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DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK.

Boroughs of Manhattan and the Bronx.

Plan No.

NEW BUILDINGS OF 189

STATE OF NEW YORK
City and County of New York,

ss.:

John P. Schuchman, the owner of premises
hereinafter described, being duly sworn, deposes and says: That *he, John P. Schuchman*
who resides at No. 186 - 2nd Avenue in the City of
New York, in the County of New York
in the State of New York, is the 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 City and County of New York, known and designated as Nos. 126 + 128 East
12th Street, New York City, and bounded and described as follows, viz.:

BEGINNING at a point on the southerly side of twelfth Street
distant 14.5 feet Westerly from the corner
formed by the intersection of Third Avenue and East 12th Street
running thence southerly 106 feet 6 inches
thence Westerly 45 feet
thence northerly 106 feet 6 inches
thence easterly 45 feet
to the point or place of beginning.

Deponent further says that the building proposed to be erected upon the said premises
in accordance with the accompanying detailed statement in writing of the specifications and plans
therefor, will be erected by or on account of the following person, whose full name, residence
and interest, as follows:

John P. Schuchman of No. 186 - 2nd Avenue
as sole owner

as John G. Prague - architect

as Anthony Clinchy - Builder
No. 214 East of the 8th City

as _____ being the only person interested in said proposed building.

Sworn to before me, this 3rd
day of March 1898.

Thomas M. Mcke
Comm. 55; one of Deeds
John P. Schuchman

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Cellar—How to be occupied?

Basement—How to be occupied? *Blank*

Cellar ceiling—Height above sidewalk *3 feet*

Basement ceiling—Height above sidewalk

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
How many families will occupy each floor?		1	4	4	4	4	4	4	
Height of ceilings		8'6"	10'6"	9'6"	9'6"	9'6"	9'6"	9'6"	
Number of living rooms opening on shafts and courts		2	12	12	12	12	12	12	
Number of living rooms opening on street and yard		1	8	8	8	8	8	8	

✓ For file
but not +
many for notes

Halls—How lighted and ventilated? *Skylights and Windows.*

State dimensions of ventilating skylight over main hall *(2) 46" x 56", 40" x 80", 26" x 10'6"*

Dimensions of windows for living rooms *2'8" x 3'0" x 7'4" and 6'5"*

Dimensions of windows for water-closet apartments *3'0" x 5'0" + 3'0" x 5'6"*

Dimensions of fanlights over doors of living rooms where marked on plans *1'3" x 2'8"*

Cellar—How lighted and ventilated? *Windows 3'0" x 5'2"*

Basement—How lighted and ventilated? *Concrete*

" How made water-tight?

Cellar—How lighted and ventilated?

" How made water-tight?

Will cellar or basement ceiling be plastered? *Yes.*

What additional structure, if any, will be on lot? *No*

Distance from extreme rear of main building to rear line of lot *16'6"*

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 ..		1	4	4	4	4	4	4	

How will the floor and sides of water-closet apartments be made water-tight? *Floors surfaced with concrete + tiled Tiled sides 4'6" high.*

How will water-closet apartments be ventilated? *Windows.*

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Plan No. 10

Form No. 1-1890 NEW YORK

APPLICATION FOR ERECTION OF BUILDINGS. 1900

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

NEW YORK, March 5th 1900. (Sign here) John P. Schuchman for Praque

1. State how many buildings to be erected. One
2. How occupied? If for dwelling, state the number of families. Dwelling for 24 Families
3. What is the street or avenue and the number thereof? Give diagram of property. No 126 and 128 East 12th Street
4. Size of lot. No. of feet front, 45; No. of feet rear, 45; No. of feet deep, 102.6
5. Size of building. No. of feet front, 45; No. of feet rear, 45; No. of feet deep, 90; No. of stories in height, 6; No. of feet in height from curb level to highest point of roof beams, 89.
6. What will each building cost exclusive of the lot? \$ 60,000.
7. What will be the depth of foundation walls from curb level or surface of ground? 10 feet
8. Will foundation be laid on earth, sand, rock, timber or piles? Earth
9. What will be the base, stone or concrete? Concrete If base stones, give size and thickness and how laid. 8 and 12 ins If concrete, give thickness.
10. What will be the sizes of piers?
11. What will be the sizes of the base of piers?
12. What will be the thickness of foundation walls? 24 ins Of what material constructed? Brick and Stone
13. What will be the thickness of upper walls? Basement, 20 inches; 1st story, 16 inches; 2d story, 16 inches; 3d story, 12 inches; 4th story, 12 inches; 5th story, 12 inches; 6th story, 12 inches; 7th story, _____ inches, and from thence to top, _____ inches. Of what materials to be constructed? Brick
14. State whether independent or party walls. All independent.
15. With what material will walls be coped? Marble or Terra cotta
16. What will be the materials of front? Brick and Stone If of stone, what kind? Brown & Grings Give thickness of ashler. 4 to 6 ins Give thickness of backing in each story. 12 ins.
17. Will the roof be flat, peaked or mansard? Flat.
18. What will be the materials of roofing? Tin
19. Give size and materials of floor beams. 1st tier, Iron 3 in I; 2d tier, 3x10 Spruce; 3d tier, 3x10 Spruce; 4th tier, 3x10 Spruce; 5th tier, 3x10 Spruce; 6th tier, Spruce 3x10; 7th tier, _____; 8th tier, _____; roof tier, 3x10 - 2 Spruce
State distances from centres. 1st tier, 3 5/8 inches; 2d tier, 16 inches; 3d tier, 16 inches; 4th tier, 16 inches; 5th tier, 16 inches; 6th tier, 16 inches; 7th tier, _____ inches; 8th tier, _____ inches; roof tier, 20 inches.
20. Specify construction of partitions, 2x4 in Studing Except in fire proof Halls which will be of brick and iron.
21. Specify construction of floor filling, Wet Slab and Malta Rappo Construction of fire proofing by 4 in Brick arches.
22. Is the building to be fire-proof? No
23. If floors are to be supported by columns and girders, give the following information: Size and material of girders under 1st floor, See plans under each of the upper floors, See plans Size and materials of columns under 1st floor, _____ under each of the upper floors, See plans.
24. This building will safely sustain per superficial foot upon the first floor _____ lbs.; upon 2d floor _____ lbs.; upon 3d floor _____ lbs.; upon 4th floor _____ lbs.; upon 5th floor _____ lbs.

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BUILDINGS CITY OF NEW YORK, Boroughs of Manhattan and The Br

FOURTH AVENUE

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ers are to be supported by brick piers and columns, state the sizes of piers and columns.

27. State by whom the construction of the building is to be superintended. John G. Prague
If the Building is to be occupied as an Apartment or Tenement House, give the following particulars.

✓ 1. State how many families are to occupy each floor, and the whole number in the house; also, if any part is to be used as a store or for any other business purposes, state the fact, Your (A) families
Each floor (24 in all)

2. What will be the heights of ceilings? 1st story, 10' 6" feet; 2d story, 9' 6" feet; 3d story, 9' 6" feet; 4th story, 9' 6" feet; 5th story, 9' 6" feet; 6th story, 9' 6" feet; 7th story, _____ feet.

✓ 3. How are the hall partitions to be constructed and of what materials? Brick and Iron

4. How many buildings are to be taken down? Two on present sites as proposed.

Owner John P. Schuchman Address No 186 Second Avenue

Architect John G. Prague Address 234 West 120 Street

Mason
Builder Carpenter Anthony Clinchy Address 7214 East 9th Street

If a Wall or part of a Wall already built is to be used, fill up the following.

The undersigned gives notice that _____ intend to use the _____ wall of building

as party wall in the erection of the building hereinbefore described, and respectfully requests that the same be examined and a permit granted therefor. The foundation wall _____ built of _____ inches thick, _____ feet below curb; the upper wall _____ built of _____ inches thick, _____ feet deep, _____ feet in height.

(Sign here)

NOTE-In making application for the erection of buildings, the following drawings must be furnished: Plans of each and every story, front, rear and side elevations, and longitudinal and transverse sections. All plans must be drawn to a uniform scale, and must be on tracing cloth, properly designated and colored.

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 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 work-shop, hospital, asylum or institution for the care or treatment of individuals, and every building in whole 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 3/4 x 1 1/2 inches wrought iron, placed edgewise, or 1 1/4 inch angle iron 3/4 inch thick, well braced, and not more than three feet apart, and the braces to brackets must be not less than 3/4 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 1/4 inch thick.

TOP RAILS.-The top rail of balcony must be 1 1/4 inch x 3/4 inch wrought iron, or 1 1/4 inch angle iron 3/4 inch thick, and in all cases must go through the walls, and be secured by nuts and 3/4 inch square washers, at least 3/8 inch thick, and no top rail shall be connected at angles by the use of cast iron.

BOTTOM RAILS.-Bottom rails must be 1 1/4 inch x 3/4 inch wrought iron or 1 1/4 inch angle iron 3/4 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 3/4 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 3/4 x 3/4 inch wrought iron sides or strings. Steps may be of cast iron of the same width of strings, or 3/4 inch round iron, double rings, 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 3/4 inch hand rail of wrought iron, well braced.

FLOORS.-The flooring of balconies must be of wrought iron 1 1/2 x 3/4 inch slats placed not over 15 inches apart, and secured to iron battens 1 1/2 x 3/4 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 30 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 1/2 x 3/4 inch sides and 3/4 inch rim 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 stop-ladders from balconies of fire escapes.

THE HEIGHT OF RAILINGS around balconies shall not be less than two feet nine inches.

No Fire Escape will be approved by the Commissioner of Buildings for the Boroughs of Manhattan and The Bronx 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.