SECTION VI. PROVISIONS FOR CHANGES IN THE APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that if modified after the disposition of any land in the project area such modification must be consented to, in writing, by the purchaser or lessee of any land affected by such modification.

## SECTION VII. MINOR CHANGES

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Section II, III, and IV of this Urban Renewal Plan, would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Housing and Development Administration, shall have the power, upon appeal in specific cases, to authorize such variation or modification of the terms of these restrictions to conform with the intent and purpose of this Urban Renewal Plan provided that no change or modification shall be permitted by the Housing and Development Administration, which is less restrictive than or contrary to applicable state and local codes and ordinances.

URBAN RENEWAL PLAN EXHIBIT "A"

BOUNDARY DESCRIPTION

Description of Land Within the Ruppert Urban Renewal Project,  
including Interior and Peripheral Streets:

BEGINNING at the intersection of the northerly line of 94th  
Street and the easterly line of Second Avenue;

Thence southerly along the easterly line of Second Avenue  
to its intersection with the southerly line of 90th Street;

Thence westerly along the southerly line of 90th Street to  
its intersection with the westerly line of Third Avenue;

Thence northerly along the westerly line of Third Avenue  
to its intersection with the northerly line of 94th Street;

Thence easterly along the northerly line of 94th Street to  
its intersection with the easterly line of Second Avenue to  
the point or place of BEGINNING;

The area contained herein is 895,593 square feet, or 20.56  
acres.

The following parcels are designated as Not-to-be Acquired (Q):

Block 1539, Lots 16, 17, 18, 19, 20, 21, 22,  
23, 24, 25, 26, 27, 28, 29,  
30, 31, 32, 33.



PROPERTY REHABILITATION STANDARDS

(Residential)

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- II. DEFINITIONS
- III. BUILDING AND PROPERTY DEVELOPMENT
- IV. SPACE AND OCCUPANCY
- V. IMPROVEMENT STANDARDS

## I. INTRODUCTION

These standards have been developed to serve as a guide for the rehabilitation of existing residential structures so that the accommodations, in a sound environment, can be made decent, safe, sanitary, livable, and with design of continuing appeal. These standards are geared to the rehabilitation of structures on a long term basis, that is, having an estimated mortgage life of at least 20 years, which will yield sufficient income to meet all operating expenses, and provide a satisfactory return on the investment.

The requirements set forth herein supplement all State and Local codes and ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

- (a) Chapter 26, Title C, Building Code of the Administrative Code of the City of New York;
- (b) Chapter 26, Title D, Housing Maintenance Code of the Administrative Code of the City of New York;
- (c) Chapter 713, L. 1929, Multiple Dwelling Law, as amended;
- (d) Zoning Resolution of the City of New York;
- (e) Chapter 30, Title B, Electrical Code of the City of New York; and
- (f) Chapter 22, Health Code of the City of New York;

## II. DEFINITIONS

The following are definitions of terms related to rehabilitation:

1. Basement: A space of full story height below the first floor having less than 50% of its height below adjoining grade.
2. Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below adjoining grade.
3. Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including kitchenettes, bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.
4. Multiple Dwelling: A "multiple dwelling" is a residential structure containing three or more dwelling units.
5. Dwelling Unit: A "dwelling unit" is a group of rooms having a separate entrance and consisting of one or more living rooms and at least one kitchen or kitchenette and one bathroom.
6. Living Room: A "living room" is a habitable space within a dwelling unit primarily used for social gathering, study or other human activity, exclusive of such areas as bedrooms, bathrooms, cooking spaces, dining rooms, foyers, halls, dressing rooms, and closets.
7. Bedroom: A "bedroom" is a habitable space used primarily for sleeping purposes.
8. Kitchen: A "kitchen" is a habitable space used for cooking and preparation of foods, which has a floor area of 59 sq.ft. or more.

9. Kitchenette: A "kitchenette" is a cooking space having a floor area less than 59 sq.ft.
10. Bathroom: A "bathroom" is a compartment within a dwelling unit containing watercloset, lavatory, bathtub and/or shower.

### III. BUILDING AND PROPERTY DEVELOPMENT

#### A. Residential Character

The property and building shall be residential in use and character. Uses which are accessory to and harmonious with this residential character and which are legal uses under existing laws shall be permitted, including that of a professional or home occupation nature serving primarily the residential area.

#### B. Building Bulk

No building shall be increased in height or land coverage, unless such alteration fully meet existing codes and ordinances and prior approval is granted by the Housing and Development Administration.

#### C. Off-Street Parking

Off-street parking spaces shall be provided to the extent feasible.

#### D. Exterior Appearance

The exterior-physical character of all structures shall be acceptable in appearance jointly to the owners and the Housing and Development Administration.

#### E. Landscaping

All areas other than driveways, parking areas, walks and terraces shall be landscaped and provided with appropriate trees and shrubbery, and shall be adequately maintained.

#### IV. SPACE AND OCCUPANCY

##### A. APARTMENT DISTRIBUTION

No residential structures shall be subdivided into a larger number of units without prior approval by the Housing and Development Administration.

##### B. MINIMUM ROOM SIZES

Room sizes shown below shall be the minimum permitted for any subdivision of existing space, or for the construction of new rooms. Unremodeled existing rooms, smaller in size than those indicated below, but adequate in size and arrangement for the intended function, may be retained upon approval of the Housing and Development Administration.

#### SCHEDULE I

Name of Space (1)	Minimum Area (sq. ft.) (2)			Least Dimension (3)
	0 BR	1 & 2 BR DU	3 or more BR UD	
LR		150	150	10'-0"
DR		80	100	7'-8"
K		59	70	3'-0" (4)
K'ette	40	40(NP in 2BR)	NP	3'-4"
BR		70	70	7'-0"
Total BR Area)		(1BR, 100	3BR, 240	(1st BR of each
)		(2BR, 170	4BR, 340	(DU=8'-0"
OHR (5)		70	70	7'-0"
LR-DA		160	180	(7)
LR-DR		200	220	(7)
LR-DA-K (6)		210	240	(7)
K-DA (6)		80	100	(7)
K-DR		120	140	(7)
K'ette-DA		60	80	(7)
LR-DA-BR	220	NP	NP	(7)
LR-BR	190	NP	NP	(7)

NOTES - SCHEDULE I

- |                    |                          |
|--------------------|--------------------------|
| (1) Abbreviations: | DA=Dining Area           |
| DU=Dwelling Unit   | K'ette=Kitchenette       |
| LR=Living Room     | BR=Bedroom               |
| DR= Dining Room    | OHR=Other Habitable Room |
| K=Kitchen          | NP=Not Permitted         |
- (2) Minor variations to these room areas may be permitted when existing partitions preclude compliance.
- (3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) An "Other Habitable Room" (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms. Only one OHR is allowable, for room count purposes, per dwelling unit.
- (6) The combination of a Kitchen or Kitchenette and a Bedroom into a single room shall not be permitted. The designation of a K in combination with other spaces may be considered either as a Kitchen or Kitchenette.
- (7) Least Dimension of appropriate room function applies.

C. HALLWAYS

Hallways shall provide adequate, safe and unobstructed circulation from dwelling units or other spaces to various means of exit.

D. FIRE PROTECTION

1. OBJECTIVE: To assure a high degree of safety to life and property by the separation of dwelling units, by the use of materials which will retard the spread of fire, smoke and hot gases through open or concealed spaces within the building, and by providing adequate and properly constructed means of exit.
2. EXITS: Each dwelling unit in multi-dwelling structure shall have two exits. The first, a doorway to a protected passageway leading directly to the outside street or grade level. The second, an exit by means of a doorway, stairway, protected passageway, or openable window. In buildings three or more stories above grade, the secondary exit shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency. In structures three or more stories in height accommodating more than one family there shall be at least one non-combustible stairway, except that a combustible stairway is acceptable under either of the following conditions:
  - (a) Stairway equipped with an approved automatic sprinkler system.
  - (b) Stairway and passageway built of approved fire resistant construction.In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where both conditions (a) and (b) listed in the preceding paragraphs are complied with.

Every below-grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.

E. PRIVACY AND ROOM ARRANGEMENT

A reasonably adequate degree of privacy shall be provided, particularly with reference to access to bedrooms and bathrooms.

A bedroom or bathroom is not acceptable if it is the only means of access from one habitable room to another or to a hallway. Access to the bathroom from one bedroom through another in a dwelling unit having two or more bedrooms is not acceptable.

F. EXCEPTIONS

Where special site or structural conditions make it impractical to carry out one or more of the requirements listed herein, an exception may be permitted by the Housing and Development Administration, provided that no exception shall be permitted which is less restrictive than applicable State and City codes and ordinances.



## V. IMPROVEMENT STANDARDS

### A. OBJECTIVE AND GENERAL REQUIREMENTS

The objective of the improvement standards set forth herein is to insure compliance with the following requirements:

- Sufficient structural strength and rigidity.
- Adequate protection from corrosion, decay and other destructive forces.
- Necessary resistance to the elements.
- Reasonable durability and economy of maintenance.
- Good quality of workmanship and acceptable appearance.
- Continuity of proposed design, texture and color of materials with those which now exist.

All structural components of a building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated structure. Sagging of floors, partitions or stairs, bulging of exterior walls, etc., shall be repaired, within practicable limits, to an acceptable level or plumb position and be adequately supported or braced. Stair railings shall be rigid. Individual structural members in a deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

### B. IMPROVEMENT STANDARDS AND BASIC REQUIREMENTS

#### 1. Site Work

Repair or replace most of defective paved surfaces, retaining walls, steps, fences, yard drains, etc., as required. Materials repaired or replaced shall provide a homogeneous texture and uniform color harmonizing with the main structure.

No subsidiary structures, open incinerators or other installations shall be permitted on the premises which create hazardous or objectionable conditions.

Refuse shall be kept in rodent and odor proof containers outside of the structure, and shall be placed behind or within visual barriers and shall be accessible to dwelling occupants and refuse collectors.

2. Exterior of Structure

a. Exterior Walls

Exterior walls shall provide safe and adequate support for all superimposed loads and shall be resistant to weather and moisture. Repair or replace missing or defective materials (e.g., cracks in walls and foundations, missing or loose masonry trim and copings, cracked siding and rotted wood). Spot paint and steam-clean brickwork as required.

b. Windows, Doors and Other Openings

Existing doors and windows, including hardware, shall be weather-tight, operate satisfactorily and give evidence of continuing acceptable services. Defective materials shall be repaired or replaced. In order to protect against rat and vermin infestation windows near grade shall be provided with snug fitting screens and exterior doors shall be tightly fitted.

c. Roofing and Sheet Metal

Defective roofing surfaces (as evidenced by poor drainage, excessive blistering, surface breaks and/or water seepage into the interior) shall be removed and replaced with new roofing and flashing and properly pitched to roof drains. Roof drains shall be cleaned and effective drains replaced.

d. Miscellaneous Metal Work

All exterior ferrous metal work, including cornices, skylights, fire escapes, railings and iron fences, shall be repaired where possible, wire-brushed and painted. When damage is extensive, materials shall be removed and replaced.

C. PUBLIC SPACES

1. Vestibules and Hallways

Repair or replace all defective surfaces.

2. Apartment Entrance Doors

Wood doors and frames leading to individual apartments in multiple dwelling structures shall be removed and replaced with hollow metal doors and metal frames or flush type solid wood 1 3/4 inch doors or door and frames having not less than 3/4 hour fire resistance rating.

3. Interior Stairways

In addition to the general requirements of Paragraph V-A above, treads and risers shall be repaired as required. Non-slip metal nosings shall be provided on treads.

4. Basement or Cellar Areas

Defective or uneven concrete floor areas shall be removed and replaced.

Laundries are to be provided in basements where the number of dwelling units in the building warrants such facilities. A general storage space shall be provided for each dwelling unit.

D. INTERIOR OF DWELLINGS

1. Architectural Work

- a. Floors - (other than basements and cellars) - Defective portions of floors and finishes shall be repaired, adjusted, or replaced in order to provide a solid, level and even refinished surface. Where replacement of entire floors is required, other than in baths and kitchens, hardwood shall be used.
- b. Plaster - All defective or conspicuously uneven plastered surfaces shall be refurbished and where the deterioration of plastered surfaces is the result of water penetration (such as roof or wall leaks, or defective plumbing pipes) within the walls the restoration of the plaster surface shall be made only after the repair of such deficiencies.
- c. Interior Woodwork - All woodwork and trim shall be repaired, replaced or scraped and refinished to a reasonably smooth surface.
- d. Rehabilitation of Bathrooms - Remove exposed plumbing lines, obsolete bathtubs and other fixtures, replacing with those of modern design, as described in further detail under Section 2(b) and (c) below. Provide ceramic tile wainscot 4 feet in height, except over bathtubs, where wainscot shall be 6 feet in height.
- e. Kitchen Facilities - Each kitchen space shall contain a sink with counter work space adequate space for installing ranges (4 burner), ovens, refrigerators and enclosed storage for dishes and cooking utensils. The range and oven provided should be in good operating condition. A minimum for wall and base cabinets is 30 sq.ft. and for drawer areas 5 sq.ft.

- f. Closets - Clothes closet space shall be provided within each dwelling unit on the basis of approximately 12 sq.ft. for the first bedroom plus 6 sq.ft. for each additional bedroom.

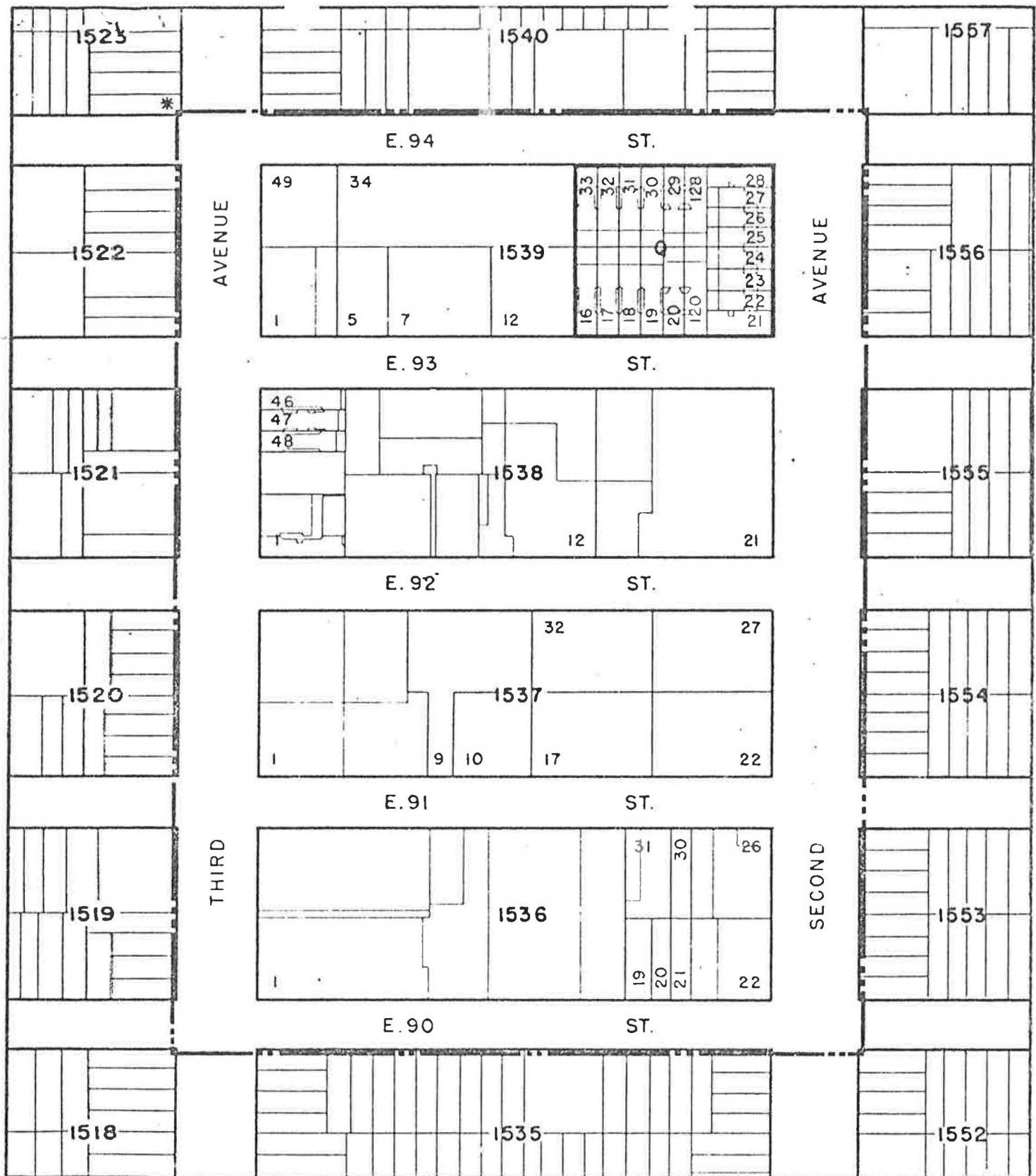
Linen closet space shall be provided within each living unit. The minimum total shelf area for small dwelling units shall be 8 sq.ft. and proportionately greater for larger apartments.

- g. Light and Ventilation - All habitable rooms and public spaces shall have adequate natural light and ventilation. Acceptable substitutes are mechanical ventilation in bathrooms and kitchenettes and artificial light in public spaces.
- h. Painting and Decorating - After alteration all public spaces and habitable rooms shall be painted where required. All surfaces shall be repaired prior to painting. Excessive coats of paint or existing surfaces shall be scraped to provide a reasonably smooth surface. Ceiling walls and ceilings to be white washed or painted in a light color.

## 2. Plumbing, Heating and Electrical Work

- a. General - The plumbing system and its appurtenances for each dwelling shall provide a satisfactory system for hot and cold water supply and drainage and shall be operable at all times. The water supply system shall be free from excessive accumulation of rust or mineral deposits. Heating system and electrical facilities shall give continuous, reliable and safe service.
- b. Piping - All new hot and cold water supply piping shall be of non-ferrous materials. All existing exposed piping in bathrooms shall be removed and replaced with piping concealed in the walls. Pipe openings in walls, floors and ceilings shall be provided with tight-fitting escutcheons around the pipes to block leakage of air, transmission of sound, and to prevent the passage of rodents or vermin.

- c. Bathroom Fixtures - Each bathroom shall be equipped with a water closet, a tub (4'-6" minimum), overhead shower, lavatory, medicine cabinet and built-in soap dishes and towel bars. Submerged inlets in tubs, lavatories or sinks shall be removed and replaced.
- d. Domestic Hot Water - Each dwelling unit within a building shall have an adequate supply of hot (120° -140°F) water, with ample storage capacity from a central system located in the basement, piped to each kitchen sink, lavatory and tub or shower.
- e. Heating - Heating of each dwelling unit shall be provided through a central heating system and equipment capable of maintaining a temperature of at least 70 degrees F when the outside temperature is zero.
- f. Electrical - Each habitable room shall be provided with at least two (2) double convenience outlets. Appliance circuits shall be installed in kitchens where required. All wiring shall be concealed. Except where existing wiring is in good serviceable condition, and not a potential source of electrical hazard, it shall be replaced.



# LEGEND

- PROJECT BOUNDARY
- \* POINT OF BEGINNING OF BOUNDARY DESCRIPTION
- Q NOT TO BE ACQUIRED



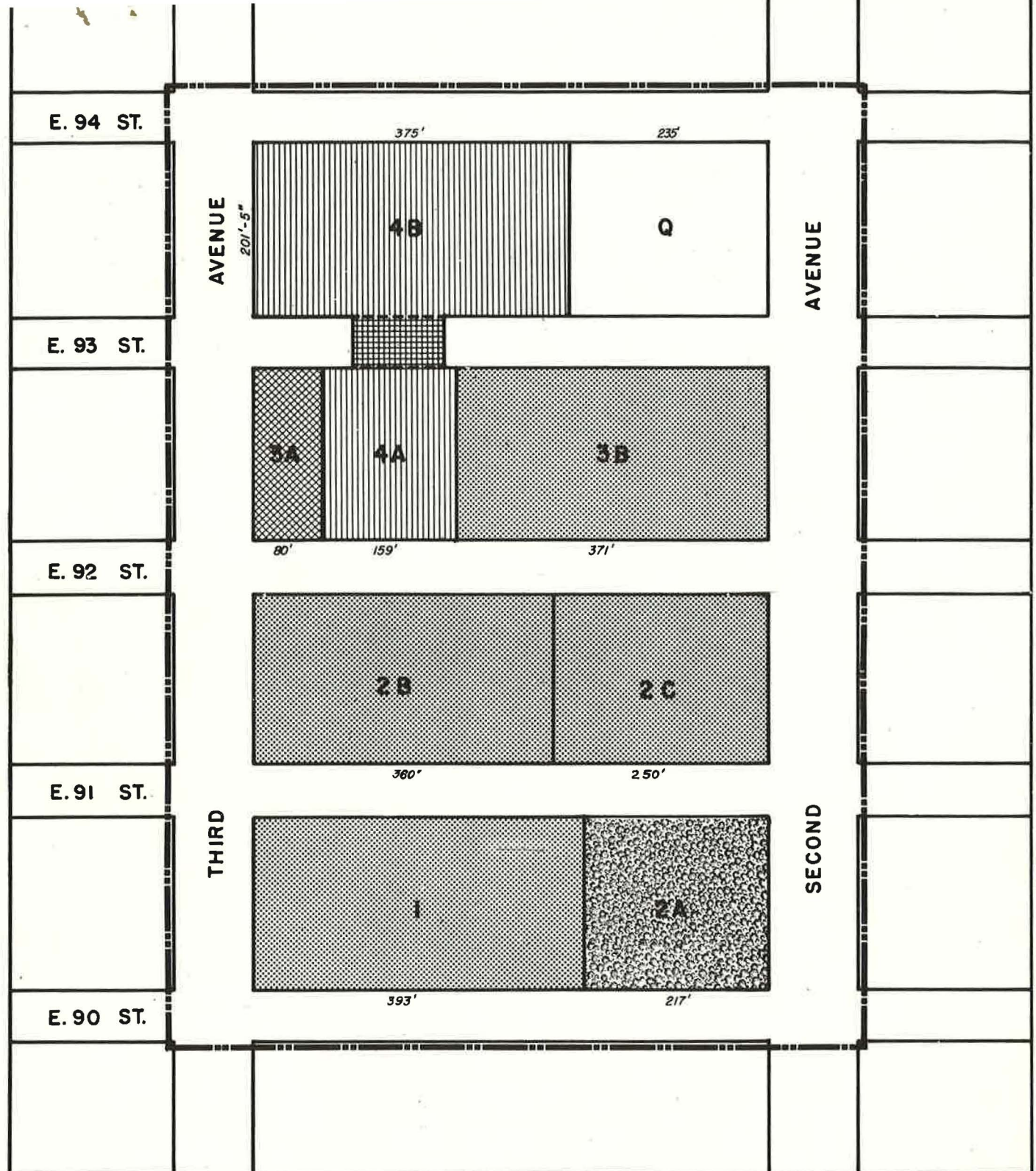
RUPPERT URBAN RENEWAL PLAN

## PROJECT BOUNDARY

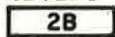







THE CITY OF NEW YORK  
HOUSING AND REDEVELOPMENT BOARD  
OCTOBER 4, 1967

SCALE IN FEET  
100 0 100 200





# LEGEND

-  PARCEL NUMBER
-  NOT TO BE ACQUIRED
-  RESIDENTIAL / COMMERCIAL
-  COMMERCIAL
-  PUBLIC HIGH SCHOOL
-  PUBLIC (AIR RIGHTS ONLY)
-  PARK
-  PROJECT BOUNDARY



## RUPPERT URBAN RENEWAL PLAN LAND USE PLAN

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION

DATE: JULY 1971

