

# APPLICATION FOR ERECTION OF BUILDING 1

DEPARTMENT OF BUILDING  
BOROUGH OF MANHATTAN & THE BRONX  
JUL 8 1899

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Application is hereby made to the Superintendent of Buildings of the City of New York, 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, July 8 1899. (Sign here) Michael Bernstein

1. State how many buildings to be erected. Four

2. How occupied? If for dwelling, state the number of families. 24

3. What is the street or avenue and the number thereof? Give diagram of property. 355 to 365 East 10<sup>th</sup> St.

4. Site of lot. No. of feet front, 25; No. of feet rear, 25; No. of feet deep, 94'-9"

5. of building. No. of feet front, 25; No. of feet rear, 25; No. of feet deep, 80'-9"  
of stories in height, 6<sup>th</sup> base; No. of feet in height from curb level to highest point of roof beams 70'-0"

6. What is the cost of each building exclusive of the lot? \$ \$25000<sup>00</sup>

7. What will be the depth of foundation walls from curb level or surface of ground? 10 ft.

8. Will foundation be laid on earth, sand, rock, timber or piles? Iron Piles

9. What will be the base, stone or concrete? Concrete. If base stones, give size and thickness and how laid. If concrete, give thickness. 12" thick x 12" width all around the walls.

10. What will be the sizes of piers? 20x28

11. What will be the sizes of the base of piers? 20" thick by 3'-8" x 4'-4" concrete

12. What will be the thickness of foundation walls? 20" x 24" Of what material constructed? Brick & Stone

13. What will be the thickness of upper walls? Basement, \_\_\_\_\_ 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. Indept & Party

15. With what material will walls be coped? Terra Cotta

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, 4x15<sup>10</sup> spruce; 2d tier, 3x10 spruce; 3d tier, 3x10 spruce; 4th tier, 3x10 spruce; 5th tier, 3x10 spruce; 6th tier, 3x10 spruce; 7th tier, \_\_\_\_\_; 8th tier, \_\_\_\_\_; roof tier, 3x9 spruce

State distances from centres. 1st tier, 3'-0" 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. If floors are to be supported by columns and girders, give the following information: Size and material of girders under 1st floor, 8" Brick wall under each of the upper floors, \_\_\_\_\_ Size and materials of columns under 1st floor, \_\_\_\_\_ under each of the upper floors, \_\_\_\_\_

21. This building will safely sustain per superficial foot upon 1st floor 70 lbs.; upon 2d floor 70 lbs.; upon 3d floor 70 lbs.; upon 4th floor 70 lbs.; upon 5th floor 70 lbs.

22. If the front, rear or side walls are to be supported, in whole or in part, by iron girders or lintels, give definite particulars. The front wall above base will be supported by three 9"-21" iron I.B's.

23. If girders are to be supported by brick piers and columns, state the sizes of piers and columns. The above said girders will rest on 12x16x7/8" & 20x16x7/8" C-I Colo & 20x28" brick piers to be built in cement mort.

24. State by whom the construction of the building is to be superintended. The owners.

new front only starts  
1. Be 30 on east side  
2. 4" thick regular bridd brick arches  
3. 9" to 7"  
4. construction of partitions. Hall partition & 6" thick regular bridd brick arches  
5. construction of floor filling.

**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, *There will be 24 families in lower Bldg 4 fam. in 1st & upper stories & stores in bas.*
  2. What will be the heights of ceilings? 1st story, *10* feet; 2d story, *10* 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? *of 8x12 brick walls. Dumb waiter to be of 2x2 angles filled in with 3" thin hollow fire clay blocks.*
  4. How many buildings are to be taken down? *Five*
- Owner *Friedman & Feinberg* Address *72 Division St. N.Y.C.*  
 Architect *M. Bornstein* Address *245 Bldway N.Y.C.*  
 Mason \_\_\_\_\_ Address \_\_\_\_\_  
 Carpenter \_\_\_\_\_ Address \_\_\_\_\_

**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 already 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 workshop, 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  $\frac{1}{4} \times 1\frac{1}{2}$  inches wrought iron, placed edgewise, or  $1\frac{3}{4}$  inch angle iron  $\frac{1}{4}$  inch thick, well braced, and not more than three feet apart, and the braces to brackets must be not less than  $\frac{3}{4}$  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  $\frac{1}{4}$  inch thick.

**TOP RAILS.**—The top rail of balcony must be  $1\frac{3}{4}$  inch  $\times$   $\frac{1}{2}$  inch wrought iron or  $1\frac{1}{2}$  inch angle iron  $\frac{1}{4}$  inch thick, and in all cases must go through the walls, and be secured by nuts and 4 inch square washers, at least  $\frac{5}{8}$  inch thick, and no top rail shall be connected at angles by the use of cast iron.

**BOTTOM RAILS.**—Bottom rails must be  $1\frac{1}{4}$  inch  $\times$   $\frac{3}{4}$  inch wrought iron or  $1\frac{1}{2}$  inch angle iron  $\frac{1}{4}$  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  $\frac{1}{2}$  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  $\frac{1}{4} \times 3\frac{1}{4}$  inch wrought iron sides or strings. Steps may be of cast iron of the same width of strings, or  $\frac{5}{8}$  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  $\frac{3}{4}$  inch hand rail of wrought iron, well braced.

**FLOORS.**—The flooring of balconies must be of wrought iron  $1\frac{1}{4} \times \frac{3}{4}$  inch slats placed not over  $1\frac{1}{4}$  inches apart, and secured to iron battens  $1\frac{1}{2} \times \frac{5}{8}$  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 36 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  $1\frac{1}{2} \times \frac{5}{8}$  inch sides and  $\frac{5}{8}$  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 the Superintendent of Buildings 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.

- 5th—That all exterior and division or party walls over fifteen feet high, excepting where such walls are to be finished with cornices, gutters or crown mouldings, shall have parapet walls carried two feet above the roof, and shall be coped with stone, well-burnt terra-cotta or cast iron.
- 6th—That every building and the tops and sides of every dormer-window thereon shall be covered and roofed with slate, tin, copper or iron, or such other quality of fire-proof roofing as the superintendent of buildings, under his certificate, may authorize.
- 7th—That all exterior cornices shall be fire proof.
- 8th—That the stone or brick work of all smoke flues, and the chimney shafts of all furnaces, boilers, bakers' ovens, large cooking ranges and laundry stoves, and all flues used for a similar purpose, shall be at least eight inches in thickness. If there is a cast-iron or burnt clay pipe built inside of the same, with one-inch air space all around it, then the stone or brick work inclosing such pipes shall not be less than four inches in thickness.
- 9th—That before any iron or steel beam, lintel or girder intended to span an opening over ten feet in length in any building, shall be used for supporting a wall, it shall be inspected, tested and approved as provided by law.

1A MICRU 4/27/74

F. SHWITZ

Posting date: 9/10/74  
Effective date: 9/10/74

LOT 56  
781  
Block 393  
Lot 56

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF RENT AND HOUSING MAINTENANCE  
Office of Code Enforcement  
VACATE ORDER

Date: September 11, 1974

To the Owners, Lessees, and Occupants, et al of the dwelling situated at 359 East 10th Street  
Borough of Manhattan, City of New York.

Pursuant to Section 1803(2) of Chapter 61 of the New York City Charter and Section D26-56.01 of Chapter 26 of the New York City Administrative Code, the following order was adopted on the 10th day of September, 1974.

WHEREAS it has been certified to the Office of Code Enforcement by an officer thereof, that the said dwelling constitutes a danger to the life, health or safety of the occupants and is unfit for human habitation because of the following conditions: extensive fire damage to 90% of roof consisting of approximately 15 collapsed roof beams & charred roof beams in imminent danger of collapse--entire roof open to elements--charred studding throughout fire damaged apts. at 6th sty.--no electricity to all apts. and public hall all sty.--no gas supply to entire building--no hot water due to flooded boiler pit--water soaked ceilings and walls throughout occupied and vacant apts.--missing glass public hall skylight--broken and missing window glass apts. & public halls--egress defective at front and rear fire escapes--vacant apts. open and subject to vandalism.

ORDERED that all persons\* (~~in apartments~~) of said dwelling vacate the dwelling on or before September 10, 1974

And, FURTHER, that this order be served as the law requires.

DEPARTMENT OF RENT AND HOUSING MAINTENANCE

Charles J. Poidomani

~~Deputy Commissioner~~ Office of Code Enforcement

*Charles J. Poidomani 9/11/74*  
~~Chief Director~~

Director of Operations

CJP:mm

NOTE: If the Department finds that the conditions rendering the dwelling or a part unfit for human habitation have been corrected, it may revoke this vacate order. If the Department finds that the unlawful conditions are being corrected and that continued occupancy may be permitted consistent with health and safety, the Department may extend the time period for vacating fixed in this order and, in the event of full compliance, may revoke this order.

As required by Section D26-35.01 of Chapter 26 of the New York City Administrative Code, a multiple dwelling which is vacated, or becomes untenanted for a period of sixty days or more, cannot be reoccupied until a new certificate of occupancy is obtained.

\* Vacate order applies to entire building unless specific apartment numbers are inserted.

# INSPECTOR'S VACATE-RECOMMENDATION

I hereby certify that on 9-10-74 I made a detailed examination of the premises 359 East 10th St in the borough of MANHATTAN, the City of New York, and report as follows:

This building was found to be a (brick) (frame) building 6 stories and Brickmasonry in height, and classified as a 24 apartments. At the time of inspection a total of 15 apartments were occupied. See other side for location and census of apartments recommended for vacate action.

No evidence of effort being made to maintain the building; tenants report no rent collected since 9-1-74

Rent being collected by J. R. Smith; Information obtained from TENANTS

The following is a summary of my detailed inspection:

No HOT WATER	(ER) Reported	4
No Gas Throughout Building	(ER) Reported (Shut off By Fire Dept)	5
Vacant Apts. Open and Subject To Vandalism.	(ER) Reported	10
OIL Burner Defective due to Flooded PIT	(ER) Reported	4
No Electric Throughout Apts.	(ER) Reported	3
Broken and missing Plumbing Through Vacant Apts		3
Accumulation of Rubbish at West Court and Rear yard		3
Broken and missing glass Apts. and Public Hall		2
Missing Glass of Public Hall Sky Light	(ER) Reported	2
BROKEN PLASTER WALLS AND Ceilings Throughout Apts.	(ER) Reported	2
Roof Beams collapsed approx 15' R. 5th Floor East and West Apt	(ER) Reported	2
Ceiling Beams and Studing charred Rear East and West also Front West Apt	(ER) Reported	2
at 6th STY Referred to Construction Dept.		2
No Lights Public Hall all STY	(ER) Reported	2
missing and missing METAL TRENDS FRONT FIRE ESCAPE	(ER) Reported	2
Structural gusset NECK Ladder AT REAR FIRE ESCAPE AT ROOF	(ER) Reported	2
Roof Beam Neck Ladder Terminating at Collapsed Section of Roof		2
Express defective at Rear Fire Escape due to Accumulation of wood Lath		2
AND PLASTER Balconies ALL STY	(ER) Reported	2
Missing metal smoke stake 1st STY to ROOF	(ER) Reported	2

EXTENSIVE FIRE DAMAGE TO 40% OF ROOF CONSISTING OF COLLAPSED ROOF BEAMS APPROX 15' ALSO CHARRED BEAMS IN IMMEDIATE DANGER OF COLLAPSE. ENTIRE ROOF OPEN TO ELEMENTS. CHARRED STUDING THROUGHOUT FIRE DAMAGED APTS. AT 6th STY. NO ELECTRICITY AT ALL APTS. TO INCLUDE PUBLIC HALL ALL STYS. NO GAS ENTIRE BUILDING SHUT OFF BY FIRE DEPT. NO HOT WATER DUE TO FLOODED BOILER PIT. WATER SOAKED CEILINGS AND WALLS THROUGHOUT VACANT AND OCCUPIED APTS. NO ER WILL NOT EXCEPT WATER SOAKED CONDITION. MISSING GLASS PUBLIC HALL SKYLIGHT. FIRE EXPRESS DEFECTIVE FRONT AND REAR FIRE ESCAPE. THIS BUILDING IS UNFIT FOR HUMAN HABITATION BY REASON OF THE TERRIFYING CONDITIONS AND I RECOMMENDED THAT THIS DWELLING BE VACATED OF ALL 24 APARTS AND 12 CHILDREN

NOTE: NO PARTY WALL CONDITION

\* OVER

NOTE: For further comments, (see over). (see attached sheet).

I hereby certify that the (building) (portions of the building) situated at 359 EAST 10TH ST borough of MAN, the City of New York, (is) (are) unfit for human habitation by reason of the foregoing named unlawful conditions and I recommend that this dwelling be (vacated of all tenants). (partially vacated).

H. Ammendinger, 3434, 9-10-74  
INSPECTOR OF HOUSING      BADGE NO.      DATE

Sir: I visited the premises 359 EAST 10TH ST and I concur with inspector AMMENDINGER that this building warrants vacate action.

Maurice Egan, 3114, 9/10/74  
SENIOR INSPECTOR      BADGE NO.      DATE

- 174-NOTIFIED :-
  - 1. - Miss. JONES - 3:10 P.M
  - USSBAUM - 3:20 P.M.
  - M. REP - MR. SILVERSMITH - 3:15 P.M
  - F. BUREAU - E. SIAND - 3:30 P.M
- I concur: U.C.

Charles J. ...  
CHIEF INSPECTOR      DATE