

1903  
Department  
MAY 15 1903  
NEW YORK, MAY 15 1903 1903.

May 6<sup>th</sup> 90  
Thomas J. Brady, Esq  
Supt of Buildings  
In compliance with  
your Order, I have examined the  
buildings No 96 + 98, E. 8<sup>th</sup> St., find  
that the same are being taken  
down to make room for the  
erection of two new buildings.  
(No 476 N.B). I further find that  
the easterly wall of No 98 in its  
present depth of about 68-70 feet  
is used as a party-wall of  
No 100 and is 12 inch thick, about  
56 feet high and 7'6" back from  
building line, it cannot in my opinion  
be taken down as proposed and  
the statement submitted in  
application for new building, sketch  
below, shows the above named wall  
in its present condition.  
Max Muller

DEPARTMENT  
OF  
THE CITY OF NEW YORK,  
No. 61 IRVING PLACE, S. W. COR. 18TH ST.,  
BOROUGH OF MANHATTAN,  
NEW YORK, MAY 15 1903 1903.

To the Superintendent of Buildings,  
Borough of Manhattan.

DEAR SIR:

Plans and specifications  
have been submitted to the Tenement House Department for  
the alteration of one tenement house located at  
No. 96 St. Marks Place,  
Borough of Manhattan, by  
Architect Max Muller,; Address 3 Chambers Street,  
Owner David Goldberg,; Address 116 Stanton St.  
and have been approved by the Tenement House  
Department on MAY 15 1903. A copy of the approved  
plans is herewith forwarded to your department.

Yours respectfully,

*Richard B. Griffith*  
Tenement House Commissioner.

By \_\_\_\_\_

807 Oct 1903  
Plan No. Alt. 406, 1903.

B435

476

Original

APPLICATION FOR ERECTION OF BUILDINGS. 28

L12-13

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

NEW YORK, March 23, 1894 (Sign here) Charles Puff  
per Schneider & Hester  
Arch.

1. State how many buildings to be erected two
2. How occupied? If for dwelling, state the number of families 2, 1 families in each
3. What is the street or avenue and the number thereof? Give diagram of property. 11<sup>th</sup> St 96 x 98 East
4. Size of lot. No. of feet front, 25-10; No. of feet rear, 25-10; No. of feet deep, 97-6
5. Size of building. No. of feet front, 25-10; No. of feet rear, 25-10; No. of feet deep, 86-6  
No. of stories in height, 5; No. of feet in height from curb level to highest point of roof beams, 58-0
6. What will each building cost exclusive of the lot? \$ 25,000
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 1/2 x 3 1/2 x 8" flush laid edge to edge 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? 1-8" Of what material constructed? hard burnt brick cross-hatched cement & sharp sand mortar
13. What will be the thickness of upper walls? Basement, \_\_\_\_\_ 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? of hard burnt brick lines & sharp sand mortar
14. State whether independent or party walls. independent
15. With what material will walls be coped? burnt stone
16. What will be the materials of front? brick & stone If of stone, what kind? Brace  
Give thickness of ashlar. 4" Give thickness of backing in each story. 16" in 1<sup>st</sup> 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, 3x10; 2d tier, 3x10  
; 3d tier, 3x10; 4th tier, 3x10; 5th tier, 3x10  
; 6th tier, \_\_\_\_\_; 7th tier, \_\_\_\_\_; 8th tier, \_\_\_\_\_; roof tier, 3x9  
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 pine 8x10 under each of the upper floors, \_\_\_\_\_  
Size and materials of columns under 1st floor, 8" locust posts 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 posts, give definite particulars. \_\_\_\_\_
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. Schneider & Hester



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. *4 families on each floor & one in basement in all 21 families.*
  2. What will be the heights of ceilings? 1st story *10'-0* 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.
  3. How are the hall partitions to be constructed and of what materials? *of studs set on walls & plates & plastered both sides*
- Owner *Charles Ruff* Address *228 E. 10. Street*  
Architect *Schneider & Hunter* Address *48 Biddle house*  
Mason \_\_\_\_\_ Address \_\_\_\_\_  
Carpenter \_\_\_\_\_ Address \_\_\_\_\_

IF A WALL OR PART OF A WALL ALREADY BUILT IS TO BE USED, FILL UP  
THE FOLLOWING. *New York May 6-1890*

The undersigned give notice that *he* intend to use the *masonry* wall of building *No 100 East 8th Street* 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, *10* feet below curb; the upper walls *are* built of *brick*, *12* inches thick, *70* feet deep, *56* feet in height.

(Sign here) *Chas. Ruff per Schneider & Hunter*

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—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  $\frac{3}{4}$  inches wrought iron, placed edgewise, or  $\frac{1}{2}$  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  $\frac{3}{4}$  inch thick.

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

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

FLOORS.—The flooring of balconies must be of wrought iron  $\frac{1}{2}$  x  $\frac{3}{4}$  inch slats placed not over 15 inches apart, and secured to iron battens  $\frac{1}{2}$  x  $\frac{3}{4}$  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  $\frac{1}{2}$  x  $\frac{3}{4}$  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 this Bureau if not in accordance with above specifications. *32*

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 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.

PLAN No. 446-742

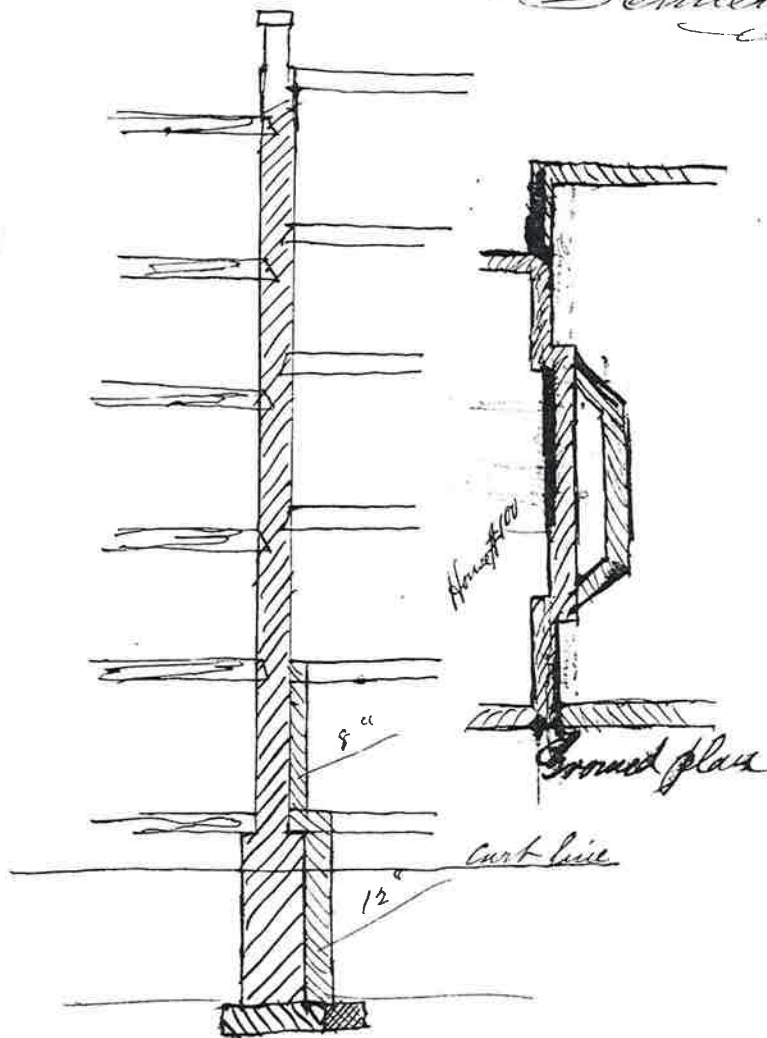
New York, May 6<sup>th</sup> 1890

To T. J. Brady Esq.  
Superintendent of Buildings.

Dear Sir:

It is proposed to erect a new building on premises located at No. 98 East 8<sup>th</sup> Street in the City of New York, in accordance with the Plans and detailed statement of Specification for said work, now on file in the Bureau of Inspection of Buildings, and I respectfully ask that the provisions of the Building Laws may be modified so far as to allow the westerly wall of the 5-story building #100 E. 8<sup>th</sup> St. to be used as a party wall, the same occupying 12" of our ground & is 12" thick solid brick wall, we agreeing to line the same with 12" thick brick wall in basement & 8" to top of 1<sup>st</sup> story all properly anchored according to law & as per sketch below.

Very Respectfully,  
Schuetter & Herster  
Archts



- Section -





- (8) CHARACTER OF PRESENT BUILDING:
- |                |                    |                 |
|----------------|--------------------|-----------------|
| Frame—         |                    | Fire-Protected— |
| Non-fireproof— | brick and wood fl. | Metal—          |
| Fireproof—     | non fireproof      | Heavy Timber—   |

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

new iron stairs are being installed in existing well.  
Halls, walls and ceilings on all floors to be fire-retarded.  
Cellar ceiling to be fire retarded.  
Two new bathrooms on all floors.  
Dumbwaiter discontinued.  
General repairs etc.

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.

- (10) NATURE OF SOIL UPON WHICH FOOTINGS WILL REST IN TERMS OF SECTION 7.5.2, BUILDING CODE:

- (11) FOOTINGS: Material
- (12) FOUNDATION WALLS: Material
- (13) UPPER WALLS: Material
- Kind of Mortar
  - Any Ashlar
  - Thickness of Walls
- (14) 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:

- (15) NATURE OF SOIL UPON WHICH FOOTINGS WILL REST IN TERMS OF SECTION 7.5.2, BUILDING CODE:
- (16) FOOTINGS: Material
- (17) FOUNDATION WALLS: Material
- (18) UPPER WALLS: Material
- Kind of Mortar
  - Any Ashlar
  - Thickness of Walls
- (19) PARTY WALLS: Any to be used?
- Thickness of Walls
- (20) FIREPROOFING: Material and Thickness
- For Columns
  - For Girders
  - For Beams
- (21) INTERIOR FINISH: Material
- Floor Surface
  - Trim, Sash, Doors, etc.
  - Plaster
- (22) OUTSIDE WINDOW FRAMES AND SASH: Material
- (23) ANY ELECTRICAL WORK TO BE DONE?

REMARKS

# DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

MANHATTAN  
Municipal Bldg.,  
Manhattan

BROOKLYN  
Municipal Bldg.,  
Brooklyn

BRONX  
Bronx County Bldg.,  
Grand Conc. & E. 161st St.,

QUEENS  
21-10 49th Avenue,  
L. I. City

RICHMOND  
Boro Hall  
St. George, S. I.

NOTICE—This Application must be filed in triplicate.

APPLICATION No. \_\_\_\_\_ 19\_\_

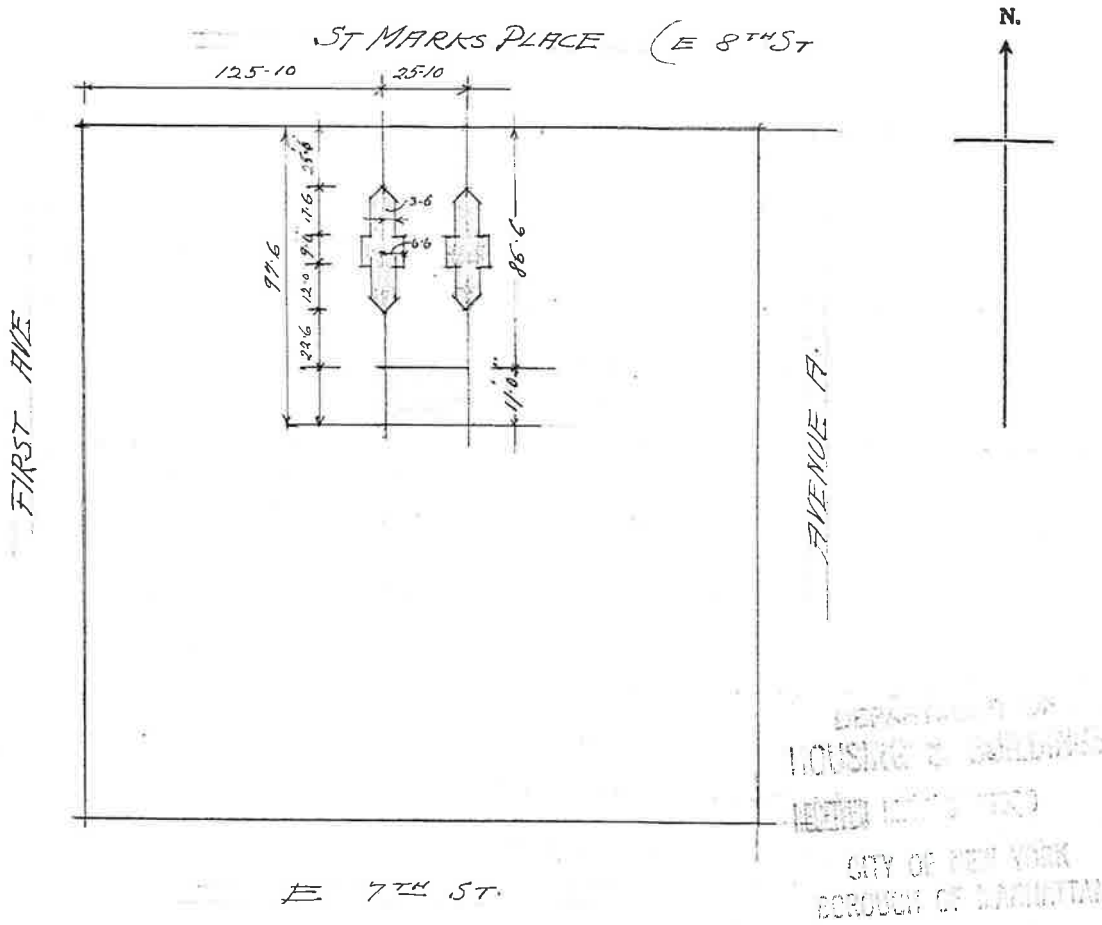
(N.B., Alt., Etc.)

LOCATION 99 St. Marks Place, New York, N.Y.

## PLOT DIAGRAM

The lot lines and exterior walls of the building must be drawn to indicated scale—show dimensions of lot, building, courts and yards.

The following information must be obtained from the departments and bureaus concerned and verified by them. A diagram must be made showing the correct street lines from the city plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades of streets at nearest points from the proposed buildings in each direction; the sewer data; the house numbers; and the Block, Lot, Section and Volume numbers.



DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

MANHATTAN
Municipal Bldg.,
Manhattan

BROOKLYN
Municipal Bldg.,
Brooklyn

BRONX
Bronx County Bldg.,
Grand Conc. & E. 161st St.

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.

AFFIDAVIT

FORM A

APPLICATION NO. 1510 19 BLOCK 435 BOROUGH OF MANHATTAN

PERMIT NO. 19 SEC 2 VOL 4

LOCATION 98 St. Marks Place, New York City.

FEES REQUIRED FOR

EXAMINED AND RECOMMENDED FOR APPROVAL ON May 27 1939

APPROVED MAY 27 1939 19 Borough Superintendent

To THE BOROUGH SUPERINTENDENT:

Application is hereby made for approval of the plans and specifications herewith submitted and to be made a part hereof for the structure herein described, with the understanding that:

If this application shall be disapproved in part and if no further action is taken thereon within one year after notice of partial disapproval, it shall be automatically withdrawn.

Any permit issued under which no work is commenced within one year from the time of issuance shall expire by limitation. (Adm. Code C-26-177.0).

Work will be supervised by Licensed Architect, Professional Engineer or by a Superintendent of Construction who has had ten years' experience supervising building construction and who has been properly qualified. (Adm. Code C-26-187.0).

Work under this approval will not be commenced until a permit has been obtained, application for which will be filed with the Borough Superintendent, accompanied by satisfactory evidence that compensation insurance has been obtained in accordance with the provisions of the Workmen's Compensation Law. (Adm. Code C-26-161.0).

Work will be carried out in compliance with all the provisions of the Administrative Code of the City of New York and with the provisions of other laws and rules in effect on this date relating to the erection of said structure.

STATE AND CITY OF NEW YORK } ss.:
COUNTY OF New York

David M. Ach
Typewrite Name of Applicant

being duly sworn, deposes and says: That he resides at 1 Madison Avenue
(Number and Street)

in the City of New York in the Borough of Manhattan

in the State of New York, that he is making this application for the approval of plans and specifications herewith submitted and made a part hereof, for the building therein described. Deponent further says that he has personally supervised the preparation of the Architectural

(Architectural, Structural or Mechanical)

plans and that to the best of his knowledge and belief, the structure, if built in accordance with such plans, will conform to the Administrative Code; the Rules and Regulations of the Board of Standards and Appeals; The Charter; The Multiple Dwelling Law; The Labor Law; The General City Law; The Building Zone Resolution or any other provisions of law applicable thereto, except as hereinafter otherwise noted.

Deponent further says that he is Architect for the 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 98 St. Marks Pl 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 De Bruce Realty Corp.

(Name of Owner or Lessee who has Owner's consent)

and that David M. Ach duly authorized by the aforesaid De Bruce Realty Corp. to make application for the approval of such detailed statements of specifications and plans (and amendments thereto) in their 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:



ST MARKS PLACE 98

OLD LAW.

NB 476-90\* FE 2052-36 V 2864-24 SR 9465-15  
FO 1867-52 P 1211-39 V 2646-89 BN 499-40  
FO 754-55 Alt 1500-39  
Per 2066-39PIC, Lath. V 807-60  
Per 2175-39SStair

ST MARKS PLACE

98

OLD LAW

B. 435

NB 476-90\*  
SR 9465-15  
V 2864-24\*  
FE 2052-36  
P 1211-39  
ALT 1500-39  
PER 2066-39PIC, LATH  
PER 2175-39SSTAIR  
V 2646-39P\*  
BN 499-40  
FO 1867-52  
FO 754-55  
V 807-60\*

General Index—Housing and Development Administration—Department of Buildings  
Form 114 (Rev. 6-7-59)

BUREAU OF BUILDINGS

FOR OFFICE OF THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK

STREET HOUSE NO. AND STREET HOUSE NO. AND STREET

# APPLICATIONS

KIND	NO.	YEAR	FILED	COMPLETED	DRAWINGS
713	476	1890	see lot 12		inside
Alt	1500	1939		7/28/39	"
Ben	499	1940			
FP	754	1955			Inside
5					
6					
7					
8					
9					
10					
11					