

Plan No. 742

Original

## APPLICATION FOR ERECTION OF BUILDINGS.

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

NEW YORK, May 16 1888 (Sign here) Benjamin E. Lowe  
architect.

1. State how many buildings to be erected, one
2. How occupied; if for dwelling, state the number of families, Plate - 10 families.
3. What is the street or avenue and the number thereof? Give diagram of property. 321 E. 10<sup>th</sup>  
Diagram on back of accompanying affidavit.
4. Size of lot, No. of feet front, 25; No. of feet rear, 25; No. of feet deep, 90
5. Size of building, No. of feet front, 25; No. of feet rear, 25; No. of feet deep, 70 + Extension  
No. of stories in height, 5; No. of feet in height, from curb level to highest point of roof beams, 59.3.
6. What will each building cost [exclusive of the lot]. \$ 28,000.
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? Earth
9. What will be the base—stone or concrete? stone. If base stones, give size and thickness and how laid 2'8" x 3'0" x 9" thick If concrete, give thickness, \_\_\_\_\_
10. What will be the sizes of piers? 12 x 16" under girder in cellar.
11. What will be the sizes of the base of piers? 24 x 28 x 8" base stones.
12. What will be the thickness of foundation walls? 20", 24", 16" and of what materials constructed, Front 20" brick, rear 16" brick, side 24" stone.
13. What will be the thickness of upper walls? Basement 9 inches; 1st story, 16", chafte 12" inches; 2d story, 12 inches; 3d story 12 inches; 4th story, 12 inches; 5th story, 12 inches; 6th story, \_\_\_\_\_ inches; 7th story, \_\_\_\_\_ inches; from thence to top, 8 inches; and of what materials to be constructed, North River brick
14. Whether independent or party-walls; if party-walls, give thickness thereof, Independ. inches;
15. With what material will walls be coped? blue stone.
16. What will be the materials of front? Brick. If of stone, what kind, Brown stone, 1<sup>st</sup> city, Ben  
Give thickness of ashlar, 6" and thickness of backing in each story, 12", Basement 16"
17. Will the roof be flat, peak, or mansard? Flat.
18. What will be the materials of roofing? Pine - 1. C. Charcoal plates.
19. Give size and materials of floor beams. 1st tier, Spruce, 3 x 10; 2d tier, spruce  
3 x 10; 3d tier, do., 3 x 10; 4th tier, do., 3 x 10; 5th tier,  
do., 3 x 10.; 6th tier, \_\_\_\_\_; 7th tier, \_\_\_\_\_  
\_\_\_\_\_ ; 8th tier, \_\_\_\_\_; roof tier, spruce, 3 x 9.  
State distance 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, 6 x 9, Ser. Pine under each of the upper floors, \_\_\_\_\_  
Size and materials of columns under 1st floor, \_\_\_\_\_  
\_\_\_\_\_ 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, \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
22. If girders are to be supported by brick piers and columns, state the sizes of piers and columns.  
Cellar girders two lines, on 12" x 16" brick piers,  
blue stone bonded and capped.
23. State by whom the construction of the building is to be superintended Benj. E. Lowe, Archt.

**IF THE BUILDING IS TO BE OCCUPIED AS A 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, 2 families on each floor is in house
2. What will be the heights of ceilings? 1st story 10.8 feet; 2d story, 9.8 feet; 3d story, 9.8 feet; 4th story, 9.8 feet; 5th story, 9.8 feet; 6th story \_\_\_\_\_ feet; 7th story, \_\_\_\_\_ feet.
3. How are the hall partitions to be constructed and of what materials? Studs, lath & plaster those gone and left in basement on 8" brick wall on base story

Owner, Emma J. Mason Address 644 Broadway N. Y.  
 Architect Benjamin E. Lowe Address 64 College Place  
 Mason \_\_\_\_\_ Address \_\_\_\_\_  
 Carpenter \_\_\_\_\_ Address \_\_\_\_\_

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

The undersigned give 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 erections. All plans must be drawn to a uniform scale and must be on tracing cloth, properly designated and colored.

**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 :

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

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

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

FLOORS.—The flooring of balconies must be of wrought iron  $1\frac{1}{2}$  x  $\frac{1}{2}$  inch slats placed not over  $1\frac{1}{2}$  inches apart, and secured to iron battens  $1\frac{1}{2}$  x  $\frac{1}{2}$  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  $1\frac{1}{2}$  x  $\frac{1}{2}$  inch sides and  $\frac{1}{2}$  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  $2\frac{1}{2}$  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 flue 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.

REPORT UPON APPLICATION.

Fire Department, City of New York,

BUREAU OF INSPECTION OF BUILDINGS.

NEW YORK, ..... 188

To the Superintendent of Buildings :

I respectfully report that I have thoroughly examined and measured the building walls, &c., named in the foregoing application, and find the foundation wall to be built of ..... inches thick, ..... feet below curb, the upper wall built of ..... inches thick, ..... feet deep, ..... feet in height, and that the mortar in said wall is hard and good, and that all the walls are ..... in a good and safe condition.

What is the nature of the ground ? .....

What kind of sand was used in the mortar ? .....

How is or was the building occupied ? .....

(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 wall in each and every story.)

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.....Inspector.

FINAL REPORT OF INSPECTOR.

NEW YORK, ..... April 1<sup>st</sup> 1889

To the Superintendent of Buildings :

Work was commenced on the within described building on the 2<sup>d</sup> day of July 1888 and completed on the 1<sup>st</sup> day of April 1889, and all the iron girders, beams and columns are properly set, and of size as per application, and all the work upon said building has been done in accordance with the foregoing detailed statement, except as noted below.

Respectfully submitted,  
*James Duffley* Inspector.

REMARKS.  
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FORM 1.—1888.

*Original*  
FIRE DEPARTMENT, CITY OF NEW YORK,  
Bureau of Inspection of Buildings.

Detailed Statement of Specification  
FOR  
NEW BUILDINGS.

No. 742 Submitted May 23 1888

LOCATION

321 East 10<sup>th</sup> Street

Owner Anna J. Mason

Architect Benjamin E. Lowe

Builder

Received by \_\_\_\_\_ 188

Returned by \_\_\_\_\_ 188

Report \_\_\_\_\_ favorable.

Referred to Inspector S. Murphy

June 5<sup>th</sup> 1888

Returned April 3<sup>rd</sup> 1889

James Duffy  
Inspector.

*Drawings received.*

New York, May 24<sup>th</sup> 1888

This is to certify that I have examined the within detailed statement, together with the copy of the plans relating thereto, and find the same to be in accordance with the provisions of the laws relating to Buildings in the city of New York, that the same has been approved, and entered in the records of this Bureau.

Wm. J. Brady  
Superintendent of Buildings.

Amended June 4/88

- Plan is amended as follows - all walls where marked across with pencil on plan, will be increased 4" in thickness, as follows.
- Basement front, 20" back of ashlar.
- Basement side bearing walls to be 24" stone, 20" brick.
- First story front, 16" back of ashlar, all first side walls 16" thick, wall back of dumb waiter recess 12".

Benj. E. Lowe,  
Architect.

Approved on condition that the cellar girders carrying chimneys be made 12" in free space.

Wm. J. Brady  
Superintendent of Buildings.

June 5 1888

June 12<sup>th</sup> 88

Condition of approval will be complied with.

Benj. E. Lowe,  
Architect.

June 20, 1888.

I desire to amend the within application, as follows.

To erect the easterly wall of this house as a party wall, instead of independent, to be centred on party line of lots, and to be same height and thickness as shown and already approved.

Benj. E. Lowe,  
Architect.

Wm. J. Brady  
Superintendent of Buildings.

Permit #6074, Health Dept.  
Dated, May 17 - 1888

*Wally to them where 3000 or 30000*

FIRE DEPARTMENT, CITY OF NEW YORK.  
BUREAU OF INSPECTION OF BUILDINGS.

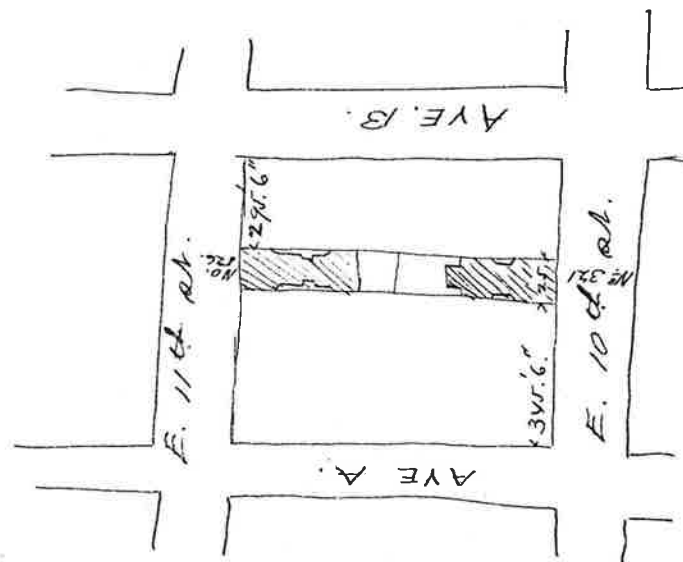
City and County of New York } ss. Plan No. 72-22 Buildings. 71  
 I, Emma J. Mason address 544 Broadway New York  
 Residing at 544 Broadway New York  
 in the City of New York State of New York  
 do hereby depose and say that I am the owner  
 of the premises known and designated as Lot No. 321 East 10th st.  
commencing 345.6" East of Ave. A. on the North  
side of street.

in the City of New York; and that the work proposed to be done upon the said premises, in accordance with the accompanying plans and specifications is authorized by me and that Mr. Benjamin E. Lowe, architect,

is authorized by me to make application for a permit for the proposed work in my behalf, And I further depose and say that no other person or persons than those hereinafter named, with their several addresses, are in any manner interested in the said work, as owners, executors, administrators or other legal representatives.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Subscribed and sworn to before me this 11th day of May A. D. 1888  
B. Newman  
Mayor





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

It is proposed to erect new iron  
stairs to roof with bulkhead.

If the building is to be raised in height or if the occupancy is changed so that the floor loads will be increased, the following information must be given as to the EXISTING BUILDING and the thickness of existing walls and size of footings must be clearly shown on the plans.

- (8) FOUNDATIONS: Character of Soil (State one of the materials as described in Building Code, Section 231, Subdivision 2)  
Material of Foundation Walls  
Thickness of Walls  
Depth Below Curb

- (9) UPPER WALLS: Material  
Kind of Mortar  
Any Ashlar  
Thickness of Walls

- (10) PARTY WALLS: Any to be used?  
Thickness of Walls

If building is to be enlarged or extended, the following information as to NEW WORK must be given:

- (11) FOUNDATIONS: Character of Soil (State one of the materials as described in Building Code, Section 231, Subdivision 2)  
Material of Foundation Walls  
Thickness of Walls  
Depth Below Curb

- (12) UPPER WALLS: Material  
Kind of Mortar  
Any Ashlar  
Thickness of Walls

- (13) PARTY WALLS: Any to be used?  
Thickness of Walls

- (14) FIREPROOFING: Material and Thickness  
For Columns  
For Girders  
For Beams

- (15) INTERIOR FINISH: Material  
Floor Surface  
Trim, Sash, Doors, etc.  
Plaster

- (16) OUTSIDE WINDOW FRAMES AND SASH: Material

EXAMINED AND RECOMMENDED  
FOR APPROVAL ON.....

193.....

Examiner

APPROVED.....193

Commissioner of Buildings, Borough of



RECEIVED 3-17

Form A-6-1934 NEW BUILDING APPLICATION

AUG 17 1937 8A-2054-37-Bu 09

DEPARTMENT OF BUILDINGS

BOROUGH OF Manhattan, CITY OF NEW YORK

MANHATTAN Municipal Bldg., Manhattan; BROOKLYN Municipal Bldg., Brooklyn; BRONX Bronx County Bldg., Grand Concourse & E. 161st St., Bronx; QUEENS 21-10 49th Avenue, L. I. City; RICHMOND Boro Hall, St. George, S. I.

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 Lines or Cloth.

AFFIDAVIT

PERMIT No. 193; APPLICATION No. 2227 1937 193

LOCATION 321 East 10th St. N. S. BLOCK 404 LOT 45; WARD VOL; New York City 193

To THE COMMISSIONER OF BUILDINGS:

Application is hereby made for approval of the plans and specifications herewith submitted, and made a part hereof, for 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.

Work under this approval will not be commenced until a permit has been secured, application for which will be filed with the Commissioner of Buildings, accompanied by satisfactory evidence that compensation insurance has been obtained in accordance with the provisions of the Workmen's Compensation Law.

EXAMINED AND RECOMMENDED FOR APPROVAL ON 193

APPROVED AUG 24 1937 193; Commissioner of Buildings, Borough of

STATE AND CITY OF NEW YORK } ss: COUNTY OF New York; William J. Russell; Typewrite Name of Applicant.

being duly sworn, deposes and says: That he resides at Number 41 West 52nd Street 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 architect for

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 321 E. 10th Street N. S.

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 Isidore Cohen—owner (Name of Owner or Lessee who has Owner's consent)

and that he is duly authorized by the aforesaid owner to make application for the approval of such detailed statements of specifications and plans (and amendments thereto) in his 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:

Owner Isidore Cohen NAMES AND ADDRESSES  
631 West 152nd Street

Lessee \_\_\_\_\_  
Architect William J. Russell 41 West 52nd Street

Superintendent \_\_\_\_\_

The said land and premises above referred to are situate, bounded and described as follows, viz.: BEGINNING at a point on the North side of East 10th Street distant 295.5 feet West from the corner formed by the intersection of Avenue B and E. 10th Street

running thence North 85- feet; thence West 25- feet;  
thence South 85- feet; thence East 25- feet;

to the point or place of beginning,—being designated on the map as Block No. 40 A Lot No. 45 feet

(SIGN HERE) William J. Russell APPLICANT

Sworn to before me, this 17<sup>th</sup> day of August 1937

JAMES F. HARRINGTON  
COMMISSIONER OF DEPT.  
New York County Clerk's Office

AFFIX SEAL OF  
REGISTERED ARCHITECT OR  
PROFESSIONAL ENGINEER  
HERE

NOTE: If Building is a Multiple Dwelling the following authorization is required.

**AUTHORIZATION OF OWNER**

Isidore Cohen DEPOSES AND SAYS: That he resides at 631 West 152nd Street Borough of Manhattan City of New York State of New York; that he is \_\_\_\_\_ owner of all that certain piece or lot of land situated in the Borough of Manhattan in the City of New York, and located on the North side of E. 10th Street

and known as No. 321 on said street; that the multiple dwelling proposed to be Alt upon said premises will be constructed in accordance with the annexed specifications and plans submitted herewith for the approval of the Department of Buildings, and that William J. Russell is duly authorized by said owner \_\_\_\_\_ to make application in said owner's behalf in compliance with Chapter 713 of the Laws of 1929 for the approval of such specifications and plans.

Note:—This clause to be used only when the person executing this authorization is not the sole owner of the premises described herein.

He further says that the full names and residences, street and number, of the owner or owners of the said land, and of every person having an interest in said premises and projected multiple dwelling either as owner, lessee, or otherwise, as required by Section 300 of the Multiple Dwelling Law, are as follows:

Isidore Cohen No. 631 West 152nd Street  
(Name) (Address)  
as \_\_\_\_\_ (Relation to premises)  
(Name) No. \_\_\_\_\_ (Address)  
as \_\_\_\_\_ (Relation to premises)  
(Name) No. \_\_\_\_\_ (Address)  
as \_\_\_\_\_ (Relation to premises)  
Isidore Cohen Signature.

DEPARTMENT OF BUILDINGS  
BOROUGH OF  
CITY OF NEW YORK

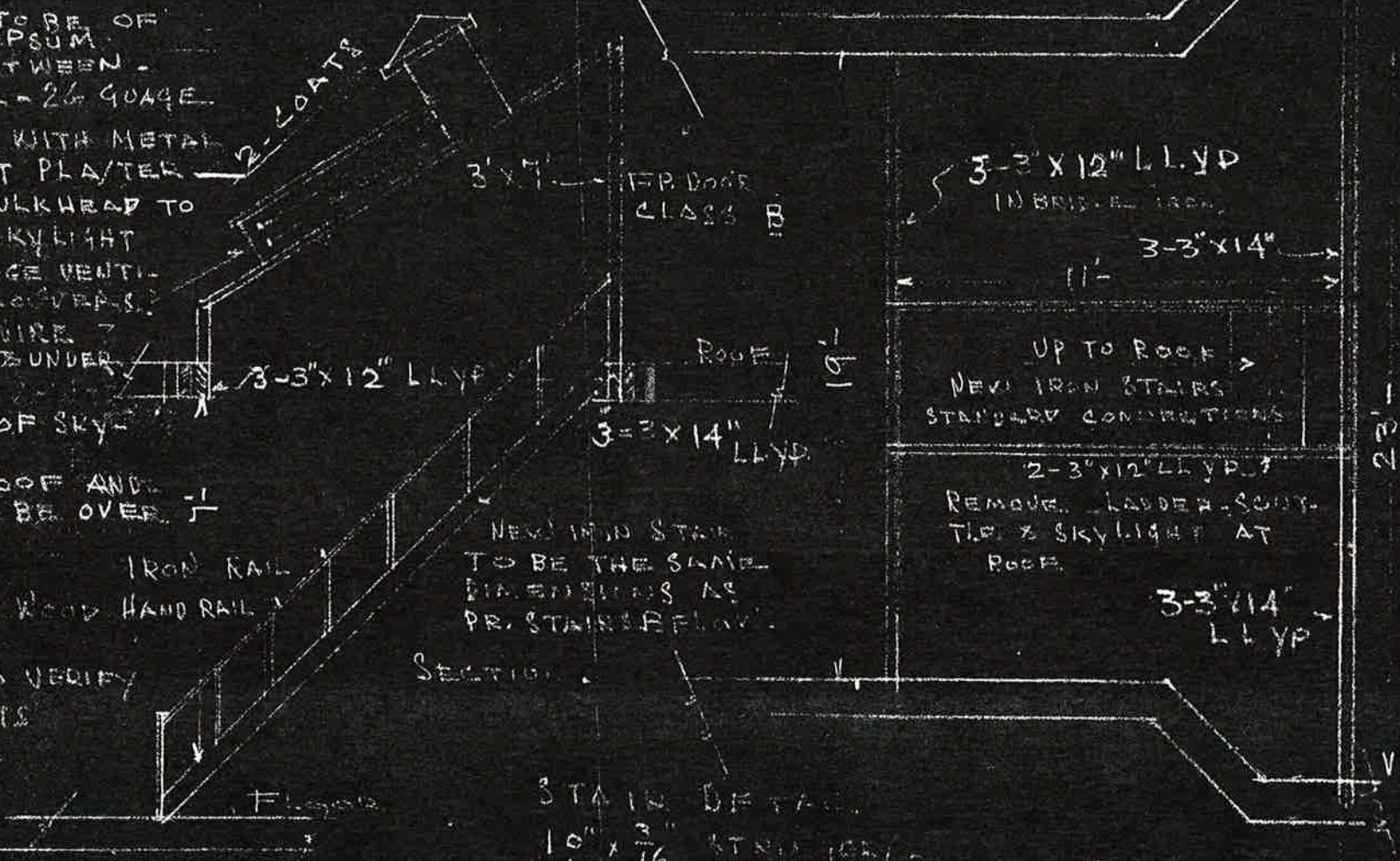
No work under this application shall be started in connection with foundations until the soil has been examined and its bearing capacity approved by the Commissioner of Buildings.

NOTE: All elevations and grades for curbs and sidewalks must be obtained from the Commissioner of Public Works.

BULKHEAD 120'  
FRONT WALL  
ROOF PLAN

NEW BULKHEAD TO BE OF  
2x4" STUDS GYPSUM  
BLOCKS IN BETWEEN -  
METAL OUTSIDE - 26 GAUGE  
INSIDE COVERED WITH METAL  
LATH & CEMENT PLASTER  
ROOF OVER BULKHEAD TO  
HAVE METAL SKYLIGHT  
WITH 40" RIDGE VENTI-  
LATION FIXED LOUVERS  
CLEAR GLASS - WIRE  
SCREEN OVER BUNDER  
M.D.L.  
GLAZED AREA OF SKY-  
LIGHT 20 sq ft  
STAIRS TO ROOF AND  
BULKHEAD TO BE OVER  
PR. STAIRS.

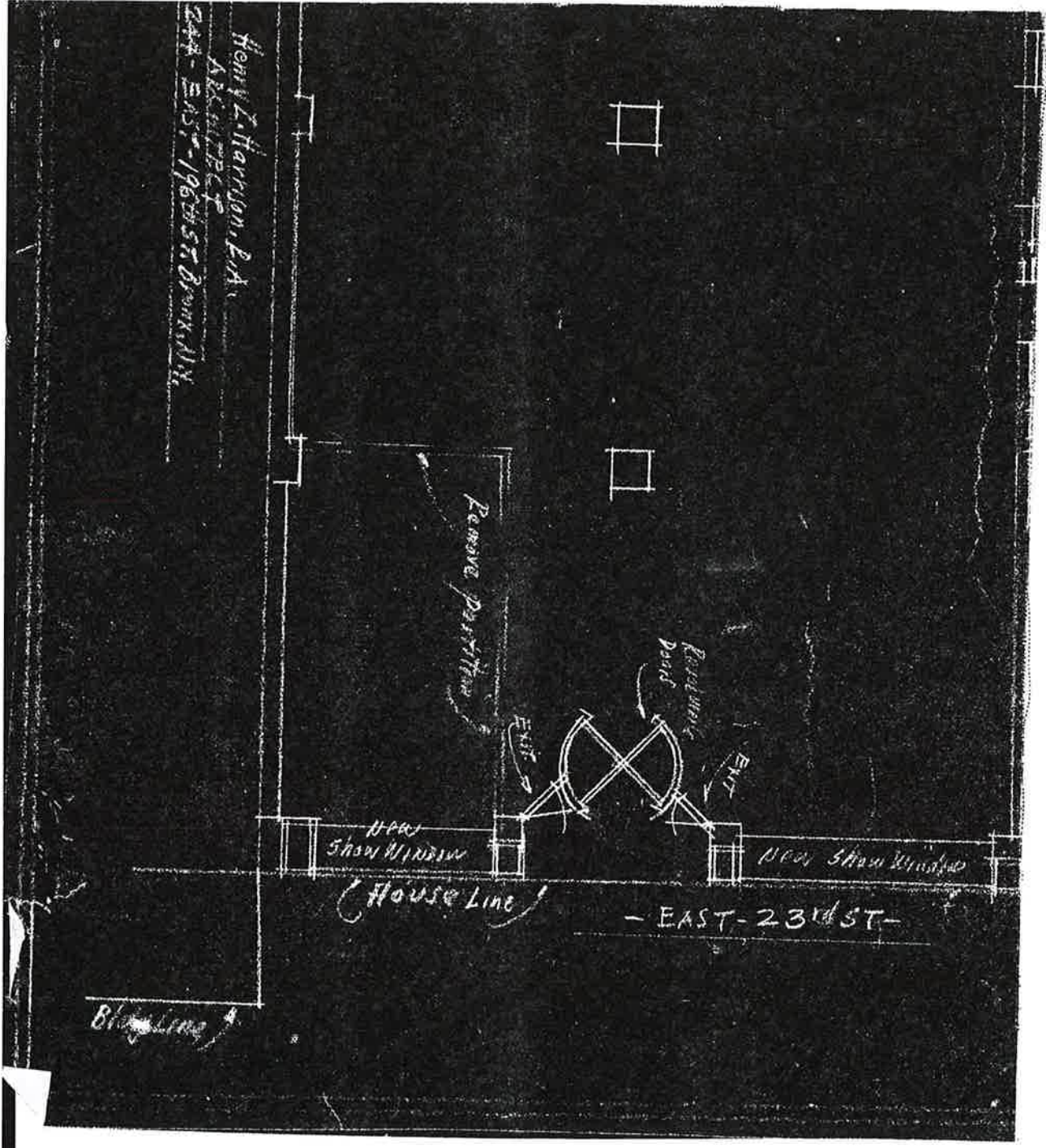
NOTE -  
CONTRACTOR TO VERIFY  
ALL MEASUREMENTS  
AT BUILDING



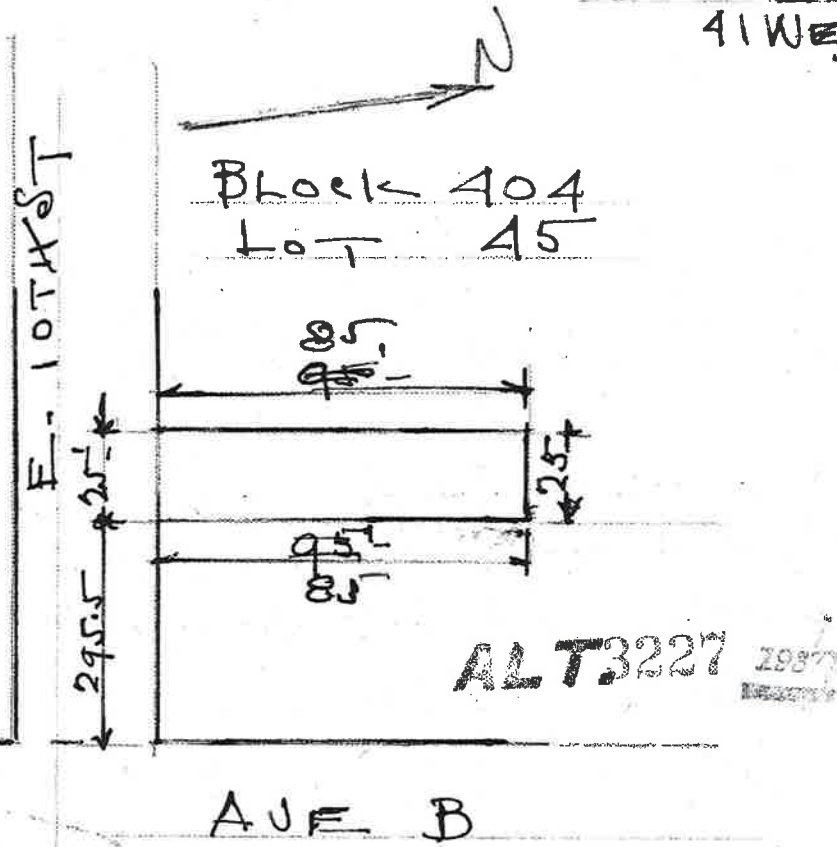
321 - E 10TH ST

WM J RUSSELL  
ARCHITECT  
41 WEST 52ND ST

Henry L. Harrison, P.A.  
Architect  
244 - East - 196th St. Bronx, N.Y.



ALTERATION TO  
321 E - 10TH ST  
SCALE  
 $\frac{1}{2}'' = 25'$   
WM J. RUSSELL  
ARCHITECT  
41 WEST 52ND ST



DEPT. OF BUILDINGS  
CITY OF MINNEAPOLIS  
WM J. RUSSELL  
ARCHITECT