

## Department of Buildings of The City of New York.



THOMAS J. BORDY,  
President of the Board of Buildings and  
Commissioner of Buildings for the Bor-  
oughs of Manhattan and The Bronx.

Office, No. 240 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 Bor-  
oughs of Queens and Richmond.

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

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

Plan No. 2315

## APPLICATION TO ALTER, REPAIR, ETC.

Application is hereby made to the Commissioner 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 repair of the building herein described. All provisions of the Building Code shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here)

*Joseph H. Herms*

THE CITY OF NEW YORK,

BOROUGH OF

OF

Manhattan Sept 6 4'

1901

## LOCATION AND DESCRIPTION OF PRESENT BUILDING.

- State how many buildings to be altered Two to be connected in one
- 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) North side of East 12th St  
about 150 feet from 2nd Ave 309-311
- How was the building occupied? In a private dwelling #311-309 as home  
How is the building to be occupied? Living & Cooking classes #311-309 as premises
- 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        x       ; height        How occupied?        Give distance between same and proposed building        feet.
- Size of lot? 105 x 20 feet front; 20 feet rear; 20 feet deep.
- Size of building which it is proposed to alter or repair? 20 feet front; 20 feet rear; 20 feet deep. Number of stories in height? 3 Height from curb level to highest point? 34'-9"
- Depth of foundation walls below curb level? 9'-0" Material of foundation walls? Stone Thickness of foundation walls? front 20" inches; rear 20" inches; side 20" inches; party 12 inches.
- Material of upper walls? Brick If ashlar, give kind and thickness
- Thickness of upper walls: 12"  
Basement: front 12 inches; rear 12 inches; side 12 inches; party 12 inches.  
1st story: " 12 " " 12 " " " " " " " "  
2d story: " 12 " " " 12 " " " " " " " "  
3d story: " 12 " " " 12 " " " " " " " "  
4th story: " " " " " " " " " " " "  
5th story: " " " " " " " " " " " "  
6th story: " " " " " " " " " " " "
- Is roof flat, peak or mansard?

11. Size of present extension, if any? \_\_\_\_\_ feet front; \_\_\_\_\_ feet deep; \_\_\_\_\_ feet high.
12. Thickness and material of foundation walls? \_\_\_\_\_
13. Material of upper walls? \_\_\_\_\_ If ashlar, give kind and thickness \_\_\_\_\_
14. Thickness of upper walls:  
Basement: front \_\_\_\_\_ inches; rear \_\_\_\_\_ inches; side \_\_\_\_\_ inches; party \_\_\_\_\_ inches.  
1st story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
2d story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
3d story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
4th story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “
15. Is present building provided with a fire escape? \_\_\_\_\_

If to be extended on any side, give the following information:

16. Is extension to be on side, front or rear? \_\_\_\_\_
17. Size of proposed extension, feet front \_\_\_\_\_; feet rear \_\_\_\_\_; feet deep \_\_\_\_\_; number of stories in height? \_\_\_\_\_ number of feet in height? \_\_\_\_\_
18. Material of foundation walls? \_\_\_\_\_; depth \_\_\_\_\_ feet; material of base course \_\_\_\_\_; thickness of base course \_\_\_\_\_; thickness of foundation walls, front \_\_\_\_\_ inches; side \_\_\_\_\_ inches; rear \_\_\_\_\_ inches; party \_\_\_\_\_ inches.
19. Will foundation be on rock, sand, earth or piles? \_\_\_\_\_
20. What will be the size of piers in cellar? \_\_\_\_\_; distance on centres? \_\_\_\_\_; size of base of piers? \_\_\_\_\_; thickness of cap stones? \_\_\_\_\_; of bond stones? \_\_\_\_\_
21. Material of upper walls? \_\_\_\_\_; material of front? \_\_\_\_\_
22. Thickness, exclusive of ashlar, of upper walls:  
1st story: front \_\_\_\_\_ inches; rear \_\_\_\_\_ inches; side \_\_\_\_\_ inches; party \_\_\_\_\_ inches.  
2d story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
3d story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
4th story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
5th story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
6th story:   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “
23. With what will walls be coped? \_\_\_\_\_
24. Will roof be flat, peak, or mansard? \_\_\_\_\_; material \_\_\_\_\_
25. Give size and material of floor and roof beams \_\_\_\_\_  
1st tier, material \_\_\_\_\_; size \_\_\_\_\_; distance on centres \_\_\_\_\_  
2d tier,   “   \_\_\_\_\_   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
3d tier,   “   \_\_\_\_\_   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
4th tier,   “   \_\_\_\_\_   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
5th tier,   “   \_\_\_\_\_   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
Roof tier,   “   \_\_\_\_\_   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
Give thickness of headers \_\_\_\_\_ of trimmers \_\_\_\_\_
26. Give material of girders \_\_\_\_\_ of columns \_\_\_\_\_  
Under 1st tier, size of girders \_\_\_\_\_; size of columns \_\_\_\_\_  
“   2d   “   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
“   3d   “   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
“   4th   “   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
“   5th   “   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “  
“   Roof tier,   “   “   \_\_\_\_\_   “   “   \_\_\_\_\_   “

27. If front, rear or side is to be supported on columns or girders, give  
girders, material.....; front.....; side.....; rear.....  
size.....“.....“.....“.....  
columns, material.....“.....“.....“.....  
size.....“.....“.....“.....
28. If constructed of frame, give material.....; size of sill.....;  
plate.....; enterties.....; posts.....; studs.....;  
braces.....
29. If open on one side, give size of plate.....posts.....
30. How will extension be occupied?..... If for  
dwelling, give number of families on each floor.....
31. How will extension be connected with main building?.....
32. Give size of skylights.....; material.....
33. Give material of cornices.....
34. Give material of light shafts.....; size.....

If to be increased in height, give the following information :

35. Will building be raised from foundation, or extended on top? Give particulars.....  
.....  
.....
36. How many stories high will building be when raised?.....; feet high.....
37. Will the roof be flat, peak or mansard?....., material.....
38. Material of coping?.....
39. Give material of new walls.....thickness of.....story.....inches;  
.....story.....inches; .....story.....inches; .....story  
.....inches; .....story.....inches; .....story.....inches;  
.....story.....inches.
40. Material of floor beams?..... Size..... tier.....;  
centres.....; .....tier.....; centres.....; .....tier.....;  
centres.....; .....tier.....; centres.....; .....tier.....;  
centres.....
41. Material of girders?..... Size under 1st tier.....;  
2d tier.....; 3d tier.....; 4th tier.....; 5th tier.....;  
6th tier.....
42. Material of columns?..... Size under 1st tier..... 2d tier.....  
3d tier.....; 4th tier.....; 5th tier.....; 6th tier.....
43. Size of piers in cellar.....; distance on centres.....; thickness of capstones  
to piers.....; bond stones.....
44. If constructed of frame, give material of frame.....; size of sills.....;  
corner posts.....; middle posts.....; enterties.....; plates.....;  
braces.....; studs.....
45. How will building be occupied when altered?.....  
If for dwelling, state number of families on each floor?.....  
.....
46. With what kind of fire escape will building be provided?.....  
.....



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.

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

48. The only alteration is changing partitions as shown in plan is putting in water closet bath tubs wash basin, and sink, on 1<sup>st</sup> 2<sup>nd</sup> & 3<sup>rd</sup> stories. No other changes in building.

The only alteration in 309 is cutting back walls in yard for entrance to 311.

The Building 311 will be occupied by the House Tender and workmen.

49. How much will the alteration cost? Three Hundred Dollars 300.00

If the Building is to be occupied as a Flat, Apartment, Tenement or Lodging House, give the following particulars :

50. State what per centum of lot is to be occupied?.....

51. How many feet open space will remain between building and rear line of lot?.....

52. 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
53. How many families will occupy each ?        -        -								
54. Height of ceilings?        -        -        -        -								
55. Number of living rooms opening on shafts and courts ?								
56. Number of living rooms opening on street and yard ?								

57. How basement to be occupied? ..... Height of basement ceiling above sidewalk? .....

How lighted and ventilated? \_\_\_\_\_

How made water-tight?.....

58. Will cellar or basement ceiling be plastered? \_\_\_\_\_ How? \_\_\_\_\_

59. How will cellar stairs be enclosed?.....
60. How cellar to be occupied?..... Height of cellar ceiling above sidewalk?.....  
How lighted and ventilated?.....  
How made water-tight?.....
61. Give number of light and vent shafts.....  
State materials to be used in their construction.....
62. Will shafts be open or covered with louvre skylights full size of shafts?.....  
Size of each shaft?.....
63. Dimensions of water closet windows?.....  
Dimensions of windows for living rooms?.....
64. What doors will have fan lights?.....  
Dimensions of same?.....
65. Of what materials will hall partitions be constructed?.....
66. Of what materials will hall floors be constructed?.....
67. How will hall ceilings and soffits of stairs be plastered?.....
68. How will halls be lighted and ventilated?.....
69. Of what material will stairways be constructed?.....  
Give sizes of stair well holes?.....
70. If any other building on lot, give size; front.....; rear.....; deep.....;  
stories high.....; how occupied.....; on front or rear  
of lot.....; material.....  
How much space between it and proposed building?.....
71. How will floors and sides of water closets to the height of 16 inches be made waterproof?.....
72. Number and location of water closets: Cellar.....; 1st floor.....; 2d floor.....;  
3d floor.....; 4th floor.....; 5th floor.....; 6th floor.....
73. Total area of shafts over 25 square feet?..... Of courts?.....

Owner, Charles Hill Reindy Address, 105 East 22nd St.

Architect, Joseph H. Morris “ .....

Superintendent, John McCullagh “ .....

Mason, .....

Carpenter, .....

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK  
October 28, 1970

Date

No. 69676

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL  
BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. ~~xxx~~

THIS CERTIFIES that the new-altered-existing building-premises located at ~~311 East 12th Street~~ Block 454 Lot 65

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a ~~right angle~~ ~~side of~~ ~~East 12th Street~~ ~~from the corner formed by the intersection of~~  
distant ~~East 12th Street~~ ~~and~~ ~~Second Avenue~~  
running thence ~~east 20~~ feet; thence ~~north 103'3"~~ feet;  
thence ~~west 20~~ feet; thence ~~south 103'3"~~ feet;  
running thence ~~feet~~ feet; thence ~~feet~~ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules 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 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No. ~~1908-1988~~ ~~Class 3~~ ~~Nonfireproof~~  
Occupancy classification— ~~Mult. Dwell.~~ ~~Converted Class "A"~~ ~~Height~~ ~~Construction classification—~~ ~~Bsmt. & 3~~ ~~stories, 38~~ feet.  
Date of completion— ~~September 21, 1970~~ ~~2891-1970~~ ~~Located in~~ ~~R 7-2~~ ~~Zoning District.~~  
at time of issuance of permit.

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

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces \_\_\_\_\_

Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr.			Boiler room and storage.
Bsmt.)			
1st )			
2nd )			One (1) apartment on each story.
& )			
3rd )			
			Owner's registration No. 138987.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE  
OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE  
BUILDING DEPARTMENT LAW.

OFFICE COPY—DEPARTMENT OF BUILDINGS

TO BE POSTED  
WITHIN THE DEPARTMENT  
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

Borough Superintendent