

Plan No. 534

Original

APPLICATION FOR ERECTION OF BUILDINGS.

Application is hereby made to erect six buildings as per subjoined detailed statement of specification for Erection of Buildings, and J herewith submit Plans and Drawings of such proposed building and J do hereby agree that the provisions of the Building Law will be complied with whether the same are specified herein or not.

NEW YORK, April 13 1891 (Sign here) Q. Wing

1. State how many buildings to be erected. 6
2. How occupied? If for dwelling, state the number of families. 21 each
3. What is the street or avenue and the number thereof? Give diagram of property. 316 to 330 E. 13th Str.
4. Size of lot. No. of feet front, 26.4 1/2; No. of feet rear, 26.4 1/2; No. of feet deep, 103.4
5. Size of building. No. of feet front, 26.4 1/2; No. of feet rear, 26.4 1/2; No. of feet deep, 90 ~~90~~ 90
No. of stories in height, five; No. of feet in height from curb level to highest point of roof beams, 89.10
6. What will each building cost exclusive of the lot? \$ 23,000
7. What will be the depth of foundation walls from curb level or surface of ground? 10.0
8. Will foundation be laid on earth, sand, rock, timber or piles? earth
9. What will be the base, stone or concrete? base stone If base stones, give size and thickness and how laid. 2.10" wide 8" thick 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" & 20" Of what material constructed? stone and brick
13. What will be the thickness of upper walls? Basement, 24" & 20" inches; 1st story, 16 inches; 2d story, 12 inches; 3d story, 12 inches; 4th story, 12 inches; 5th story, 12 inches; 6th story, — inches; 7th story, — inches, and from thence to top, — inches. Of what materials to be constructed? brick
14. State whether independent or party walls. independent & party walls
15. With what material will walls be coped? stone
16. What will be the materials of front? brick If of stone, what kind? —
Give thickness of ashlar. — Give thickness of backing in each story. —
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, spruce 3x10; 2d tier, —
3x10; 3d tier, 3x10; 4th tier, 3x10; 5th tier, —
3x10; 6th tier, —; 7th tier, —
—; 8th tier, —; roof tier, 3x10
State distances from centres. 1st tier 16 inches; 2d tier, 16 inches; 3d tier, 16 inches;
4th tier, 16 inches; 5th tier, 16 inches; 6th tier, — inches; 7th tier, — inches;
8th tier, — inches; roof tier, 20 inches.
20. If floors are to be supported by columns and girders, give the following information: Size and material of girders under 1st floor, yellow p. 8x10 under each of the upper floors, —
Size and materials of columns under 1st floor, —
6" iron pipes under each of the upper floors, —
21. If the front, rear or side walls are to be supported, in whole or in part, by iron girders or lintels, give definite particulars. Have a cast iron lintel over rear cellar door, and three 8" I across bay window opening on 4th story.
22. If girders are to be supported by brick piers and columns, state the sizes of piers and columns. —
23. State by whom the construction of the building is to be superintended. by the architect.

The m brailer and the water closet, installations shafts to be constructed follows: will be on proper foundation 8" br m walls in basement, 4" angle corner 10, 4" L m frames on each story, top frames for all openings and filled in between with 4" fire proof materials. Will have proper foundation for all partitions and posts in basement.

IF THE BUILDING IS TO BE OCCUPIED AS AN APARTMENT OR TENEMENT HOUSE, GIVE THE FOLLOWING PARTICULARS.

- 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, 4 families on each floor, janitors apartment in basement, 21 families in all.
 - 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, — feet; 7th story, — feet.
 - How are the hall partitions to be constructed and of what materials? 2 1/2 x 4 studded partition lath and plastered both sides.
- Owner Frank Scharffler Address Cor. of Kingsbridge road and Mowbray Ave
 Architect Oswald Witz Address 153 Fawcett Ave
 Mason } Owner Address —
 Carpenter } Owner Address —

IF A WALL OR PART OF A WALL ALREADY BUILT IS TO BE USED, FILL UP THE FOLLOWING.

The undersigned give notice that he intends to use the easterly wall of building No. 314 East 13th str 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 is built of stone 20 inches thick, 12.6 feet below curb; the upper wall and built of brick 12 inches thick, 50.0 feet deep, 38.0 feet in height.

(Sign here) J. Frank Scharffler
J. O. Witz

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:

- All stone walls must be properly bonded.
- All skylights having a superficial area of more than 9 square feet must be of iron and glass.
- All buildings over two stories or above 25 feet in height, *except dwellings, school houses, 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.
- 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 dwellings more than four stories in height, occupied by three or more families above the first floor, and on office buildings, hotels and lodging houses, factories, mills, workshops, hospitals, asylums and schools, all to be constructed as follows:

BALCONIES MUST NOT BE LESS THAN THREE FEET WIDE.

BRACKETS must not be less than 1/4 x 1 1/4 inches wrought iron, placed edgewise, or 1 1/4 inch angle iron 1/4 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 1/2 inch thick.

TOP RAILS.—The top rail of balcony must be 1 1/4 inch x 1/2 inch wrought iron or 1 1/2 inch angle iron 1/4 inch thick, and in all cases must go through the walls, and be secured by nuts and 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 3/8 inch wrought iron or 1 1/2 inch angle iron 1/4 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 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 1/4 x 3 1/2 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 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 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 1 1/4 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 5/8 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 this Bureau if not in accordance with above specifications.

- 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.
 - Roofs must be covered with fire-proof material.
 - All cornices must be fire-proof.
 - All FURNACE FLUES OF DWELLING HOUSES shall have at least eight inch walls on each side. No furnace flues shall be of less size than eight inches square, or four inches wide and sixteen inches long, inside measure. 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 flues not built for furnace or boiler flues must be altered to conform to the above requirements before they are used as such.
- No iron beam, lintel, or girder, intended to span an opening over eight feet, intended to support a wall, shall be used for that purpose, *until tested and approved* as provided by law.

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

This NOTICE must be TYPEWRITTEN and filed in TRIPLICATE

DEMOLITION

NOTICE No. 149 1923

N. B. } Application No. 224 1923

LOCATION 306/22 East 13th St., 204/ BLOCK 454 LOT 7-21
214 -Second Ave. S.E. corner (See Tax Map or Tax Receipt. Give ALL lot numbers.)

When the signature of the Superintendent of Buildings for the Borough of Manhattan has been properly affixed, this notice becomes an official notice of intention to demolish the building, buildings or parts of building herein described, in the manner agreed upon and as prescribed by law. If no work is performed hereunder within one year from the time of issuance, this notice shall expire and become void.

RECOMMENDED FOR APPROVAL ON JUN - 9 1923 192

[Signature]
[Signature]

APPROVED JUN - 9 1923 192

CHARLES BRADY L.S.
Superintendent of Buildings, Borough of Manhattan

New York City, June 9th 1923.

TO THE SUPERINTENDENT OF BUILDINGS:

Notice is hereby given of intention to **DEMOLISH** the building, buildings or parts of building herein described and located, and the undersigned applicant hereby agrees to comply strictly with all rules and regulations of the Bureau of Buildings for the Borough of Manhattan, the provisions of the Building Code of the City of New York, and with every other provision of law relating to this subject.

Section 191, Building Code—"Whenever any building or part thereof, within ten feet of the building line, is to be erected or raised to exceed forty feet in height, or whenever such a building more than forty feet in height is to be demolished, the owner or the person doing or causing such work to be done shall erect and maintain during such work a substantial shed over the sidewalk in front of said building and extending, so far as practicable, from building line to curb. On streets fifty feet or less in width and on streets having sidewalks less than fifteen feet in width, such sheds may extend beyond the curb to such extent as may, on the recommendation of the superintendent of buildings, be approved by the borough president, provided that when such sheds extend to within fifteen feet of the opposite building line, the written approval of the lessees, tenants or occupants of the two stories or parts of stories next above the curb of the buildings along the opposite building line shall have been obtained before such approval is issued. Such shed shall remain in place until the building is enclosed, or, in case of a demolition, until the building has been reduced to twenty feet in height. Every such shed shall be kept properly lighted at night."

The attention of the applicant is also directed to the provisions of Sections 140-142, Chapter 25, Code of Ordinances of the City of New York with reference to placing building materials in the public thoroughfares, or otherwise encumbering the sidewalk or roadway with any article whatsoever without a permit from the President of the Borough, obtainable through the Bureau of Highways, and with reference to taking all reasonable precaution to prevent fragments or other substances from falling into the sidewalks or streets, or dust or light material from flying into any street or building during the process of demolition.

Section 200, Building Code—"In demolishing any building or part thereof, story after story shall be completely removed. No material shall be stored upon a floor of any building in the course of demolition, but old material shall be lowered to the ground immediately upon displacement. The material to be removed shall be properly wet to lay the dust incident to its removal."

Number of buildings to be demolished: Fifteen

(If only part of building, state what part.)

Classification: Brick-Dwellings and tenements.

Number of stories high: 3, 4 and 5

Dimensions: 250 feet front, 250 feet rear, 150 feet deep.

I, the undersigned, have been duly authorized to file this demolition notice by

New York Telephone Realty Corporation

Name

who is the Owners. of the building or buildings to be demolished as herein prescribed.
Owner, Architect, Contractor

(Sign here, with FULL name) Yesson Greene Applicant.

If a Corporation, name and title of officer signing

Address 507-5th Ave.

REFERRED TO INSPECTOR

on

192

for report, giving number and character of buildings; all pending New Building, Alteration or other applications on said property, and present status of same; and also whether or not this applicant is responsible and reliable.

TOTAL Number of Buildings to be demolished, (If only part of the building is demolished, inspector should so state.) described as follows:

<u>Number of Buildings</u>	<u>Stories</u>	<u>Present Occupancy</u>	<u>Character of Construction</u>
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(Dated).....(Signed).....

(Title).....

REFERRED TO U. B. CLERK

on

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for report, stating all pending unsafe building cases against the property covered by this notice, and all unpaid bills for emergency work or survey and search fees, if any.

No Unsafe Building Case Pending

(Dated) JUN - 9 1923 (Signed) *M. M. [Signature]*

REFERRED TO INSPECTOR

on

192

for supervision, and FINAL REPORT when work has been completed.

DEMOLITION COMMENCED 192

DEMOLITION COMPLETED 192

(Dated).....(Signed).....

Inspector.....District



N. B. APPLICATION [SPECIFICATIONS FOR F. P. BUILDINGS]

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPPLICATE.
Use BROWN Color for Specifications of "FIREPROOF" Buildings.

N.B. APPLICATION No. 224 192 3 BLOCK 454 LOT 7-21 incl.

LOCATION 204-214 Second Ave. & 306-322 East 13th St. Southeast corner

DISTRICT (under building zone resolution) Use Business Height 1½ x Area B

Examined Jan 9 1924 J. P. Rains Examiner

Vault Permit N. 411 - O.K. Section 11/20/23

SPECIFICATIONS

- (1) NUMBER OF BUILDINGS TO BE ERECTED: One
Any buildings to be demolished? Yes
(If any, proper blank should be filled out in addition.)
- (2) SIZE OF BUILDING: At street level 103'-3" feet front 278'-3" feet deep
At typical floor level 103'-3" feet front 278'-3" feet deep
Height 45'-0" feet Number of stories 3
- (3) ESTIMATED COST (exclusive of lot): Of each building \$700,000.00
Of all buildings \$
- (4) OCCUPANCY (in detail) Telephone Exchange

- (5) NUMBER OF OCCUPANTS (in each story of building, giving males and females separately in the case of factories):

<u>Floor</u>	<u>Occupants</u>
Basement	9
1st floor	91
2d Floor	21
3d Floor	398

- (6) NUMBER OF FAMILIES (to be given in the case of residence buildings):

- (7) SAFE CARRYING CAPACITY of Floors per square foot:
- | | |
|--------------|------|
| 1st floor | 175# |
| 2d floor | 150# |
| 3d floor | 150# |
| Roof | 40# |
| Halls&Stairs | 100# |
| Sidewalk | 300# |

- (8) FOUNDATIONS: Material on which they are to rest (State one of the materials as described in Building Code, Section 231, subdivision 2) **Hard rock**
- (9) FOUNDATION WALLS: Material **Reinforced concrete**
Street walls brick
- (10) UPPER WALLS: Material **East court wall concrete with brick veneer**
All other walls concrete
Nature of Mortar **Portland cement mix 1:3:5**
Thickness of Ashlar (if any) -----
- (11) PARTITIONS: Material and Thickness
Interior **4" hollow tile**
Stair Halls **6" concrete**
Elevators **6" concrete**
Dumbwaiters -----
- (12) ROOFING: Material **Tar and gravel**
- (13) FIREPROOFING: Material and Thickness
For Columns **Reinforced concrete 2" fireproofing for reinforcement.**
For Girders **2" reinforced concrete, 2" fireproofing**
For Beams **1½" reinforced concrete, 1½" fireproofing**
- (14) INTERIOR FINISH: Material
Floor Surface **Cement generally**
Trim, Sash, Doors, etc. **All exit doors F.P.S.C. otherwise F.P.**
- (15) OUTSIDE WINDOW FRAMES AND SASH: Material **Hollow steelwired glass F.P.S.C. on stairs.**
- (16) REMARKS:

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE, and ONE copy sworn to by Applicant. If Elevator or Plumbing Applications are filed herewith, one affidavit is sufficient for all. Plans must be filed on tracing Linen or Cloth.

N. B. APPLICATION No. 224, 1923

LOCATION 204-214 Second Avenue and 306-322 East 13th Street, southeast corner, New York City. BLOCK 454 LOT 7-21 incl.

When the signature of the Superintendent of Buildings of the Borough of Manhattan has been properly affixed, this application becomes a PERMIT as required by the Building Code of The City of New York, to perform such work as is described in the foregoing statement and the attached plans and specifications which are a part hereof.

EXAMINED AND RECOMMENDED FOR APPROVAL ON Jan 9 1924

[Signature]
Examiner

APPROVED _____ 192

Superintendent of Buildings, Borough of Manhattan.

New York City April 9th, 1923.

TO THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the plans and specifications herewith submitted, and made a part hereof, for the ERECTION of the building therein described,—with the understanding that if no work is performed hereunder within one year from the time of issuance, this approval shall expire by limitation as provided by law; and the applicant agrees to comply with all provisions of the Building Code of the City of New York, and with the provisions of all other laws and rules relating to the erection of said building in effect at this date.

STATE, COUNTY AND }
CITY OF NEW YORK } ss.: ANDREW C. McKENZIE

his office is Typewrite Name of Applicant

being duly sworn, deposes and says: That ~~business~~ at Number 342 Madison Avenue
in the Borough of Manhattan

in the City of New York, in the County of New York
in the State of New York, that he is of the firm of McKenzie, Voorhees & Gmelin, Architects for the New York Telephone Realty Corporation

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 Borough of Manhattan, City of New York, aforesaid, and known and designated as Number 204-214 Second Avenue and 306-322 East 13th Street, Southeast Corner

and hereinafter more particularly described; 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, including all amendments to the same which may be filed hereafter—and also all Elevator and Plumbing work (if any) proposed to be done upon the same premises and specified in separate applications filed herewith, and all subsequent amendments thereto—is duly authorized by the New York Telephone Realty Corporation

are (Name of Owner or Lessee)

and that McKenzie, Voorhees & Gmelin duly authorized by the aforesaid corporation

To make application for the approval of such detailed statements of specifications and plans (and amendments thereto) in its behalf.

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

NAMES AND ADDRESSES

Owner New York Telephone Realty Corporation, 15 Dey Street, New York City
Howard F. Thurber, President, 15 Dey Street, New York City
John M. Ferry, Secretary, 15 Dey Street, New York City

Lessee _____

Architect McKenzie, Voorhees & Gmelin, 342 Madison Avenue, New York City.

Superintendent _____

The said land and premises above referred to are situate, bounded and described as follows, viz:

BEGINNING at a point on the east side of Second Avenue distant 0'-0" feet south from the corner formed by the intersection of Second Avenue and East 13th Street running thence easterly 297'-3" feet; thence southerly 103'-3" feet; thence westerly 297'-3" feet; thence northerly 103'-3" feet

to the point or place of beginning,—being designated on the map as Block No. 454 Lot No.7 to 21 incl.

(SIGN HERE) Andrew McKenzie APPLICANT

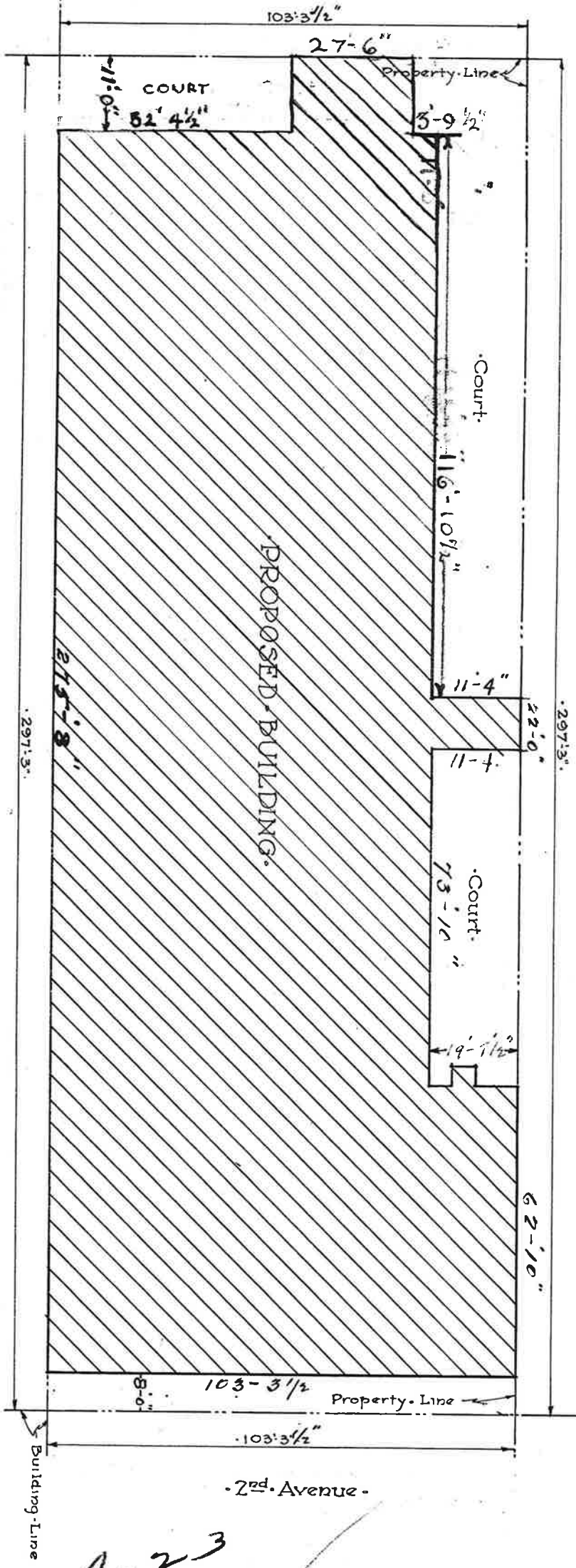
Sworn to before me, this 10th day of Apr 1923

Dea. Schmitt

Dimensions and Lot and Block numbers agree with Land Map.
[Signature]
Date Apr 10 1923 Tax Dept. [Signature]
(Title)

<p>NEW BUILDING PERMIT</p>	<p>BUREAU OF BUILDINGS BOROUGH OF MANHATTAN CITY OF NEW YORK</p>	<p>No work under this permit shall be started in connection with foundations until the soil has been examined and its bearing capacity approved by the Superintendent of Buildings.</p>	<p>NOTE: All elevations and grades for curbs and sidewalks must be obtained from the Commissioner of Public Works, Municipal Building, New York City.</p>
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SCALE 20" = 1 FOOT

East 13th Street

2nd Avenue

N.B. 224-23

(3)

BOROUGH OF MANHATTAN, CITY OF NEW YORK

CERTIFICATE OF OCCUPANCY No. 192

Supersedes Certificate of Occupancy No.

To the owner or owners of the building:

New York March 6 19 25

THIS CERTIFIES that the building located on Block 454, Lot 9 621 incl.

known as 204-14 Second Avenue-306-22 East 13th St., S.E.C.

under a permit, registration No. 105'5" front 224 E.B. of 19 23 conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of fireproof construction, within the meaning of the building code and may be used and occupied as a business building as hereinafter qualified, in a business district under the building zone resolution, subject to all the privileges, requirements, limitations, and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			Use
		MALE	FEMALE	TOTAL	
Basement				9	TELEPHONE EXCHANGE
1st Story	175			91	
2nd "	150			21	
3rd "	150			260	

This certificate is issued to McKennis, Voorhees & Gmelin, Architects
 342 Madison Avenue, City, for the owner or owners.