No. 24. Original 4

B405 L49

Department for the Survey and Inspection of Buildings,

OFFICE, No. 2 FOURTH AVENUE.

New York, January 11th 1870

PLAN AND SPECIFICATION

For Alterations, Additions, or Repairs to Buildings already Erected.

The undersigned gives notice that D. Pollier owner or ~~lessee~~ of premises 525 East 41st Street proposes to alter or enlarge the building thereon, in the manner described below, and respectfully requests that said premises be examined, and a permit granted for such alteration or enlargement.

The present building is built of Brick, 4 stories, 44 feet in height, 25 feet front 59 feet deep, with flat roof.

The foundation walls are built of Stone, 24 inches thick. The upper walls are built of Brick 12 inches thick, and 44 feet in height from curb level.

If independent walls, state the fact West Wall an Independent Wall

If party-walls, state the fact East Wall a Party Wall

If there is any other building on the lot, state the fact 1 Story Extension in Rear

Owner D. Pollier Residence 349 West 34th Street

Architect ____ Residence ____

Builder D. & H. Donald Residence 324 West 27th Street

DESCRIPTION OF PROPOSED ALTERATIONS, ADDITIONS, OR REPAIRS.

If raised or built upon, give ____

1. Number of stories ____
2. Number of feet in height ____
3. Style of roof Flat Roof
4. Materials of roofing Tin
5. Materials of cornices Wood
6. Access to roof Scuttle
7. Fire escape, if required ____
8. Iron shutters, if required ____
9. How to be occupied As an Oil Mill

If extended on the front, rear, or either side, give:

1. Width and depth of extension —

2. Numbers of stories —

3. Number of feet in height —

4. Depth, thickness, and materials of foundation walls —

5. Height, thickness, and materials of upper walls —

6. In what manner the extension is to be connected with the present building —

If internal alterations are to be made, give definite particulars There Has Been 2 floors & Roof Burnt out and we Propose To Replace floors & Roof as they were previously No Alterations or No additions and as the old Cornices are Not Destroyed we desire to Replace them again

If the front, rear, or side walls, or any portion of the same, are to be taken out and rebuilt, state in what manner,

Make diagrams showing present building and main points of proposed alterations or additions.

Give the probable cost of the proposed alteration $1900.00

That all materials and construction will be in conformity to the provisions of the law.

BUREAU INS. OF BUILDINGS

Received MAY 3 1892

Original

FORM No. 2—1890.

Plan No. 111

2

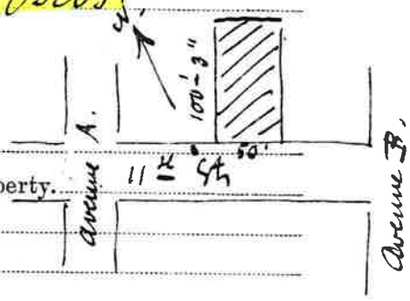
B 05
L 49

APPLICATION TO ALTER, REPAIR, ETC.

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

(Sign here) Herter Bros.

NEW YORK, April 29, 1892



1. State how many buildings to be altered, one
2. What is the street or avenue and the number thereof? Give diagram of property. 522 and 524 E. 11th St.
3. How much will the alteration cost? $ 2,000

GIVE THE FOLLOWING INFORMATION AS TO THE PRESENT BUILDING:

1. Size of lot on which it is located, No. of feet front, 50'-0"; feet rear, 50'-0"; feet deep, 100'-3"
2. Size of building, No. of feet front, 50'-0"; feet rear, 50'-0"; feet deep, 100'-3" No. of stories in height, 2 rep. 4; No of feet in height from curb level to highest point of beams, 40'-0"
3. Material of building, Brick; material of front, Brick
4. Whether roof is peak, flat, or mansard, flat
5. Depth of foundation walls 10'-0" feet; thickness of foundation walls, 20"; materials of foundation walls, stone
6. Thickness of upper walls, 12 inches. Material of upper walls, brick
7. Whether independent or party walls, party wall on left side the other walls independent
8. How the building is or was occupied, as stable and factory

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, sand, rock, timber or piles? .....

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 thickness and how laid, ... If concrete, give thickness, ...

5. What will be the sizes of piers? ..... What will be the sizes of the base of piers? .....

6. What will be the thickness of upper walls? 1st story, ... inches ; 2d story ..... inches; 3d story, ... inches; 4th story, ... inches; 5th story, ... inches; 6th story, ... inches; 7th story, ... inches; from thence to top, ... inches; and of what materials to be constructed, ...

7. State whether independent or party-walls. ..... If party-walls give thickness thereof. .....

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. ..... Give thickness of backing. .....

10. Will the roof be flat, peaked 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 ..... ; 7th 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 ; 7th 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 each of the upper floors, ... Size and material of columns under first floor, ... under each of the 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. .....

18. State who will superintend the alterations. .....

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

The basement + first story will be occupied as stables (as at present) the upper stories as storage + factory (as at present) the 1st floor of both houses + the second floor of house #235 to be supported by 8"x10" yellow pine girders resting on 6" iron columns upon pla Columns to rest on granite block 20"x20"x12" + bottom stone 3'-8"x3'-8"x10" thick. Cellar floor of front building + 1st story floor of rear building to be concreted 4" thick with thin cement pitch for drainage. First floor (when stables) to be laid with bricks + cement mortar. Double floor for stab partitions for stables to be of 2" rough pine plank.

IF THE FRONT, REAR, OR SIDE WALLS, OR ANY PORTION THEREOF, ARE TO BE TAKEN OUT AND REBUILT, GIVE DEFINITE PARTCULARS, AND STATE IN WHAT MANNER:

.....

.....

.....

.....

.....

.....

(Pooler)

Owner Margaret [illegible] *Address* [illegible]

Architect [illegible] *Address* 41 Broadway

Mason ~~Hodges~~ *Address*

Carpenter *Address*

REPORT UPON APPLICATION.

BUREAU OF INSPECTION OF BUILDINGS,

NEW YORK, May 11. 189 2

To the Superintendent of Buildings:

I respectfully report that I have thoroughly examined and measured the building , walls, etc., named in the foregoing application, and found the foundation wall to be built of Brick inches thick, 10 feet below curb, the upper wall is built of Brick 12 inches thick, 100 feet deep. 43 feet in height, and that the mortar in said wall is hard and good, and that all the walls are in good and safe condition.

What is the nature of the ground? Rock

What kind of sand was used in the mortar? Sharp

How is or was the building occupied? Stable

(*The Inspector must here state what defects, if any, are in the walls, beams or other part of the building.*)
The " " *state the thickness of each wall in each and every story.*)

All are independent walls except No Easy wall running in a Party Wall

James Lusby *Inspector.*

THE BUILDING LAW REQUIRES:

1st—All stone walls must be properly bonded.

2d—All skylights having a superficial area of more than 9 square feet must be of iron and glass.

3d—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.

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 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 1½ x 1¾ inches wrought iron, placed edgewise, or 1¾ inch angle iron ¼ inch thick, well braced, and not more than three feet apart, and the braces to brackets must be not less than ¾ 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 ¼ inch thick.

TOP RAILS.—The top rail of balcony must be 1¾ inch x 1½ inch wrought iron or 1½ inch angle iron ¼ inch thick, and in all cases must go through the walls, and be secured by nuts and 4 inch square washers, at least ⅝ inch thick, and no top rail shall be connected at angles by the use of cast iron.

BOTTOM RAILS.—Bottom rails must be 1¾ inch x ⅝ inch wrought iron or 1½ inch angle iron ¼ 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 ½ 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 ¼ x 3½ inch wrought iron sides or strings. Steps may be of cast iron of the same width of strings, or ⅝ 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 ¾ inch hand rail of wrought iron, well braced.

FLOORS.—The flooring of balconies must be of wrought iron 1½ x ⅜ inch slats placed not over 1¼ inches apart, and secured to iron battens 1½ x ¾ 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 31 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 1½ x ¾ inch sides and ⅝ 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.**☜

5th—All walls must be coped with stone or terra cotta. If coped with stone, the stone must not be less than 2½ 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. 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.

9th—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

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE.

"SPECIFICATIONS—SHEET A" [Form 152] must be filed with EVERY Alteration Application.

"SPECIFICATIONS—SHEET B" [Form 158] must be filed, in addition, in case the building is to be raised in height or occupancy changed so as to increase floor loads, or if building is to be enlarged on one side.

ALT. APPLICATION No. 097 191

LOCATION 525-27 East 11th Street.

Examined ..... 191 .....
Examiner

SPECIFICATIONS—SHEET A

(1) NUMBER OF BUILDINGS TO BE ALTERED: One
Any other building on lot or permit granted for one? No

(2) ESTIMATED COST OF ALTERATION: $ 8500

(3) OCCUPANCY (in detail):
Of present building: Stable
Of building as altered: Garage

(4) SIZE OF EXISTING BUILDING:

At street level	50'-0	feet front	103'-3	feet deep
At typical floor level	50'-0	feet front	103'-3	feet deep
Height	4	stories	50'-0	feet

(5) SIZE OF BUILDING AS ALTERED:

At street level	50'-0	feet front	103'-3	feet deep
At typical floor level	50'-0	feet front	103'-3	feet deep
Height	2	stories	30'-0	feet

(6) CHARACTER OF CONSTRUCTION OF PRESENT BUILDING: Fireproof
[Frame, Ordinary or Fireproof]

(7) STATE GENERALLY IN WHAT MANNER THE BUILDING WILL BE ALTERED:

In consideration of the fact that this location is restricted for business and that the present four story building on the premises is a stable, we propose to remove two upper floors and to make such alterations as indicated on plans filed herewith to the two lower floors to conform to the laws for a garage on these premises viz: the value of alteration to the premises will be less than 50% of the value of the present building and the general construction will be as required by law for a garage.

We propose to use existing walls for the two floors wherever they conform to thicknesses as shown on plans and are of proper strength.

Plans will be filed with the Fire Department.

[CONTINUED ON OTHER SIDE]

FORM 143-1917 AMENDMENT TO APPLICATION 8A-2023-17-Bt

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

Alt. APPLICATION No. 1097 191 7
[N. B., ALT., ELEV., ETC.]

LOCATION 525-27 East 11th St.

New York City Sept. 5, 1917 191

TO THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the following **AMENDMENT** to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

(Signed) L. F. Home Const Co Inc
By Lawton Howell Pres
Applicant

On account of the difficulty to obtain girders, as specified on approved plans, we respectfully ask that permit be amended as per new plans filed herewith; also that basement be excavated to full depth as now shown on plans.

5. In connection with new law now in effect relating to non-fireproof construction for garages, we file herewith new plan. Building is increased to two stories. Class of construction costing less, total cost will be within 50% of the valuation of existing four-story building. Plans filed with amendment of July 24th marked void.

6. Steel reinforcement increased and stone concrete specified on plan.
7. Fire retarding partitions for stair enclosure will comply with Sec. 153, 2/b.

8. Toilet facilities shown. Five people maximum on each floor. No repair shop on premises.
9. Columns abandoned. New construction shown on plan.
10. Fibre board changed to approved plaster board on plan.
11. Gravel under present footings. Construction carried by 2 - 21" I beams indicated and beams reduced in size.
12. 3 x 14 L.L. Y.P. 13" o.c. now used specified for floors.
13. Grillage specified under 30" girders. Method of fireproofing girders shown.
14. Spread of footing shown under inner end of double 24" I - 80 lb. beam.
15. Sections shown as where indicated on old plans.
New plans showing corrections filed herewith, showing concrete on 1st floor column supports.
16. Bracing supplied between trusses. Stress diagram filed herewith.
17. Two - 15" - 42# I beams substituted.
18. Windows omitted to reduce openings.

Note: In connection with Memo. of Aug. by Chief Inspector. The present alteration, contract for which has been let for $8,750. is under ~~xx~~ 50% of the valuation of five-story stable which existed in the property. Present alteration practically consists of putting in half a ground floor, 2nd floor and roof between existing walls.

(over)

EXAMINED AND RECOMMENDED FOR APPROVAL ON 191

Examiner

APPROVED 191

Superintendent of Buildings, Borough of Manhattan

[PAGE 15]

(1460-17-BZ)

WHEREAS, Lawford House, president, L. G. House Engineering Company, Inc., filed, September 19, 1917, an appeal, under the building zone resolution, with the board of appeals, to permit in a business district the extension of an existing one-story stable by raising it in height, and the conversion of same into a garage; premises 525-527 East 11th street, Manhattan; and

WHEREAS, the use district maps accompanying the building zone resolution show that the premises in question are situated in a business district; and

WHEREAS, a public hearing was held on this appeal by the board of appeals, at the meeting held October 30, 1917, after due notice by publication in the BULLETIN of the Board of Standards and Appeals; and

WHEREAS, it appears that the premises are 50 ft. front and rear, 103 ft. deep, previously occupied by a brick stable, four stories and basement; that plans had been approved for this alteration by the bureau of buildings and work commenced thereon, but plans were thereafter amended, to provide for a two-story garage, instead of one-story; that objection was thereupon made within the 50 per cent valuation clause, under the building zone resolution; and

WHEREAS, the property owners were duly notified of the public hearing, and heard in opposition;

Resolved, that the appeal be and it hereby is *granted*, *on condition* that any necessary permits for the prosecution of the work shall be obtained within a year from the date of this approval.

Adopted, October 30, 1917.

ENGINEERING DIVISION

The foregoing is a true copy of a resolution adopted by this board at its meeting held , 191 .

Dated, , 191

Chairman.

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE.

"SPECIFICATIONS—SHEET A" [Form 152] must be filed with EVERY Alteration Application.

"SPECIFICATIONS—SHEET B" [Form 158] must be filed, in addition, in case the building is to be raised in height or occupancy changed so as to increase floor loads, or if building is to be enlarged on one side.

ALT. APPLICATION No. 697 **191**

LOCATION 525-27 East 11th Street.

Examined ..... 191 .....
Examiner

SPECIFICATIONS—SHEET A

(1) NUMBER OF BUILDINGS TO BE ALTERED: One
Any other building on lot or permit granted for one? No

(2) ESTIMATED COST OF ALTERATION: $ 8500

(3) OCCUPANCY (in detail):
Of present building: Stable
Of building as altered: Garage

(4) SIZE OF EXISTING BUILDING:

At street level	50'-0	feet front	103'-3	feet deep
At typical floor level	50'-0	feet front	103'-3	feet deep
Height	4	stories	50'-0	feet

(5) SIZE OF BUILDING AS ALTERED:

At street level	50'-0	feet front	103'-3	feet deep
At typical floor level	50'-0	feet front	103'-3	feet deep
Height	2	stories	30'-0	feet

(6) CHARACTER OF CONSTRUCTION OF PRESENT BUILDING: Fireproof
[Frame, Ordinary or Fireproof]

(7) STATE GENERALLY IN WHAT MANNER THE BUILDING WILL BE ALTERED:

In consideration of the fact that this location is restricted for business and that the present four story building on the premises is a stable, we propose to remove two upper floors and to make such alterations as indicated on plans filed herewith to the two lower floors to conform to the laws for a garage on these premises viz: the value of alteration to the premises will be less than 50% of the value of the present building and the general construction will be as required by law for a garage.

We propose to use existing walls for the two floors wherever they conform to thicknesses as shown ~~xx~~ on plans and are of proper strength.

Plans will be filed with the Fire Department.

[CONTINUED ON OTHER SIDE]

L. G. House Engineering Co. Inc. I

(Sign here) L. G. House Pres.
Applicant

May 30, 1917.

FORM 143—1916 AMENDMENT TO APPLICATION 32 B-23-16-B-10,000

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

ALT. APPLICATION No. 1097 191 7.
[N. B., ALT., ELEV., ETC.]

LOCATION 525-527 East 11 Street

New York City, May 21, 191 7.

TO THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the following **AMENDMENT** to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

(Signed) L. G. House Engineering Co. Inc. Newton S. House Pres.
Applicant

1.

Design changed to fireproof construction except roof.

New plans filed herewith, old plans void.

This alteration which necessitates a new fireproof first floor over basement which at present extends back from the street distance 50'-0 and a new fireproof second floor in place of the present wood floor also a fireproof stair-tower in place of present wood stairs together with new runway to street will not exceed 50% of the value of the present building.

We have limited the extent of this proposed alteration to keep within the 50% value clause.

Respectfully submitted

LMB-LC June 1, 1917

This amendment is disapproved with the following objections repeated:

1 "Plans show a nonfireproof stable to be changed into a two-story nonfireproof garage. Such a garage must be of fireproof construction throughout, with the exception of the roof. These changes, if executed, will evidently exceed 50% of the value of the present building. As same is located in a business district, the proposed alteration is unlawful."

NOTE: Examination to be continued when above objection has been complied with.

L. M. Bernfeld
Supt of Bldgs

EXAMINED AND RECOMMENDED FOR APPROVAL ON _____ 191 _____
Examiner

APPROVED _____ 191 _____
Superintendent of Buildings, Borough of Manhattan

FORM 143-1917 AMENDMENT TO APPLICATION 8A.2023-17.Bt

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

Alt. **APPLICATION No.** ~~1077~~ 1097 **191** 7

[N. B., ALT., ELEV., ETC.]

LOCATION 525-527 East 11th St.

New York City July 6, 1917 191

TO THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the following **AMENDMENT** to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

(Signed) I. G. Hayes Engineer & Co. By Wm. J. Hayes Pres.
Applicant

✓ 1. Present stable building is four stories. Plans as previously filed did not exceed 50% of the valuation of the present building. We, however, have amended our plans herewith to only a one story structure, which is far within the valuation limit. Old plans are marked void. New plans filed.

✓ 2. Y.P. marked on plans means L.L. Y.P.

✓ 3. Piers are now shown on plans under roof girders. Piers will be laid in Portland cement mortar. Present walls are laid in Portland cement mortar.

✓ 4. Ventilating duct for toilet now shown on plans.

Note: Plans will be filed with Fire Dept.

EXAMINED AND RECOMMENDED FOR APPROVAL ON July 10th 191 7 L. M. Bernfeld
Examiner

APPROVED 191

Superintendent of Buildings, Borough of Manhattan

[PAGE 7]

Form 143-1917 AMENDMENT TO APPLICATION 8A.2023-17-Bt

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

Alt. APPLICATION No. 1097 191 7
[N. B., ALT., ELEV., ETC.]

LOCATION 525-27 East 11th St.

New York City Sept. 5, 1917 191

To the Superintendent of Buildings:

Application is hereby made for approval of the following **AMENDMENT** to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

(Signed) L. P. House Const Co Inc
By Lawton House
Applicant

On account of the difficulty to obtain girders, as specified on approved plans, we respectfully ask that permit be amended as per new plans filed herewith; also that basement be excavated to full depth as now shown on plans.

5. In connection with new law now in effect relating to non-fireproof construction for garages, we file herewith new plan. Building is increased to two stories. Class of construction costing less, total cost will be within 50% of the valuation of existing four-story building. Plans filed with amendment of July 24th marked void.

6. Steel reinforcement increased and stone concrete specified on plan.
7. Fire retarding partitions for stair enclosure will comply with Sec. 153, 2/b.

8. Toilet facilities shown. Five people maximum on each floor. No repair shop on premises.
9. Columns abandoned. New construction shown on plan.
10. Fibre board changed to approved plaster board on plan.
11. Gravel under present footings. Construction carried by 2 - 21" I beams indicated and beams reduced in size.
12. 3 x 14 L.L. Y.P. 13" o.c. now used specified for floors.
13. Grillage specified under 30" girders. Method of fireproofing girders shown.
14. Spread of footing shown under inner end of double 24" I - 80 lb. beam.
15. Sections shown as where indicated on old plans.
New plans showing corrections filed herewith, showing concrete on 1st floor column supports.
16. Bracing supplied between trusses. Stress diagram filed herewith.
17. Two - 15" - 42# I beams substituted.
18. Windows omitted to reduce openings.

Note: In connection with Memo. of Aug. by Chief Inspector. The present alteration, contract for which has been let for $8,750. is under ~~25~~ 50% of the valuation of five-story stable which existed in the property. Present alteration practically consists of putting in half a ground floor, 2nd floor and roof between existing walls.

Examined and Recommended for Approval on 191

Examiner

Approved 191

Superintendent of Buildings, Borough of Manhattan

[Page 15]

CAH..MK Sept 17-1917

The foregoing amendment is disapproved with the following objections repeated:

1 "Plans show a nonfireproof stable to be changed into a two-story nonfireproof garage. Such a garage must be of fireproof construction throughout, with the exception of the roof. These changes, if executed, will evidently exceed 50% of the value of the present building. As same is located in a business district, the proposed alteration is unlawful." (This alteration apparently will exceed 80% of the cost of building. See assessed valuation.)

10 "All nonfireproof columns and all wood floors and roof construction should be covered with fire retarding materials as per Rules of the Board of Standards and Appeals. One-half inch fibre board is not acceptable. See Bulletin of the Board of Standards and Appeals of Aug. 23, 1917." (Fire retarding construction on top of floors is not in conformity with rules adopted by Board of Appeals. Also all floors must be made fire retarding.)

14 "Show clearly on complete footing plan the spread of footings under bonded piers and walls. Pressure on soil under same is apparently excessive. Bonded piers are of insufficient thickness. Pressure on pier under double 15-inch I beams is excessive Pressure on soil is excessive where marked. Show spread of footings under inner end of double 24-inch I 80 lb. beam." (Inspector reports soil good for two tons. Footings must be made to conform. Footing under inner end of 24" beams is not clearly shown.)

16 "Provide steel bracing between trusses where marked. File a stress diagram for a typical roof truss. Trusses have not been examined." (Load on trusses is underestimated.)

J. Herman

Supt of Bldgs

a.a.f.

AMENDMENT TO APPLICATION

8-A-2023-17-B, Form 143-1917 R

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

JAN - 1918

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

Alteration APPLICATION No. 1097 1917
[N. B., ALT., ELEV., ETC.]

LOCATION 525-527 East 11th Street,

New York City December 28, 1917.

TO THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the following **AMENDMENT** to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

(Signed) L. G. House Engineering Company.
By [signature]
Applicant

✓1. The Board of Appeals on October 30,1917, granted our appeal against the objection that that the building will apparently exceed 50% of the allowed valuation and allowed the erection of a two-story building. See Cal.1460/17, Bulletin of Board of Standards and Appeals, Vol. 2,No. 46, page 817.

✓2. Y.P. marked on plans means L.L.Y.P.

✓3. Piers are now shown on plans under roof girders. Piers will be laid in Portland Cement mortar. Present walls are laid up in lime mortar.

✓4. Ventilating duct for toilet now shown on plans.

✓5. In connection with new law now in effect relating to non-fireproof construction for garages, we file herewith new plan. Building is increased to two stories. Class of construction costing less, total cost will be within 50% of the valuation of existing four-story building. Previous plans marked void.

✓6. Reinforcement for concrete slabs on ground floor increased. Existing walls at rear of old building will be used, we ask reconsideration of objection requiring rear yard.

7. Second means of exit supplied for basement, second floor ramp openings fireproofed. All doors and windows specified on plans. Only two men employed in basement.

✓8. Toilet facilities shown. Five people maximum on each floor. No repair shop on premises.

✓9. Columns now shown in basement.

10. 2 1/2 inches of stone concrete on second floor, steel reinforcement specified on plan. Waterproofing as per Rule 3,a of the Board of Standards & Appeals also specified. Fibre Board changed to Approved Plaster Board on plans.

✓11. Soil under all footings to carry 2 tons per sq.ft.

✓12. 4x14 L.L. Y.P.16" o.c. now used for 2nd floor construction.

(Over)

EXAMINED AND RECOMMENDED FOR APPROVAL ON Jan. 4th 1917 [signature] Examiner

APPROVED JAN 5 - 1918 191 [signature]
Superintendent of Buildings, Borough of Manhattan

[PAGE 75]

X 13. Brillages and plates with dimensions of same specified under all steel beams and girders. Girders and beams fireproofed to confarm with the requirements of Board of Standards and Appeals.

14. Footings now made good for 2 tons per sq. ft. on soil. Footing plans filed.

15. Sections shown where required on ~~xit~~ old plan. New plans show basement columns fireproofed with concrete.

16. Beams substituted for trusses. Plans filed herewith.

17. Two I-15" - 42# substituted for front lintel.

18. Front walls are laid up in Portland Cement mortar.

Note: All above changes indicated on plan.

L. M. E.

Form 190—1917 Certificate of Occupancy 1157-17-1000 (C)

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

CERTIFICATE OF OCCUPANCY No. 191[8]

THIS CERTIFIES that the building located on Block 405 Lot 49

known as 525-7 East 11 St.
50' front.

conforms substantially to the approved plans and specifications of Alt. Application No. 1097 1917

and to all the requirements of the BUILDING CODE AND BUILDING ZONE RESOLUTION of the City of New York

A non-fireproof, basement & 2 story Garage

and that the several floors may sustain the live loads, accommodate the number of persons, and be occupied as follows:

FLOORS	Live Load per Square Foot in POUNDS	Number of PERSONS	OCCUPANCY
			When completed
Basement	--	2	GARAGE, No Repairing.
1st Floor & Floor above	120	5 each floor	GARAGE, No Repairing.

A temporary permit is hereby granted to occupy the above premises for 30 days beginning Mar. 2[8], 1918.

NO VIOLATIONS

This certificate is issued to Louis J. Pooler,

owner of the aforesaid building, address Tuxedo Park, N.J.

in accordance with the provisions of Section 5, Article 1, Chapter 5 of the Code of Ordinances of the City of New York, and Chapter 503, Section 411-a of the Greater New York Charter.

DATED Mar. 27, 1918.

Superintendent of Buildings